



# Marion County

## Board of County Commissioners

### Meeting Agenda

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

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

---

**Tuesday, November 4, 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.

---

\*\*\* ELECT NEW CHAIR AND VICE CHAIR \*\*\*

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

**1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PROCLAMATION - Lung Cancer Awareness Month - Lisa McGuire, Director of Oncology, HCA Florida Ocala \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - Veterans Appreciation Month - Daisy Diaz, Director, Marion County Veterans Services \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION - Look Up Marion, Put Down the Phone Day - Beth McCall, Executive Director, Marion County Children's Alliance \(Approval and Presentation\)](#)
- 1.4. [PROCLAMATION - Family Caregivers Appreciation Month - Leah Taylor, Advocate, Founder, and Co-Leader of Meadowbrook Church Caregivers \(Approval and Presentation\)](#)
- 1.5. [PRESENTATION - Roy F. Kenzie Award from Florida Redevelopment Association to the Marion County Community Redevelopment Agency - Planning Studies for Large City/Community Category - Chuck Varadin, Growth Services Director \(Presentation Only\)](#)
- 1.6. [PRESENTATION - Parks & Recreation Carnival Update - Jim Couillard, Parks & Recreation Director \(Presentation Only\)](#)
- 1.7. [PROCLAMATION - Veterans Treatment Court Month \(Approval Only\)](#)

**2. AGENDA ITEM PUBLIC COMMENTS:**

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

**3. ADOPT THE FOLLOWING MINUTES:**

- 3.1. [June 3, 2025](#)
- 3.2. [June 4, 2025](#)
- 3.3. [June 9, 2025](#)

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:**

- 4.1. [Billy Woods, Sheriff - Request Approval of the Annual Federal Equitable Sharing Agreement and Certification](#)

- 4.2. [Billy Woods, Sheriff - Letter of Funding Request Regarding FY 2024-25 Unexpended Funds Returned to the Board of County Commissioners](#)

5. **CLERK OF THE CIRCUIT COURT:**

5.1. **Budget Amendment**

- 5.1.1. [Criminal Justice Court Costs Fund - Multiple Departments - \\$59,257](#)
- 5.1.2. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$86,589](#)
- 5.1.3. [General Fund - Community Services - \\$22,413](#)
- 5.1.4. [General Fund - Information Technology - \\$150,000](#)
- 5.1.5. [General Fund - Parks and Recreation - \\$141,334](#)
- 5.1.6. [General Fund - Procurement Services - \\$50,136](#)
- 5.1.7. [General Fund - Veterans Services - \\$12,000](#)
- 5.1.8. [Marion County Utility Fund - Utilities Water System - \\$317,865](#)
- 5.1.9. [Multiple Funds - Sheriff Grant Reappropriation - \\$334,522](#)
- 5.1.10. [Multiple Funds - Sheriff's Office Multiple Cost Centers - \\$115,548](#)
- 5.1.11. [Multiple Funds - Sheriff's Office Multiple Cost Centers - \\$673,402](#)
- 5.1.12. [MSTU for Law Enforcement - Sheriff High Intensity Drug Trafficking Areas Grant - \\$81,770](#)
- 5.1.13. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$30,000](#)
- 5.1.14. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$200,000](#)
- 5.1.15. [State House Initiative Partner Fund - SHIP - \\$16,610](#)

5.2. **Clerk of the Court Items**

- 5.2.1. [Request Approval to Proceed with the Annual Contract with MAXIMUS to Perform Cost Allocation Study for the Fiscal Year 2026-27 Budget](#)
- 5.2.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 039704 and 53598](#)

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

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

- 6.1. [PUBLIC HEARING to Consider Revisions to the Marion County Land Development Code \(LDC\) Amendments to Review and Update Article 1, Division 2, Definitions](#)
- 6.2. [PUBLIC HEARING to Consider Revisions to the Marion County Land Development Code \(LDC\) Amendments to Review and Update Article 4 Zoning, Division 4 - Advertising Signs](#)
- 6.3. [PUBLIC HEARING to Consider Revisions to the Marion County Land Development Code \(LDC\) Amendments to Review and Update Section 4.2.2 General Requirements for all Agricultural Classifications](#)
- 6.4. [PUBLIC HEARING to Consider an Ordinance Creating Chapter 5, Boats, Docks and Waterways, Article VI Silver Glen Springs and Silver Glen Run Providing for a Noise Sensitive Zone, Penalties and Enforcement](#)
- 6.5. [PUBLIC HEARING to Consider an Application for a Solid Waste Commercial and Residential Collection Service Franchise - Waste Connections of Florida, Inc.](#)

## 7. CONSENT:

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

### 7.1. Fire Rescue:

- 7.1.1. [Request Approval of the Drone Replacement Program Financial Assistance Agreement between Florida Department of Law Enforcement and Marion County Fire Rescue \(Budget Impact - Neutral; grant reimbursement of \\$75,000\)](#)

### 7.2. Human Resources:

- 7.2.1. [Request Approval of the Resolution for the Revision of the Employee Handbook \(Budget Impact - None\)](#)

### 7.3. Library Services:

- 7.3.1. [Request Approval of Marion County Public Library System Annual Plan of Service Fiscal Year 2025-26 \(Budget Impact - Neutral; grant revenue of approximately \\$100,000\)](#)

### 7.4. Parks & Recreation:

- 7.4.1. [Request Approval of Memorandum of Understanding Between the City of Belleview and Marion County for Repairs and Improvements to Lighting System at Belleview Sportsplex \(Budget Impact - Neutral; contribution from City of Belleview of \\$316,599\)](#)

### 7.5. Procurement Services:

- 7.5.1. [Request Approval of Bid Award: 25B-124 E/S Hwy 25 - C. W. Roberts Contracting, Inc. Ocala, FL \(Budget Impact - Neutral; expenditure of \\$2,346,377\)](#)
- 7.5.2. [Request Approval of Bid Award: 25B-148 SW 80th Avenue Segment 1 Phases 1A & 1B - C. W. Roberts Contracting, Inc. Ocala, FL \(Budget Impact - Neutral; expenditure of \\$38,639,647\)](#)
- 7.5.3. [Request Approval of Bid Award: 25B-152 NW 80th Avenue and W Hwy 40 Intersection Improvement Project - Commercial Industrial Corp. Ocala, FL \(Budget Impact - Neutral; expenditure of \\$11,184,942\)](#)
- 7.5.4. [Request Approval of Bid Award: 25B-165 NE 7th Avenue and NW/NE 42nd Street Resurfacing Project - Anderson Columbia Co., Inc. Ocala, FL \(Budget Impact - Neutral; expenditure of \\$976,322\)](#)
- 7.5.5. [Request Approval of Change Order 1 to Purchase Order 2500981: 23Q-087-TO-33 - Comprehensive Plan Amendments - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$23,975\)](#)
- 7.5.6. [Request Approval of Contract: 26C-018 EUNA Capital Planning Budget Software - EUNA Solutions, Inc., Sandy Springs, GA \(Budget Impact - Neutral; expenditure of \\$131,038\)](#)
- 7.5.7. [Request Approval of Contract Amendment: 25P-014-CA-01 Solid Waste Alternative Waste Management Methods - Friends Recycling, LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$50,000\)](#)
- 7.5.8. [Request Approval of Contract Amendment \(Renewal\): 21Q-219-CA-02 Electrical Trades Contract Services - Chuck's Stokes Electric of Central Fla Inc., Ocala, FL \(Budget Impact - None\)](#)
- 7.5.9. [Request Approval of Contract Amendment \(Renewal\): 22B-187 Landscape and Irrigation Maintenance - ABM Industry Groups, LLC, The Villages, FL \(Budget Impact - Neutral; expenditure of \\$119,892\)](#)
- 7.5.10. [Request Approval of Purchase Order to Galls, LLC for Uniforms through Sourcewell Contract 011124-GAL \(Budget Impact - Neutral; estimated expenditure of \\$205,000\)](#)
- 7.5.11. [Request Approval of Task Order: 22Q-228-TO-15 Geotechnical Services for SW 80th Avenue - Segment 1 - ECS Florida, LLC, Chantilly, VA \(Budget Impact - Neutral; expenditure of \\$200,000\)](#)

- 7.5.12. [Request Approval of Task Order: 23Q-096-TO-01 Engineering and Design Services - Baseline Landfill Expansion Phase 1 and 2 - Jones Edmunds & Associates, Inc. Gainesville, FL \(Budget Impact - expenditure of \\$4,831,784\)](#)
- 7.5.13. [Request Approval of Selection Committee Recommendation: 25Q-153 Building Safety Plan Review and Inspection Services - CAP Government, Inc., Coral Gables, FL \(Budget Impact - None\)](#)
- 7.5.14. [Requested Approval of Purchases \\$50,000 and Over](#)
- 7.6. **Solid Waste:**
- 7.6.1. [Request Approval of Resolution Amending Fees for Annual Non-Assessed Permits and Providing Fee Reductions for Yard Waste Disposal for County Departments \(Budget Impact - Estimated Revenue Decrease of \\$62,000\)](#)
- 7.7. **Tourist Development:**
- 7.7.1. [Request Approval of Tourist Development Council Request for Room Night Generating Event - AHAF Holiday Festival Arabian Horse Show Hosted by Arabian Horse Association of Florida, Inc. \(Budget Impact - Neutral; expenditure of up to \\$3,500\)](#)
- 7.7.2. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for City of Ocala, For Benefit of, Ocala Recreation & Parks \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.7.3. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Adventure Ocala, LLC DBA Naventure - Ocala. \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.7.4. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #1 - National Show by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$7,380\)](#)
- 7.7.5. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #2 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$5,760\)](#)
- 7.7.6. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #3 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$7,755\)](#)

- 7.7.7. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #4 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$7,405\)](#)
- 7.7.8. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #5 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$8,345\)](#)
- 7.7.9. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #6 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)
- 7.7.10. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #7 - National Show & FEI World Cup Qualifier by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)
- 7.7.11. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #8 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)
- 7.7.12. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #9 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$8,370\)](#)
- 7.7.13. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #10 - National Show & FEI by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)
- 7.7.14. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #11 - National Show by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)
- 7.7.15. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Winter Series Week #12 - National Show & Longines League of Nations by Arena Horse Shows of Ocala, LLC \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)

**7.8. Transportation - County Engineer:**

- 7.8.1. [Request Approval of a Purchase Agreement Associated with the SW 80th Street Road Improvement Project for Parcel 3545-001-003 \(Budget Impact - Neutral; Expenditure of \\$237,000\)](#)

**7.9. Utilities:**

- 7.9.1. [Request Approval of Water Main Extension Connection Agreement WME-126-S Between Ramiro Jaramillo and Marion County \(Budget Impact - Neutral; expenditure of \\$117,220\)](#)
- 7.9.2. [Request Approval of Water Main Extension Connection Agreement WME-111-S Between RC Home Sale LLC and Marion County \(Budget Impact - Neutral; expenditure of \\$44,113\)](#)

**8. COUNTY ATTORNEY:**

- 8.1. [Request Board Approval for Transfer and Assignment of Waste Hauler Franchise from Florida Express Environmental, LLC, to Waste Connections of Florida, Inc.](#)

**9. COUNTY ADMINISTRATOR:**

- 9.1. [Request Approval of the 2026 Schedule of Regular Meetings of the Board of County Commissioners](#)

**10. COMMITTEE ITEMS: NONE****11. NOTATION FOR ACTION:**

- 11.1. [Request Approval to Schedule a Workshop to Discuss Workforce Housing Initiative on Monday, November 17, 2025 at 10:00 a.m. in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule a Workshop to Discuss Southwest Regional Water Reclamation Facility on Tuesday, December 2, 2025, at 2:00 p.m. in the McPherson Governmental Campus Auditorium](#)
- 11.3. [Request Approval to Schedule and Advertise a Workshop to Discuss Fire Station Prototypes on Wednesday, December 10, 2025, at 1:30 p.m., in the McPherson Governmental Campus Auditorium](#)
- 11.4. [Request Approval to Reschedule 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, December 16, 2025, at 10:00 a.m. or soon thereafter in the McPherson Governmental Campus Auditorium](#)
- 11.5. [Request Approval to Reschedule 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, December 16, 2025, at 10:00 a.m. or soon thereafter in the McPherson Governmental Campus Auditorium](#)

- 11.6. [Request Approval to Schedule and Advertise a Workshop to Discuss the Marion County Fleet Department and Department of Health in Belleview on Wednesday, December 17, 2025, at 1:30 p.m., in the McPherson Governmental Campus Auditorium](#)
- 11.7. [Request Approval to Schedule a Joint Planning Workshop with the Marion County School Board, Board of County Commissioners and Municipalities on Wednesday, April 1, 2026, at 9:00 a.m. in the Southeastern Livestock Pavilion Auditorium](#)
- 11.8. [Request Approval of Letters of Support for Transitions Life Center](#)
- 11.9. [Request Ratification of Letter in Opposition to Track Line, LLC Air Permit No. 0830196-001-AC](#)

## 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](http://www.marionfl.org).

## 13. COMMISSIONER ITEMS:

### 13.1. Commission Comments

- 13.1.1. [Request Approval of Renewal of Surety Bonds for Commissioners Bryant, Curry, McClain, Stone and Zalak](#)

### 13.2. Commission Calendar

- 13.2.1. [Present Commission Calendar](#)

## 14. NOTATION FOR RECORD:

### 14.1. County Administrator Informational Items:

- 14.1.1. [Present Monthly Building Safety Productivity Report for the Month of September 2025](#)
- 14.1.2. [Present Memorandum from County Administrator Regarding Approved Holiday Schedule for 2026 Dated November 5, 2025](#)
- 14.1.3. [Present Letter from the Southwest Florida Water Management District, Dated October 1, 2025, Regarding the Review of the Surface Water Improvement and Management Program Priority List](#)
- 14.1.4. [Present Notification of the Performance Evaluation and Merit Increase for the County Attorney](#)
- 14.1.5. [Present Solid Waste Monthly Operations Report for September 2025](#)

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

**14.3. Clerk of the Court:**

- 14.3.1. [Present Letter from Florida Department of Revenue - Rainbow Lakes Estates Truth in Millage Compliance](#)
- 14.3.2. [Present Letter from Florida Department of Revenue - County Maximum Millage Levy Calculation Final Disclosure Compliance](#)
- 14.3.3. [Present Letter from Florida Department of Revenue - County Truth in Millage Compliance](#)
- 14.3.4. [Present Report No. 2025-03 Revenue Control Review of Southeastern Livestock Pavilion](#)
- 14.3.5. [Present Letter Dated September 22, 2025, from Gregory C. Harrell, Clerk of Circuit Court, to Cord Byrd, Secretary of State, for Oath of Office for Armando Moran Jr., Member of the Marion County Industrial Development Authority](#)
- 14.3.6. [Present Letter From The Southwest Florida Water Management District, Dated September 26, 2025, Along With The Proposed 2026 Five-Year Water Resource Development Work Program](#)
- 14.3.7. [Present Administrative Budget Transfer Report for FY 2025-26](#)
- 14.3.8. [Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances Corrected 24-38, 25-03 And 25-47 With the Secretary Of State's Office.](#)
- 14.3.9. [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. [Development Review Committee \(DRC\) -October 6 and October 13, 2025](#)
- 14.4.2. [Historical Commission - June 9, July 14, and August 11, 2025](#)
- 14.4.3. [Local Mitigation Strategy Steering Committee - February 21, and October 16, 2024 and June 25, 2025](#)
- 14.4.4. [License Review Board September 9, 2025](#)
- 14.4.5. [Tourist Development Council September 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>