



Marion County

Planning & Zoning Commission

Meeting Agenda

Monday, June 29, 2026

5:30 PM

**McPherson Governmental
Campus Auditorium**

Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

Pledge of Allegiance and Invocation

Call to Order

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

[Proof of Publication](#)

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

- 1.1. [260701SU - Skyway Towers, LLC on behalf of Wayne & Melanie Traina, Special Use Permit to Allow for a 195' \(Feet\) Self-Supporting Telecommunication Tower Facility, in a General Agricultural \(A-1\) Zone, 25.55 Acres, Parcel 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134](#)
- 1.2. [260703SU - Haber Kennels, Inc, Special Use Permit to Allow for a Gerber Collision Center Automobile Paint and Body Shop, in a Community Business \(B-2\) Zone, 3.18 Acres, Parcel 47690-004-00, No Address Assigned](#)
- 1.3. [260704ZC - RGR Developer, LLC, Zoning Change from Community Business \(B-2\) to Rural Activity Center \(RAC\), for All Permitted Uses, 1.03 Acres, Parcel 1751-010-006, No Address Assigned](#)
- 1.4. [260706ZC - PAC 3 Properties, LLC, Zoning Change from Expired Planned Unit Development \(PUD\) to Single-Family Dwelling \(R-1\), 0.91 Acres, Parcel 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431](#)
- 1.5. [26-S04 - Garçon Investment, LLC, Small-Scale Land Use Change from High Residential \(HR\) to Urban Residential \(UR\), 0.27 Acres, Parcel 3120-001-008, Site Address 1770 SE 40th Street Road, Ocala, FL 34480](#)

2. Consider the Following Individual Requests

- 2.1. [260707SU - John Rudnianyn, Special Use Permit to Allow for a New 180' \(Feet\) Monopole Telecommunication Tower Facility, in a Community Business \(B-2\) Zone, 28.56 Acres, Parcel 35695-025-04, No Address Assigned](#)

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- 2.2. [260705ZC - 484 Land Holdings LLC, Zoning Change from Regional Business \(B-4\) to Light Industrial \(M-1\), for All Permitted Uses, 9.67 Acres, Parcel 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432](#)
 - 2.3. [260708ZC - Barry & Jennifer Hess, Zoning Change from Community Business \(B-2\) to Residential Estate \(R-E\), for All Permitted Uses, 7.60 Acres, Parcel 9036-0000-03, No Address Assigned](#)
3. **Other Business**
 - 3.1. [Final Public Hearing for EAR-Based Amendments on Tuesday, July 21, 2026, at 2 p.m.](#)
4. **Review Minutes of Previous Meeting**
 - 4.1. [May 27, 2026](#)