

Planning and Zoning Commission

Recommendation Report for the July 15 & 21, 2025 BCC Public Hearing

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

Items on the Consent Agenda

250703ZC – Justin and Katelyn Kardell

Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

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

250704ZC – Sicurezza, LLC

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432

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

250707ZP – A & B Properties Services, LLC

Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

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

Items for Individual Consideration

25-L03 – Estate of Michael Couture, Eva Couture, P.R. (CONTINUED TO AUGUST 25, 2025)

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

The case was advertised for the July 15, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their August 25, 2025, meeting (motion to continue passed unanimously, 4-0).

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250706ZP – Estate of Michael P. Couture, Eva Couture, P.R. (CONTINUED TO AUGUST 25, 2025)

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

The case was advertised for the July 15, 2025, BCC Meeting; however, it was continued date certain by the Planning and Zoning Commission to their August 25, 2025, meeting (motion to continue passed unanimously, 4-0).

250702ZC – Kevin and Barbara Marovich (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

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

25-S08 – CCO Hospitality, LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480

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

25-S09 – Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

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

250705ZC (with 25-DA02) Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

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

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25-S04 – Thomas R. Moore

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Staff recommends denial. Planning and Zoning recommends denial (motion passed, 3-1).

250207ZC – Thomas R. Moore

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL

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

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

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).

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

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).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on September 25, 2023, during the P&Z Commission Public Hearing

231007ZP - Fun N Games, LLC

Master Plan Approval for the Westwood Trails Planned Unit Development (PUD) FKA Fun N Games or Vila Verde, Final Planned Unit Development Master Plan for 72 Single-Family Homes, on an approximate 18.13 Acre Parcel, on Parcel Account Number 35461-000-00, Site Address 7875 SW 75th Avenue, Ocala FL 34476, current owner Fun N Games, LLC

Staff recommends approval. Planning and Zoning recommends approval (motion passed 5-2).