



# 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

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**Tuesday, October 7, 2025**

**9:00 AM**

**McPherson Governmental  
Campus Auditorium**

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

All commission and zoning meetings are open to the public.

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

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

#### PUBLIC COMMENTS

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

##### -Regular BCC Meeting

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

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

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

##### -BCC Planning and Zoning Meeting

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

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

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

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

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

**CALL TO ORDER**  
**INVOCATION AND PRESENTATION OF COLORS**  
**9:00 AM ROLL CALL**  
**ANNOUNCEMENTS**

**1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PRESENTATION - Ma Barker House Plaque by the Society of Retired Special Agents of the FBI - Doug Jones, Member and George Albright, Tax Collector \(Presentation Only\)](#)
- 1.2. [PRESENTATION - The Florida Inmates and Dog Obedience Program - Kyrá Lynch, Animal Services Director \(Presentation Only\)](#)
- 1.3. [PRESENTATION - Look Up Marion, Put the Phone Down Campaign - Beth McCall - Executive Director, Marion County Children's Alliance \(Presentation Only\)](#)
- 1.4. [PROCLAMATION - Day of Remembrance for Charlie Kirk - Ellary Belote, President of the Marion County Young Republicans, Ocala, FL \(Approval and Presentation\)](#)
- 1.5. [PROCLAMATION - National Arts and Humanities Month - Jaye Baillie, Executive Director, Marion Cultural Alliance \(Approval and Presentation\)](#)
- 1.6. [PROCLAMATION - Breast Cancer Awareness Month - Amy Roberts, Chair, Cancer Alliance of Marion County \(Approval and Presentation\)](#)
- 1.7. [PROCLAMATION - National 4-H Week - Katie Davis, Extension Agent, Extension Service \(Approval and Presentation\)](#)
- 1.8. [PROCLAMATION - Community Planning Month - Chuck Varadin, Growth Services Director \(Approval and Presentation\)](#)
- 1.9. [PROCLAMATION - Fire Prevention Week - Chief James Banta, Marion County Fire Rescue \(Approval and Presentation\)](#)
- 1.10. [PRESENTATION - Employee of the Quarter for July - September 2025 - Sara Caron, Human Resources Director \(Presentation Only\)](#)

**2. AGENDA ITEM PUBLIC COMMENTS:**

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

**3. ADOPT THE FOLLOWING MINUTES:**

- 3.1. [May 1, 2025](#)
- 3.2. [May 6, 2025 A](#)

**3.3.**      [May 6, 2025 B](#)**4.**      **CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE****5.**      **CLERK OF THE CIRCUIT COURT:****5.1.**      **Clerk of the Court Items****5.1.1.**      [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 036428, 039475, 040794, 042413, and 5th Judicial List](#)**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.

**7.1.**      **Administration:****7.1.1.**      [Request Approval of Blanket Travel for Fiscal Year 2025-26 \(Budget Impact - Neutral; as approved in the FY 2025-26 budget\)](#)**7.1.2.**      [Request Approval of the Interlocal Agreement between Sumter County and Marion County Regarding Road Ownership and Maintenance of Sumter County Road 102, Also Known as Marion County SE 180th Street \(Budget Impact - None\)](#)**7.2.**      **Attorney:****7.2.1.**      [Request Approval of the Interlocal Agreement Between Marion County and the City of Ocala for the City to Collect EMS Impact Fees Within the Ocala City Limits \(Budget Impact - None\)](#)**7.2.2.**      [Request Approval of Interlocal Agreement Between Marion County and the City of Belleview for the City to Collect Fire Rescue Impact Fees Within the Belleview City Limits \(Budget Impact - None\)](#)**7.3.**      **Community Services:****7.3.1.**      [Request Approval of Florida Housing Finance Corporation Local Government of Opportunity Funding Form and Marion County Community Services Preliminary Loan Commitment Agreement for Construction Financing Letter for Madison Oaks West II, LLC \(Budget Impact - Neutral; not to exceed \\$460,000\)](#)

- 7.3.2. [Request Approval of the Marion County Standard Professional Services Agreement Community Development Block Grant Program \(CDBG-PS\) with Vets Resource Center, Inc. \(Budget Impact - Neutral; not to exceed \\$50,000\)](#)
- 7.3.3. [Request Approval of Marion County Standard Professional Services Agreement Emergency Solutions Grant Program \(HESG\) with Catholic Charities of Central Florida, Inc. Blessed Trinity Catholic Church Brother's Keeper \(Budget Impact-Neutral, not to exceed \\$77,029\)](#)
- 7.3.4. [Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Ocala Housing Authority \(Budget Impact - Neutral; not to exceed \\$55,430\)](#)
- 7.3.5. [Request Approval of the Marion County Standard Professional Services Agreement Community Development Block Grant Program \(CDBG-PS\) with Marion County Sexual Assault Center, Inc. \(Budget Impact - Neutral; not to exceed \\$100,000\)](#)
- 7.3.6. [Request Approval of Third Amendment to the Agreement Between Marion County and Homeowner for State Housing Initiatives Partnership Housing Rehabilitation with Aubrey D. Jacobs \(Budget Impact - None\)](#)
- 7.3.7. [Request Approval of Regional Opioid Settlement Committee Recommendation for Funding \(Budget Impact - Neutral; not to exceed \\$202,521\)](#)
- 7.3.8. [Request Approval of Third Amendment of Marion County Standard Professional Service Agreement New Construction Project with Habitat for Humanity of Marion County, LLC \(Budget Impact - None\)](#)

**7.4. Development Review Committee:**

- 7.4.1. [Request Approval of Waiver Request for Land Development Code Section 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Classic Acres Phase 1, Parcel Number 12654-000-00, Application Number 32697 \(for Agricultural Lot Split Application Number 32696\) \(Budget Impact - None\)](#)

**7.5. Fire Rescue:**

- 7.5.1. [Request Approval of the Associate Medical Director Agreement \(Budget Impact - Neutral\)](#)

**7.6. Library Services:**

- 7.6.1. [State Library Construction Grant Authorization, \(Revenue of up to \\$500,000 in FY2025-26\)](#)

**7.7. Procurement Services:**

- 7.7.1. [Request Approval of Bid Award: 25B-146 SW 128th Avenue/SW 129th Terrace Road Resurface Project - C.W. Roberts Contracting, Inc. Ocala, FL \(Budget Impact - Neutral; expenditure of \\$879,311\)](#)
- 7.7.2. [Request Approval of Bid Award: 25B-154 2025 Marion Oaks Resurfacing Project - C. W. Roberts Contracting, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$2,920,514\)](#)
- 7.7.3. [Request for Approval of Blanket Authorization for Staff to Expedite Vehicle Purchases and Blanket Bid Exemption for Off-the-Lot Purchases Meeting or Exceeding \\$50,000](#)
- 7.7.4. [Request Approval of Contract Amendment \(Renewal\): 20P-162-CA-03, Background Screenings for Employees and Volunteers/Interns - Accurate Background Check, Inc., Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$53,000\)](#)
- 7.7.5. [Request Approval of Contract Amendment \(Renewal\): 20P-165-CA-03 Tire Service and Repairs - Advanced Tire Service, LLC, Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$625,000\)](#)
- 7.7.6. [Request Approval of Contract Amendments \(Renewals\): 20Q-170-CA-02, Architectural Services - Architecture Studio, Inc., Ocala, FL, Partin Architecture Co., Ocala, FL, Rispoli and Associates Architecture, Inc., Ocala, FL, Walker Architects, Inc., Gainesville, FL, and 20Q-170-CA-03, Monarch Design Group, LLC, Gainesville, FL, \(Budget Impact - None\)](#)
- 7.7.7. [Request Approval of Contract Amendments \(Renewals\): 21C-007, Kronos Timekeeping System - Kronos, Inc., Lowell, MA \(Budget Impact - Neutral; total expenditure of \\$185,828\)](#)
- 7.7.8. [Request Approval of Contract Amendment \(Renewal\): 22C-027-CA-04 CEP Funding Agreement - Ocala/Marion County Chamber of Commerce dba Ocala Metro Chamber and Economic Partnership for Economic Development and Small Business Incubator Services \(Budget Impact - Neutral; expenditure of \\$300,000\)](#)
- 7.7.9. [Request Approval of Contract Amendment: 24Q-071-CA-01, Marion County Sheriff Office Operations Office Remodel, Construction Manager at Risk - D.E. Scorpio Corporation d/b/a Scorpio, Gainesville, FL \(Budget Impact - Neutral; expenditure not to exceed \\$3,963,899\)](#)

- 7.7.10. [Request Approval of Task Order: 22Q-228-TO-11 Geotechnical Services for SW 145th Place Road and SW 49th Avenue Segment F Construction Project - Central Testing Laboratory, Inc. Leesburg, FL \(Budget Impact - Neutral; expenditure of \\$222,754\)](#)
- 7.7.11. [Request Approval of Task Order: 23Q-087-TO-46 Post Design Services for SR 40 and SW 80th Avenue Intersection Improvement Construction Project - Guerra Development Corp. Ocala, FL \(Budget Impact - Neutral; expenditure of \\$109,745\)](#)
- 7.7.12. [Request Approval of Purchases \\$50,000 and Over](#)

**7.8. Tourist Development:**

- 7.8.1. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Florida Swims High School Swim Meet Hosted by Swimming Pool Education and Safety Foundation Inc. \(Budget Impact - Neutral; expenditure of up to \\$2,500\)](#)
- 7.8.2. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Ocala International Horse Show Hosted by Ocala International Horse Show, Inc. \(Budget Impact - Neutral; expenditure of up to \\$14,000\)](#)
- 7.8.3. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Witches Brew Spell-A-Thon Softball Tournament Hosted by Southeastern Fastpitch \(Budget Impact - Neutral; expenditure of up to \\$15,000\)](#)
- 7.8.4. [Request Approval of Tourist Development Council Request for Room Night Generating Event - AYF Football & Cheer Southeast Regional Championship Hosted by Central Florida Youth Tackle Football, Inc. \(Budget Impact - Neutral; expenditure of up to \\$6,000\)](#)
- 7.8.5. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Fiddler's Turkey Run Hosted by Fiddler's Turkey Run, Inc. \(Budget Impact - Neutral; expenditure of up to \\$6,130\)](#)
- 7.8.6. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Eaton's Beach Aquatic Sports, LLC \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.7. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Marion Cultural Alliance, Inc. \(Budget Impact - Neutral; expenditure of \\$4,000\)](#)

- 7.8.8. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Ocala Symphony Orchestra, Inc., for Benefit of, Reilly Arts Center \(Budget Impact - Neutral; expenditure of \\$4,000\)](#)
- 7.8.9. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Reilly Arts Center, LLC., for Benefit of, The Marion Theatre \(Budget Impact - Neutral; expenditure of \\$2,500\)](#)
- 7.8.10. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Roma Restaurant Investment, LLC DBA Roma Italian Restaurant \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.11. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Rainbow Springs Art, Inc. \(Budget Impact - Neutral; expenditure of \\$4,000\)](#)
- 7.8.12. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Wing Guys, LLC DBA Say Taco \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.13. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Anchor Guys, LLC DBA The Anchor \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.14. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Jeff's Construction Services, LLC DBA County Line Smokehouse, LLC \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.15. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Elevation 89, LLC \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.16. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for CSF Aquatics, LLC \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.17. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Percieca, LLC DBA La Cuisine \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)



- 7.8.18. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Workspace Collective, LLC at 1st Ave \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.19. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Workspace Collective, LLC at Fort King \(Budget Impact - Neutral; expenditure of \\$2,500\)](#)
- 7.8.20. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Farm to You Revue, LLC DBA Beautiful Creatures Animal Ranch \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.21. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Gathering Room Café & Bakery, LLC DBA The Gathering Café \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.22. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Marion County Parks and Recreation Department F/B/O Southeastern Livestock Pavilion \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.23. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Marion County Parks and Recreation Department \(Budget Impact - Neutral; expenditure of \\$2,500\)](#)
- 7.8.24. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Anchor of Ocala, LLC DBA Holiday Inn Express & Suites Ocala \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.25. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Downtown Ocala, LLC DBA Hilton Garden Inn Ocala \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)
- 7.8.26. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for MGM Hotels, LLC DBA Holiday Inn & Suites Conference Center \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)

**7.9. Transportation - County Engineer:**



- 7.9.1. [Request Approval of Marion County Subdivision Improvement Agreements with Surety Bonds for Sabana Owner, LLC for Sabana Reserve Phases 1-3, Application Number 32367 \(Budget Impact - None\)](#)

**7.10. Utilities:**

- 7.10.1. [Request Approval of Amendment No. 1 to the Standard Grant Agreement No. L0070 Between Florida Department of Environmental Protection and Marion County \(Budget Impact - Neutral; \\$1,000,000 in additional funding\)](#)
- 7.10.2. [Request Approval of Amended Water Main Extension Connection Agreement WME-107-S Between Booming Homes LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$37,610\)](#)
- 7.10.3. [Request Approval of Amended Water Main Extension Connection Agreement WME-040-O Between Logainvestment, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$700\)](#)

**8. COUNTY ATTORNEY:**

- 8.1. [Request for Board Direction Concerning Future Medical Examiner Issues](#)

**9. COUNTY ADMINISTRATOR:**

- 9.1. [Marion Celebrates America250 Discussion](#)

**10. COMMITTEE ITEMS:**

**11. NOTATION FOR ACTION:**

- 11.1. [Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Tuesday, November 4, 2025, at 10:00 a.m., or as Soon Thereafter, and Tuesday, December 2, 2025, at 5:30 p.m., with Each Hearing to be Held in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule and Advertise a Public Hearing to Consider Resolutions Adopting the Intent to Authorize Use of the Uniform Method of Collecting for Non-Ad Valorem Assessments on Tuesday, December 2, 2025, at 10:00 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](http://www.marionfl.org).

**13. COMMISSIONER ITEMS:****13.1. Commission Comments**

13.1.1. [Road Dedication Sign - Charlie Kirk](#)

**13.2. Commission Calendar**

13.2.1. [Present Commission Calendar](#)

**14. NOTATION FOR RECORD:****14.1. County Administrator Informational Items:**

14.1.1. [Marion County Historical Commission - Present Resignation from Thomas Schmitz](#)

14.1.2. [Marion Oaks MSTU for General Services Advisory Council - Present Resignation from Elady Fonseca](#)

14.1.3. [Present Letter from Candler Hills East Community Development District Dated September 4, 2025 Regarding the Fiscal Year 2026 Meeting Schedule](#)

14.1.4. [Present Letter from Indigo East Community Development District Dated September 10, 2024 Regarding the Fiscal Year 2025 Meeting Schedule](#)

14.1.5. [Present Monthly Building Safety Productivity Report for the Month of August 2025](#)

14.1.6. [Present Chamber and Economic Partnership August 2025 Activity](#)

14.1.7. [Present Letter from the City of Belleview Dated September 22, 2025 Regarding the Fiscal Year 2025-26 Annual Budget for the Downtown Belleview Community Redevelopment Agency](#)

14.1.8. [Present Letters from Marion County Facilities Management and Marion County Sheriff's Office for the Donation of a Vehicle \(Budget Impact - None\)](#)

**14.2. Present Walk-On Items From Previous BCC Meeting: NONE****14.3. Clerk of the Court:**

14.3.1. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-38, 25-39 and 25-40 with the Secretary of State's Office](#)

14.3.2. [Present Administrative Budget Transfer Report for FY 2024-25](#)

14.3.3. [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 - August 4, 2025](#)
- 14.4.2. [Code Enforcement Board - August 13, 2025](#)
- 14.4.3. [Development Review Committee \(DRC\) - August 25, and September 8, 2025](#)
- 14.4.4. [License Review Board - August 12, 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>