



Marion County

Planning & Zoning Commission

Meeting Agenda

Wednesday, May 27, 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 Publication](#)

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

- 1.1. [260602SU - Stefan & Cathy Mehrl, Special Use Permit for Two \(2\) Miniature Horses for Personal, Non-Commercial Use, in a Single-Family Dwelling \(R-1\) Zone, 1.54 Acres, Parcel Number 3493-090-003, Site Address 12721 SW 73rd Street, Ocala, FL 34481](#)
- 1.2. [260604SU - Solfan, LLC, Special Use Permit to Allow for Alkaline Hydrolysis for Domestic Animals and Small Livestock, in a Community Business \(B-2\) Zone, 1.55 Acres, Parcel 02938-000-00, Site Address 19241 N US Highway 441, Reddick, FL 32686](#)
- 1.3. [260605SU - Greater Ocala Dog Club, Inc., Special Use Permit, for Dogs Events and Recreational Vehicles \(RV\) Parking, in a General Agricultural \(A-1\) Zone, 40 Acre Tract, Parcels 12686-001-00, 12686-003-00, and 12686-003-01, Site Addresses 10285 and 10205 NW Gainesville Road, Ocala, FL 34482](#)
- 1.4. [260606SU - Martin R. Helgerson Trust, Special Use Permit for a 125' \(feet\) Tall Telecommunication Tower, in a Community Business \(B-2\) and Mixed-Use Residential \(R-4\) Zone, 63.90 Acres, Parcel Number 32651-000-01, No Address Assigned](#)
- 1.5. [260607ZC - Backhoe Boys, LLC, Zoning Change from General Agricultural \(A-1\) and Residential Agricultural Estate \(A-3\) to Single-Family Dwelling \(R-1\), 31.13 Acre Portion of a 36.73 Acre Parcel, Parcel 39278-003-00, No Address Assigned](#)

2. Consider the Following Individual Requests

- 2.1. [260603SU - Barry & Jennifer Hess, Special Use Permit for a Residential Unit and Six \(6\) Goats, in a Community Business \(B-2\) Zone, 7.60 Acres, Parcel Account Number 9036-0000-03, No Address Assigned \(CASE WITHDRAWN\)](#)
- 2.2. [260601SU - Juan C. Diaz Marrero and Yelaine Trujillo Ravelo, Special Use Permit to Allow for Parking of Five \(5\) Tractor-Trailer Trucks, in a General Agriculture \(A-1\) Zone, 4.83 Acres, Parcel 45453-000-00, Site Address 13660 SE 80th Avenue, Summerfield, FL 34491](#)
- 2.3. [26-S03 - The Deltona Corporation, Land Use Change, for Two Sites from Preservation \(PR\) to Commercial \(COM\), Totaling ±0.29 Acres Within the Marion Oaks Vested Development of Regional Impact, Consisting of ±0.15 Acres East of Marion Oaks Course and ±0.14 acres West of Marion Oaks Course, Portions of an Two Tracts Totaling Approximate ±7.48 Acre Tract, on Parcels 8007-0000-08 and 8007-000-10, No Address Assigned \[CONTINUED FROM APRIL 26, 2026.\]](#)
- 2.4. [260507ZC - The Deltona Corporation, Zoning Change from Single-Family Dwelling \(R-1\) to Community Business \(B-2\) Zone, For All Permitted Uses, Totaling ±0.29 Acres Within the Marion Oaks Vested Development of Regional Impact, Consisting of ±0.15 acres East of Marion Oaks Course and ±0.14 acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximately 7.48 Acres, on Parcel Numbers 8007-0000-08 and 8007-000-10, No Address Assigned \[CONTINUED FROM APRIL 26, 2026\]](#)
- 2.5. [260508BL- The Deltona Corporation, Binding Letter of Modification \(BLIM\) to a Binding Letter of Interpretation for Vested Rights \(BLIVR\) for the Marion Oaks Vested Development of Regional Impact to Allow the Subject Properties to be Used for Commercial Purposes Including Access to Adjacent Commercial Lands, Consisting of ±0.15 Acres East of Marion Oaks Course and ±0.14 Acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximate 7.48 Acres, on Parcels 8007-0000-10 and 8007-000-08, No Address Assigned AND Consideration of a Request for County to Participate in a Joinder in Amendment to, and Partial Release of Tracts Subject to, Declaration of Restrictions \(Green Belt\) on Parcels 41200-056-06 \(pt\), 8007-0000-01, -03, -05 \(pt\), -08, -10, -11, -13, -18, -19, -22, -0000-23, -0001-23, -24, -25, -0000-26, -0001-26, and -1099-02 \(pt\) \[CONTINUED FROM APRIL 26, 2026\]](#)

2.6. [260608ZP - Jax Road, LLC, Zoning Change from Planned Unit Development \(PUD\) to Amend the Existing Planned Unit Development \(PUD\) to Allow for a Maximum Proposed Total of 321 Residential Units, and to Modify Lot Sizes, Amenities, and Reduce the Front Setback Requirements to 20' \(feet\), 82.05 Acre Tract, Parcel Numbers 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479](#)

3. **Other Business**

4. **Review Minutes of Previous Meeting**

4.1. [April 27, 2026](#)