



# Marion County

## Planning & Zoning Commission

### Meeting Agenda

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**Monday, March 25, 2024**

**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**

1. [Proof of Publication](#)

**Explanation of Procedure for Hearing Requests**

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

- 1.1. [240301SU - Jimmy and Kathleen Bryan, Special Use Permit to Allow for Three Horses in Single Family Dwelling \(R-1\), 2.97 Acres, Parcel Account Number 1802-017-032, Site Address 4729 SW Floral Court, Dunnellon 34431](#)
- 1.2. [240302SU - Marion County Public Safety, Special Use Permit to Allow for a 250' Tower, Single-Family Dwelling \(R-1\) Zone, 15.34 Acres, Parcel Account Number 8009-0000-00, Site Address 5950 SW 150TH LN](#)
- 1.3. [240303SU - Marion County Public Safety, Special Use Permit to Allow for a 250' Tower, Government Use \(G-U\) and Heavy Business \(B-5\) Zone, 36.46 Acres, Parcel Account Number 12841-001-00, Site Address 1701 NW 100 St., Ocala, FL 34475](#)
- 1.4. [240404ZC - Angela Hodges, Zoning Change from Regional Business \(B-4\) to Rural Residential \(RR-1\), for All Permitted Uses, 1.16 Acre Parcel, Parcel Account Number 2003-098-001, No Address Assigned](#)
- 1.5. [240407ZC - Domenic & Marianna Martelli, Zoning Change from Heavy Business \(B-5\) to General Agriculture \(A-1\), for All Permitted Uses, 265.28-acre Portion of a 703.98 Acre Tract, Parcel Account Numbers 21317-000-00 \(portion\) and 21317-000-01 \(portion\), Site Address 13123 SW 41st Pl, Ocala, FL 34481](#)

**1.6.** [240403SU - Verizon Wireless, Special Use Permit, to Allow Wireless Antenna Upgrade, Generator Installation, and Cabinet Installation at Existing Cell Tower Site, Multiple-Family Dwelling \(R-3\) Zone, 23.01 Acres, Parcel Account Number 9027-1818-01, site address 207 Midway Rd \(All Units\), Ocala, FL 34472 \(WITHDRAWN BY APPLICANT\)](#)

**2. Consider the Following Individual Requests**

**2.1.** [240401SU - Judith Romani and Jennifer Bowden, Special Use Permit to Allow for Rescue Kennel with up to 25 dogs in General Agriculture \(A-1\), 52.7 Acres, Parcel Account Number 12839-001-00, Site Address 3781 NW 100th Street, Ocala](#)

**2.2.** [240402SU - Nicole and Brett Woller, Special Use Permit to Allow for a Kennel and Five Goats, .79 Acres, Single Family Dwelling \(R-1\) Zone, Parcel Account Number 4218-253-005, Site Address 2735 SE 140 Place, Summerfield FL, 34491](#)

**2.3.** [240405ZC - Wanda Roman, Zoning Change from Single-Family Dwelling \(R-1\) to Mixed Residential \(R-4\), for All Permitted Uses, 0.33 Acres, Parcel Account Number 9042-1672-01, Site Address 14610 SE 112th Place, Ocala, FL 32179](#)

**2.4.** [240408ZC - Baldwin Angus Ranch, Zoning Change from Multiple-Family Dwelling \(R-3\) to General Agriculture \(A-1\), for All Permitted Uses, 17.59 Acres, Parcel Account Number 13492-003-00, Site Address 3221 NW 56th Street, Ocala, FL 34475](#)

**2.5.** [240409ZP - Sabana Farms LLC, Zoning Change to Amend Existing Planned Unit Development \(PUD\), for All Permitted Uses, 47.8 Acres, Parcel Account Number 13709-001-00 \(Portion\), Site Address 3718 NW 44th Ave, Ocala, FL 34482](#)

**2.6.** [24-S01 - Richard Bernasol, Small Scale Land Use Amendment from Public \(P\) to Commercial \(COM\), 5.39 Acres, Parcel Account Number 41489-000-00, Site Address Not Assigned](#)

**2.7.** [240410ZC - Richard Bernasol, Zoning Change from General Agriculture \(A-1\) to Heavy Business \(B-5\), 5.39 Acres, Parcel Account Number 41489-000-00, Site Address Not Assigned](#)

**2.8.** [240411ZP - Sun Golf, LLC, Zoning Change to Amend Existing Planned Unit Development \(PUD\), to Change 1.73 acres of Open Space to Five Single-Family Lots, 1.73-acre Portion of 189 Acre Parcel, Parcel Account Number 6200-002-002, No Address Assigned](#)

**3. Other Business**

**4. Review Minutes of Previous Meeting**

**4.1.** [February 26, 2024](#)