

Planning and Zoning Commission
Recommendation Report for the August 18 & 19, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on July 28, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

250801SU – Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship

Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 5-0).

250803SU – Vikings, LLC

Special Use Permit to Allow for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 5-0).

250804SU – Clifford Mynes & Suzi X

Special Use Permit to Allow for a Private Family Burial of Two (2) Plots, in a General Agriculture (A-1) Zone, 10.98 Acres, Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 5-0).

25-S10 – Oak Run Associates, LTD

Small-Scale Land Use Change from High Residential (HR) to Commercial (COM), ±9.13 Acres, Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, Oak Run Development of Regional Impact, Adjoining Oak Run Neighborhood 8-B Subdivision

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 5-0).

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25-S11 – Jennifer Ellenburg

Small Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 3.85 Acres, Parcel Account Number 9024-0000-01, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 5-0)

Items for Individual Consideration

250802SU – Partners Self Storage, LLC (PULLED FROM CONSENT)

Special Use Permit to Allow for Outdoor Storage of RVs, Boats, and Trailers, in a Community Business (B-2) Zone, 11.0 Acre Tract, Parcel Account Numbers 39169-000-00 & 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 5-0).

250806ZC – Brandon & Ashley Winter (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) Portion of the Property to Mixed Residential (R-4), ±0.65 Acre Portion of a ±0.93 Acre Parcel, Parcel Account Number 4988-001-001, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 5-0).

250502SU – Jacquelyn Brady and Fish Hawk Spirits, LLC

Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13-Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

Staff recommends denial. Planning and Zoning made a motion to deny (motion passed unanimously, 5-0).

250805ZC – Joseph Petrolino

Zoning Change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

Staff recommends denial. Planning and Zoning made a motion to deny (motion passed unanimously, 5-0).

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The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on May 28, 2025, during the P&Z Commission Public Hearing

250604ZC – Belleview Property Holdings LLC

Zoning Change from General Agriculture (A-1) to Community Business (B-2), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 & 45415-000-00, Site Addresses 13210, 13214, & 13170 S US Highway 301, Belleview, FL 34420

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 6-0).

250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC

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

Staff recommends denial. Planning and Zoning recommends approval (motion passed, 5-1).