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AFFIDAVIT OF PUBLICATION

Autumn Williams
Marion County Growth Services
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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:

03/31/2025

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 03/31/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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MARIAH VERHAGEN
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 14TH DAY OF APRIL, 2025 AT 1:00 PM, AT THE MCPHERSON GOVERNMENTAL CAMPUS AUDITORIUM, 601 SE 25TH AVENUE, OCALA, FLORIDA TO CONSIDER APPROVAL OF THE FOLLOWING COMPREHENSIVE PLAN AMENDMENT, REZONING AND/OR SPECIAL USE PERMIT APPLICATIONS, AND TO CONSIDER ADOPTION 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 AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP, PROVIDING FOR AN EFFECTIVE DATE.

1. 250203ZC - Sumter Electric Cooperative, Inc., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Community Business (B-2), for all permitted uses, on an approximate ± 39.20 Acre Parcel, on Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue, Ocala, FL 34473
2. 250204SU - Sumter Electric Cooperative Inc., requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for an office building and warehouse facility with outdoor material storage, in a Community Business (B-2) zone, on an approximate 79.20 Acre Tract, on Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473
3. 250401ZC - BomCore-Florida, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Multiple-Family Dwelling (R-3) to Light Industrial (M-1), for all permitted uses, on an approximate 2.77 Acre Parcel, on Parcel Account Number 9030-0727-01, No Address Assigned
4. 250403ZC - Java Homes Investment, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Regional Business (B-4) to Rural Residential (RR-1), for all permitted uses, on an approximate 0.23 Acre Parcel, on Parcel Account Number 2003-098-013, Site Address 15460 SW 41st Street Road, Ocala, FL 34481
5. 250404ZC - WD Holt, LLC and Natcho Properties, LLC request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Rural Commercial (RC-1) to Regional Business (B-4), for all permitted uses, on an approximate ± 2.05 Acre Portion of a ± 19.19 Acre Parcel, on Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420
6. 250405SU - WD Holt, LLC and Natcho Properties, LLC request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for outdoor storage, in a Regional Business (B-4) zone, on an approximate ± 2.05 Acres Portion of a ± 19.19 Acre Parcel, on Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420
7. 241211ZP - Highway 27 West, LLC, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend the existing Planned Unit Development (PUD) to allow for the project to connect to the City of Ocala Utilities in lieu of Marion County Utilities, on an approximate 11.37 Acre Portion of an 18.98 Acre Parcel, on Parcel Account Number 21602-000-00, No Address Assigned
8. 250407ZP - Southeast 73rd Avenue, LLC, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend the existing Planned Unit Development (PUD 220919ZP) to eliminate vegetative buffering and replace with only 6ft high privacy fences along the north, south, and east boundaries, modify amenities, and include one additional lot for a maximum proposed total of 159 lots, on an approximate 39.94 Acre Parcel, on Parcel Account Number 48347-000-00, Site Address 16205 SE 73rd Avenue, Summerfield, FL 34491

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](https://www.marionfl.org/legalnotices)

PLEASE BE GOVERNED
ACCORDINGLY
DATED THIS 11TH
DAY OF MARCH, 2025.

BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA

D. WINDBERG, DEPUTY CLERK

11161969