

Planning and Zoning Commission
Recommendation Report for the December 17, 2024 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on November 25, 2024 during the P&Z Commission Public Hearing

Items on the Consent Agenda

241202SU – Stephen J. Fredriksen, JR.

Special Use Permit to Allow for Three (3) Goats in a Single-Family Dwelling (R-1) Zone, 1.38 Acres, Parcel Account Number 4707-087-029, Site Address 9300 SE 157th Place, Summerfield, FL 34491

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

241203SU – CMD & G Investments, LLC, Raymundo & Pricilla Mallari, and SMA Healthcare, Inc.

Special Use Permit to Allow for the Operation of a Residential Rehabilitation Facility and Parking Area with No Primary Structure in a Community Business (B-2) Zone, 0.85 Acre Tract, Parcel Account Numbers 8001-0247-01 and 8001-0252-01, Site Address 3590 SW 137th Loop, Ocala, FL 34473

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

24-S10 – Harold and Kimberly Feaster

Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), 6.20 Acre Tract, Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686

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

241106ZC – Harold and Kimberly Feaster

Zoning Change from General Agriculture (A-1) and Community Business (B-2) and Community Business (B-2) to Rural Activity Center (RAC), 6.20 Acre Tract, Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686

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

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241207ZC – Margery Ann Longstreet

Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 3.24 Acres, Parcel Account Number 03428-000-00, Site Address 1853 E Highway 318, Citra, FL 32113

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

241208ZC – Deborah Mintz

Zoning Change from Rural Industrial (R-I) and General Agriculture (A-1) to General Agriculture (A-1), ±4.16 Acre Portion of a 6.69 Acre Parcel, Parcel Account Numbers 12812-000-00, Site Address 9664 NW Gainesville Road, Ocala, FL 34482

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

Items for Individual Consideration

241210ZP – GPK Ocala One, LLC (PULLED FROM CONSENT)

Zoning Change to Rezone from General Agriculture (A-1) (Expired PUD) to Planned Unit Development (PUD) to Allow for a Total Maximum Proposed 157 Single-Family Detached Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned

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

241206SU – Eastrock LLC & Summur Limited Liability Co

Special Use Permit to Allow for a Sand Mine Operation in General Agriculture (A-1) Zone, 1.66.64 Acre Tract, Parcel Account Numbers 44844-000-00, 44854-000-00, 44855-000-00, 44863-000-00, 44863-001-00, and 4135-011-000, No Address Assigned

Staff recommends denial. Planning and Zoning recommends denial (motion passed, 5-1).

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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

Items for Individual Consideration

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).