

## Planning and Zoning Commission

### Recommendation Report for the June 16 & June 17, 2026, BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on May 27, 2026, during the P&Z Commission Public Hearing

#### Items on the Consent Agenda

##### **260605SU – Greater Ocala Dog Club, Inc.**

Special Use Permit, to Allow for dogs events and recreational vehicles (RV) parking, in a General Agricultural (A-1) Zone, 40.00 Acre Parcel, on Parcel Numbers 12686-001-00, 12686-003-00, and 12686-003-01, Site Addresses 10285 & 10205 NW Gainesville Road, Ocala, FL 34482

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 4-0).

#### Items for Individual Consideration

##### **260602SU – Stefan & Cathy Mehrl (PULLED FROM CONSENT)**

Special Use Permit, to Allow for two (2) miniature horses, in a Single-Family Dwelling (R-1) zone, 1.54 Acre Parcel, on Parcel 3493-090-003, Site Address 13660 SE 80<sup>th</sup> Avenue, Summerfield, FL 34491

Staff recommends approval with conditions. Planning and Zoning provided no recommendation due to a tie vote (motion to deny failed, 2-2).

##### **260604SU – Solfan, LLC (PULLED FROM CONSENT)**

Special Use Permit, to Allow for Alkaline Hydrolysis for domestic animals, in a Community Business (B-2) Zone, 7.60 Acre Parcel, on Parcel 02938-0000-00, Site Address 19241 N US Highway 441, Reddick, FL 32686

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

##### **260606SU – Martin R. Helgerson Trust (PULLED FROM CONSENT)**

Special Use Permit, to Allow for a 125' (feet) tall Telecommunication Tower, in a Community Business (B-2) and Mixed-Use Residential (R-4) Zone, 63.90 Acre Parcel, on Parcel Account Number 32651-000-01, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

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#### **260607ZC – Backhoe Boys, LLC (PULLED FROM CONSENT)**

Zoning Change, from the portion General Agricultural (A-1) & Residential Agricultural Estate (A-3) to Single-Family Dwelling (R-1) Zone, 31.13 Acre Portion of an overall 36.73 Acre Parcel, on Parcel Account Number 39278-003-00, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

#### **260601SU – Juan Marrero & Yelaine Ravelo**

Special Use Permit, to Allow for parking of five (5) tractor-trailer trucks, in a General Agricultural (A-1) zone, 4.83 Acre Parcel, on Parcel 3493-090-003, Site Address 13660 SE 80<sup>th</sup> Avenue, Summerfield, FL 34491

Staff recommends denial. Planning and Zoning recommends denial (motion passed, 3-1).

#### **26-S03 – The Deltona Corporation**

Land Use Change, from Preservation (PR) to Commercial (COM), 0.29 Acre Portion of an overall 7.48 Acre Tract, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Site Address Assigned

Staff recommends denial. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

#### **260507ZC – The Deltona Corporation**

Zoning Change, from Single-Family Dwelling (R-1) to Community Business (B-2) Zone, 0.29 Acre Portion of an overall 7.48 Acre Tract, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Address Assigned

Staff recommends denial. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

#### **260508BL – The Deltona Corporation**

Binding Letter of Modification (BLIM), to a Binding Letter of Interpretation for Vested Rights (BLIVR), to allow subject properties to be used for commercial purposes, including access to adjacent commercial lands, 0.29 Acre Portion of an overall 7.48 Acre Tract, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Address Assigned

Staff recommends denial. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

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#### **260608ZP – Jax Road, LLC**

Zoning Change, from Planned Unit Development (PUD) to Amend the existing Planned Unit Development (PUD) to allow for a maximum proposed total of 321 residential units, and to modify lot sizes, amenities, and reduce front setback requirements to 20' (feet), on an approximate 82.05 Acre Tract, on Parcel Account Numbers 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).