

# Marion County

## Planning & Zoning Commission

### Action Summary

---

Monday, December 29, 2025

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, Alternate Board Member Len Racioppi, Board Member Donald Johnson, Board Member Greg Lord, and Board Member Michael Behar

##### Absent

Chairman Michael Kroitor, and Board Member Danny Gaekwad

#### Acknowledgement of Proof of Publication and Mailing and Posting of Notice

##### Proof of Publication

#### Explanation of Procedure for Hearing Requests

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

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

**Aye: 5**

**Nay: 0**

- 1.1. **260103ZC - Gustavo Fernandez, Zoning Change from Single Family Dwelling (R-1) to Rural Residential (RR-1) Zone, for All Permitted Uses, 0.77 Acre Parcel, on Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491**
- 1.2. **260105SU - Victor Scine, on Behalf of Property of AFMA Ocala, LLC, Special Use Permit to Allow for the Operation of a Commercial Nursery, in a Single-Family Dwelling (R-1) Zone, 3.13 Acre Tract, Parcel Account Numbers 37052-000-00, 37053-000-00 and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420**

1.3. 260106ZC - LJP & Company LLC and LouAnn & Joseph R. Papp II, Zoning Change from Single Family Dwelling (R-1) to Residential Agriculture (A-3) Zone, for All Permitted Uses, 20.0 Acre Tract, Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned

2. Consider the Following Individual Requests

1.4. 250903ZC - 520 NE 82nd Terrace LLC, Zoning Change from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC), for All Permitted Uses, 7.65 Acre Tract, Parcel Account Numbers 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491

**\*Item Pulled from Consent\***

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

**Aye: 5**

**Nay: 0**

1.5. 26-S01 - Sheik Hafeez Rahaman & Bibi Shimoon Rahaman, Small-Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 4.47 Acre Parcel, Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480

**\*Item Pulled from Consent\***

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

**Aye: 5**

**Nay: 0**

1.6. 260107ZP - Midway 65 LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for A Maximum Proposed Total of 329 Detached Single-Family Homes, 110.14 Acre Parcel, Parcel Account Number 9027-0000-02, No Address Assigned

**\*Item Pulled from Consent\***

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

**Aye: 5**

**Nay: 0**

- 2.1. **260101SU - Alain Alberto Gonzalez & Darianny Serrano Mulet, Special Use Permit, to Allow for Commercial Parking of Two (2) Dump Trucks, in a General Agriculture (A-1) Zone, 4.58 Acre Parcel, on Parcel Account Number 3499-000-007, Site Address 10750 SW 105th Street, Ocala, FL 34481**

**Motion by Board Member Behar, second by Board Member Bonner, to deny this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 1**

**3. Other Business**

**4. Review Minutes of Previous Meeting**

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

**Aye: 5**

**Nay: 0**

- 4.1. **November 24, 2025**