



**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.: 2026-0198

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 Change to Comprehensive Plan Text Marion County Comprehensive Plan for Tuesday, August 4, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on July 24, 2026. Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

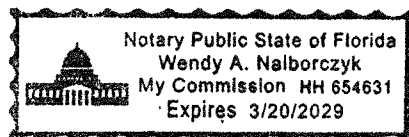
Signature: _____

Date: 07.24.26

☒ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 24th day of July, 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 CHANGE TO COMPREHENSIVE PLAN TEXT MARION COUNTY
COMPREHENSIVE PLAN**

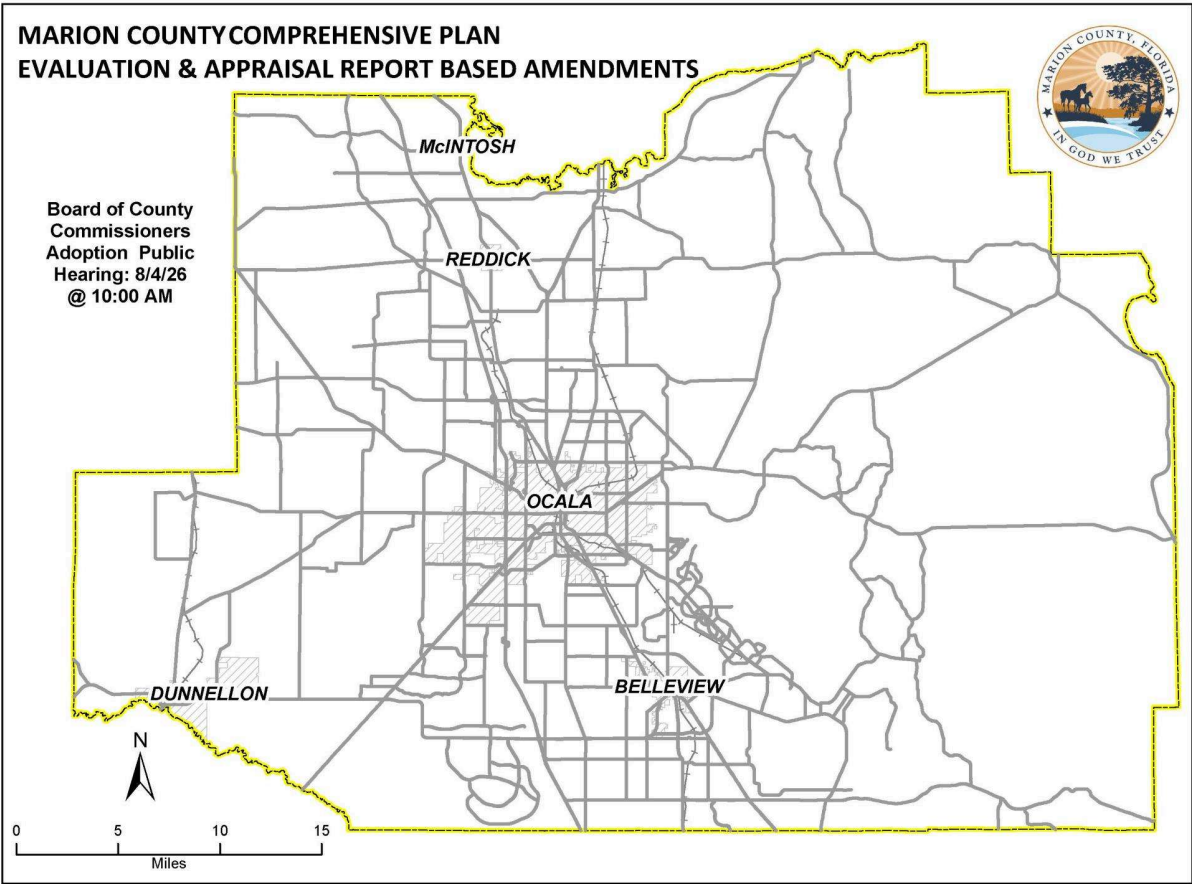
Post Date: 07/24/2026 8:00 AM

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE 2025 EVALUATION AND APPRAISAL REPORT (EAR) BASED AMENDMENTS TO THE MARION COUNTY COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS will hold a public hearing to consider adoption of the Evaluation and Appraisal Report (EAR) based Amendments to the Comprehensive Plan to complete the 2025 Comprehensive Plan Update, as shown in this advertisement.

The public hearing will be conducted by the **Marion County Board of County Commissioners** on **August 4, 2026, at 10:00 a.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, 34471, to consider the Evaluation and Appraisal Report (EAR) based Amendments to the Marion County Comprehensive Plan to complete the 2025 Comprehensive Plan Update.

ALL INTERESTED PERSONS may appear at this public hearing and be heard regarding the proposed amendment to the Comprehensive Plan.



PROPOSED EVALUATION AND APPRAISAL REPORT LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT	
Comprehensive Plan Elements	Summary of Changes
Terms and Definitions	Adding a definitions section and adding new acronyms
Future Land Use Element	Updates due to legislative changes, grammar updates, reorganization of sentences for clarity, specifications for clarity, adding Planned Service Areas description, updating landfills section, revising Neighborhood Commercial, putting an emphasis on Agritourism within the Rural Areas, defining rural areas and urban areas, and updates to policies related to current best practices and standards.
Housing Element	Minor revisions related to citations and references to legislation and the Florida Administrative Code, and grammar updates.
Transportation Element	Changes to the adopted Level of Service (LOS) standards and analyses, adding a bicycle and pedestrian LOS Policy, adding references to State Legislation and other agency documents, adding policies to Goal 7, Aviation, to provide objectives and policies for uses around airports, promotion of multimodal alternatives, reorganization of the element for clarity, and grammar updates.
Sanitary Sewer Element	Revisions for best practices and modern standards, referencing State legislation and other agencies with regulations, revisions for clarity, and grammar updates.
Potable Water Element	Revisions for best practices and modern standards, referencing State legislation and other agencies with regulations, revisions for clarity, and grammar updates.
Solid Waste Element	Revision to allow for new Class III landfills and expansion of the Marion County Baseline Landfill, revisions for best practices and current standards, and grammar updates
Stormwater Element	Revisions for best practices and modern standards, referencing State legislation and other agencies, and revisions for clarity and grammar updates
Aquifer Recharge Element	Updated references to State legislation and other agencies, and grammar updates
Conservation Element	Updated references to State legislation and other agencies, revisions for clarity, and grammar updates
Recreation and Open Space Element	Updated references to State legislation and other agencies, revisions for clarity, emphasis on the Florida Wildlife Corridor, acknowledgement of a park fund as a fee-in-lieu-of option, and grammar updates
Intergovernmental Coordination Element	Updating Table 1.1 and the agencies and local governments listed, and grammar updates
Capital Improvements Element	Updating Table 1.2 “Public Facilities Subject to and Exempt from Concurrency”, reference to state law, and grammar updates.
Economic Element	Reorganization for clarity, adding emphasis on the Chamber of Economic Partnership, adding emphasis on agritourism, removing outdated policies, and grammar updates
Property Rights Element	Updating the horizon to 2050 instead of 2035

The proposed ordinance and EAR-based Amendments to the Marion County Comprehensive Plan may be inspected by the public, and information and materials are available at the Marion County Growth Services Department/Planning & Zoning Division, 2710 East Silver Springs Blvd, Ocala, Florida, 34470, and Telephone (352) 438-2600.

If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

Any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this 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.

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 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 notice [here](#).



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; PROVIDING FOR FINDINGS; ADOPTING AMENDMENT 25-L05 THE 2025 MARION COUNTY COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REPORT BASED AMENDMENTS; LARGE-SCALE TEXT AMENDMENT, TO THE FUTURE LAND USE, HOUSING, TRANSPORTATION, SANITARY SEWER, POTABLE WATER, SOLID WASTE, STORMWATER, AQUIFER RECHARGE, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, ECONOMIC, AND PROPERTY RIGHTS ELEMENTS OF THE MARION COUNTY COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 **24th day of July 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):

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.

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

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