



# Marion County

## Planning & Zoning Commission

### Meeting Agenda

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**Monday, August 25, 2025**

**5:30 PM**

**McPherson Governmental  
Campus Auditorium**

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**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**

[Proofs of Publication](#)

**Explanation of Procedure for Hearing Requests**

**1. Consider the Following Requests on Consent**

- 1.1. [250901SU - Yandy & Ismary Fernandez, Special Use Permit to Allow for the Parking of One \(1\) Commercial Vehicle and Trailer, in a Single-Family Dwelling \(R-1\) Zone, 0.86 Acres, on Parcel Account Number 3529-079-020, Site Address 10330 SW 139th Court, Dunnellon, FL 34432](#)
- 1.2. [250904ZC - Richard Taylor, Zoning Change from Single-Family Dwelling \(R-1\) to Community Business \(B-2\), 2.38 Acres, Parcel Account Number 1470-002-005, No Address Assigned](#)
- 1.3. [250905ZC - Solarium Properties LLC, Zoning Change from Expired Planned Unit Development \(PUD 000901Z\) to Heavy Business \(B-5\), 20.90 Acres, Parcel Account Number 36943-000-00, No Address Assigned](#)
- 1.4. [25-S12 - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, Land Use Change from Low Residential \(LR\) to Medium Residential \(MR\), 7.70 Acre Tract, Parcel Account Numbers 23303-002-00 and 23303-000-04, No Address Assigned](#)
- 1.5. [250907ZP - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, and Homestead Villas, LLC, Zoning Change from General Agriculture \(A-1\) and Mixed Residential \(R-4\) to Planned Unit Development \(PUD\), 12.77 Acre Tract, Parcel Account Numbers 23303-002-00, 23303-000-04 and 23204-002-00, Site Address 550 NW 73rd Terrace, Ocala, FL 34482](#)

**2. Consider the Following Individual Requests**

- 2.1. [250902SU - Cesar E. Amparo, Special Use Permit to Allow for the Parking of Seven \(7\) Commercial Vehicles and Nine \(9\) Commercial Trailers, in a General Agriculture \(A-1\) Zone, 1.0 Acres, on Parcel Account Number 44602-000-01, Site Address 14290 S Highway 475, Summerfield, FL 34491](#)
- 2.2. [250906ZC - Black Marlin Capital, LLC, Zoning Change from General Agriculture \(A-1\) to Single-Family Dwelling \(R-1\), 13.33 Acres, Parcel Account Number 37905-003-00, No Address Assigned](#)
- 2.3. [250908ZP - Prosperity US 27 LLC, Zoning Change to Change from Expired Planned Unit Development \(PUD-160504Z, formerly General Agriculture A-1\) to Planned Unit Development \(PUD\) for a Maximum Proposed Total of 151 Single-Family Residential Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned](#)
- 2.4. [25-L03 - Estate of Michael P. Couture, Sr.; Eva Couture, P.R., Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land \(RL\) to Medium Residential \(MR\), ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, West Side of SE 73rd Avenue, ±0.9 Miles North of SE Hwy 42](#)
- 2.5. [20250706ZP - Estate of Michael P. Couture, et. al., Zoning Change from General Agriculture \(A-1\) to Planned Unit Development \(PUD\) for a Maximum of 175 Detached Single-Family Dwelling Units, ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, Summerfield, West Side of SE 73rd Avenue, ±0.9 Miles North of SE Hwy 42](#)
- 2.6. [25-L04 - Estate of M. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture, Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land \(RL\) to Medium Residential \(MR\), ±90.69 Acres of ±104 Acres, Parcel Account Numbers 47667-004-00, 47667-005-02, Portions of: 47667-006-00 & 47667-003-01, 16152 and 16200 SE 73rd Avenue, Summerfield, FL 34491, or no address assigned, West Side of SE 73rd Avenue and North Side of SE Hwy 42](#)
- 2.7. [250909ZP - Estate of Michael P. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture, Zoning Change from General Agriculture \(A-1\) to Planned Unit Development \(PUD\) for a Maximum of 300 Detached Single-Family Residential Units, on a ±90.69 Acre Portion of ±104.95 Acre Tract, Parcel Account Numbers 47667-004-00 and 47667-005-02, portion of 47667-006-00 and 47667-003-01, Site Address 16152, 16200 SE 73rd Avenue, Summerfield FL 34491, or No Address Assigned, West Side of SE 73rd Avenue and North Side of SE Hwy 42 \(with 25-L04P](#)

### 3. Other Business

- 3.1. [Election of New Chairman and Vice-Chairman](#)
- 3.2. [Discuss Proposed Evaluation and Appraisal Report Based Amendments to the Marion County Comprehensive Plan](#)

**4. Review Minutes of Previous Meeting**

**4.1. [July 28, 2025](#)**