

**Planning and Zoning Commission**  
**Recommendation Report for the April 14 & 15, 2025 BCC Public Hearing**

**The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on March 31, 2025, during the P&Z Commission Public Hearing**

**Items on the Consent Agenda**

**250401ZC – BamCore-Florida, LLC**

Zoning Change from Multiple-Family Dwelling (R-3) to Light Industrial (M-1), 2.77 Acre Parcel, Parcel Account Number 9030-0727-01, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 7-0).

**250403ZC – Java Homes Investment, LLC**

Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), 0.23 Acre Parcel, Parcel Account Number 2003-098-013, Site Address 15460 SW 41<sup>st</sup> Street Road, Ocala, FL 34481

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 7-0).

**250404ZC – WD Holt, LLC and Natcho Properties, LLC**

Zoning Change from Rural Commercial (RC-1) to Regional Business (B-4), ±2.05 portion of a ±19.19 Acre Parcel, Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 7-0).

**250405SU – WD Holt, LLC and Natcho Properties, LLC**

Special Use Permit to allow outside storage of plumbing pipe, in a Regional Business (B-4) Zone, ±2.05 portion of a ±19.19 Acre Parcel, Parcel Account 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 7-0).

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**250407ZP – Southeast 73<sup>rd</sup> Avenue, LLC**

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD to eliminate required vegetative buffering and replace with only 6' high privacy fences, add one additional lot to the PUD for a total of 159 units, and modify location and type of amenities, on a 39.94 Acre Parcel, Parcel Account Number 48347-000-00, Site Address 16205 SE 73<sup>rd</sup> Avenue, Summerfield, FL 34491

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 7-0).

**Items for Individual Consideration**

**250203ZC – Sumter Electric Cooperative, Inc. (CONTINUED TO MAY 28, 2025 P&Z)**

Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.2 Acre Parcel, Parcel Account Number 41200-012-00, Site Address 12644 SW 16<sup>th</sup> Avenue, Ocala, FL 34473

Staff recommends approval. The case was advertised for the April 14, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their May 28, 2025, meeting (motion to continue passed unanimously, 7-0).

**250204SU – Sumter Electric Cooperative, Inc. (CONTINUED TO MAY 28, 2025)**

Special Use Permit to allow for an office, warehouse, and outdoor storage, in a Community Business (B-2) Zone, 79.2 Acre Tract, Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16<sup>th</sup> Avenue, Ocala, FL34473

Staff recommends denial. The case was advertised for the April 14, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their May 28, 2025, meeting (motion to continue passed unanimously, 7-0).

**25-S06 – Gary W Smallridge and 4 C Family Trust, LLC (CONTINUED TO MAY 28, 2025 P&Z)**

Small-Scale Land Use Change from Rural Land (RL) to Commerce District (CD), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

Staff recommends denial. The case was advertised for the April 14, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their May 28, 2025, meeting (motion to continue passed unanimously, 7-0).

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**250406ZC – Gary W Smallridge and 4 C Family Trust, LLC (CONTINUED TO MAY 28, 2025 P&Z)**

Zoning Change from General Agriculture (A-1) to Heavy Industrial (M-2), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

Staff recommends denial. The case was advertised for the April 14, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their May 28, 2025, meeting (motion to continue passed unanimously, 7-0).

**250408ZP – Emerson Pointe Development, LLC**

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the Emerson Pointe PUD, ±62.84 Acre Tract, Parcel Account Numbers 24286-000-00, 24286-000001, 24286-000002, 24286-000003, 24286-000004, 24286-000005, 24286-000006, and 24286-001-00 through 24286-092-00, No Addresses Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 6-1).

**The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on December 30, 2024, during the P&Z Commission Public Hearing**

**Items for Individual Consideration**

**241211ZP – Highway 27 West, LLC**

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing Planned Unit Development (PUD) to allow for the project to connect to the City of Ocala Utilities in lieu of Marion County Utilities, ±11.37 acre portion of an 18.98 Parcel, Parcel Account Number 21602-000-00, No Addresses Assigned

Staff recommends denial. Planning and Zoning recommends approval (motion passed, 5-2).

**The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on January 27, 2025, during the P&Z Commission Public Hearing**

**Items for Individual Consideration**

**241209ZP – SW 60<sup>th</sup> Ave, LLC**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a maximum proposed total of 73 residential units, 27.12 Acre Parcel, Parcel Account Number 23834-001-01, Site Address 4805 SW 60<sup>th</sup> Avenue, Ocala, FL 34474

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 6-1).