

Planning and Zoning Commission

Recommendation Report for the May 19 & June 2, 2026, BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on April 27, 2026, during the P&Z Commission Public Hearing

Items on the Consent Agenda

260501SU - Ward-Merrill, LLC

Special Use Permit, to Allow an Accessory Structure on the Property Without a Primary Residence, in a Single-Family Dwelling (R-1) Zone, 1.64 Acre Parcel, on Parcel 4938-001-001, No Address Assigned

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

260502SU - Partners Self Storage, LLC

Special Use Permit, to Allow for Covered Outdoor Storage of RVs, Boats, and Trailers in a Community Business (B-2) Zone, 11.00 Acre Parcel, on Parcel 39169-000-00, Site Address 7655 E. Highway 25, Belleview, FL 34420

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

260504SU - 848 Broadway, LLC

Special Use Permit, to Allow for the Operation of a Funeral Home and Crematorium Facility, in a Heavy Business (B-5) Zone, 1.65 Acre Parcel, on Parcel 36459-001-00, Site Address 7075 S. Pine Avenue, Ocala, FL 34480

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

260505SU - FCH Properties, LLC

Special Use Permit, to Allow Construction or Contractor Yard, in a Regional Business (B-4) Zone, 5.02 Acre Parcel, on Parcel 45458-002-03, Site Address 13866 S. US Highway 441, Summerfield, FL 34491

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

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Items for Individual Consideration

260503SU - Wood Resource Recovery (WRR) of Marion County, LLC (PULLED FROM CONSENT)

Special Use Permit to Operate a Human Food Grade De-Packing Facility to Augment a Currently Operating Vegetative Debris Composting Facility, in a Heavy Industrial (M-2) Zone, 36.77 Acre Tract, Parcels 12869-001-00 and 12907-003-00, Site Address 8510 and 8548 NW Gainesville Road, Ocala 34482

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed, 3-1).

260506SU - Marion County-County Administrator (PULLED FROM CONSENT)

Special Use Permit, to Allow Water Plant Upgrade and Expansion, in a Government Use (G-U) Zone, 8.75 Acre Parcel, on Parcel 12082-001-00, Site Address 14463 NE 250th Avenue, Salt Springs, FL 32134

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

260402ZC - Gironj, LLC

Requests a Zoning Change, from Single Family Dwelling (R-1) to Community Business (B-2) Zone, For All Permitted Uses, 0.48 Acre Parcel, on Parcel 14138-000-00, Site Address 9645 NE 21st Avenue, Anthony, FL 32617

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

260509ZP - Marion Gaming Management, LLC

Zoning Change, from Planned Unit Development (PUD) to Amendment Planned Unit Development (PUD) for the addition of six (6) pickleball courts, two (2) manufactured buildings, and modify conditions concerning buffers and construction access on a 65.51 Acre Tract, on Parcels 48476-001-00 and 48476-002-00, Site Address 17996 S. US Highway 301, Summerfield, FL 34491

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 3-0. Danny Gaekwad abstained).