



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.

Ocala, FL 34471

Phone: 352-438-2330

Fax: 352-438-2331

Proof of Publication

No.: 2026-0204

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 Board of County Commissioners to Consider Requests For Land Use Change, Rezoning, And Special Use Permit Applications for Tuesday, August 18, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on August 3, 2026. Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

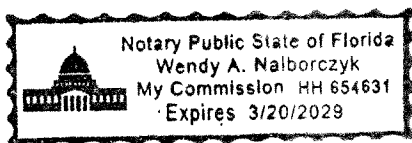
Signature: _____

Date: 08.03.26

☒ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 3rd day of August, 2026, by Heather Flynn who is: personally known to me ☒ or who has produced _____ as identification.



Signature of Notary Public _____

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY BOARD OF COUNTY COMMISSIONERS TO CONSIDER REQUESTS FOR LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS

Post Date: 08/03/2026 8:00 AM

The Marion County Board of County Commissioners will hold a public hearing on **Tuesday, August 18, 2026, at 2:00 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; and adoption of a proposed ordinance entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE

1. **260604SU** – Solfan, LLC, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for Alkaline Hydrolysis for domestic animals, in a Community Business (B-2) zone, on an approximate 1.55 Acre Parcel, on Parcel Account Number 02938-000-00, Site Address 19241 N US Hwy 441, Reddick, FL 32686
2. **260801SU** – Alamday Valle Sanchez and Ismaray Fundora Lima, request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for parking of one (1) commercial vehicle, in a General Agricultural (A-1) zone, on an approximate 2.22 Acre Parcel, on Parcel Account Number 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481
3. **260802SU** – Fig Lake Preserve, LLLP, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a 199' (feet) Monopole Telecommunication Tower, in a General Agriculture (A-1) zone, on an approximate 1,398.64 Acre Parcel, on Parcel Account Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

4. **260804SU** – 2745 PDH Extension, LLC, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a 12,000 square foot warehouse with parking, in a Regional Business (B-4) zone, on an approximate 1.23 Acre Parcel, on Parcel Account Number 9024-0565-06, No Address Assigned
5. **260806ZC** – Donald Pierson III, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Regional Business (B-4) to Mixed Residential (R-4) zone, for all permitted uses, on an approximate 0.25 Acre Parcel, on Parcel Account Number 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617
6. **260808ZC** – Copper Penny Farm, LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from expired Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) zone, for all permitted uses, on approximate ±26.05 Acre Portion of an overall 31.44 Acre Parcel, on Parcel Account Number 36512-000-00, No Address Assigned
7. **260809ZC** – CGB Investment Properties, LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.20 Acre Parcel, on Parcel Account Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113
8. **260107ZP** - Midway 65 LLC, Request Approval for the Final Planned Unit Development Master Plan to Allow for Detached Single-Family Dwellings with a Maximum Proposed Total of 329 Detached Single-Family Homes, 110.14 Acre Tract, Parcel 9027-0000-02, No Addresses Assigned

All interested parties may appear at the public hearing and be heard with respect to the applications. Proposed ordinance, 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 and click on the meetings tab on the homepage for the most up to date information.

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, 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 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.

Effective October 1, 2023, a Florida legislative act relating to local ordinances, amending F.S.125.66(3)(a), requires a Business Impact Statement to be prepared by the governing body of a county before the enactment of a proposed ordinance in accordance with the provisions of F.S., the Business Impact Estimate must be published on the County's website and must include certain information, such as a summary of the proposed ordinance, including a statement of the public purpose, an estimate of the direct economic impact, and a good faith estimate of the

number of businesses likely to be impacted, and any additional information the governing body determines may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying with the business impact statement. Marion County's business impact estimates are posted on the Marion County website under Public Relations at: www.MarionFL.org/BIE. You can find the Business Impact Estimate for this particular notice **here**.

2026-0204

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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **3rd day of August 2026**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **Zoning Map Amendments and Zoning regulation amendments initiated by the property owners to change the zoning of their property or for approved Special Uses within the existing zoning on their property.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **N/A**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any):