

Planning and Zoning Commission

Recommendation Report for the September 15 & 16, 2025 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on August 25, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

250901SU - Yandy & Ismary Fernandez

Special Use Permit to Allow for the Parking of One (1) Commercial Vehicle and Trailer, in a Single-Family Dwelling (R-1) Zone, 0.86 Acres, Parcel Account Number 3529-079-020, Site Address 10330 SW 139th Court, Dunnellon, FL 34432

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

250904ZC - Richard Taylor

Zoning Change from Single-Family Dwelling (R-1) to Community Business (B-2), 2.38 Acres, Parcel Account Number 1470-002-005, No Address Assigned

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

250905ZC - Solarium Properties LLC

Zoning Change from Expired Planned Unit Development (PUD 000901Z) to Heavy Business (B-5), 20.90 Acres, Parcel Account Number 36943-000-00, No Address Assigned

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

Items for Individual Consideration

25-S12 - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin (PULLED FROM CONSENT)

Small-Scale Land Use Change from Low Residential (LR) to Medium Residential (MR), 7.70 Acre Tract, Parcel Account Numbers 23303-002-00 and 23303-000-04, No Address Assigned

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

Planning and Zoning Commission

Recommendation Report for the September 15 & 16, 2025 BCC Public Hearing

250907ZP - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, and Homestead Villas, LLC (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) and Mixed Residential (R-4) to Planned Unit Development (PUD), 12.77 Acre Tract, Parcel Account Numbers 23303-002-00, 23303-000-04, and 23204-002-00, Site Address 550 NW 73rd Terrace, Ocala, FL 34482

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

250902SU - Cesar E. Amparo

Special Use Permit to Allow for the Parking of Seven (7) Commercial Vehicles and Nine (9) Commercial Trailers, in a General Agriculture (A-1) Zone, 1.0 Acres, Parcel Account Number 44602-000-01, Site Address 14290 S Highway 475, Summerfield, FL 34491

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

250906ZC - Black Marlin Capital, LLC

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 13.33 Acres, Parcel Account Number 37905-003-00, No Address Assigned

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

250908ZP - Prosperity US 27 LLC

Zoning Change to Change from Expired Planned Unit Development (PUD-160504Z, formerly General Agriculture A-1) to Planned Unit Development (PUD) for a Maximum Proposed Total of 151 Single-Family Residential Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned

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

25-L03 - Estate of Michael P. Couture, Sr.; Eva Couture, P.R.

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, Summerfield, FL 34492

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

Planning and Zoning Commission

Recommendation Report for the September 15 & 16, 2025 BCC Public Hearing

25-L04 - Estate of M. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), on a ±90.69 Acre Portion of a ±104 Acre Tract, Parcel Account Numbers 47667-004-00, 47667-005-02, Portions of: 47667-006-00 & 47667-003-01, Site Addresses 16152 and 16200 SE 73rd Avenue, Summerfield, FL 34491, or No Address Assigned

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

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

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).