

PUBLIC HEARING:

TO AUTHORIZE USE OF THE UNIFORM METHOD FOR THE LEVY,
COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM
ASSESSMENTS

Tuesday, December 2, 2025
Empowering Marion for Success

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The purpose of this Public Hearing is to authorize use of the Uniform Collection Method for Non-Ad Valorem Assessments and adopt the associated resolutions.



Florida Statutes section 197.3632 requires this public hearing and adoption of resolutions for assessments that are:

Being levied for the first time
Increasing beyond the maximum rate
The boundaries of the areas are changing
There is a change in the purpose for such assessment



The Following Municipal Service Benefit Units (MSBUs) and Road Improvement Areas are being proposed, potentially created, or modified this year.

BACKGROUND

Marion County Municipal Services

Empowering Marion for Success

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Potential MSBUs



- BAHIA VILLA MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- BASELINE VILLAS MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- BEAR LAKE ACRES MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- BEL LAGO WEST HAMLET MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- BRADFORD FARMS MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- BROOKHAVEN PHASE 1 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- BROOKHAVEN PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- CEDAR VILLAS MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- CHERRYWOOD PRESERVE PHASE 1 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- CLEARLAKE RANCHES HAMLET SUBDIVISION MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- COUNTRY ESTATES BUFFINGTON ADDITION MSBU FOR STREET LIGHTING
- DEER PATH NORTH MSBU FOR ROAD MAINTENANCE
- DEER PATH NORTH PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- DERBY FARMS MSBU
- DOUBLEGATE MSBU FOR STREET LIGHTING
- EL DORADO DRAINAGE MSBU

Potential MSBUs



- FOUNTAIN VILLAS MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- FREEDOM CROSSINGS PRESERVE PHASE 1 & PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- GREY OAKS MSBU FOR ROAD MAINTENANCE
- GREYSTONE HILLS PHASE ONE & PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- HEATHER ISLAND MARKET CENTER MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- HEATHER ISLAND MARKET CENTER PARTIAL REPLAT
- INDIAN MEADOWS MSBU FOR STREET LIGHTING
- JB RANCH SUBDIVISION PHASE 2A MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- LAUREL COMMONS MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- LIBERTY VILLAGE PHASE 1 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- LIBERTY VILLAGE PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- LONG LAKE HEIGHTS EXTENSION MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- MARICAMP MARKET CENTRE MUNICIPAL SERVICE BENEFIT UNIT FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- MARICAMP MARKET CENTRE REPLAT PHASE 1 & PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- MARION RANCH PHASE 1 & PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- MILLWOOD ESTATES MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS

Potential MSBUs



- NICHOLAS ESTATES
- OAK HAMMOCK PRESERVE MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- OAKS AT OCALA CROSSINGS SOUTH PHASE ONE AND PHASE TWO MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- OCALA CROSSINGS SOUTH PHASE ONE MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- OCALA HIGHLANDS ESTATES/OCALA HIGHLANDS ESTATES 1ST ADDITION STREET LIGHTS MUNICIPAL SERVICE BENEFIT UNIT
- PIONEER RANCH PHASE 1 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- SHERWOOD HILLS ESTATES DRAINAGE MSBU
- SILVER SPRINGS SHORES – UNITS 31, 35, 36, 37, 38, 42, 44 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- SUNSET HILLS PHASE 1 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS
- THOROUGHbred ACRES MSBU
- TOMPKINS & GEORGES ADDITION TO DUNNELLON MSTU

Potential Improvement Areas



- BAHIA OAKS UNIT NO. THREE AKA WEST WIND TRAILS
- BECKET PLANTATION – SE 29TH AVE
- BELLEVIEW HEIGHTS ESTATES UNIT 4
- BELLEVIEW HEIGHTS ESTATES UNIT NO. 5
- BELLEVIEW HILLS
- BELMAR ESTATES
- COUNTRY GAITE
- COUNTRY GARDENS
- DALTON WOODS-DALTON WOODS 1ST ADDITION
- DUNNELLON OAKS
- EAST LAKE – WOODMAR – SE 143RD STREET AND PORTION OF SE 145TH AVE.
- EDGEWATER ESTATES REPLAT
- EDWARD M REEVES – SE 126TH PL.
- FLORIDA HIGHLANDS COMMERCIAL
- FORESTS' EDGE
- HENDERSON'S YELLOW BLUFF
- INDUSTRIAL 35

Potential Improvement Areas



- JOG ACRES
- JOG ACRES FIRST ADDITION
- KINGSLAND COUNTRY ESTATES FOREST GLENN - SW 64TH COURT
- LAKE WEIR GARDENS
- LANDFAIR UNIT 1
- LEONARDO ESTATES – 2ND LOOP, 47TH – 50TH CT.
- UNIT ONE OF OCALA OAKS
- OCALA OAKS UNIT NO. 2
- OCALA RANCHETTES
- OCALA RIDGE (BILTMORE PARK UNIT NO. 7 NO. 10 NO. 11 – NW 52ND AVENUE
- PEPPER TREE VILLAGE
- PINE RIDGE ESTATES
- PINE RUN ESTATES
- ADDITION TO PONDEROSA SUBDIVISION
- PONDEROSA "TALL PINES"

Potential Improvement Areas



- QUAIL CREEK
- RIVERS' ACRES – SE 27TH ST. – SE 28TH ST.
- ROLLING HILLS UNIT 2 – SW 73rd STREET
- ROLLING HILLS UNIT ONE 1-A, UNIT TWO, REPLAT OF A PORTION OF ROLLING HILLS UNIT 2-A, UNIT THREE, UNIT FOUR, UNIT FIVE
- ROOSEVELT VILLAGE UNIT 1
- SILVER CREEK
- SILVER SPRINGS ACRES
- SLEEPY HOLLOW
- STONE HILL
- SUGAR PLUM ESTATES
- SUN COUNTRY ESTATES
- SUN TREE
- TRADE WINDS VILLAGE
- WEST MARION FARMS

Established Assessments



- MARION COUNTY MSBU FOR FIRE RESCUE SERVICES
- MARION COUNTY MSBU FOR RESIDENTIAL SOLID WASTE SERVICES
- STORMWATER SERVICES AND STORMWATER MANAGEMENT PROGRAM

Recommended Action



- Motion to adopt the Resolutions required by Florida State Statute, Section 197.3632, and authorize the Chairman and Clerk to execute the same.