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AFFIDAVIT OF PUBLICATION

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 Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

08/05/2024

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 08/05/2024

Legal Clerk Keegan Heron

Notary, State of WI, County of Brown Mitch Fey

3-7-27

My commission expires

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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF INTENTION TO
CONSIDER
ADOPTION OF AN ORDINANCE
NOTICE IS HEREBY GIVEN THAT
THE BOARD OF COUNTY
COMMISSIONERS OF MARION
COUNTY, FLORIDA, WILL HOLD
A PUBLIC HEARING ON THE
20TH DAY OF AUGUST, 2024 AT
2:00 PM, AT THE MCPHERSON
GOVERNMENTAL CAMPUS AUDI-
TORIUM, 601 SE 25TH AVENUE,
OCALA, FLORIDA TO CONSIDER
APPROVAL OF THE FOLLOWING
COMPREHENSIVE PLAN AMEND-
MENT, REZONING AND/OR
SPECIAL USE PERMIT APPLICA-
TIONS, AND TO CONSIDER ADOPTI-
ON OF A PROPOSED ORDINANCE
ALL INTERESTED
PARTIES MAY APPEAR AT THIS
PUBLIC HEARING AND BE
HEARD WITH RESPECT TO THE
PROPOSED ORDINANCE.
SAID ORDINANCE ENTITLED:
AN ORDINANCE OF THE BOARD
OF COUNTY COMMISSIONERS OF
MARION COUNTY, FLORIDA,
APPROVING LAND USE CHANGE,
REZONING AND SPECIAL USE
PERMIT PETITIONS AND AUTHO-
RIZING IDENTIFICATION ON
THE OFFICIAL ZONING MAP,
PROVIDING FOR AN EFFECTIVE
DATE.

1. 240703SU - Pinuccia M. Viola, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a Dude Ranch, in General Agriculture (A-1) zone, on an approximate 8.83 Acre Parcel, on Parcel Account Number 49448-001-00, site address 15201 S Highway 25, Weirsdale, FL 32195.

2. 240802SU - TCVM LTD Corp, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to modify existing Special Use Permit (170612SU) to change the location of the dormitory from the North side of the property to the Southwest side of the parcel, in a General Agriculture (A-1) zone, on an approximate 39.61 Acre Parcel, on Parcel Account Number 02039-000-00, site address 9600 W Highway 318, Reddick, FL 32686.

3. 240804SU - John G. Noonan, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for Church related activities to modify existing Special Use Permit (170508SU) by adding a 3,000 SF community meeting hall and handicap parking to the concept plan, in a Rural Activity Center (RAC) and Manufactured Housing (MH) zones, on an approximate 8.48 Acre Parcel, on Parcel Account Number 21108-000-00, site address 11153 W Highway 40, Ocala, FL 34482.

4. 240806SU - Jay Fratello, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the sale of alcohol at the snack bar inside the proposed Football Factory (soccer complex), in a Community Business (B-2) zone, on an approximate 3.61 Acre Tract, on Parcel Account Numbers 3137-002-019-, 3137-002-017, 3137-002-015, and 3137-002-013, No Address Assigned.

5. 240808SU - Acristo Investments, LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a warehouse, in a Regional Business (B-4) zone, on an approximate 1.04 Acre Parcel, on Parcel Account Number 9025-0621-03, No Address Assigned.

6. 240809SU - Tigo Investment Group, LLC, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a proposed development of a food truck park, in a Community Business (B-2) zone, on an approximate 2.0 Acre Parcel, on Parcel Account Number 41200-079-03, No Address Assigned.

7. 240810ZC - Brandon Jimerson and Bobbie Stuffs, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Residential Agriculture Estate (A-3), for all permitted uses, on an approximate 4.34 Acre Parcel, on Parcel Account Number 48948-000-00, No Address Assigned.

8. 240811ZC - PAC3 Properties, LLC, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from an expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), for all permitted uses, on an approximate 1.01 Acre Parcel, on Parcel Account Number 1751-014-017, site address 19874 SW 59th Lane, Dunnelton, FL 34431.

9. 240812ZC - CDH Realty, LLC, Zuber Mine Inc, and CGB Construction Group Inc, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) and Residential Mixed Used (R-4) to Regional Business (B-4), for

all permitted uses, on an approximate 28.23 Acre portion of a 31.31 Acre Tract, on Parcel Account Numbers 13338-000-00, 13338-000-01, and 13338-000-03, No Address Assigned.

10. 240813ZC – Robert Gifford and Julie Anderson Gifford, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Regional Business (B-4) to Rural Commercial (RC-1), for all permitted uses, on an approximate 2.45 Acre Parcel, on Parcel Account Number 08465-001-03, No Address Assigned.

11. 240814ZP – Adena GC Holdings, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend existing PUD (160711Z) Planned Unit Development (PUD), to include the product of townhomes, villas, duplexes, condominiums, and single-family residences and revise development, on an approximate 659.85 Acre Tract, on Parcel Account Numbers 14605-002-00, 14606-002-00, 14699-000-07, and 14699-001-00, site address 544 NW 78th Lane Road, Ocala, FL 34475.

12. 240815ZP – Armstrong Land, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to modify existing PUD (22111ZP) Planned Unit Development (PUD), to change product from 82 town home units to 82 single-family detached units, on an approximate 10.33 Acre Parcel, on Parcel Account Number 9007-0000-12, No Address Assigned.

13. 24-S07 – Meridian Land Holdings, LLC, request a Land Use Change, Articles 2 and 4, of the Marion County Land Development Code, from Rural Land (RL) to Rural Activity Center (RAC), on an approximate 19.2 Acre portion of a 34.31 Acre Parcel, on Parcel Account Number 12550-000-00, site address 5465 NW 110th Avenue, Ocala, FL 34482.

14. 240816ZC – Meridian Land Holdings, LLC, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) and General Agriculture (A-1) to Rural Activity Center (RAC), for all permitted uses, on an approximate 19.2 Acre portion of a 34.31 Acre Parcel, on Parcel Account Number 12550-000-00, site address 5465 NW 110th Avenue, Ocala, FL 34482.

15. 240817ZC – Meridian Land Holdings, LLC, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) to Rural Commercial (RC-1), for all permitted uses, on an approximate 17.6 Acre portion of a 34.31 Acre Parcel, on Parcel Account Number 12550-000-00, site address 5465 NW 110th Avenue, Ocala, FL 34482.

16. 240506ZP – Saldarriaga Trust, requests Approval for the CORTA Commons Planned Unit Development Master Plan and Landscape and Buffer discussion, Parcel Numbers 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034, 3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039, 3501-200-040, 3501-400-003 & 3501-400-004, current owner Saldarriaga Trust.

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, MADE 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
PLEASE BE GOVERNED ACCORDINGLY
DATED THIS 9TH DAY OF JULY, 2024.
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA
/s/ D. Windberg
D. WINDBERG, DEPUTY CLERK
10429670