

Planning and Zoning Commission
Recommendation Report for the July 21 & July 22, 2026, BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on June 29, 2026, during the P&Z Commission Public Hearing

Items on the Consent Agenda

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 Number 47690-004-00, No Address Assigned

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

260706ZC – PAC 3 Properties, LLC

Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 0.91 Acres, Parcel Number 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431

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

26-S04 – Garcon Investment, LLC

Small-Scale Land Use Change from High Residential (HR) to Urban Residential (UR), 0.27 Acres, Parcel Number 3120-001-008, Site Address 1770 SE 40th Street Road, Ocala, FL 34480

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

Items for Individual Consideration

260701SU – Skyway Tower, LLC on behalf of Wayne & Melanie Traina (PULLED FROM CONSENT)

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 Number 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134

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

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260704ZC – RGR Developer, LLC (PULLED FROM CONSENT)

Zoning Change from Community Business (B-2) to Rural Activity Center (RAC) Zone, for All Permitted Uses, 1.03 Acres, Parcel Number 1751-010-006, No Address Assigned

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

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 Number 35695-025-04, No Address Assigned

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

260705ZC – 484 Land Holdings LLC

Zoning Change from Regional Business (B-4) to Light Industrial (M-1) Zone, for All Permitted Uses, 9.67 Acres, Parcel Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432

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

260708ZC – Barry & Jennifer Hess

Zoning Change from Community Business (B-2) to Residential Estate (R-E) Zone, for All Permitted Uses, 7.60 Acres, Parcel Number 9036-0000-03, No Address Assigned

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

Planning and Zoning Commission

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The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on May 28, 2025, during the P&Z Commission Public Hearing

250605ZP – Sandy Clay, LLC

Requests Approval for the Final Planned Unit Development Master Plan to allow for detached single-family dwellings with a maximum proposed total of 442 residential units, 119.75 Acre Tract, Parcel Numbers 37896+000-01 and 37896-000-00, No Addresses Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 5-0).

On June 17, 2025, the Board of County Commissioners approved this PUD with conditions (motion passed unanimously, 5-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on March 30, 2026, during the P&Z Commission Public Hearing.

25-L05 - EAR-Based Amendments

Large-Scale Text Amendment to Amend the Marion County Comprehensive Plan After the Evaluation and Appraisal Report (EAR)

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 5-0).

The Board of County Commissioners approved and directed staff to transmit the proposed EAR-Based amendments to the Comprehensive Plan to the State on April 7, 2026 (motion passed unanimously, 5-0).

We have since received the State's comments and incorporated the necessary revisions. The updated EAR-Based amendments are now being brought back to the Board for final approval on July 21, 2026, following the State's review.