

Planning and Zoning Commission
Recommendation Report for the March 17 & 18, 2025 BCC Public Hearing

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

Items on the Consent Agenda

250302SU – Ashley Elizabeth Castrenze, Brian Pedroza, & Sallee Horse Vans, Inc.

Special Use Permit to allow for transportation services solely related to the transport of horses and livestock, in a General Agriculture (A-1) zone, 10.0 Acre Parcel, on Parcel Account Number 13091-000-00, Site Address 5152 W Highway 326, Ocala, FL 34482

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

241210ZP – GPK Ocala One, LLC

To Repeal Ordinance No. 24-34 and Resolution 24-R-677, granting a Zoning Change to rezone from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a total maximum proposed 158 single-family detached units, 39.36 Acre Parcel, on Parcel Account Number 36640-004-00, No Address Assigned

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

Items for Individual Consideration

250301SU – Sparr United Methodist Church, Inc. (PULLED FROM CONSENT)

Special Use Permit to allow for the installation of four (4) RV spaces and hook-ups, providing free accommodations for out-of-area volunteers assisting with Church and Community Service projects, in a Regional Business (B-4) Zone, 1.07 Acre Parcel, on Parcel Account Number 07836-001-00, Site Address 13130 NE Jacksonville Road, Citra, FL 32113

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

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240107ZC – SUZIQ, LLC (PULLED FROM CONSENT)

Zoning Change for a ±1.09-acre portion from Heavy Business (B-5) to Mixed Residential (R-4) and a zoning change for an additional ±1.09-acre portion from Mixed Residential (R-4) to Heavy Business (B-5), 26.30 Acre Parcel, on Parcel Account Number 36887-000-00, Site Address 9110 S US Highway 441, Ocala, FL 34480

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

250303ZC – Gateway Properties, LP, et al (PULLED FROM CONSENT)

Zoning Change from Light Industrial (M-1) to Heavy Industrial (M-2), 35.64 Acre Tract, on Parcel Account Numbers 13708-000-06 and 13708-001-00, Site Addresses 3945 and 4031 NW 35th Street, Ocala, FL 34482

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

250304ZP – OTOW Bay Laurel PUD ‘Melody Preserve’

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) for a 233 unit (161 units in rezoning parcel) age-restricted, single-family detached development with amenities. This Zoning Change also amends the existing Bay Laurel PUD that was approved in 2005. This amendment brings the ±44 acres into the Bay Laurel PUD, allows for outdoor activities in the public and commercial areas, moves a commercial node from Parcel 35300-000-15 to the intersection of SW 63rd Street Road, and realigns SW 90th Terrace Road; ±44 Acres of a total 67.65-acre Melody Preserve area, Parcel Account Number 35474-000-00, Site Addresses 7875 and 7895 SW 80th Street, Ocala, FL 34481

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

25-S05 – JAX Road, LLC

Land Use Change from Public (P) to High Residential (HR), 29.51 Acre Parcel, on Parcel Account Number 14976-004-00, No Address Assigned

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

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250305ZP – JAX Road, LLC

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a proposed maximum total of 170 single-family residential units, 29.51 Acre Parcel, on Parcel Account Number 14976-004-00, No Address Assigned

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

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on January 13, 2025, during the P&Z Commission Public Hearing

Items for Individual Consideration

25-S01 – 8640 SE 73 LLC (WITHDRAWN)

Land Use Change from Low Residential (LR) to Employment Center (EC), 4.42 Acre Parcel, on Parcel Account Number 3564-023-000, Site Address 8640 SW 73rd Avenue, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

250109ZC – 8640 SE 73 LLC (WITHDRAWN)

Zoning Change from General Agriculture (A-1) to Regional Business (B-4), 4.42 Acre Parcel, on Parcel Account Number 3564-023-000, Site Address 8640 SW 73rd Avenue, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

25-S02 – North Pointe Mobile Home Sales, LLC

Land Use Change from Commercial (COM) to Employment Center (EC), 2.26 Acre Parcel, on Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).

250110ZC – North Pointe Mobile Home Sales, LLC

Zoning Change from Community Business (B-2) to Regional Business (B-4), 2.26 Acre Parcel, on Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 7-0).