

RESOLUTION NO. 26-R-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNER(S): Patricia Hall, Trustee of the Hall Family Trust

SITUS ADDRESS: 1750 NW 76th Terrace
Ocala, Florida 34482

TAX ID NUMBER: 21625-005-02

PROJECT PARCEL NUMBER: 39

INTEREST TO BE ACQUIRED: Fee Simple

WHEREAS, Art. X, Sec. 6, Florida Constitution, provides general restrictions on the government's exercise of its power of eminent domain, including, but not limited to, the provision that no private property shall be taken except for a public purpose and with full compensation therefore paid to each owner or secured by deposit in the registry of the court and available to the owner; and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(a) provides that each county of the state is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except state or federal, for any county purpose; and

WHEREAS, Section 127.02, Fla. Stat. (2025) provides that the board of county commissioners may not exercise its power of eminent domain unless the board adopts a resolution authorizing the acquisition of a property, real or personal, by eminent domain for any county use or purpose designated in such resolution, subject to the limitations set forth in Sections 73.013 and 73.014, Fla. Stat. (2025); and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by Section 337.27(1), Fla. Stat. (2025), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2025) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2025); and

WHEREAS, Section 337.27, Fla. Stat. (2025), subsection (1) grants the Department of Transportation the power of eminent domain to condemn all necessary lands and property, including rights of access, air, view, and light, whether public or private, for the purpose of securing and utilizing transportation rights-of-way, including, but not limited to, any lands reasonably necessary for securing applicable permits, areas necessary for management of access, borrow pits, drainage ditches, water retention areas, rest areas, replacement access for landowners whose access is impaired due to the construction of a facility, and replacement rights-of-way for relocated rail and utility facilities; for existing, proposed, or anticipated transportation facilities on the State Highway System or State Park Road System; or in a transportation corridor designated by the department; or for the purpose of screening, relocation, removal, or disposal of junkyards and scrap metal processing facilities. The department shall also have the power to condemn any material and property for such purposes; and

WHEREAS, Section 337.273, Fla. Stat. (2025) provides in part at subsection (1)(c) that the designation and management of transportation corridors and the planning and development of transportation facilities within transportation corridors will substantially assist in allowing government to alleviate traffic congestion and transportation facility overcrowding, aid in the development of an effective transportation system that is coordinated with land use planning, assist in planning for future growth, enable compliance with concurrency requirements, and alleviate the heretofore described health, safety, and welfare liabilities to the public; and

WHEREAS, the Board of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT in Marion County, Florida (hereafter, "**Project**"); and

WHEREAS, the **Project** is described in the Preliminary Engineering Report ("PER") originally prepared by Guerra Development Corporation and approved by the Marion County Board of County Commissioners on December 7, 2021, with an update on July 16, 2024 and has been listed on the approved Transportation Improvement Program adopted by Marion County; and

WHEREAS, the **Project** may include the undertaking or making some or all of the following improvements, construction or related activities: construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater

drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities,

WHEREAS, the Board has determined that it is in the best interests of the citizens of Marion County and for the safe and efficient movement of vehicular and pedestrian traffic, to construct the **Project** in Marion County, Florida, without limitation, by performing, undertaking or making, some or all of the following improvements, construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities, and

WHEREAS, the **Project** will widen the westerly north-south corridor of 80th/70th Avenue for a 10.5 mile segment beginning at SW 90th Street, and continuing north following SW 80th Avenue across Hwy 40, continuing north following NW 80th Avenue to NW 70th Avenue Road and ending approximately 0.5 miles north of US Hwy 27 in Marion County, Florida and will alleviate traffic congestion on other facilities, and connect to other major collector and arterial roads.

WHEREAS, the County Engineer has caused to be designed the **Project**, compiled construction plans for the **Project**, and has surveyed and located its line of construction for the Project and determined the area and location of the **Project Parcels** necessary for final construction of the **Project** and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future, and intends in good faith to construct the Project on or over those **Parcels**. The County has determined the necessity to acquire the property interest of Fee Simple (hereinafter, "the property interest") from **Project Parcel 39** described in **Exhibit "A,"** attached hereto and incorporated herein by reference, in order to construct a necessary drainage retention area ("DRA") for the **Project** as designed; and

WHEREAS, the Board of County Commissioners, as part of its approval of the foregoing Preliminary Engineering Report, considered alternative designs and routes, cost, safety, environmental factors, and long-term area planning for the project, and the acquisition of the specific property interest identified herein is within the selected alternative route; and

WHEREAS, Section 337.274, Fla. Stat. (2025), provides that the Department of Transportation and its authorized agents and employees are authorized to enter upon any lands, waters, and premises, upon giving reasonable notice to the landowner, for the purpose of making surveys, soundings, drillings, appraisals, environmental assessments, archeological assessments, and examinations necessary to perform its duties and functions; and any such entry shall not be deemed a trespass or an entry that would

constitute a taking in an eminent domain proceeding. The department shall make reimbursement for any actual damages to such lands, water, and premises as a result of such activities; and

WHEREAS, Ch. 73, Fla. Stat. (2025) provides general substantive and procedural requirements and limitations on a county's exercise of the power of eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (1), provides requirements for pre-suit negotiation with the fee owner of the property to be acquired by eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, the County has thus far been unable to acquire the required property interest from **Project Parcel 39** described herein by gift or purchase;

WHEREAS, construction of the **Project** will be impeded unless the property interest from **Project Parcel 39** is acquired by the County, and any delay in acquiring the Parcels and the resulting delay in the construction of the Project is not in the best interests of the County or its citizens; and

WHEREAS, Chapter 74, Fla. Stat. (2025) provides authority and procedures for counties to take possession and title of parcels or property interests acquired by eminent domain in advance of entry of final judgment; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interest described and identified in **Exhibit "A,"** have been met by Marion County. Specifically, before approving the acquisition of the property interests described herein, the Board has considered and weighed, where applicable, factors of safety, benefits to the public, costs, availability of alternatives, long-range area planning and environmental factors, as well as any other relevant factors. The Board further finds that the required notifications to the appropriate state and local agencies have been made. The Board further finds that all necessary governmental permits have been obtained or there is a reasonable probability that such permits will be obtained.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, as follows:

Section 1. **Adoption.** The Board hereby adopts the facts contained in the foregoing WHEREAS Clauses and the same are made a part of this Resolution.

Section 2. **Construction Plans.** The County has surveyed and located its line or area of construction, and developed construction plans reflecting the property interest to be acquired from **Project Parcel 39** described in **Exhibit "A"** hereof required for the

Project, which plans and maps have been reviewed by the Board and are approved for use (as they now exist or as hereafter updated, revised or corrected as set forth below), and such plans and maps may be filed with the Clerk of the Circuit Court in and for Marion County, Florida, together with a certified copy of this Resolution. (The information, if any, in the attached **Exhibit "A"** as to the name of the property owners, the properties' tax identification numbers, and the legal descriptions of the property interest to be acquired from **Project Parcel 39** is for information purposes only. Such information may be corrected or updated by the County Attorney or County Engineer or his or her designee.

Section 3. **Public Purpose and Necessity.** The Board hereby finds and determines that the road improvement **Project** described herein is for a public purpose and the condemnation of the property interest to be acquired from **Project Parcel 39** is necessary for the construction of such Project.

Section 4. **Description of Property.** The Board further authorizes the County Surveyor or Project surveyor and County Attorney to correct minor errors or scrivener's errors to the description of the property interest to be acquired from **Project Parcel 39**, if any, with regard to the condemnation proceeding authorized herein, without further action of this Board.

Section 5. **Purchase of Property.** The Office of the County Engineer is authorized to acquire the property interest from **Project Parcel 39** by gift, purchase, or condemnation. In furtherance thereof, the Office of the County Engineer is authorized to make binding offers to the property owners or their respective representatives to acquire such property interests in an amount not to exceed 140% of the current full compensation appraised value of such interests including any severance damages as determined by the county's engaged real estate appraiser in an up-to date appraisal, and business damages, if any, without further authorization from the Board. Should the County purchase the property interest to be acquired from **Project Parcel 39**, prior to the commencement of condemnation proceedings, or prior to acquiring title to said interest in the condemnation proceedings, the County Attorney is authorized to omit or dismiss said property interest so acquired from the condemnation proceedings.

Section 6. The County, its officers, employees, and attorneys, are hereby authorized and directed, if necessary, to institute and prosecute such actions as may be proper for the acquisition of the property interest in **Project Parcel 39** by eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes.

Section 7. **Authority of County Engineer Regarding Construction Plans.** The County Engineer or her designee is authorized to have the construction plans updated, revised or corrected, and to utilize such plans in the condemnation action, including binding the Board to said plans, updates, revisions or corrections, without further action of the Board.

Section 8. **Interest to Be Acquired.** Pursuant to Section 127.01, Fla. Stat. (2025), subsection (1)(a), the fee simple absolute title to all property so taken and acquired shall vest in the county unless the County seeks to condemn a lesser particular right or estate in such property. For this Resolution, the Board hereby determines that the property interest to be acquired for **Project Parcel 39** is Fee Simple, and the Board authorizes the acquisition of such interest by the acquisition of said **Parcel**.

Section 9. **Acquisition in Advance of Final Judgment.** The Board hereby authorizes the County Attorney to take possession and title of the property interest to be acquired from **Project Parcel 39** in advance of the entry of final judgment, including by filing a declaration of taking pursuant to Section 74.031, Florida Statutes. The County Attorney is further authorized to execute any motions for entry of stipulated orders of taking related to the property interest to be acquired from **Project Parcel 39** with the concurrence of the County Engineer. The County Attorney is further authorized to enter into any settlement agreement, execute any motion for entry of stipulated final judgment and other necessary paperwork associated with a case settlement, provided that the total settlement amount, inclusive of any associated legal fees and costs and expert fees and costs, is within the confines of the approved **Project** budget and has approval of the County Engineer.

Section 10. **Directions to Clerk of Circuit Court.** The Clerk of the Circuit Court of Marion County, Florida, is directed to accept for deposit any and all funds delivered by the County with respect to the acquisition of the property interest from **Project Parcel 39** and costs and expenses related thereto in the Registry of the Circuit Court for the Fifth Judicial Circuit in and for Marion County, Florida, as required by law in condemnation proceedings.

Section 11. **Severability.** If any one or more of the provisions of this Resolution should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution, which remaining provisions shall continue in full force and effect, provided that the remaining provisions can be given legal effect absent the invalid provisions.

Section 12. **Effective Date.** This Resolution shall take effect immediately upon adoption.

DULY RESOLVED this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

CARL ZALAK, III, CHAIRMAN

ATTEST:

GREGORY C. HARRELL, CLERK

EXHIBIT “A”

Legal Description and Sketch
of Project Parcel

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6730, PAGE 709)

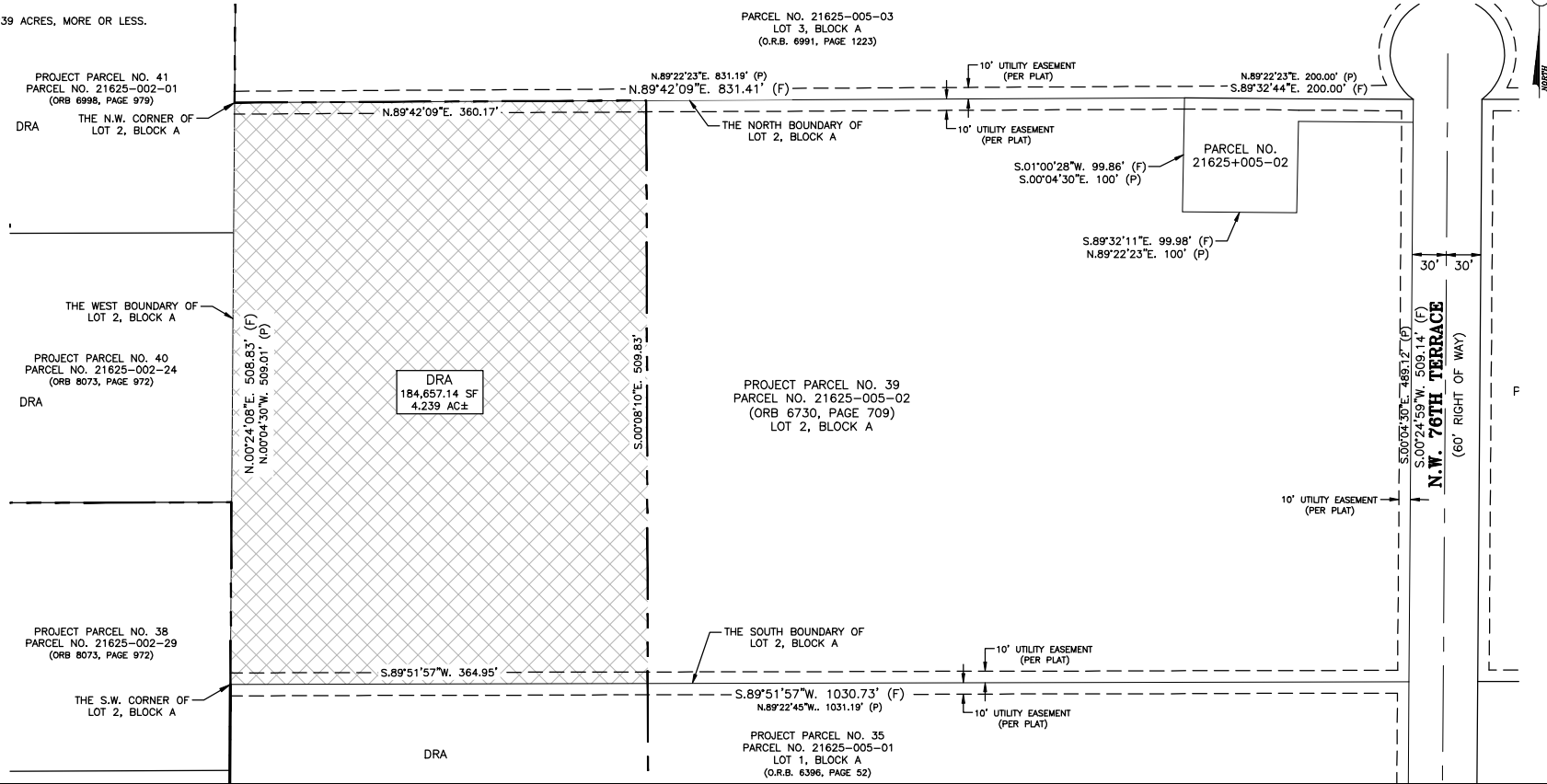
LOT 2, BLOCK A, THE WINNERS CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 59, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 39
(PARCEL NO. 21625-005-02)**

(DRA) - DRAINAGE RETENTION AREA

BEGIN AT THE S.W. CORNER OF LOT 2, BLOCK A, THE WINNERS CIRCLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 59, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°24'08"E., ALONG THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 508.83 FEET TO THE N.W. CORNER OF SAID LOT 2; THENCE DEPARTING SAID WEST BOUNDARY, N.89°42'09"E., ALONG THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 360.17 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°08'10"E., A DISTANCE OF 509.83 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 2; THENCE S.89°51'57"W., ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 364.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 184,657.14 SQUARE FEET/4.239 ACRES, MORE OR LESS.



- LEGEND**
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - TCE = TEMPORARY CONSTRUCTION EASEMENT
 - DRA = DRAINAGE RETENTION AREA
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - (P) = PLAT DIMENSION
 - (D) = DEED DIMENSION
 - (F) = FIELD MEASURED
 - (C) = CALCULATED DIMENSION
 - SF = SQUARE FEET
 - AC = ACRES
 - ORB = OFFICIAL RECORDS BOOK
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - - - = BROKEN LINE; NOT TO SCALE

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE
GLEN H. PREECE, JR., P.S.M. - LS 5427



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: NOVEMBER 5, 2024

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
	7-15-21			
SCALE: 1" = 100'		COPYRIGHT © 2024		JOB ORDER# 20-118 (PARCEL 39)