

Planning and Zoning Commission
Recommendation Report for the February 17 & 18, 2026 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on January 26, 2026, during the P&Z Commission Public Hearing

Items on the Consent Agenda

<p>260201SU – C&K 9A, LLC</p> <p>Special Use Permit to Allow for parking of Commercial Vehicles and Outdoor Storage, in a Community Business (B-2) zone, on an approximate 8.58 Acre Parcel, on Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432</p> <p>Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 6-0).</p>
<p>260206ZC – Mike Kirby, Amber Kirby, and Roberta Patton</p> <p>Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1) zone for all permitted uses, on an approximate ±4.01 Acre Portion of an overall ±6.23 Acre Parcel, on Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420</p> <p>Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 6-0).</p>

Items for Individual Consideration

<p>260202SU – Blue Sky Towers IV, LLC (PULLED FROM CONSENT)</p> <p>Special Use Permit to Allow for a new 225' (feet) Telecommunications Tower, in a General Agriculture (A-1) zone, an approximate 10.0 Acre Parcel, on Parcel Account Number 20909-022-01, No Address Assigned</p> <p>Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 6-0).</p>

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260207ZP – 8 M Holdings, LLC (PULLED FROM CONSENT)

Zoning Change for a modification of Planned Unit Development (PUD 170419ZP) to revise existing plan text to delete the language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY" and to add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to enable potential non-RV user/public guest access for RV park features/amenities, on an approximate 140.91 Acre Parcel, on Parcel Account Number 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113

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

260204SU – Carla L. Garcia

Special Use Permit, to Allow a permanent food truck park, in a Neighborhood Business (B-1) zone, on an approximate 2.02 Acre Parcel, on Parcel Account Number 41577-001-00, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning provided no recommendation due to a tie vote (motion to approve with conditions failed, 3-3).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on July 28, 2025, during the P&Z Commission Public Hearing

250502SU – Jacquelyn Brady & Fish Hawk Spirits, LLC

Special Use Permit to Allow for the operation of an artisanal micro-distillery, in a General Agriculture (A-1) zone, on an approximate 2.13 Acre Tract, on Parcel Account Numbers 2091-008-003 and 2091-008-002, Site Address 16350 SW 20th Lane, Ocala, FL 34481

Staff recommends denial. Planning and Zoning recommends denial (motion passed unanimously, 5-0).

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The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on March 31, 2025, during the P&Z Commission Public Hearing

250407ZP – Southeast 73rd Avenue, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD to eliminate required vegetative buffering and replace with only 6' high privacy fences, add one additional lot to the PUD for a total of 159 units, and modify location and type of amenities, on a 39.94 Acre Parcel, Parcel Account Number 48347-000-00, Site Address 16205 SE 73rd Avenue, Summerfield, FL 34491

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

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on November 28, 2022, during the P&Z Commission Public Hearing

221107ZP – Ocala Development Partners, LLC (Arden of Ocala)

Requests Approval for the Final Planned Unit Development Master Plan (PUD 221107ZP) to allow for a maximum proposed total of 648 residential units, on an approximate 61.17 Acre Tract, on Parcel Account Numbers 37471-000-00, 37471-010-00, 37471-013-00, 9018-0000-06 and 9018-0327-33, Site Addresses 6670, 6690, and 6650 SE Maricamp Road, 5700 SE 67th Avenue, and 15 Pine Trace Course, Ocala, FL 34472

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

The following items on the BCC/P&Z Agenda will serve as the first of two required public hearings. The second public hearing is to be determined at the February 18, 2026, meeting

25-DM01 – Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, RLR Investments, LLC

This is the first of two public hearings to consider approving a Second Amendment to the Development Agreement. The amendment would remove the existing prohibition on concerts at Golden Ocala and may also revise provisions related to the developer's concurrency obligations, impact fee credits, and required transportation improvements.