

**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 regular session in Commission Chambers at 9:00 a.m. on Tuesday July 1, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

INVOCATION AND PLEDGE OF ALLEGIANCE:

The meeting opened with invocation by Commissioner Stone and the Pledge of Allegiance to the Flag of our Country.

9:00 AM 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 Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart and Executive Director of Internal Services Mike McCain.

ANNOUNCEMENTS:

Chairman Bryant addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

1. PROCLAMATIONS AND PRESENTATIONS:

Upon motion of Commissioner Stone, seconded by Commissioner Curry, the BCC approved and/or ratified the following:

1.1. PRESENTATION - Marion County School Board Bus Brigade School Supply Drive - Tom Butler, MCPS Homeless Liaison (Presentation Only)

Homeless Liaison Tom Butler, Marion County Public Schools (MCPS), SW 49th Terrace, advised that each year this program provides critical school supplies to hundreds of homeless and economically disadvantaged students across this District. He stated these are students facing unimaginable obstacles, students who may have been living in shelters, motels, cars, living with other family members, not because of anything they did, but because life actually handed them a heavy load far too early. Mr. Butler opined that when the community gives them a brand new backpack, school supplies, and essential items needed to start school, they are giving them far more than just supplies, they are giving them a sense of dignity, belonging, and hope. Last year, thanks to the BCC, County staff, and the generosity of the community, including many in this room, the Bus Brigade collected over 40,000 items. MCPS not only does this at the beginning of the school year, but throughout the entire school year to supply the needs of these children. This year, MCPS is asking again for the Board's support and visibility. The official school supply collection begins today, and it goes through August, culminating in a special bus brigade pickup right here in the Marion County Board of Commissioners meeting on August 5, 2025. He opined that every time the community makes an investment in a child's

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education, they are not only changing that child's life, but they are also shaping the future of this County. Mr. Butler expressed his appreciation to the BCC, County staff and the community for stepping up to help the children in need and being a part of this mission. ACA Amanda Tart advised that as in the past, County staff will have its friendly competition amongst Departments to collect the most school supplies, noting there will be Team Amanda, Team Banta, Team Tracy and Team Angel. On July 31, 2025 staff will get a total count of everything collected along with the annual bus competition where the Departments will decorate a bus. The coveted Golden Ruler award will be handed out at the August 5, 2025 BCC meeting. Staff are looking forward to this upcoming month and giving back to the public schools.

In response to Chairman Bryant, Ms. Tart stated the winner of the Golden Ruler award last year was the Municipal Services Department.

In response to Chairman Bryant, Mr. Butler stated there are approximately 1,600 children in Marion County that are considered homeless.

Ms. Tart advised that the County also has a new website that the Public Relations (PR) team was able to create for this drive, which is www.marionfl.org/missionbusbrigade. The website has all of the drop off locations as well as the different supplies that MCPS are requesting.

Mr. Butler advised that the drive was quite successful this past year because out of the 68 seniors who were homeless, 64 of them received their diplomas and 34 of them went on to be accepted at universities and colleges.

1.2. PRESENTATION - Fiscal Year 2023-24 Annual Comprehensive Financial Report Presented by the External Auditors - Clerk of Court (Presentation Only)

Finance Director Jennifer Cole, Clerk of Court, presented the following recommendation:

Description/Background: Presentation of the Fiscal Year 2023-24 Annual Comprehensive Financial Report (ACFR) by the External Auditors.

The Annual Comprehensive Financial Report can be found at the following website:

<<https://www.marioncountyclerk.org/departments/finance/annual-comprehensive-financial-report/>>

Budget/Impact: None.

Recommended Action: Presentation only.

Finance Director Jennifer Cole presented an overview of the County financial reports for fiscal year (FY) 2023-2024. These include the audited Annual Comprehensive Financial Report (ACFR) and the Popular Annual Financial Report (PAFR). The PAFR is an unaudited summary report, which contains consolidated information from the ACFR. She stated the reports are available on the Clerk's website for public viewing at www.marioncountyclerk.org and have also been submitted to the Government Finance Officers Association (GFOA) for the Excellence in Reporting Awards. Ms. Cole advised that these Financial Reports could not have been achieved without help from County Administration, County Directors and their staff, Constitutional Officers and their teams, and of course the Clerk's finance team. She noted next week starts the interim audit for the current fiscal year (FY). Ms. Cole expressed her appreciation to the team at Purvis Gray for their professionalism, noting she has worked with them for many, many years even in a previous employment capacity and they are a great team.

Ms. Cole introduced the audit teams from Purvis Gray & Company, Certified Public Accountant (CPA) Tim Westgate and Audit Supervisor Margaret Ann McGuire.

Chairman Bryant provided a brief history about how consistently good Marion County audits have been over the past 20+ years. She advised that the Clerk does a great job of keeping track of the money that comes in and the money that goes out for the entire County, noting he is the one that does all of that for the County Commission, as well as the checks and the balances for the Constitutional Officers.

Tim Westgate, Auditing Partner with Purvis Gray, advised that a report as clean as this one is a rarity and not having any negative findings has been a tradition for Marion County, noting there are discussion items through the process each year and the County is always great in addressing them. He stated the ACFR does meet the County's external financial reporting requirements as required by Florida Statutes (FS), rules of the Auditor General, secondary bond market, State loan programs, as well as Federal and State grant requirements. The ACFR is submitted to the GFOA for the Certificate of Excellence in financial reporting. This is a voluntary program with expanded disclosure and information, to go above and beyond the minimum requirements and provides for an extra level of transparency. Mr. Westgate noted last year, as in previous years, the County received this award and is expected to receive it again this year. He advised that detailed exit conferences were held with each of the Constitutional Officers, Chairman Bryant, Clerk Harrell, County Administrator Bouyounes, and other members of Clerk and BCC Finance Departments. Mr. Westgate stated the Clerk's Finance team is now working on the Governmental Accounting Standards Board 101 (GASB 101) standards and due processes, which takes a new approach to reporting compensated absences to provide consistency across local governments and how they report, as well as consistency with the different types of benefits that are offered. He advised that he was pleased to say that Purvis Gray has issued an unmodified opinion, which is a clean opinion, the highest level of assurance that a County can have related to its financial statements.

Clerk Harrell advised that citizens are in good hands with Chairman Bryant, noting at the exit conference with the auditors she had some pressing questions for Purvis Gray, and they were able to answer them thoroughly and completely. He opined that it is always in everyone's best interest that multiple eyes are reviewing the audit from different perspectives. Clerk Harrell expressed his appreciation to Mr. Westgate, Ms. McGuire and their teammate Allison Stone who are truly consummate professionals in the auditing world. He also gave credit to County staff, noting as a Clerk it is helpful to be affiliated with such a good operation that helps keep the County in the best light and reporting in a manner that is fair to the public. In this day and age, where the State is putting every County's feet to the fire as we are going to experience an upcoming budget cycle, is all the more reason to make sure that the County is accounting for every dollar spent in a proper way.

Commissioner Curry advised that the Commission recently attended the Florida Association of Counties (FAC) meeting, noting there was a lot of discussion in regard to the Department of Government Efficiency (DOGE) as it relates to government spending. He advised that the State has picked that up and requested letters from each County and the last piece of information he had was that out of 67 Counties, only 30 have sent their letters in to comply with the request of the Governor.

General discussion ensued in regard to public accounting and efficiencies.

Commissioner Stone stated along that line, Marion County was one of the ones that provided that letter of information to the Governor and the County fared very well under the veto pen. She noted Marion County did not see the veto pen and opined that may also be a testament to the County's compliance with the Governor's wishes as well.

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Commissioner Stone referred to the ACFR, noting the first portion gives a lot of history and detail about the County, but after you get through all the Departments financial statements then you start to see a 10 year trend. She stated there is information as to the number of employees and you will see as government has grown, it has grown in public safety, in firefighters and in law enforcement. Commissioner Stone encouraged anyone who has any interest at all in Marion County and the inner workings to review the ACFR and PAFR.

Chairman Bryant expressed her appreciation to the auditors from Purvis Gray, Clerk Harrell, and everyone that assisted with this audit.

1.3. PROCLAMATION - Parks and Recreation Month - Jim Couillard, Marion County Parks & Recreation Director (Approval and Presentation)

The Board presented the Proclamation recognizing the month of July 2025 as “Parks and Recreation Month” to Parks and Recreation Director Jim Couillard and several representatives.

Parks and Recreation Director Jim Couillard expressed his appreciation to the Board and to the community for their support. He introduced Parks and Recreation Advisory Board members Chairman Jerry Furlong, Brian Cretul and Curt Bromund.

Community Engagement Coordinator Sara Lambert, Parks and Recreation, stated this year's theme is “Build Together, Play Together”.

A video played highlighting some of the Parks and Recreation events happening throughout the month of July.

1.4. PRESENTATION - Employee of the Quarter for April - June 2025 – Sara Caron, Human Resources Director (Presentation Only)

Human Resources (HR) Director Sara Caron presented the following recommendation:

Description/Background: The Employee of the Quarter program recognizes employees that go above and beyond to provide exceptional services to the citizens of Marion County and to reward exemplary employees for their accomplishments and contributions. The Employee of the Quarter can be nominated by co-workers, supervisors, citizens, or County Commissioners and must meet certain criteria in order to be qualified for consideration. The Employee of the Quarter is recognized by the Board, receives a day off with pay, and is included in the Ideal Team Player candidate pool. Each year, during Employee Appreciation, the County Administrator awards chosen employees with the Ideal Team Player award.

Budget/Impact: None.

Recommended Action: Presentation of Employee of the Quarter for the quarter ending in June 2025.

The nominees for Employee of the Quarter for the 2nd Quarter (April - June 2025) are:

Michael Hunter	Animal Services
Karen Lancaster	Animal Services
Maricel Rivera	Building Safety
Vanessa Beckett	Information Technology
Kristen Savage	Office of the County Engineer
Jared Peltz	Office of the County Engineer
Theresa Smail	Office of the County Engineer

Lacey Larramore	Public Relations
William Torrance	Solid Waste
Carrie Hyde	Utilities
Brandy Raymond	Utilities
Kevin Reilly	Utilities
Victor Shahid	Utilities

HR Director Sara Caron provided an overview relating to the accomplishments of the Employee of the Quarter for April through June 2025. She advised that he began his career with the County in 2022 and has worked hard ever since. Ms. Caron stated this employee epitomizes the County's Humbleness - Respect - Commitment - Integrity - Accountability - Discipline (HICARD) values through dedication and commitment. She noted in his three years with the County, he has had a huge impact on his Department's operations through positivity and teamwork. Ms. Caron introduced William "Randy" Torrance as the Employee of the Quarter.

William "Randy" Torrance expressed his appreciation to Solid Waste Director Mark Johnson, noting he enjoys coming to work every day.

Solid Waste Director Mark Johnson advised that some of the key attributes that Mr. Torrance brings to the Department are actually innovation and cost savings.

Commissioner Curry advised that Marion County spends a tremendous amount of time building their team like this and recognizing special things that employees do by going above and beyond. He commented on a recent FAC meeting; wherein, ACA Amanda Tart and Commissioner Zalak created a presentation that showed how Marion County empowers and recognizes their employees. Commissioner Curry noted at the end of their presentation, everybody stayed and asked questions.

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.

Joseph Walker, SE 54th Place, Ocklawaha, addressed the Board in relation to Agenda Items 9.1, 9.2 and 9.3. He expressed concern with Code Enforcement liens as presented on the Agenda and opined that the information should also include which District the problem property is located.

3. ADOPT THE FOLLOWING MINUTES: (6 Sets)

3.1. February 17, 2025

3.2. February 18, 2025

3.3. February 24, 2025

3.4. February 27, 2025

3.5. March 5, 2025 A

3.6. March 5, 2025 B

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to adopt the meeting minutes of February 17, 18, 24, 27 and March 5 (2 sets), 2025. The motion was unanimously approved by the Board (5-0).

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

4.1. Request Approval of 2024-2026 Edward Byrne Memorial Justice Assistance Grant Program – Countywide

The Board considered the following recommendation from Grants Coordinator Caitlyn Rath, Marion County Sheriff's Office (MCSO):

Description/Background: The Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the primary provider of criminal justice funding to states and units of local government. The Florida Department of Law Enforcement has set aside \$97,997 for Marion County. The following programs will be funded through this allocation:

- Marion County Sheriff's Office - \$49,997
- Ocala Police Department - \$30,000
- Marion County Courts - \$10,000
- Belleview Police Department - \$8,000

Budget/Impact: Grant revenue of \$97,997 (No local match required)

Recommended Action: Motion to authorize the Chairman to execute the letter to Florida Department of Law Enforcement.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to authorize the Chairman to execute the letter to the Florida Department of Law Enforcement (FDLE). The motion was unanimously approved by the Board (5-0).

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

Clerk Harrell advised that Budget Amendment Resolution 5.1.11 coincides with Consent Agenda Item 7.4.9.

Commissioner Stone requested that Consent Agenda Item 7.4.9. be considered with the Budget Amendment Resolutions. It was the general consensus of the Board to concur. Upon motion of Commissioner Stone, seconded by Commissioner Curry, the Board adopted the following Budget Amendment Resolutions 5.1.1. through 5.1.19. transferring funds as presented by Clerk Harrell, as well as approving Consent Agenda Item 7.4.9:

5.1.1. 25-R-196 - Building Safety Fund - Building - \$35,000

5.1.2. 25-R-197 - County Transportation Maintenance Fund - Transportation - \$125,000

5.1.3. 25-R-198 - General Fund - Animal Services - \$10,400

5.1.4. 25-R-199 - General Fund - Animal Services - \$100,000

5.1.5. 25-R-200 - General Fund - Belleview Sportsplex - \$27,000

5.1.6. 25-R-201 - General Fund - Facilities Management - \$35,000

5.1.7.a. 25-R-202 - General Fund - General Government Capital - \$109,367

5.1.7.b. 25-R-203 - General Fund - General Government Capital - \$1,803

5.1.8. 25-R-204 - General Fund Grants Fund – Legislative - \$12,200

5.1.9. 25-R-205 - General Fund Grants Fund - Community Services - \$25,000

5.1.10. 25-R-206 - Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \$740,135

5.1.11. 25-R-207 - Infrastructure Surtax Capital Project Fund - Multiple Cost Centers - \$4,100,000

5.1.12. 25-R-208 - Insurance Fund - Insurance - \$15,675

5.1.13. 25-R-209 - Insurance Fund - Insurance - \$73,126

5.1.14. 25-R-210 - Marion County Airport Fund - Marion County Airport - \$210,062

5.1.15. 25-R-211 - Marion County Utility Fund - Utilities Management - \$80,000

- 5.1.16.** 25-R-212 - Marion County Utility Fund - Utilities Wastewater System - \$262,500
- 5.1.17.** 25-R-213 - Marion County Utility Fund - Utilities Water System - \$190,000
- 5.1.18.a.** 25-R-214 - Multiple Funds - Multiple Cost Centers - \$46,751
- 5.1.18.b.** 25-R-215 - Multiple Funds - Multiple Cost Centers - \$5,249
- 5.1.19.** 25-R-216 - Stormwater Fund - Stormwater Program - \$910,000

5.2. Project Adjustment

5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \$120,000

Utilities Director Tony Cunningham presented the following recommendation:

Description/Background: Marion County Utilities (MCU) set up a project to place the water lines in the Sun Country subdivision and funded an amount to do design work. MCU has decided to delay this project for the time being. There is a need to replace the grit removal system at the Silver Springs Shores Wastewater Treatment Facility. These funds in the Sun Country water line project can be utilized for this replacement. This request is to transfer the funds from CIP project UTC000082 (Sun Country Water Main) to CIP project UTC000138 (Wastewater Treatment Plant Improvement). When it is determined that the Sun Country water lines can be replaced, the project will be utilized. This is a one-time request.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the transfer of project funds and amend the CIP.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the transfer of project funds and amend the Capital Improvement Program (CIP). The motion was unanimously approved by the Board (5-0).

5.2.2. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$452,274

County Engineer Steven Cohoon, Office of the County Engineer (OCE), presented the following recommendation:

Description/Background: Projects STC073833 - SE Maricamp Road Resurfacing and STC073877 - NW 60th Ave Resurfacing have been completed, and all final invoices have been paid. These projects resulted in budget savings of \$351,049 and \$101,225, respectively. Of the total remaining funds, \$22,025 will be transferred to STC073884 - NW Hwy 320 Resurfacing to cover the final invoice. The remaining balance of \$430,249 will be allocated to STC073889 - SW 27th Ave at SW 66th St.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the transfer of project funds and amend the Capital Improvement Program.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the transfer of project funds and amend the CIP. The motion was unanimously approved by the Board (5-0).

5.3. Clerk of the Court Items

5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 036100, 037240, 043073, 044653, 045169, 046238, 048668 and Information Technology's List

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A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the Disposition of Property forms 036100, 037240, 043073, 044653, 045169, 046238, 048668 and Information Technology's List. The motion was unanimously approved by the Board (5-0).

7. CONSENT:

Commissioner Zalak commented on Item 7.7.5. (Drinking Water State Revolving Fund Planning and Design Loan Agreement DW420630), noting the request for funding was not vetoed by the State of Florida Department of Environmental Protection (FDEP), which now provides a good opportunity to complete this project.

County Attorney Matthew G. Minter advised that Consent Agendas Item 7.1.2. is being pulled and would be brought back to the Board at a later date.

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. Upon motion of Commissioner Stone, seconded by Commissioner McClain, the Board acted on the Consent Agenda as follows:

7.1. Attorney:

7.1.1. Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW NW 80th 70th Avenue Segment 1A Road Improvement Project in Marion County, Florida

The Board approved the following recommendation to adopt Resolution 25-R-218 as presented by County Attorney Mathew G. Minter, Legal:

Description/Background: One resolution is presented for Board approval for the acquisition of an interest in real property as to which we have not yet been able to acquire by negotiations. The County is seeking to acquire the parcel to construct road improvements related to the SW NW 80th 70th Avenue Segment 1A Road Improvement Project, which will widen the North and South bound lanes of NW/SW 80th Avenue, relieving traffic flow on both Hwy 40 and NW/SW 80th Avenue, and surrounding collector roads. The resolution provides for acquisition either by negotiation, based on binding offers from the County for up to 120% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the Resolution authorizes proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing acquisition of property by eminent domain, and this resolution will satisfy that requirement.

Budget/Impact: Budget impact is currently indeterminate but is initially based on the County's appraisal. The amount for the acquisition parcel included in this resolution is \$2,000.00. If litigation is required, the final value determinations will be made by a jury trial, and the County will be responsible for statutory attorney fees and expert costs as well.

Recommended Action: Motion to approve the Resolution and authorize the Chairman and the Clerk of Court to execute same.

Resolution 25-R-218 is entitled:

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR THE SW NW 80th 70th AVENUE SEGMENT 1A ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

7.1.2. Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW 40th Ave/SW 49th Ave Improvement Phase 1 Project in Marion County, Florida

Description/Background: One resolution is presented for Board approval for the acquisition of interests in real property as to which we have not yet been able to acquire by negotiations. The County is seeking to acquire the parcels to construct road improvements related to the SW 40th Ave / SW 49th Ave Improvement Phase 1 Project, which will extend SW 49th Avenue north to SW 43rd Court Road, relieving traffic flow on Interstate 75, SW 66th Street, SW 27th Avenue, and surrounding collector roads. The resolution provides for acquisition either by negotiation, based on binding offers from the County for up to 120% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the Resolution authorizes proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing acquisition of property by eminent domain, and this resolution will satisfy that requirement.

Budget/Impact: Budget impact is currently indeterminate but is initially based on the County's appraisal. The combined amount for all acquisition parcels included in this resolution is \$48,565.00. If litigation is required, the final value determinations will be made by a jury trial, and the County will be responsible for statutory attorney fees and expert costs as well.

Recommended Action: Motion to approve the Resolution and authorize the Chairman and the Clerk of Court to execute same.

(Ed. Note: This Item was withdrawn from consideration.)

7.1.3. Request Approval of the Mediated Settlement Agreement for the NW/SW 80th Ave and Hwy 40 Intersection from 1300' South of West Hwy 40 to 1600' North of West Hwy 40 Road and Drainage Improvement Project Fee Simple Right-of-Way Taking and Temporary Construction Easement Parcels (Budget Impact - Neutral; expenditure of \$1,884,951)

The Board approved the following recommendation as presented by County Attorney Minter, Legal:

Description/Background: Improvements to SW 80th Avenue and SR 40 are in the County's current Transportation Improvement Program (TIP). It is necessary for the County to acquire parcels of real property to construct the project, including parcels for road right of way, intersection improvements, drainage easements and drainage retention areas and temporary construction easements. The acquisitions that are the subject of this agenda item are being acquired from Michael Vecchio. Mr. Vecchio's property consists of 26.91 acres of mostly unimproved land and is situated at the 400 block of SW 80th Avenue just to the South of the intersection of SR 40 and NW/SW 80th Avenue. The property is located less than a mile from the

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World Equestrian Center. While the property currently has a Low Residential land use and A-1 zoning, it is located within the Urban Service Area and the owner desired to develop the site for either an apartment complex or employment center. From the parent tract, the County is acquiring almost eight (8) acres for stormwater retention facilities necessitated by the new roadway improvements, and a small temporary construction easement.

The County's appraiser valued the parent tract at \$75,000/ acre for a total value of \$2,018,250, in October 2024. The owner's appraiser valued the parent tract at \$130,000 / acre for a total value of approximate \$3.5 million. The difference was due to the different "highest and best use" conclusions of the two appraisers. The County's appraiser's conclusion was that of "mini-equestrian farms" similar to that of other uses proximate to the WEC, and the owner's conclusion was for high-density residential. Thus, there was a difference in the value of the acquisition of \$55,000 an acre. A second source of compensation related to the issue of "severance damages." The County's appraiser found no severance damages, whereas the owner's appraiser concluded that the reduction in size of the parent tract would make the site no longer economically feasible for high density residential and thus computed severance damages based on a value of the remainder at the County's value of \$75,000 / acre over the remaining approximate 19 acres, with a resulting severance damages claim of over \$1,000,000.

The County's appraiser thus concluded full compensation at \$618,422.00 in his October 2024 appraisal, whereas the owner's appraiser concluded full compensation at over \$2.2 million in his May 2025 appraisal.

The parties agreed to submit the issue of valuation to a voluntary mediation through Circuit Court Mediator Larry Gendzier. Mr. Gendzier had previously been a long-time FDOT District 5 eminent domain attorney. Mr. Vecchio was represented by attorney Joseph Hanratty.

County Attorney, Matthew Minter and County Engineer, Steven Cohoon have reached a Mediated Settlement Agreement with Michael Vecchio and his attorney, pending Board approval. A copy of the Mediated Settlement Agreement is attached hereto.

As outlined in the Agreement, Marion County shall pay said Defendant the total sum of the One Million Eight Hundred Eighty-Four Thousand, Seven Hundred and Eighty-One and 00/100 Dollars (\$1,884,781.00) including \$1,550,000 as full compensation for the property taken, and attorney and expert fees for the owner's appraiser, engineer, and land planner. The County will deposit this payment into the Clerk of Court's registry plus a \$170.00 Registry Deposit Fee, for a total expense of \$1,844,951.00.

It is estimated that trying this case could result in additional litigation costs of between \$125,000 and \$200,000. Therefore, this mediated settlement agreement is in the County's best interests.

In addition, the County Attorney's office is requesting Board authorization to submit to the Court a Stipulated Order of Taking and Final Judgment consistent with the attached mediated settlement agreement.

Budget/Impact: Transportation Capital Projects Fund- \$1,884,951.00 as outlined below:

\$1,179,751.92 from STC073868-CIP TRANSP-NEWINF ROW-738 - VJ738541 - 561301

\$705,199.08 from TIP77700B-TIP ROADS-TFCTRL ROW-772 - VJ738541 - 561301

Recommended Action: Motion to approve the Mediated Settlement Agreement for the NW/SW 80th Ave & Hwy 40 Intersection from 1300' South of West Hwy 40 to 1600' North of West Hwy 40 Road and Drainage Improvement Project Fee Simple Right-of-Way Taking and Temporary Construction Easement Parcels and authorize the County Attorney to submit a joint Stipulated Order of Taking and Final Judgment consistent with the Settlement Agreement.

7.2. Community Services:

7.2.1. Request Approval of a Modification Agreement Between Marion County and Lauren Hall (McKittrick) (Budget Impact - None)

The Board approved the following recommendation as presented by Community Services Director Cheryl Butler:

Description/Background: On May 19, 2006, Community Services assisted Lauren Hall with State Housing Initiatives Partnership (SHIP) Housing Program funds. Ms. Hall was approved for down payment and closing cost assistance in the amount of \$59,000 for the property located at 5723 NE 14th Avenue, Ocala, FL 34479, parcel number 1501-003-005. The Mortgage and Promissory Note was recorded with the Marion County Clerk of the Court on May 26, 2006, and will reach maturity the first day of June 2036.

Ms. Hall married in 2023, she has requested a modification to her SHIP Mortgage and Note to reflect her name change and to add her husband, Craig McKittrick. Staff recommends approval of the modification.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Mortgage Modification between Marion County and Lauren Hall (McKittrick) and all necessary documents associated with the Marion County SHIP Housing Program.

7.2.2. Request Approval of Second Amendment of Marion County Standard Professional Service Agreement New Construction Project Between Habitat for Humanity of Marion County, Inc. and Marion County (Budget Impact - None)

The Board approved the following recommendation as presented by Community Services Director Butler:

Description/Background: On November 14, 2023, Habitat for Humanity of Marion County, Inc. (Habitat) submitted a proposal to Community Services for State Housing Initiative Partnership (SHIP) funding for the construction of six (6) single-family homes on surplus properties designated for affordable housing under Resolution No. 22-R-252. The original agreement, approved by the Board on March 5, 2024, provided Habitat with SHIP loan funding not to exceed \$180,000 per home, with a sales price cap of \$200,000 per home. The agreement included \$30,000 in down payment and closing cost assistance per homebuyer as part of the build price.

On May 21, 2024, the Board approved the first amendment to the agreement to accommodate a parcel swap after one of the originally conveyed parcels was determined not to be zoned for residential use.

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The Second Amendment now presented for Board consideration continues to build upon the original project approved on November 14, 2023. This amendment seeks to modify the original agreement by increasing the down payment and closing cost assistance from \$30,000 to \$50,000 per homebuyer. This adjustment is intended to enhance affordability and ensure long-term housing stability for the income-qualified families purchasing these homes.

All other terms and conditions of the original agreement remain in effect, including Habitat's obligation to construct each home to required standards, maintain affordability guidelines, and meet income eligibility requirements.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with Marion County Standard Professional Services Agreement between Marion County and Habitat for Humanity of Marion County, Inc.

7.2.3. Request Approval to Submit the 2025-26 Marion County Regional Opioid Abatement Plan to the Department of Children and Families (Budget Impact - None)

The Board approved the following recommendation as presented by Community Services Director Butler:

Description/Background: On March 1, 2022, the Board approved an Interlocal Agreement with the City of Ocala to establish a Regional Settlement Committee for managing opioid settlement funds awarded to Marion County as part of the State of Florida's lawsuit against opioid manufacturers and distributors. The State designated the Department of Children and Families (DCF) to oversee the distribution and use of these settlement funds. As part of the agreement, each community is required to submit an annual Opioid Abatement Plan outlining how the funds will be used to address opioid-related issues.

On June 12, 2025, the Regional Opioid Settlement Committee, formed under the Interlocal Agreement, reviewed and approved the proposed 2025-26 Marion County Regional Opioid Abatement Plan.

Budget/Impact: None.

Recommended Action: Motion to approve submission to DCF of the 2025-26 Marion County Regional Opioid Abatement Plan and authorize the Chairman and Clerk to execute all necessary documents associated with the plan.

7.2.4. Request Approval to Submit the 2025-26 Marion County Opioid Abatement Plan to the Department of Children and Families (Budget Impact - None)

The Board approved the following recommendation as presented by Community Services Director Butler:

Description/Background: The State of Florida, along with multiple Florida cities and counties, including the City of Ocala and Marion County, participated in the National Prescription Opiate Litigation (MDL No. 2804). As a result of this settlement, the State established two funding streams: (1) regional opioid settlement funds, overseen locally by the Regional Settlement Committee established under the Interlocal Agreement approved by the Board on March 1, 2022, and (2) direct allocations to individual counties and municipalities.

The State of Florida designated the Department of Children and Families (DCF) to oversee both funding streams and requires each recipient to submit an annual

Opioid Abatement Plan outlining how the settlement funds will be utilized in accordance with the State's approved guidelines.

In addition to participating in the regional settlement process, Marion County receives a direct allocation of funds to address local opioid-related priorities. The proposed 2025-26 Marion County Opioid Abatement Plan (County Direct Allocation) reflects the County's strategy for utilizing its local share of settlement funds in alignment with the overall objectives of the State Settlement Plan and complementary to the Regional Opioid Abatement Plan approved by the Regional Settlement Committee on June 12, 2025.

Budget/Impact: None.

Recommended Action: Motion to approve submission to DCF of the 2025-26 Marion County Opioid Abatement Plan and authorize the Chairman and Clerk to execute all necessary documents associated with the plan.

7.3. Human Resources:

7.3.1. Request Approval of Health Center Access Option for Employees and Dependents Not on County-Sponsored Insurance (Budget Impact - None)

The Board approved the following recommendation as presented by HR Director Caron:

Description/Background: Marion County has partnered with My Health Onsite for an employee health center, which is scheduled to open in August 2025. This announcement has been well received by all employees, including those who are not on our County-sponsored insurance.

Allowing the option of Health Center Access will permit those employees and dependents who are on other insurance (such as Medicaid, Tricare, or a non-County plan) to have access to the Employee Health Center for a minimal cost, and no cost to the County or Constitutional Offices.

After comparing local concierge plans, the following is presented for approval:

Single Plan (employee only): \$50 per month

Family Plan: \$85 per month

The fees will be payroll deducted, and the employee will acknowledge that if they are referred out to a specialist or other provider, it will not be free or be paid for by the County; they will need to utilize their other insurance. The fees collected will be deposited into the Insurance Fund to help offset the cost of the contract for services with My Health Onsite.

Budget/Impact: None.

Recommended Action: Motion to approve Health Center Access option for employees and dependents not on County sponsored insurance, effective October 1, 2025.

7.4. Procurement Services:

7.4.1. Request Approval of Bid Award: 25B-112 DRA Fence Line and Rip Rap Treatment - J & J Aquatics Specialists, LLC, Lake City, FL (Budget Impact - Neutral; expenditure of \$61,022)

The Board approved the following recommendation as presented by Procurement Services Director Susan Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid to hire a qualified contractor to provide vegetation control services along fence lines and Rip Rap in county-maintained drainage

retention areas (DRA) and County rights-of-way. Two (2) submittals were received, and the tabulation is below:

Firm – Location	Bid Total
J&J Aquatics Specialists, LLC – Lake City, FL	\$61,021.87
Environmental Management Acquisition, LLC – Brunswick, GA	\$73,199.60

Steven Cohoon, P.E., County Engineer, recommends that J & J Aquatics Specialists, LLC receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a draft of the contract. Upon approval at today's meeting, it will be sent to J & J Aquatics Specialists, LLC for signature, and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$61,021.87. Up to 10% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from EK430538-534101 (Stormwater Program).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute contract with J & J Aquatics Specialists, LLC under 25B-112.

7.4.2. Request Approval of Change Order 2 for Purchase Order 2500204: 24PB-296 Meter Boxes, Lids and Water Meters - National Metering Services, Inc., Kearney, NJ (Budget Impact - Neutral; additional expenditure of \$55,000)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On July 31, 2024, the County Administrator approved the piggyback of Pasco County's contract with Nation Metering Services, Inc. in the amount of \$45,000. Marion County Utilities (MCU) initially requested this amount based on the anticipated needs for the fiscal year, and a purchase order was opened in the amount of \$18,000.

On April 2, 2025, Change Order 1 was executed to increase the purchase order by \$27,000, bringing the total purchase order amount to the full \$45,000 as originally approved.

Change Order 2 is now being submitted to increase the purchase order by an additional \$55,000 to support anticipated expenditures through the end of the fiscal year. This Change Order will bring the revised total purchase order amount to \$100,000.

MCU and the Procurement Services team are currently working to identify a new contract with longer terms that can be used for future piggybacking opportunities. A copy of the proposed Change Order is attached for review. Upon approval, the Change Order will be submitted to the Clerk and Chairman for signatures.

Budget/Impact: Neutral; additional expenditure of \$55,000 bringing the total purchase order amount to \$100,000. Funding is from line ZF448536-563102 (Marion County Utility Fund), Project UTC000120

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Change Order 2 to Purchase Order 2500204 for National Metering Services under contract 24PB-296.

7.4.3. Request Approval of Change Order 2 to Purchase Order 2500776: 5Q-002 SW 40th Ave/SW 49th Ave Phase 1 - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$875,112)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On December 17, 2024, the Board approved a contract with Art Walker Construction, Inc., for a design-build project. The work includes completing the existing 90% design plans and constructing Phase 1 of the SW 40th Ave/SW 49th Ave Corridor (SW 66th St to SW 43rd Street Rd). Purchase Order (PO) 2500776 was issued for the work, totaling \$16,889,149.20.

Throughout the term of the project, Change Order 1 was released to add \$2,195,280.22 to cover the construction of new gravity sewer mains in 8-inch, 10-inch, and 12-inch diameters; relocating an existing sewage pump station; installation of a new 16-inch water main; adjustment of select valve boxes and manhole covers; relocating fire hydrant assemblies on existing water mains; relocating an existing water main; and relocating a section of the existing 6-inch force main along S.R. 200.

Change Order 2 requests to add \$875,112 to cover tasks needed to continue the project as specified in the proposal from Art Walker Construction, Inc. Task A: Design, permitting and construction for site improvement for SPX Flow property; Task B: Median revisions and construction along SW 40th/49th Ave; Task C: Design plan modification for SW 66th St at SW 49th Ave intersection; Task D: Re-design Pond B-2 to eliminate joint use conditions; Task E: Assistance to County Attorney's Office for eminent domain support; Task F: Provide update to County's Preliminary Engineering Report (PER) for Pond B-2 Re-Design. These changes are required to address the outcomes of right-of-way negotiations and eminent domain proceedings, while maintaining project continuity and minimizing potential legal costs.

Attached for review is a copy of Change Order 2 and the proposal by Art Walker Construction, Inc. Upon approval at today's meeting, the Change Order will be presented to the Chairman and the Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$875,112, bringing the project's total cost to \$19,959,541.42. Funding is available in line GB772541-563512 (Impact Fee - West District).

Recommended Action: Motion to approve, authorize the Chairman and Clerk to execute, and allow staff to process Change Order 2 to Purchase Order 2500776 for Art Waker Construction, Inc. under 25Q-002.

7.4.4. Request Approval of Change Order 2 & 3 to Purchase Order 02401106: 23Q-225 CR 475A (SW 27th Avenue) Improvements - Kittelson & Associates, Inc., Orlando, FL (Budget Impact - Neutral; additional expenditure of \$78,175)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On February 20, 2024, the Board awarded a contract to Kittelson & Associates, Inc. under RFQ 23Q- 225 to conduct an immediate intersection study, analysis, design, and provide construction plans for CR 475A and SW 66th Street. This project also included the preparation of a Preliminary Engineering Report for the CR 475A, 4-lane widening project and all documents

associated with the work. Purchase Order (PO) 02401106 was issued for the work, totaling \$1,481,953.

Throughout the term of the project, one (1) change order has been issued. Change Order 1 corrected the coding of the purchase order lines.

Change Order 2 requests approval to add \$56,520 to cover the costs of additional surveying, geotechnical testing, DRA soil analysis, and temporary traffic control that are necessary outside of the initial Right-of-Way due to design modifications. Change Order 3 requests the approval to add \$21,655 to obtain additional surveying and geotechnical information within adjacent properties.

Attached for review are a copy of Change Order 2 & 3 with their respective proposals. Upon approval at today's meeting, both Change Orders will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$78,175, bringing the project's total cost to \$1,538,473. Funding is available in BM761541-563221-TIP000023 (80% Gas Tax Const Fund).

Recommended Action: Motion to approve Change Orders, authorize the Chairman to execute, and allow staff to process Change Orders 2 & 3 to Purchase Order 02401106 for Kittelson & Associates, Inc. under project 23Q-225.

7.4.5. Request Approval of Change Order 4 to Purchase Order 2301249: 23Q-076 Marion County Sheriff's Office Remodel - The Lunz Group, LLC, Lakeland, FL (Budget Impact - Neutral; additional expenditure of \$25,000)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On May 3, 2023, the Board awarded a contract to The Lunz Group, LLC under 23Q-076 for the interior remodel of the Marion County Sheriff's Office (MCSO), Operations Building. This project involves two (2) phases; Phase 1 - Renovation and Phase 2 - Expansion.

On December 23, 2024, Procurement issued the first Change Order to add a 10% contingency amounting to \$30,920 to Purchase Order 2301249, in accordance with the Procurement Manual. Shortly thereafter, Change Order 2 was executed, utilizing \$15,720 of the contingency to reconfigure office spaces and associated areas into open workstation spaces, divisions, and storage areas. This modification did not alter the total purchase order amount. On January 17, 2025, Change Order 3 was issued, again utilizing \$15,720 from the contingency, to accommodate requested plan changes to the overall floor plans of Phases 1 and 2 by MCSO. The remaining funds required for this change were drawn from unused allowances in the original purchase order.

Change Order 4 is now being presented for approval, requesting an additional \$25,000 to be added to the purchase order to address schedule changes and cover additional design fees, including services related to Architectural, Mechanical, Electrical, Plumbing, and Fire Protection Engineering. These plan changes are necessary to reduce the scope of construction in order to align with the project's available budget. The revisions include reducing the remodel square footage from 41,000 to 19,500 square feet and redesigning the HVAC system to a more cost-effective solution. This scope reduction requires substantial design time to consolidate the original two phases into a single, unified phase.

Attached for review is a copy of Change Order 4 and the proposal from The Lunz Group, LLC. Upon approval today's meeting, the change order will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$25,000 bringing the project's total cost to \$365,120. Funding is available in VJ736521-562102 (INFRAST SURTAX CAP PROJ FUND).

Recommended Action: Motion to approve Change Order, authorize the Chairman and Clerk to execute Change Order 4 to Purchase Order 2301249 for The Lunz Group, LLC under project 23Q-076.

7.4.6. Request Approval of Change Order 9 to Purchase Order 2100801: 20Q-190 SW 52nd Street Flood Relief - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$8,266)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On March 16, 2021, the Board awarded a contract to Kimley-Horn and Associates, Inc., under RFQ 20Q-190 for the engineering of new drainage retention areas and stormwater conveyance infrastructure for flood mitigation along a portion of SW 52nd Street. Purchase Order (PO) 2100801 was issued for the work, totaling \$199,993.

Throughout the term of the project, eight (8) change orders have been issued. Change Orders 1-7 added additional time to the completion dates. Change Order 8 added \$99,724.50 to cover the additional cost of a Phase 1 Cultural Resource Assessment Survey at the request of the Florida Division of Emergency Management and the Seminole Tribe of Florida's request.

Change Order 9 requests approval to add \$8,266 to PO 2100801 to cover the Additional Testing Required Per The Archaeological Research Design Approved By the Federal Emergency Management Agency (FEMA) and to meet the standards included in the Florida Division of Historical Resources Module 3: Guidelines for Use by Historic Preservation Professionals.

Attached for review is a copy of Change Order 9 and the quote obtained by Kimley-Horn and Associates, Inc. from Janus Research. Upon approval at today's meeting the Change Order will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$8,266, bringing the project's total cost to \$307,983.50. Funding is available in EK430538-563102 (Stormwater Program).

Recommended Action: Motion to approve, authorize the Chairman and Clerk to execute, and allow staff to process Change Order 9 to Purchase Order 2100801 for Kimley-Horn and Associates, Inc. under 20Q-190.

7.4.7. Request Approval of Contract Renewal: 19BE-192-CA-03 Website Upgrades, Agenda, & Captioning Services - Granicus LLC, St. Paul, MN (Budget Impact - Neutral; expenditure of \$73,613)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On May 21, 2019, the Board approved the procurement of a fully integrated website, agenda management system, and live video streaming from Granicus, LLC. This agenda item requests Board approval to

renew the Granicus annual maintenance agreement to continue these services. If approved, the renewal term will be retroactively effective from June 4, 2025, through June 3, 2026. These services are essential for supporting transparent and accessible public meetings, as well as ensuring continued functionality of the County's public-facing website.

Attached for review is the vendor-signed quote along with the County's Additional Terms and Conditions, and an approved LRM from Legal. Upon approval at today's meeting, a purchase order will be issued to Granicus, LLC, and the renewal quote, along with the accompanying terms and conditions, will be presented to the Clerk and Chairman for signatures.

Budget/Impact: Neutral: expenditure of \$73,612.13. See the attached departmental cost breakdown.

Recommended Action: Motion to approve the contract renewal with Granicus, LLC and authorize the Chairman and Clerk to execute the associated documents; and authorize staff to issue a purchase order to Granicus, LLC under 19BE-192.

7.4.8. Request Approval of First Contract Amendment: 25C-067-CA-01 Radius Emergency GIS Mapping Services - RapidDeploy, Inc., Austin, TX (Budget Impact - None)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On April 15, 2025, the Board approved a contract with RapidDeploy, Inc. (RapidDeploy) for Radius Emergency GIS Mapping Services, a Next Generation 911 mapping platform known as Eclipse Analytics. This cloud-based platform facilitates the timely dispatch of Fire, EMS, Police, and Sheriff personnel to emergency incidents by integrating with call-taking systems and other external data sources. The product will be procured under GSA contract #47QTCA19D00MM at a total cost of \$933,160.80 for a five-year term.

Following Board approval, a purchase order (PO) was issued to RapidDeploy. However, upon receiving the PO, RapidDeploy informed Procurement that the PO should be issued to the GSA Dealer, Westwind Computer Products, Inc. (Westwind). It is not permissible under procurement policies to have a contract awarded to one vendor (RapidDeploy) while the corresponding PO is issued to another (Westwind). During efforts to find a solution, it was discovered that Exhibit D, containing Westwind's quote with pricing, was inadvertently omitted from the awarded contract.

This First Contract Amendment adds the exhibit to the original agreement. The exhibit includes references to both Westwind, the authorized dealer, and the GSA contract number. By including this exhibit, we can properly issue the PO to Westwind, while the PO will also reference the contract with RapidDeploy and the GSA contract number. This ensures transparency and compliance. If approved today, the amendment will resolve the issue and allow the project to proceed as intended.

Attached for review is a vendor-signed amendment, approved by Legal. Upon approval at today's meeting, it will be presented to the Chairman and Clerk for signatures.

Budget/Impact: None.

Recommended Action: Motion to approve the First Contract Amendment with RapidDeploy, Inc. to include Exhibit D, thereby authorizing the reissuance of the purchase order to Westwind Computer Products, Inc. and the Chairman and Clerk to execute the amendment under 25C-067.

7.4.9. Request Approval of Task Order: 20Q-161-TO-52 Construction Manager, Fire Station 11 Replacement Project – Dinkins Construction LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$6,933,514)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On April 6, 2021, the Board approved contracts with six (6) Construction Managers (CM), allowing the County to select a CM based on expertise, capacity, and availability. Facilities Management has assigned Dinkins Construction LLC to the Fire Station 11 Replacement Project.

The project involves the construction of a new 13,652-square-foot facility to replace the existing Fire Station 11, located on the same parcel as the Florida State Fire College. The new station will feature four apparatus bays, a classroom, and living accommodations for up to eleven personnel per shift. The design incorporates a "Hot-Warm-Cold Zone" layout as part of a cancer prevention initiative, which aims to reduce cross-contamination and mitigate long-term cancer risks. This zoning approach supports best practices in firefighter health and safety, addressing the elevated cancer risk associated with exposure to hazardous substances encountered during emergency response operations.

Substantial completion of the project is expected to take 365 calendar days from the start date on the notice to proceed, with an additional 60 calendar days allotted for final completion.

Attached for review is a draft contract. Upon approval at today's meeting, it will be forwarded to Dinkins Construction, LLC, for signature, and once returned, it will be sent to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$6,933,513.82. A contingency of up to 10% may be added to the purchase order in accordance with the Procurement Manual. Funding is from VJ732522-562102 (Infrastructure Surtax Capital Project Fund), project RC000020.

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the task order under 20Q-161.

(Ed. Note: This Item was approved with Budget Amendment Resolution 5.1.11.)

7.4.10. Request Approval of Seventh Contract Amendment: 16Q-020-CA-07 SW 49th Ave South Phase, Segment F - Kimley-Horn & Associates, Inc., Ocala, FL (Budget Impact - Neutral; total expenditure of \$114,745)

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On July 19, 2016, the Board awarded a contract to Kimley-Horn & Associates, Inc. (KHA) to develop and provide a Preliminary Engineering Report (PER) for the South Phase of the SW 49th Avenue corridor through Marion Oaks to support future development and design associated with the project.

The seventh amendment to the agreement is for KHA to provide final design plan updates and bidding assistance. This work will include pre-construction meetings, monthly progress meetings, shop drawing reviews, request for information (RFI) responses and site visits, plan revisions, as-built review, and permit agency certifications. Right-of-way mapping services are also included.

Attached for review is a draft of the seventh contract amendment. Upon approval at today's meeting the contract will be sent to KHA for signature, and once returned, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; total expenditure of \$114,745. Funding is in line VJ738541-563220 (Infrast Surtax Cap Proj Fund).

Recommended Action: Motion to approve request and allow staff to issue Contract Amendment, and upon approval from Legal, authorize the Chairman and Clerk to execute the seventh amendment to the agreement with Kimley-Horn & Associates, Inc. under 16Q-020.

7.4.11. Request Approval of Purchases \$50,000 and Over

The Board approved the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: The item(s) below have been received by Procurement Services and are approved for conformance with the Procurement Code/Manual, pending approval at today's meeting.

1. Pending Requisition/Orlando Freightliner, Inc. - Marion County Office of the County Engineer requests approval to purchase one (1) New Freightliner Vac Truck. To include all specifications detailed on the attached quote dated June, 4 2025. Total expenditure of \$360,443. Funds available in line BL400541-564101 (Cnty Trans Maint Fund) This purchase meets competitive bidding requirements under Sheriffs Contract #FSA23-VEH21.1
2. Pending Requisition/Demco - Marion County Facilities requests approval to purchase library furniture for Freedom Library in the amount of \$736,847.19. Total expenditure of (\$736,847.19). Funds are available in line AA720571-564102 (General Fund), Project LBC375013. This purchase is exempt from the competitive bidding process requirements under Omni Partners Furniture Contract: 07-85.

Recommended Action: Motion to approve requested purchases.

7.5. Tourist Development:

7.5.1. Request Approval of Resolution of the Board of County Commissioners of Marion County Authorizing Tourist Development Funding Programs (Budget Impact - None)

The Board approved the following recommendation to adopt Resolution 25-R-219 as presented by Tourist Development Director Loretta Shaffer:

Description/Background: A resolution is presented for Board approval for authorization of five (5) Tourist Development Funding Programs.

- Arts and Cultural Destination Enhancement Funding Program
- Marketing Assistance Funding Program
- Meeting Rewards Funding Program
- Room Night Generating Funding Program

- **Bid Fee Funding Program**

The programs were reviewed and recommended for approval by the Tourist Development Council at their regularly scheduled meeting on May 21, 2025.

Budget/Impact: None.

Recommended Action: Motion to approve the Resolution and authorize the Chairman and the Clerk to execute same.

Resolution 25-R-219 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ADOPTING THE TOURIST DEVELOPMENT FUNDING PROGRAM GUIDELINES; AND PROVIDING AN EFFECTIVE DATE.

7.6. Transportation - County Engineer:

7.6.1. Request Approval of a Purchase Agreement Associated with the SW 40th/49th Avenue Phase 1 Road Improvement Project for Parcel 2390-009-000 (Budget Impact - Neutral; expenditure of \$83,130)

The Board approved the following recommendation as presented by County Engineer Steven Cohoon, OCE:

Description/Background: This is a request to approve a Purchase Agreement in the amount of \$83,130 plus closing costs for parcel 2390-009-000 associated with the SW 40th/49th Avenue Phase 1 (from SW 66th Street to SW 42nd Street) Road Improvement Project. This is a partial take consisting of six (6) Drainage Easements and one (1) Temporary Construction Easement on an improved lot. Additionally, Marion County shall build a parking lot cure plan similar to the plan proposed by Rodney Rogers as shown on Exhibit "C" adjusted for the directional median modifications as shown on Exhibit "B".

The negotiated agreement is inclusive of any and all cost associated with this transaction. There are cost savings recognized in this negotiation by avoiding additional costs that occur during condemnation proceedings.

Budget/Impact: Neutral; expenditure of \$83,130 plus closing cost (STC073804 - CIP TRANSP NEWINF ROW - 738 - VJ738541 - 561301).

Recommended Action: Motion to approve the Purchase Agreement and authorize the Chairman and Clerk to execute the same.

7.6.2. Request to Accept a Portion of SW 70th Avenue Road into the Marion County Maintained Road System (Budget Impact - None)

The Board approved the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: SW 70th Avenue Road is located within Marion Oaks Unit Eight, a platted subdivision with public roads and drainage, recorded in Plat Book O, Pages 154-163. In February 2015, the Board approved Resolution Number 15-R-054, vacating a portion of the Marion Oaks Unit Eight plat including a portion of SW 70th Avenue Road, for the benefit of a future school site. The remainder of SW 70th Avenue Road provides access to the school site and other parcels within Marion Oaks Unit Eight.

A portion of SW 70th Avenue Road was recently constructed, associated with the Elementary School "W" Offsite Improvements (AR 31863), as submitted by Kimley-Horn and Associates, Inc. on behalf of Marion County Public Schools. While

portions of the road remain unconstructed, an extension of the road was improved west of Marion Oaks Manor to provide access to the school site.

The new roadway segment has been designed and constructed in accordance with Marion County's engineering and construction standards. Staff recommends that this extension be accepted into the Marion County Maintained Road System upon successful final inspection, confirmation of compliance, and completion of the warranty period to ensure long-term performance and durability.

Budget/Impact: None.

Recommended Action: Motion to accept a portion of SW 70th Avenue Road, constructed with Elementary School "W" Offsite Improvements (AR 31863), into the Marion County Maintained Road System, upon satisfactory completion of final inspection and the required warranty period.

7.6.3. Request Approval of an Indemnification Agreement Between Sabana Owner, LLC and Marion County for the Proposed Sabana Reserve Subdivision, Application Number 32367 (Budget Impact - None)

The Board approved the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request seeking approval of an Indemnification Agreement associated with Land Development Code Section 2.18.4.E, which allows for up to 10 building lots to be constructed in a subdivision prior to recording the Final Plat. The five (5) conditions outlined in the proposed Indemnification Agreement have been met and the County Attorney's office has approved the proposed agreement for Sabana Reserve Subdivision. This will allow up to 20 individual permits for the construction of 10 building lots prior to Final Plat approval. This subdivision is located in the southwest portion of the County and contains 202 lots and four (4) tracts on 47.28 acres with 1.17 miles of roads.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Indemnification Agreement between Sabana Owner, LLC and Marion County for the proposed Sabana Reserve Subdivision and authorize the Chairman and Clerk to execute the same.

7.7. Utilities:

7.7.1. Request Approval of Water Main Extension Connection Agreement WME-106-O Between New Home, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)

The Board approved the following recommendation as presented by Utilities Director Tony Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which results in installing 185 feet of water main across the parcel's frontage, which will create a benefit for one (1) additional parcel. MCU's \$700 cost is for design fee only, as the property owner is using their own underground utility contractor to complete the work.

Total Project Cost	\$12,154.25	\$11,454.25 + \$700 design
Per Parcel Cost	\$6,077.13	Two (2) parcels

Budget/Impact: Neutral; project cost is \$700. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement.

7.7.2. Request Approval of Water Main Extension Connection Agreement WME-108-O Between New Home, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)

The Board approved the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which results in installing 143 feet of water main across the parcel's frontage. MCU's \$700 fee covers only the design of the water main extension, as the property owner is using their own underground utility contractor to complete the work. There are no benefitting parcels improved as a result of this work. The total project cost is \$19,626.02, which includes the \$700 design fee.

Budget/Impact: Neutral; project cost is \$700. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement.

7.7.3. Request Approval of Water Main Extension Connection Agreement WME-078-S Between Zephyr Homes, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$65,132)

The Board approved the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) and would be required to install the water main across the parcel's entire frontage and end the system at the farthest end of the property. The County has the necessary funding in place to extend the water main beyond the property owner's 350-foot obligation as well as an additional 262 feet. This additional extension is in the best interest of the County and MCU customers to complete the water main extension for the street.

In accordance with Resolution No. 21-R-381 approved by the Board on August 17, 2021, for a Share Agreement, the developer/property owner only pays the pro-rata share of the project based upon MCU's low bid contractor's price for the work. The

water main extension, as designed, will create a benefit for 13 additional parcels along the route of the water main extension.

Total Project Cost	\$65,132	Construction (\$64,432) plus design (\$700)
Per Parcel Cost	\$4,652.29	Total 14 parcels

Budget/Impact: Neutral; project cost is \$65,132 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

7.7.4. Request Approval of Marion County Septic to Sewer Conversion Agreement between John G. Noonan, as Bishop of the Diocese of Orlando, and Marion County (Budget Impact - Neutral; up to \$281,139 grant funding)

The Board approved the following recommendation as presented by Utilities Director Cunningham:

Description/Background: A Florida Department of Environmental Protection (FDEP) grant agreement was approved by the Board on July 18, 2023, with the objective of eliminating Onsite Treatment and Disposal Systems (OSTDS). This program specifically targets the removal of commercial septic tanks to mitigate nitrogen pollutant loads within the designated Basin Management Action Plans (BMAPs) for Silver Springs and Rainbow Springs. This Agreement facilitates the septic-to-sewer infrastructure conversion at Queen of Peace Catholic Church (owner). Per the terms of this Agreement, Marion County Utilities (MCU) will allocate grant funds totaling up to \$23,333 for design services and \$257,805.19 for construction. The grant stipulates a minimum 50% construction cost match, which Queen of Peace Catholic Church has acknowledged. All funding for this project is provided via an FDEP grant or by the owner. The owner has provided two easements to the County to accommodate the installation of a wastewater force main along SR 200, in consideration for equivalent residential connection (ERC) credits applied to wastewater capital charges.

Budget/Impact: Neutral; up to \$281,138.19 grant funding.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Septic to Sewer Agreement.

7.7.5. Request Approval of Drinking Water State Revolving Fund Planning and Design Loan Agreement DW420630 Between Florida Department of Environmental Protection and Marion County (Budget Impact - Neutral; \$1,250,000 Principal Forgiveness Loan)

The Board approved the following recommendation as presented by Utilities Director Cunningham:

Description/Background: The Lowell area, located in northern Marion County, includes multiple state-run facilities, such as the Florida State Fire College, Florida State Prison, residential homes and other water users. The area does not have municipal water services at this time. Instead, the residents rely on wells to provide them with drinking water. This area has been identified as having soil contamination above the Florida Department of Environmental Protection (FDEP) provisional cleanup target levels. Marion County developed a concept plan to extend a centralized potable water system into the Lowell area that would provide

clean drinking water within the proposed service area, including the State Fire College and other state-run facilities and makes water available for other users in the vicinity. On March 18, 2025, the Board approved an FDEP Grant Agreement to construct a new water main, fire hydrants, valves, fittings, and required appurtenances of the centralized potable water system extension for the Lowell area. The approved grant provides \$3.5M for a portion of the construction cost. MCU is seeking additional construction funding to complete the construction of all phases.

This item is for additional funding through FDEP's Drinking Water State Revolving Fund for financing the engineering planning and design for all phases of the project. FDEP determined that all requirements for a Loan and Principal Forgiveness have been met and awarded the County \$1,250,000. This agenda item is to execute the agreement for these funds to complete the entire engineering design.

Budget/Impact: Neutral; \$1,250,000 Principal Forgiveness Loan.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Drinking Water State Revolving Fund Planning and Design Loan Agreement DW420630.

8. COUNTY ATTORNEY:

8.1. Adoption of Resolution Designating an Administrative Authority Pursuant to Florida Statutes Section 177.071, as Amended by 2025 SB 784

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: The Florida Legislature has adopted SB 784 ("the Act") that has an effective date of July 1, 2025. The Act has been transmitted to the Governor and as of this date, the Governor has not acted on the Act. The Act requires county governments to provide that certain plat or replat submittals be administratively approved, and requires the governing body of counties to designate an administrative authority to receive, review, and process plat or replat submittals, and imposes specific requirements for such administrative authority related to plan and replat approvals.

The Act also requires the governing body to designate the administrative authority by ordinance or resolution and the Board desires by this Resolution to designate such administrative authority for Marion County so that will be established before the July 1, 2025 effective date of the Act. It is the intent of the Board that if the Act becomes law either by, or without the Governor's signature by July 1, 2025, the Board will by Ordinance adopt revisions to the Marion County Land Development Code consistent with this Resolution and the Act. Further, it is the intent of the Board that if the Act does not become law by July 1, 2025, then this Resolution shall be automatically repealed on July 2, 2025.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize Chairman and Clerk to execute the Resolution Designating an Administrative Authority Pursuant to Florida Statutes Section 177.071, as amended by 2025 SB 784.

County Attorney Minter advised of a recent change in Florida State Statutes (FS) providing for Administrative approval of plats or replats under certain circumstances, noting historically these plats have come before the Board for approval, but the State Legislature has been working to streamline that process and speed up applications

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through approval for developers and builders. The Statute provides that the County could make this designation of the Administrative Authority and the Administrative Official by either Ordinance or Resolution. He stated since this particular Act was just recently approved within the last few days, it is his recommendation that the Board take action by Resolution; however, staff contemplates coming back to the Board and modifying the Land Development Code (LDC) of Ordinances to be consistent with these changes. Mr. Minter advised that when the Legislature undertook to provide for these Administrative approvals, they did not really touch upon every single subsection of the plat Statute; therefore, some things will still have to come back before the Board notwithstanding this Resolution.

Chairman Bryant opined that it should be stated that this is not something that the County sought to do, but rather this is being imposed upon the Board by the State Legislature. This is one of those things that the BCC talks about when it talks about Home Rule and about local authority. She clarified that this is being imposed upon the County by the State and opined that anytime you take away local government's authority or ability to have eyes on something, you are chipping away at Home Rule and local authority.

In response to Commissioner Curry, Mr. Minter clarified that the "authority" is the Development Review Committee (DRC) and then the "official" will be either the County Administrator or his designee, noting the BCC has been taken completely out of the process.

In response to Commissioner Zalak, Mr. Minter clarified that the Statute stipulates that the County must designate an authority to receive and process plat/replat applications, evaluating them and recommending for approval or rejection if there's a problem with them. Ultimately, the County is also required to designate an Administrative Official to actually make the approval or rejection of that plat. He reiterated that the Statute does not tell Counties who to designate as the authority or who has to be the Administrative Authority.

General discussion ensued.

ACA Straub advised that Improvement Agreements and Indemnification Agreements will still come to the Board for consideration, noting any dedication of a plat that has a public dedication, the Board still has to weigh in on acceptance. She clarified that most of the plats staff see today are private subdivisions and private commercial transactions, commercial layouts, etc.; however, if there happens to be a public road dedication in the plat, there will have to be an acceptance process of the Board as well.

General discussion ensued.

Chairman Bryant noted it is the ten o'clock hour. She advised that the Board would continue with the Agenda Item 8.1. after the public hearings are concluded.

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 Authorize Year Five (5) of the Annual Non-Ad Valorem Special Assessments to Enhance Medicaid Payments for Local Services and adoption of a Resolution Relating to Same

County Attorney Mathew G. Minter, Legal, presented the following:

Description/Background: In 2021, the Board of County Commissioners passed Marion County Ordinance 21-18, which provided for additional funding to hospitals providing inpatient and outpatient services to help offset local hospitals Medicaid deficiencies. Pursuant to the Ordinance, the Board of County Commissioners must adopt an Annual Final Assessment Resolution to memorialize the final rate applicable for the Fiscal Year.

Budget/Impact: None.

Recommended Action: Motion to approve Year Five (5) of the Annual Non-Ad Valorem Special Assessment, adoption of the attached Resolution, and authorize the Chairman and Clerk to execute same.

Deputy Clerk Windberg presented Proof of Publication of Legal ad No.11388429 entitled, "Notice of Hearing Regarding Imposing and Collecting a Non-Ad Valorem Special Assessment from Specified Hospital Properties" published in the Star Banner newspaper on June 11, 2025.

County Attorney Minter stated the request is to adopt a Resolution to approve a new special Non-Ad Valorem Assessment for Marion County hospitals, noting the County has been doing this for the last several years. He clarified that this special assessment applies only to local hospitals and does not affect any individual property owners. The purpose of this assessment program is to increase the amount of recovery that the hospitals can obtain for the benefit of the expenses they incur for Medicaid payments for indigent and Medicaid eligible individuals. Mr. Minter advised that there were some things going on with the Federal budget process this year that raised some concerns that if the hospitals did not take advantage of an opportunity to increase the amount of the assessment within the current limits, they might be frozen in place at their current rates as a result of the Federal budget process.

Erika Skula, President and Chief Executive Officer (CEO) at Advent Health Ocala, advised that she is present today to express their strong support for the Rate Resolution being considered today. This program generates critically needed funds to support hospitals in Marion County and provides all hospitals with the ability to continue delivering high quality care, especially to the most vulnerable and underserved residents. Ms. Skula advised that Advent Health Ocala is especially grateful to the Commission and County staff for their steadfast leadership and partnership, noting their commitment to this initiative has been pivotal to its success, and local hospitals deeply value the opportunity to work alongside you in service to our community. On behalf of Advent Health Ocala, She expressed her appreciation to the Board for its continued support and dedication.

Alan Keese, CEO of HCA Florida Ocala Hospital and Florida West Marion Hospital, commented on a patient that benefited from the access to healthcare because of this tax. He advised that the patient was a 61 year old man that fell off his horse, had multiple rib fractures, multiple spinal surgeries, etc., noting without access through this tax mechanism, he would have been unfunded and uninsured and faced very high bills for his medical care. Mr. Keese stated this is not only important for the hospital as a whole, but also to individuals that live in the community.

Chairman Bryant opened the floor to public comment.

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

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to adopt Resolution 25-R-217 approving Year Five (5) of the Annual Non-Ad Valorem Special Assessment to hospitals providing inpatient and outpatient services to help offset local

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hospitals Medicaid deficiencies. The motion was unanimously approved by the Board (5-0).

Resolution 24-R-217 is entitled:

AN ASSESSMENT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AUTHORIZING AND ADOPTING A NON-AD VALOREM SPECIAL ASSESSMENT WITHIN THE COUNTY LIMITS FOR THE PURPOSE OF BENEFITING ASSESSED PROPERTIES THROUGH SUPPLEMENTAL PAYMENT PROGRAMS FOR LOCAL SERVICES; FINDING AND DETERMINING THAT CERTAIN REAL PROPERTY IS SPECIALLY BENEFITED BY THE ASSESSMENT; COLLECTING THE ASSESSMENT AGAINST THE REAL PROPERTY; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENT AND THE METHOD OF ITS COLLECTION; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICES IN CONNECTION THEREWITH; PROVIDING FOR CERTAIN OTHER AUTHORIZATIONS AND DELEGATIONS OF AUTHORITY AS NECESSARY; AND PROVIDING AN EFFECTIVE DATE.

6.2. PUBLIC HEARING to Consider an Ordinance to Amend Article XI of Chapter 10 of the Marion County Code to Add a New Category of Transportation Impact Fees: Fast-Food Restaurant with Drive-Thru; Adding a New Subsection 10-282(b) Adopting a Marion County Transportation Fee Update Study Supplement Dated June 6, 2025; Amending the Transportation Impact Fee Schedule in Section 10-327 to include the New Category and Fee Amount; Including Findings, and Administrative Procedures

ACA Tracy Straub, Administration, presented the following:

Description/Background: This Public Hearing is required to adopt an Ordinance that amends article XI of chapter 10 of the Marion County Code to add a new rate category for fast-food restaurants with drive-thru to the transportation impact fees. On May 23, 2025, the Board adopted updated transportation impact fees with collection to start on October 1, 2025 at 60% of the study rate, increasing 10% annually to 100% of the study rate. During the May 23, 2025 Public Hearing, the Board requested that fast-food restaurants with drive-thru be studied for consideration as its own rate category.

Attached, for the Board's consideration and public comment is a supplement to the February 28, 2025 study for fast-food restaurants with drive-thru.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman to execute the Ordinance to Amend Article XI of Chapter 10 of the Marion County Code to Add a New Category of Transportation Impact Fees: Fast- Food Restaurant with Drive-Thru; Adding a New Subsection 10-282(b) Adopting a Marion County Transportation Fee Update Study Supplement Dated June 6, 2025; Amending the Transportation Impact Fee Schedule in Section 10-327 to include the New Category and Fee Amount; Including Findings, and Administrative Procedures. the Chairman and Clerk to execute same.

Deputy Clerk Windberg presented Proof of Publication of Legal ad No. 11416070 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 Article XI of the Marion County Code to add a new category of Transportation Impact Fees: Fast-Food Restaurant with Drive-Thru.

Chairman Bryant opened the floor to public comment.

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

ACA Tracy Straub stated staff are present today to talk about an impact fee consideration for fast food restaurants with drive-thru. She advised that the Board has held a number of meetings over the last month, as well as a meeting on January 29, 2025, which was a full detailed Impact Fee workshop. And then May 23, 2025, there was a full detailed public hearing regarding all the Impact Fees and the impact rates and the update to the Ordinance. During that particular meeting it was noted that the County had decided several years ago to reduce local restaurants to just a handful of categories. This was actually a very well-studied topic in the State of Florida and throughout the Nation. She advised that the Statutes relating to Impact Fees require the County to look at Impact Fees approximately every five years and that it utilizes the most recent and localized data. There is a requirement of a minimum of 90 day notice if you are to adopt any increases in fees. Ms. Straub stated when you consider new data, the study does have to be done within the last 12 months, which again, this study was all done just late last year and into this year. Staff used data that has been available in the in the regional localized area over the last four years. During that last workshop the BCC asked staff to review data relating to automatic car washes. Staff will be revisiting that at a later meeting in order to provide a detailed study in Marion County.

Ms. Straub referred to the Supplemental Report on Transportation Impact Fees (TIFs) included in the Agenda packet, which includes Restaurant and the Small Local Restaurant categories the County currently has and the addition at the bottom for consideration is a fast food restaurant with a drive-thru category.

Mr. Minter advised that on this item someone raised the question to him as to whether or not this would be something that the County have to go back through a finding of extraordinary circumstances and hold the two workshops required etc., noting he has two responses to that. He advised that the Subsection 6 of the Impact Fee Statute that provides for the extraordinary circumstances deals with increases in Impact Fees, noting it is his conclusion that this particular thing is the establishment of a brand new fee that the County did not have before for this specific type of restaurant. But notwithstanding that, he opined that the extraordinary circumstances requirements that the Board already went through because it discussed these things at that time would cover this if somebody raised that question.

General discussion ensued.

In response to Chairman Bryant, Mr. Minter stated the Ordinance would have to be published and would not go into effect until 90 days after that.

Commissioner Zalak opined that the motion could be for it to go into effect as soon as possible.

Ms. Straub requested that if the BCC is going to do the rate at 70% with a 10% increase that the motion includes staff annually bringing that into line with the other increases occurring on October 1st in future years.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry to adopt Ordinance 25-27 amending Article XI of Chapter 10 of the Marion County Code to add a new category of Transportation Impact Fees: Fast-Food Restaurant with Drive-Thru; adding a new Subsection 10-282(b) adopting a Marion County Transportation Fee Update

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Study Supplement dated June 6, 2025; amending the Transportation Impact Fee Schedule in Section 10-327 to include the new category and fee amount (70% with a 10% increase as of October 1 of 2026, 2027 and 2028); including Findings, and Administrative Procedures; and for the Ordinance to be in effect as soon as possible (after the 90 days). Commissioner McClain advised that similar with the last impact fees, he is not in favor of doing this at these levels (70% with annual 10% increase), noting the data in the Study did not make sense to him. He opined that in regard to drive-thru restaurants, their entire business model is based off of capturing traffic that is already coming through the roadway system.

General discussion ensued.

Commissioner McClain reiterated that for the most part, drive-thru restaurants are made to capture cars that are already passing by.

General discussion resumed.

The motion was approved by a vote of 4-1 with Commissioner McClain voting nay.

Ordinance 25-27 is entitled:

AN ORDINANCE TO AMEND ARTICLE XI OF CHAPTER 10 OF THE MARION COUNTY CODE TO ADD A NEW CATEGORY OF TRANSPORTATION IMPACT FEES: FAST-FOOD RESTAURANT WITH DRIVE-THRU; ADDING A NEW SUBSECTION 10-282(b) ADOPTING A MARION COUNTY TRANSPORTATION FEE UPDATE STUDY SUPPLEMENT DATED JUNE 6, 2025; AMENDING THE TRANSPORTATION IMPACT FEE SCHEDULE IN SECTION 10-327 TO INCLUDE THE NEW CATEGORY AND FEE AMOUNT; INCLUDING FINDINGS, AND ADMINISTRATIVE PROCEDURES.

8.1. COUNTY ATTORNEY - CONTINUED:

Ms. Straub advised that Master Plans come into play when there is a multi-phase development or when you have a Planned Unit Development (PUD) that is not under construction yet. She clarified that the County does have to have the improvement plan or the site plan submitted and in review before the Master Plan comes back to the Board. Mr. Minter advised that there were a couple provisions of the Statute that the Legislature had not captured with this, in particular Subsection 177.081(1) that provides "prior to approval by the appropriate governing body", which is still in the Statute. He stated there is another Section that addresses the obligation of construction and maintenance being voluntarily assumed by the governing body, so there are still going to be some things that will have to come back to the Board/governing body notwithstanding this administrative approval process.

Commissioner Zalak commented on discussions that were had relating to certain Counties not turning those things around (plat approvals) in a timely manner; however, Marion County's system was praised for their turn around times.

Commissioner Stone out at 10:23 a.m.

General discussion ensued in regard to turn around times for approving plats.

Chairman Bryant opined that Counties are penalized constantly because somebody does something else in another jurisdiction and they go to the State Legislature and complain about it and then the State throws a blanket policy over all Counties.

Mr. Bouyounes advised that a developer cannot do any transaction on any lots before the final plat, which is the holdup. In addition to that, not all Master Plans come back to the Board, only the Master Plans for the PUDs.

In response to Commissioner Curry, Mr. Bouyounes stated the Chairman will no longer be required to sign-off on plats, it has to be done by the County Administrator or an ACA. Ms. Straub noted staff will have to do a Land Development Code (LDC) revision that will also come back in front of the Board for adoption to clarify those details.

Commissioner Stone returned at 10:25 a.m.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to adopt Resolution 25-R-220 designating an administrative authority pursuant to Florida Statutes Section 177.071, as amended by 2025 SB 784. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-220 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS PLAT OR REPLAT SUBMITTALS AS PROVIDED IN 2025 FLORIDA SB 784; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONTINGENT REPEAL OR CODIFICATION BY ORDINANCE IN THE COUNTY LAND DEVELOPMENT CODE; PROVIDING AN EFFECTIVE DATE.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to consider the Walk-On Item. The motion was unanimously approved by the Board (5-0).

8.2 WALK-ON: Request Approval of the Lease Renewal Agreement between 15912 STATE ROAD 40, LLC, and Marion County for the Tax Collector office space located at 15956 East State Road 40, Silver Springs, Florida 34488 (Forest office)

The Board considered the following recommendation as presented by County Attorney Minter:

Description/Background: The Marion County Tax Collector, George Albright, requests that Marion County enter into a Lease Renewal agreement with 15912 State Road 40, LLC, for a term of five (5) years commencing February 1, 2025. The Marion County Tax Collector has re-negotiated the terms of the renewal so that the current rental rate of \$1,286.50 per month (which is \$15,438.00 per annum), shall remain the same through the entire term of the Lease.

The current rental rate of \$1,053.55 per month, which includes CAM (Common Area Maintenance) and tenant's share of operating expenses, will increase to \$1,286.50 per month including CAM and tenant's share of operating expenses. The base rent and CAM would remain the same for all 5 years. This increase results in a total expenditure increase of \$2,795.40 for each of the five (5) years. Currently, the base rent is \$6.67/sf and CAM is \$2.70/sf - which equates to \$9.37/sf. The requested base rent is \$7.56/sf with CAM at \$3.88/sf - which equates to \$11.44/sf.

Most commercial leases provide for an annual increase in base rent of 2-3% and CAM fluctuates from year to year (rarely downward). The proposed lease renewal fixes the base rent and the CAM during its 5-year rental term.

A review of office/retail rents in similar properties in Marion County reveals that the requested increase remains lower than the rental market rates, which are \$15-17/sf. Additionally, this is the only shopping center located in the area and the Tax Collector's branch office serves a large portion of Northeast Marion County from this location.

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Budget/Impact: May result in increase of the Tax Collector's budget in coming fiscal years.

Recommended Action: Motion to approve the Lease Renewal Agreement between 15912 State Road 40, LLC and Marion County for the Tax Collector office space located at 15956 East State Road 40, Silver Springs, Florida 34488 ("Forest office").

Chairman Bryant advised that the Board recognizes that the public has a great benefit in the convenience of its operations by having these satellite offices around and they have to be updated periodically.

Chairman Bryant opened the floor to public comment.

Joseph Walker, SE 54th Place, Ocklawaha, advised that the County owns property in this area (District 1) and questioned why the County is leasing property. He stated there is a Sheriff's Department, Fire Department and Library all located in this area and questioned why the County has not built a Tax Collector's Office instead of leasing an office.

Chairman Bryant stated it is a decision that is made by Tax Collector Albright and she is sure that he has done an assessment and for what he pays for this lease versus what it would cost to build an office, pay for upkeep and everything else.

Mr. Walker opined that the current location is bad.

Chairman Bryant advised that public comment is now closed.

Attorney Vanessa Thomas, NE 14th Street, legal counsel for the Tax Collector's Office, commented on the cost to build a standalone or additional building versus the cost of this lease, which is approximately \$1,286.50 per month. That rate includes everything and will stay as a constant rate for five years.

A motion was made by Commissioner McClain, seconded by Commissioner Zalak, to approve the Lease Renewal Agreement between 15912 STATE ROAD 40, LLC and Marion County for the Tax Collector office space located at 15956 East State Road 40, Silver Springs, Florida 34488 ("Forest office"). The motion was unanimously approved by the Board (5-0).

9. COUNTY ADMINISTRATOR:

9.1. Request for Release of Lien on Code Enforcement Case Number 524014; Parcel Number 4221-004-006

The Board considered the following recommendation as presented by Growth Services Director Chuck Varadin:

Description/Background: On November 10, 2009, an abatement lien in the amount of \$3,491.82, plus interest, was recorded against Linda Petzolt for the removal of an unsafe structure and junk located on her property at 14383 SE 42nd Terrace, Summerfield, FL.

The property ownership has changed once since the lien was recorded. In October 2024, the current owner, Leticia Gomez, paid the \$250.00 fee and submitted an application requesting relief of the lien.

	Varying %	Flat 4%
Code Enforcement Board lien	\$ 0	\$ 0
Abatement cost	\$ 3,491.82	\$ 3,491.82
Case costs	\$ 464.20	\$ 464.20
Abatement interest through 12/24	\$ 5,429.55	\$ 2,103.68

<u>Tax Deed overbid money</u>	<u>\$ (8,032.20)</u>	<u>\$ (8,032.20)</u>
<u>received</u>		
Total/Balance	\$ 1,352.77	\$ -1,973.10

Marion County Property Appraiser shows the 2024 market value is \$14,688 and the assessed value is \$9,199.

Budget/Impact: None.

Recommended Action: Motion to deny a rescission of the lien for Case Number 524014; Parcel Number 4221-004-006, leaving the lien in full force and effect.

Growth Services Director Chuck Varadin provided a brief overview of the request, noting this is an abatement lien so there is interest that accrued on this lien. The lien was recorded in 2009 for removal of an unsafe structure. In October 2024, this parcel was sold through a tax deed sale to Ms. Gomez who did not know that there was a lien on the property. He advised that there is tax deed over bid money that was available in the amount of \$8,032.80. Mr. Varadin stated if the Board denies the request to reduce the lien, then Ms. Gomez would still owe the \$1,352.77 (Option 1). If the Board adjusts the interest down to the flat rate of 4%, then the County would have to provide a refund of \$1,973.10 (Option 2). If the Board moves to reduce the line to the amount paid, then the County would basically forgive that \$1,352.77 and record the release of lien (Option 3). Leticia Gomez, Nemours Parkway, Orlando, advised that her family lives in this area so she wanted to purchase some property here, noting she was unaware of the lien, but contacted staff as soon as she found out to try and clear up the matter.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to reduce the lien to the amount already paid and release the lien (Option 3). The motion was unanimously approved by the Board (5-0).

9.2. Request for Release of Lien on Code Enforcement Case Number 932492; Parcel Number 00009-000-00

The Board considered the following recommendation as presented by Growth Services Director Varadin:

Description/Background: On May 13, 2024, a Code Enforcement Board lien was recorded against Lyndon Ahmad Rashad Knowles and Flor Denis Familia for having an accessory building and accessory use without a principal residential structure on their 6.87-acre property in the Town of Orange Springs.

In June 2024, the mortgagee for the property, MG Cattle Co LLC, filed for foreclosure action, but the County's lien was not included in the foreclosure case (case no. 2024-CA-1123). MG Cattle Co LLC cleared the violations and subsequently purchased the property at the foreclosure sale. The new owner submitted the lien reduction request and paid the \$250 fee. The Code Enforcement Board heard the request on May 14, 2025, and based on the testimony presented, the Code Board recommended the Board of County Commissioners rescind the lien upon payment of the County's case costs.

Code Enforcement Board liens	\$6,000.00
<u>Case Costs</u>	<u>\$1,401.85</u>
Total	\$7,401.85

Marion County Property Appraiser shows the 2024 Market value as \$73,150 and the Assessed value as \$69,751.

Budget/Impact: None.

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Recommended Action: Motion to deny a rescission of the lien for Case Number 932492; Parcel Number 00009-000-00, leaving the lien in full force and effect.

Growth Services Director Varadin provided a brief overview of the request, noting the lien was for an accessory use in A-1 (General Agriculture) without a principal residential structure on an almost 7 acre property in the Town of Orange Springs. In June 2024, the mortgagee for the property, MG Cattle Co, LLC, filed for foreclosure action, but the County's lien was not included in the foreclosure case (case no. 2024-CA-1123). MG Cattle Co, LLC cleared the violations and subsequently purchased the property at the foreclosure sale. The new owner submitted the lien reduction request and paid the \$250 fee.

Robert Wilson, East Silver Springs Boulevard, attorney for MG Cattle Co, LLC, stated his client is willing to pay the \$1,401.85 as recommended by the Code Enforcement Board. A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to reduce the lien to just the hard costs in the amount of the \$1,401.85. The motion was unanimously approved by the Board (5-0).

9.3. Request for Release of Lien on Code Enforcement Case Numbers 584889, and 765941; Parcel Number 0742-008-077

The Board considered the following recommendation as presented by Growth Services Director Varadin:

Description/Background: On November 12, 2014, a Code Enforcement Board (CEB) lien was recorded against Joyce M Lockridge, Est. for having an accumulation of junk on the 0.38-acre property located at 3090 NE 163rd Place, Citra. In November 2018, a Certification and Claim of Lien was recorded for an unsafe structure and junk abatement conducted on the property that has been accruing interest. In October 2018, Florida Land Asset Management, LLC purchased the property via a tax deed sale. Bedford Greene submitted two requests for reduction/rescission of the liens in February 2025 and paid \$500 application fees.

On May 14, 2025, Mr. Greene's request for a reduction/rescission of the CEB lien came before the Code Enforcement Board. The Code Board moved to recommend that the Board of County Commissioners approve a rescission of the CEB lien upon payment of the administrative/case costs. The CEB does not make recommendations for abatement liens. Interest on the abatement lien is shown below, calculated at the varying rate and four (4) percent.

	Varying %	4%
Code Enforcement Board lien	\$ 3,000.00	\$ 3,000.00
Abatement lien	\$ 3,847.08	\$ 3,847.08
Case costs	\$ 1,178.03	\$ 1,178.03
Payments received	\$ 0	\$ 0
<u>Abatement interest through BCC</u>	<u>\$ 1,978.19</u>	<u>\$ 1,015.98</u>
<u>date</u>		
Total	\$10,003.30	\$ 9,041.09

Marion County Property Appraiser shows the 2024 Market Value as \$7,290, and the Assessed Value as \$5,881.

Budget/Impact: None.

Recommended Action: Motion to deny rescission of the liens for Case Numbers 584889, and 765941; Parcel Number 0742-008-077, leaving the liens in full force and effect.

Growth Services Director Varadin provided a brief overview of the request, noting there are two code cases, the first one is Case No. 584889, and the second one is Case No. 765941. One is a Code Enforcement Board lien, other the one an abatement lien, both for parcel ID No. 0742-008-077 located in the town of Citra. The owners were cited for accumulation of junk on a 0.3 acre parcel. He stated in 2018 the County made an abatement and cleared the parcel at a cost of \$3,847.08. Mr. Varadin advised that Florida Land Assessment Management, LLC purchased the property in October of 2018 and at the same time, this was also when that abatement lien was being recorded so the property appraiser report showed that it was still the Lockridge Estate that owned the property and not the current owner of the asset, the Florida Land Asset Management LLC. He noted the Code Enforcement Board made the recommendation to reduce the Code Enforcement Board lien to the case cost, noting they do not make recommendations on abatement liens.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve a reduction of the lien on both cases to the hard costs in the amount of \$5,025.11. The motion was unanimously approved by the Board (5-0).

Commissioner Stone advised that the BCC typically waives the interest to help alleviate the hardship that usually comes with these Code cases and questioned if that is what the Board wants to continue to do. Chairman Bryant advised that the requests for reductions of these liens do not come in front of the Board unless these code violations have been cleared. She noted the County is receiving the money (hard costs) and cases are getting cleared out of the system. Chairman Bryant reminded citizens to remember that most of these Code Enforcement cases that are coming before the BCC, it is not the person who created the problem, it is somebody who has come along afterwards and purchases the property. She stated the Board has talked about this issue many times regarding how to ensure that people know that these liens are out there and for some reason they are not getting picked up in the title searches, and they are not being revealed at closings. General discussion ensued.

9.4. Presentation of the Final Marion County Vulnerability Assessment including Some Municipalities and Results; Grant Agreement 23PLN63 Between the Florida Department of Environmental Protection and Marion County

The Board considered the following recommendation as presented by County Engineer Cohoon:

Description/Background: The County was awarded Florida Department of Environmental Protection Resilient Florida Program funding for completion of a comprehensive vulnerability assessment pursuant to Section 380.093, Florida Statutes, for Marion County, including the towns of Reddick and McIntosh. The grant agreement was approved by the Board October 17, 2023, and provided reimbursement of 100% of the assessment costs up to \$423,000. The County's consultant, Halff, will present the results of the Vulnerability Assessment and the County's next steps towards a more resilient community.

Budget/Impact: None.

Recommended Action: Presentation of results for information only.

County Engineer Cohoon, OCE, advised that the presentation today is a result of the

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Marion County's Vulnerability assessment. He stated the assessment is a result of a grant that Marion County Storm Water team secured in the amount of approximately \$400,000.00 from the Florida Department of Environmental Protection (FDEP).

Chairman Bryant passed the gavel to Commissioner Zalak, who assumed the Chair.

Commissioner Bryant out at 10:43 a.m.

Sean Lahav, Associate Vice President and Resilience Market Leader for Halff Engineering, presented a 43 page handout entitled, "Marion County Initial Adaptation Plan (AP)". He stated Halff Engineering is a full service infrastructure consulting firm based in Florida with offices throughout the State. The firm has previously performed work with Marion County, especially on the utilities and water/wastewater side as part of the Marion County vulnerability assessment. Mr. Lahav advised that his firm worked with a team of water resource engineers, Geo Syntech Consultants, who supported them with watershed modeling, along with the firm of Fern Leaf based out of Asheville, North Carolina that produced a software to translate the vulnerability assessment into a dashboard.

Mr. Lahav advised that in 2021, the State of Florida, through the Legislature and the Governor, established the Resilient Florida Program through Section 380.093, Florida Statutes (FS). He noted as part of the Statutory requirements, every municipality and County in the State of Florida is required to conduct a flood vulnerability assessment to qualify for Statewide implementation funds. Mr. Lahav stated his firm worked with the County over the past 12 months to develop the vulnerability assessment, and consulted staff from OCE, as well as facilitated 2 public outreach meetings as part of the agenda.

Commissioner Bryant returned at 10:45 a.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed that Chair.

Mr. Lahav noted as part of this project, the firm started by leveraging and updating Marion County's existing watershed models. He advised that the focus of the vulnerability assessment was on unincorporated areas of Marion County and a select handful of municipalities, noting the Cities of Ocala and Belleview conducted their own assessments with separate funding. The entire point of this assessment is to qualify Counties and municipalities for State and Federal funding to support flood mitigation resilience projects. Marion County now has a data informed foundation to pursue grants. Mr. Lahav advised that over the past four years, the State of Florida has invested more than \$1,800,000,000.00 in infrastructure and implementation projects through the Resilient Florida Program. He stated there are three sources of grants, noting the first grants are planning grants, which are funding these vulnerability assessments. Then there are implementation grants to support infrastructure projects with a minimum of \$100,000,000.00 that has been committed annually by the State. The third funding source is regional grants through Regional Planning Councils and Water Management Districts (WMDs). The goal of this project from the onset was to identify and catalog all of the critical infrastructure assets located throughout the County, including fire stations, police stations, wastewater treatment plants, roadways, transportation segments, and so forth. Mr. Lahav noted the firm inventoried all of this into a geographic information system (GIS) as one digital repository. The firm then leveraged the flood models throughout the County, looking at flood depths, evaluating exposure and sensitivity. He clarified that Exposure is looking at the geographical intersection between a flood hazard and a critical infrastructure asset and Sensitivity is looking at how that asset performs under that hazard. Mr. Lahav advised that after the completion of the project, the firm identified top tier priority projects for implementation, noting the next step ahead for Marion County is

to prioritize what projects to invest in, in terms of flood mitigation, especially on the infrastructure and transportation side.

Mr. Lahav commented on Statutory requirements, noting there are four critical asset classes identified or defined in the Statute. He advised that the first class is transportation assets and evacuation routes, noting there are a lot of transportation assets located throughout Marion County. The project initially started with more than 8,000 roadway segments, which were broken into 40,000 segments in order to identify where the flooding is actually taking place. Critical infrastructure is the second class and includes wastewater treatment facilities, lift stations and so forth. Mr. Lahav advised that the third class is critical community and emergency facilities, including schools, fire stations, etc., and then finally the fourth class is natural, cultural and historical resources, noting Marion County has a lot of natural and conservation lands throughout the area. Fortunately for Marion County, this was more of a limited assessment compared to coastal jurisdictions in Florida. He noted this was primarily a rainfall driven assessment with the exception of a few fringe areas on Lake George that are tidally influenced. Mr. Lahav stated the study/plan looked at conditions such as rainfall as of today and then potential or possible future conditions looking out to the years 2050 and 2080, noting the County now has a GIS inventory of all of its critical infrastructure assets. This is a valuable tool beyond flood mitigation for any purposes, especially from an economic development and community planning perspective. The plan updated the models for interconnected channel and pond routing (ICPR) software also known as StormWise, which is one of the best flood models in the State. He advised that the firm also held two public meetings, noting the first meeting was to gather input and the second public meeting was to discuss results. Mr. Lahav stated the County is now fully compliant with the Statutory requirements and the Resilient Florida requirements and is eligible for grant funding from FDEP.

Mr. Lahav advised that the State of Florida has an adaptation planning guidebook, noting adaptation refers to changes in systems to deal with or respond to flooding and changing physical systems. The main strategies looked at from a resilience perspective are 1) protection, that is preventing water from coming in contact with an asset, putting up a flood barrier, a wall, for example. 2) accommodation, which allows water to come in contact with an asset, but not damaging it such as rain gardens, for example. 3) an Elevate Florida program where houses all across the state are being elevated, both in inland and coastal areas. 4) is managed relocation; wherein, the County can actually pick a home or structure up and move it to another location, but it is an expensive option. The County can also buy out a property, restore it to the floodplain and ensure that physical assets are not damaged in the future.

He opined that the strategy that is really working in Marion County is avoidance, noting the County has so many beautiful conservation lands, which is producing a benefit because it absorbs floodwaters during these extreme rain events.

Mr. Lahav stated a Task Letter was sent to FDEP and approved, so the County is now in full compliance. He noted the next step from a philosophical or conceptual perspective is to start prioritizing projects. The State of Florida, through Resilient Florida, has another grant funding source through their planning grants to fund an Adaptation Plan. Mr. Lahav stated this is something at the County's disposal in order to start prioritizing projects and getting capital improvements moving forward.

Mr. Lahav referred to page 3 of the handout and advised that there is a list taken from the spreadsheet, which was conducted as part of the vulnerability assessment, where assets have been identified with detailed maximum flood depths. He noted this is a preliminary

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list of the County's top priority vulnerabilities. Mr. Lahav advised that Appendix A provides a draft grant application, noting these grants are 100% funded by the State if the County decides to pursue that and then finally, Appendix B, is a resource provided by the State of Florida and contains their fiscal year (FY) 2024-2025 resilient recovery resources. There are a ton of grant applications or grant programs, especially at the State level.

Mr. Lahav expressed his appreciation to the BCC, noting it was a pleasure to work with Marion County, and stated the whole point of this process is to provide the County with a scientific foundation for informing capital improvements in infrastructure projects.

Chairman Bryant noted the Board appreciates all the work that went into this project. She opined that the County Engineer and his staff, as well as the County Administrator and the ACA over the OCE Department, are all going to be looking wholeheartedly for those grant opportunities so that we can move our projects forward and keep people moving on Marion County's roads.

Commissioner Curry stated the County is required to be a member of the East Central Florida Regional Planning Council (ECFRPC) and questioned if Halff coordinated with them. Mr. Lahav advised that ECFRPC is the County's go to resource for funding resources, thinking about it from a broader lens. He stated they can also help the County tap into Statewide resources and really leverage their assessments and tools to make Marion County more eligible for funding.

10. COMMITTEE ITEMS: NONE

11. NOTATION FOR ACTION: NONE

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.

Chairman Bryant opened the floor to public comment.

Amanda Yates, Jenny Lane, Clintwood, Virginia, advised that her parents have lived in Ocklawaha for 16 years, noting her 22 year old son Simon passed away in April of 2023 at his grandparents' home. She stated jurisdiction called for MCSO to officiate the inquiry into his suspicious death with all appearances and indications of fentanyl poisoning. Ms. Yates noted her family is still in complete shock and utter dismay to learn and realize how MCSO conducted their investigations into suspected fentanyl poisoning deaths in 2023; however, in this great State of Florida, there are laws in place which say there are others culpable and are to be held accountable in a court of law. She advised that this meant the Sheriff's Office, Criminal Investigations Division (CID), as well as Unified Drug Enforcement Strike Team (UDEST) had a job to do after the fact, which was an absolute travesty. Ms. Yates opined that the MCSO job performance, overall conduct, as well as their personal moral gauges display behaviors that are and were certainly unethical, if not criminal. She noted she is counting on the hopes and prayers that someone, somewhere will recognize the desperate need to implement change within the MCSO. Ms. Yates advised that she had to hire an attorney to get the closed case file from MCSO and hand deliver it in person to the State's Attorney's Office for there to be an informed, educated decision on whether or not to prosecute anyone for anything, noting the Sheriff's Office had her son's death listed as only a simple assault. She stated once the State's Attorney

looked at her son's case, he convened a Grand Jury and they indicted the person responsible, who is now in jail on first degree murder charges.

Chairman Bryant expressed her sympathy to Ms. Yates and her family for their loss. She advised that there are 5 Constitutional Officers in Marion County, noting they are each their own individual office, and the BCC has no jurisdiction over them. Chairman Bryant stated a lot of things have been done over the last 10 years within this community to try to help those with opioid issues. She noted it is a shame that the Country has lost so many to this epidemic, but is hoping and praying that those numbers start decreasing so families will not have to continue to endure the pain of losing a loved one.

Dennis Morgan, Hemlock Road, advised that 64th Avenue Road in Silver Springs Shores runs from the Post Office to the parking lot of the Marshall Greenway and there is a heavily used sidewalk that runs the full length of that road. He stated there are places where the concrete sidewalk has been removed and replaced with rocks.

Chairman Bryant passed the gavel to Commissioner Zalak, who assumed the Chair.

Commissioner Bryant out at 11:11 a.m.

Mr. Morgan advised that there are women pushing baby carriages, skateboarders, roller bladers, kids pulling their siblings on wagons, etc., noting anything with wheels has a hard time navigating the section that has rocks in it.

Commissioner Bryant returned at 11:11 a.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair.

Mr. Morgan opined that the rocks should be removed and replaced with good concrete in order to provide the community with better access to the Greenway.

County Engineer Steven Cohoon, OCE, advised that the sidewalk replacement project has gone out to bid, noting he has talked with his team to see what can be done to prioritize this project.

Henry Munoz, Marion Oaks Boulevard, expressed his appreciation to County Engineer Cohoon for the dividing line in the middle of Marion Oaks Lane from Marion Oaks Boulevard to Marion Oaks Manor.

Joseph Walker, SE 54th Place, Ocklawaha, questioned why Agenda Item 8.2. was presented as a Walk-On Item. He opined that citizens should be provided with information ahead of time.

Chairman Bryant suggested staff place Walk-On memos out on the table next to the Agendas, for citizens to be able to review.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Commissioner McClain noted his excitement that he and his wife Elaine just welcomed their 4th child on June 10, 2025.

Commissioner Zalak expressed his appreciation to Chairman Bryant for writing a Letter of Support, noting he was recently appointed as a Board member for the National Association of Counties (NACo).

Commissioner Curry advised that there was a large gathering this past Friday for the Post-Traumatic Stress Disorder (PTSD) Awareness Walk, noting Executive Director Todd Belknap, Veterans Helping Veterans, set a new record for shirt sales to help support the cause. He opined that it really is a far reaching mental problem and he is glad to see Marion County taking a leading step to make others aware of this issue. Commissioner

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Curry expressed his appreciation to staff for their part in ensuring the event went smoothly.

Commissioner Stone stated she enjoyed the Florida Association of Counties (FAC) conference in so many ways. She advised that there is a website that FAC has put together concerning property taxes and it is called "Keep Florida Thriving". She advised that she already shared it with the County's Public Relations (PR) team and she wanted to ensure everyone is aware of it and is able to take a look at it as well, noting a lot of great tools are out there to help the County navigate the months ahead.

Chairman Bryant noted we are coming up on our 4th of July holiday and our Nation's birthday and requested Chief Banta to come up to the podium to address any safety recommendations.

Fire Chief James Banta encouraged citizens to go to the public display of fireworks this year instead of a dabbling in their own fireworks displays. Every year the County has some sort of incident where somebody is injured by doing their own fireworks. He stated Marion County has had plenty of rain, so wildfire or brush fires because of fireworks should not be an issue this year.

Chairman Bryant wished everyone a Happy Independence Day.

13.2. Commission Calendar

13.2.1. Present Commission Calendar

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

14.1.1. Present Letter to Stakeholders of District 5 Regarding the Medical Examiner Facility

14.1.2. Present Letters from Veterans Helping Veterans USA, Inc. Dated June 12, 2025 Regarding Request for Continuation of Funding in FY 2025-26 Budget

14.1.3. Present Letter from Aurora Oaks Community Development District Dated June 13, 2025 Regarding Proposed Budget FY 2026

14.1.4. Present Monthly Building Safety Productivity Report for the Month of May 2025

14.1.5. Present the Approved Marion County State Housing Initiatives Partnership Local Housing Assistance Plan 2025-26, 2026-27 and 2027-28

14.1.6. Present Letter from Lori Conrad, Marion County Public School Board Chair, Dated June 19, 2025 Requesting to Postpone Scheduling the Public Schools Planning Officials Meeting to February 2026

14.2. Present Walk-On Items From Previous BCC Meeting: NONE

14.3. General Informational Items:

14.3.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>

14.4. Clerk of the Court:

14.4.1. Present Administrative Budget Transfer Report for FY 2024-25

14.4.2. Present Regular Report of Utilization for Reserve for Contingencies

14.4.3. FY 2025-26 Public Defender Revised Budget

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

14.5.1. Parks & Recreation Advisory Council - March 19, 2025

14.5.2. Code Enforcement Board - May 14, 2025

14.5.3. Development Review Committee - June 2, and 9, 2025

14.5.4. License Review Board - May 13, 2025

14.5.5. Dog Classification Board - May 21, 2025

14.5.6. Rainbow Lakes Estates Advisory Committee - May 15, 2025

14.5.7. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

14.5.8. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>

14.5.9. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>

14.5.10. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

There being no further business to come before the Board, the meeting thereupon adjourned at 11:25 a.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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