

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

July 1, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met in a special session in Commission Chambers at 5:30 p.m. on Tuesday, July 1, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

INTRODUCTION OF PUBLIC HEARING BY CHAIRMAN KATHY BRYANT

Chairman Bryant advised that the public hearing was scheduled this afternoon to consider an Ordinance amending the Marion County Land Development Code (LDC).

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

PROOF OF PUBLICATION

Deputy Clerk Mills-McAllister advised that there are two (2) Proofs of Publication to be presented for this afternoon's meeting.

The first Proof of Publication is Legal ad No. 11379489 entitled, "Notice of Public Hearing" published in the Star Banner newspaper on June 20, 2025. The Notice states the Board will consider an Ordinance amending the Marion County LDC relating to Article 4, Division 2, Section 4.2.30 Government Use (G-U) Classification.

The second Proof of Publication is Legal ad No. 11379547 entitled, "Notice of Public Hearing" published in the Star Banner newspaper on June 20, 2025. The Notice states the Board will consider an Ordinance amending the Marion County LDC relating to Article 1, Division 2, Definitions; amending Article 5, Division 3, Floodplain Management.

The Deputy Clerk was in receipt of an 116 page Agenda Packet to follow along with the PowerPoint presentation.

STAFF PRESENTATION

1. PUBLIC HEARING to Consider the Proposed Marion County Land Development Code Amendments to Review and Update Section 4.2.11 Multiple Family Dwelling (R-3) Classification

Growth Services Deputy Director Ken Weyrauch presented the following recommendation:

Description/Background: Staff has attached the proposed language to update Land Development Code (LDC) Section 4.2.11 Multiple Family Dwelling (R-3)

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Classification to improve buffers and separation requirements adjacent to single family.

The proposed Ordinance is attached, including an underline/strike through version of the proposed code and a clean version of the proposed code. In the underline/strikethrough version, changes identified during the first Public Hearing are highlighted in yellow.

This is the second of two (2) Public Hearings with the Board of County Commissioners. The first Public Hearing was held on March 25, 2025 at 9:00 a.m. Budget/Impact: None.

Recommended Action: Motion to approve the Ordinance amending the Marion County Land Development Code.

Planner Kathleen Brugnoli, Growth Services, advised that this is the second public hearing for LDC Section 4.2.30, Government Use (G-U). She stated at the first public hearing the Land Development Regulation Commission (LDRC) proposed changes were discussed and no further changes were made.

PUBLIC COMMENT

Chairman Bryant opened the floor to public comment.

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

County Attorney Matthew G. Minter addressed the principal permitted uses, noting there is at least 1 occasion where a fire station existed on the back side of a manufactured housing community. He stated there were a lot of complaints relating to noise.

Commissioner Zalak advised that the station was moved to the front of the subdivision.

Mr. Minter questioned whether fire stations should be a principal permitted use or if it would be better to require a special use permit (SUP). Chairman Bryant stated she does not believe that will be an issue moving forward as that was a historic project.

Mr. Bouyounes advised that the fire station on Baseline Road was built with that development and located in the middle of a dense development. He stated the County no longer does it that way, the selected sites are usually on a major road, part of a development of a different magnitude and layout. Mr. Bouyounes stated staff is working with On Top of the World (OTOW) to locate a new station, noting it will be on a major highway and serve OTOW in the future.

BOARD DISCUSSION AND CLOSING COMMENTS

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to adopt Ordinance 25-28 amending the Marion County Land Development Code. The motion was unanimously approved by the Board (5-0).

Ordinance 25-28 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, DIVISION 2, SECTION 4.2.30, GOVERNMENT USE (G-U) CLASSIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF PRESENTATION

2. Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 1, Division 2 Definitions and Article 5, Division 3 Floodplain Management

Growth Services Deputy Director Weyrauch presented the following recommendation:

Description/Background: Staff will present the attached proposed amendments of Land Development Code (LDC), Article 1, Division 2 Definitions and Article 5 Division 3, Floodplain Management. The proposed changes to Article 1 and Article 5 are related to Floodplain Management to keep Marion County compliant with the National Flood Insurance Program (NFIP) concerning the Community Ratings System (CRS).

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held May 21, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration. On June 4, 2025, the Board of County Commissioners held the first of two public hearings.

This is the Second of two required public hearings with the Board of County Commissioners.

Budget/Impact: None.

Recommended Action: Take public comments and motion to approved proposed amendments.

Deputy Growth Services Director Weyrauch stated this is the second of two public hearings relating to LDC Article 1, Division 2 Definitions; and Article 5 Division 3, Floodplain Management. He commented on the proposed changes to the definitions. Mr. Weyrauch addressed Division 3, Article 5 relating to Floodplain Management, noting there are changes that have been brought to staff by the State of Florida associated with the National Flood Insurance Program (NFIP) and the community rating system (CRS). He advised that the County is currently rated a 7 and are trying to become a 6 or better to provide some insurance discounts in regard to NFIP.

Mr. Weyrauch provided an overview relating to language changes from the June 4, 2025 public hearing.

Mr. Minter commented on a scrivener's error on page 81 of the Agenda packet, noting the language references changing the last sentence from Section 5, 5.3.5 to 5.13.5. He noted the reference should be 6.13.5 instead.

Mr. Weyrauch advised that the matter will be reviewed by staff to ensure accuracy.

In response to Chairman Bryant, Stormwater Engineer Jason Cambre, Office of the County Engineer (OCE), introduced himself.

Mr. Weyrauch commented on changing the language in 5.3.11 from Section 5.3.5 to 5.13.5, noting it should be changed to 6.13.5 so that it relates back to the floodplain within the stormwater section. He clarified that the strikethrough and underline in the clean version is correct, noting the summary is incorrect.

PUBLIC COMMENT

Chairman Bryant opened the floor to public comment.

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

BOARD DISCUSSION: NONE

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CLOSING COMMENTS:

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to adopt Ordinance 25-29 amending the Marion County Land Development Code. The motion was unanimously approved by the Board (5-0).

Ordinance 25-29 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 1, DIVISION 2, DEFINITIONS, AMENDING ARTICLE 5, DIVISION 3, FLOODPLAIN MANAGEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

There being no further business to come before the Board, the meeting thereupon adjourned at 5:47 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk