



**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.: 2026-0113

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 Board of County Commission to Consider Adoption of an Ordinance for Wednesday, June 3, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on May 13, 2026.

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

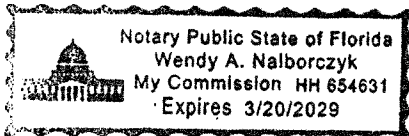
Signature: 

Date: 05.13.26

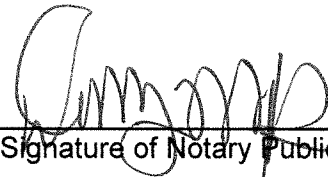
Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 13th day of May, 2026, by Heather Flynn who is: personally known to me or who has produced _____ as identification.



Notary Public Stamp


Signature of Notary Public

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY BOARD OF COUNTY COMMISSION TO CONSIDER ADOPTION OF AN ORDINANCE

Post Date: 05/13/2026 8:00 AM

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Marion County will hold a Public Hearing to consider an ordinance to amend the name of the Bahia Oaks Municipal Service Taxing Unit for Street Lighting as well as increasing the maximum assessment rate for the unit entitled as follows:

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 SECTION 12-476 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 CHAPTER 12, ARTICLE XXXIII, 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.

The Marion County Board of County Commissioners propose to consider the adoption of an ordinance amending the name of the Bahia Oaks Municipal Service Taxing Unit for Street Lighting to Bahia Oaks Municipal Service Benefit Unit for Street Lighting as well increasing the Maximum Assessment rate for the Bahia Oaks Municipal Services Benefit Unit for Street Lighting from \$60 per parcel per year to \$100 per parcel per year.

A public hearing will be held by the Marion County Board of County Commissioners on **Wednesday, June 3, 2026, at 2:00 PM** or soon thereafter as the matter can be heard, at the **McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida 34471**, for the purpose of considering the proposed amendment. A copy of the proposed ordinance is available for public inspection at the Municipal Services Department, 2710 E Silver Springs Blvd., Ocala Florida, 34471, Telephone (352) 438-2650.

ALL PERSONS ARE ADVISED that any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this public hearing will need a record of the proceedings and for such purpose 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.

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 forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

Effective October 1, 2023, a Florida legislative act relating to local ordinances, amending F.S.125.66(3)(a), requires a Business Impact Statement to be prepared by the governing body of a county before the enactment of a proposed ordinance in accordance with the provisions of F.S., the Business Impact Estimate (BIE) must be published on the County's website and must include certain information, such as a summary of the proposed ordinance, including a statement of the public purpose, an estimate of the direct economic impact, and a good faith estimate of the number of businesses likely to be impacted, and any additional information the governing body determines may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying with the business impact statement. Marion County's business impact estimates are posted on the Marion County website under Public Relations at: www.MarionFL.org/BIE. You can find the Business Impact Estimate for this particular notice **here**.



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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, RELATING TO THE BAHIA OAKS MUNICIPAL SERVICE TAXING UNIT FOR GENERAL SERVICES; AMENDING ORDINANCE NUMBERS 97-26 AND 05-13, CODIFIED AS SECTION 12-476 OF THE MARION COUNTY CODE TO AMEND THE NAME OF THE BAHIA OAKS MUNICIPAL SERVICE TAXING UNIT FOR GENERAL SERVICES TO BAHIA OAKS MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING; AMENDING CHAPTER 12, ARTICLE XXXIII, 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.

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

- b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **13th day of May, 2026**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): **Amending the name of the MSTU for street lighting for Bahia Oaks subdivision and increasing the increasing the maximum rate for the assessment.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;
and
(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
No direct economic impact on businesses as this is solely for the benefit of a residential subdivision.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Zero**

4. Additional information the governing body deems useful (if any):