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8/25/25



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AFFIDAVIT OF PUBLICATION

Marion County Growth Services
2710 E Silver Springs BLVD
Ocala FL 34470-7006

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:

08/11/2025

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 08/11/2025

Legal Clerk [Signature]
Notary, State of WI, County of Brown

3.7.27

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 **25TH DAY OF AUGUST, 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. 250901SU – Yandy & Ismary Fernandez, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the parking of (1) one commercial tractor and trailer, in a Single-Family Dwelling (R-1) zone, on an approximate 0.86 Acre Parcel, on Parcel Account Number 3529-079-020, Site Address 10330 SW 139th Court, Dunnellon, FL 34432.

2. 250902SU – Cesar E. Amparo, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the parking of (7) seven commercial tractor trucks and (9) nine commercial tractor trailers, in a General Agriculture (A-1) zone, on an approximate 1.0 Acre Parcel, on Parcel Account Number 44602-000-01, Site Address 14290 S Highway 475, Summerfield, FL 34491.

3. 250904ZC – Richard Taylor, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Community Business (B-2), for all permitted uses, on an approximate 2.38 Acre Parcel, on Parcel Account Number 1470-002-005, No Address Assigned.

4. 250905ZC – Solarium Properties LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from expired Planned Unit Development (PUD-000901Z) to Heavy Business (B-5), for all permitted uses, on an approximate 20.90 Acre Parcel, on Parcel Account Number 36943-000-00, No Address Assigned.

5. 250906ZC – Black Marlin Capital, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Single-Family Dwelling (R-1) for all permitted uses, on an approximate 13.33 Acre Parcel, on Parcel Account Number 37905-003-00, No Address Assigned.

6. 25-S12 – Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, request a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Low Residential (LR) to Medium Residential (MR), on an approximate 7.70 Acre Tract, on Parcel Account Numbers 23303-002-00, 23303-000-04, Site Address 550 NW 73rd Terrace, Ocala, FL 34482.

7. 250907ZP – Homestead Villas, LLC, Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, request a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from General Agriculture (A-1) and Mixed Residential (R-4) to Planned Unit Development (PUD), for all permitted uses, on an approximate 12.77 Acre Tract, on Parcel Account Numbers 23303-002-00, 23303-000-04, and 23204-002-00, Site Address 550 NW 73rd Terrace, Ocala, FL 34482.

8. 250908ZP – Prosperity US 27 LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to change from expired Planned Unit Development (PUD-160504Z, formerly General Agriculture A-1) to Planned Unit Development (PUD) for a maximum proposed total of 151 single-family residential units, on an approximate 39.36 Acre Parcel, on Parcel Account Number 36640-004-00, No Address Assigned.

9. 250706ZP – Estate of Michael P. Couture, et. al., 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 of 175

detached single-family dwelling units, for all permitted uses, on a ±55.0 Acre Parcel, on Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491 (with 25-L03).

10. 2509092P – Estate of Michael P. Couture, L & C. Couture, J. & J. Heaxt, and C. & V. 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 of 300 Detached Single-Family Residential Units, for all permitted uses on a ±90.89 Acre portion of ±104.95 Acres, on Parcel Account Numbers 47667-004-00 and 47667-005-02, portion of 47667-006-00 and 47667-003-01, Site Address 16152, 16200 SE 73rd Avenue, Summerfield FL 34491, or No Address Assigned (with 25-L04).

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/LE GAL/NOTICES](https://www.marionfl.org/le-gal/notice)

PLEASE BE GOVERNED ACCORDINGLY.

DATED THIS 5TH DAY OF AUGUST, 2025.

BOARD OF COUNTY COMMISSIONERS

MARION COUNTY, FLORIDA
D. WINDBERG, DEPUTY CLERK

#11556004