

Marion County

Planning & Zoning Commission

Action Summary

Monday, January 26, 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, Board Member Andy Bonner, Alternate Board Member Paul Stentiford, Board Member Donald Johnson, Board Member Greg Lord, Board Member Danny Gaekwad, and Board Member Michael Behar

Absent

Chairman Michael Kroitor, and Alternate Board Member Len Racioppi

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

1. Proof of Publication

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

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

Aye: 6

Nay: 0

Excused: 1

Absent: 2

- 1.1. 260201SU - C&K 9A, LLC and Christina Sanders & Charles Kent Wall, Special Use Permit to Allow for (1) Outdoor Storage and Sales of Propane, (2) Allow Up to Five (5) Fifty-Three Foot Trailers to Store Hay, and (3) Allow for a Saturday Farmer's Market from 8AM to 2PM, in a Community Business (B-2) Zone, 8.58 Acre Parcel, Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432**

- 1.3. 260206ZC - Mike Kirby, Amber Kirby, and Roberta Patton, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1) Zone, for all permitted uses, ±4.01 Acre Portion of an approximate 6.23 Acre Parcel, Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420

2. Consider the Following Individual Requests

- 2.1. 25-S14 - Pecan Hollow Farms LLC, Land Use Change from Low Residential (LR), Commercial (COM), and Medium Residential (MR) to Rural Land (RL), 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617 (CASE WITHDRAWN)

This item was withdrawn by the applicant; for information only.

- 2.2. 251208ZC - Pecan Hollow Farms LLC, Zoning Change from General Agriculture (A-1), Community Business (B-2), and Single-Family Dwelling (R-1) to General Agriculture (A-1) Zone, for all permitted uses, ±6.74 acre portion of an approximate 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617 (CASE WITHDRAWN)

This item was withdrawn by the applicant; for information only.

- 1.2. 260202SU - Blue Sky Towers IV, LLC, Special Use Permit to Allow for A New 225' Telecommunication Tower, in a General Agriculture (A-1) Zone, 10.0 Acre Parcel, Parcel Account Number 20909-022-01, No Address Assigned

Item Pulled from Consent

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: 6

Nay: 0

Excused: 1

Absent: 2

- 1.4. 260207ZP- 8 M Holdings, LLC, Zoning Change for A Modification of Planned Unit Development (PUD 170419ZP) to (1)Revise Existing Plan Text to Delete the Language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY, (2) to Add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to Enable Potential Non-RV User/Public Guest Access for RV Park Features/Amenities, and (3) Establish Limited Increased Height Allowance to 145' for Waterslide Amenity (Only), 140.91 Acre Parcel, Parcel Account Number 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113

Item Pulled from Consent

Motion by Board Member Behar, to deny this agenda item. The motion failed for lack of second.

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

Aye: 5

Nay: 1

Excused: 1

Absent: 2

- 2.3. 260204SU - Carla L. Garcia, Special Use Permit to Allow for A Permanent Food Truck Park, in a Neighborhood Business (B-1) Zone, 2.02 Acre Parcel, Parcel Account Number 41577-001-00, No Address Assigned

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

Aye: 3

Nay: 3

Excused: 1

Absent: 2

3. Other Business

3.1. Planning Officials Training

4. Review Minutes of Previous Meeting

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

Aye: 6

Nay: 0

Excused: 1

Absent: 2

4.1. December 29, 2026