



Marion County

Board of County Commissioners

Public Hearing Meeting

Meeting Agenda

Wednesday, June 3, 2026

2:00 PM

McPherson Governmental
Campus Auditorium

Public Hearings Regarding Street Lighting Assessments in Various Subdivisions

INTRODUCTION OF PUBLIC HEARINGS BY CHAIRMAN CARL ZALAK III

PLEDGE OF ALLEGIANCE

ROLL CALL

COVER DOCUMENTS

[Proofs of Publications](#)

STAFF PRESENTATIONS (Public Comment and Board Discussion to occur after each item)

1. [PUBLIC HEARING to Consider the Adoption of an Ordinance to Amend Section 12-476 and Section 12-479 of the Marion County Code of Ordinances to Increase the Maximum Assessment Rate and Change the Name of the Municipal Service Taxing Unit Associated with the Bahia Oaks Subdivision](#)
2. [PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Bahia Oaks Subdivision Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue](#)
3. [PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue](#)
4. [PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Indian Meadows Subdivision Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue](#)

5. [PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Golden Hills Turf and Country Club Municipal Service Taxing Unit for General Services, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue](#)

CLOSING COMMENTS



Marion County
Board of County Commissioners Public
Hearing Meeting

Agenda Item

File No.: 2026-23140

Agenda Date: 6/3/2026

Agenda No.:

SUBJECT:
Proofs of Publications

INITIATOR:
Chad Wicker, Director

DEPARTMENT:
Municipal Services

DESCRIPTION/BACKGROUND:
Proofs of Publications for the June 3, 2026 Board of County Commissioners Public Hearings.

BUDGET/IMPACT:
None

RECOMMENDED ACTION:
For informational purposes.



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331


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.

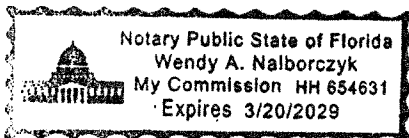
Signature: 

Date: 05.13.26

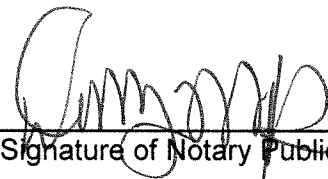
Business Impact Estimate published with the advertisement and attached.

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.

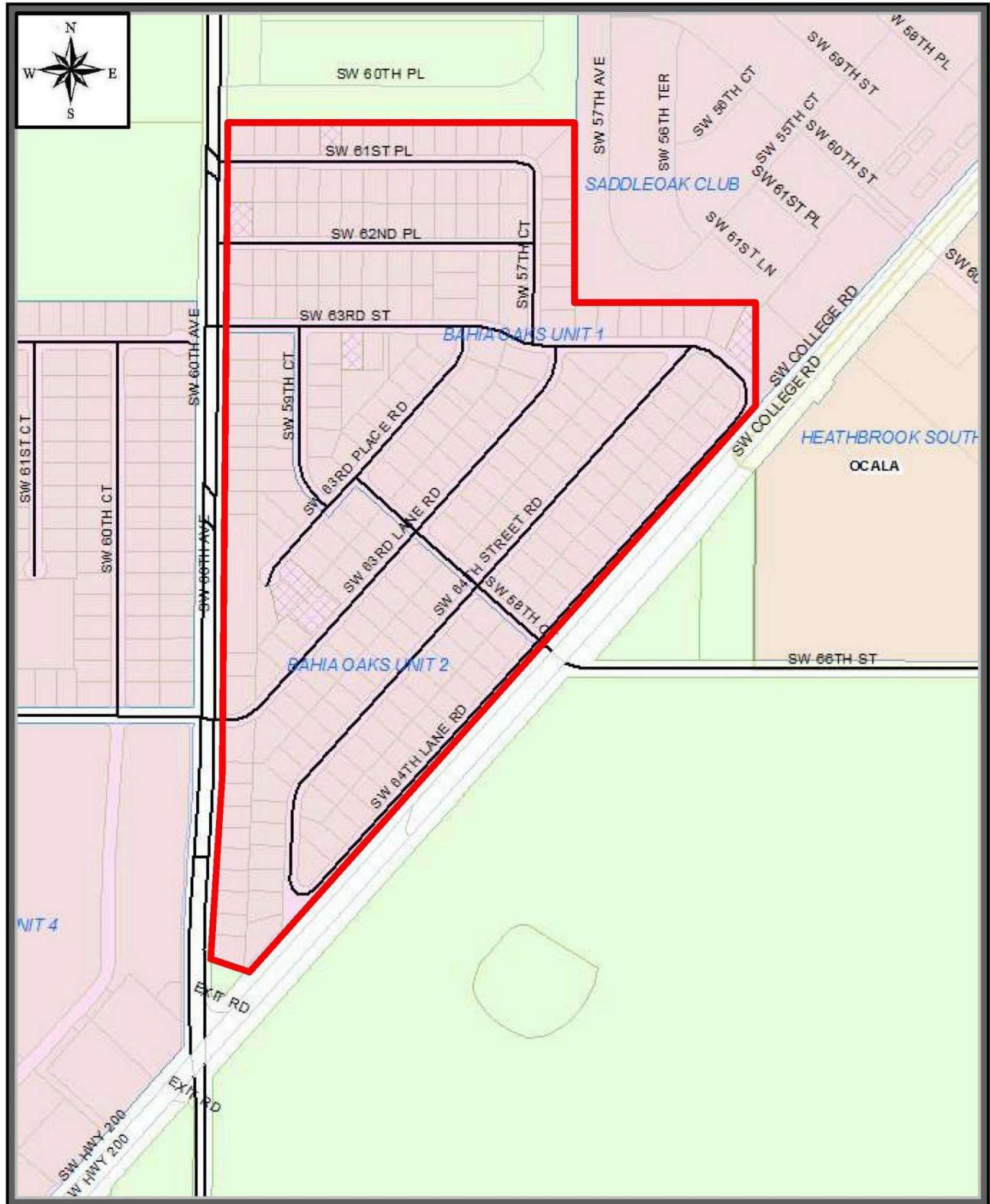
ALL PERSONS ARE ADVISED that any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this public hearing will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made,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

Bahia Oaks MSTU – Street Lighting Only



2026-0113

[Return to fu](#)

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Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

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):



**Marion County
Board of County Commissioners**

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0118

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 for Non-Ad Valorem Assessments for Bahia Oaks Municipal Service Benefit Unit for Street Lighting 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.

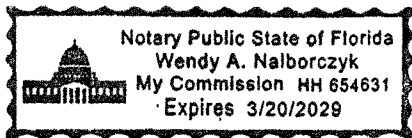
Signature: 

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.




Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING FOR NON-AD VALOREM ASSESSMENTS FOR BAHIA OAKS MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING

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

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**, to adopt non-ad valorem assessment rolls and increase the amount of non-ad valorem assessments for the purpose of services indicated below for the **Bahia Oaks Municipal Service Benefit Unit for Street Lighting**.

MUNICIPAL SERVICE BENEFIT UNIT

DISTRICT	PURPOSE	CODE	UNIT OF MEASURE	EXISTING RATE	PROPOSED RATE	PROPOSED MAXIMUM RATE	TOTAL REVENUE
Bahia Oaks Unit 1 & 2	Street Lighting	270	Per Parcel	\$50.00	\$77.00	\$100.00	\$20,559.00

The Board may increase subsequent years' assessments up to the maximum permitted by law.

WRITTEN OBJECTIONS TO NON-AD VALOREM ASSESSMENTS must be filed with the Board of County Commissioners of Marion County, Florida within ten (10) days from this notice. All affected property owners have the right to appear at the public hearing and to file written objections. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows:

MUNICIPAL SERVICES DEPARTMENT

OBJECTIONS TO THE PROPOSED NON-AD VALOREM ASSESSMENT RATES

2710 E. Silver Springs Blvd., Ocala, Florida 34470

For more information on the above MSBU, call (352) 438-2650

COLLECTION: The non-ad valorem assessments will be added to your tax bill that is usually mailed by November 1st of each year. The amount of this notice will appear on your 2026 tax bill, if approved. These non-ad valorem assessments will be collected by the Tax Collector of Marion County, pursuant to Chapter 197, Florida Statutes

FAILURE TO PAY THE ASSESSMENTS WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY WHICH MAY RESULT IN LOSS OF TITLE TO YOUR PROPERTY. HOMESTEAD EXEMPTIONS and other exemptions associated with ad valorem taxes DO NOT apply to non-ad valorem assessments.

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.



2026-0118

[Return to full list >>](#)



**Marion County
Board of County Commissioners**

Office of the County Attorney

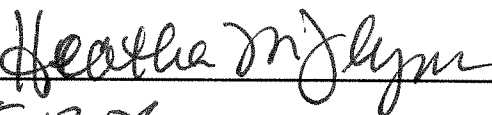
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0117

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 for Non-Ad Valorem Assessments for Kingsland County Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting 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.

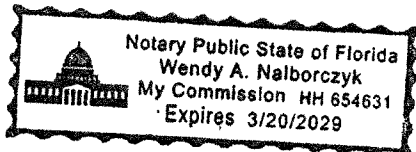
Signature: 

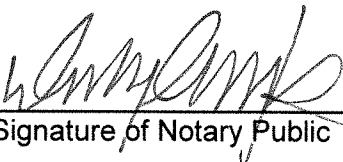
Date: 05.13.26

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.




Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING FOR NON-AD VALOREM ASSESSMENTS FOR KINGSLAND COUNTRY ESTATES WHISPERING PINES AND KINGSLAND COUNTRY ESTATES FOREST GLENN MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING

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

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**, to adopt non-ad valorem assessment rolls and increase the amount of non-ad valorem assessments for the purpose of services indicated below for **Kingsland County Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting**.

MUNICIPAL SERVICE BENEFIT UNIT

DISTRICT	PURPOSE	CODE	UNIT OF MEASURE	EXISTING RATE	PROPOSED RATE	MAXIMUM RATE	TOTAL REVENUE
Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn	Street Lighting	489	PER PARCEL	\$66.00	\$72.00	\$100.00	\$87,768.00

The Board may increase subsequent years' assessments up to the maximum permitted by law.

WRITTEN OBJECTIONS TO NON-AD VALOREM ASSESSMENTS must be filed with the Board of County Commissioners of Marion County, Florida within ten (10) days from this notice. All affected property owners have the right to appear at the public hearing and to file written objections. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows:

MUNICIPAL SERVICES DEPARTMENT

OBJECTIONS TO THE PROPOSED NON-AD VALOREM ASSESSMENT RATES

2710 E. Silver Springs Blvd., Ocala, Florida 34470

For more information on the above MSBU, call (352) 438-2650

COLLECTION: The non-ad valorem assessments will be added to your tax bill that is usually mailed by November 1st of each year. The amount of this notice will appear on your 2026 tax bill, if approved. These non-ad valorem assessments will be collected by the Tax Collector of Marion County, pursuant to Chapter 197, Florida Statutes.

FAILURE TO PAY THE ASSESSMENTS WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY WHICH MAY RESULT IN LOSS OF TITLE TO YOUR PROPERTY. HOMESTEAD EXEMPTIONS and other exemptions associated with ad valorem taxes DO NOT apply to non-ad valorem assessments.

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.



**Marion County
Board of County Commissioners**

Office of the County Attorney

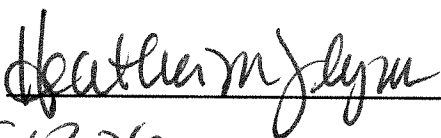
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0116

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

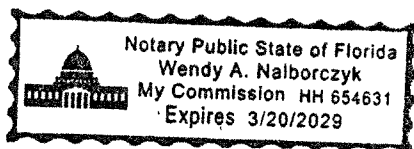
Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing for Non-Ad Valorem Assessments for Indian Meadows Subdivision Municipal Service Benefit Unit for Street Lighting 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.

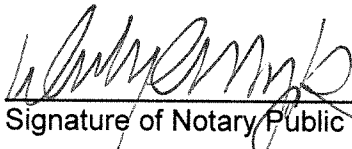
Signature: 
Date: 05.13.26

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.




Signature of Notary Public

Notary Public Stamp

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Legal Notices

NOTICE OF PUBLIC HEARING FOR NON-AD VALOREM ASSESSMENTS FOR INDIAN MEADOWS SUBDIVISION MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING

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

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**, to adopt non-ad valorem assessment rolls and increase the amount of non-ad valorem assessments for the purpose of services indicated below for the **Indian Meadows Subdivision Municipal Service Benefit Unit for Street Lighting**.

MUNICIPAL SERVICE BENEFIT UNIT

DISTRICT	PURPOSE	CODE	UNIT OF MEASURE	EXISTING RATE	PROPOSED RATE	MAXIMUM RATE	TOTAL REVENUE
Indian Meadows	Street Lighting	440	PER PARCEL	\$55.00	\$70.00	\$70.00	\$3,500.00

The Board may increase subsequent years' assessments up to the maximum permitted by law.

WRITTEN OBJECTIONS TO NON-AD VALOREM ASSESSMENTS must be filed with the Board of County Commissioners of Marion County, Florida within ten (10) days from this notice. All affected property owners have the right to appear at the public hearing and to file written objections. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows:

COLLECTION: The non-ad valorem assessments will be added to your tax bill that is usually mailed by November 1st of each year. The amount of this notice will appear on your 2026 tax bill, if approved. These non-ad valorem assessments will be collected by the Tax Collector of Marion County, pursuant to Chapter 197, Florida Statutes.

MUNICIPAL SERVICES DEPARTMENT

OBJECTIONS TO THE PROPOSED NON-AD VALOREM ASSESSMENT RATES

2710 E. Silver Springs Blvd., Ocala, Florida 34470

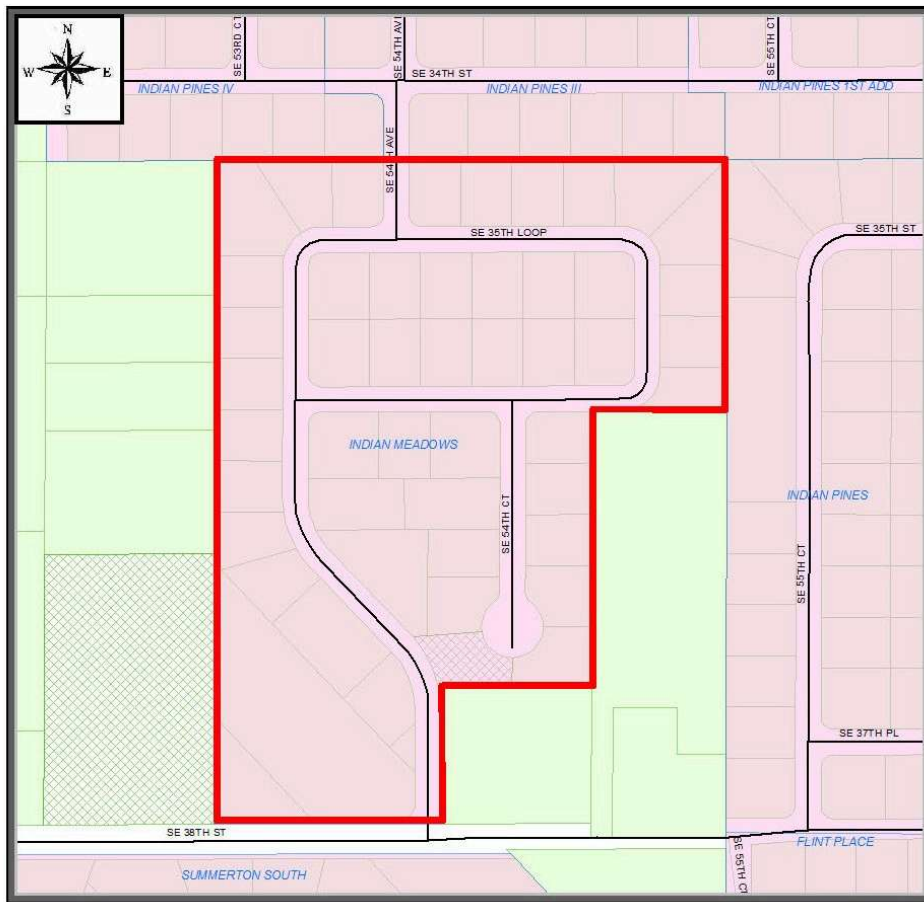
For more information on the above MSBU, call (352) 438-2650

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Indian Meadows MSTU – Street Lighting Only



2026-0116

[Return to full list >>](#)



**Marion County
Board of County Commissioners**

Office of the County Attorney

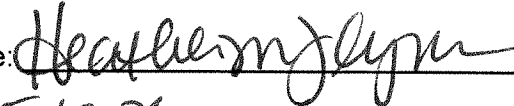
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0114

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

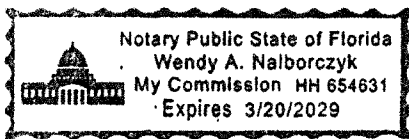
Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing for Non-Ad Valorem Assessments for Golden Hills Turf and Country Club Municipal Service Taxing Unit for General Services 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.

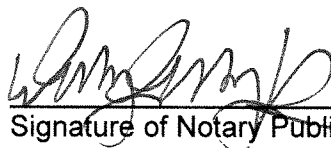
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Signature of Notary Public

Notary Public Stamp

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Legal Notices

NOTICE OF PUBLIC HEARING FOR NON-AD VALOREM ASSESSMENTS FOR GOLDEN HILLS TURF AND COUNTRY CLUB MUNICIPAL SERVICE TAXING UNIT FOR GENERAL SERVICES

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

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**, to adopt non-ad valorem assessment rolls and increase the amount of non-ad valorem assessments for the purpose of services indicated below for the **Golden Hills Turf and Country Club Municipal Service Taxing Unit for General Services**.

MUNICIPAL SERVICE TAXING UNIT

DISTRICT	PURPOSE	CODE	UNIT OF MEASURE	EXISTING RATE	PROPOSED RATE	MAXIMUM RATE	TOTAL REVENUE
Golden Hills Turf and Country Club for General Services	Street Lighting	425	Per Parcel	\$40.00	\$65.00	\$100.00	\$20,800.00

The Board may increase subsequent years' assessments up to the maximum permitted by law.

WRITTEN OBJECTIONS TO NON-AD VALOREM ASSESSMENTS must be filed with the Board of County Commissioners of Marion County, Florida within ten (10) days from this notice. All affected property owners have the right to appear at the public hearing and to file written objections. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows:

MUNICIPAL SERVICES DEPARTMENT

OBJECTIONS TO THE PROPOSED NON-AD VALOREM ASSESSMENT RATES

2710 E. Silver Springs Blvd., Ocala, Florida 34470

For more information on the above MSTU, call (352) 438-2650

COLLECTION: The non-ad valorem assessments will be added to your tax bill that is usually mailed by Nov 1st of each year. The amount of this notice will appear on your 2026 tax bill, if approved. These non-ad valorem

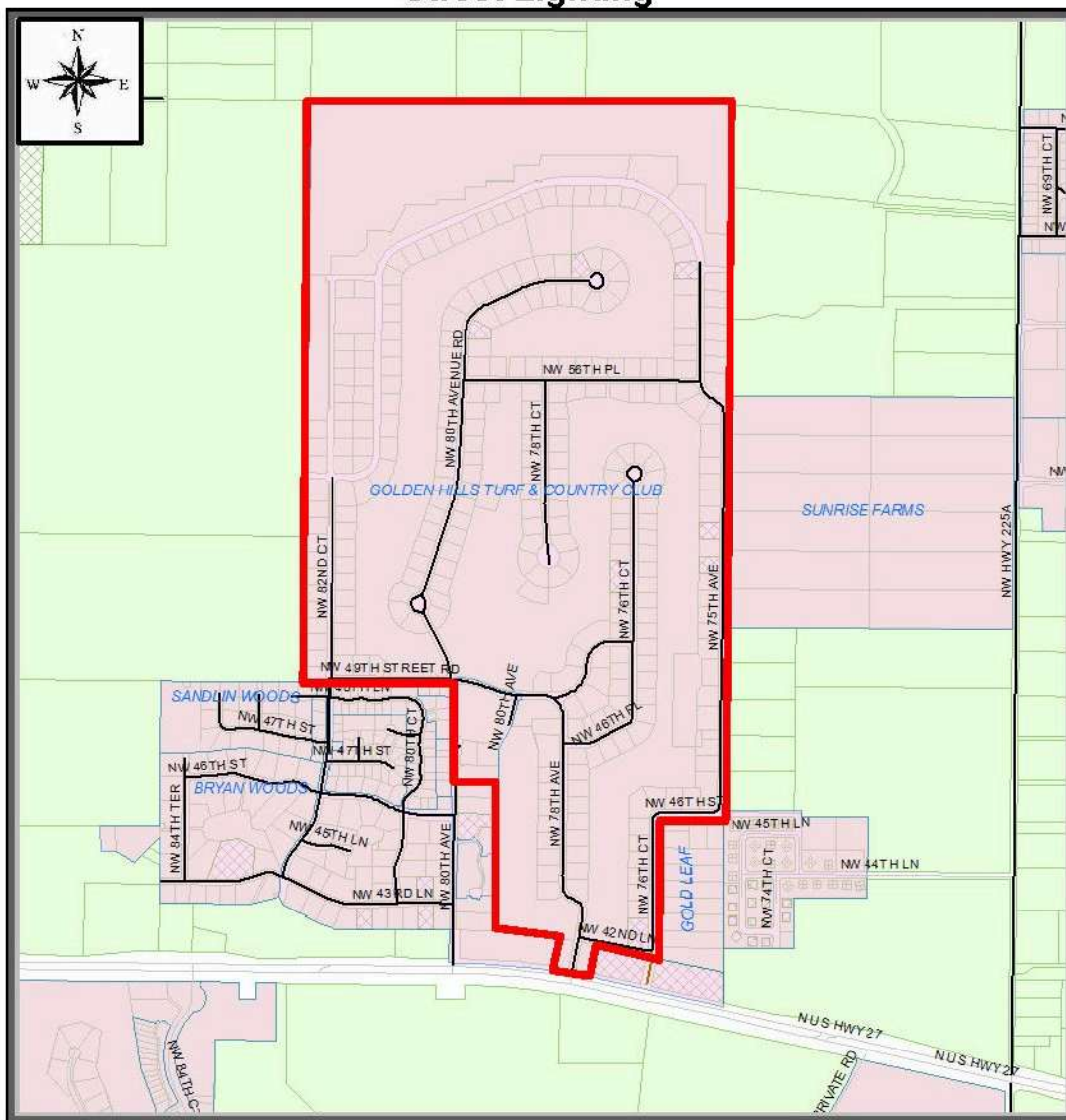
assessments will be collected by the Tax Collector of Marion County, pursuant to Chapter 197, Florida Statutes.

FAILURE TO PAY THE ASSESSMENTS WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY WHICH MAY RESULT IN LOSS OF TITLE TO YOUR PROPERTY. HOMESTEAD EXEMPTIONS and other exemptions associated with ad valorem taxes DO NOT apply to non-ad valorem assessments.

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.

Golden Hill Turf and Country Club MSTU – General Services, Street Lighting



[Return to full list >>](#)



Marion County

Board of County Commissioners Public Hearing Meeting

Agenda Item

File No.: 2026-23076

Agenda Date: 6/3/2026

Agenda No.: 1.

SUBJECT:

PUBLIC HEARING to Consider the Adoption of an Ordinance to Amend Section 12-476 and Section 12-479 of the Marion County Code of Ordinances to Increase the Maximum Assessment Rate and Change the Name of the Municipal Service Taxing Unit Associated with the Bahia Oaks Subdivision

INITIATOR:

Chad Wicker, Director

DEPARTMENT:

Municipal Services

DESCRIPTION/BACKGROUND:

In 2005, Bahia Oaks Subdivision established its first Ordinance which set the maximum rate at \$60.00 per parcel. The rate is no longer sufficient for the current level of service in Bahia Oaks Subdivision and is not sustainable under the current assessment amount. The proposed solution is to amend the existing Ordinance to establish a new maximum rate of \$100.00, which would allow the Board discretion to consider enacting a rate resolution of up to \$77.00 per parcel at the subsequent Public Hearing.

Also, staff is recommending to amend the name of the Bahia Oaks Municipal Service Taxing Unit for Street Lighting to now read as Bahia Oaks Municipal Service Benefit Unit for Street Lighting to better describe the legal status of the unit with regard to its purpose.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to approve the proposed Ordinance to increase the maximum assessment rate to \$100.00 and amend the name change to Bahia Oaks Municipal Service Benefit Unit for Street Lighting, and authorize the Chair and Clerk to execute the same.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Cline Cara (Dept) MSTU - 4155
Last First
 (Title) Administrative Services Coordinator (Phone) (352) 438-2652
 Signature Date Thursday, May 14, 2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: Draft Document Approve as to Form RESUBMIT LRM No. _____
 Legal Opinion Other

Description of Request

Please review the attached Ordinance for Bahia Oaks Municipal Service Taxing Unit for Street Lighting. Public Hearing is scheduled for Wednesday, June 3 at 2:00 p.m.

For more information or discussion, contact: Same as above
 (Name) _____ (Title) _____ (Phone) _____
Last First

Agenda Item? Yes No Agenda Date: _____

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-412

Assigned to: Matthew Guy Minter, County Attorney Dana E. Olesky, Chief Asst. County Attorney Linda Blackburn, Asst. County Attorney Thomas Schwartz, Asst. County Attorney Valdoston Shealey, Asst. County Attorney

Outcome:

Date Received:

Approved as to form and legal sufficiency
 Approved with revisions: Suggested Completed
 Other:

RECEIVED
 By Marion County Attorney-WN at May 14, 2026

Attorney Signature: Dana Olesky Date 05/21/2026

Staff Signature: Date: 05/21/26 Returned: Department Admin _____
Completed

ORDINANCE NO. 26-_____

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 ___ day of ____, 2026.

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

CARL ZALAK, III, CHAIRMAN

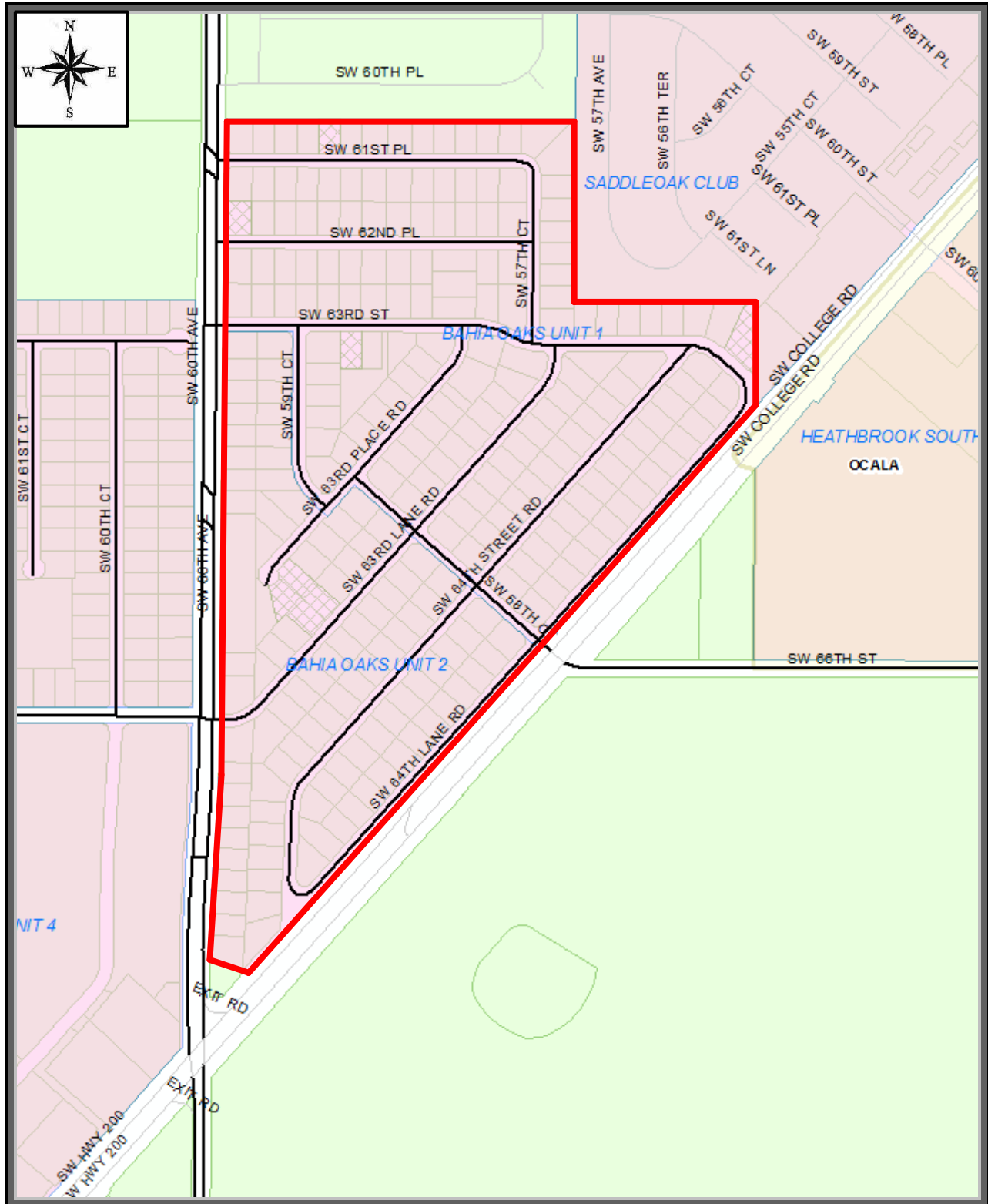
ATTEST:

GREGORY C. HARRELL, CLERK

APPROVED AS TO FORM:

MATTHEW G. MINTER, COUNTY ATTORNEY

Bahia Oaks MSTU – Street Lighting Only





Marion County

Board of County Commissioners Public Hearing Meeting

Agenda Item

File No.: 2026-23078

Agenda Date: 6/3/2026

Agenda No.: 2.

SUBJECT:

PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Bahia Oaks Subdivision Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue

INITIATOR:

Chad Wicker, Director

DEPARTMENT:

Municipal Services

DESCRIPTION/BACKGROUND:

It has been determined during the budget process that the fund balance for Bahia Oaks Subdivision Municipal Service Benefit Unit (MSBU) for Street Lighting is not sufficient to sustain the funds beyond this current year. These funds are being used for street lighting within this subdivision.

Currently, the FY 2025-26 annual projected operating revenue will generate approximately \$12,987 (factoring in early payment discounts), with projected expenditures of \$17,680, leaving a deficit of \$4,784 in the FY 2027-28 budget year. Increasing the assessment from \$50 to \$77 will increase the revenue to \$20,001 annually, which will begin increasing the fund balance and provide the same level of service for the next nine years.

Based on this analysis and discussions with the Marion County Budget Director, staff is recommending an increase from the current annual rate of \$50 to \$77 annually starting with the upcoming FY 2026-27 Budget.

BUDGET/IMPACT:

Estimated annual expenditure of \$18,695

RECOMMENDED ACTION:

Motion to approve Resolution for the Bahia Oaks Subdivision MSBU for Street Lighting establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Bahia Oaks Subdivision MSBU for Street Lighting.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Wicker Chad (Dept) MSTU - 4155
Last First
 (Title) Director (Phone) (352) 438-2660
 Signature *[Handwritten Signature]* Date Wednesday, May 6, 2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: Draft Document Approve as to Form RESUBMIT LRM No. _____
 Legal Opinion Other

Description of Request

Proposed Resolution for rate increase for Bahia Oaks MSBU for Street Lighting; Public Hearing scheduled for June 3, 2026.

For more information or discussion, contact: Same as above
 (Name) Cline Cara (Title) Admin Services Coord (Phone) (352) 438-2652
Last First

Agenda Item? Yes No Agenda Date: _____

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-387

Assigned to: Matthew Guy Minter, County Attorney Dana E. Olesky, Chief Asst. County Attorney Linda Blackburn, Asst. County Attorney Thomas Schwartz, Asst. County Attorney Valdoston Shealey, Asst. County Attorne

Outcome:

Approved as to form and legal sufficiency
 Approved with revisions: Suggested Completed
 Other:

Date Received:

RECEIVED
 By Marion County Attorney-WN at May 07, 2026

Attorney Signature: *Dana Olesky* Date 05/08/2026

Staff Signature: *Wendy Nalborczyk* Date: 5/8/26 Returned: Department Admin _____
Completed

RESOLUTION NO. 26-R-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY OF THE BAHIA OAKS MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING; ESTABLISHING A SPECIAL ASSESSMENT RATE; ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE.

WHEREAS, the Ordinance establishing the Bahia Oaks Municipal Service Benefit Unit (MSBU) for Street Lighting is codified at Marion County Code, Article XXXIII Section 12-476 through 12-484 (“the Ordinance”); and

WHEREAS, the Board of County Commissioners of Marion County, Florida (the "Board"), sitting as the governing body of Bahia Oaks Municipal Service Benefit Unit for Street Lighting, must establish the special assessment rate for the property located within the area described in Section 12-476 of the Code of Marion County; and

WHEREAS, the Board, pursuant to the Ordinance, held a public hearing and considered a budget which serves as a basis for the annual levying of the above-described special assessments; and

WHEREAS, the Board finds that the property within the MSBU will derive a special benefit from the expenditure of money collected pursuant to this Resolution and the Ordinance; and

WHEREAS, the Board pursuant to Section 197.3632, Florida Statutes, authorizes, by this Resolution, the method of collection on special assessments in the same manner, and subject to the same procedures, as ad valorem taxes.

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

Section 1. The Board hereby imposes the special assessments for the MSBU as follows:

- | | | |
|----|---|---|
| A. | The number of parcels, as defined in the Ordinance: | 267 |
| B. | The amount of special assessment per parcel is: | \$77.00 |
| C. | The estimated per parcel assessment revenue,
being the total amount of special assessments to be
collected, minus five percent (5%) as required by
Section 129.01, Florida Statutes, is: | \$20,559.00
<u>\$1,028.00</u>
\$19,531.00 |

Section 2. In accordance with the provisions of Florida law and County ordinance, the above-described special assessments are to be collected in the same manner, and subject to the same procedures, as ad valorem taxes.

Section 3. The Board certifies that all of the required hearings to determine the assessment rate have been held and proper notices given in accordance with Section 197.3632, Florida Statutes.

Section 4. The Board specifies, pursuant to Section 197.3632(6), Florida Statutes, that the assessment is to be collected for a period of more than one (1) year.

Section 5. A copy of the MSBU budget is to be part of the estimated assessment revenue for Marion County for Fiscal Year 2026/27.

Section 6. A copy of this Resolution is to be attached to the special assessment roll for the MSBU, which is to be delivered to the Tax Collector of Marion County, with a copy to the Property Appraiser of Marion County.

DULY ADOPTED this 3rd day of June, 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

Marion County Board of County Commissioners
Bahia Oaks Street Lighting (Fund 1703) - LRF
2024-25 Actual through 2045-46

	Beginning Fund Balance	Assessment Revenue	Other Revenue	Street Lighting Expenditures	Other Expenditures	Ending Fund Balance
<u>Prior Fiscal Year Actual</u>						
2024-25	15,255	12,987	787	(16,665)	(1,015)	11,350
<u>Current Fiscal Year Projected</u>						
2025-26	11,350	12,987	586	(17,165)	(1,015)	6,743
<u>Projected</u>						
2026-27	6,743	20,001	348	(17,680)	(1,015)	8,397
2027-28	8,397	20,001	433	(18,210)	(1,015)	9,606
2028-29	9,606	20,001	496	(18,756)	(1,015)	10,332
2029-30	10,332	20,001	533	(19,319)	(1,015)	10,532
2030-31	10,532	20,001	543	(19,899)	(1,015)	10,162
2031-32	10,162	20,001	524	(20,496)	(1,015)	9,176
2032-33	9,176	20,001	473	(21,111)	(1,015)	7,524
2033-34	7,524	20,001	388	(21,744)	(1,015)	5,154
2034-35	5,154	20,001	266	(22,396)	(1,015)	2,010
2035-36	2,010	20,001	104	(23,068)	(1,015)	(1,968)
2036-37	(1,968)	20,001	(102)	(23,760)	(1,015)	(6,844)
2037-38	(6,844)	20,001	(353)	(24,473)	(1,015)	(12,684)
2038-39	(12,684)	20,001	(654)	(25,207)	(1,015)	(19,559)
2039-40	(19,559)	20,001	(1,009)	(25,963)	(1,015)	(27,545)
2040-41	(27,545)	20,001	(1,421)	(26,742)	(1,015)	(36,722)
2041-42	(36,722)	20,001	(1,895)	(27,544)	(1,015)	(47,175)
2042-43	(47,175)	20,001	(2,434)	(28,370)	(1,015)	(58,993)
2043-44	(58,993)	20,001	(3,044)	(29,221)	(1,015)	(72,272)
2044-45	(72,272)	20,001	(3,729)	(30,098)	(1,015)	(87,113)
2045-46	(87,113)	20,001	(4,495)	(31,001)	(1,015)	(103,623)

Current Assessment Rate	\$ 50
Number of Units	267
Total Assessment	\$ 13,325
Actual Collections	\$ 12,987
Collection Percentage	97%

2026-27 Assessment Rate	\$ 77
Number of Units	267
Total Assessment	\$ 20,521
Actual Collections	\$ 20,001
Collection Percentage	97%

Price Level Adjustment 3%



Marion County
Board of County Commissioners Public
Hearing Meeting
Agenda Item

File No.: 2026-23079

Agenda Date: 6/3/2026

Agenda No.: 3.

SUBJECT:

PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue

INITIATOR:

Chad Wicker, Director

DEPARTMENT:

Municipal Services

DESCRIPTION/BACKGROUND:

It has been determined during the budget process that the fund balance for Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit (MSBU) for Street Lighting is not sufficient. These funds are being used for street lighting within this subdivision.

Currently, the FY 2025-26 annual projected operating revenue will generate approximately \$77,115 (factoring in early payment discounts), with projected expenditures of \$ 77,968, leaving a deficit of \$3,820 by FY 2028-29. Increasing the assessment from \$66 to \$72 will increase the revenue to \$84,125 annually, which will begin increasing the fund balance and provide the same level of service for the next seven years.

Based on this analysis and discussions with the Marion County Budget Director, staff is recommending an increase from the current annual rate of \$66 to \$72 for the upcoming FY 2026-27 Budget.

BUDGET/IMPACT:

Estimated annual expenditure of \$ 77,968

RECOMMENDED ACTION:

Motion to approve Resolution for the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Subdivision MSBU for Street Lighting establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn MSBU for Street Lighting.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Wicker Chad (Dept) MSTU - 4155
Last First
 (Title) Director (Phone) (352) 438-2660
 Signature *Chad Wicker* Date Wednesday, May 6, 2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: Draft Document Approve as to Form RESUBMIT LRM No. _____
 Legal Opinion Other

Description of Request

Proposed Resolution for rate increase for Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn MSBU for Street Lighting; Public Hearing scheduled for June 3, 2026.

For more information or discussion, contact: Same as above
 (Name) Cline Cara (Title) Admin Services Coord (Phone) (352) 438-2652
Last First

Agenda Item? Yes No Agenda Date: _____

Agenda Deadline Date for **Legal**: _____ Agenda Deadline Date for **Admin**: _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-389

Assigned to: Matthew Guy Minter, County Attorney Dana E. Olesky, Chief Asst. County Attorney Linda Blackburn, Asst. County Attorney Thomas Schwartz, Asst. County Attorney Valdoston Shealey, Asst. County Attorne

Outcome:

Date Received:

Approved as to form and legal sufficiency
 Approved with revisions: Suggested Completed
 Other:

RECEIVED
 By Marion County Attorney-WN at May 07, 2026

Attorney Signature: *Dana Olesky* Date 05/08/2026

Staff Signature: *Wendy Nalborczyk* Date: 5/8/26 Returned: Department Admin _____
Completed

RESOLUTION NO. 26-R-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY OF THE KINGSLAND COUNTRY ESTATES WHISPERING PINES AND KINGSLAND COUNTRY ESTATES FOREST GLENN MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING; ESTABLISHING A SPECIAL ASSESSMENT RATE; AND ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE.

WHEREAS, the Ordinance establishing the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit (MSBU) for Street Lighting is codified at Marion County Code, Article LXVI, Section 12-1251 through 12-1259 (“the Ordinance”); and

WHEREAS, the Board of County Commissioners of Marion County, Florida (the "Board"), sitting as the governing body of the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting, must establish the special assessment rate for the property located within the area described in Section 12-1251 of the Code of Marion County; and

WHEREAS, the Board, pursuant to the Ordinance, held a public hearing and considered a budget which serves as a basis for the annual levying of the above-described special assessments; and

WHEREAS, the Board finds that the property within the MSBU will derive a special benefit from the expenditure of money collected pursuant to this Resolution and the Ordinance; and

WHEREAS, the Board pursuant to Section 197.3632, Florida Statutes, authorizes, by this Resolution, the method of collection on special assessments in the same manner, and subject to the same procedures, as ad valorem taxes.

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

Section 1. The Board hereby imposes the special assessments for the MSBU as follows:

A.	The number of parcels, as defined in the Ordinance:	1,219
B.	The amount of special assessment per parcel is:	\$72.00
C.	The estimated per parcel assessment revenue, being the total amount of special assessments to be collected, minus five percent (5%) as required by Section 129.01, Florida Statutes, is:	\$87,768.00
		<u>-S 4,389.00</u>
		\$83,379.00

Section 2. In accordance with the provisions of Florida law and County ordinance, the above-described special assessments are to be collected in the same manner, and subject to the same procedures, as ad valorem taxes.

Section 3. The Board certifies that all of the required hearings to determine the assessment rate have been held and proper notices given in accordance with Section 197.3632, Florida Statutes.

Section 4. The Board specifies, pursuant to Section 197.3632(6), Florida Statutes, that the assessment is to be collected for a period of more than one (1) year.

Section 5. A copy of the MSBU budget is to be part of the estimated assessment revenue for Marion County for Fiscal Year 2026/27.

Section 6. A copy of this Resolution is to be attached to the special assessment roll for the MSBU, which is to be delivered to the Tax Collector of Marion County, with a copy to the Property Appraiser of Marion County.

DULY ADOPTED this 3rd day of June, 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

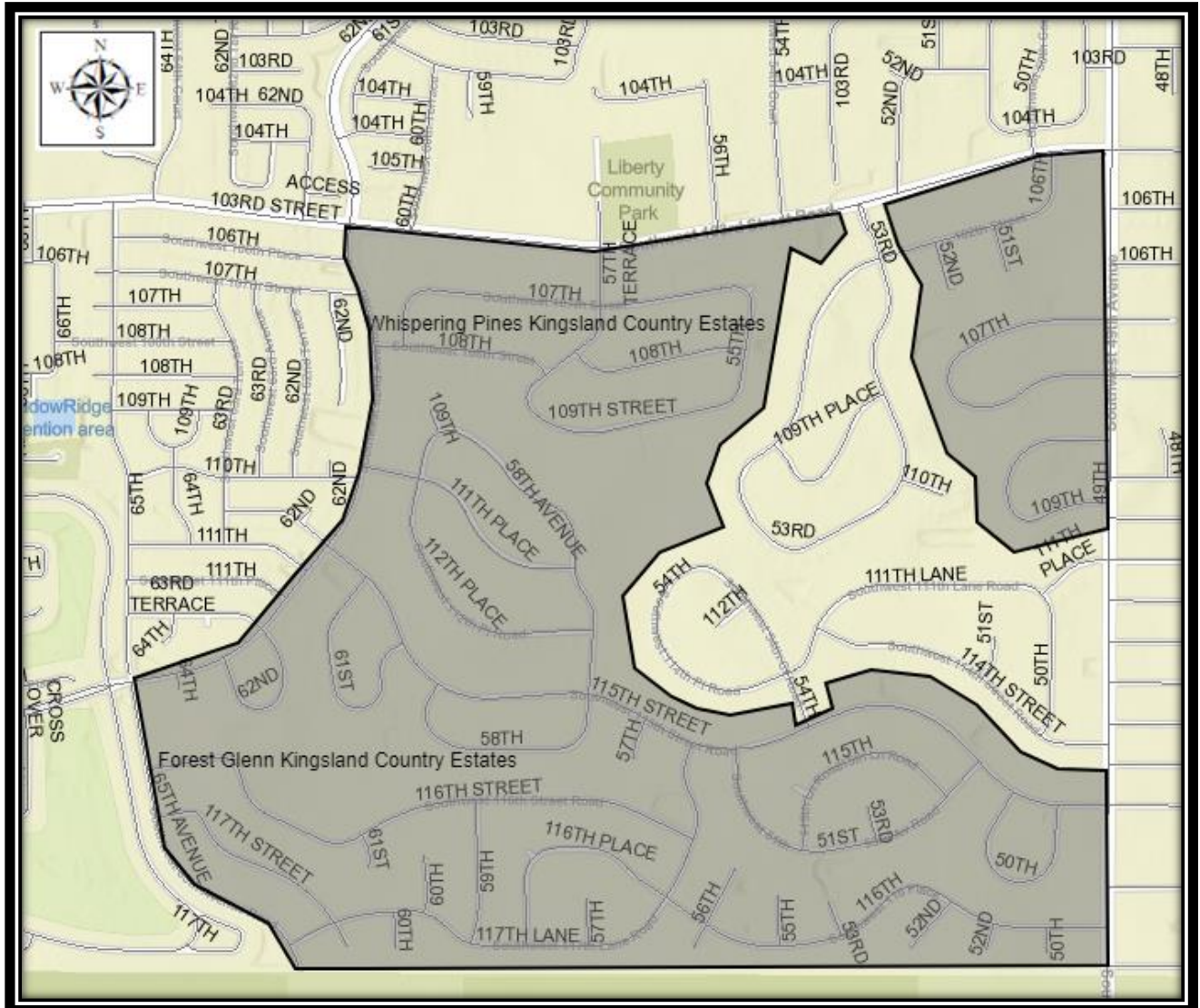
Marion County Board of County Commissioners
Kingsland Whisperings Pines MSBU - Street Lighting (Fund 1709) - LRF
2024-25 Actual through 2045-46

	Beginning Fund Balance	Assessment Revenue	Other Revenue	Street Lighting Expenditures	Other Expenditures	Ending Fund Balance
<u>Prior Fiscal Year Actual</u>						
2024-25	20,193	52,837	1,206	(67,584)	(3,557)	3,096
<u>Current Fiscal Year Projected</u>						
2025-26	3,096	77,115	445	(72,000)	(3,808)	4,848
<u>Projected</u>						
2026-27	4,848	84,125	290	(74,160)	(3,808)	11,295
2027-28	11,295	84,125	675	(76,385)	(3,808)	15,902
2028-29	15,902	84,125	950	(78,677)	(3,808)	18,492
2029-30	18,492	84,125	1,105	(81,037)	(3,808)	18,877
2030-31	18,877	84,125	1,128	(83,468)	(3,808)	16,854
2031-32	16,854	84,125	1,007	(85,972)	(3,808)	12,206
2032-33	12,206	84,125	729	(88,551)	(3,808)	4,701
2033-34	4,701	84,125	281	(91,208)	(3,808)	(5,909)
2034-35	(5,909)	84,125	(353)	(93,944)	(3,808)	(19,889)
2035-36	(19,889)	84,125	(1,188)	(96,762)	(3,808)	(37,522)
2036-37	(37,522)	84,125	(2,242)	(99,665)	(3,808)	(59,112)
2037-38	(59,112)	84,125	(3,532)	(102,655)	(3,808)	(84,982)
2038-39	(84,982)	84,125	(5,077)	(105,735)	(3,808)	(115,477)
2039-40	(115,477)	84,125	(6,899)	(108,907)	(3,808)	(150,966)
2040-41	(150,966)	84,125	(9,019)	(112,174)	(3,808)	(191,842)
2041-42	(191,842)	84,125	(11,461)	(115,539)	(3,808)	(238,525)
2042-43	(238,525)	84,125	(14,250)	(119,005)	(3,808)	(291,463)
2043-44	(291,463)	84,125	(17,413)	(122,575)	(3,808)	(351,134)
2044-45	(351,134)	84,125	(20,978)	(126,252)	(3,808)	(418,047)
2045-46	(418,047)	84,125	(24,975)	(130,040)	(3,808)	(492,745)

Current Assessment Rate	\$ 66	2026-27 Assessment Rate	\$ 72
Number of Units	1,219	Number of Units	1,219
Total Assessment	\$ 80,454	Total Assessment	\$ 87,768
Actual Collections	\$ 77,115	Actual Collections	\$ 84,125
Collection Percentage	96%	Collection Percentage	96%

Price Level Adjustment 3%

Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn MSBU for Street Lighting Boundary Map



LEGEND



WHISPERING PINES/FOREST GLENN ASSESSMENT BOUNDARY



Marion County
Board of County Commissioners Public
Hearing Meeting
Agenda Item

File No.: 2026-23081

Agenda Date: 6/3/2026

Agenda No.: 4.

SUBJECT:

PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Indian Meadows Subdivision Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue

INITIATOR:

Chad Wicker, Director

DEPARTMENT:

Municipal Services

DESCRIPTION/BACKGROUND:

It has been determined during the budget process that the fund balance for Indian Meadows Subdivision Municipal Service Benefit Unit (MSBU) for Street Lighting is not sufficient to sustain the funds beyond FY 2028-29. These funds are being used for street lighting within this subdivision.

Currently, the FY 2025-26 annual projected operating revenue will generate approximately \$2,592 (factoring in early payment discounts), with projected expenditures of \$3,213. Increasing the assessment from \$55 to \$70 will increase the revenue to \$3,299 annually, which will begin increasing the fund balance and provide the same level of service for the next eight years.

Based on this analysis and discussions with the Marion County Budget Director, staff is recommending an increase from the current annual rate of \$55 to \$70 for the upcoming FY 2026-27 Budget.

BUDGET/IMPACT:

Estimated annual expenditure of \$3,310

RECOMMENDED ACTION:

Motion to approve Resolution for the Indian Meadows Subdivision MSBU for Street Lighting establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Indian Meadows Subdivision MSBU for Street Lighting.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Wicker Chad (Dept) MSTU - 4155
Last First
 (Title) Director (Phone) (352) 438-2660
 Signature *Chad Wicker* Date Wednesday, May 6, 2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: Draft Document Approve as to Form RESUBMIT LRM No. _____
 Legal Opinion Other

Description of Request

Proposed Resolution for rate increase for Indian Meadows MSBU for Street Lighting; Public Hearing scheduled for June 3, 2026.

For more information or discussion, contact: Same as above
 (Name) Cline Cara (Title) Admin Services Coord (Phone) (352) 438-2652
Last First

Agenda Item? Yes No Agenda Date: _____

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-388

Assigned to: Matthew Guy Minter, County Attorney Dana E. Olesky, Chief Asst. County Attorney Linda Blackburn, Asst. County Attorney Thomas Schwartz, Asst. County Attorney Valdoston Shealey, Asst. County Attorney

Outcome:

Approved as to form and legal sufficiency
 Approved with revisions: Suggested Completed
 Other:

Date Received:

RECEIVED
 By Marion County Attorney-WN at May 07, 2026

Attorney Signature: *D. Olesky* Date 05/08/2026

Staff Signature: *Wendy Nalborczyk* Date: 5/8/26 Returned: Department Admin _____
Completed

RESOLUTION NO. 26-R-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY OF INDIAN MEADOWS SUBDIVISION MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING; ESTABLISHING A SPECIAL ASSESSMENT RATE; AND ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE.

WHEREAS, the Ordinance establishing the Indian Meadows Subdivision Municipal Service Benefit Unit (MSBU) for Street Lighting is codified at Marion County Code, Article XLI, Section 12-661 through 12-669 (“the Ordinance”); and

WHEREAS, the Board of County Commissioners of Marion County, Florida (the "Board"), sitting as the governing body of Indian Meadows Subdivision Municipal Service Benefit Unit for Street Lighting, must establish the special assessment rate for the property located within the area described in Section 12-661 of the Code of Marion County; and

WHEREAS, the Board, pursuant to the Ordinance, held a public hearing and considered a budget which serves as a basis for the annual levying of the above-described special assessments; and

WHEREAS, the Board finds that the property within the MSBU will derive a special benefit from the expenditure of money collected pursuant to this Resolution and the Ordinance; and

WHEREAS, the Board pursuant to Section 197.3632, Florida Statutes, authorizes, by this Resolution, the method of collection on special assessments in the same manner, and subject to the same procedures, as ad valorem taxes.

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

Section 1. The Board hereby imposes the special assessments for the MSBU as follows:

A.	The number of parcels, as defined in the Ordinance:	50
B.	The amount of special assessment per parcel is:	\$70.00
C.	The estimated per parcel assessment revenue, being the total amount of special assessments to be collected, minus five percent (5%) as required by Section 129.01, Florida Statutes, is:	\$3,500.00
		<u>-\$175.00</u>
		\$3,325.00

Section 2. In accordance with the provisions of Florida law and County ordinance, the above described special assessments are to be collected in the same manner, and subject to the same procedures, as ad valorem taxes.

Section 3. The Board certifies that all of the required hearings to determine the assessment rate have been held and proper notices given in accordance with Section 197.3632, Florida Statutes.

Section 4. The Board specifies, pursuant to Section 197.3632(6), Florida Statutes, that the assessment is to be collected for a period of more than one (1) year.

Section 5. A copy of the MSBU budget is to be part of the estimated assessment revenue for Marion County for Fiscal Year 2026/27.

Section 6. A copy of this Resolution is to be attached to the special assessment roll for the MSBU, which is to be delivered to the Tax Collector of Marion County, with a copy to the Property Appraiser of Marion County.

DULY ADOPTED this 3rd day of June, 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

Marion County Board of County Commissioners
Indian Meadows Street Lighting (Fund 1701) - LRF
2024-25 Actual through 2045-46

	Beginning Fund <u>Balance</u>	Assessment <u>Revenue</u>	Other <u>Revenue</u>	Street Lighting <u>Expenditures</u>	Other <u>Expenditures</u>	Ending Fund <u>Balance</u>
<u>Prior Fiscal Year Actual</u>						
2024-25	3,303	2,592	184	(2,638)	(482)	2,959
<u>Current Fiscal Year Projected</u>						
2025-26	2,959	2,592	165	(2,717)	(496)	2,503
<u>Projected</u>						
2026-27	2,503	3,299	140	(2,799)	(511)	2,632
2027-28	2,632	3,299	147	(2,883)	(526)	2,669
2028-29	2,669	3,299	149	(2,969)	(542)	2,606
2029-30	2,606	3,299	145	(3,058)	(558)	2,434
2030-31	2,434	3,299	136	(3,150)	(575)	2,144
2031-32	2,144	3,299	120	(3,245)	(592)	1,726
2032-33	1,726	3,299	96	(3,342)	(610)	1,169
2033-34	1,169	3,299	65	(3,442)	(628)	463
2034-35	463	3,299	26	(3,545)	(647)	(404)
2035-36	(404)	3,299	(23)	(3,651)	(666)	(1,445)
2036-37	(1,445)	3,299	(81)	(3,761)	(686)	(2,674)
2037-38	(2,674)	3,299	(149)	(3,874)	(707)	(4,105)
2038-39	(4,105)	3,299	(229)	(3,990)	(728)	(5,753)
2039-40	(5,753)	3,299	(321)	(4,110)	(750)	(7,635)
2040-41	(7,635)	3,299	(426)	(4,233)	(773)	(9,768)
2041-42	(9,768)	3,299	(545)	(4,360)	(796)	(12,170)
2042-43	(12,170)	3,299	(679)	(4,491)	(820)	(14,861)
2043-44	(14,861)	3,299	(829)	(4,626)	(845)	(17,862)
2044-45	(17,862)	3,299	(997)	(4,765)	(870)	(21,195)
2045-46	(21,195)	3,299	(1,183)	(4,908)	(896)	(24,883)

Current Assessment Rate	\$ 55	2026-27 Assessment Rate	\$ 70
Number of Units	50	Number of Units	50
Total Assessment	\$ 2,750	Total Assessment	\$ 3,500
Actual Collections	\$ 2,592	Actual Collections	\$ 3,299
Collection Percentage	94%	Collection Percentage	94%

Price Level Adjustment 3%



Marion County

Board of County Commissioners Public Hearing Meeting

Agenda Item

File No.: 2026-23082

Agenda Date: 6/3/2026

Agenda No.: 5.

SUBJECT:

PUBLIC HEARING to Consider the Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Golden Hills Turf and Country Club Municipal Service Taxing Unit for General Services, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue

INITIATOR:

Chad Wicker, Director

DEPARTMENT:

Municipal Services

DESCRIPTION/BACKGROUND:

It has been determined during the budget process that the fund balance for Golden Hills Turf and Country Club Municipal Service Taxing Unit (MSTU) for General Services is not sufficient to sustain the funds beyond FY 2028-29. These funds are being used for street lighting within this subdivision.

Currently, the FY 2025-26 annual projected operating revenue will generate approximately \$12,389 (factoring in early payment discounts), with projected expenditures of \$20,276. Increasing of the assessment from \$40 to \$65 will increase the revenue to \$20,132 annually, which will begin increasing the fund balance and provide the same level of service for the next nine years.

Based on discussions with the Marion County Budget Director, staff is recommending an increase from the current annual rate of \$40 to \$65 for the upcoming FY 2026-27 Budget.

BUDGET/IMPACT:

Estimated annual expenditure of \$23,169

RECOMMENDED ACTION:

Motion to approve Resolution for the Golden Hills Turf and Country Club MSTU for General Services establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Golden Hills Turf and Country Club MSTU for General Services.



LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Wicker Chad (Dept) MSTU - 4155
Last First
 (Title) Director (Phone) (352) 438-2660
 Signature *Wicker Chad* Date Wednesday, May 6, 2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: Draft Document Approve as to Form RESUBMIT LRM No. _____
 Legal Opinion Other

Description of Request

Proposed Resolution for rate increase for Golden Hills Turf and Country Club MSTU for General Services; Public Hearing scheduled for June 3, 2026.

For more information or discussion, contact: Same as above
 (Name) Cline Cara (Title) Admin Services Coord (Phone) (352) 438-2652
Last First

Agenda Item? Yes No Agenda Date: _____

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-390

Assigned to: Matthew Guy Minter, County Attorney Dana E. Olesky, Chief Asst. County Attorney Linda Blackburn, Asst. County Attorney Thomas Schwartz, Asst. County Attorney Valdoston Shealey, Asst. County Attorne

Outcome:

Approved as to form and legal sufficiency
 Approved with revisions: Suggested Completed
 Other:

Date Received:

RECEIVED
 By Marion County Attorney-WN at May 07, 2026

Attorney Signature: *Dana Olesky* Date 05/08/2026

Staff Signature: *Wendy Nalborczyk* Date: 5/8/26 Returned: Department Admin _____
Completed

RESOLUTION NO. 26-R-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY OF GOLDEN HILLS TURF AND COUNTRY CLUB MUNICIPAL SERVICE TAXING UNIT FOR GENERAL SERVICES; ESTABLISHING A SPECIAL ASSESSMENT RATE; AND ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE.

WHEREAS, the Ordinance establishing the Golden Hills Turf and Country Club Municipal Service Taxing Unit (MSTU) for General Services is codified at Marion County Code, Article XVI, Section 12-221 through 12-229 (“the Ordinance”); and

WHEREAS, the Board of County Commissioners of Marion County, Florida (the "Board"), sitting as the governing body of Golden Hills Turf and Country Club Municipal Service Taxing Unit for General Services, must establish the special assessment rate for the property located within the area described in Section 12-221 of the Code of Marion County; and

WHEREAS, the Board, pursuant to the Ordinance, held a public hearing and considered a budget which serves as a basis for the annual levying of the above described special assessments; and

WHEREAS, the Board finds that the property within the MSTU will derive a special benefit from the expenditure of money collected pursuant to this Resolution and the Ordinance; and

WHEREAS, the Board pursuant to Section 197.3632, Florida Statutes, authorizes, by this Resolution, the method of collection on special assessments in the same manner, and subject to the same procedures, as ad valorem taxes.

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

Section 1. The Board hereby imposes the special assessments for the MSTU as follows:

- | | | |
|----|---|--|
| A. | The number of parcels, as defined in the Ordinance: | 317 |
| B. | The amount of special assessment per parcel is: | \$65.00 |
| C. | The estimated per parcel assessment revenue,
being the total amount of special assessments to be
collected, minus five percent (5%) as required by
Section 129.01, Florida Statutes, is: | \$20,605.00
<u>-\$1,031.00</u>
\$19,574.00 |

Section 2. In accordance with the provisions of Florida law and County ordinance, the above-described special assessments are to be collected in the same manner, and subject to the same procedures, as ad valorem taxes.

Section 3. The Board certifies that all of the required hearings to determine the assessment rate have been held and proper notices given in accordance with Section 197.3632, Florida Statutes.

Section 4. The Board specifies, pursuant to Section 197.3632(6), Florida Statutes, that the assessment is to be collected for a period of more than one (1) year.

Section 5. A copy of the MSTU budget is to be part of the estimated assessment revenue for Marion County for Fiscal Year 2026/27.

Section 6. A copy of this Resolution is to be attached to the special assessment roll for the MSTU, which is to be delivered to the Tax Collector of Marion County, with a copy to the Property Appraiser of Marion County.

DULY ADOPTED this 3rd day of June, 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

Marion County Board of County Commissioners
Golden Hills General Services (Fund 1408) - LRF
2024-25 Actual through 2045-46

	Beginning Fund Balance	Assessment Revenue	Other Revenue	Street Lighting Expenditures	Other Expenditures	Ending Fund Balance
<u>Prior Fiscal Year Actual</u>						
2024-25	105,102	12,389	4,968	(18,741)	(973)	102,746
<u>Current Fiscal Year Projected</u>						
2025-26	46,541	12,389	2,200	(19,303)	(973)	40,854
<u>Projected</u>						
2026-27	40,854	20,132	1,931	(22,196)	(973)	39,748
2027-28	39,748	20,132	1,879	(22,862)	(973)	37,924
2028-29	37,924	20,132	1,793	(23,548)	(973)	35,328
2029-30	35,328	20,132	1,670	(24,254)	(973)	31,903
2030-31	31,903	20,132	1,508	(24,982)	(973)	27,588
2031-32	27,588	20,132	1,304	(25,731)	(973)	22,320
2032-33	22,320	20,132	1,055	(26,503)	(973)	16,031
2033-34	16,031	20,132	758	(27,298)	(973)	8,650
2034-35	8,650	20,132	409	(28,117)	(973)	101
2035-36	101	20,132	5	(28,961)	(973)	(9,696)
2036-37	(9,696)	20,132	(458)	(29,830)	(973)	(20,825)
2037-38	(20,825)	20,132	(984)	(30,725)	(973)	(33,375)
2038-39	(33,375)	20,132	(1,578)	(31,647)	(973)	(47,441)
2039-40	(47,441)	20,132	(2,243)	(32,596)	(973)	(63,121)
2040-41	(63,121)	20,132	(2,984)	(33,574)	(973)	(80,520)
2041-42	(80,520)	20,132	(3,806)	(34,581)	(973)	(99,748)
2042-43	(99,748)	20,132	(4,715)	(35,618)	(973)	(120,922)
2043-44	(120,922)	20,132	(5,716)	(36,687)	(973)	(144,166)
2044-45	(144,166)	20,132	(6,815)	(37,788)	(973)	(169,610)
2045-46	(169,610)	20,132	(8,018)	(38,922)	(973)	(197,391)

Current Assessment Rate	\$ 40	2026-27 Assessment Rate	\$ 65
Number of Units	317	Number of Units	317
Total Assessment	\$ 12,680	Total Assessment	\$ 20,605
Actual Collections	\$ 12,389	Actual Collections	\$ 20,132
Collection Percentage	98%	Collection Percentage	98%

Price Level Adjustment 3%

