

Planning and Zoning Commission
Recommendation Report for the May 19 & 20, 2025 BCC Public Hearing

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

Items on the Consent Agenda

250501SU – AKBNB, LLC

Special Use Permit to allow for the sale and consumption of beer and wine in a full-service restaurant within 1,000' of a religious institution, in a Community Business (B-2) Zone, 1.28 Acre Parcel, Parcel Account Number 31856-006-01, Site Address 5855 SE 5th Street, Ocala, FL 34472

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

250503ZC – Sarah Meier

Zoning Change from Community Business (B-2) portion of the parcel to General Agriculture (A-1), on a ±5.36 acre portion of a 10.56 Acre Parcel, Parcel Account Number 05786-003-01, No Address Assigned

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

250504ZC – Billie L. Armstrong

Zoning Change from Community Business (B-2) to Single-Family Dwelling (R-1), 1.43 Acre Parcel, Parcel Account Number 9019-0000-05, No Address Assigned

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

250505ZC – Gary & John Martin

Zoning Change from Mixed Residential (R-4) to Rural Residential (RR-1), 4.60 Acre Parcel, Parcel Account Number 3499-003-116, Site Address 10850 SW 105th Avenue, Ocala, FL 34481

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

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Items for Individual Consideration

250506ZC – Moser Family Trust

Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 9.05 Acre Parcel, Parcel Account Number 41409-006-09, Site Address 4480 SE 120th Street, Belleview, FL 34420

Board Member Michael Behar recused himself from deliberations on this matter, citing a personal interest in opposing the request.

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

250507ZP – Lake Louise, LLC

Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD) for a maximum proposed total of 151 residential units, 9.51 Acre Tract, Parcel Account Numbers 3060-007-004 and 3060-004-001, No Addresses Assigned

Staff recommends denial. Planning and Zoning made a motion to deny (motion failed, 3-3), no recommendation made.

250508ZP – Maro Management, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing Maro 111 PUD (formerly Maro 200 PUD) to revise the townhome development standards to reduce the minimum townhome unit width from 25-feet to 20-feet for a maximum total of 499 residential units with no other changes proposed, ±111.13 Acre Parcel, Parcel Account Number 35770-055-05, No Addresses Assigned

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

250509ZP – CORTA Ocala, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD (240506ZP) to include one (1) additional parcel and modify ingress and egress, 9.13 Acre Tract, Parcel Account Numbers (Multiple, 16 parcels in total) 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034, 3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039, 3501-200-040, 3501-400-002, 3501-400-003, and 3501-400-004, Site Addresses (Multiple) 8410, 8422, 8424, 8426, 8428, 8430, 8440 SW Highway 200, Ocala, FL 34481

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