



## Marion County Board of County Commissioners

### Office of the County Attorney

601 SE 25<sup>th</sup> Ave.  
Ocala, FL 34471  
Phone: 352-438-2330  
Fax: 352-438-2331

## Proof of Publication

No.: 2026-0002

STATE OF FLORIDA  
COUNTY OF MARION  
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice Of Public Hearing By Marion County Planning And Zoning Commission To Consider Requests For Zoning Changes for Monday, January 26, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on January 12, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

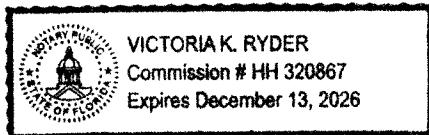
Signature: Heather M. Flynn

Date: 01.12.26

Business Impact Estimate published with the advertisement and attached.

### THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 12<sup>th</sup> day of January, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced \_\_\_\_\_ as identification.



Notary Public Stamp

Signature of Notary Public VKR

ATTACH COPY FROM WEBSITE POSTING



## **Legal Notices**

# **NOTICE OF PUBLIC HEARING BY MARION COUNTY PLANNING AND ZONING COMMISSION TO CONSIDER REQUESTS FOR ZONING CHANGES**

**Post Date:** 01/12/2026 8:00 AM

The Marion County Planning and Zoning Commission will hold a public hearing on **Monday, January 26, 2026, at 5:30 p.m.**, or as soon thereafter, as may be heard. The meeting will be held at the **McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida**, to consider the following Comprehensive Plan Amendment, Rezoning, and/or Special Use Permit applications:

1. 260201SU – C&K 9A, LLC and Christina Sanders & Charles Kent Wall, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, 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
2. 260202SU – Estate of Dawn Elizabeth Meredith, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, 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
3. 260204SU – Carla L. Garcia, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, 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
4. 25-S14 – Pecan Hollow Farms LLC, requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Low Residential (LR), Commercial (COM), and Medium Residential (MR) to Rural Land (RL), on an approximate 10.40 Acre Parcel, on Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617
5. 251208ZC – Pecan Hollow Farms LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1), Community Business (B-2), and Single-Family Dwelling (R-1) to General Agriculture (A-1) zone, for all permitted uses, on an approximate 6.74 acre portion of an approximate 10.40 Acre Parcel, on Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Ar v, FL 32617

6. 260206ZC – Mike & Amber Kirby and Roberta Patton, request a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, 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

7. 260207ZP – 8 M Holdings, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, 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

The action of the Planning and Zoning Commission is solely advisory to the Board of County Commissioners of Marion County, Florida. All interested parties may appear at the public hearing and be heard with respect to the applications. Staff reports, application package, and other materials of the above items may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2600. Visit [www.marioncountyfl.org](http://www.marioncountyfl.org) and click on the meetings tab on the homepage for the most up to date information.

If reasonable accommodations are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2345, so appropriate arrangements can be made.

All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida, based on recommendations made by the Marion County Planning and Zoning Commission at this public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

2026-0002

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