

Planning and Zoning Commission

Recommendation Report for the March 17 & 18, 2026 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on February 23, 2026, during the P&Z Commission Public Hearing

Items on the Consent Agenda

260301SU – Pasteur Cattle Co., Inc.

Special Use Permit to Allow for a new 199' (feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 5-0).

260304ZC – Michelle Katirae

Zoning Change, from Community Business (B-2) to General Agriculture (A-1) zone, for all permitted uses, on a ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, on Parcel Account Number 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 5-0).

Items for Individual Consideration

260302SU – Libor & Rachael Zavalsky (PULLED FROM CONSENT)

Special Use Permit to Allow for the operation of a Kennel with 19 dogs, in a General Agriculture (A-1) zone, on an approximate 19.73 Acre Parcel, on Parcel Account Number 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

26-S02 – Heather Island, LLC (PULLED FROM CONSENT)

Land Use Change, from Public (P) to High Residential (HR), on an approximate 0.74 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

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260205ZP – Heather Island, LLC (PULLED FROM CONSENT)

Zoning Change, from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for a maximum proposed total of 176 Single-Family Residential Units, on an approximate 33.56 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

260102SU – Trina Lester & Roy Lester, Jr.

Special Use Permit to Allow D & D Tree & Land Clearing, Inc. to use the property to store business vehicles and equipment, in a Mixed Residential (R-4) zone, on an approximate 0.88 Acre Parcel, on Parcel Account Number 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

260303SU – Andres Hernandez and Gladisleidys Gonzalez

Special Use Permit, to Allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on June 30, 2025

25-L01 – Golden Ocala Equestrian Land, LLC, et. al

This is the second of two public hearings to consider the Large-Scale Comprehensive Plan Text Amendment 25-L01 to the Future Land Use Element.

Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

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25-L02 – Golden Ocala Equestrian Land, LLC, et. al

This is the second of two public hearings to consider the Large-Scale Comprehensive Plan Text Amendment 25-L02 to the Future Land Use Element.

Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

250606ZP - Golden Ocala Equestrian Land, LLC, et. al.,

Requests to Amend Two Existing Planned Unit Development (PUD) Projects (20201201Z and 20210302Z) to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for Indoor/Outdoor Sports Complex and Event Venue Facilities, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on approximately 4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).