

Marion County

Planning & Zoning Commission

Action Summary

Monday, February 23, 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

Present	Board Member Jerry Lourenco, Chairman Michael Kroitor, Board Member Andy Bonner, Alternate Board Member Paul Stentiford, Board Member Greg Lord, and Board Member Michael Behar
Absent	Alternate Board Member Len Racioppi, Board Member Donald Johnson, and Board Member Danny Gaekwad

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

Motion by Board Member Behar, second by Board Member Bonner, to approve the consent agenda as amended. The motion carried by the following vote:

Aye: 5

Nay: 0

- 1.2. **260203SU - Ronald & Shirley Adams, Special Use Permit to Allow for A New 154' (Feet) Monopole Telecommunications Tower and Support Facility, in a General Agriculture (A-1) Zone, 13.48 Acre Parcel, Parcel 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113**
- 1.3. **260301SU - Pasteur Cattle Company, Inc, Special Use Permit to Allow for A New 199' (Feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) Zone, 266.21 Acre Parcel, Parcel 15967-000-00, No Address Assigned**

1.4. 260304ZC - Michelle Katirae, Zoning Change from Community Business (B-2) and General Agriculture (A-1) to General Agriculture (A-1) Zone, for all permitted uses, ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, Parcel 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113

2. Consider the Following Individual Requests

1.1. 260302SU - Libor & Rachael Zavalsky, Special Use Permit to Allow for the Operation of a Training Facility and Canine Breeding Kennel for German Shepards and Dobermans, in a General Agriculture (A-1) Zone, 19.73 Acre Parcel, on Parcel 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

Item Pulled from Consent

Motion by Board Member Lourenco, second by Board Member Behar, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 4

Nay: 0

Excused: 1

1.5. 26-S02 - Heather Island, LLC, Small-Scale Land Use Change from Public (P) to High Residential (HR), 0.74 Acre Tract, Parcels 9064-1799-01 and 9064-1793-05, No Address Assigned

Item Pulled from Consent

Motion by Board Member Bonner, second by Board Member Behar, to approve this agenda item. The motion carried by the following vote:

Aye: 4

Nay: 0

Excused: 1

1.6. 260205ZP- Heather Island, LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for a Maximum Proposed Total of 176 Single-Family Residential Units, 33.56 Acre Tract, Parcel Numbers 9064-0000-02, 9064-1799+01, and a Portion of 9064-1793+05, No Address Assigned

Item Pulled from Consent

Motion by Board Member Bonner, second by Board Member Lourenco, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 4

Nay: 0

Excused: 1

- 2.1. 260102SU - Trina Lester & Roy Lester, Jr, Special Use Permit to Allow D & D Tree & Land Clearing, Inc. to Use the Property to Store Business Vehicles and Equipment, in a Mixed Residential (R-4) Zone, 0.88 Acre Parcel, Parcel 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 4

Nay: 0

Excused: 1

- 2.2. 26303SU - Andres Hernandez and Gladisleidys Gonzalez, Special Use Permit to Allow Two (2) Horses for Personal Use, in a Single-Family Dwelling (R-1) Zone, 1.29 Acre Parcel, Parcel 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

Motion by Board Member Bonner, second by Board Member Behar, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 4

Nay: 0

Excused: 1

3. Other Business

- 3.1. Planning Officials Training

4. Review Minutes of Previous Meeting

Motion by Board Member Bonner, second by Board Member Behar, to approve the previous meetings Minutes from November 10, 2025 and January 26, 2026. The motion carried by the following vote:

Aye: 4

Nay: 0

Excused: 1

- 4.1. November 10, 2025

- 4.2. January 26, 2026