

Planning and Zoning Commission
Recommendation Report for the October 20 & 21, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on September 29, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

251005SU – Church at the Springs, Inc.

Special Use Permit to Allow for the Continuation of Up to One Hundred and Twenty-Nine (129) Children to be Enrolled in VPK and Day Care Activities on the Church Campus, in General Agriculture (A-1) Zone, 66.65 Acre Parcel, Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480

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

251007ZC – Mark Hodder

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 0.33 Acre Parcel, Parcel Account Number 1581-008-009, Site Address 2170 NE 42nd Street, Ocala, FL 34479

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

25-S13 - Stephen & Tasha Curry

Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned

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

Items for Individual Consideration

251001SU – Wall-Rives American Legion Post #58 (PULLED FROM CONSENT)

Special Use Permit to Allow for an Outdoor Community Flea Market, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

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

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251002SU - Meyer Welch Group, LLC

Special Use Permit to Allow for a Commercial Small Bay Warehouse, in a Community Business (B-2) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned

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

251003SU - The Lawrence E. Nikola Jr. Family Trust

Special Use Permit to Allow for a Pet Cemetery for Cremated Remains, in a General Agriculture (A-1) Zone, 4.40 Acre Parcel, Parcel Account Number 48465-000-00, No Address Assigned

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

251004SU - Barbara & Kevin Marovich

Special Use Permit to Allow for Mini Farm Operations, in a Single-Family Dwelling (R-1) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 3-1).

251008ZP - Castro Plaza LLC & Austin International Realty, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) for a Maximum Proposed Total of 190 Dwelling Units, Including Both Single-Family, Townhome Dwelling Units, and Up to 225,000 Square Feet of Commercial Area, ±43.62 Acre Tract, Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (ALL UNITS) 6998 and 6850 N US Highway 27, Ocala, FL 34482

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