



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, Commissioner
District 3 – Matt McClain, Vice-Chair
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Tuesday, March 3, 2026

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 third Tuesday of each month at 2 p.m. and the third Wednesday of each month at 1:30 p.m., unless otherwise note.

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

1. PROCLAMATIONS AND PRESENTATIONS:

- 1.1. [PROCLAMATION - Marion County Girl Scout Week - Raey Morrison, Volunteer Leader, Marion County Girl Scouts \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - Gardening Month - John Holcombe, Master Gardener Volunteer President \(Approval and Presentation\)](#)

2. AGENDA ITEM PUBLIC COMMENTS:

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

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [October 7, 2025 A](#)
- 3.2. [October 7, 2025 B](#)
- 3.3. [October 20, 2025](#)
- 3.4. [October 21, 2025](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Billy Woods, Sheriff - Request \\$5,000 from Law Enforcement Trust Fund for Donation to Florida Criminal Justice Executive Institute](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \\$5,000](#)
- 5.1.2. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$187,500](#)
- 5.1.3. [General Fund - Legislative - \\$9,000](#)
- 5.1.4. [Marion County Utility Fund - Utilities Wastewater System - \\$101,920](#)
- 5.1.5. [Sheriff Multiple Funds - Multiple Cost Centers - \\$242,157](#)

5.2. Clerk of the Court Items

- 5.2.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 046236, 046278, 046768, 046769, 047824, Fire Disposal List, and Solid Waste Disposal List](#)

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 Adoption of a Resolution to Close and Abandon Tract A of the Carriage Trail Plat, Plat Book 001, Page 138](#)

7. CONSENT:

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

7.1. Community Services:

- 7.1.1. [Request Approval of the Marion County Standard Professional Services Agreement Home Investment Partnerships American Rescue Plan Program with Carrfour Supportive Housing Inc. \(Budget Impact - Neutral; not to exceed \\$70,028\)](#)

7.2. Fire Rescue:

- 7.2.1. [Request Approval of the Renewal of the Application for Certificate of Public Convenience and Necessity for Automatic Aid/Mutual Aid Agencies by Marion County Fire Rescue \(Budget Impact - None\)](#)

7.3. Parks & Recreation:

- 7.3.1. [Request Approval of the February 2026 Ocala-Marion County Veterans Memorial Park Master Plan \(Budget Impact - None\)](#)

7.4. Procurement Services:

- 7.4.1. [Request Approval of Bid Award: 26B-024 SE 79th Street and SE 95th Street Reclamation Project - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$660,658\)](#)
- 7.4.2. [Request Approval of Change Order to Purchase Order 2501321: 25B-060 Farm Fence - NW/SW 80th Avenue & West Highway 40 Intersection - R&C Construction & Sitework, LLC, Salt Springs, FL \(Budget Impact - Neutral; additional expenditure of \\$1,287.65\)](#)

- 7.4.3. [Request Approval of Contract Amendment \(Renewal\): 22P-219-CA-01 Light-Duty Auto Parts Consignment - Advance Stores Company, Inc., DBA Advance Auto Parts, Raleigh, NC and TPH Holdings, LLC d/b/a/ The Parts House, Jacksonville, FL \(Budget Impact - Neutral; estimated expenditure of \\$300,000\)](#)
- 7.4.4. [Request Approval of Contract Amendment \(Renewal\): 23P-143-CA-02 Ultrasound Screening and Firefighter Annual Physicals - Occupational Health Centers Southwest, P.A. d/b/a Concentra Medical Centers, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$166,000\)](#)
- 7.4.5. [Request Approval of Contract Amendment \(Renewal\): 24B-059-CA-02 Mowing and Grounds Maintenance for Fire Stations - Southern Lawn Care Mid Florida, Inc., Anthony, FL \(Budget Impact - Neutral; estimated expenditure of \\$95,000\)](#)
- 7.4.6. [Request Approval of Contract Amendment \(Renewal\): 24B-077-CA-01 Equipment, Parts and Supplies for Marion County Fire Rescue - Ten-8 Fire and Safety, LLC, Bradenton, FL, Municipal Equipment Company, LLC, Orlando, FL \(Budget Impact - Neutral; estimated expenditure of \\$50,000\)](#)
- 7.4.7. [Request Approval of Contract Amendment \(Renewal\): 24B-099-CA-01 Mowing Maintenance for Baseline & Recycling Center - Southern Lawn Care Mid Florida, Inc., Anthony, FL \(Budget Impact - Neutral; estimated expenditure of \\$55,000\)](#)
- 7.4.8. [Request Approval of Contract Amendment \(Renewal\): 24B-102-CA-01 - End of Life Electronics Processing - Electronic Recycling Center, Inc., Miami, FL \(Budget Impact - Neutral; estimated expenditure of \\$75,000\)](#)
- 7.4.9. [Request Approval of Purchases \\$50,000 and Over](#)

7.5. Tourist Development:

- 7.5.1. [Request Approval of Tourist Development Council Recommendations for Arts and Cultural Destination Enhancement Funding \(Budget Impact - Neutral; expenditure of up to \\$37,500\)](#)

7.6. Transportation - County Engineer:

- 7.6.1. [Request Approval of the Release of a Subdivision Improvement Agreement with Bond Associated with Ocala Preserve Phase 8 \(Budget Impact - None\)](#)
- 7.6.2. [Request Approval of the Release of a Subdivision Improvement Agreement with Bond Associated with Ocala Preserve Phase 12 \(Budget Impact - None\)](#)

- 7.6.3. [Request Approval of an Indemnification Agreement Between Southern Impression Homes LLC and Marion County for the Proposed Fountain Villas Subdivision, Application 32052 \(Budget Impact - None\)](#)
- 7.6.4. [Request Approval of a Purchase Agreement Associated with the SW 80th Street Road Improvement Project for Parcel 3545-002-003 \(Budget Impact - Neutral; expenditure of \\$35,000\)](#)
- 7.6.5. [Request Approval of a Purchase Agreement Associated with the NW 49th Street Phase 3 Road Improvement Project for a Portion of Parcel 1304-051-013 \(Budget Impact- Neutral; expenditure of \\$20,000\)](#)
- 7.6.6. [Request Approval of a Purchase Agreement Associated with the NW 49th Street Phase 3 Road Improvement Project for a Portion of Parcel 1304-056-004 \(Budget Impact - Neutral; expenditure of \\$71,000\)](#)
- 7.6.7. [Request Approval of a Purchase Agreement Associated with the NW 80th/70th Avenue Segment 3 Road Improvement Project for a Temporary Construction Easement on a Portion of Parcel 21625-000-01 \(Budget Impact - Neutral; expenditure of \\$1,700\)](#)
- 7.6.8. [Request Approval of a Purchase Agreement Associated with the NW 80th/70th Avenue Segment 3 Road Improvement Project for a Portion of Parcel 21625-000-06 \(Budget Impact - Neutral; expenditure of \\$15,000\)](#)
- 7.6.9. [Request Approval of an Indemnification Agreement Between Colen Built Development, LLC and Marion County for the Proposed Melody Preserve Subdivision, Application 32624 \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR: NONE

10. COMMITTEE ITEMS: NONE

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise Two Public Hearings to Consider Ordinances to Amend the Marion County Land Development Code on Tuesday, March 31, 2026, at 5:30 p.m., and Tuesday, April 14, 2026, at 9:00 a.m., with Each Hearing to be Held in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule a Workshop to Discuss Utilities' Capital Improvement Program on Wednesday, April 29, 2026, at 2:00 p.m. in the McPherson Governmental Campus Auditorium](#)

- 11.3. [Request Approval of Trail Dedication Location in Honor of Larry Whitler and Robin MacBlane](#)
- 11.4. [Request Ratification of the Extensions of the State of Emergency Orders Signed by the Chairman on February 17, 2026, and February 24, 2026, and Request Approval to Extend the State of Emergency Order, Pertaining to a Ban on the Use of Flares, Explosives, or Outdoor Burning Devices or Otherwise Lawful Outdoor Burning](#)
- 11.5. [Request Ratification of the Order Extending the Declaration of State of Local Emergency Signed by the Chairman on February 24, 2026, and Request Approval of an Order to Extend the Declaration of State of Local Emergency, Related to the Railroad Tie Fire on CSX Property in the City of Dunnellon](#)

12. GENERAL PUBLIC COMMENTS:

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

13. COMMISSIONER ITEMS:

13.1. Commission Comments

13.2. Commission Calendar

13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

14.1.1. [Present Resignation from the Pine Run Municipal Services Taxing Unit Advisory Council - Brenda Guastini](#)

14.1.2. [Present Approved Proposal from Nabors, Giblin & Nickerson's for Legal Services on the County's Annual Fire Assessment Program](#)

14.1.3. [Present Update for Marion County Veterans Hall of Fame](#)

14.1.4. [Present Notification of the Appointment of Bobbi Perez as Marion County Human Resources Director](#)

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

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- 14.2.1. [WALK ON: Presented on February 17, 2026, as Agenda Item 8.1.: Requesting Board Approval of an Agreement to Waive the Normal 12-Month Period for Refiling an Application for a Small Scale Plan Amendment and Concurrent PUD Rezoning, and to Hold in Abeyance a Pending Request for Mediation Pursuant to Section 163.3184\(4\), Florida Statutes and Petition For Relief Pursuant to Section 70.51, Florida Statutes \("FLUEDRA" Proceeding\), Regarding Applicant Linda Capozzoli, and Related Civil Action, as Further Discussed Below](#)
- 14.2.2. [WALK ON: Presented on February 17, 2026, as Agenda Item 8.2.: Requesting Board Consensus for the County Administrator, County Attorney, Clerk of Court, And Outside Bond Counsel to Continue Discussions with and Conducting Preliminary Due Diligence Assessment of a Proposal from Upward Communities to Deliver Affordable Essential Workforce Housing for Public Agency Employees](#)
- 14.3. Clerk of the Court:**
- 14.3.1. [Present Report No. 2026-01 Initial Construction Audit of Freedom Library Remodel and Addition](#)
- 14.3.2. [Present Administrative Budget Transfer Report for FY 2025-26](#)
- 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. [Code Enforcement Board - January 14, 2026](#)
- 14.4.2. [Dog Classification Board - June 4, 2025](#)
- 14.4.3. [Development Review Committee - February 2 and 9, 2026](#)
- 14.4.4. [Housing Finance Authority - November 19, 2025](#)
- 14.4.5. [Land Development Regulation Committee - February 4, 2026](#)
- 14.4.6. [License Review Board - December 9, 2025](#)
- 14.4.7. [MCFR and EMS Advisory Board - August 20, 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>
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- 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>