

**Planning and Zoning Commission**  
**Recommendation Report for the October 15, 2024 BCC Public Hearing**

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on September 30, 2024 during the P&Z Commission Public Hearing

**Items on the Consent Agenda**

**240902SU – Dinkins & Dinkins**

Special Use Permit to Allow for Outdoor Storage Tank in a Community Business (B-2) Zone, 1.83 Acres, Parcel Account Number 29580-000-06, Site Address 3751 SE 36<sup>th</sup> Avenue, Ocala FL 34471

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

**241003SU – Aldana Land Development, LLC**

Special Use Permit to Allow for Construction of a Storage Warehouse in a Community Business (B-2) Zone, 2.74 Acres, Parcel Account Number 41489-001-00, No Address Assigned

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

**241004SU - Finney's Professional Pressure Washing, LLC**

Special Use Permit to Modify Existing Special Use Permit (221104SU) for Storage of Equipment from 30' x 50' to 36' x 55' with an Additional 12' x 55' Lean-To in a Rural Commercial (RC-1) Zone, 2.79 Acres, Parcel Account Number 50063-001-01, Site Address 17900 S Highway 25, Weirsdale, FL 32195

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

**241005ZC - TLC Group Services, LLC**

Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), 0.50 Acres, Parcel Account Number 2002-057-001, No Address Assigned

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

**Planning and Zoning Commission**  
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**Items for Individual Consideration**

**241001SU - Sanctuary to the Maxx, Inc**

Special Use Permit for Parking to Allow for a Rescue Kennel in General Agriculture (A-1) Zone, 5.03 Acres, Parcel Account Number 0577-030-000, Site Address 13250 NW 160<sup>th</sup> Avenue, Morriston, FL 32668

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

**241007ZP - Optimum Dealership Group, LLC, Florida Investment Fund of Birmingham, LLC, Investment Company of Florida, LLC, Simeon Holdings, LLC, and Gary and Pamela Turnley (PULLED FROM CONSENT)**

Zoning Change from General Agriculture (A-1), Community Business (B-2), Regional Business (B-4), and Heavy Business (B-5) to Planned Unit Development (PUD), 81.85 Acre Tract, Parcel Account Numbers 36475-000-00, 36474-000-00, 36474-001-00, 36547-001-00, 36547-000-00, 36547-002-00, and 36514-000-00, Site Address 2916 SE 73rd S, 2920 SE 73rd ST, 2700 SE 73rd ST, 7350 S US Hwy 441, 7392 S US Hwy 441, 7400 S US Hwy 441, and 7680 S US Hwy 441, Ocala FL 34480

Staff recommends approval with conditions. Planning and Zoning recommends approval (motion passed 6-1).

**The following items on the BCC/P&Z Agenda were heard by the Board of County Commissions on June 18, 2024 during the BCC/P&Z Commission Public Hearing**

**Items for Individual Consideration**

**Revocation Hearing Regarding 211216SU - Bissoondial Bisram (Landowner) & Ricardo Rosales Sanzo & Dunia Ruiz Aguila (Agents), in Relation to Application 240603SU**

Revocation of Special Use Permit 211216SU / Resolution 21-R-678 for Parking of One Semi-Truck and One 53, Dry-VanTrailer, in a General Agriculture (A-1) Zone, 1.14 Acres, Parcel Account Number 2331-009-019, Site Address 7745 SW 15th PL, Ocala, FL 34474

Staff is recommending revocation of special use permit 211216SU.

**240603SU - Ricardo and Dunia Rosales**

Special Use Permit for Parking Three Commercial Vehicles, General Agriculture (A-1) Zone; 1.14 Acres, Parcel Account Number 2331-009-019; Site Address 7745 SW 15th PL, Ocala, FL 34474

Staff recommends approval with conditions. Planning and Zoning recommends with conditions (passed 5 to 1).