



# 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

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**Tuesday, March 17, 2026**

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

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. [PRESENTATION - "Community Impact Award" in Special Recognition to Judge McCourt on behalf of all the Marion County Judges - Lacey Larramore, Solid Waste Resource Liaison \(Presentation Only\)](#)
- 1.2. [PROCLAMATION - World Down Syndrome Day - Maria Roman, Executive Director/CoFounder, Champions for Champions \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION - Employee Appreciation Month - Jessica James, Assistant Director, Marion County Human Resources \(Approval and Presentation\)](#)
- 1.4. [PROCLAMATION - Eagle Scout Court of Honor - Amelia Schmeltz \(Approval Only\)](#)

**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. [November 4, 2025](#)
- 3.2. [November 17, 2025 A](#)
- 3.3. [November 17, 2025 B](#)

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

- 4.1. [Request Approval of Traffic Enforcement Agreement Between William "Billy" Woods, Sheriff of Marion County, Marion County Board of County Commissioners, and Pioneer Ranch Community Development District](#)
- 4.2. [Request Approval of Traffic Enforcement Agreement Between William "Billy" Woods, Sheriff of Marion County, Marion County Board of County Commissioners, and Marion Ranch Community Development District](#)

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

- 5.1. **Budget Amendment**
  - 5.1.1. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$57,421](#)

- 5.1.2. [General Fund - Marion County Public Library System - \\$20,800](#)
- 5.1.3. [General Fund Grants - Continuum of Care Program - \\$35,000](#)
- 5.1.4. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \\$9,563](#)
- 5.1.5. [Local Housing Assistance Trust Fund - State House Initiative Partner - \\$579,420](#)
- 5.1.6. [Marion County Utility Fund - Utilities Management - \\$60,000](#)
- 5.1.7. [Marion County Utility Fund - Utilities Management - \\$100,000](#)
- 5.1.8. [Marion County Utility Fund - Utilities Management - \\$4,135,000](#)
- 5.1.9. [Parks and Recreation Fees Fund - Parks and Recreation Fees - \\$58,080](#)
- 5.1.10. [Parks Capital Project Fund - Parks and Recreation Improvements - \\$36,445](#)
- 5.1.11. [Stonecrest Center MSBU for Road Maintenance - Stonecrest Center Road Maintenance - \\$25,000](#)
- 5.1.12. [Tourist Development Tax Fund - Visitors and Convention Bureau - \\$58,275](#)

## 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 an Ordinance Amending Marion County Code Chapter 10 Licenses, Taxation and Miscellaneous Business Regulations, Article V, Assistance Program for Economically Disadvantaged Homeowners](#)
- 6.2. [PUBLIC HEARING to Consider a Petition to Establish the Canterwood Acres Community Development District and Adoption of an Ordinance Creating the Canterwood Acres Community Development District \(CDD\) \[Rescheduled from February 3, 2026\]](#)

## 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 Marion County Standard Professional Services Agreement Emergency Solutions Grant \(ESG\) Between Marion County and The Salvation Army \(Budget Impact - Neutral; not to exceed \\$137,469.34\)](#)

**7.2. Parks & Recreation:**

7.2.1. [Request Approval of Second Amendment to Grant Agreement with the Florida Fish and Wildlife Conservation Commission for Improvements at Heagy-Burry Boat Ramp \(Budget Impact - None\)](#)

7.2.2. [Request Approval of Public Transportation Grant Agreement and Resolution Authorizing the Use of Grant Funds from the Florida Department of Transportation \(Budget Impact - Neutral; revenue from grant of \\$163,873\)](#)

7.2.3. [Request Approval of Public Transportation Grant Agreement and Resolution Authorizing the Use of Grant Funds From the Florida Department of Transportation \(Budget Impact - Neutral; revenue from grant of \\$335,886\)](#)

7.2.4. [Request Approval of Public Transportation Grant Agreement and Resolution Authorizing the Use of Grant Funds From the Florida Department of Transportation \(Budget Impact - Neutral; revenue from grant of \\$58,868\)](#)

**7.3. Procurement Services:**

7.3.1. [Request Approval of Bid Award: 25B-111 Construction of Taxiway Bravo, Airfield Vault & Beacon - C.W. Roberts Contracting, Inc., Wildwood, FL \(Budget Impact - Neutral; expenditure of \\$5,398,185\)](#)

7.3.2. [Request Approval of Bid Award: 26B-021 SE 92nd Loop Landscaping - H & J Landscaping Services, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$474,600.63\)](#)

7.3.3. [Request Approval of Bid Award: 26B-038 NE 35th Street/NE 60th Court \(from NE 36th Avenue to SR 40\) Resurfacing - Anderson Columbia Co., Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$1,044,580.81\)](#)

7.3.4. [Request Approval of Change Orders to Purchase Order 2401106: 23Q-225 CR 475A \(SW 27th Avenue\) Improvements - Kittelson & Associates, Inc., Orlando, FL \(Budget Impact - Neutral; additional expenditure of \\$261,826\)](#)

7.3.5. [Request Approval of Change Order to Purchase Order 2500176 - 22Q-132 Waste Water Treatment Facility for Southwest Service Area Project Design - Ardurra Group, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$998,577\)](#)

- 7.3.6. [Request Approval of Change Order to Purchase Order 2600192: 21P-166 Media Planning and Buying - Miles Partnership, LLLP, Sarasota, FL \(Budget Impact - Neutral; additional expenditure of \\$58,275\)](#)
- 7.3.7. [Request Approval of Contract Amendment: 23Q-163-CA-02 Engineering Consulting Services for Marion County Airport - Parallel Taxiways - Hoyle Tanner & Associates, Inc., Oviedo, FL \(Budget Impact - Neutral; expenditure of \\$412,900\)](#)
- 7.3.8. [Request Approval of Contract Amendment \(Renewal\): 21P-060-CA-04, Debris Response Operations, Phase 3, Debris Monitoring Services - Tetra Tech, Inc. - Pasadena, CA \(Budget Impact - Neutral; ceiling price of \\$30,000 at the time of disaster\)](#)
- 7.3.9. [Request Approval of Contract Amendment \(Renewal\): 21P-061-CA-04, Debris Response Operations, Phase 4, Debris Monitoring Services - Tetra Tech, Inc. - Pasadena, CA \(Budget Impact - Neutral; ceiling price of \\$3,000,000 at the time of disaster\)](#)
- 7.3.10. [Request Approval of Contract Amendment \(Renewal\): 21P-145-CA-05, Janitorial Cleaning Services - Outliers Capital SMB LLC d/b/a Blue Ribbon Cleaning Company, Inc., Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$1,142,200\)](#)
- 7.3.11. [Request Approval of Contract Amendment \(Renewal\): 23P-064-CA-01 - Parks and Recreation Picnic Pavilions - Jim's Complete Construction, LLC, St. Cloud, FL \(Budget Impact - None\)](#)
- 7.3.12. [Request Approval of Contract Amendment \(Renewal\): 23Q-005-CA-01, Pressure Washing and Painting Contract Services - Razorback LLC, Tarpon Springs, FL, RMK Consulting LLC d/b/a Kodiak Property Maintenance, Orlando, FL, SBAA Contracting, LLC, Orlando, FL \(Budget Impact - None\)](#)
- 7.3.13. [Request Approval of Contract Amendment \(Renewal\): 24Q-295-CA-01 Tourism Photography and Video - Digital Fury LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$350,000\)](#)
- 7.3.14. [Request Approval of Task Order: 23Q-087-TO-61 Marion County Resilient Florida Adaptation Plan - Halff Associates, Inc., Tavares, FL \(Budget Impact - Neutral; expenditure of \\$210,000\)](#)
- 7.3.15. [Request Approval of Task Order: 25Q-106-TO-12 Utilities Engineering Design Support Services, Southwest Regional Water Reclamation Facility Odor and Erosion Control Study - Clymer Farner Barley, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$227,684\)](#)

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- 7.3.16. [Request Ratification of Change Order to Purchase Order 2500635: 24B-119 Heagy Burry Boat Ramp Renovation - BDI Marine Contractors, LLC, Hobe Sound, FL \(Budget Impact - Neutral; additional expenditure of \\$58,080\)](#)
- 7.3.17. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.4. **Tourist Development:**
- 7.4.1. [Request Approval of Tourist Development Council Recommendations for Room Night Generating Events \(Budget Impact - Neutral; expenditure of up to \\$22,500\)](#)
- 7.5. **Transportation - County Engineer:**
- 7.5.1. [Request Approval of the Release of a Subdivision Improvement Agreement with Bond Associated with Copperleaf \(Budget Impact - None\)](#)
- 7.6. **Utilities:**
- 7.6.1. [Request Approval of a Purchase Agreement and Addendum in Association with Future Utility Development for Parcels 35341-002-25 & 35341-001-20 \(Budget Impact - Neutral; expenditure of \\$4,120,000\)](#)
8. **COUNTY ATTORNEY:**
- 8.1. [Request Board Authorization for County Attorney and County Engineer to Proceed with the Acquisition of Certain Property Interests from 42nd Street Flyover, LLC, or its Successor in Interest, for the SW 40th and SW 49th Avenue Road Construction Project, within the Purchase Price and Other Parameters Described Herein](#)
- 8.2. [Request Approval of a Settlement Agreement to Waive the 12-Month Period for Refiling an Application for a Small Scale Plan Amendment and Concurrent Planned Unit Development 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](#)
- 8.3. [Requesting Updated Direction from the Board 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](#)
9. **COUNTY ADMINISTRATOR:**
- 9.1. [Present Update on Marion Celebrates America 250](#)
- 9.2. [Present Update on Various Roadway Projects](#)
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**10. COMMITTEE ITEMS:**

- 10.1. [Marion Oaks MSTU for General Services - Request Reappointment of Two \(2\) Incumbent Members for Individual New Terms, Ending March 2030](#)

**11. NOTATION FOR ACTION:**

- 11.1. [Request Approval to Schedule and Advertise a Public Hearing to Consider Transmittal of the 2025 Marion County Comprehensive Plan and Appraisal Report on Tuesday, April 7, 2026, at 10 a.m., or Soon Thereafter, in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Ratification of Certification of Designation of SMA Healthcare as Sole Applicant for the Criminal Justice, Mental Health and Substance Abuse Reinvestment Grant Program \(DCF RFA 2526-024\) on Behalf of Marion County, and Authorize Chairman to Sign the Certification of Designation Grant Letter](#)
- 11.3. [Request Ratification of Letter in Support of Marion County Public Schools Board Funding Request for an Early Childhood Learning Center Dated March 4, 2026](#)
- 11.4. [Request Ratification of the Extension of the State of Emergency Order Signed by the Chairman on March 10, 2026, 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 March 10, 2026 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](http://www.marionfl.org) .

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

- 13.1.1. [Chairman Zalak - Request Approval to Allow Operation Compassion of Florida to use the Southeastern Livestock Pavilion as a Location to Distribute Food Assistance to Local Families](#)

**13.2. Commission Calendar**

- 13.2.1. [Present Commission Calendar](#)

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

- 14.1.1. [Present Letter Dated February 20, 2026, Regarding the Proposed Construction of Taxiway C and Associated Improvement at Ocala International Airport](#)
- 14.1.2. [Present Chamber and Economic Partnership January 2026 Activity](#)
- 14.1.3. [Present Letter Dated March 3, 2026, Regarding the CR 484 Project Development and Environment Study Community Meeting](#)
- 14.1.4. [Present Notification of the Appointment of John Pearson as Marion County Building Safety Director](#)

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

- 14.3.1. [Present Report No. 2026-02 Review of Internal Controls Over the Usage of Driver and Vehicle Information Database - Clerk of Court and Comptroller](#)
- 14.3.2. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.3.3. [Present Administrative Budget Transfer Report for FY 2025-26](#)
- 14.3.4. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 26-04 with the Secretary of State's Office](#)
- 14.3.5. [Present Letter Dated March 3, 2026, from the City of Belleview, Development Services Department, Regarding Annexation Ordinance 2026-03 for Parcel Number 38526-000-00](#)
- 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. [Development Review Committee \(DRC\) - February 16 and 23, 2026](#)
- 14.4.2. [Districts 5 and 24 Medical Examiner Advisory Committee Meeting - August 13, 2025](#)
- 14.4.3. [Land Development Regulation Committee - February 4, 18, and 25, 2026](#)
- 14.4.4. [Planning and Zoning Commission - November 10, and December 29, 2025, and January 26, 2026](#)
- 14.4.5. [Public Safety Coordinating Council \(PSCC\) - October 27, 2025](#)
- 14.4.6. [Tourist Development Council - November 20, 2025, and January 15, 2026](#)

**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):****15.1. DRC Waiver Requests:**

- 15.1.1. [Request for Waivers from Land Development Code Section 6.8.6 Related to Buffer Requirements for the Cypress Road Industrial Park Administration Building Waiver STA-000066-2025, Parcel 9029-0722-34](#)

**15.2. Planning and Zoning Cover Documents:**

- 15.2.1. [Present Cover Documents from Planning and Zoning Commission Public Hearing](#)

**15.3. Planning and Zoning Consent Items:**

- 15.3.1. [260301SU - Pasteur Cattle Company, Inc, Special Use Permit to Allow for A New 199' \(Feet\) Monopole Telecommunication Tower Facility, in a General Agriculture \(A-1\) Zone, 266.21 Acre Parcel, Parcel Number 15967-000-00, No Address Assigned](#)
- 15.3.2. [260304ZC - Michelle Katirae, Zoning Change from Community Business \(B-2\) and General Agriculture \(A-1\) to General Agriculture \(A-1\) Zone, for all Permitted Uses, ±2.88 Acre Portion of an Overall Approximate 3.26 Acre Parcel, Parcel 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113](#)

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

- 15.4.1. [260302SU - Libor & Rachael Zavalsky, Special Use Permit to Allow for the Operation of a Training Facility and Canine Breeding Kennel for German Shepards and Dobermans, in a General Agriculture \(A-1\) Zone, 19.73 Acre Parcel, on Parcel 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476](#)

- 15.4.2. [26-S02 - Heather Island, LLC, Small-Scale Land Use Change from Public \(P\) to High Residential \(HR\), 0.74 Acre Tract, Parcels 9064-1799+01 and 9064-1793+05, No Address Assigned](#)
- 15.4.3. [260205ZP- Heather Island, LLC, Zoning Change from Single-Family Dwelling \(R-1\) to Planned Unit Development \(PUD\), for a Maximum Proposed Total of 176 Single-Family Residential Units, 33.56 Acre Tract, Parcels 9064-0000-02, 9064-1799+01, and a Portion of 9064-1793+05, No Address Assigned](#)
- 15.4.4. [260102SU - Trina Lester & Roy Lester, Jr, Special Use Permit to Allow D & D Tree & Land Clearing, Inc. to Use the Property to Store Business Vehicles and Equipment, in a Mixed Residential \(R-4\) Zone, 0.88 Acre Parcel, Parcel 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134](#)
- 15.4.5. [260303SU - Andres Hernandez and Gladisleidys Gonzalez, Special Use Permit to Allow Two \(2\) Horses for Personal Use, in a Single-Family Dwelling \(R-1\) Zone, 1.29 Acre Parcel, Parcel 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432](#)

**15.5. Adoption of Ordinance**