

# **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

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**Tuesday, June 17, 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 1:00 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 PLEDGE OF ALLEGIANCE****9:00 AM ROLL CALL****ANNOUNCEMENTS****Tuesday, June 17, 2025**

- 10:00 a.m. Public Hearing to Consider Adopting the 2025 Comprehensive Plan and Appraisal Report
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month

**Thursday, June 19, 2025**

- 10:00a.m. Public Hearing to Consider Tentative Adoption of the Budget of the Rainbow Lakes Estate Municipal Service District

**Monday, June 23, 2025**

- 10:00 a.m. Workshop Regarding the Comprehensive Plan Evaluation and Appraisal Report
- 3:00 p.m. Transportation Planning Organization Regularly scheduled for the fourth Tuesday of the month

**Tuesday, July 1, 2025**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month
- 10:00 a.m. Public Hearing for the Resolution to Adopt a Special Assessment to be Imposed on Marion County Hospitals related to Enhanced Medicaid Reimbursements
- 5:30 p.m. Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code

**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 Commissioner Stone, second by Commissioner Curry, to approve agenda items 1.1. through 1.4. The motion carried 5 / 0.**

- 1.1.** PROCLAMATION - Post-Traumatic Stress Disorder Awareness/Teal Out Day - Alex Caban, Battalion Chief Fire Rescue (Approval and Presentation)

**PRESENTED**

- 1.2.** PRESENTATION - Florida Department of Transportation Outreach Award for the Safety Matters Video Series - Rob Balmes, Director, Transportation Planning Organization (Presentation Only)

**PRESENTED**

- 1.3. PROCLAMATION - Waste and Recycling Workers Week - Mark Johnson, Solid Waste Director (Approval and Presentation)

**PRESENTED**

- 1.4. PROCLAMATION - Eagle Scout Court of Honor - Nicholas Dwight Eggers (Ratification 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:**

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda items 3.1. and 3.2. The motion carried 5 / 0.**

- 3.1. February 4, 2025

- 3.2. February 6, 2025

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE**

**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 5.1.11. The motion carried 5 / 0.**

- 5.1.1. Fine and Forfeiture Fund - Sheriff Regular Transfer - \$1,675

- 5.1.2. General Fund - Emergency Medical Services - \$900,000

- 5.1.3. General Fund - Legislative - \$5,000

- 5.1.4. General Fund - Multiple Departments - \$158,814

- 5.1.5. General Fund - Public Safety Communications - \$301,479

- 5.1.6. Hills of Ocala MSTU for Recreation - Hills of Ocala Recreation - \$12,000

- 5.1.7. Marion County Utility Fund - Utilities Wastewater System - \$75,000

- 5.1.8. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$10,755

5.1.9. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$14,000

5.1.10. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$40,000

5.1.11. Silver Springs Acres MSBU for Road Maintenance - Silver Springs  
Acres Road Maintenance - \$20,000

**5.2. Clerk of the Court Items**

5.2.1. Present Proposed FY 2025-26 Budget

**PRESENTED**

5.2.2. Present Proposed FY 2025-26 - 2029-30 Capital Improvement  
Program

**PRESENTED**

5.2.3. Present the Acquisition or Disposition of Property Forms Authorizing  
Changes in Status, as Follows: 044003, 046955, 052662, and State  
Attorney's List

**Motion by Commissioner Stone, second by Commissioner  
Curry, to approve agenda item 5.2.3. The motion carried 5 / 0.**

**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 the Final Evaluation and Appraisal Report  
for the Marion County Comprehensive Plan and Authorize Staff to Submit  
the Report to the State of Florida

**Busy Shires**

**Motion by Commissioner Stone, second by Commissioner Curry, to  
approve agenda item 6.1. The motion carried 5 / 0.**

**7. CONSENT:**

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda  
items 7.1.1 through 7.7.3. The motion carried 5 / 0.**

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. Attorney:**

7.1.1. Request Approval of Third Amendment to Mutual Assistance  
Agreement for Emergency Shelters in Marion County (Budget Impact  
- None)

**7.2. Community Services:**

- 7.2.1. Request Approval of Second Amendment to the Agreement Between Marion County and Homeowner for State Housing Initiatives Partnership Housing Rehabilitation between Marion County and Aubrey D. Jacobs (Budget Impact - None)

**7.3. Development Review Committee:**

- 7.3.1. 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 Gemini Farms, Parcel Number 20908-000-00, Application Number 32709 (for Agricultural Lot Split Application Number 32707) (Budget Impact - None)

**7.4. Fire Rescue:**

- 7.4.1. Request Approval of the Memorandum of Understanding NO. FM1019 between Department of Financial Services and Marion County Fire Rescue (Budget Impact - Neutral; estimated savings of \$2,296 per student)

**7.5. Municipal Services:**

- 7.5.1. Request Adoption of Initial Assessment Resolution for East Lake - Woodmar Improvement Area Pursuant to Capital Improvement Ordinance Number 09-10 (Budget Impact - None)

**7.6. Procurement Services:**

- 7.6.1. Request Approval of Bid Award: 25B-088 Marion County Pavement Preservation - Pavement Technology, Inc., Westlake, OH (Budget Impact - Neutral; expenditure of \$339,506)
- 7.6.2. Request Approval of Bid Award: 25B-104 Hauling and Disposal of Utilities Wastewater Process Sludge, Debris and Grease - American Pipe & Tank, Inc., Ocala, FL (Budget Impact - Neutral; estimated annual expenditure of \$250,000)
- 7.6.3. Request Approval of a Contract for Transfer Station Use Based on the Selection Committee Recommendation for 25P-014, to GFL Solid Waste Southeast LLC, Ocala, FL (Budget Impact - Neutral; estimated expenditure of \$500,000)
- 7.6.4. Request Approval of Fourth Contract Amendment: 21P-145-CA-04, Janitorial Cleaning Services - Outliers Capital SMB LLC d/b/a Blue Ribbon Cleaning Company, Inc., Ocala, FL (Budget Impact - Neutral; estimated expenditure of \$225,000)
- 7.6.5. Request Approval of Task Order for Construction Manager: 20Q-161-TO-50 Southeastern Livestock Pavilion Sales Arena Renovation - Cullison-Wright Construction Corporation, Ocala, FL (Budget Impact - Neutral; expenditure of \$593,838)

- 7.6.6. Request Approval of Task Order: 22Q-141-TO-07 NW 44th Avenue Curb Inlet Sedimentation Removal - Hartman Civil Construction Co., Inc., Hernando, FL (Budget Impact - Neutral; expenditure of \$47,388)

**7.7. Transportation - County Engineer:**

- 7.7.1. Request Approval for Resolution Supporting Local Funding Assistance from the Withlacoochee Regional Water Supply Authority (Budget Impact - Neutral; revenue up to \$18,285 proposed in the FY 2025-26 budget)
- 7.7.2. Request Approval of a Purchase Agreement for Retention Area within the Dunnellon Oaks Community, Parcel Number 3482-001-028 (Budget Impact - Neutral; expenditure of \$22,000)
- 7.7.3. Request Approval of a Purchase Agreement Associated with the SW 49th Avenue North Road Improvement Project for Parcel 3579-003-225 (Budget Impact - Neutral; expenditure of \$360,000)

**8. COUNTY ATTORNEY: NONE**

**9. COUNTY ADMINISTRATOR:**

- 9.1. Commission Policy Related to County Initiatives Requiring Public Relations

**Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 9.1. and remove section C from the policy. The motion carried 5 / 0.**

**10. COMMITTEE ITEMS:**

- 10.1. Marion County Hospital District Board of Trustees - Request to Appoint One (1) Physician Member and One (1) Non-Physician Member to Full Terms Ending June 2029

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

- 10.2. Pine Run MSTU Advisory Council - Request to Appoint Two (2) Members to Individual Unexpired Terms Ending June 2028

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 10.2. The motion carried 5 / 0.**

- 10.3. Planning and Zoning Commission - Request to Appoint One (1) Alternate Member for an Unexpired Term, Ending September 2025

Paul Stentiford

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 10.3. The motion carried 5 / 0.**

**11. NOTATION FOR ACTION:**

**Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda items 11.1. through 11.4. The motion carried 5 / 0.**

- 11.1.** Request Ratification of Letter to Transportation, Tourism, and Economic Development/Transportation & Economic Development Budget Commission Dated June 2, 2025, Regarding Funding for Weather Radar Gaps to Improve Public Safety
- 11.2.** Request Approval to Schedule a Public Hearing to Consider an Ordinance to Amend Article XI of Chapter 10 of the Marion County Code to Add a New Category of Transportation Impact Fees: Fast-Food Restaurant with Drive-Thru; Adding a New Subsection 10-282(b) Adopting a Marion County Transportation Fee Update Study Supplement Dated June 6, 2025; Amending the Transportation Impact Fee Schedule in Section 10-327 to include the New Category and Fee Amount; Including Findings, and Administrative Procedures, on July 1, 2025, at 10:00 a.m. or as Soon Thereafter as May be Heard in the McPherson Governmental Campus Auditorium
- 11.3.** Request Approval to Schedule and Advertise a Public Hearing to Consider a Rate Resolution to Increase the Current Assessment Rate Associated with the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting on Tuesday, July 15, 2025 at 10:00 a.m. or as Soon Thereafter in the McPherson Governmental Campus Auditorium
- 11.4.** Request Approval to Schedule and Advertise Two Public Hearings for Public Comment on the FY 2025-26 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant, for Tuesday, July 15, 2025, at 10:00 a.m. or Soon Thereafter, and Final Public Comment on Tuesday, August 5, 2025, at 10:00 a.m. or Soon Thereafter, Both in the McPherson Governmental Campus Auditorium

**12. GENERAL PUBLIC COMMENTS:**

Meeting went into Recess

Meeting reconvened

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**

**Commissioner Zalak** - Excited about the PTSD event and all the other events coming up. Thankful for our PR Team

**Commissioner Stone** - Other stakeholders (Marion County Sheriff, Public Defender, and State Attorney) in the Medical Examiner were sent a letter for feedback regarding Districts 5 and 24. Marion County won't object or write a letter of support. **Commissioner Zalak** - until clear guidance was given believe to object Lake County leaving District 5. **Mounir** - Lake County voted to reimburse Marion County. Only objection is Seminole County.

**Chairman Bryant** - PTSD walk is June 27 at 6:30pm at the Veterans Park. Encourage everyone in the community to come out and support. We are in Budget season. July 16, 17, 23, 24 will be our workshops. July 16 and 17 are full days. July 23 and 24 are half days. If you can't join in person, you can watch online

Meeting went into Recess at 10:21 a.m.

Meeting reconvened

**13.2. Commission Calendar**

**13.2.1. Present Commission Calendar**

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

**14.1.1. Present Notification of the Appointment of Crystal McCazzio as Extension Services Director**

Brought forward during County Administrator

**14.1.2. Present Letter from Candler Hills East Community Development District Dated May 21, 2025 Regarding Proposed Budget FY 2026**

**14.1.3. Present Letter from Indigo East Community Development District Dated May 21, 2025 Regarding Proposed Budget FY 2026**

**14.1.4. Present Letter from Withlacoochee Regional Water Supply Authority Dated May 28, 2025, Regarding Proposed Budget for FY 2025-26**

**14.1.5. Present Letter to the Sumter County Board of County Commissioners Dated June 6, 2025 Regarding Proposed Project on Sumter CR 102 aka Marion County SE 180th Street**

**14.1.6. Present Regular Report of Utilization for Reserve for Contingencies**

**14.1.7. Present Chamber and Economic Partnership May 2025 Activity**

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

**14.2.1. WALK ON: Request Approval to Schedule Public Hearing for the Resolution to Adopt a Special Assessment to be Imposed on Marion County Hospitals related to Enhanced Medicaid Reimbursements on Tuesday, July 1, 2025 at 10:00 a.m. in the McPherson Governmental Campus Auditorium**



- 14.2.2. WALK-ON: Presented on May 20, 2025 - Request Appointment of Kathy Funk to Serve on the Parks & Recreation Advisory Council

**14.3. General Informational Items:**

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

**14.4. Clerk of the Court:**

- 14.4.1. Present Monthly Report for the Building Department Budget and Actual
- 14.4.2. Present Administrative Budget Transfer Report for FY 2024-25
- 14.4.3. Present Memorandum From Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-15, 25-16, 25-17, 25-18, 25-19 and 25-20 with the Secretary Of State's Office
- 14.4.4. Present Letter Dated May 28, 2025, From the City of Ocala Regarding a Resolution to Amend FY 2024-25 Budget to Reconcile Cash Balance Forward Accounts Relating to the Ocala Community Redevelopment Agency

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

- 14.5.1. Development Review Committee - May 19, 2025
- 14.5.2. Marion County Fire Rescue and EMS Advisory Board - November 20, 2024, and February 19, 2025
- 14.5.3. Land Development Regulation Commission - May 7, 2025, and May 21, 2025
- 14.5.4. Planning and Zoning Commission - April 28, 2025
- 14.5.5. Public Service Coordinating Council - February 25, 2025
- 14.5.6. Rainbow Lake Estates Advisory Committee - March 20, 2025, and April 17, 2025
- 14.5.7. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.8. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.9. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.10. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

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**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. Planning and Zoning Items for Individual Consideration:**

- 15.1.1.** 250607RA - Consideration for Sheryl O'Connell, Reasonable Accommodation for Two (2) Goats, in a Single-Family Dwelling (R-1) Zone, ±2.50 Acre Parcel, Parcel Account Number 3142-219-000, Site Address 3549 SE 41st Place, Ocala, FL 34480

**Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 15.1.1. The motion carried 4 / 1.**

- 15.1.2.** 250402SU - C.L.D. Properties, LLLP, Special Use Permit for a Skilled Nursing and Memory Care Facility on a 9.47-Acre B-2 Zoned Vacant Parcel with a Commercial Land Use, Parcel Account Number 35695-019-03, No Site Address Assigned

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 15.1.2. The motion carried 5 / 0.**

- 15.1.3.** 25-S07 - Sandy Clay, LLC, Small-Scale Land Use Amendment from Public (P) to Medium Residential (MR), 15.52 Acres, Parcel Account Number 37896+000-01, No Address Assigned

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 15.1.3. The motion carried 5 / 0.**

- 15.1.4.** 250605ZP - Sandy Clay LLC, Zoning Change from General Agriculture (A-1) to Planned Unit Development on ±15.52 Acres and to Amend a Previously Approved Planned Unit Development (PUD 230108ZP on ±104.23 Acres) to be Solely for Detached Single-Family Dwellings for a Maximum Proposed Total of 442 Residential Units, 119.75 Acre Tract, Parcel Account Numbers 37896+000-01 and 37896-000-00, No Addresses Assigned

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 15.1.4. The motion carried 5 / 0.**

- 15.1.5.** 240815ZP - Milrose Properties Florida, LLC, request Approval for the Whisper Woods Planned Unit Development, Final Planned Unit Development Master Plan for 82 Single-Family Detached Units, on an Approximate 10.33 Acre Parcel, on Parcel Account Number 9007-0000-12, No Address Assigned

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 15.1.5. The motion carried 4 / 1.**

- 15.1.6.** Revocation Hearing Regarding 240809SU - Tigo Investment Group, LLC (Landowner) & Luis Betances (Agent), Special Use Permit to Allow for a Food Truck Park, in a Community Business (B-2) Zone,

2.0 Acre Parcel, Parcel Account Number 41200-079-03, No Address Assigned, with 240904SU

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 15.1.6. The motion carried 5 / 0.**

- 15.1.7.** Revocation Hearing Regarding 240904SU - Bissoondial and Krissondatt Bislam (Land Owner) & Luis Betances (Agent), Special Use Permit to Allow for a Food Truck Park, in Community Business (B-2) Zone, 1.14 Acre Parcel, on Parcel Account Number 41200-079-02, No Address Assigned, with 240809SU

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 15.1.7. The motion carried 5 / 0.**

**15.2. Adoption of Ordinance**

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 15.2. The motion carried 5 / 0.**