

Planning and Zoning Commission
Recommendation Report for the June 16 & 17, 2025 BCC Public Hearing

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

Items on the Consent Agenda

250601ZC – Patricia D. Walter

Zoning Change from General Agriculture (A-1), Community Business (B-2), Heavy Business (B-5) to Rural Activity Center (RAC), 16.36 Acre Parcel, Parcel Account Number 31717-000-01, No Address Assigned

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

250602ZC – Javier Rodriguez and Zuleika Arizmendi

Zoning Change from Community Business (B-2) to Rural Residential (RR-1), 1.30 Acre Parcel, Parcel Account Number 14570-000-00, Site Address 8748 & 8750 NE Jacksonville Road, Anthony, FL 32617

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

250603ZC – George and Lisa Scott

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 1.0 Acre Parcel, Parcel Account Number 3752-015-005, Site Address 6270 SE 88th Street, Ocala, FL 34472

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

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 on consent, 6-0).

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Items for Individual Consideration

250607RA – Sheryl O’Connell

Reasonable Accommodation under the Fair Housing Act, for the application to keep two (2) goats, in a Single-Family Dwelling (R-1) zone, on an approximate 2.50 Acre Parcel, on Parcel Account Number 3142-219-000, Site Address 3549 SE 41st Place, Ocala, FL 34480

Staff recommends approval with conditions.

250402SU – C.L.D. Properties, LLLP

Special Use Permit to Allow for a One 141-Bed Skilled Nursing and Memory Care Facility to be Developed, in a Community Business (B-2) Zone, 9.47 Acres, Parcel Account Number 35695-019-03, No Address Assigned

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

250203ZC – Sumter Electric Cooperative, Inc.

Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.2 Acres, Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue (CR Hwy 475A), Ocala, FL 34473

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

250204SU – Sumter Electric Cooperative, Inc.

Special Use Permit to Allow for Utility Company Service Yard Including Office Building, Warehouse, and Outdoor Equipment and Material Storage “Lay-down Yard,” in a Community Business (B-2) Zone, 79.20 Acre Tract, Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473

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

25-S06 – Gary W. Smallridge and 4 C Family Trust, LLC

Small-Scale Land Use Amendment from Rural Land (RL) to Commerce District (CD), 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).

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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).

25-S07 - Sandy Clay, LLC

Small-Scale Land Use Amendment from Public (P) to Medium Residential (MR), 15.52 Acres, Parcel Account Number 37896+000-01, No Address Assigned

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

250605ZP - Sandy Clay LLC

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) on ±15.52 Acres and to Amend a Previously Approved Planned Unit Development (PUD 230108ZP on ±104.23 Acres) to be Solely for Detached Single-Family Dwellings for a Maximum Proposed Total of 442 Residential Units, 119.75 Acre Tract, Parcel Account Numbers 37896+000-01 & 37896-000-00, No Addresses Assigned

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

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on July 29, 2024, during the P&Z Commission Public Hearing

240815ZP - Armstrong Land, LLC

Master Plan Approval of Whisper Woods Planned Unit Development for 82 single-family detached units, 10.33 Acre Parcel, Parcel Account Number 9007-0000-12, No Address Assigned, current owner Millrose Properties Florida, LLC

Staff recommends approval with conditions. Planning and Zoning recommends approval (motion passed 4-3).

240809SU – Tigo Investment Group

Special Use Permit to Allow for A Food Truck Park in Community Business (B-2) Zone, 2.0 Acres, Parcel Account Number 41200-079-03, No Address Assigned

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

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The following item was on the BCC/P&Z Agenda and was heard by the P&Z Commission on October 28, 2024, during the P&Z Commission Public Hearing.

Item for Individual Consideration

240904SU – Bissoondial and Krissondatt Bisram

Special Use Permit to Allow for a Food Truck Park, in a Community Business (B-2) Zone, 1.14 Acres, Parcel Account Number 41200-079-02, No Address Assigned

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