

Marion County

Board of County Commissioners

Action Summary – FINAL

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

Tuesday, October 21, 2025

**9:00 AM McPherson Governmental Campus
Auditorium**

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

All commission and zoning meetings are open to the public.

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

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

PUBLIC COMMENTS

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

-Regular BCC Meeting

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

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

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

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting. Marion County staff is available throughout each meeting for your convenience.

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

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

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

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
9:00 AM ROLL CALL
ANNOUNCEMENTS

Tuesday, October 21, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month.

Monday, October 27, 2025

- 1:30 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency.

Tuesday, October 28, 2025

- 3:00 p.m. Transportation Planning Organization Regularly scheduled for the fourth Tuesday of the month.

Tuesday, November 4, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public to Consider an Ordinance to Amend the Marion County Land Development Code.
- 2:00 p.m. Public Hearing for EAR-Based Comprehensive Plan Amendments Transmittal Public Hearing.

Thursday, November 13, 2025

- 3:00 p.m. Transportation Planning Organization Regularly scheduled for the fourth Tuesday of the month, scheduled earlier due to Thanksgiving Holiday.

Monday, November 17, 2025

- 1:30 p.m. Commission Meeting (Planning & Zoning) scheduled for the third Monday of every month.

Tuesday, November 18, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month.

Present:

Chairman Kathy Bryant, Vice Chair Carl Zalak III,
Commissioner Craig Curry, Commissioner Michelle
Stone, and Commissioner Matt McClain

1. PROCLAMATIONS AND PRESENTATIONS:

Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda items 1.1. through 1.5. The motion carried 5 / 0.

- 1.1. PRESENTATION – Recognition of the AdventHealth Ocala Executive Team for their Investment in Marion County Through the Organization's Donation to the Rotary Sportsplex Synthetic Turf Project – Jim Couillard, Parks & Recreation Director (Presentation Only)**

PRESENTED

- 1.2. CERTIFICATE OF RECOGNITION - Belleview Debs 19U World Series Champions - Larry Quartararo, Head Coach (Approval and Presentation)
PRESENTED
- 1.3. PROCLAMATION - Alternative Dispute Resolution Week - Stephanie Figueroa, Mediation Director, Marion County Fifth Judicial Circuit (Approval and Presentation)
PRESENTED
- 1.4. PROCLAMATION - Reilly Arts Center Day - Natalie McComb, Executive Director, Reilly Arts Center (Approval and Presentation)
PRESENTED
- 1.5. PRESENTATION - Employee Service Awards - Sara Caron, Director of Human Resources (Approval and Presentation)
PRESENTED

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.

Henry Munoz - 7.4.7. removing magnesium, 7.5.9. property on 49th Ave
Luz DeJesus - 7.5.11. - thank you to Ms. Straub and Commissioners for the work you're doing

3. ADOPT THE FOLLOWING MINUTES:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 3.1. through 3.4. The motion carried 5 / 0.

- 3.1. May 19, 2025
- 3.2. May 20, 2025
- 3.3. May 23, 2025 A
- 3.4. May 23, 2025 B

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. Request Approval of Third Amendment to the Interlocal Agreement Between Sumter County, Florida, and Marion County, Florida, for Court Technology Personnel Services (Budget Impact - Neutral; expenditure and revenue of \$82,107)

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 4.1. The motion carried 5 / 0.

5. CLERK OF THE CIRCUIT COURT:**5.1. Budget Amendment**

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 5.1.1. through 5.1.20., as well as 5.3.1., 7.4.2., 7.5.7., 7.5.8., and 7.5.9. The motion carried 5 / 0.

- 5.1.1.** 2nd Local Option Fuel Tax Fund - Transportation Improvement 2nd 5 Cents - \$389,941
- 5.1.2.** Budget Transfer from Fire, Rescue and EMS Fund to County Transportation Maintenance Fund - \$34,000
Agenda item 5.1.2. is related to Clerk of Court item 5.3.1.
- 5.1.3.** County Transportation Maintenance Fund - Road and Street Facilities - \$1,500,000
- 5.1.4.** County Transportation Maintenance Fund - Transportation - \$100,000
- 5.1.5.** County Transportation Maintenance Fund - Transportation - \$321,999
- 5.1.6.** Fire, Rescue and EMS Fund - Fire Rescue Services - \$327
- 5.1.7.** General Fund - Public Relations - \$75,000
- 5.1.8.** General Fund - Public Safety Communications - \$28,298
- 5.1.9.** General Fund - Public Safety Communications - \$501,661
- 5.1.10.** General Fund - Southeastern Livestock Pavilion - \$13,000
- 5.1.11.** Impact Fee West District - Impact Fees West District - \$268,000
- 5.1.12.** Impact Fee West District - Impact Fees West District - \$560,000
- 5.1.13.** Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \$34,300,000
Agenda item 5.1.13. is related to Consent Agenda Items 7.4.2., 7.5.7., 7.5.8., 7.5.9.
- 5.1.14.** Medical Examiner Fund - Medical Examiner - \$79,992
- 5.1.15.** Multiple Funds - Belleview Sportsplex and Parks and Recreation Fees - \$437,000
- 5.1.16.** Multiple Funds - Property Appraiser's Salary Multiple Cost Centers - \$8,800
- 5.1.17.** Parks and Recreation Fees Fund - Parks and Recreation Fees - \$27,873
- 5.1.18.** Parks and Recreation Fees Fund - Parks and Recreation Fees - \$1,000,000

5.1.19. Solid Waste Disposal Fund - Solid Waste Collection - \$54,419

5.1.20. Stormwater Program - Stormwater Program - \$2,000

5.2. Project Adjustment

5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Multiple Funds - \$52,232

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 5.2.1. The motion carried 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: 037956, 038825, 039675, 040705, 040768, 040804, 042273, 044871, 045724, 046235, 047640, 049354, 049894, 050669, 050974, 53588, 55053, 177070, 195040

Agenda item 5.3.1. is related to Clerk of Court Budget Amendment item 5.1.2.

6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am: NONE

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.

7. CONSENT:

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

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda items 7.1.1. through 7.6.4., excluding 7.4.2., 7.5.7., 7.5.8., and 7.5.9., which were approved with the Clerk of Court Budget Amendments. The motion carried 5 / 0.

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 Road Improvement Project in Marion County, Florida

7.2. Community Services:

7.2.1. Request Approval of the Marion County Standard Professional Services Agreement Acquisition of Rental Housing Project and the Standard Professional Services Agreement Acquisition and Rehabilitation of Housing Project Home Investment Partnerships Program (HOME) with Logos Lodge, Inc. (Budget Impact - Neutral; not to exceed \$1,000,000)

- 7.2.2. Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Project Hope of Marion County, Inc. (Budget Impact - Neutral; not to exceed \$100,000)
- 7.2.3. Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Lutheran Services Florida Health Services (Budget Impact - Neutral; not to exceed \$150,000)
- 7.2.4. Request Approval of the Marion County Standard Professional Services Agreement Emergency Solutions Grant with Interfaith Emergency Services, Inc. (Budget Impact - Neutral; not to exceed \$104,870)

7.3. Fire Rescue:

- 7.3.1. Present Fire Rescue Ambulance Billing Write-Offs for Fiscal Year 2023-24
- 7.3.2. Request Approval of the Interlocal Agreement Concerning Commercial Water and Wastewater Connection for Marion County Fire Rescue North Marion Fire Station #11 (Budget Impact - None)

7.4. Procurement Services:

- 7.4.1. Request Approval of Agency Contracts and Amendments for FY 2025-26 Disbursements and Present for Record (Budget Impact - None)
- 7.4.2. Request Approval of Bid Award: 25B-123 SW 145th Place Road (Florida Crossroads Commerce Park) and SW 49th Avenue Segment F Construction - Salser Construction, LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$11,137,705)
Agenda item 7.4.2. is related to Clerk of Court Budget Amendment item 5.1.13.
- 7.4.3. Request Approval of Change Order 3 to Purchase Order 2500776: 25Q-002 SW 40th Ave/SW 49th Ave Phase 1 - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$239,538)
- 7.4.4. Request Approval of Contract Amendment 25B-019-CA-01 Annual Refilling of Medical Oxygen & Medical Air Cylinders - nexAir, LLC., Memphis, TN (Budget Neutral; expenditure of \$67,140)
- 7.4.5. Request Approval of Contract Amendment (Renewal): 21P-102-CA-03, Countywide Personal Protection Equipment - Safety Products, Inc., Lakeland, FL (Budget Impact - Neutral)
- 7.4.6. Request Approval of Contract Amendment (Renewal): 24C-046-CA-02 Microsoft Enterprise Agreement - Insight Public Sector, Inc., Tempe, AZ (Budget Impact - Neutral; expenditure of \$1,022,997)

- 7.4.7. Request Approval of Purchase Order: 22ST-148 Dave Symonds and Associates, Inc., - Leesburg, FL (Budget Impact - Neutral; expenditure of \$55,000)
- 7.4.8. Request Approval of Purchase Order: 25BE-150 Central Florida Water Testing, LLC d/b/a Plant Technicians, Leesburg, FL (Budget Impact - Neutral; expenditure of \$75,216)
- 7.4.9. Request Approval of Purchase Order and Sole Source Declaration: 25SS-172 Dolphin Ring Distributor - Ring Rescue Inc., (Budget Impact - Neutral; estimated expenditure of \$88,000)
- 7.4.10. Request Approval of Task Order: 20Q-161-TO-51 Marion County Jail Window Replacement - Cullison-Wright Construction Corporation, Ocala, FL (Budget Impact - Neutral; expenditure of \$2,046,947)
- 7.4.11. Request Approval of Task Order: 25Q-090-TO-01 - Solid Waste Engineering Services, Semi-Annual Groundwater Monitoring and Reporting - Stearns, Conrad and Schmidt Consulting Engineers, Inc. dba SCS Engineers, Tampa, FL (Budget Impact - Neutral; expenditure of \$88,880)
- 7.4.12. Request Approval of Tenth Contract Amendment: 18Q-160-CA-10 SW/NW 80th/70th Avenue Widening Preliminary Engineering Report - Guerra Development Corp., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$1,261,835)
- 7.4.13. Request to Terminate Contracts: 06P-002 Baseline Landfill Gas Utilization, 17Q-001 Landfill Gas Collection + Control Repairs and Maintenance - G2 Energy (Marion), LLC, Boise, ID (Budget Impact - None)
- 7.4.14. Request Approval of Purchases \$50,000 and Over

7.5. Transportation - County Engineer:

- 7.5.1. Request to Approve State of Florida Department of Environmental Protection, Division of Recreation and Parks Sublease Agreement 4013-135 Concerning Baseline to Marshall Swamp Trail (Budget Impact - Neutral)
- 7.5.2. Request Approval of Agreement to Use County Stormwater Facility Between Marion County and Executive Real Estate Holdings, LLC, Parcel Identification Number 35623+000-01 and 35623-000001 (Budget Impact - None)
- 7.5.3. Request Approval of Second Amendment to Agreement between the Southwest Florida Water Management District and Marion County for SR 200 Watershed Management Plan Update (Q058) (Budget Impact - Neutral)

- 7.5.4.** Request Approval of a Purchase Agreement, Addendum to Purchase Agreement, and County Deed to Convey County Property to the Florida Department of Transportation (FDOT) Associated with the I-75/NW 49th Street Interchange Project, for a Partial Take of Marion County Owned Parcels 13539-002-00 and 13689-002-00 (Budget Impact -Neutral, revenue of \$6,471,700)
- 7.5.5.** Request Approval of a Supplemental Easement Between Duke Energy Florida, LLC, d/b/a Duke Energy and Marion County on a portion of the Sheriff's Substation Parcel 35300-028-00. (Budget Impact - Revenue \$164,700)
- 7.5.6.** Request Approval of Second Amendment to Communications Site Lease Agreement between Marion County and Cellco Partnership d/b/a Verizon Wireless Associated with the Silver Springs Water Tower Parcel 31756-001-00 (Budget Impact - None)
- 7.5.7.** Request Approval of a Purchase Agreement Associated with the SW 49th Avenue North Road Improvement Project for Parcel 3579-002-033 (Budget Impact - Neutral; expenditure of \$440,000)
- Agenda item 7.5.7. is related to Clerk of Court Budget Amendment item 5.1.13.**
- 7.5.8.** Request Approval of a Purchase Agreement Associated With the SW 49th Avenue North Road Improvement Project for Parcel 3578-001-005 (Budget Impact - Neutral; expenditure of \$346,703)
- Agenda item 7.5.8. is related to Clerk of Court Budget Amendment item 5.1.13.**
- 7.5.9.** Request Approval of a Purchase Agreement Associated with the SW 49th Avenue North Road Improvement Project for Parcel 3505-010-064 (Budget Impact- Neutral; expenditure of \$320,000)
- Agenda item 7.5.9. is related to Clerk of Court Budget Amendment item 5.1.13.**
- 7.5.10.** Request Approval of First Amendment To Amended and Restated Access Management and Development Agreement Between Marion County and Steven Greene and Noel Nation, Todd B. Rudnianyn, Freedom Crossings LLC, and Freedom Crossings Land LLC, (Budget Impact - None)
- 7.5.11.** Request Approval of Maintenance Agreement for Quail Meadow Property Owners Association, Inc. Application Number 32243 (Budget Impact - None)
- 7.5.12.** Request Approval of Interlocal Agreement Concerning Right of Way and Sewage Spray Field Facilities in Conjunction with Marion County Road Construction Project for Emerald Road Extension from SE 92nd Loop to Florida Northern Railroad with the City of Ocala (Budget Impact - Neutral; expenditure of up to \$2,332,730)

7.6. Utilities:

- 7.6.1.** Request Approval of Water Main Extension Connection Agreement WME-122-S Between Worldwide Alliance, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$140,677)
- 7.6.2.** Request Approval of Water Main Extension Connection Agreement WME-125-S Between K Hovnanian Aspire at Marion Oaks LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$101,268)
- 7.6.3.** Request Approval of Water Main Extension Connection Agreement WME-104-S Between Jose Jimenez and Marion County Utilities (Budget Impact - Neutral; expenditure of \$107,484)
- 7.6.4.** Request Approval of Amended Water Main Extension Connection Agreement WME-072-S Between Brite Properties of Florida, LLC and Marion County Utilities (Budget Impact - None)

8. COUNTY ATTORNEY: NONE**9. COUNTY ADMINISTRATOR: NONE****10. COMMITTEE ITEMS:**

- 10.1.** Planning and Zoning Commission - Request to Appoint Two (2) Full Members for a New Term, Ending October 2029

Gerald Lourenco (incumbent)

Michael Kroitor (incumbent)

Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 10.1. The motion carried 5 / 0.

- 10.2.** Marion Oaks MSTU for Recreation and Facilities - Request to Appoint One (1) Member for an Unexpired Term, Ending February 2027

Teresa Newcombe

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 10.2. The motion carried 5 / 0.

11. NOTATION FOR ACTION:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 11.1. through 11.7. The motion carried 5 / 0.

- 11.1.** Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance Relating to Silver Glen Springs and Silver Glen Run on Tuesday, November 4, 2025, at 10:00 a.m., or as soon thereafter, in the McPherson Governmental Campus Auditorium
- 11.2.** Request Approval to Schedule and Advertise a Public Hearing to Consider an Application for Commercial and Residential Waste Collections Service Franchise for Waste Connections of Florida, Inc. on Tuesday, November 4, 2025, at 10:00 a.m., or as soon thereafter, in the McPherson Governmental Campus Auditorium.

- 11.3.** Request Approval to Schedule and Advertise a Public Hearing to Consider the Adoption of a Resolution for Heather Island Market Center Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements on Tuesday, November 18, 2025, at 10:00 a.m. or soon thereafter in the McPherson Governmental Campus Auditorium
- 11.4.** Request Approval to Schedule and Advertise a Public Hearing to Consider the Adoption of a Resolution for Maricamp Market Centre Replat Phase 1 and Phase 2 Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements on Tuesday, November 18, 2025, at 10:00 a.m. or soon thereafter in the McPherson Governmental Campus Auditorium
- 11.5.** Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance to Establish the Canterwood Acres Community Development District on Tuesday, December 2, 2025, at 10:00 a.m. or soon thereafter, in the McPherson Governmental Campus Auditorium
- 11.6.** Request Approval for Letter of Support for the Estella Byrd Whitman Wellness and Community Resource Center
- 11.7.** Request Approval to Reschedule and Advertise a Public Hearing to Consider Adopting the 2025 Marion County Comprehensive Plan and Appraisal Report on Wednesday, December 17, 2025, at 9:30 a.m. in the McPherson Governmental Campus Auditorium

12. GENERAL PUBLIC COMMENTS:

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

Susan Johnson - discrepancy with water bill and delay with notification of leak

Doug "Buddy" Oswald - Braver Angels "Navigating Difficult Conversations" workshop at Ocala Library HQ on 11/12 @ 5:30 p.m.

Ardian Mezini - solar panel installation

Tanawah Downing - civil rights violations against prisoners

Jessica Saxton - civil rights violations against juveniles

Louine Ek - thank you for your service, Psalm 119:1-8

Joseph Walker - Maricamp "dust bowl" area maintenance

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Commissioner Curry - recognize Commissioner Stone, elected Secretary of NPOA, has been representing Marion County as the chair for transportation

Commissioner Stone - Run for the Springs, raising funds to support education, is in February at Silver Springs State Park, sponsorship opportunities; October is Breast Cancer Awareness Month, ladies need to get their annual mammogram

Commissioner McClain - discussed traffic concerns with OCE/Tracy, would like public to understand what county is doing, proposing OCE provide a report once a month

Vice-Chair Zalak - grateful for cooler weather, love this time of year; thankful to live in Marion County, where we can work on issues and fix over time; thankful for employees; make time for family and friends and enjoy where we live

Chairman Bryant - Bring the Harvest Home, partnering with Brother's Keeper, Interfaith Emergency Services, the Salvation Army, and Veterans Helping Veterans, 12/05 on the square, start collecting on 11/01; marionfl.org/BHH

Meeting went into recess at 10:44 a.m.

Meeting reconvened at 2:01 p.m.

13.2. Commission Calendar

13.2.1. Present Commission Calendar

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

14.1.1. Tourist Development Council - Present Resignation from Jason Reynolds

14.1.2. Present Update on 2022-26 Strategic Plan Empowering Marion for Success II for October 2025

14.1.3. Present Letter from Bay Laurel Center Community Development District Dated September 24, 2025 Regarding the Fiscal Year 2026 Meeting Schedule

14.1.4. Present Letter from Honorable Judge Ann Melinda, Dated September 30, 2025, Regarding the Marion County Dependency General Magistrate

14.1.5. Present Bid Award 25B-162 Irish Acres to Silver Springs Water Main Interconnect (Phase 1) to GWP Construction Corp

14.1.6. Present Updated Commission Policy 25-02 Formerly Policy 06-01 for Road Dedication

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

14.3. Clerk of the Court:

14.3.1. Present Administrative Budget Transfer Report for FY 2025-26

14.3.2. Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances Corrected 25-38, Corrected 25-39, Corrected 25-40, 25-41, 25-42, 25-43, 25-44, 25-45, 25-46 and 25-47 With the Secretary Of State's Office.

14.3.3. Present Letter From The Southwest Florida Water Management District (SWFWMD), Dated September 26, 2025, Regarding Scheduled Meetings For Fiscal Year 2026.

14.3.4. Present Letter Dated October 1, 2025 From The City Of Belleview, Development Services Department, Regarding Scheduled Meetings For The Annexation Application Relating To Parcel No. 45367-000-00.

14.3.5. Present Monthly Report for the Building Department Budget and Actual

14.3.6. Present Regular Report of Utilization for Reserve for Contingencies

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

14.4.1. Board Of Adjustment - September 8, 2025

14.4.2. Code Enforcement Board - September 10, 2025

14.4.3. Development Review Committee (DRC) - September 15, 22, and 29, 2025

14.4.4. Historical Commission - June 10, July 8, September 9, October 14, November 13, December 9, 2024 and January 13, February 10, March 10, April 14, May 12, 2025.

14.4.5. Housing Finance Authority - August 20, 2025

14.4.6. Land Development Regulation Commission - July 23, August 6, 20, September 17, 2025.

14.4.7. Tourist Development Council - August 20, 2025

14.4.8. Planning and Zoning Commission - August 25, 2025

14.5. General Informational Items:

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

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

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

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

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

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

Present Cover Documents from Planning and Zoning Commission Public Hearing

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1.** Request for Waiver from Land Development Code Section 6.8.6.K(2) & (4) - Buffers for a Major Site Plan for McGinnis Builders Office and Warehouse, Parcel Number 41503-001-00, Application Number 33082

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 15.1.1. with conditions. The motion carried 5 / 0.

DIRECTION TO STAFF: Include note on plans that if any development occurs within the 75ft buffer, then that would trigger the waiver to be rescinded, and the wall/buffer would have to go in.

- 15.1.2.** Request for Waiver from Land Development Code Section 6.8.6.K(2) - Buffers for a Waiver Request to a Major Site Plan for Black Label Marine, Parcel Number 21548-000-00, Application Number 33245

Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 15.1.2. The motion carried 5 / 0.

Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda items 15.1.3. and 15.1.4. The motion carried 5 / 0.

DIRECTION TO STAFF: Add note to site plans and flag in system for cross-access requirement, if property is sold/land use is changed in the future.

- 15.1.3.** Request for Waiver from Land Development Code Section 6.11.5- Driveway Access Concerning the Major Site Plan for Black Label Marine, Parcel Number 21548-000-00, Application Number 33245
- 15.1.4.** Request for Waiver from Land Development Code Section 6.11.4 (B) - Access Management Concerning the Major Site Plan for Black Label Marine, Parcel Number 21548-000-00, Application Number 33245

15.2. Planning and Zoning Consent Items:

Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda items 15.2.1. through 15.2.2. The motion carried 5 / 0.

- 15.2.1.** 251005SU - Randy Smith, Executive Pastor, on behalf of Church at the Springs, Inc, Special Use Permit to Allow for the Continuation of Up to One Hundred and Twenty-Nine (129) Children to be Enrolled in VPK and Day Care Activities on the Church Campus, in General Agriculture (A-1) Zone, 66.65 Acre Parcel, Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480
- 15.2.2.** 251007ZC - Mark Hodder, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 0.33 Acre Parcel, Parcel Account Number 1581-008-009, Site Address 2170 NE 42nd Street, Ocala, FL 34479

15.3. Planning and Zoning Items for Individual Consideration:

- 15.3.1.** 251009RA- Consideration for Francisco and Rosita Marrero, Reasonable Accommodation for One (1) Muscovy Duck, in a Mixed Residential (R-4) Zone, 0.28 Acre Parcel, Parcel Account Number 39430-24-015, Site address 5860 SE 164th Avenue, Ocklawaha, FL, 32179

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 15.3.1. The motion carried 5 / 0.

- 15.3.2.** 251003SU - The Lawrence E. Nikola Jr. Family Trust, Special Use Permit to Allow for a Pet Cemetery for Cremated Remains, in a General Agriculture (A-1) Zone, 4.40 Acre Parcel, Parcel Account Number 48465-000-00, No Site Address Assigned

Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 15.3.2. The motion carried 5 / 0.

DIRECTION TO STAFF: Add conditions that if there's expansion to the building, and/or sewer is installed closer to property, the owner(s) will be required to connect.

- 15.3.3.** 251008ZP - Castro Plaza, LLC and Austin International Realty, LLC, Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) for a Maximum Proposed Total of 190 Dwelling Units, Including Both Single-Family, Townhome Dwelling Units, and Up to 225,000 Square Feet of Commercial Area, ±43.62 Acre Tract, Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (ALL UNITS) 6998 and 6850 N US Highway 27, Ocala, FL 34482

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 15.3.3. The motion carried 5 / 0.

15.4. Adoption of Ordinance

Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 15.4. The motion carried 5 / 0.