



Marion County

Planning and Zoning Commission Recommendation Report for the Board of County Commissioners Public Hearing on August 18, 2026

Items on the Consent Agenda:

260801SU - Alamday Valle Sanchez and Ismaray Fundora Lima, Special Use Permit to Allow for Parking of One (1) Commercial Vehicle and Trailer, in a General Agricultural (A-1) Zone, 2.22 Acres, Parcel Number 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 6-0).

260804SU - 2745 PDH Extension, LLC, Special Use Permit, to Construct a 12,000 Sq. Ft. Building Containing 10,000 Sq. Ft. of Warehouse and 2,000 Sq. Ft. Office Space with Parking, in a Regional Business (B-4) Zone, 1.23 Acres, Parcel Number 9024-0565-06, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 6-0).

260806ZC - Donald Pierson III, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4) Zone, For All Permitted Uses, 0.25 Acres, Parcel Number 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 6-0).

260808ZC - MBV Engineering Inc, on behalf of Copper Penny Farm, LLC, Zoning Change from Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) Zone, For All Permitted Uses, an Approximate ±26.05 Acre Portion of an Overall 31.37 Acre Parcel, Parcel Number 36512-000-00, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 6-0).

260809ZC - CGB Investment Properties, LLC, Zoning Change, from Community Business (B-2) to Rural Residential (RR-1) Zone, For All Permitted Uses, 0.20 Acres, Parcel Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 6-0).

Items for Individual Consideration:

260802SU - Gulfstream Towers Holding Company, LLC on Behalf of Fig Lake Preserve, LLLP, Special Use Permit to Allow for a 199' (Foot) Monopole Telecommunication Tower, in a General Agriculture (A-1) Zone, 1,398.64 Acres, Parcel Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 6-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on May 27, 2026, during the P&Z Commission Public Hearing

260604SU – Solfan, LLC, Special Use Permit to Allow for Alkaline Hydrolysis for Domestic Animals, in a Community Business (B-2) Zone, 7.60 Acres, Parcel Number 02938-0000-00, Site Address 19241 N US Highway 441, Reddick, FL 32686

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

On June 17, 2026, the Board of County Commissioners approved to continue this item for 60 days to allow the applicant additional time to gather information to present to the board (motion passed unanimously, 5-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on December 29, 2025, during the P&Z Commission Public Hearing

260107ZP – Midway 65 LLC, Request Approval for the Final Planned Unit Development Master Plan to Allow for Detached Single-Family Dwellings with a Maximum Proposed Total of 329 Detached Single-Family Homes, 110.14 Acre Tract, Parcel 9027-0000-02, No Addresses Assigned

Regarding the PUD zoning change, staff recommended approval with conditions. Planning and Zoning recommended approval with conditions (motion passed unanimously, 5-0).

On January 20, 2026, the Board of County Commissioners approved this PUD with conditions (motion passed unanimously, 5-0).

This item comes back before the board on August 18, 2026, requesting approval for the Final Planned Unit Development Master Plan.