



GREGORY C. HARRELL
CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

TO: Marion County Board of County Commissioners
FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller
DATE: June 18, 2026
RE: Ordinances 26-23 and 26-24

The 2013 Legislature passed legislation that changed the manner by which County Ordinances were to be filed with the Florida Department of State and the manner in which the Department would acknowledge that filing. "An Act relating to paper reduction", Chapter 2013-192, amended Section 125.66, Florida Statutes, to require the Clerks of the Board of County Commissioners to file Ordinances and Amendments, as well as Emergency Ordinances, by e-mail to the Department. In turn, the Department would acknowledge receipt of such documents by return e-mail.

Attached, please find e-mail correspondence from the Clerk's Office to the Department and their acknowledgement related to the above Ordinance(s).

GCH/smm



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 11, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-23, which was filed in this office on June 11, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 11, 2026 03:20 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20260602_ORDINANCE_2026_23
Attachments: Marion20260611_Ordinance26_23_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-23.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Wednesday, June 10, 2026 4:50 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20260602_ORDINANCE_2026_23

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Please disregard the previous version sent of Ordinance 26-23.

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-23, which includes Resolution 26-R-155. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, June 2, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Wednesday, June 10, 2026 04:50 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20260602_ORDINANCE_2026_23
Attachments: MRN20260602_ORDINANCE_2026_23.pdf

Good morning Ms. Grosenbaugh,

Please disregard the previous version sent of Ordinance 26-23.

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-23, which includes Resolution 26-R-155. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, June 2, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Thursday, June 18, 2026 08:11 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 26-23
Attachments: 06-02-26 Ordinance 26-23 Zoning.docx; 06-02-26 Resolution 26-R-155 - 260501SU Ward Merrill LLC - Exhibit A.docx; 06-02-26 Resolution 26-R-155 - 260501SU Ward Merrill LLC.docx

Good afternoon,

Attached is Ordinance 26-23 (Zoning) along with Resolution 26-R-155, which were adopted by the Marion County Board of County Commissioners on Tuesday, June 2, 2026.

Please advise of any problems you may have opening the attached Word documents.

ORDINANCE NO. 26-23

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT APPLICATION, AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on April 27, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, June 2, 2026; and

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted an application for a special use permit, and such application identifies the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendation of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the application contained in this ordinance. The Board has determined that the application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Now therefore,

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPROVAL. The Board hereby approves the below-listed application for Special Use Permit. NOTE: The terms and conditions of Board approval of the Special Use Permit is stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM 5.2.1. 260501SU** – Ward-Merrill, L.L.C, Special Use Permit to allow an accessory structure without a primary residence, in a Single-Family Dwelling (R-1) zone, on an approximate 1.64 Acre Parcel, on Parcel Account Number 4938-001-001, No Address Assigned.

Subject to all terms and conditions of Resolution 26-R-155 attached hereto and incorporated herein by reference.

SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary of State that this Ordinance has been filed with such office.

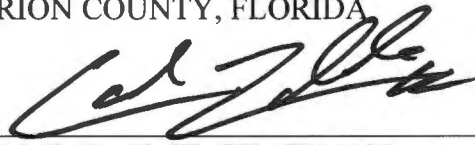
DULY ADOPTED in regular session this 2nd day of JUNE 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON JUNE 11, 2026 ADVISING ORDINANCE WAS
FILED ON JUNE 11, 2026.

RESOLUTION NO. 26-R-155

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on April 27, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, June 2, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION 260501SU – Ward-Merrill, L.L.C., the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Adam Merrill, Gainesville, FL 32601, to allow for an accessory structure without a primary residence, in a Single-Family Dwelling (R-1) zone, on an approximate 1.64 Acre Parcel, on Parcel Account Number 4938-001-001, No Address Assigned

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The Special Use Permit authorizes the placement of an accessory structure for non-habitable purposes, which shall be located consistent with the submitted concept plan (see Exhibit A) in order to accommodate the construction of a new single-family residence in the future.
2. The Special Use Permit shall be contingent upon the ownership of the subject property, which shall remain under the ownership of Ward-Merrill, L.L.C and C. Raymond Merrill. The Special Use Permit shall also be contingent upon the ownership of PID 4938-001-000, across the SE 138th Terrace right-of-way to the west of the subject property, which shall remain under ownership of Merrill C Raymond Family Trust and C. Raymond Merrill. Should either property change in ownership/management, the accessory structure shall be removed from the subject property, unless otherwise approved through a new Special Use Permit.
 - a. The Special Use Permit shall terminate upon the construction of a single-family residence within the subject property.
3. At least eight (8) foot setbacks from all subject property boundaries shall be observed for the siting of the accessory structure.

4. A vegetative buffer along the eastern and southern subject property boundaries, approximately twenty-five (25) feet in width, shall be maintained, unless or until the construction of a single-family residence.
5. No well or septic permits shall be authorized for the subject property, unless or until a primary residence is established.
6. The storage of all personal goods and material shall be maintained within the accessory structure. Outdoor storage is expressly prohibited.
7. Outdoor ground and building lighting shall not cast direct light on adjacent properties.
8. The Special Use Permit shall expire on May 19, 2031; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
 - b. Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or
 - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

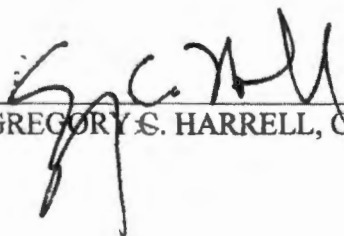
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

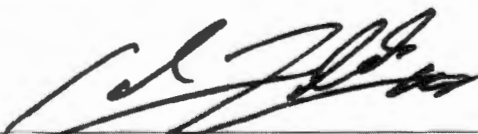
DULY ADOPTED in regular session this 2nd day of June 2026.

ATTEST:

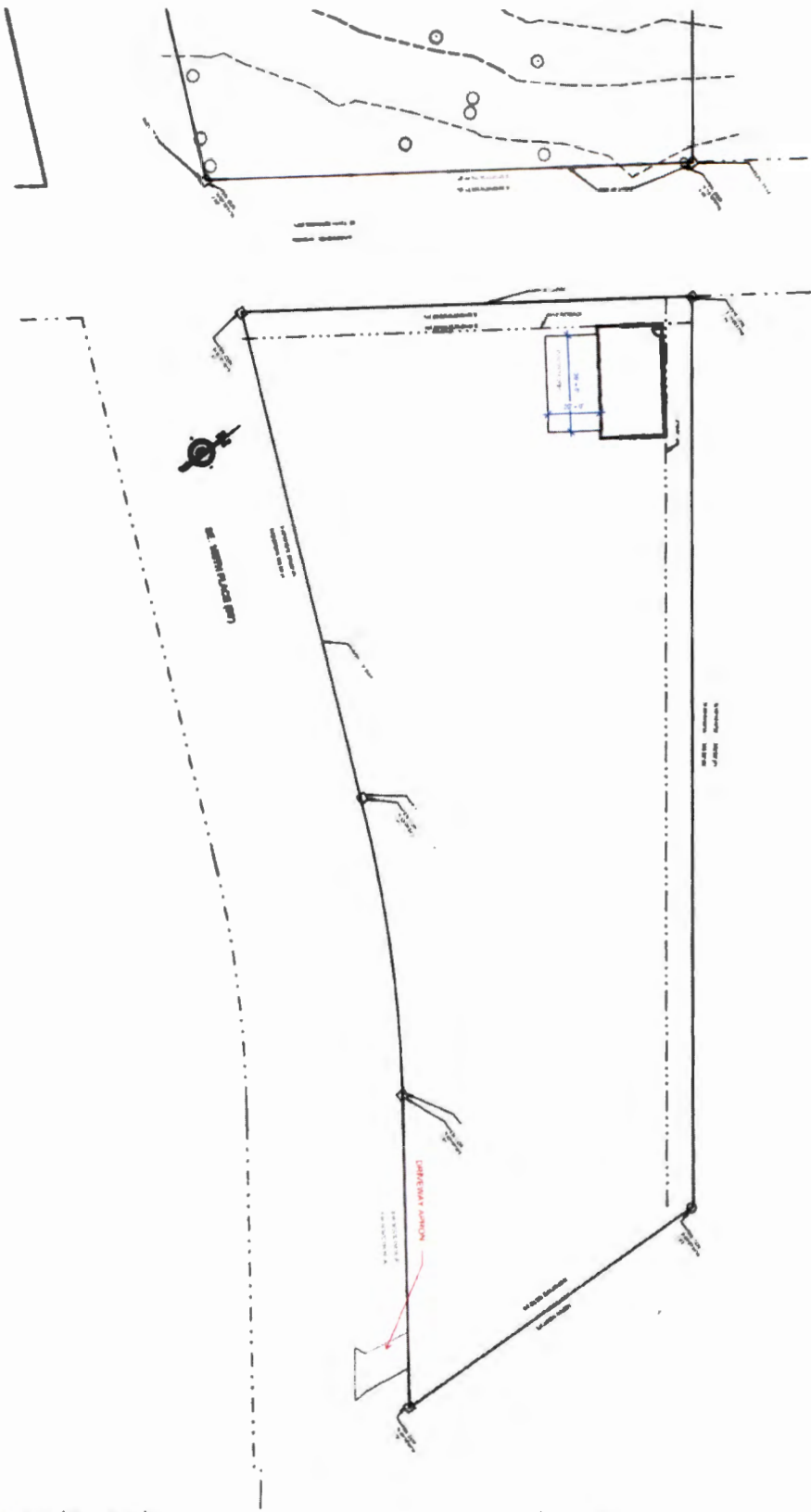
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY S. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN



2025 Project: 2025-001
 Project Name: 2025-001
 Project Location: 2025-001
 Project Date: 2025-001

Project Number: 2025-001
 Issue: 08/08/2025
 Drawn By: KMB
 Checked By: Checker

Revision 1 Date:
 Revision 2 Date:
 Revision 3 Date:
 Revision 4 Date:

Site

A0.1

8/8/2025 11:10:00 AM

EXHIBIT A
GARAGE



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 11, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-24, which was filed in this office on June 11, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 11, 2026 03:20 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20260603_ORDINANCE_2026_24
Attachments: Marion20260611_Ordinance26_24_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-24.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Wednesday, June 10, 2026 5:03 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20260603_ORDINANCE_2026_24

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-24, which was adopted by the Marion County Board of County Commissioners on Wednesday, June 3, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Wednesday, June 10, 2026 05:03 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20260603_ORDINANCE_2026_24
Attachments: MRN20260603_ORDINANCE_2026_24.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-24, which was adopted by the Marion County Board of County Commissioners on Wednesday, June 3, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,

ORDINANCE NO. 26- 24

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, RELATING TO THE BAHIA OAKS MUNICIPAL SERVICE TAXING UNIT FOR STREET LIGHTING; AMENDING ORDINANCE NUMBERS 97-26 AND 05-13, CODIFIED AS ARTICLE XXXIII OF THE MARION COUNTY CODE TO AMEND THE NAME OF BAHIA OAKS MUNICIPAL SERVICE TAXING UNIT FOR STREET LIGHTING TO BAHIA OAKS MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING; AMENDING SECTION 12-479, BY INCREASING THE MAXIMUM ASSESSMENT RATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN CODE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board established the Bahia Oaks Municipal Service Taxing Unit for Street Lighting (the "MSTU") in Ordinance No. 97-26, codified as Article XXXIII of the Marion County Code; and

WHEREAS, Ordinance No. 97-26 provides that the purpose of the MSTU is for providing municipal services within its boundaries; and

WHEREAS, such municipal services are funded by non-ad valorem assessments on a per parcel basis and provide special benefit to the properties within its boundaries; and

WHEREAS, the services provided by said MSTU were initially funded through a special assessment not to exceed \$60.00 per parcel; and

WHEREAS, the Board desires that Ordinance No. 97-26 and 05-13 now be amended to change the name of the Bahia Oaks Municipal Service Taxing Unit for Street Lighting to "Bahia Oaks Municipal Service Benefit Unit for Street Lighting" to better describe the legal status of the unit with regard to its powers, purpose, and structure; and

WHEREAS, the Board has also determined it is necessary to increase the maximum per parcel annual special assessment rate for the unit to one hundred dollars (\$100.00) per year to allow for adequate funding for municipal services benefiting the subdivision; and

WHEREAS, the adoption of this ordinance will better codify the structure of the unit which promotes the health, safety, and welfare of the citizens of Marion County, Florida; and

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Marion County, Florida, as follows:

SECTION 1. RECITALS. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. CODE AMENDMENT. The Marion County Code of Ordinances, Chapter 2 **Amendments.** Per section 1-6.3 – Amendments to Code; effect of new ordinance; amendatory language, of the Marion County Code, **Chapter 12** of the Marion County Code, **Municipal Service Taxing Units, Article XXXIII Bahia Oaks Municipal Service Taxing Unit for Street Lighting** is hereby amended as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

ARTICLE XXXIII. - BAHIA OAKS MUNICIPAL SERVICE BENEFIT TAXING UNIT FOR STREET LIGHTING.

Sec. 12-476. - Established.

There is hereby established pursuant to the authority of section 125.01 (1)(q), Florida Statutes, the Bahia Oaks Municipal Benefit Service Taxing Unit for Street Lighting as follows:

- (1) The area for the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting shall consist of the Bahia Oaks Subdivision as recorded in Plat Book "L", at Pages 65 and 66 of the Public Records of Marion County, Florida.(2)The governing body for the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting shall be the board of county commissioners of Marion County, Florida,, as provided for in section 125.01(2), Florida Statutes.

Sec. 12-477. - Purposes.

The Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting is hereby established for the purpose of providing municipal services in the area described in section 12-476 above, as authorized by section 125.01(q), Florida Statutes.

Sec. 12-478. - Powers of the governing body.

The board of county commissioners of Marion County, Florida, as governing body of the Bahia Oaks Municipal Benefit Service Taxing Unit for Street Lighting is empowered:

- (1) To sue and be sued in the name of the unit.
- (2) To adopt and use a seal and authorize use of a facsimile thereof.
- (3) To acquire in the name of the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting by purchase, gift, or the exercise of right of eminent domain, such lands and rights and interests therein, including lands under water and riparian rights and to acquire such personal property as it may deem necessary in connection with the furnishings of services authorized by this article and to hold and dispose of all real and personal property under its control; providing, however, nothing herein contained shall authorize the power of eminent domain to be exercised beyond the limits of the unit.
- (4) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers.
- (5) To employ and fix the compensation of employees of the unit.

- (6) To authorize compensation for members of an advisory board for per diem, travel, and other reasonable expenses for meetings, hearings, and other official business, consistent with section 112.061, Florida Statutes.
- (7) To contract for the services of engineers, attorneys, accountants, financial, or other consultants and such other agents as the board of county commissioners may require or deem necessary to accomplish the purposes of the unit.
- (8) To borrow money and accept gifts; to convey real or personal property; to apply for and use grants or loans of money or other property from the United States, the State of Florida, a local unit of government or any other person for any unit purposes of the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting and to enter into agreements required in connection therewith; and to hold, use, and dispose of such monies or property for any unit purposes in accordance with the terms of the gift or grant, loan, or agreement relating thereto.
- (9) To acquire, construct, operate, maintain, equip, improve, extend, enlarge, or improve capital projects within or without the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting to perform the specialized public function or services herein provided.
- (10) To maintain an office at such place or places as it may designate within or without such unit.
- (11) To adopt by-laws, rules and regulations, resolutions and orders for its own proceedings.
- (12) To make use of any public easements, dedications to public use, plat reservations of specific public purposes within the boundaries of the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting for those purposes authorized by the unit.
- (13) To lease as lessor or lessee, to or from any person, firm, corporation, association or body, public or private, any projects of the type that the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting is authorized to undertake any facilities or properties of any nature for the use of the unit to carry out any of the purposes of this article as now in effect or hereafter amended.
- (14) To issue general obligation bonds, certificates, warrants, notes or other evidences of indebtedness as hereinafter provided; to levy such tax as may be authorized; and to establish a budget and a fiscal year.
- (15) To issue general obligation bonds, revenue bonds, special assessment bonds or combination thereof to finance the cost of capital improvement projects authorized by the article as now in effect or hereafter amended; the procedure for issuing such revenue or assessment bonds or the levying of special assessments shall be in the manner provided by law.
- (16) To levy and assess per parcel special assessments authorized by law to pay the cost of such specialized public functions or services as are provided for in the article as now or hereafter amended.

- (17) To contract with municipalities, cities, towns, counties, or other political subdivisions, public corporations, or persons; to provide or receive such specialized public functions or services.
- (18) To provide for an advisory council and appoint its members. The composition of the advisory council and the terms of office for its members shall be set forth in the resolution providing for such advisory council.

Sec. 12-479. - Authorizing special assessments on a per parcel basis.

- (a) Municipal services as authorized by this article may be funded by special assessments on a per parcel basis.
- (b) For the fiscal year beginning October 1, 2005, and each year thereafter, there shall be levied a special assessment not to exceed ~~sixty dollars (\$60.00)~~ one hundred dollars (\$100.00) per parcel. The board may adjust assessments against individual parcels on the basis of justice and right.
- (c) For purposes of this section "parcel" means a platted lot or tract as shown on the plats referred to in section 12-476.

Sec. 12-480. - Budget.

The annual fiscal year for the operation of the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting shall run from October 1st of each year to September 30th of the following year. The board of county commissioners of Marion County, Florida, on or before September 30th of each year shall hold a public hearing and adopt a budget setting forth the amounts necessary for the costs and expenses of furnishing municipal services authorized by this article, which budget shall serve as a basis for the annual levying of assessments herein provided for. All funds received shall be part of the general funds of Marion County but shall be separately accounted for with respect to other county funds.

Sec. 12-481. - Collection of special assessments.

The Marion County Property Appraiser shall furnish to the board of county commissioners a tax roll covering all taxable properties within the territorial limits of the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting upon which rolls the board will place the levy for each specially assessed parcel of property shown thereon. A property owner in such municipal service taxing unit shall have the right to file a written protest of the proposed assessment, the amount and rate thereof, and to appear before the board in support of such protest. The board shall hold a meeting or meetings to consider and act upon any such protest. The board shall adopt a resolution fixing the rate of assessments and shall return the county tax roll to the Marion County Property Appraiser having first noted thereon the levy against each parcel of property described therein. The Marion County Property Appraiser shall then include in the county tax roll and on all required notices the assessments thus made by the board and the same shall be collected in the manner and form as provided for the collection of county taxes and paid over by the Marion County Tax Collector to the board.

Sec. 12-482. - Liens on property.

Special assessments for municipal services shall be a lien upon the land so assessed until special assessments have been paid, and if the same becomes delinquent, shall be considered a part of the county tax subject to the same penalties, charges, fees, and remedies for enforcement and collection, and shall be enforced and collected as provided by the laws of Florida for the collection of such taxes.

Sec. 12-483. - Expenditure of tax revenue.

No funds of the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting shall be used for any purposes other than the administration of the affairs of the unit.

Sec. 12-484. - Reimbursement of funds for administrative assistance by county officers.

All costs and expenses incurred by a constitutional officer of Marion County, Florida, in performing any of the provisions of this article shall be reimbursed by the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting to said constitutional officer. Such reimbursement, however, shall not exceed eight (8) percent of the revenue collected within the Bahia Oaks Municipal Service Benefit Taxing Unit for Street Lighting within any twelve-month period.

SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 4. REPEAL OF ORDINANCES. All ordinances, or parts of ordinances, in conflict with this ordinance are to the extent of such conflict hereby repealed.

SECTION 5. INCLUSION IN CODE. It is the intention of the Board of County Commissioners of Marion County, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Marion County, Florida, that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section", "article" or other appropriate designation.

SECTION 6. EFFECTIVE DATE. A certified copy of this Ordinance shall be filed with the Department of State by the Clerk within ten days after enactment by the Board and shall take effect upon receipt of official acknowledgment of filing as provided in Section 125.66(2), Florida Statutes.

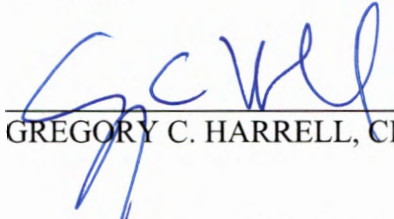
DULY ADOPTED on this 3 day of June 2026.

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



CARL ZALAK, III, CHAIRMAN

ATTEST:



GREGORY C. HARRELL, CLERK

APPROVED AS TO FORM:



MATTHEW G. MINTER, COUNTY ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE
ON JUNE 11, 2026 ADVISING ORDINANCE WAS
FILED ON JUNE 11, 2026.

Bahia Oaks MSTU – Street Lighting Only

