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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

06/16/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/16/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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KAITLYN FELTY
Notary Public
State of Wisconsin

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

NOTICE IS HEREBY GIVEN THAT THE MARION COUNTY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THE 30TH DAY OF JUNE, 2025, AT 5:30 P.M. 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. THE ACTION OF THE PLANNING AND ZONING COMMISSION IS SOLELY ADVISORY TO THE BOARD OF COUNTY COMMISSIONERS.

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE APPLICATIONS. COMPLETE DESCRIPTIONS OF THE APPLICATIONS MAY BE REVIEWED AT THE GROWTH SERVICES DEPARTMENT PLANNING AND ZONING DIVISION OFFICE, 2710 E. SILVER SPRINGS BLVD., OCALA, FLORIDA.

1. 250701SU - Raney's 13708, LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for hosting music events, carnivals, trade shows, expos, car shows, food truck rallies, festivals, parties, company events, speaking events, circuses, dance galas, and charity events, in a Heavy Business (B-5) zone, on an approximate 33.21 Acre Parcel, on Parcel Account Number 13708-000-00, Site Addresses 4121 and 4125 NW 44th Avenue, Ocala, FL 34482
2. 250702ZC - Kevin and Barbara Marovich, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to General Agriculture (A-1), for all permitted uses, on an approximate 11.78 Acre Parcel, on Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476
3. 250703ZC - Justin and Katelyn Kardell, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), for all permitted uses, on an approximate 0.51 Acre Parcel, on Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479
4. 250704ZC - Sicurezza, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Mixed Residential (R-4), for all permitted uses, on an approximate 0.86 Acre Tract, on Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place, Dunnellon, FL 34432
5. 25-S04 - Thomas R. Moore, requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Rural Land (RL) to Rural Activity Center (RAC), on an approximate ±18.72 Acre Portion of a 23.62 Acre Parcel, on Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482
6. 250207ZC - Thomas R. Moore, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Rural Activity Center (RAC), for all permitted uses, on an approximate ±18.72 Acre Portion of a 23.62 Acre Parcel, on Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482
7. 25-S08 - CCO Hospitality, LLC, requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Rural Land (RL) to Medium Residential (MR), on an approximate ±0.62 Acre Portion of a ±154.74 Acre Parcel, on Parcel Account Number 3634-000-001, Site Addresses 6823 and 6825 SE 12th Circle, Ocala, FL 34480
8. 25-S09 - Raymond Rains, serving as Personal Representative of the Estate of John Rains Sr., requests a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Rural Land (RL) to Commercial (COM), on an approximate 20.0 Acre Parcel, on Parcel Account Number 45984-000-00, No Address Assigned
9. 250705ZC - Raymond Rains, serving as Personal Representative of the Estate of John Rains Sr., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to General Agriculture (A-1), for all permitted uses, on an approximate 11.78 Acre Parcel, on Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), for all permitted uses, on an approximate 20.0 Acre Parcel, on 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.

10. 250706ZP - Estate of Michael P. Couture, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Planned Unit Development (PUD) for a maximum proposed total of 175 detached single-family dwelling units, for all permitted uses, on an approximate 55.0 Acre Parcel, on Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

11. 250707ZP - A&B Properties Services, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD) for a maximum proposed total of 8 apartment units, for all permitted uses, on an approximate 0.55 Acre Parcel, on Parcel Account Number 8004-0433-18, Site Address 351 Marion Oaks Boulevard, Ocala, FL 34473

12. 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to unite two existing Planned Unit Development (PUD) projects (20201201Z and 20210302Z) into a single PUD project and amend a portion of the united PUD to allow for indoor/outdoor sports complex and venue facilities, along with establishing and modifying development standards for the new and existing uses, on an approximate ±4,277.0 Acre Tract, on Multiple Parcel Account Numbers encompassing Golden Ocala and World Equestrian Center, Multiple Addresses and/or No Addresses Assigned

IF REASONABLE ACCOMMODATIONS OF A DISABILITY ARE NEEDED FOR YOU TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE ADA COORDINATOR/HR DIRECTOR AT (352) 438-2345 AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE HEARING, SO APPROPRIATE ARRANGEMENTS CAN BE MADE.

BE ADVISED THAT IF ANY PERSON OR PERSONS WISH 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 THE ABOVE ADVERTISED MEETING, A RECORD OF THE PROCEEDINGS WILL BE NEEDED BY SUCH PERSON OR PERSONS AND A VERBATIM RECORD MAY BE NEEDED.

FOR MORE INFORMATION:
[HTTPS://WWW.MARIONFL.ORG/LEGAL/NOTICES](https://www.marionfl.org/legal/NOTICES)

PLEASE BE GOVERNED ACCORDINGLY.
DATED THIS 10TH DAY OF JUNE, 2025.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

D. WINDBERG, DEPUTY CLERK
11397632