



Marion County

Board of County Commissioners

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Chairman
District 3 – Matt McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Tuesday, September 16, 2025

9:00 AM

**McPherson Governmental
Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is held on the Monday before the third Tuesday of each month at 1:30 p.m. Should additional time be needed, the zoning portion will continue on the following Tuesday at 2:00 p.m.

All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-Regular BCC Meeting

- There are two (2) public comment portions on the agenda, one reserved for comments related to items specifically listed on the agenda, and one for all other comments.

- To be allotted five (5) minutes, you must sign up the Friday prior to the meeting that you wish to speak at. You can sign up online at <https://marionfl.org/comment> or via phone at 352-438-2300.

- Those who do not submit a request in advance (by 5:00 p.m. the Friday prior) are still welcome to sign up at the desk located in the foyer of the commission auditorium on the day of the meeting, but will only be allotted two (2) minutes.

-BCC Planning and Zoning Meeting

- Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER**INVOCATION AND PLEDGE OF ALLEGIANCE****9:00 AM ROLL CALL****ANNOUNCEMENTS****1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PROCLAMATION – Give4Marion Day – Lauren Deiorio, President/Executive Director, Community Foundation for Ocala/Marion County \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION – Central Florida Community Action Agency Day – Tiffany McKenzie, Compliance and Reporting Officer, Central Florida Community Action Agency \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION – Constitution Week – Rochelle Gerofsky, Regent, Daughters of the American Revolution \(Approval and Presentation\)](#)
- 1.4. [PRESENTATION – Florida Housing Coalition’s State Housing Initiatives Partnership Award Presented to Marion County Community Services in Collaboration with Logos Lodge – Cheryl Martin, Community Services Director \(Presentation Only\)](#)
- 1.5. [PRESENTATION – Two Flagler Awards from VISIT FLORIDA to the Ocala/Marion County Visitors and Convention Bureau for Resource/Promotional Material - Trade Category and Out of Home Category - Loretta Shaffer, Tourism Development Director \(Presentation Only\)](#)

2. AGENDA ITEM PUBLIC COMMENTS:

Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or submit the request online at: www.marionfl.org.

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [April 15, 2025](#)
- 3.2. [April 17, 2025](#)
- 3.3. [April 21, 2025](#)
- 3.4. [April 28, 2025](#)

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:
NONE****5. CLERK OF THE CIRCUIT COURT:**

- 5.1. **Budget Amendment**

- 5.1.1. [General Fund – Animal Services - \\$30,000](#)
- 5.1.2. [General Fund – Cooperative Extension Service - \\$6,500](#)
- 5.1.3. [General Fund – Emergency Medical Services - \\$1,183,393](#)
- 5.1.4. [General Fund – Legislative - \\$91,197](#)
- 5.1.5. [Insurance Fund – Employee Health - \\$7,200,000](#)
- 5.1.6. [Insurance Fund – Insurance - \\$11,284](#)
- 5.1.7. [Insurance Fund - Insurance - \\$41,477](#)
- 5.1.8. [Insurance Fund – Insurance - \\$77,112](#)
- 5.1.9. [Insurance Fund – Insurance - \\$125,000](#)
- 5.1.10. [Marion County Utility Fund – Utilities Wastewater System - \\$40,000](#)
- 5.1.11. [Parks and Recreation Fees Fund – Parks and Recreation Fees - \\$6,744](#)
- 5.1.12. [Parks and Recreation Fees Fund – Parks and Recreation Fees - \\$36,455](#)
- 5.1.13. [Rainbow Lakes Estates MSTU for Road Improvements – Contracted Road Construction RLE MSTU - \\$27,307](#)

5.2. Clerk of the Court Items

- 5.2.1. [Present Budget Updates to the Tentative Budget FY 2025-26](#)
- 5.2.2. [Request Adoption of the Capital Improvement Program Fiscal Years 2025-26 – 2029-30](#)
- 5.2.3. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 037153, 052409](#)

6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am:

Public participation is encouraged. When prompted, please step up to the podium and state your name and address for the record. Please limit your comments to the specific issue being addressed.

- 6.1. [PUBLIC HEARING to Consider an Ordinance Relating to Public Notice and Legal Advertisements](#)
- 6.2. [PUBLIC HEARING to Present and Consider Revisions to the Marion County Land Development Code Amendments Article 1, Division 2, Definitions](#)

- 6.3. [PUBLIC HEARING to Present and Consider Revisions to the Marion County Land Development Code Amendments Article 2, Division 4, Land Development Code Amendment, Section 2.4.4 Completion and Close Out](#)
- 6.4. [PUBLIC HEARING to Present and Consider Revisions to the Marion County Land Development Code Amendments Article 2, Division 7, Zoning Change, Section 2.7.1 Applicability](#)

7. **CONSENT:**

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Commissioner.

7.1. **Community Services:**

- 7.1.1. [Request Approval of the Marion County Standard Professional Services Agreement Emergency Solutions Grant Rapid Unsheltered Survivor Housing 3 with Catholic Charities of Central Florida, Inc. d/b/a Blessed Trinity Catholic Church Brother's Keeper \(Budget Impact – Neutral; not to exceed \\$139,892\)](#)
- 7.1.2. [Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Arnette House, Inc. \(Budget Impact – Neutral; not to exceed \\$20,000\)](#)
- 7.1.3. [Request Approval of the Marion County Standard Professional Services Agreement Temporary Assistance for Needy Families Grant with Neighborhood Housing & Development Corporation \(Budget Impact – Neutral; not to exceed \\$31,574\)](#)

7.2. **Fire Rescue:**

- 7.2.1. [Request Approval of the Public Emergency Medical Transportation Letter of Agreement with the Agency for Health Care Administration \(Budget Impact – Neutral; estimated revenue of \\$8,755,918\)](#)

7.3. **Growth Services:**

- 7.3.1. [Request Approval for the April 1, 2025, University of Florida Bureau of Economic and Business Research Preliminary Annual Population Estimates for Marion County \(Budget Impact - None\)](#)

7.4. **Library Services:**

- 7.4.1. [Request Approval of State Aid to Libraries Grant Agreement \(Budget Impact - Neutral; revenue from grant of \\$100,000 for FY 2025-26\)](#)

7.5. **Parks & Recreation:**

- 7.5.1. [Request Approval of Sponsorship Agreement Between Florida Hospital Ocala, Inc. d/b/a AdventHealth Ocala and Marion County \(Budget Impact – Neutral; revenue from grant of \\$1,000,000\)](#)
- 7.5.2. [Request Approval of the Airport Improvement Program Grant Agreement Between the U.S. Department of Transportation Federal Aviation Administration and Marion County \(Budget Impact – Neutral; revenue from grant of \\$5,290,120\)](#)

7.6. Procurement Services:

- 7.6.1. [Request Approval of Bid Award: 25B-130 Wrigley Field Safety Netting Phase 2 – West Coast Netting, Inc. d/b/a/ The Net House, Cocoa, FL \(Budget Impact – Neutral; expenditure of \\$175,998\)](#)
- 7.6.2. [Request Approval of Bid Award: 25B-138 Countywide Chip Sealing Project – Asphalt Paving Systems, Inc. Zephyrhills, FL \(Budget Impact – Neutral; expenditure of \\$5,308,419\)](#)
- 7.6.3. [Request Approval of Bid Award: 25B-143 Groundwater Sampling and Analysis – Advanced Environmental Laboratories, Inc., Jacksonville, FL \(Budget Impact – Neutral; estimated expenditure \\$80,000\)](#)
- 7.6.4. [Request Approval of Bid Award: 25B-162 Irish Acres to Silver Springs Water Main Interconnect – \(Budget Impact – Neutral; not to exceed \\$12,000,000\)](#)
- 7.6.5. [Request Approval of Change Order 1 to Purchase Order 02200625: 18Q-160-CA-05 NW/SW 80th/70th Avenue Segment 3 \(from W Hwy 40 to N US Hwy 27\) – Guerra Development Corp. Ocala, FL \(Budget Impact – Neutral; additional expenditure of \\$126,015\)](#)
- 7.6.6. [Request Approval of Change Order 4 to Purchase Order 2401663: Employee Health Clinic Design - Architecture Studios, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$1,441\)](#)
- 7.6.7. [Request Approval of Contract Amendment: 22BE-204-CA-03, Countywide Fuel – Clardy Oil Company, Ocala, FL \(Budget Impact – Neutral; estimated annual expenditure of \\$4,500,000\)](#)
- 7.6.8. [Request Approval of Contract Amendment: 25B-095-CA-01 Water and Wastewater Laboratory Analysis - Advanced Environmental Laboratories, Inc., Jacksonville, FL \(Budget Impact - Neutral; additional annual expenditure of \\$42,350\)](#)
- 7.6.9. [Request Approval of Contract Amendment: 16P-106-CA-09 Workers Compensation and Liability Third Party Claims Administration - Johns Eastern Company, Inc., Lakewood Ranch, FL \(Budget Impact - Neutral; estimated expenditure of \\$237,225\)](#)

- 7.6.10. [Request Approval of Contract Amendment: 17P-103-CA-04, Leachate Disposal at Baseline Landfill - Aqua Clean Environmental Company, LLC, Richmond, VA \(Budget Impact - Neutral; estimated annual expenditure of \\$875,000\)](#)
- 7.6.11. [Request Approval of Contract Amendment: 18C-020 Target Solutions Client Agreement – Target Solutions Learning, LLC, Tampa FL \(Budget Impact – Neutral; expenditure of \\$74,988\)](#)
- 7.6.12. [Request Approval of Contract Amendment: 22B-192, Waste Tire Transport & Disposal – Friends Recycling, LLC, Ocala, FL, Global Tire Recycling of Sumter County, Inc., Wildwood, FL, and Liberty Tire Recycling, LLC, Orlando, FL \(Budget Impact – Neutral; estimated expenditure of \\$350,000\)](#)
- 7.6.13. [Request Approval of Contract Amendment: 22P-135-CA-01, Destination Mobile App – Daruma Tech, LLC, Boca Raton, FL \(Budget Impact – Neutral; estimated expenditure of \\$25,000\)](#)
- 7.6.14. [Request Approval of Funding Agreement: 25C-166, Funding for Marion County Department of Health - State of Florida, Department of Health, Tallahassee, FL \(Budget Impact – Neutral; not to exceed \\$3,150,000\)](#)
- 7.6.15. [Request Approval of Selection Committee Recommendation: 25Q-106 Utilities Engineering Design Support Services – Ardurra Group, Inc., \(Ocala, FL\), Clymer Farner Barley Surveying, LLC, \(Ocala, FL\), CPH Consulting, LLC, \(Sanford, FL\), Kimley-Horn and Associates, Inc., \(Ocala, FL\), Rummel, Klepper & Kahl, LLP dba RK&K, \(Baltimore, MD\), Tillman & Associates Engineering, LLC, \(Ocala, FL\), Wright-Pierce, Inc., \(Maitland, FL\) \(Budget Impact - None\)](#)

7.7. Transportation - County Engineer:

- 7.7.1. [Request Approval of the FY 2025-26 Stormwater Education and Water Use Efficiency Plans \(Budget Impact - Neutral\)](#)
- 7.7.2. [Request Approval of a Second Amendment and Assignment Agreement Between Marion County, Liquidation Results, Inc., and Aero Flying Services, LLC, Associated with the Marion County X35 Airport \(Budget Impact – None\)](#)
- 7.7.3. [Request Approval of a Memorandum of Understanding SW 40th/49th Avenue – Phase 1 Roadway Improvements Between Heathbrook I, LLC, a Delaware Corporation, and Heathbrook II, LLC, a Delaware Corporation, and Marion County, a Political Subdivision of the State of Florida \(Budget Impact – None\)](#)

7.8. Utilities:

- 7.8.1. [Request Approval of Oversizing Water Line Extension Cost Sharing Offset Agreement Between the School Board of Marion County and Marion County Utilities \(Budget Impact – Neutral; expenditure of \\$43,434\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

- 9.1. [Request Approval for an Access by Permit Across Tract “A” of Carriage Trail - Unit 1 Subdivision, Plat Book 1, Pages 138-139 \(Budget Impact – None\)](#)

10. COMMITTEE ITEMS:

- 10.1. [Industrial Development Authority - Request to Appoint One \(1\) Full Member for an Unexpired Term, Ending May 2027](#)
- 10.2. [Land Development Regulation Commission - Request Appointment of One \(1\) Full Member for an Unexpired Term, Ending August 2026](#)
- 10.3. [Planning and Zoning Commission – Request to Appoint Four \(4\) Full Members and One \(1\) Alternate Member for New Terms, Ending September 2029](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule a Workshop to Approve the Marion Oaks Manor Extension Project Development and Environment Study Public Meeting Presentation on Tuesday, October 7, 2025, at 3:00 p.m. in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request to Reschedule and Advertise a Marion County Community Redevelopment Agency meeting from Tuesday, October 21, 2025, at 1:50 p.m. to Monday, October 27, 2025, at 1:30 p.m. in the McPherson Governmental Campus Auditorium](#)

12. GENERAL PUBLIC COMMENTS:

Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or sign up online at: www.marionfl.org.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

13.2. Commission Calendar

- 13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.1. [Marion Oaks MSTU Recreation & Facilities Advisory Council - Present Resignation from Bobby Whipple](#)
- 14.1.2. [Present Letter of Support Dated August 22, 2025 for Commissioner Zalak's Florida Association of Counties Second Vice President Candidacy and Memo from Florida Association of Counties Regarding Commissioner Zalak's Candidacy](#)

14.2. Present Walk-On Items From Previous BCC Meeting:

- 14.2.1. [Request Board Authorization for County Attorney and County Engineer to Proceed with the Acquisition of Certain Property Interests from New Ocala, LLC or its Successor in Interest, for the SW 40th and SW 49th Avenue Road Construction Project, Within the Purchase Price and Other Parameters Described Herein](#)

14.3. Clerk of the Court:

- 14.3.1. [Present Update for Sheriff Budget FY 2025-26](#)
- 14.3.2. [Present Letter from Cold Springs Improvement District Regarding Scheduled Meetings for FY 2025-26](#)
- 14.3.3. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.3.4. [Present Administrative Budget Transfer Report for FY 2024-25](#)
- 14.3.5. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-34, 25-35, 25-36 and 25-37 with the Secretary of State's Office.](#)
- 14.3.6. [Present Regular Report of Utilization for Reserve for Contingencies](#)
- 14.3.7. [Present Budget Adjustments to the Tentative Budget FY 2025-26](#)

14.4. Present for information and record, minutes and notices received from the following committees and agencies:

- 14.4.1. [Development Review Committee \(DRC\) – August 18, 2025](#)
- 14.4.2. [MCFR and EMS Advisory Board – May 21, 2025](#)
- 14.4.3. [Planning and Zoning Commission – July 28, 2025](#)

14.5. General Informational Items:

- 14.5.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>
- 14.5.2. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

- 14.5.3. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.4. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.5. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

15. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 2:00PM):

[Present Cover Documents from Planning and Zoning Commission Public Hearing](#)

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1. [Request for Waiver from Land Development Code Section 6.8.6.K\(2\) – Buffers for a Minor Site Plan for Scrubs - Minor Site Plan \(Waiver to Approved AR32133\), Parcel Number 4716-006-009, Application Number 33136](#)
- 15.1.2. [Request for Waiver from Land Development Code Section 6.12.12 \(D\) Sidewalks for a Major Site Plan for His House for Her, Parcel Number 9009-0000-05, Application Number 32698 \(Budget Impact – None\)](#)
- 15.1.3. [Request for Waiver from Land Development Code Section 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Green Leaf, Parcel Number 19999-004-00, Application Number 32908 \(for Agricultural Lot Split Application Number 32907\) \(Budget Impact - None\)](#)

15.2. Planning and Zoning Items for Individual Consideration:

- 15.2.1. [250406ZC - Gary W. Smallridge and 4C Family Trust, LLC, Zoning Change from General Agriculture \(A-1\) to Regional Business \(B-4\), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned](#)
- 15.2.2. [250908ZP – Prosperity US 27 LLC, Zoning Change to Change from Expired Planned Unit Development \(PUD 160504Z, formerly General Agriculture A-1\) to Planned Unit Development for a Maximum Proposed Total of 151 Single-Family Residential Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned](#)

- 15.2.3.** [25-L03 – Estate of Michael P Couture, Sr.; Eva Couture, P.R., Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land \(RL\) to Medium Residential \(MR\), ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, West Side of SE 73rd Avenue, ±0.9 Miles North of SE Hwy 42](#)
- 15.2.4.** [25-L04 – Estate of M. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture, Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land \(RL\) to Medium Residential \(MR\), ±90.69 Acres of ±104 Acres, Parcel Account Numbers 47667-004-00, 47667-005-02, Portions of: 47667-006-00 & 47667-003-01, 16152 and 16200 SE 73rd Avenue, Summerfield, FL 34491, or no address assigned, West Side of SE 73rd Avenue and North Side of SE Hwy 42](#)

15.3. Adoption of Ordinance