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Marion Co Zoning Board-330
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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:

OCA Ocala Star-Banner 12/15/2025
OCA ocala.com 12/15/2025

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 12/15/2025



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

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KAITLYN FELTY
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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 **29TH DAY OF DECEMBER 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. 260101SU – Alain Alberto Gonzalez & Darianny Serrano Mulet, request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for commercial parking of two (2) dump trucks, in a General Agriculture (A-1) zone, on an approximate 4.58 Acre Parcel, on Parcel Account Number 3499-000-007, Site Address 10750 SW 105th Street, Ocala, FL 34491

2. 260103ZC – Gustavo Fernandez, request a **Zoning Change**, Articles 2 and 3, of the Marion County Land Development Code, from Single Family Dwelling (R-1) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.77 Acre Parcel, on Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491

3. 260105SU – AFMA Ocala, LLC, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for the operation of a commercial nursery, in a Single-Family Dwelling (R-1) zone, on an approximate 3.13 Acre Tract, on Parcel Account Numbers 37052-000-00, 37053-000-00 and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420

4. 260106ZC – LJP & Company LLC and LouAnn & Joseph R. Papp II, request a **Zoning Change**, Articles 2 and 3, of the Marion County Land Development Code, from Single Family Dwelling (R-1) to Residential Agriculture Estate (A-3) zone, for all permitted uses, on an approximate 20.0 Acre Tract, on Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned

5. 250903ZC – 520 NE 82nd Terrace LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC), for all permitted uses, on an approximate 7.65 Acre Tract, on Parcel Account Numbers 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491

6. 26-S01 – Sheik Hafeez Rahaman & Bibi Shimoon Rahaman, request a **Land Use Change**, Articles 2 and 4, of the Marion County Land Development Code, from High Residential (HR) to Medium Residential (MR), on an approximate 4.47 Acre Parcel, on Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480

7. 260107ZP – Midway 65 LLC, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Planned Unit Development (PUD) zone, for a maximum proposed total of 329 Single-Family residential units, on an approximate 110.14 Acre Parcel, on Parcel Account Number 9027-0000-02, 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 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/LEGIS/NOTICES](https://www.marionfl.org/legis/NOTICES)

PLEASE BE GOVERNED ACCORDINGLY.
DATED THIS 9TH DAY OF DECEMBER 2025.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

D. WINDBERG, DEPUTY CLERK
11906934