

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

Marion Co Zoning Board-330  
Attn: Stephanie Souce  
Marion Co Zoning Board-330  
2631 SE 3RD ST  
OCALA FL 34471

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:

03/11/2024

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 03/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$526.58

Order No: 9931309

# of Copies:

Customer No: 533584

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

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 25TH DAY OF MARCH, 2024, AT 3:30 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. 240401SU - Judith Ramoni, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, for a personal kennel of twenty-five (25) dogs, in a General Agriculture (A-1) zone, on an approximate 52.7 Acre Parcel on Parcel Account Number 12839-001-00, site address 3781 NW 100th St, Ocala, FL 34475.
2. 240402SU - Nicole & Brett Woller, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow a kennel (10) dogs for breeding animals with sales on site, in addition to (6) goats, (2) roosters, in a Single-Family Dwelling (R-1) zone, on an approximate 0.78 Acre Parcel on Parcel Account Number 4218-253-005, site address 2735 SE 140th PL, Summerfield, FL 34491.
3. 240301SU - Kathleen and Jimmy Bryan, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow a personal horse and two (2) personal miniature horses to reside at the property, in a Single-Family Dwelling (R-1) zone, on an approximate 2.97 Acre Parcel on Parcel Account Number 1802-017-032, site address 4729 SW Floral Ct., Dunnellon, FL 34431.
4. 240302SU - Verizon Wireless, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow wireless antenna upgrade, generator installation, and cabinet installation at existing cell tower site, in a Multiple-Family Dwelling (R-3) zone, on an approximate 23.01 Acre Parcel on Parcel Account Number 9027-1818-01, site address 207 Midway Rd (All Units), Ocala, FL 34472.
5. 240302SU - Marion County, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, for a 250' communication tower and equipment compound, in a Single-Family Dwelling (R-1) zone, on an approximate 15.34 Acre Parcel on Parcel Account Number 8009-0000-60, site address 5950 SW 150th Lane, Ocala, FL 34473.
6. 240303SU - Marion County, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, for a 250' commercial tower and equipment compound, in a Government Use (G-U) and Heavy Business (B-5) zone, on an approximate 36.46 Acre Parcel on Parcel Account Number 12841-001-00, site address 1750 NW 100th St., Ocala, FL 34475.
7. 240404ZC - Angela Hodges, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Regional Business (B-4) to Rural Residential (RR-1), for all permitted uses, on an approximate 1.16 Acre Parcel, on Parcel Account Number 2003-098-001, No Address Assigned.
8. 240405ZC - Wanda Roman, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Residential Mixed Use (R-4), for all permitted uses, on an approximate 0.33 Acre Parcel, on Parcel Account Number 9042-1672-01, site address 14610 SE 112th PL, Ocklawaha, FL 32179.
9. 240407ZC - Domenic & Marianna Martelli, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Heavy Business (B-5) to General Agriculture (A-1), for all permitted uses, on an approximate 265.28-acre portion of a 703.98 Acre Tract on Parcel Account Number

address 13123 SW 41st Pl, Ocala, FL 34481.

10. 240408ZC - Baldwin Angus Ranch, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Multiple-Family Dwelling (R-3) to General Agriculture (A-1), for all permitted uses, on an approximate 17.59 Acre Parcel, on Parcel Account Number 13492-003-00, site address 3221 NW 56th St. Ocala, FL 34475.

11. 240409ZP - Sabana Farm LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend existing Planned Unit Development (PUD), to change 282 Multi-Family dwellings to proposed maximum of 205 Single-Family home sites, on an approximate 47-acre portion of a 74.40 Acre Parcel, on Parcel Account Number 13709-001-00, site address 3718 NW 44th Ave, Ocala, FL 34482.

12. 24-S01 - Richard Bernasol, request a Land Use Change, Articles 2 and 4, of the Marion County Land Development Code, from Public (P) to Commercial (COM), on an approximate 5.39 Acre Parcel, on Parcel Account Number 41489-000-00, No Address Assigned, with 240410ZC.

13. 240410ZC - Richard Bernasol, request a Zoning Change, Articles 1, 2 and 3, of the Marion County Land Development Code, from General Agricultural (A-1) to Heavy Business (B-5), for all permitted uses, on an approximate 5.39 Acre Parcel, on Parcel Account Number 41489-000-00, No Address Assigned, with 24-S01.

14. 240411ZP - Sun Golf LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend existing Planned Unit Development (PUD), to change ±1.73 acres of open space to five (5) Single-Family lots, on an approximate 1.73-acre portion of a prior 189 Acre Parcel, on Parcel Account Numbers 6200-002-002, No Address 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 FORTYEIGHT (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/LEGALNOTICES](https://www.marionfl.org/legalnotices)

PLEASE BE GOVERNED  
ACCORDINGLY.  
DATED THIS 5TH DAY OF  
MARCH, 2024.

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

D. LEWTER, DEPUTY CLERK  
9931309