

Planning and Zoning Commission

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

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on November 24, 2025, during the P&Z Commission Public Hearing

Items on the Consent Agenda

251201SU – 4 C Family Trust LLC

Special Use Permit to allow for a new telecommunication tower (tower structure not to exceed 200'), in a Community Business (B-2) zone, on an approximate 20.0 Acre Parcel, on Parcel Account Number 16066-002-01, No Address Assigned

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

Items for Individual Consideration

251203SU – Scott Adams & Dianne Lapum

Special Use Permit, to allow indoor simunition training within an enclosed metal structure, in a General Agriculture (A-1) zone, on an approximate 6.51 Acre Parcel, on Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113

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

251204SU – Trailhead Asset Group, LLC

Special Use Permit to allow a group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.46 Acre Parcel, on Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482

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

251205SU – Trailhead Asset Group, LLC

Special Use Permit to Allow a group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.25 Acre Parcel, on Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482

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

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251202SU – Geraldine Silvestri & Lisa Silvestri-Casey

Special Use Permit to Allow for a home occupation for pet grooming, in a General Agriculture (A-1) zone, on an approximate 2.80 Acre Parcel, on Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476

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

251206SU – JRB Property Management LLC

Special Use Permit to Allow the on-site sale and consumption of alcoholic beverages within 1,000 feet of a church, school, or public park, in a Regional Business (B-4) zone, on an approximate 0.21 Acre Parcel, on Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed, 4-2).

25-S15 – Linda Capozzoli

Land Use Change from Low Residential (LR) to Medium Residential (MR), on an approximate 19.62 Acre Parcel, on Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

Staff recommends approval. Planning and Zoning recommends approval (motion passed, 4-2).

251209ZC – Linda Capozzoli

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) zone, for a maximum of 72 Detached Single-Family Residential Dwelling Units, on an approximate 19.62 Acre Parcel, on Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 4-2).