



Marion County

Planning & Zoning Commission

Meeting Agenda

Monday, March 25, 2024

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

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Zone, 23.01 Acres, Parcel Account Number 9027-1818-01, site address 207 Midway Rd \(All Units\), Ocala, FL 34472 \(WITHDRAWN BY APPLICANT\)](#)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](#)