Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
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Proof of Publication

No.: 2026-0017

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 Planning and Zoning Commission to Consider Requests for Zoning Changes for Monday, February 23, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on February 9, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 020926

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 9th day of February, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

LORI L ZIRKLE
Commission # HH 720074
Expires October 1, 2029

Lori L Zirkle
Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING

Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY PLANNING AND ZONING COMMISSION TO CONSIDER REQUESTS FOR ZONING CHANGES

Post Date: 02/09/2026 8:00 AM

The Marion County Planning and Zoning Commission will hold a public hearing on **Monday, February 23, 2026, at 5:30 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:

1. 260301SU – Pasteur Cattle Co., Inc., requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a new 199' (feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, No Address Assigned

2. 260302SU – Libor & Rachael Zavalsky, request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for the operation of a Kennel with 19 dogs, in a General Agriculture (A-1) zone, on an approximate 19.73 Acre Parcel, on Parcel Account Number 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

3. 260102SU – Trina Lester & Roy Lester, Jr., request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow D & D Tree & Land Clearing, Inc. to use the property to store business vehicles and equipment, in a Mixed Residential (R-4) zone, on an approximate 0.88 Acre Parcel, on Parcel Account Number 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

4. 260203SU – Ronald & Shirley Adams, request a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, to allow for a new 154' (feet) Monopole Telecommunications Tower and Support Facility, in a General Agriculture (A-1) zone, on an approximate 13.48 Acre Parcel, on Parcel Account Number 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113

5. 26303SU – Andres Hernandez and Gladisleidys Gonzalez, request a **Special Use Permit**, Articles 2 [illegible] 4, of the Marion County Land Development Code, to allow two (2) horses for personal use, in a Single-Family [illegible]ling

(R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

6. 260304ZC – Michelle Katiraee, requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from Community Business (B-2) to General Agriculture (A-1) zone, for all permitted uses, on a ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, on Parcel Account Number 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113

7. 26-S02 – Heather Island, LLC, requests a **Land Use Change**, Articles 2 and 4, of the Marion County Land Development Code, from Public (P) to High Residential (HR), on an approximate 0.74 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

8. 260205ZP– Heather Island, 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), for a maximum proposed total of 176 Single-Family Residential Units, on an approximate 33.56 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05 and 9064-0000-02, No Address Assigned

The action of the Planning and Zoning Commission is solely advisory to the Board of County Commissioners of Marion County, Florida. All interested parties may appear at the public hearing and be heard with respect to the applications. 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 are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2345, 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, based on recommendations made by the Marion County Planning and Zoning Commission 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.

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