

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

September 3, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met in a special session in Commission Chambers at 6:53 p.m. on Wednesday, September 3, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

INTRODUCTION OF PUBLIC HEARING BY CHAIRMAN KATHY BRYANT

Chairman Bryant advised that the public hearing was scheduled this afternoon to consider an Ordinance amending the Marion County Land Development Code (LDC). She stated today's meeting is the first of two public hearings, noting the second public hearing is scheduled for Tuesday, September 16, 2025 at 10:00 a.m.

PLEDGE OF ALLEGIANCE

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

ROLL CALL

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were Chief Assistant County Attorney Dana Olesky, County Administrator Mounir Bouyounes and Assistant County Administrator (ACA) Tracy Straub.

PROOF OF PUBLICATION

Deputy Clerk Lewter advised that there are three (3) Proofs of Publication to be presented for this afternoon's meeting.

The first Proof of Publication is Legal ad number 11594770 entitled, "Notice of Public Hearing" published in the Star Banner newspaper on August 22, 2025. The Notice states the Board will consider an Ordinance amending the Marion County LDC relating to Article 1, Division 2, Definitions.

The second Proof of Publication is Legal ad number 11594752 entitled, "Notice of Public Hearing" published in the Star Banner newspaper on August 22, 2025. The Notice states the Board will consider an Ordinance amending the Marion County LDC relating to Article 2, Division 4, Land Development Code Amendment, Section 2.4.4 Completion and Close Out.

The third Proof of Publication is Legal ad number 11594795 entitled, "Notice of Public Hearing" published in the Star Banner newspaper on August 22, 2025. The Notice states the Board will consider an Ordinance amending the Marion County LDC relating to Article 2, Division 7, Zoning Change, Section 2.7.1. Applicability.

The Deputy Clerk was in receipt of an 51 page Agenda Packet to follow along with the PowerPoint presentation.

STAFF PRESENTATION

September 3, 2025

1. Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 1, Division 2, Definitions

Growth Services Deputy Director Ken Weyrauch presented the following recommendation:

Description/Background: Staff will present the attached proposed amendment of Land Development Code (LDC) Article 1, Division 2 Definitions updating the requirements for due public notice.

The proposed LDC amendment was considered by the Land Development Regulation Commission (LDRC) in a public hearing held August 20, 2025. The LDRC recommended approval of this item and forwarded it to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 16, 2025, at 10:00 a.m. in the McPherson Governmental Campus Auditorium.

Budget/Impact: None.

Recommended Action: Take public comment and provide direction.

Chief Assistant County Attorney Dana Olesky advised that during the budget workshop the County Administrator indicated that staff was working on bringing an Ordinance back to the Board, which would allow for the legal advertisements to be moved from traditional newspapers to a publicly accessible website. She stated in order to do that there were sections of the LDC that needed to be updated. Ms. Olesky advised that the modification is to the definition of "Due public notice". She stated the proposed language adds "or on a publicly accessible website under s.50.0311", noting this still allows the option should it be needed to advertise in a newspaper.

2. Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 2, Division 4, Land Development Code Amendment, Section 2.4.4 Completion and Close Out

Growth Services Deputy Director Weyrauch presented the following recommendation:

Description/Background: Staff will present the attached proposed amendment of Land Development Code (LDC), Article 2, Division 4, Section 2.4.4 Completion and close out updating the requirements for legal advertisements.

The proposed LDC amendment was considered by the Land Development Regulation Commission (LDRC) in a public hearing held August 20, 2025. The LDRC recommended approval of this item and forwarded it to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 16, 2025, at 10:00 a.m. in the McPherson Governmental Campus Auditorium.

Budget/Impact: None.

Recommended Action: Take public comment and provide direction.

Ms. Olesky advised that adding the language "if published in the print edition of a newspaper, the" is being proposed to the beginning of Section 2.4.4.A(2).

3. Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 2, Division 7, Zoning Change, Section 2.7.1 Applicability

Growth Services Deputy Director Weyrauch presented the following recommendation:

September 3, 2025

Description/Background: Staff will present the attached proposed amendment of Land Development Code (LDC) Article 2, Division 7, Zoning Change, Section 2.7.1 Applicability updating the requirements for legal advertisements.

The proposed LDC amendment was considered by the Land Development Regulation Commission (LDRC) in a public hearing held August 20, 2025. The LDRC recommended approval of this item and forwarded it to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 16, 2025, at 10:00 a.m. in the McPherson Governmental Campus Auditorium.

Budget/Impact: None.

Recommended Action: Take public comment and provide direction.

Ms. Olesky advised that adding the language "If published in the print edition of a newspaper the" is being proposed to the beginning of Section 2.7.1.B(2)(b).

Ms. Olesky stated the second public hearing will be held on Tuesday, September 16, 2025 at 10:00 a.m., noting the same day she will be presenting the overall Ordinance for the Board's consideration to adopt the publicly accessible website and all the criteria that goes along with the website. She advised that from that point forward the Board will have the ability to move the legal advertisements entirely to the website or do a hybrid model.

PUBLIC COMMENT

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

BOARD DISCUSSION AND CLOSING COMMENTS

Chairman Bryant advised that Board action will be taken at the second public hearing on Tuesday, September 16, 2025.

There being no further business to come before the Board, the meeting thereupon adjourned at 6:58 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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