

Planning and Zoning Commission
Recommendation Report for the January 13, 2025 BCC Public Hearing

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 on the Consent Agenda

250102SU – Gavroche Fernandez

Special Use Permit to Increase the Maximum Number of Residents in An Assisted Living Facility (ALF) from Six (6) to Sixteen (16) Residents in a Mixed Residential (R-4) Zone, 3.85 Acres, Parcel Account Number 21384-000-00, Site Address 3280 NW 16th Avenue, Ocala, FL 34475

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

250103SU – Troy Mann & Dena Futch

Special Use Permit to Allow for the Construction of One (1) 40' X 40' Enclosed Accessory Structure Without A Primary Structure for Storage in a Mixed Residential (R-4) Zone, 0.38 Acres, Parcel Account Number 1132-012-003, Site Address 21478 NE 136th Street, Salt Springs, FL 32134

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

250104SU – Yohan Perez Hernandez & Lesli Cartagena

Special Use Permit to Allow for Parking of One (1) Commercial Vehicle in a General Agriculture (A-1) Zone, 3.50 Acres, Parcel Account Numbers 01745-001-01, Site Address 11250 NW 200th Street, Micanopy, FL32667

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

250105ZC – Greene Ventures, LLC

Zoning Change from Regional Business (B-4) to Mixed Residential (R-4), 0.25 Acres, Parcel Account Number 08385-000-00, Site Address 1875 NE 128th Place, Anthony, FL 32617

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

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250106ZC – Christine Riley & 2020 Sunshine Holdings, LLC

Zoning Change from Community Business (B-2) and Mixed Residential (R-4) to General Agriculture (A-1), 18.73 Acre Tract, Parcel Account Numbers 03063-001-00, 03063-002-00, and 03079-002-00, Site Addresses 5592 NW 185th Street, Reddick, FL 32686, 18400 N US Highway 441, Reddick, FL 32686, and No Address Assigned

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

250108ZC – Lynn Padrica Wilson, Ricardo Wilson, & Leroy Wilson

Zoning Change from Light Industrial (M-1) Portion of the Property to General Agriculture (A-1), ±43.25 Acre Portion of a 9.0 Acre Parcel, Parcel Account Number 35838-000-00, Site Address 3050 SE 62nd Street, Ocala, FL 34480

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

Items for Individual Consideration

250101SU – Juan Manuel Rodriguez & Joselyn Lendor

Special Use Permit to Allow for Parking of Six (6) Commercial Semi-Trucks and Six (6) Semi-Truck Trailers in General Agriculture (A-1) & Residential Agriculture Estate (A-3) Zones, 26.26 Acre Tract, Parcel Account Numbers 3496-003-011 and 35300-107-00, Site Address 10640 SW 121st Avenue Road, Dunnellon, FL 34432

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

25-S01 – 8640 SW 73 LLC

Small-Scale Land Use Change from Low Residential (LR) to Employment Center (EC), 4.42 Acres, Parcel Account Number 3564-023-000, Site Address 8640 SW 73rd Avenue, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

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250109ZC – 8640 SW 73 LLC

Zoning Change from General Agriculture (A-1) to Regional Business (B-4), 4.42 Acres, Parcel Account Number 3564-023-000, Site Address 8640 Sw 73rd Avenue, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

25-S02 – North Pointe Mobile Home Sales, LLC

Small-Scale Land Use Change from Commercial (COM) to Employment Center (EC), 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

250110ZC – North Pointe Mobile Home Sales, LLC

Zoning Change from Community Business (B-2) to Regional Business (B-4), 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

241211ZP – Todd Rudnianyn, Manager, for Highway 27 West, LLC

Rezoning Request for Planned Unit Development (PUD) Amendment for the Lingleaf Park PUD (fka Quail Preserve 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 Acre Parcel, Parcel Account Number 21602-000-00, No Address Assigned

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

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The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on November 25, 2024 during the P&Z Commission Public Hearing

Items for Individual Consideration

241210ZP – GPK Ocala One, LLC

Zoning Change to Rezone from General Agriculture (A-1) (Expired PUD) to Planned Unit Development (PUD) to Allow for a Total Maximum Proposed 157 Single-Family Detached Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned

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

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on March 25, 2024 during the P&Z Commission Public Hearing

Items for Individual Consideration

240409ZP – Sabana Farms, LLC

Master Plan Approval For Planned Unit Development (PUD), on 47.28 Acres, Parcel Account Number 13709-001-01, No Address Assigned

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