Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS

April 21, 2026

CALL TO ORDER:
The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 9:00 a.m. on Tuesday April 21, 2026, at the Marion County Governmental Complex located in Ocala, Florida.

INVOCATION AND PLEDGE OF ALLEGIANCE:
The meeting opened with invocation by Clerk Harrell and the Pledge of Allegiance to the Flag of our Country.

9:00 AM ROLL CALL:
Upon roll call the following members were present: Chairman Carl Zalak, III, District 4; Vice-Chairman Matthew McClain, District 3; Commissioner Craig Curry, District 1; Commissioner Kathy Bryant, District 2; and Commissioner Michelle Stone, District 5. Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart and Executive Director of Internal Services Mike McCain.

ANNOUNCEMENTS:
Chairman Zalak addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

1. PROCLAMATIONS AND PRESENTATIONS:
Upon motion of Commissioner Bryant, seconded by Commissioner McClain, the BCC approved and/or ratified the following:

Commissioner Curry out at 9:03 a.m.
1.1. PRESENTATION - Marion County Board of County Commissioners Annual Investment Performance Review for Fiscal Year that Ended on September 30, 2025 - Richard Pengelly, CFA, CIMA, CTP, Managing Director, PFM Asset Management (Approval and Presentation)
Clerk Harrell advised that Richard Pengelly from PFM Asset Management has long taken the lead on the County's investments and really does a fantastic job, noting he appreciates Mr. Pengelly's willingness to be here with the BCC today as the County goes into the budget season. He commented on the need to be mindful not only of the performance of County investments, but also the factors going on in the world and in the financial market.
Commissioner Curry back at 9:05 a.m.
Managing Director Richard Pengelly, PFM Asset Management, East Robinson Street, Orlando, referred to the PowerPoint presentation as shown on the overhead screens and provided a brief overview of the performance of the County's portfolios, how the economy impacted those portfolios last year, and what the County is seeing in the current year. He opined that the biggest market and economic event the Country has had was the announcement of the tariffs in April of last year. Mr. Pengelly advised that there were

tariffs in President Donald Trump's first Administration, but the scale of it that was announced last April really took the economy and the markets by surprise. However, over the course of the ensuing months as the deals with different Countries were resolved, there was a little more certainty around the impact of those tariffs. He stated the markets performed very well and the County's portfolio had very good performances for the fiscal year (FY), but there has been a general slowing down in the economy. There has also been a slowdown in job growth, but other factors contributed to actually maintaining a relatively low unemployment rate. The Country had a fairly stable labor market where the demand for labor was sort of matched by having a lower supply of labor overall, which worked to keep the unemployment rate right where the Federal Reserve wanted it to be.
Mr. Pengelly advised that consumers actually performed very well, noting two-thirds of the United States (US) economy is driven by consumer behavior and patterns. The consumer continued to perform very well in the economy and that helped support businesses in the overall corporate sector. Along with that, the corporate sector generally did very well even in the face of the tariffs. When looking at the balance sheets of companies in the County's portfolio, they continue to do very well throughout the year and actually positioned the economy very well coming into this year. He opined that the outlook continues to be pretty good for the economy despite the shocks seen as a result of what is going on in the Middle East as it relates to the increase in oil prices. When looking at forward markets, both for oil prices and expectations for corporate performance, the expectation is that 2026 will be a similarly good year for the markets.
Mr. Pengelly commented on the County's portfolio, noting the return for the long term portfolio was 4.44%, which outperformed its benchmark of 3.87%. He noted this reflects a good performance on both an absolute and a relative basis. Mr. Pengelly advised that in terms of dollars that equated to about $6,400,000.00 of annual income for the long-term portion of the portfolio. For the overall portfolio, the interest earnings were $34,400,000.00. The State Statutes describes and outlines what the County is allowed to invest in. He advised that State Statute promotes very prudent, high quality investing, noting the report that his firm provided shows that the portfolio followed the investment policy, which is in compliance with State Statutes. Mr. Pengelly stated the portfolio is very well diversified in the investments that the County is allowed to invest in, and the overall credit quality is AA, noting to put that in context, the US government's rating is AA plus.

1.2. PRESENTATION - Marion Senior Services Volunteer Impact Special Recognition - Glenda Thomas, Nutrition & Outreach Director, Marion Senior Services (Presentation Only)
Executive Director Jennifer Martinez, Marion Senior Services, presented the following recommendation:

> Description/Background: For over 50 years, Marion Senior Services has provided supportive services for seniors in our community. Our mission is simple, but our impact is not easily measured when it comes to helping elderly and disadvantage individuals remain independent in their own homes. Whether providing nutrition, in-home support, or transportation assistance, our mission is achieved with the help of volunteers.
>
> Marion Senior Services has over 100 volunteers that give of their time, their talent, and their resources to ensure that seniors in the community are aging with dignity, and in their safe space at home. Volunteers serve in various ways - administration, packing of meals, grocery distribution, in our senior centers, as home delivery meal

drivers, and random acts of kindness. In 2025, volunteers donated 4,430 hours and traveled more than 22,000 miles to deliver meals.

Marion Senior Services proudly joins in the recognition of its volunteers during National Volunteer Week (April 19-25, 2026).

Budget/Impact: None.

Recommended Action: Presentation only.

Marion Senior Services Outreach Director and Volunteer Coordinator Glenda Thomas appeared and introduced Isaiah Johnson, Home Delivered Meals Team Leader; Allison Hope, Nutrition Program Specialist; and Amanda Palmer, Home Delivery Meals Program and Volunteer Assistant.

Ms. Thomas advised that Marion Senior Services has appeared before this Board on other occasions to talk about its Meals on Wheels program, but today they are here to honor those who, for over 50 plus years, have helped to keep the wheels rolling and that is their volunteers. Marion Senior Services has over 100 volunteers that give up their time, talent, and their resources to ensure that seniors in the community are aging with dignity and in their safe space at home. In addition to supporting the Meals on Wheels program, these volunteers serve in various ways including in administrative offices, packing meals for daily delivery, monthly grocery distributions at senior centers, Pets on Wheels program, and other special projects including the annual Community Thanksgiving Dinner, Christmas Angel Tree project, and many other random acts of kindness. In 2025, volunteers donated 4,430 hours and documented more than 22,000 service miles. She opined that Marion Senior Services volunteers are extraordinary because they are quick to respond when asked, but often will respond before being asked. Ms. Thomas noted these volunteers are willing to go the extra mile and invest in this community by giving back and paying it forward. They are often lifetime givers, seemingly motivated by a simple truth that if everyone serves, everyone will be served.

Ms. Thomas requested that the volunteers present this morning to please stand so that they may be recognized. She introduced the following volunteers: Betty Ann Williams, meals driver for 18 years; Neil Williams, meals driver for 18 years; Henrietta Eberly, meals driver, 17 years; Ken Eberly, meals driver, 17 years; Hank Harrell meals driver, 16 years; David Keats, meals driver, 16 years; Lorraine Bimou, meals driver, 15 years; Linda Johnston, meals driver 15 years; Dee McCullum, meals driver 14 years; Connie Turner, meals driver, 14 years; Jane McKinney, meals driver, 14 years; Edith Cooley, office support, 14 years; Marianne Hamrick, meals driver, 13 years; Rosalie Markins, meals driver, 13 years; Bruce Plume, meals driver, 13 years; Ronald Mosby, meals driver, 11 years; Trish Mosby, meals driver, 11 years; John McCollum, meals driver, 11 years; Katie Johnson, meals driver, 11 years; Lynn Ray, meals driver, 11 years; Lisa Vanlandenham, meals driver, 11 years; Joyce Irvin, meals driver, 10 years; and Ralph Cole Commodity Food Supplemental Program, 10 years.

1.3. PROCLAMATION - National Day of Prayer - Chris Driggers (Approval and Presentation)

The Board presented the Proclamation designating May 7, 2026, as “National Day of Prayer” to Chris Driggers and several other representatives from the faith community.

Chris Driggers invited everyone to join in prayer on May 7, 2026 for County leaders and the community. He stated every day the community lifts up its prayers for children, law enforcement officers, first responders and everybody who is there to answer the call when needed. Mr. Driggers expressed his appreciation to the BCC for the opportunity over the past 16 years to come and pray with the Board.

1.4. PROCLAMATION - Animal Services Volunteer Appreciation Week – Mandala Mattox, Marion County Animal Services Volunteer Coordinator (Approval and Presentation)
The Board presented the Proclamation designating the week of April 19 through 25, 2026, as “Animal Services Volunteer Appreciation Week” to Marion County Animal Services (MCAS) Volunteer Coordinator Mandala Mattox, and several other representatives.
Ms. Mattox advised that MCAS is so excited to celebrate its volunteers this week and every week, noting these volunteers come day in, day out, weekends, holidays, and help staff every single day. She noted MCAS cannot be prouder and are so thankful for their time.
Patty Novack, MCAS, advised that staff greatly appreciates all of the animal fosters in the community, noting they dedicate time at home, taking in animals overnight, caring for them throughout the day, noting staff could not do it without them.

1.5. PROCLAMATION - Soil and Water Conservation Stewardship Week – Vivi Serena, Chairman, Marion Soil and Water Conservation District (Approval and Presentation)
The Board presented the Proclamation designating the week of April 26 through May 3, 2026, as “Soil and Water Conservation Stewardship Week” to Chairman Vivi Serena, Marion Soil and Water Conservation District, and several other representatives.
Marion Soil and Water Conservation District Chairman Vivi Serena advised that many people do not know about the Marion Soil and Water Conservation District who are quietly out there working and educating students from kindergarten to 12th grade about how important soil and water is to communities. The District also teaches families when students go home from school and tell their families about the soil and how important water is, especially with the springs.
Executive Administrator Ann Bishop, Marion County Soil and Water Conservation District, opined that even though Stewardship Week is only one week every year, conservation is year round. She announced that three students from Marion County are advancing to Nationals this year. She provided a brief overview of summer plans at local libraries to help educate students about the “soil beneath”.

1.6. PROCLAMATION - Litter Awareness Week - Lacey Larramore, Resource Liaison, Marion County Solid Waste (Approval and Presentation)
The Board presented the Proclamation designating the week of April 19 through 25, 2026, as “Litter Awareness Week” to Solid Waste Resource Liaison Lacey Larramore and several other representatives from the community.
Captain BJ Johnston, Florida Fish and Wildlife Conservation (FWC), commented on the world class outdoor recreational opportunities that citizens have between the Ocala National Forest, Silver Springs, Rainbow Springs, Silver Glen, and other outdoor opportunities such as birding, hunting, fishing, kayaking, swimming, etc., that can all be done in Marion County. He noted how terrible it is when doing things with family that they enjoy doing and then coming across someone else’s trash, which can ruin a great day. Mr. Johnston opined that some of the people that dump their trash also recreate outdoors and do not even realize they are ruining their own day, which will get ruined when law enforcement shows up and holds them accountable. He advised that this is what the Litter Task Force is about, whether it is education, physically cleaning up the litter or law

enforcement going in and arresting folks and holding them accountable for dumping their trash in the woods or in the waterways and the places that people enjoy recreating at, noting he is happy to be a part of this great team. Mr. Johnston expressed his appreciation to the BCC for supporting this effort.
Commissioner Curry expressed his appreciation to Resource Liaison Lacey Larramore who is the glue to this program and continues to make sure it functions properly.

1.7. PROCLAMATION - Landscape Architecture Month - Jim Couillard, PLA, ASLA, Marion County Parks & Recreation Director (Approval and Presentation)
The Board presented the Proclamation designating the month of April 2026 as "Landscape Architecture Month" to Jim Couillard, Parks and Recreation, and several other representatives.
Parks Designer Joey Amodo, Parks & Recreation, advised that the reason why he became a landscape architect started with parks when he was a young kid. He stated Landscape Architecture Month is a month long celebration about landscape architecture, noting throughout the month, landscape architecture firms will showcase their projects and engage in advocacy and do educational outreach for this theme. Mr. Amodo advised that landscape architects are planners, visionaries, designers of the outdoor space that greatly impacts the community's health, safety and welfare. He noted for the past three years, he has had the privilege of being the Gainesville Section Chair for the American Society of Landscape Architects (ASLA) Florida Chapter. Mr. Amodo expressed his appreciation to the BCC and Parks & Recreation Director Jim Couillard for their support.

1.8. PRESENTATION - Employee Service Awards - Bobbi Perez, Director of Human Resources (Approval and Presentation)
Human Resources (HR) Director Bobbi Perez presented the following recommendation:

> Description/Background: The Marion County Board of County Commissioners feels it is important to recognize employees for their years of service to the County. For our recognition ceremony, we want to acknowledge those employees who have achieved 15 years of service or more.
> Because of the Board's continual and generous support of its employees, the Marion County Board of County Commissioners would like to present the following Employee Service Awards as attached.
> Budget/Impact: None.
> Recommended Action: Presentation of appropriate awards to the employees on the attached list.

The BCC, along with HR Director Perez, presented Employee Service awards to the following:

25 Years

Name	Department	Position Title
John Newell	Solid Waste	Hazardous Waste Specialist
Christopher Dematio	Utilities Management	Utilities Maintenance Supervisor
Clifford Smith	Utilities Management	Utilities Plant Operator

20 Years

Name	Department	Position Title
Michael McCain	Administration	Executive Director of Internal Services
Mark Williams	Fleet Management	Fleet Management Director
Ann Bishop	Marion Soil Conservation	Marion Soil District Administrator
Christopher Inman	Office of the County Engineer	Crew Supervisor
Todd Brannon	Office of the County Engineer	Road Maintenance Manager

James McClain	Office of the County Engineer	Roads Maintenance Tech III
Louis Barrineau	Solid Waste	Solid Waste Collections Driver
David Green	Utilities Management	Utilities Plant Operator

15 Years

Name	Department	Position Title
Rebecca Brinkley	Veterans Services	Staff Assistant IV
Justin Sherk	Office of the County Engineer	Traffic Supervisor

HR Director Perez provided highlights of accomplishments relating to the various individuals celebrating anniversaries ranging from 15 to 25 years of service to Marion County and its citizens.

1.9. PROCLAMATION - Eagle Scout Court of Honor - Alexa Ayala (Approval Only)
The Board approved the Proclamation congratulating Alexa Ayala upon attaining the status of Eagle Scout in the Scouts of America organization.

Commissioners Bryant and Stone out at 9:53 a.m.

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.
Chairman Zalak opened the floor to public comment.
There being none, Chairman Zalak advised that public comment was now closed.

3. ADOPT THE FOLLOWING MINUTES: (6 Sets)
3.1. December 2, 2025
3.2. December 10, 2025
3.3. December 15, 2025
3.4. December 16, 2025
3.5. December 17, 2025 A
3.6. December 17, 2025 B
A motion was made by Commissioner McClain, seconded by Commissioner Curry, to adopt the meeting minutes of December 2, 10, 15, 16 and 17 (2 sets), 2025. The motion was unanimously approved by the Board (3-0).

Commissioners Bryant and Stone returned at 9:54 a.m.
Clerk Harrell advised that Item 4.1.1. relates to Budget Amendment Resolution 5.1.1a and 5.1.1b.

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:
4.1. Billy Woods, Sheriff - Request Approval of Expenditure of $39,000 from Law Enforcement Trust Fund
The Board considered the following recommendation as presented by Sheriff William “Billy” Woods, MCSO:

Description/Background: The Marion County Sheriff’s Office (MCSO) is requesting $39,000 from the Law Enforcement Trust Fund (LETF) for donations to the following:

- Transitions Life Center: $5,000
- Fraud Awareness Campaign: $34,000

The Sheriff has certified that this request meets the requirements of Chapter 932 of the Florida Statutes and that there are no recurring expenses for subsequent fiscal years.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the expenditure request of $39,000 from the Law Enforcement Trust Fund (LETF).

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to approve the expenditure request of $39,000 from the LETF; and to adopt Budget Amendment Resolutions 26-R-91 (5.1.1a.) and 26-R-92 (5.1.1b.). The motion was unanimously approved by the Board (5-0).

In response to Commissioner Curry, Mr. Bouyounes stated he would check with the Marion County Sheriff's Office (MCSO) to determine whether or not any funding from the Law Enforcement Trust Fund (LETF) can be utilized for the Litter Task Force.

4.2. 2025-2028 Edward Byrne Memorial Justice Assistance Grant Program - $72,320

The Board considered the following recommendation as presented by Budget Manager Caitlin Rath, MCSO:

Description/Background: The Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the primary provider of federal criminal justice funding to states and units of local government. The US Department of Justice has made $72,320 available to Marion County that may be used for law enforcement programs, prosecution and court programs, technology improvements, and more. In years past, the Board has delegated application authority to the Sheriff's Office to prepare and submit the JAG grant application. The funds for the 2025-2028 grant period are requested to support the following programs:

Marion County Sheriff's Office - Investigations - $62,320

The Marion County Sheriff's Office will utilize grant funds for equipment in the Detective Bureau. Detectives from Major Crimes, Property Crimes, Drug Unit and the Intelligence Unit will utilize this equipment for operations to combat violent crimes.

Marion County 5th Judicial Court - Drug Court Program - $10,000 The Marion County Drug Court Program will utilize grant funds for drug screens, which are required of participants enrolled in the program.

Budget/Impact: Grant revenue of $72,320 (no local match required).

Recommended Action: Motion to delegate application authority for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program as described to the Sheriff's Office and for the County Administrator to sign the Certifications and Assurances form for electronic submission.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to delegate application authority for the Edward Byrne Memorial JAG Program as described to the Sheriff's Office and for the County Administrator to sign the Certifications and Assurances form for electronic submission. The motion was unanimously approved by the Board (5-0).

5. CLERK OF THE CIRCUIT COURT:

Clerk Harrell advised that Budget Amendment Resolution 5.1.10. relates to Consent Agenda Item 7.6.11. and Budget Amendment Resolution 5.1.11. relates to Consent Agenda Item 7.6.12.

Upon motion of Commissioner Stone, seconded by Commissioner Curry, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell, as well as approving Consent Agenda Items 7.6.11. and 7.6.12.

5.1. Budget Amendment

5.1.1a. 26-R-91 - Budget Transfer from Law Enforcement Trust Fund to Law Enforcement Finance Admin - $39,000

(Ed. Note: This Budget Amendment Resolution was adopted with Agenda Item 4.1.1.)

5.1.1b. 26-R-92 - Budget Transfer from MSTU for Law Enforcement to Sheriff Patrol CID - TR - $39,000

(Ed. Note: This Budget Amendment Resolution was adopted with Agenda Item 4.1.1.)

5.1.2. 26-R-93 - Fine and Forfeiture Fund - Sheriff Regular Transfer - $11,817

5.1.3. 26-R-94 - General Fund - Animal Services - $100,000

5.1.4. 26-R-95 - Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - $2,476

5.1.5. 26-R-96 - Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - $81,312

5.1.6. 26-R-97 - Marion County Utility Fund - Utilities Capital Construction - $37,242

5.1.7. 26-R-98 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - $66,263

5.1.8. 26-R-99 - Rainbow Lakes Estates MSTU for Road Improvements - Contracted Road Construction RLE MSTU - $745

5.1.9. 26-R-100 - Series 2024B Capital Projects Fund - Series 2024B - $1,710

5.1.10. 26-R-101 - Solid Waste Disposal Fund - Solid Waste Disposal - $109,886

5.1.11. 26-R-102 - Tourist Development Tax Fund - Visitors and Convention Bureau - $319,680

(Ed. Note: MSTU is the acronym for Municipal Services Taxing Unit and CID is the acronym for Criminal Investigation Division.)

5.2. Project Adjustment

5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - $4,671

County Engineer Steven Cohoon, Office of the County Engineer (OCE), presented the following recommendation:

> Description/Background: Additional funding is required for Infrastructure Surtax CIP Project STC073836 SW 80th Avenue - Segment 2 to support a change order and fully fund the existing purchase order for design services. The necessary funds will be transferred from Project STC073801 NW 49th/35th Street Phase 2B.
>
> Budget/Impact: Neutral.
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> Recommended Action: Motion to approve the transfer of projects and amend the CIP.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the transfer of project funds and amend the Capital Improvement Program (CIP) The motion was unanimously approved by the Board (5-0).

5.2.2. Transfer Project Funds and Amend the Capital Improvement Program - Stormwater Fund - $96,487

County Engineer Cohoon, OCE, presented the following recommendation:

Description/Background: The Silver Springs Shores Units 29 & 30 Innovative Stormwater Retrofit project is complete. All invoices have been paid. The project can be closed. Budget/Impact: Neutral.

Recommended Action: Motion to approve the transfer of project funds and amend the CIP.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the transfer of project funds and amend the CIP. The motion was unanimously approved by the Board (5-0).

5.3. Clerk of the Court Items

5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 026249, 033535, 033885, 038463, 045551, 048612, and Fire Disposal List

County Administrator Bouyounes advised that the disposition forms for assets 026249 and 033885 were missing the disposal method, so those forms have been updated to indicate that they are being sent to auction.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the disposition of property forms, as amended, for assets 026249, 033535, 033885, 038463, 045551, 048612, and Fire Disposal List. The motion was unanimously approved by the Board (5-0).

6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am: NONE

7. CONSENT:

Mr. Bouyounes advised that staff would like to pull Item 7.7.1 at this time and will bring the Item back for Board consideration at a later date. It was the general consensus of the Board to concur.

Mr. Bouyounes stated he would like to pull Item 7.4.1 for individual discussion.

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.

Upon motion of Commissioner Bryant, seconded by Commissioner McClain, the Board acted on the Consent Agenda as follows:

7.1. Attorney:

7.1.1. Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW/NW 80th/70th Avenue Road Improvement Project in Marion County, Florida

The Board accepted the following recommendation to adopt Resolution 26-R-103 as presented by County Attorney Mathew G. Minter, Legal:

Description/Background: The Board of County Commissioners has previously approved Resolutions 25-R-430, 25-R-490, and 26-R-43 for the acquisition of interests in real properties related to the SW/NW 80th/70th Avenue Road Improvement Project. This Resolution seeks to acquire another project parcel, for which we have not yet been able to acquire by negotiation. The County is seeking to acquire the project parcel to construct road improvements related to the SW/NW 80th/70th Avenue Road Improvement Project, which will widen the North and South bound lanes of SW/NW 80th Avenue, relieving traffic flow on both Hwy 40 and

SW/NW 80th Avenue, and surrounding collector roads. The Resolution provides for acquisition either by negotiation, based on binding offers from the County for up to 140% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the resolution authorizes proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing the acquisition of property by eminent domain, and this resolution will satisfy that requirement.

Budget/Impact: Budget impact is currently indeterminate but is initially based on the County's appraisals. The amount for the acquisition parcel included in this resolution is $27,500.00. If litigation is required, the final value determinations will be made by a jury trial, and the County will be responsible for statutory attorney fees and expert costs as well.

Recommended Action: Motion to approve and authorize the Chairman and the Clerk of Court to execute the resolution.

Resolution 26-R-103 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

7.1.2. Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the NW 49th Street Phase 3 Road Improvement Project in Marion County, Florida

The Board accepted the following recommendation to adopt Resolution 26-R-104 as presented by County Attorney Minter, Legal:

Description/Background: The Board of County Commissioners has previously approved Resolutions 25-R-491, 25-R-642, and 26-R-44 for the acquisition of interests in real properties related to the NW 49th Street Phase 3 Road Improvement Project. This Resolution seeks to acquire two (2) additional project parcels that are necessary for the project, which we have not yet been able to acquire by negotiation. The County is seeking to acquire the project parcels to construct road improvements related to the NW 49th Street Phase 3 Road Improvement Project, which will construct a new four-lane roadway beginning at the intersection of NW Hwy 225A and NW 44th Lane and continue east to the intersection of NW 49th Avenue and NW 49th Street. From there, the existing two-lane roadway will be widened to a fourlane roadway. The project will also install a 5-foot sidewalk and a 12-foot multi-use path alongside the roadway. The project will end just west of the intersection of NW 49th Street and NW 44th Avenue, where the Florida Department of Transportation (FDOT) is constructing a Diverging Diamond Interchange at Interstate 75 (I-75). In conjunction with FDOT's project, this project will accommodate current and future traffic growth in northern Marion County. The resolution provides for acquisition either by negotiation, based on

binding offers from the County for up to 140% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the resolution authorizes proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing the acquisition of property by eminent domain, and this resolution will satisfy that requirement.
Budget/Impact: Budget impact is currently indeterminate but is initially based on the County's appraisals. The amount for the two (2) acquisition parcels included in this resolution is a combined total of $189,800.00. If litigation is required, the final value determinations will be made by either a jury trial or a mediated settlement, and the County will be responsible for statutory attorney fees and expert costs as well.
Recommended Action: Motion to approve and authorize the Chairman and the Clerk of Court to execute the resolution.

Resolution 26-R-104 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE NW 49TH STREET PHASE 3A ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

7.2. Community Services:

7.2.1. Request Approval of the Marion County Standard Public Services Agreement Community Development Block Grant Program (CDBG-PS) with Kut Different, Inc. (Budget Impact - Neutral; not to exceed $50,000)

The Board accepted the following recommendation as presented by Community Services Director Cheryl Butler:

Description/Background: On August 6, 2025, the Board approved the FY 2025-26 Annual Action Plan for Community Services, which includes the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). This Annual Action Plan aligns with the Fiscal Year 2024-2028 Five-Year Consolidated Plan.
Kut Different, Inc. is a local nonprofit organization that has applied for CDBG funding to expand its comprehensive support services. These services are designed to meet the needs of male youth through a school and community-based mentorship and job skills program, helping participants develop the tools necessary to become productive and valued members of the community. In addition, Kut Different partners with the Marion County School Board to identify at risk youth.
This program provides low to moderate income families with comprehensive resources, support, and services needed to create a sustainable school-to-career pipeline through exposure to positive role models. Kut Different, Inc. promotes stability by offering educational coaching and job skills development sessions,

achieving success through ongoing mentoring and support of low- to moderate-income students. Kut Different serves approximately 120 children annually.
Budget/Impact: Neutral; not to exceed $50,000.
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documents associated with this Agreement with Kut Different, Inc. and authorize Community Services Director to extend the term of the agreement if necessary.

7.2.2. Request Approval of the First Amendment to Marion County Standard Professional Services Agreement Challenge Grant with Neighborhood Housing and Development Corporation (Budget Impact - Neutral; not to exceed $17,567.84)
The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On July 15, 2025, the Marion County Board of County Commissioners approved a contract with the Florida Department of Children and Families (DCF) to distribute state and federal homelessness assistance funds through the Ocala/Marion Joint Office on Homelessness Continuum of Care (CoC) FL-514. Funding sources include Challenge Grants, Emergency Solutions Grants (ESG), and Temporary Assistance for Needy Families (TANF) Grants.
On January 20, 2026, the Board approved an initial agreement with Neighborhood Housing and Development Corporation (NHDC) for the administration of Challenge Grant funding in the amount of $100,000 which has provided housing for 59 families.
This first amendment to the existing agreement with NHDC provides an additional $17,567.84 in Challenge Grant funding to support expanded services, bringing the total Challenge Grant award to $117,567.84. It is anticipated that an additional 12 families will be housed.
The additional funding will provide eligible Marion County residents with rental assistance, move-in costs associated with rapid re-housing, utility and other financial assistance, and case management services. These services are designed to assist households in achieving housing stability and longterm self-sufficiency.
Budget/Impact: Neutral; not to exceed $17,567.84
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documents associated with this agreement for Challenge Grant with NHDC.

7.2.3. Request Approval of the First Amendment to Marion County Standard Professional Services Agreement Challenge Grant with Project Hope of Marion County, Inc. (Budget Impact - Neutral; not to exceed $28,625)
The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On July 15, 2025, the Marion County Board of County Commissioners approved a contract with the Florida Department of Children and Families (DCF) to distribute state and federal homelessness assistance funds administered through the Ocala/Marion Joint Office on Homelessness Continuum of Care (CoC) FL-514. Funding sources include Challenge Grants, Emergency

Solutions Grants (ESG), and Temporary Assistance for Needy Families (TANF) Grants.

On October 21, 2025, the Board approved an initial agreement with Project Hope of Marion County, Inc. for the use of Challenge Grant funding in the amount of $100,000 which has provided case management and supportive services in its housing units for 45 families.

This first amendment to the existing agreement with Project Hope of Marion County, Inc., provides an additional $28,625 in Challenge Grant funding to support expanded services, bringing the total Challenge Grant award to $128,625. It is anticipated that an additional 10 families will be served.

The additional funding will provide eligible Marion County residents with rental assistance, move-in costs associated with rapid re-housing, utility and other financial assistance, and case management services. These services are designed to assist households in achieving housing stability and longterm self-sufficiency.

Budget/Impact: Neutral; not to exceed $28,625.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documents associated with this agreement for Challenge Grant with Project Hope of Marion County, Inc.

7.3. Facilities Management:

7.3.1. Request Approval of a Purchase Agreement for a Portion of Parcel 2854-002-000 (Budget Impact - Neutral; expenditure of $25,200)

The Board accepted the following recommendation to approve the Purchase Agreement and to adopt Resolution 26-R-105 (Exhibit D of the Purchase Agreement) as presented by Facilities Management Director Jared Goodspeed:

Description/Background: This is a request to approve a Purchase Agreement in the amount of $25,200 plus closing costs for a portion of Parcel 2854-002-00. This land is approximately 0.11 acres in size and is currently utilized as a parking lot for judges behind the Marion County Judicial Center.

This land is being purchased directly from the Administrator of General Services of the United States as surplus property.

Budget/Impact: Neutral; expenditure of $25,200, plus closing costs (Fund FMC000027- CIP GENRAL- NEWINF CNS - 707- AA707712-563102).

Recommended Action: Motion to approve the Purchase Agreement and authorize the Chairman and Clerk to execute the same.

7.4. Fire Rescue:

7.4.1. Request Approval of a Resolution to Establish New Ambulance Rates in Marion County and Providing an Effective Date (Budget Impact - Revenue Generating, Dependent on Number of Transports)

The Board considered the following recommendation as presented by Fire Chief James Banta, Marion County Fire Rescue (MCFR):

Description/Background: On December 20, 2022, the Marion County Board of County Commissioners adopted ambulance transport fees to align with the Florida average across all transport categories. Staff reviewed rates for all levels throughout the state of Florida and recommends the following rates changes to reflect the state average.

SCT	From $1,125.00 to $1,650.00
ALS - Emergency	From $700.00 to $1,025.00
ALS - Non-Emergency	From $650.00 to $925.00
ALS2 - Emergency	From $850.00 to $1,250.00
BLS - Emergency	From $600.00 to $845.00
BLS - Non-Emergency	From $550.00 to $775.00
Mileage (Regular Unit)	From $11.25 per mile to $15.50 per mile
Mileage (Critical Care Unit)	From $12.50 per mile to $17.00 per mile

Budget/Impact: Revenue generating, dependent on number of transports. Recommended Action: Motion to approve a Resolution to Establish New Ambulance Rates in Marion County and Providing an Effective Date.

Fire Chief James Banta, MCFR, advised that every few years staff will evaluate the current Emergency Medical Services (EMS) rates for ambulance services provided to the community. Staff sent out a poll to about 200 Departments around the State and requested their current rates and then evaluated those rates and compared those averages to MCFR current rates. He referred to the chart as shown on the overhead screen, which are the results of that study. Staff are recommending the rates change to help offset the cost of providing EMS services to the community. Staff are recommending to go to what is considered the 100 percent (%) of the recommended average EMS transport rate. Chief Banta stated this breaks down the individual cost per type of transport and then the new rate staff is recommending. The chart also reflects the recommended increases in revenue. Chief Banta advised that the Department typically collects about 75% of what is charged above and beyond what is collected for commercial insurance, noting this chart does not reflect what is collected through Medicare and Medicaid.

In response to Chairman Zalak, Chief Banta stated the last rate update was in 2022.

Chairman Zalak commented on the rate increases and recommend that staff review these rates at least every two years moving forward.

Commissioner Bryant agreed that the rates need to reviewed more often, noting that providing transport and EMS services is not a money making endeavor for the County. She stated in order for the County to be as prudent as it can be with taxpayer funds that are brought in, the Board has to charge for transport services.

Chairman Zalak noted even if staff put these new rates in place, the County will still be subsidizing this service with taxpayer dollars.

Mr. Bouyounes advised that over the past several years, the EMS expenditures have been subsidized by the General Fund between $10,000,000.00 to $14,000,000.00, noting this action and updating the rates will help in that regard. He stated staff are still reviewing the budget and all the different unknowns, and this additional revenue will help in that regard when staff comes back to the Board with the budget information.

Commissioner Bryant clarified that this is standard operating procedure for municipalities and Counties within the State of Florida that provide transport service.

In response to Chairman Zalak, Chief Banta stated the proposed rates are not the maximum the Department could charge, noting the recommended rates are the average rates according to the survey.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Resolution 26-R-107 establishing new ambulance rates in Marion County. The motion was unanimously approved by the Board (5-0).

Resolution 26-R-107 is entitled:

A RESOLUTION TO ESTABLISH NEW AMBULANCE RATES IN MARION COUNTY AND PROVIDING AN EFFECTIVE DATE

7.5. Municipal Services:

7.5.1. Request Approval of Partial Acceptance of the Lake Weir Gardens/Belleview Oaks Estates and Pinewood Estates Road Improvement Area Project (Bid Number 24B-085) and Release Contractor from Further Warranty with Exception of SE 117th Street and 72nd Court Road (Budget Impact - None)

The Board accepted the following recommendation as presented by Municipal Services (MS) Director Chad Wicker:

Description/Background: On February 21, 2026, representatives from the Municipal Services Department and Kimley-Horn, the Engineer of Record, inspected the subject project to evaluate the road's condition for the purpose of ending the warranty period.

The Engineer of Record found the project in satisfactory condition with the exception of the intersection of SE 117th Street and SE 72nd Court Road. The contractor was required to correct deficiencies, and the warranty period is being extended an addition year to February 21, 2027, for this intersection only.

Prior to this project, the roads and drainage were county maintained. Upon this partial release of the warranty period, the Office of the County Engineer will resume maintenance of Lake Weir Gardens/Belleview Oaks Estates, and Pinewood Estates Road Improvement Area.

Budget/Impact: None.

Recommended Action: Motion to approve partial acceptance of the Lake Weir Gardens/Belleview Oaks Estates and Pinewood Estates Road Improvement Area (Bid number 24B-085) with the exception of the intersection of SE 117th Street and SE 72nd Court Road, to otherwise release the contractor from warranty and authorize Chair to execute the attached letter releasing the contractor from further warranty obligations beyond the described stipulations.

7.5.2. Request Adoption of Initial Assessment Resolution for Belleview Heights Unit 8 - SE 44th Avenue Improvement Area Pursuant to Capital Improvement Ordinance Number 09-10 (Budget Impact - None)

The Board accepted the following recommendation to adopt Resolution 26-R-106 as presented by MS Director Wicker:

Description/Background: Pursuant to the Capital Improvement Ordinance (Number 09-10), the attached Initial Assessment Resolution has been prepared for the following project:

Belleview Heights Unit 8 - SE 44th Avenue

On June 3, 2025, the Board agreed that design and bidding for construction for the Belleview Heights Estates Unit 8 - SE 44th Avenue Improvement Area project could proceed. During a Final Public Hearing, the Board will be asked to consider the annual special assessment for approval and to award the construction bid for road improvement. An informational meeting will be scheduled with property owners prior to the Final Public Hearing.

Budget/Impact: None.

Recommended Action: Motion to adopt the attached Initial Assessment Resolution and authorize the Chairman and Clerk to execute same.

Resolution 26-R-106 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION

AND FUNDING OF ROAD IMPROVEMENTS; DESCRIBING THE REAL PROPERTY TO BE LOCATED WITHIN THE PROPOSED BELLEVIEW HEIGHTS ESTATES UNIT 8 - SE 44TH AVENUE IMPROVEMENT AREA AND THE ROAD IMPROVEMENTS TO BE CONSTRUCTED THEREIN; ESTABLISHING THE METHOD OF ASSESSING THE COSTS OF THE ROAD IMPROVEMENTS AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ASSESSMENTS; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

7.6. Procurement Services:

7.6.1. Request Approval of Bid Award: 26B-048 SE 30th Court (from SE Hwy 484 to End of Pavement) Resurfacing - C.W. Roberts, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of $293,660.40)

The Board accepted the following recommendation as presented by Procurement Services Director Susan Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid for resurfacing SE 30th Court (from SE Hwy 484 to the end of pavement). The scope of work will generally include resurfacing the existing pavement, constructing side street and driveway aprons, sodding shoulders, and restriping the pavement markings. A total of four (4) submittals were received in response to the solicitation, and the bid tabulation is provided below:

Firm - Location	Bid Total
C.W. Roberts Contracting, Inc. - Ocala, FL	$293,660.40
Art Walker Construction, Inc. - Ocala, FL	$309,229.00
Anderson Columbia Co., Inc.- Ocala, FL	$328,396.10
Superior Asphalt, Inc. - Oneco, FL	$337,001.00

Steven Cohoon, P.E., County Engineer, recommends that C.W. Roberts Contracting, Inc., receive the award as the lowest, most responsive and most responsible bidder.

Attached for review is a draft of the contract. Upon approval at today's meeting, it will be sent to C.W. Roberts Contracting, Inc., for signatures, and upon return, will be forwarded to the Clerk and Chairman for signatures.

Budget/Impact: Neutral; expenditure of $293,660.40. Up to ten percent (10%) contingency will be added to the purchase order in accordance with the Procurement Manual. Funding is from BO762541-563220- TIP000026 (2nd Local Option Fuel Tax Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute the contract with C.W. Roberts Contracting, Inc., under 26B-048.

7.6.2. Request Approval of Bid Award: 26B-050 Guardrail Installation, Maintenance, and Repair - C. Slagter Construction, Inc., Palm City, FL (Budget Impact - Neutral; estimated annual expenditure $100,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer (OCE), Procurement Services advertised a bid for guardrail installation, maintenance, and repair. The bid was designed to identify all services and materials potentially needed; therefore, the bid total represents a much higher figure than the estimated and budgeted annual expenditure, which will vary, based on the schedule of work noted in Exhibit A of the contract draft. OCE will select tasks that fall within its budgeted amount each fiscal year.

A total of one (1) bid was received in response to the solicitation, and the bid tabulation is below:

FIRM - Location	BID
C. Slagter Construction, Inc. - Palm City, FL	$1,003,100

Steven Cohoon, P.E., County Engineer, recommends that C. Slagter Construction, Inc., receive the award. Attached for review is a draft of the contract. Upon approval at today's meeting, it will be sent to C. Slagter Construction, Inc., and once returned, will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure $100,000; however, this will be based on the actual needs of the department. Annual expenditures shall not exceed approved fiscal year budgeted amounts and shall be based on contract pricing. Funding from BL400541-563221-TIP071724 (County Transportation Fund).

Recommended Action: Motion to approve recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with C. Slagter Construction, Inc., the lowest responsible bidder for 26B-050.

7.6.3. Request Approval of Bid Exemption: 25BE-071 Strong Data Automation Software Services for Solid Waste - Strong Data Inc., Gander, CAN (Budget Impact - Neutral; estimated annual expenditure of $127,700)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Solid Waste, Procurement requests approval of a bid exemption for the purchase of Strong Data Automation (SDA), a proprietary scale management software for the municipal solid waste industry. After reviewing SDA, it is determined that the software offers unique capabilities and integrations that align with the County's operational needs and cannot be met by standard off-the shelf solutions. SDA integrates with existing systems, including Axis Communications and Microsoft products, and is actively working toward integration with Tyler system to help automate financial processes such as journal entries.

SDA provides specialized functionality to support Solid Waste operations, including transportation and logistics tracking, in-field inspections, customer payment processing, and built-in accounting and reporting tools. Its web-based SaaS platform, white-label customer portal, and customizable reporting features are designed to reduce manual data entry, minimize errors, improve efficiency, and enhance overall system reliability. The current system experiences frequent technology issues, limited payment options, and heavy reliance on manual processes, resulting in operational disruptions and increased IT support needs. Due to these limitations and the urgent need for a more reliable and integrated solution, Strong Data Automation has been identified as the most suitable option.

The five-year cost breakdown for Strong Data services is shown below. The total cost of $127,700 includes $91,100 for implementation and $36,600 for annual service costs. Implementation may extend into the next fiscal year. The pricing in the table reflects firm contract pricing, and additional licenses and hardware may be purchased as add-on options, if needed.

Fiscal Year	Cost
2025-26	$127,700
2026-27	$36,600
2027-28	$36,600
2028-29	$36,600
2029-30	$36,600

Attached for review are the agreement and solicitation waiver. Following Board approval, the agreement will be sent to Legal for review. Upon Legal’s approval, both the agreement and the solicitation waiver will be routed to the Clerk and Chairman for final signatures.

Budget/Impact: Neutral; estimated annual expenditure of $127,700. Funding comes from ZA423534-568101 (Solid Waste Disposal Fund) $91,100 and ZA423534-552106 (Solid Waste Disposal Fund) $36,600.

Recommended Action: Motion to approve the bid exemption and agreement and upon approval by legal, authorize the Chairman and Clerk to execute under 25BE-071.

7.6.4. Request Approval of Change Order to Purchase Order 02300674: 15Q-051-TO-210 NW 80th/70th Avenue Segment 3 – Guerra Development Corp., Ocala, FL - (Budget Impact - Neutral; additional expenditure of $17,575)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On December 20, 2022, the Board approved a task order for Guerra Development Corp. to provide utility design and bid documents in conjunction with the roadway and drainage improvements for Segment 3 including the intersection design at SR 40 and 80th Avenue.

Change Order 1 revised the final completion date to March 10, 2023. The plan set has since reached 100% completion.

Change Order 2, presented for consideration today, proposes revisions to the current plans to defer construction of a portion of the potable water and sanitary sewer force mains from approximately station 444+00 to the south end, while retaining them in the plans for future implementation. The revision also includes the addition of a future 12-inch water main crossing at NW 21st Street and a reuse water main within the corridor. The engineer will update the drawings, coordinate with the County, and revise quantities and cost estimates to reflect these changes.

Attached for review is the change order and detailed proposal. Upon approval at today's meeting, the change order will be presented to the Chairman for signature.
Budget/Impact: Neutral; additional expenditure of $17,575. Funding from the Marion County Utility Fund (ZF448536- 563102) with Project Code UTC000115.
Recommended Action: Motion to approve the Change Order, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 2 to Purchase Order 2300674.

7.6.5. Request Approval of Change Order to Purchase Order 02401621 20Q-074-TO-29 East Maintenance Building and Purchase Order 02401620 20Q-074-TO-30 West Maintenance Building - Tillman & Associates Engineering, LLC, Ocala, FL (Budget Impact - Neutral; combined additional expenditure of $20,500)
The Board accepted the following recommendation as presented by Procurement Services Director Olsen:
Description/Background: On August 20, 2024, the Board approved two (2) task orders to prepare civil engineering site plans for a new maintenance building and associated improvements at the Silver Springs Shores Wastewater Treatment Plant (East Facility) and at the Marion Oaks #5 Water Treatment Plant (West Facility). The work under both task orders included conceptual design, site inspection, engineering plans, stormwater design, utility design, landscape design, and permitting.
Presented for consideration today, Change Order 1 for each task adds construction phase services required to support both projects through bidding, construction, and final closeout. These services will be incorporated into the corresponding purchase orders associated with each task order. The added scope includes bid phase services for preparation of engineering plans and quantities, construction administration services including attendance at a pre-construction meeting, review of shop drawings and submittals, and three (3) site inspections during construction, as well as preparation and submission of as-built certifications and record drawings to Marion County and the Florida Department of Environmental Protection.
Task Order 20Q-074-TO-29 was originally approved in the amount of $78,032.50. With the addition of Change Order 1, in the amount of $10,250, the revised total for Purchase Order 02401621 will be $88,282.50.
Task Order 20Q-074-TO-30 was originally approved in the amount of $65,981.50. With the addition of Change Order 1, in the amount of $10,250, the revised total for Purchase Order 02401620 will be $76,231.50.
Attached for review are the change orders and supporting proposals for each purchase order. Upon approval at today's meeting, the change orders will be presented to the Chairman for signature.
Budget/Impact: Neutral; combined additional expenditure of $20,500, combined project total of $164,514.
ZF448536-563102 - UTC000401 (East) - $10,250 (Marion County Utility Fund)
ZF448536-563102 - UTC000402 (West) - $10,250 (Marion County Utility Fund).
Recommended Action: Motion to approve the Change Orders, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 1 to Purchase Orders 02401621 and 02401620.

7.6.6. Request Approval of Change Order to Purchase Order 2100770: 06Q-098-TO-02 NW 49th/35th Street Phases 3A and 3B Preliminary Engineering Report - Guerra Development Corp., Ocala, FL (Budget Impact - Neutral; additional expenditure of $128,650)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On April 17, 2007, the Board awarded a contract to Guerra Development Corp. for engineering and design services for various roadway projects. On March 16, 2021, the Board approved the second task order to provide professional services and assistance with the construction plans of Phase 3A and 3B of the NW 49th/35th Street corridor project which will connect just west of the new I-75 interchange.

This Change Order adds design services for the evaluation and potential design of a roundabout at NW 49th Street and CR 225A. The work will include surveying and roundabout analysis. Upon authorization from the County Engineer, the Firm will proceed with the roundabout design, including the preparation of construction drawings; modifications to drainage design, existing drawings and bid documents; permit coordination; utility coordination; updates to the Preliminary Engineering Report; preparation of legal description sketches; and development of a lighting plan.

The Change Order, Scope of Services, and Fee Breakdown Table are attached for review. Upon approval at today's meeting, the Change Order will be presented to the Chairman for signature.

Budget/Impact: Neutral; additional expenditure of $128,650 for a total project cost of $1,050,317.42. Funding comes from:

BO762541-563101-TIP60800F (2nd Local Opt Fuel Tax)

VJ738541-563220-STC073811 (Infrastructure Surtax Capital Project Fund)

GB772541-563512-TIP60800F (Impact Fee West District)

Recommended Action: Motion to approve, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 7 to Purchase Order 2100770.

7.6.7. Request Approval of Change Order to Purchase Order 2600332: Q22-139 Maintenance & Repairs - C&D Industrial Maintenance, LLC, Bradenton, FL (Budget Impact - Neutral; additional expenditure of $26,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On June 13, 2022, the contract was awarded to C&D Maintenance, LLC, under Quote Q22-139 Bay Doors Maintenance & Repairs in the amount of $49,000. Marion County Fire Rescue - Logistics initially requested this amount based on the anticipated needs for the fiscal year, and a purchase order was opened in the amount of $49,000.

Change Order 1 is being submitted to increase the purchase order by an additional $26,000 to support unanticipated repairs and breakages, including bay door system retrofits at Station 10 and EMS Central, and a door replacement at Station 13. This increase will also provide funding for any additional unforeseen repairs through the remainder of the fiscal year, bringing the total purchase order amount to $75,000.

A copy of the proposed change order is attached for review. Upon approval, the change order will be presented to the Chairman for signature.

Budget/Impact: Neutral; additional expenditure of $26,000 bringing the total purchase order amount to $75,000. Funding is from line EF300522-546101 (Fire Rescue and EMS Fund).

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Change Order 1 to Purchase Order 2600332 for C&D Industrial Maintenance, LLC under quote Q22-139.

7.6.8. Request Approval of Contract Amendment (Renewal): 23B-209-CA-02 - Roll Off Boxes - Baler & Compactor Hydraulic Services, LLC, Jacksonville, FL (Budget Impact - Neutral; estimated annual expenditure of $172,800)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On December 5, 2023, the Board approved a one (1) year contract with Baler & Compactor Hydraulic Service, LLC, to provide roll-off boxes for hauling waste from the Marion County Recycling Center to the Transfer Station. The contract included two (2) one-year renewal options. Baler & Compactor Hydraulic Service, LLC, has continued to perform satisfactorily, and Solid Waste has provided a positive vendor evaluation. At this time, Solid Waste Director, Mark Johnson, recommends exercising the final one-year renewal option. The vendor has agreed to hold their pricing for the renewal period.

Attached for review is a draft of the contract renewal. Upon Board approval at today's meeting, it will be sent to the vendor for signature, and upon return, will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure of $172,800. Funding comes from ZA427534-564101 (Solid Waste Disposal Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue the contract, and upon approval by Legal, authorize the Chairman, and Clerk to execute the contract with Baler & Compactor Hydraulic Service, LLC under 23B-209.

7.6.9. Request Approval of Contract Amendment (Renewal): 25B-079-CA-01 Class A Uniforms for Marion County Fire Rescue Personnel - Galls, LLC, Lexington, KY (Budget Impact - Neutral; estimated expenditure of $131,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On May 1, 2025, the County Administrator approved a contract with Galls, LLC to supply Class A uniforms for Marion County Fire Rescue (MCFR) personnel. The contract includes uniform components such as pants, jackets, and hats, as well as rank insignia, years-of-service Maltese Cross emblems, officer rank trumpets, and associated fitting and alteration services. Contract Amendment 1 is presented for Board consideration to renew the agreement for the upcoming one-year term. The renewal incorporates a mutually agreed-upon blended cost increase of four (4) percent to account for documented increases in material, labor, and freight costs. A review of the proposed pricing adjustment confirms that the contracted rates remain competitive and continue to provide value to Marion County.

A draft of the amendment is attached for review. Upon Board approval, the amendment will be forwarded to Galls, LLC for signatures, and once returned will be sent to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; estimated expenditure of $131,000. Funding is available in line EF300522-552107 (Fire Rescue and EMS Fund).

Recommended Action: Motion to approve, allow staff to issue, and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Galls, LLC under 25B-079.

7.6.10. Request Approval of Contract Amendment (Renewal): 24B-229 Silver Springs Acres MSBU for Road Grading - John R. Finch Site & Road Construction, Inc. (Budget Impact - Neutral; estimated expenditure of $60,040)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On May 21, 2024, the Board approved a contract with John R. Finch Site & Road Construction, Inc. to provide grading services for unpaved Marion County Municipal Services-maintained roadways. The contractor has performed the required services in a satisfactory and reliable manner, meeting the County's operational and performance expectations. This Amendment supplements the agreement by adding a one (1) year term.

Attached for review is a draft contract Amendment. Upon approval at today's meeting, it will be sent to John R. Finch Site & Road Construction, Inc. for signatures. Once returned, it will be forwarded to the County Attorney, Clerk, and Chairman for signatures.

Budget/Impact: Neutral; estimated expenditure of $60,040. Funding available from LE605541-546131 (RM SS Acres MSBU Rd Maintenance Fund).

Recommended Action: Motion to approve, and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with John R. Finch Site & Road Construction, Inc. under 24B-229.

7.6.11. Request Approval of Change Order to Purchase Order 2500370: 20Q-124-TO-35 Marion County Solid Waste Transfer Station - Jones Edmunds & Associates, Inc. Alachua, FL (Budget Impact - Neutral; additional expenditure of $109,886)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On August 18, 2020, the Board approved continuing services contracts with four (4) firms, including Jones Edmunds & Associates, to provide consulting, engineering design, permitting, and construction phase services for Marion County Solid Waste projects on an as-needed basis. Under this contract, Jones Edmunds was assigned to perform design, permitting, and construction phase engineering services for improvements to the Marion County Solid Waste Transfer Station. These improvements are necessary due to ongoing wear and tear on the facility and to ensure safe and efficient operations.

During construction, it was determined that additional engineering services are required beyond the original scope to support expanded Construction Administration and Resident Observation efforts. These services include increased submittal and request for information review, coordination with the Construction Manager at Risk, additional site observations, and support from the

Engineer of Record to verify that construction is proceeding in general conformance with the contract documents, including structural and rebar installation inspections.

The requested increase to the Purchase Order will cover these additional engineering services, which were not included in the original scope but are necessary to support the safe and timely completion of the project.

The Change Order and detailed proposal are attached for review. Upon approval at today's meeting, the Change Order will be forwarded to the Chairman for signature.

Budget/Impact: Neutral; additional expenditure of $109,886, bringing the total amount of the purchase order to $333,616. Funding comes from ZA423534-563102 (Solid Waste Disposal Fund).

Recommended Action: Motion to approve the Change Order, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 1 to Purchase Order 2500370.

(Ed. Note: This Item was approved with Budget Amendment Resolution 5.1.10.)

7.6.12. 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 $319,680)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 19, 2021, the Board awarded a contract to Miles Partnership, LLLP (Miles) to provide media planning and placement services.

These services are a key component of the destination marketing cycle, designed to maximize campaign reach across media buying platforms, measure performance, drive online traffic, and convert potential visitors into tourists to Marion County.

Change Order 1, approved on March 17, 2026, authorized Miles to begin onboarding the content creator and establish a contract.

Change Order 2, presented today, provides specific strategic media planning and placement in support of America 250 and summer visitation to Ocala/Marion County. This campaign leverages a multi-channel marketing approach to promote Ocala/Marion County and drive off-season visitation leading up to and beyond Independence Day 2026.

The campaign will target primary Florida drive markets and secondary Southeast drive markets. It will include media wrapped rideshare advertisements; media campaigns with AAA, Expedia, Vrbo, Tripadvisor, Visit Florida, and Amazon Streaming; as well as targeted social media campaigns.

A budget amendment request accompanies this change order.

The Change Order and proposal are attached for review. Upon approval at today's meeting, the change order will be presented to the Chairman for signature.

Budget/Impact: Neutral; additional expenditure of $319,680, bringing the total amount of the Purchase Order to $2,027,955. Funding is from CP155552-548101-106AME250-OPR TOURS (Tourist Development Fund).

Recommended Action: Motion to approve the change order, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 2 to Purchase Order 2600192.

(Ed. Note: This Item was approved with Budget Amendment Resolution 5.1.11.)

7.6.13. Request Approval of Selection Committee Recommendation: 26P-040 Group Dental Insurance Services - Florida Combined Life Insurance Company, Inc., Jacksonville, FL (Budget Impact - None)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Human Resources (HR), Procurement issued a Request for Proposals (RFP) for Group Dental Insurance Services for eligible employees and their dependents, with an effective date of October 1, 2026. The solicitation sought proposals from qualified and licensed insurance carriers to provide comprehensive coverage that meets or exceeds the County's current plan offerings.

The County's existing dental plan is fully insured through Florida Combined Life Insurance Company, Inc. (FCL) and offers two plan options. Proposers were required to match or improve upon these existing benefits.

Marion County has approximately 3,200 regular full-time employees, of which approximately 2,610 are enrolled in the dental plan: 1,275 Employee Only, 489 Employee Plus One, and 846 Employee Plus Two or More. In addition, approximately 260 retirees participate in the plan. The dental program is fully funded by employee contributions and does not impact the County's budget.

Five proposals were received and evaluated by a selection committee consisting of William Taylor, Mikayla Hamilton, and Erin Arnold. Final rankings are as follows:

Firm Name - Location	Rank
Florida Combined Life Insurance Company, Inc. - Jacksonville, FL	1
Aetna Life Insurance Company - Hartford, CT	2
Humana Insurance Company - Louisville, KY	3
Standard Insurance Company - Portland, OR	4
Solstice Benefits, Inc. - Plantation, FL	5

The selection committee recommends renewing the contract with FCL. This recommendation is supported by HR Director Bobbi Perez. Under the proposed renewal, administered by Combined Insurance Services, premiums for the low plan will remain unchanged, while premiums for the high plan will decrease by approximately 5%, resulting in direct savings to enrolled employees.

Additionally, FCL will provide a $25,000 wellness contribution to Marion County to support employee and dependent wellness initiatives, at the County's discretion.

HR and Combined Insurance Services will coordinate with FCL to ensure a smooth transition for the renewal, effective October 1, 2026.

Budget/Impact: None.

Recommended Action: Motion to approve the Selection Committee Recommendation and authorize renewal of the plan with Florida Combined Life Insurance Company, Inc., administered by Combined Insurance Services, under RFP 26P-040.

7.6.14. Request Approval of Task Order: 23Q-087-TO-58 NE Hwy 314 Resurfacing and Safety Improvements (from NE 170th Avenue Road to NE 127th Street Road) - NV5, Inc., Alachua, FL (Budget Impact - Neutral; expenditure of $498,400)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On June 6, 2023, the Board approved contracts with multiple firms to provide various civil site-related engineering services for the County. Firms were selected based on their qualifications in accordance with §287.055 Consultant's Competitive Negotiation Act.

NV5, Inc. has been recommended by County Engineer, Steven Cohoon, P.E., to design the NE Hwy 314 resurface project (from NE 170th Avenue Road to NE 127th Street Road), approximately 4.79 miles.

The work will include surveying, preparation of design plans, environmental assessments, and all necessary regulatory permitting. The design will follow the recommendations outlined in the Florida Department of Transportation (FDOT) Lane Department Safety Study completed in May 2024. Planned improvements include roadway resurfacing, construction of 5-foot paved shoulders with safety edges, and installation of ground-in rumble strips along both the center line and edge lines of NE Hwy 314.

Attached for review is a draft of the Task Order contract. Upon approval at today's meeting, it will be sent to NV5, Inc. for signature and upon return will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of $498,400. Funding is from BM761541-563221-TIP000015 (80% Gas Tax Construction Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue contract, and upon approval by Legal, authorize the Chairman to execute the contract with NV5, Inc. under 23Q-087.

7.6.15. Request Approval of Task Order: 23Q-087-TO-64 Civil Site Engineers for Miscellaneous Projects - Structural Assessments - NV5, Inc., Hollywood, FL (Budget Impact - Neutral; expenditure of $78,980)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On June 6, 2023, the Board approved contracts with multiple firms to provide various civil site-related engineering services for the County. Firms were selected based on their qualifications in accordance with §287.055 Consultant's Competitive Negotiation Act.

NV5, Inc. is being recommended by Parks & Recreation Director, Jim Couillard, to perform comprehensive structural assessments of multiple park assets, including bleachers, a press box, retaining walls, and concrete masonry unit racquetball courts. The evaluations will assess current structural conditions, identify causes of deterioration or distress, and provide recommendations for repair, rehabilitation, or replacement to ensure safety, code compliance, and long-term performance.

Attached for review is a draft of the task order contract. Upon approval at today's meeting, it will be sent to NV5, Inc. for signature and upon return will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of $78,980. Funding comes from AA360572-531109 (General Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue contract, and upon approval by Legal, authorize the Chairman to execute the contract with NV5, Inc. under 23Q-087.

7.6.16. Request Approval of Task Order: 25Q-125-TO-01 MP79 Major Maintenance Project - Art Walker Construction, Inc. Ocala, FL (Budget Impact - Neutral; expenditure of $233,016.91)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On December 16, 2025, the Board approved contracts with multiple contractors to provide services that include maintenance and sinkhole repairs. A task order was issued for four (4) drainage retention areas listed below:

- 3571 located NE of the intersection of SW 115th Street Road and SW 54th Circle
- 3572 located NW of the intersection of SW 115th Street Rd and SW 51st Circle
- 3573 located South of the intersection of SW 116th Place and SW 50th Avenue
- 3574 located North of the intersection of SW 116th Place and SW 53rd Court

The work will include clearing and grubbing, placing and compacting fill in 12-inch lifts, and sodding disturbed areas. Steven Cohoon, P.E. County Engineer, is recommending approval of the task order to Art Walker Construction, Inc., the lowest pre-qualified bidder shown in the tabulation below:

CONTRACTOR - Location	BID
Art Walker Construction - Ocala, FL	$233,016.91
GWP Construction, Inc. - Ocala, FL	$286,009.90
Hartman Civil Construction Co. - Hernando, FL	$297,378.00
T&C Underground, Inc. - Ocala, FL	$333,261.00

Attached for review is a draft of the task order contract; pending approval at today's meeting, it will be sent to Art Walker Construction, Inc. for signature and upon return, it will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of $233,016.91, with up to ten percent (10%) contingency that can be added to the Purchase Order per the Procurement Manual. Funding is from EK430538-534101-STM0085MA (Stormwater Program Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue the contract, and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Art Walker Construction, Inc. under 25Q-125-TO-01.

7.6.17. Request Approval of Purchases $50,000 and Over

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: The item(s) below have been received by Procurement Services and are approved for conformance with the Procurement Code/Manual, pending approval at today's meeting.

Budget/Impact:

1. Pending Requisition/Insight Public Sector, Inc. - Marion County Information Technology requests approval to purchase a replacement Offline Backup System and additional server storage from Insight Public Sector, Inc., including subscription licensing, support, and related services. Coverage period is May 1, 2026 through April 30, 2029 per Quote #0229333476 dated April 2,

2026.Total expenditure of $410,766.84. Funds are available from line AA174516-564101. This purchase meets competitive bidding requirements under Omnia Partners (COBB County) 23-6692-03.

2. Pending Requisition/ETR LLC - Marion County Fire Rescue requests approval to perform the removal and remounting of modules on four (4) new 2026 International CV515 SFA 4x4 Cab and Chassis in the amount of $231,599 each. Total expenditure of $926,396. Funds are available from line VJ733526-564101. This purchase meets the competitive bidding requirements under FSA-25-VEF19.0.
3. Pending Requisition/Cumberland International Trucks LLC - Marion County Fire Rescue requests approval for one (1) International HV607 Tanker remount. Total expenditure of $167,890.48. Funds are available from line VJ732522-564101 under Project Code STC0732VE. This purchase meets the competitive bidding requirements under FSA-25- VEH23.

Recommended Action: Motion to approve requested purchases.

7.7. Tourist Development:

7.7.1. Request Approval of Tourist Development Council Request for Event Bid Fee (Budget Impact - Neutral; expenditure of $90,000)

The following recommendation as presented by Tourist Development Director Loretta Shaffer was withdrawn.

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Bid Fee Event Funding Program is intended to position Marion County as a must-experience destination in Florida through bringing quality events and initiatives to Marion County. The following funding contract was recommended for approval by the TDC.

Official Strongman Games $45,000 per event year

Budget/Impact: Neutral; expenditure of $90,000. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute the attached funding agreements.

(Ed. Note: This Item was withdrawn from Board consideration and will be brought back at a later date.)

7.8. Transportation - County Engineer:

7.8.1. Request Approval of Standard Grant Agreement Between the State of Florida Department of Environmental Protection and Marion County for Marion County Adaptation Plan (Budget Impact - Neutral; reimbursement of up to $210,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: The County has been approved for the State of Florida Department of Environmental Protection (DEP) Resilient Florida Program funding for completion of an Adaptation Plan (AP) for Marion County consistent with the Florida Adaptation Planning Guidebook. Approval of this Agreement (DEP Agreement No. 26PLN03) will provide for reimbursement of 100% of the plan costs up to $210,000. The agreement expires June 30, 2028. The cost of this AP is estimated to cost $210,000.

The AP was awarded to Halff at the Board meeting on March 17, 2026 (agenda item 7.3.14). The plan will build upon the previously completed Vulnerability Assessment by analyzing flood-prone areas and critical assets identified in the assessment and defining adaptation needs and strategies consistent with the Florida Adaptation Planning Guidebook. The project includes developing a draft plan, mapping critical assets, and engaging the public to gather input and prioritize adaptation needs and strategies. The effort will conclude with a final AP that includes prioritized projects, preliminary cost estimates, implementation timelines, and a public presentation to support long-term resilience planning and action.

Budget/Impact: Neutral; reimbursement of up to $210,000 to the Stormwater Program Grant Revenue Account.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Standard Grant Agreement between the State of Florida Department of Environmental Protection and Marion County for the Marion County Adaptation Plan (DEP Agreement No. 26PLN03).

7.8.2. Request to Approve an Interlocal Agreement for Right-of-Way Conveyance and Preemptive Traffic Signal Installation for the SW 80th Avenue Segment 1B Project and a Signal Maintenance Agreement Between Marion County and the School Board of Marion County (Budget Impact - Revenue of $2,500 annually beginning in 2028)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve an Interlocal Agreement for Right-of-Way Conveyance and Preemptive Traffic Signal Installation for the SW 80th Avenue Segment 1B Project and a Signal Maintenance Agreement between Marion County and the School Board of Marion County. The Interlocal Agreement establishes the County's responsibility to fund design and installation costs of a preemptive traffic signal at West Port High School's northern bus loop on SW 80th Avenue and to fund the replacement of a school identification sign located with the roadway construction area and the School Board's responsibility for conveying the necessary right-of-way and temporary construction easements to the County. The Signal Maintenance Agreement establishes the School Board's responsibility to reimburse the County for maintenance costs and provide electrical service and the County's responsibility to maintain the traffic signal in good working condition and repair.

Budget/Impact: Revenue of $2,500 annually for signal maintenance fee, beginning in 2028.

Recommended Action: Motion to approve the agreements and authorize Chair and Clerk to execute the same.

7.8.3. Request Approval of a Purchase Agreement Associated with the NW 80th/70th Avenue Segment 3 Road Improvement Project for a Portion of Parcel 23299-002-00 (Budget Impact- Neutral; expenditure of $26,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Purchase Agreement in the amount of $26,000 plus closing costs for a portion of parcel 23299-002-00 associated with the NW 80th/70th Avenue Segment 3 Road Improvement Project (from +/- 900 feet north of SR 40 to +/- 600 feet south of US Hwy 27). This is a 0.040-acre Temporary Construction Easement taking of a lot approximately 7.50 acres in size.

The negotiated agreement is inclusive of any and all cost associated with this transaction. There are cost savings recognized in this negotiation by avoiding additional costs that occur during condemnation proceedings.

Budget/Impact: Neutral; expenditure of $26,000 plus closing costs (Fund STC073812-CIPTRANSP-EXPANS ROW738- VJ738541-561301).

Recommended Action: Motion to approve the Purchase Agreement and authorize the Chairman and Clerk to execute the same.

7.8.4. Request Approval of a Purchase Agreement Associated with the NW 49th Street Phase 3 Road Improvement Project for a Portion of Parcel 1304-056-010 (Budget Impact-Neutral; expenditure of $16,900)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Purchase Agreement in the amount of $16,900 plus closing costs for a portion of parcel 1304-056-010 associated with the NW 49th Street Phase 3 Road Improvement Project (from NW Hwy 225A to NW 44th Avenue). This is a Temporary Construction Easement taking of 0.009 acres.

The negotiated agreement is inclusive of any and all costs associated with this transaction. There are cost savings recognized in this negotiation by avoiding additional costs that occur during condemnation proceedings.

Budget/Impact: Neutral; expenditure of $16,900 plus closing costs (Fund STC073811-CIPTRANSP- NEWINF ROW738-VJ338541-561301).

Recommended Action: Motion to approve the Purchase Agreement and authorize the Chairman and Clerk to execute the same.

Recommended Action: Motion to approve the Purchase Agreement and authorize the Chairman and Clerk to execute the same.

7.8.5. Request Approval of a Purchase Agreement Associated with the NW 49th Street Phase 3 Road Improvement Project for a Portion of Parcel 1304-056-002 (Budget Impact-Neutral; expenditure of $5,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Purchase Agreement in the amount of $5,000 plus closing costs for a portion of parcel 1304-056-002 associated with the NW 49th Street Phase 3 Road Improvement Project (from NW Hwy 225A to NW 44th Avenue). This right-of-way taking is 0.002 acres of a 0.32-acre lot. Budget/Impact: Neutral; expenditure of $26,000 plus closing costs (Fund STC073812-CIPTRANSP-EXPANS ROW738- VJ738541-561301).

Budget Impact: Neutral; expenditure of $5,000 plus closing costs (Fund STC073811-CIPTRANSP- NEWINF ROW-738-VJ38541-561301).

Recommended Action: Motion to approve the Purchase Agreement and authorize the Chairman and Clerk to execute the same.

7.9. Utilities:

7.9.1. Request Approval of Water Main Extension Connection Agreement WME-127-S Between Holiday Builders, Inc and Marion County (Budget Impact - Neutral; expenditure of $36,760)

The Board accepted the following recommendation as presented by Utilities Director Tony Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property being developed is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner has applied for a building permit for a parcel within the 400' connection distance of the public water main provided by Marion County Utilities (MCU). The owner is required to install the water main across the entire frontage of the parcel, ending at the farthest corner.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances, to permit MCU to enter into a Share Agreement whereby each parcel connecting to the MCU system is charged for only their share of the total project based upon MCU's low bid for the work. The County has funding in place to use the share methodology to upsize the water main above the owner's 8" maximum obligation to allow for extension of 12" in this area.

Collective Owners' Total Cost	$ 32,396.00	$31,696 construction + $700 design
Per Parcel Cost	$ 10,798.67	Three (3) total parcels
County's Sole Cost	$ 4,364.00	12" main upsized pipe/fittings
Total Project Cost	$ 36,760.00	

Budget/Impact: Neutral; project cost is $36,760 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

7.9.2. Request Approval of Water Main Extension Connection Agreement WME-032-S Between Kvlins Investments, LLC and Marion County (Budget Impact - Neutral; expenditure of $84,116)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property being developed is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner has applied for a building permit for a parcel within the 400' connection distance of the public water main provided by Marion County Utilities (MCU). The owner is required to install the water main across the entire frontage of the parcel, ending at the farthest corner.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances, to permit MCU to enter into a Share Agreement whereby each parcel connecting to the MCU system is charged for only their share of the total project based upon MCU's low bid for the work. The County has funding in place to use the share methodology that will "close a loop" to improve system hydraulics in the area.

Collective Owners' Total Cost	$ 84,116.00	$ 82,716 construction + $1,400 design
Per Parcel Cost	$ 7,009.67	Total of 12 parcels

Budget/Impact: Neutral; project cost is $84,116 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement WME-032-S and authorize staff to issue the purchase order for T&C Underground under 22P-146.

7.9.3. Request Approval of Water Main Extension Connection Agreement WME-129-O Between Baxton Homes, LLC and Marion County (Budget Impact - Neutral; expenditure of $16,594)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) and install 100 feet of water main across the parcel's frontage to the farthest end of the property. The water main extension will only serve the property owner's parcel.

Total Project Cost	$ 16,594	$ 15,894 construction + $700 design

Budget/Impact: Neutral; project cost is $16,594 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-0146.

7.9.4. Request Approval of Developer's Agreement Between Baldwin Angus Ranch, Inc, Buc-ee's Ocala, LLC, and Marion County (Budget Impact - None)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: Buc-ee's Ocala, LLC plans to construct a Convenience Store/Travel Center at I-75N and NW 49th Street in Ocala. This project requires a centralized wastewater system, including new pipes, manholes, and a lift station, to ensure adequate service. Buc-ee's Ocala, Baldwin Angus Ranch, and Marion County have agreed to extend the sewer system, consisting of a gravity sewer collection system, the lift station, and related improvements. The lift station will have enough capacity to serve both the Buc-ee's development and potential future needs on the Baldwin Angus property. The County and property owners are

coordinating the design, permitting, and construction of these improvements on a designated site, providing reliable wastewater service while planning for future growth.
Budget/Impact: None.
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Buc-ee's Ocala-Baldwin Angus Ranch Developer's Agreement.

7.9.5. Request Approval of Utilities System Agreement Between Buc-ee's Ocala, LLC and Marion County (Budget Impact - Neutral; expenditure of $50,000)
The Board accepted the following recommendation as presented by Utilities Director Cunningham:
Description/Background: As part of the Florida Department of Transportation's (FDOT) I-75 Interchange Project, the County is extending water and sewer services to the Buc-ee's Ocala property which will serve the Convenience Store/Travel Center Project. The County will fund the construction of the sanitary sewer casing, which will be installed across the road by FDOT to aid in the future sanitary gravity sewer main installation between the County's lift station and the Developer's property boundary in accordance with approved plans and specifications during FDOT's Interchange Roadway Project. The developer agrees to reimburse the County for the construction of the sanitary sewer casing within 90 days of County's call for payment which shall include FDOT's certified final costs. The estimated cost is approximately $50,000, subject to adjustment based on final FDOT costs to the County.
Budget/Impact: Neutral; expenditure of $50,000.
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Utilities System Agreement.

7.9.6. Request Approval of Amendment 1 to Agreement LPS0094 Between Florida Department of Environmental Protection and Marion County (Budget Impact - None)
The Board accepted the following recommendation as presented by Utilities Director Cunningham:
Description/Background: On April 4, 2023, the Board approved Grant Agreement LPS0094 to construct a water main interconnect between the Irish Acres and East Side Consolidated public water systems to reduce withdrawals near Silver Springs. The project is designed to shift approximately 0.25 MGD of production away from the spring shed, supporting minimum flows and levels goals and increasing flow at Silver Springs.
Project timeline was impacted due to engineer vacancies in the department. As a result, Marion County Utilities requested additional time to complete the work. The Florida Department of Environmental Protection has approved an amendment extending the agreement expiration date from October 31, 2026, to October 31, 2028, along with minor verbiage updates to the agreement attachments.
Budget/Impact: None.
Recommended Action: Motion to approve and authorize the Chairman to execute Amendment 1 to LPS0094 Agreement.

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

9.1. Consider Request from Union County to Donate Two Vehicles and an Animal Control Box

ACA Angel Roussell, Administration, presented the following recommendation:

Description/Background: On April 8, 2026, a request was received on behalf of Union County, located in North Central Florida, for vehicle donations for their fleet. Per Administrative Policy 4.3 and Florida State Statutes 274.05, the Marion County Board of County Commissioners has the discretion to donate equipment to governmental agencies and non-profit entities. The Marion County Fleet department has identified the following assets for this donation:

Asset Number	Description	Approximate Value
43236	2016 Chevy Silverado Ambulance	$7,000 - $10,000
47824	2015 Chevy Silverado 2500	$8,500 - $12,000
47790	Animal Control Box P-252	$1,000

The disposition forms are attached for reference and were previously approved by the Board to send to auction.

Budget/Impact: None.

Recommended Action: For discussion and direction from the board.

Mr. Bouyounes advised that Item 9.1. is a request to provide a couple of vehicles to Union County based on their request for donation, noting ACA Roussel is present to go over the details. He stated based on this request he would like to have direction from the Board as to whether or not Marion County wants to donate to other Counties or should it at least recover the market rate depending on the state of that equipment.

Commissioner Bryant out at 10:05 a.m.

ACA Angel Roussel clarified that this is a request from Union County for a couple of the units that are to be disposed of, noting asset number 43236, is a 2016 Chevy Silverado Ambulance. The approximate value is $7,000.00 to $10,000.00 and that is what staff would anticipate getting from the auction.

In response to Chairman Zalak, Mr. Roussel stated the Fleet Department looks at the black book and looks at these vehicles based on the mileage, age, type of use, condition of the vehicle, and then determines a range of what that value would be.

Mr. Roussel stated the other request is for asset number 47824, which is a 2015 Chevy Silverado 2500 valued between $8,500.00 to $12,000.00, noting this is an animal control type vehicle. This vehicle has an animal control box, which is asset number 47790 and has an approximate value of $1,000.00. He noted the last time staff brought a request from Union County for some donated items was in 2024. At that time the Board chose the donation option. Mr. Roussel stated staff are looking for direction from the Board regarding the request.

Commissioner Curry opined that significant dollars are associated with those vehicles, noting although he likes to help out other Counties, when possible, the Board should try to recoup some of those taxpayer funds.

Commissioner McClain advised that he agreed with Commissioner Curry, noting it would be different if the requestor was a not-for-profit located in Marion County that would provide a direct benefit to the community. He opined that the Board should create a Policy relating to donations to other Counties that does not benefit the citizens of Marion County.

Commissioner Stone concurred that the Board needed to create a Policy.

Commissioner Bryant returned at 10:09 a.m.

Commissioner Curry suggested the Board offer to sell the vehicles to Union County at a lower, but fair rate.

General discussion ensued.

Chairman Zalak stated he understands the financial burdens placed on smaller Counties and agreed that the Board needs to have a Policy in place that would offer those type of used vehicles at a lower cost.

Mr. Bouyounes stated staff will draft a Policy and bring it back for Board consideration. He stated in regard to the request today, he would like a consensus from the Board as to whether it wants to offer those vehicles to Union County at the lowest rate.

Commissioner Stone opined that if there was an Interlocal Agreement (ILA) with another County to help respond to Marion County needs in an emergency, she could consider such a request; however, when the equipment is leaving Marion County and offers no benefit to its citizens, then there needs to be a Policy in place.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to dispose of these vehicles either with Union County at the lower rate or send them to auction. The motion was unanimously approved by the Board (5-0).

In response to Commissioner Curry, Mr. Bouyounes clarified that the Policy staff will create will be for external Counties only and would not prohibit the BCC from donating equipment to not-for-profit agencies in Marion County such as Vets helping Vets.

9.2. Request Approval of Letter of Support for the Volunteers of America

Community Services Director Butler presented the following recommendation:

> Description/Background: Volunteers of America (VOA) programs in Marion County, Florida provide critical housing and supportive services to low-income and homeless veterans and their families. Through initiatives such as the Ocala GPD (Grant and Per Diem) Program and Supportive Services for Veteran Families (SSVF), VOA offers transitional housing, case management, and clinical support to help veterans achieve stability and independence. Services include rental and utility assistance, employment and life-skills development, and connections to healthcare and benefits. Overall, the program focuses on reducing homelessness, promoting housing stability, and supporting long-term self-sufficiency for veterans in the community.
>
> VOA is requesting a letter of support from the Marion County Board of County Commissioners to demonstrate community partnership and support.
>
> Budget/Impact: None.
>
> Recommended Action: Motion to approve the letter of support for Volunteers of America.

Community Services Director Cheryl Butler advised that VOA contacted her last week, advising that the organization was going through some leadership changes and hired a consultant, but due to some technical difficulty with the documents uploading they missed the deadline to file its funding request to the Federal government. She stated staff would like the Board to request the Federal government either reconsider the late request or to re-open the grant, Ms. Butler noted VOA was not the only organization that missed the deadline.

Commissioner Curry opined that the request is worth supporting, noting the City of Ocala Mayor Ben Marciano and Congresswoman Kat Cammack have also sent Letters of Support.

A motion was made by Commissioner McClain, seconded by Commissioner Bryant, to approve the Letter of Support for Volunteers of America. The motion was unanimously approved by the Board (5-0).

9.3. Present Information on Marion County Opportunity Zone 2.0 Selections
Legislative Manager Mathew R. Cretul, Administration, presented the following recommendation:

Description/Background: The Opportunity Zone program is a federal economic development tool created to encourage private investment in economically distressed communities. Instead of providing grants or direct funding, the program offers tax incentives to investors who reinvest capital gains into designated census tracts to support job creation, business growth, and redevelopment.

Census Tract	Median Family Income	Median Family Income %	Poverty Rate	Unemployment Rate
15	$38,783	0.53%	41.73%	8.27%
12.11	$48,594	0.66%	29.32%	8.54%
11.02	$61,205	0.83%	27.37%	2.95%
2.01	$91,324	1.24%	21.23%	9.73%
26.07	$60,217	0.82%	20.41%	10.19%

Budget/Impact: None.

Recommended Action: For the Board to give direction and consider the Opportunity Zone 2.0 selections as presented.

Mr. Bouyounes stated Opportunity Zone 2.0 is a new government program and presented a 1 page 11x17 inch aerial map for Board review.

Legislative Manager Mathew Cretul, Administration, referred to the PowerPoint presentation as shown on the overhead screen and advised that the Opportunity Zone 2.0 program is designed to encourage investors, businesses, developers, financial institutions and other investors to reinvent capital gains into distressed census tracts to foster job creation. The benefit is a deferral reduction in potential elimination of taxes on capital gains. He clarified that this program is not a rebate or grant. Mr. Cretul stated the Big Beautiful Bill of 2025 made the program a permanent part of the tax code and further redefined the Opportunity Zone 2.0 program. He referred to the map and stated the blue census tracts are all of the tracts that were available for selections as an Opportunity Zone and the yellow tracts are the selections that staff have made for Board consideration. Mr. Cretul advised that staff have been coordinating with the City of Ocala and the Ocala/Marion County Chamber and Economic Partnership (CEP) in order to know some of their selections as well, noting the selections are essentially recommendations to the Governor for formal approval.

Mr. Cretul advised that staff's first pick is Census tract 12083001500, which has a very high poverty rate of 41.73%, but it also has some existing assets and there is quite a bit of investment potential in that Census tract. Staff's second pick is tract 12083001102, which also has a high level of poverty with 27.3%. There is some commercial vacancy there, and it has some existing assets and some investment potential. He stated staffs third pick is tract 11208301211, noting the limited commercial zoning availability is one of the big inhibitors of this tract, along with a high poverty level. Mr. Cretul noted this Census tract has existing assets and there are areas for potential investments. He advised that staff's fourth pick is tract 12083000201, which has a very high level of poverty, but like the others, it has some existing assets in place and the potential for economic investment. Mr. Cretul advised that staff's fifth pick is tract 12083002607, noting there is limited new capital investment in this track, but like the others, it has existing assets and potential as well.

In response to Commissioner Bryant, Mr. Cretul stated he is still in the process of working with staff and the CEP and will bring back more information relating to Census tract 12083002607.

Mr. Cretul advised that the next steps are for staff to continue to coordinate with the CEP on supporting economic information, noting he is also in the process of obtaining Letters of Support from Delegation members and stakeholders. Then compiling all of that information in advance of the May 1, 2026 submission deadline.

Mr. Bouyounes stated the Opportunity Zone 2.0 program has a restriction that the Census tracts cannot be adjacent to each other. He clarified that more than one entity can request the same Census tract. For example, Census tract 12083001500 overlaps into the City of Ocala and both the County and the City can submit that tract.

General discussion ensued.

Commissioner Bryant clarified that this is a benefit when it comes to capital gains for someone who might take advantage of one of these opportunities, noting it does not mean that they are not paying property taxes or there is any kind of abatement.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the five Opportunity Zone 2.0 selections as presented by staff. The motion was unanimously approved by the Board (5-0).

9.4. Present Update on Various Roadway Projects

County Engineer Cohoon, OCE, presented the following recommendation:

> Description/Background: Steven Cohoon, PE, County Engineer, will provide an update regarding the status of various roadway projects around the County.
>
> Budget/Impact: None.
>
> Recommended Action: For information only.

Mr. Bouyounes advised that he and ACA Tracy Straub had a meeting with FDOT last Friday and she has some information to share with the Board.

ACA Tracy Straub stated FDOT is continuing with the Interstate 75 (I-75) Move Florida Forward project, noting in Marion County, that project is split into two phases. She stated those phases include the south end, which includes the Highway 484 Interchange and the north end that includes the brand new interchange at NW 49th Avenue, where the new Buc-ees is going to be built. Ms. Straub advised that the north end phase of the project is going well; however, the south end phase still has a lot of financial negotiations going on with the contractor and FDOT is not making headway as much as they would prefer. She advised that FDOT suggested to staff that they do not see that it is going to be able to add the Highway 484 Interchange into their portion of the project at the same time as Marion County. Ms. Straub stated FDOT did not think it would be an issue for Marion County to continue the project outside of that relationship with them and can move it back into staff's regular road work program. She noted staff will continue to look for funding opportunities with FDOT while moving forward.

Commissioner Bryant opined that FDOTs recommendation is absolutely unacceptable and ridiculous, noting the County has been fighting for the Highway 484 Interchange for years. She stated the County has citizens that have to combat that traffic on a daily basis and opined that the State should be putting forth every penny and effort into fixing that Highway 484/I-75 Interchange.

Ms. Straub stated FDOT has opened the southbound turn lanes on Highway 484 and the northbound turn lanes are due to open within the next several weeks.

Commissioner Bryant reiterated that FDOT resources need to go to get that project finished.

General discussion ensued.

In response to Commissioner Stone, Ms. Straub advised that because that Interchange was included as part of the overall I-75 effort, it is included in some of FDOTs federal analysis and that is very important with that Interchange. She stated FDOT is prepared to amend some of their federal permitting that would help the County through that process. Ms. Straub clarified that National Environmental Policy Act (NEPA) guidelines have to be adhered to and FDOT would look to amend what it has to include and help Marion County. In the meantime, OCE does have a Highway 484 project to widen Highway 484 under I-75, which is why the bridge has to be rebuilt. Staff are going to make some modifications to that project, which is in the preliminary development engineering (PD&E) process at this time. She noted there is a consultant already on board for that PD&E piece of the project.

Commissioner McClain opined that the other project that needs to be moving as quickly as possible to help with Highway 484 traffic is the Marion Oaks fly-over as another east/west across I-75. Ms. Straub concurred and opined that project will help relieve traffic at that Interchange.

County Engineer Steven Cohoon, OCE, commented on the upcoming soft opening of the full 4 lanes of SW 40th/SW 49th Avenue Road construction project that is scheduled for this Thursday. Contractors have been working through the weekends all hours of the day to help open up that north-south movement. The Board may have also noticed the new turn lanes extended on SW 42nd Street with the installation of the dual left turn lanes in the eastbound, as well as extension in the westbound at SW 27th Avenue. He advised that Marion County is currently constructing the SW 40th and SW 49th Avenue Roadway Project, noting this project is north of SW 66th Street, just east of State Road (SR) 200 and west of I-75. Phase 1 is the detour plan at SW 66th Street. He noted travelers will be able to traverse north and south and still be able to utilize the detour to go over I-75. Mr. Cohoon advised that staff are still working on getting a press release out to all the communities in the surrounding areas of the SW 80th Avenue Segment 1A project between SW 90th Street and SW 80th Street. He advised that staff shifted traffic to the east side allowing the contractor to work on the west side of SW 80th Street, noting in about 3 months staff will be shifting traffic back to the west side between SW 80th Avenue and SW 90th Street in order to construct the east side of the new 4 lane corridor. Mr. Cohoon stated staff have finalized agreements with On Top of the World (OTOW) and earlier in today's BCC meeting (Agenda Item 7.8.2.), the Board adopted an ILA with the Marion County School Board (MCSB) for some right-of-way (ROW). Staff will continue to coordinate with City of Ocala and numerous property owners in this particular corridor. He addressed the NW/SW 80th Avenue intersection improvement project between SR 40 and US Highway 27, noting staff have been making quite a bit of property acquisitions and negotiating with various property owners along the corridor, including the World Equestrian Center (WEC).

Mr. Cohoon advised that earlier this month staff held a public meeting with the community down in Marion Oaks Manor about the Highway 484 widening. This is the segment where the bridge would need to be widened and although there has been some slow down with FDOT's ability to add the bridge extension and widening, through this PD&E process, it opens up the door for federal grants for the County.

Mr. Cohoon commented on the Marion Oaks fly-over project, noting that is a design build project, currently staff have a lot of ROW acquisition that needs to happen, design that needs to be completed as well as construction. He noted that through the design build process, staff can do all of these activities concurrently. Mr. Cohoon stated the worst case scenario is that the County is looking at about a 3.5 year process to get the entire corridor built and finally accepted.

Mr. Cohoon provided a brief overview of other road projects going on throughout the County including an FDOT project at the intersection of Highway 484, Maricamp and Baseline Road.

Commissioner Curry stated the Board has talked about bonding some of these projects to move them along quicker and questioned where staff are on that possibility. Mr. Cohoon advised that staff have spoken with the Finance Department, as well as the County's bond council and is looking at approximately $190,000,000.00 needed to cover the Marion Oaks Manor extension, the NW 49th Street project (between NW Highway 225A and I-75) and the SW 80th Avenue project by West Port High School. He stated staff is proposing to reduce some of the current funding on some of the lower threshold capacity projects that way the County does not have to bond ROW acquisition as well and making those projects whole by unencumbering some funds potentially for some of the lower capacity projects.

Commissioner McClain advised that although staff have not confirmed with the MCSB system yet, it is his understanding that once that new school opens up on the west side of I-75, that MCPS are changing some of their zoning. He expressed concern that all those kids in Summerfield and Belleview will be going over Highway 484 to the new school causing even more traffic.

General discussion ensued.

Commissioner Bryant expressed concern as it relates to first responders out there having to drive that Highway 484 corridor when they get a call, which quite frankly is putting people's lives at risk on a daily basis.

General discussion resumed.

In response to Chairman Zalak, Ms. Straub advised that FDOT's I-75 Moving Florida Forward project still has a lot of work to go; therefore, everything that people see out there (i.e., cones, construction debris, etc.) along Highway 484 is still part of that construction job. She stated she would request that FDOT provide a thorough update at the next Transportation Planning Organization (TPO) meeting.

General discussion resumed.

In response to Chairman Zalak, Mr. Cohoon stated FDOT has to give priority to the ramps because they cannot allow those things to back up on I-75 and unfortunately Highway 484 is sacrificed.

General discussion resumed.

Commissioner Bryant clarified that her frustration is not with County staff, but is directed at the people who are making the decisions on how to allocate the funding and where to set the priorities and resources. She expressed concern for how anyone who has had to drive that corridor could ever think that putting resources, prioritizing resources somewhere else over that corridor could be thinking straight.

General discussion resumed.

Chairman Zalak expressed his appreciation to Mr. Cohoon and staff for their time and effort in working these road projects.

10. COMMITTEE ITEMS:

10.1. Board of Adjustment - Request Appointment of One (1) Alternate Member, for a Full Term Ending April 2029

Executive Assistant Gennifer Medina, Commission Office, presented the following recommendation:

> Description/Background: The Board of Adjustment has an alternate member vacancy for a new three (3) year term. One application was received from George M. Thorn, Jr., during the advertisement period.
>
> Budget/Impact: None.
>
> Recommended Action: Motion to appoint George M. Thorn, Jr. as Alternate Member on the Board of Adjustment for a new term ending April 2029.

Clerk Harrell advised that Mr. George M. Thorn, Jr., received the appropriate votes.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to appoint George M. Thorn, Jr., as an alternate member on the Board of Adjustment (BOA) for a new term ending April 2029. The motion was unanimously approved by the Board (5-0).

10.2. Pine Run MSTU - Request Appointment of One (1) Full Member to Serve the Remaining Two (2) Months of the Unexpired Term and a Subsequent Four (4) Year Term Ending June 2030

Executive Assistant Medina, Commission Office, presented the following recommendation:

> Description/Background: There is one (1) vacancy on the Pine Run MSTU Advisory Board for a full member to complete an unexpired term ending June 2026. One (1) application was received from Samuel Cucciniello during the advertisement period.
>
> As only two (2) months remain in the unexpired term, staff requests that the appointment also includes a new four (4) year term to follow immediately thereafter.
>
> Budget/Impact: None.
>
> Recommended Action: Motion to appoint Samuel Cucciniello as a full member of the Pine Run Estates MSTU Advisory Council to serve the remaining two (2) months of the unexpired term, and to a new four (4) year term to commence immediately thereafter and conclude in June 2030.

Clerk Harrell advised that Mr. Samuel Cucciniello received the appropriate votes.

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to appoint Samuel Cucciniello as a full member of the Pine Run Estates MSTU Advisory Council to serve the remaining two (2) months of the unexpired term, and to a new four (4) year term to commence immediately thereafter and conclude in June 2030.

11. NOTATION FOR ACTION:

Commissioner Bryant advised of a scrivener's error on Agenda Item 11.2., noting the correct date should be Tuesday, May 19, 2026 at 10:00 a.m. and not Wednesday, May 19, 2026.

11.1. Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance Amending the Marion County Code, Creating Section 18-8, Entitled Nonconsensual Towing and Trespass Towing; Establishing Maximum Rates for Nonconsensual Towing Services and Storage of Vehicle and Vessels on Tuesday, May 5, 2026, at 10:00 a.m., or as Soon Thereafter in the McPherson Governmental Campus Auditorium

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: Section 125.0103(1)(c), Florida Statutes, requires counties to establish maximum rates to be charged for the towing of vehicles from or immobilization of vehicles, removal and storage of wrecked or disabled vehicles from an accident scene or for the removal and storage of vehicles, in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle.

It was brought to Marion County's attention that we do not have an ordinance pertaining to nonconsensual or trespass towing, and as a result, citizens who need the services are being charged rates from other counties, which are set at an extremely high level. The proposed ordinance will establish a new section in the Marion County Code for nonconsensual towing and trespass towing.

Budget/Impact: None.

Recommended Action: Motion to Schedule and Advertise a Public Hearing to Consider an Ordinance Amending the Marion County Code, Creating Section 18-8, Entitled Nonconsensual Towing and Trespass Towing on Tuesday, May 5, 2026, at 10:00 a.m., or as Soon Thereafter in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to schedule and advertise a Public Hearing to consider an Ordinance amending the Marion County Code, creating section 18-8, entitled, “Nonconsensual Towing and Trespass Towing” on Tuesday, May 5, 2026, at 10:00 a.m., or as soon thereafter in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (5-0).

11.2. Request Approval to Schedule and Advertise a Final Public Hearing for Belleview Heights Estates Unit 8 - SE 44th Ave Road Improvement on Wednesday, May 19, 2026, at 10:00 a.m. in the McPherson Governmental Campus Auditorium

MS Director Wicker presented the following recommendation:

Description/Background: Bids were received and reviewed by Procurement; Municipal Services can now move forward with a Public Hearing. The following date is requested for a final Public Hearing in accordance with Florida Statutes.

Tuesday, May 19, 2026, At 10:00 A.M.

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise a final Public Hearing for Belleview Heights Estates Unit 8 – SE 44th Ave Road Improvement project on Tuesday, May 19, 2026, at 10:00 a.m. in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to Schedule and advertise a final Public Hearing for Belleview Heights Estates Unit 8 - SE

44th Avenue Road Improvement project on Tuesday, May 19, 2026, at 10:00 a.m. in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (5-0).

11.3. Request Approval to Schedule and Advertise a Public Hearing to Consider Modifications to the Silver Springs Community Redevelopment Area's Community Redevelopment Plan on Tuesday, May 19, 2026, at 10:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium
Growth Services Director Chuck Varadin presented the following recommendation:

Description/Background: In 2013, the Board of County Commissioners of Marion County, Florida (Board), approved the establishment of the Marion County Community Redevelopment Agency (Agency), followed by the creation of the Silver Springs Community Redevelopment Area (CRA), including establishment of the Silver Springs CRA Trust Fund and Silver Springs CRA Community Redevelopment Plan.

Section 163, Part III, F.S., titled the "Community Redevelopment Act" enables the local governing body to modify a CRA and/or its Community Redevelopment Plan (CRP) to update the CRP to maintain a vital and effective CRP. Further, the local governing body may extend the time certain set forth for the CRA in that CRA's CRP.

The Agency requests the Board schedule a public hearing to consider a modification to update the Silver Springs CRA's current CRP to incorporate the findings and proposals of the Silver Springs CRA Master Plan Update completed in 2024. Further the Agency also requests the duration of the Silver Springs CRA be extended an additional ten (10) years, from thirty (30) to forty (40) years, the maximum duration authorized by the Community Redevelopment Act.

Staff recommends scheduling a public hearing date to consider a proposed Silver Springs CRA Community Redevelopment Plan Modification on Tuesday, May 19, 2026, at 10:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium.

Budget/Impact: None.

Motion to schedule and advertise a public hearing to consider a Silver Springs Community Redevelopment Area Community Redevelopment Plan modification on Tuesday, May 19, 2026, at 10:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to schedule and advertise a Public Hearing to consider a Silver Springs CRA CRP modification on Tuesday, May 19, 2026, at 10:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (5-0).

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.
Chairman Zalak opened the floor to public comment.
Henry Munoz, Marion Oaks Boulevard, advised that residents in SummerGlen and Marion

Oaks were a little amazed that the County was tackling the Highway 484 bridge without constructing the fly over first, which would have alleviated a lot of the problems that tackling that bridge is going to cause. He stated that bridge is going to be moved east because of the big rocks to the west, which is of concern for affected residents. Mr. Munoz opined that the project engineers should have known about those issues.
Joseph Walker, SE 54th Place, Ocklawaha, addressed a tire fire issue that happened in District 4, noting it was a 30 feet by 100 feet tire fire in Citra and Code Enforcement has no records of any previous complaints. He stated those tires have needed to be removed since last year.
In response to Chairman Zalak, Ms. Straub advised that staff has previously been in communication with the property owner, noting she will have a conversation with the property owner and staff from the Building and Safety Department to address these issues.
Chairman Zalak advised that public comment is now closed.

13. COMMISSIONER ITEMS:
13.1. Commission Comments
Commissioner Curry stated he had nothing further to add.

Commissioner Stone stated she had nothing further to add.

Commissioner Bryant stated she had nothing further to add.

Commissioner McClain stated he had nothing further to add.

Chairman Zalak stated he had nothing further to add.

13.2. Commission Calendar
13.2.1. Present Commission Calendar
The Chairman acknowledged receipt of the Commission calendar covering the period of April 21 through May 19, 2026.

14. NOTATION FOR RECORD:
14.1. County Administrator Informational Items:
14.1.1. Present Chamber and Economic Partnership March 2026 Activity
14.1.2. Present Letter Dated March 18, 2026, Regarding Payment from the Department of Financial Services, on Behalf of the U.S. Department of Agriculture's Forest Service, in Accordance with the Secure Rural Schools Act
14.1.3. Present Letter to Lake and Seminole County Attorney's Office Regarding the Medical Examiner Facility

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

14.3. Clerk of the Court:
14.3.1. Present Report No. PC2026-02: Municipal Services Department - Oronoque Road Improvements Petition Count
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 26-07, 26-08, 26-09, 26-10, 26-11, 26-12, 26-13 and 26-14 with the Secretary of State's Office
14.3.5. Present Letter Dated March 26, 2026, from the City of Belleview, Development Services Department, Regarding Scheduled Meetings for the Annexation Application Relating to Parcel No. 36872-001-02
14.3.6. Present Marion County Community Redevelopment Agency Silver Springs Community Development Annual Report for Fiscal Year 2024-25
14.3.7. 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 - February 2, 2026
14.4.2. Code Enforcement Board - March 11, 2026
14.4.3. Development Review Committee (DRC) - March 16, 23 and 30, 2026
14.4.4. Housing Finance Authority - February 18, 2026
14.4.5. Land Development Regulation Commission - March 11, 2026
14.4.6. Parks & Recreation Advisory Council - December 17, 2025, and January 21, 2026
14.4.7. Planning and Zoning Commission - February 23, 2026
14.4.8. Tourist Development Council - February 26, 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

There was a recess at 11:00 a.m.
The meeting reconvened at 2:00 p.m. with all members present.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Senior Transportation Planner Ken Odom, Senior Planner Chris Rison, Planners Kathleen Brugnoli, Sara Wells, Xinyi "Cindy" Chen and Erik Kramer, Administrative Manager Autumn Williams, Administrative Staff Assistant Kim Lamb, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and ACA Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

15. PLANNING & ZONING AND DRC WAIVER REQUESTS (AT 2:00PM):
Deputy Clerk Lewter presented proof of publication entitled, "Notice of Public Hearing by Marion County Board of County Commissioners to Consider Request for Land Use

Change, Rezoning, and Special Use Permit Applications" published on the publicly accessible website www.Marionfl.org/LegalNotices on April 6, 2026.

NEW BUSINESS: Chairman Zalak requested William "Bill" John Nicoll, III be approved as his selection to the Historical Commission.
A motion was made by Commissioner McClain, seconded by Commissioner Curry, to appoint William "Bill" John Nicoll, III to the Historical Commission. The motion was unanimously approved by the Board (5-0).

County Attorney Matthew G. Minter provided a brief overview of the process for today's zoning, Special Use Permit (SUP) and Master Plan hearings.
Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

15.1. DRC Waiver Requests:
15.1.1. Request for Waiver from Land Development Code Section 6.14.2B(1)(a)Water Main Connection (Well Request) for Arturo Campa, Parcel Number 9018-0325-12, Application Number 000377
The Board considered the following recommendation from Fire Marshal Ken McCann, on behalf of the Development Review Committee (DRC):

Description/Background: The Land Development Code (LDC) Section 6.14.2.B(1)(a) states new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).

The referenced parcel is within 192 feet of the existing water line, therefore it is within the connection distance to closest central water by MCU; extension distance required to meet Code is 319 feet. The cost to complete the main water extension is approximately $32,000. There is one benefiting lot (located to the west) that could be potentially served by the water main, but the lot currently utilizes a well for water supply. The applicant, Arturo Campa, stated that the cost is prohibitive to development of the parcel and is therefore requesting a waiver from connection to centralized water.

This waiver request was denied by the Development Review Committee (DRC) on March 2, 2026.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's action to deny the waiver request.

Utilities Director Tony Cunningham commented on the waiver request for water connection, noting the parcel is within 192 feet of the existing waterline. He stated the extension distance required to meet Code is 319 feet. Mr. Cunningham advised that the parcel across the street would be a benefiting parcel, but it is a constructed lot with a well. He stated the applicants concern is relating to the cost of connection.
Mr. Cunningham advised that he supports the denial of the waiver request, noting the connection is required by Code. He stated the Department is trying to extend water into this neighborhood, noting there are undeveloped lots further south of this location.
Arturo Campa, Marion Oaks Lane, advised that he purchased several properties in the area, one for him and his wife to live on and the subject parcel for his children to build on in the future. He commented on financial difficulties that caused him to sell his home,

noting they had hopes to be able to come back to the area. Mr. Campa addressed the hardship the cost of connection would have on being able to build their home on this site. He stated the homes built recently in the vicinity are on well and septic.

In response to Commissioner Curry, Mr. Cunningham stated if a benefiting lot does not connect within 7 years of the initial agreement it no longer has an option of being a benefiting lot in the future. He advised that the potential benefiting lot has an existing functioning well, noting they had the ability to connect and have not. Should the well need to be replaced/repaired then they would be required to connect. Mr. Cunningham commented on the impact approving the waiver request would have on future connections further down the road.

Commissioner Curry stated the Board is trying to have properties connect to water and sewer for the protection of the environment and the springs. He opined that regardless of the decision made today the Board will have to become tougher on these approvals.

Commissioner Bryant advised that this application is for water only and is not the consideration of sewer.

Chairman Zalak questioned the cost to run the line and the capital charges that will be assessed. Mr. Cunningham advised that the estimated cost of the line is $32,000.00 and the capital charge for water is $1,644.00.

In response to Chairman Zalak, Mr. Cunningham advised that grant funding is not available in this area.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to disagree with the DRC and approve the waiver request.

Commissioner McClain commented on the existing development in the area, noting there are only approximately 6 lots not connected within connection distance. He stated it would be cost prohibitive to run the line.

In response to Commissioner Curry, Mr. Cunningham advised that the County is building a Lower Floridan well, which will be an alternative water supply for a lot of the water supply in this section of the system. He stated when a personal well is installed it is pulling from the Upper Floridan and it will impact the springs more directly. Mr. Cunningham advised that a private well does not have a price signal; therefore, there is not a bill coming that makes someone think about how much water was utilized. He stated being connected to centralized water is critical for long term water conservation.

Commissioner McClain expressed concerns with the system not being looped together and having dead ends.

Mr. Cunningham advised that the Department is proactively installing lines within certain areas of the community. He stated regarding the water main extensions, staff reviews them and when it makes sense they loop the system. Mr. Cunningham advised that the projects come down to the available funds and what the County is willing to speculate on those connections being paid back.

The motion was unanimously approved by the Board (5-0).

15.1.2. Request for Waiver from Land Development Code Section 6.14.2A(4)(a) Sewer Main Connection for Wings Academy, Parcel Number 9021-0000-03, Application Number 000418

Chairman Zalak advised that there was a revision to include a waiver for the water main connection along with the sewer main connection.

The Board considered the following recommendation from Fire Marshal McCann, on behalf of the DRC:

Description/Background: The Land Development Code (LDC) Sections ~~6.14.2.(A)(4)(a)~~ 6.14.2.C.(1) and 6.14.2.C.(2) state~~s~~ Development shall connect to a centralized water system and sewer system with available capacity by extension to the closest point of service if a water main is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs). The proposed development expansion of the Wings Academy for a new school building requires re-calculation of the entire parcel's ERCs. The development is within connection distance and required per code to extend and connect to the centralized sewer system.

The applicant, Rocky Shrable, is requesting a waiver for financial hardship and timing of the sewer connection.

This waiver request was denied by the Development Review Committee (DRC) on March 30, 2026.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's action to deny the waiver request.

Mr. Cunningham provided a brief overview of the waiver request for water and sewer connection. He expressed concerns relating to water supply and nitrogen going into the environment, noting in these situations centralized sewer is going to remove significantly more nitrogen than an enhanced wastewater treatment septic system. Mr. Cunningham advised that the neighborhood is mostly developed and the lots do not currently have water and sewer.

Commissioner Curry advised that this is adding to an existing flow, noting the estimated cost of connection for each system would be roughly $200,000.00.

Mr. Cunningham stated staff does not know if the existing septic tank and well have capacity for the expansion.

Chairman Zalak advised that the applicant would have to work with the Department of Health (DOH) to determine capacity.

Thomas Harding, SE 64th Avenue Road, advised that he is on the Board of Elders for Wings of Faith Fellowship Church and His Compassion, Inc. He stated he his present on behalf of Pastor Rocky Shrable who was unable to be here today. Mr. Harding advised that 47 people are employed throughout the ministry and non-profits. He stated the school currently has 42 students, noting the SUP allows up to 125 students.

Mr. Harding questioned if the waiver is not approved, is there a grant available to assist with the cost of connection. He commented on the cost and the difficulty to obtain funds for the food that is handed out to the community. Mr. Harding requested permission to place a modular unit on existing pavement and allow them time to connect to water and sewer.

Chairman Zalak clarified that the modular unit is not being considered today, only water and sewer waivers.

A motion was made by Commissioner Curry, seconded by Commissioner Stone, to disagree with the DRC and approve the waiver requests for water and sewer connection. The motion was unanimously approved by the Board (5-0).

15.2. Cover Documents

15.2.1. Present Cover Documents from Planning and Zoning Commission Public Hearing (Information only)

15.3. Planning and Zoning Consent Items:

Growth Services Director Chuck Varadin advised that the two (2) petitions listed on the Consent Agenda are recommended for approval by both the Planning Division and the P&Z Commission.

P&Z PUBLIC HEARING ON MARCH 30, 2026

Motion was made by Mr. Behar and seconded by Mr. Bonner, to agree with staff's findings and recommendation and recommend approval of the Consent Agenda items.

1. Will not adversely affect the public interest
2. Are consistent with the Marion County Comprehensive Plan
3. Are compatible with the surrounding land uses

The Motion passed unanimously, 5-0

Chairman Zalak requested Agenda Item 15.3.2 be pulled for individual consideration.
Chairman Zalak opened the floor to public comment.
There being none, Chairman Zalak advised that public comment is now closed.
A motion was made by Commissioner McClain, seconded by Commissioner Curry, to approve Consent Agenda Item 15.3.1, agreeing with Growth Services Department staff and the P&Z Commission recommendations, based on findings that the proposed use is compatible with the surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).
The motion approved the Consent Agenda items as follows:

15.3.1. 260203SU - Ronald & Shirley Adams, Special Use Permit to Allow for a New 154' (Feet) Monopole Telecommunications Tower and Support Facility, in a General Agriculture (A-1) Zone, 13.48 Acre Parcel, Parcel 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113

The Board granted a petition by Ronald & Shirley Adams, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a new 154' (feet) Monopole Telecommunications Tower and Support Facility, in a General Agriculture (A-1) zone, on an approximate 13.48 Acre Parcel, on Parcel Account Number 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113

Resolution 26-R-108 contains the following Conditions:

1. The Special Use Permit is limited to one monopole tower as indicated in the submitted application.
2. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
3. A site plan approval is required before construction of the tower and compound.
4. The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue requirements, including emergency vehicle access and turning radius standards.
5. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
6. Existing tree line buffers shall be maintained along the subject property's boundaries, except where removal is necessary for construction or access, subject to applicable permitting requirements.

7. The landscape buffer shall be installed and maintained around the perimeter of the equipment compound in accordance with Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.
8. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
9. This Special Use Permit shall run with the land. The landowner and tower operator shall be jointly and severally responsible for compliance with all conditions. Any transfer of ownership or operational control of the tower shall be reported to the County Growth Services within 30 days, and the successor entity shall assume all obligations herein.

15.3.2. 260401SU - Skyway Towers LLC on Behalf of Bess Pasture Hunt Club, Inc, Special Use Permit to Allow for a 185' Lattice Telecommunication Tower Facility, in General Agriculture (A-1) Zone, 1.25 Acres, Parcel 4122-498-000, Site Address 7485 SW 160th Street, Dunnellon, FL, 34432
The Board considered a petition by Bess Pasture Hunt Club, Inc., for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a 185' Lattice Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 1.25 Acre Parcel, on Parcel Account Number 4122-498-000, Site Address 7485 SW 160th Street, Dunnellon, FL 34432
Chairman Zalak expressed concern with the tower not meeting the required fall radius.
Planner Sara Wells presented a 1 page letter received by staff received signed by the applicant's engineer addressing the fall radius.
Jaime Maier, Hill Ward Henderson, East Kennedy Boulevard, Tampa, attorney on behalf of the applicant, advised that it is a separate requirement in the Marion County Code to have an engineered fall zone not only within the property boundary, but also within the lease area. She stated the structural engineer signed the letter and submitted it for the record. A separate tower engineering report is usually filed during the building permit process, which substantiates all of that information in the fall zone letter. Ms. Maier advised that the tower exceeds the separation requirements from the nearest residential structures, but it does not meet the agricultural to agricultural boundary requirements.
Chairman Zalak opened the floor to public comment.
There being none, Chairman Zalak advised that public comment is now closed.
A motion was made by Commissioner McClain, seconded by Commissioner Stone, to adopt Resolution 26-R-109 approving the SUP request with Conditions 1 through 6, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion passed 3-2 with Chairman Zalak and Commissioner Bryant dissenting.
Resolution 26-R-109 contains the following Conditions:

1. In lieu of buffering requirements, heavy vegetation is to remain on the parcel, with the exception of the vegetation that needs to be removed for the construction of the tower. Any gaps in vegetation shall be filled and maintained.
2. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.

3. This communications tower site shall be developed consistent with the proposed conceptual plan.
4. The Special Use Permit runs with the Skyway Towers LLC and not the property.
5. The Applicant shall be responsible for repairing any damage to public or private access routes resulting from the Applicant's construction-related traffic to or from the subject property. The Applicant shall not be responsible for the condition of such access routes existing prior to the commencement of the Applicant's construction activities.
6. Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and not subject to an unexpired building permit within two (2) years, the Special Use Permit shall terminate.

In response to Chairman Zalak, Mr. Minter referred to Florida Supreme Court case Trianon Park Condominium Association, Inc. v. City of Hialeah, which determined the government’s approval of a particular project does not act as guarantor or an insurer of the project. He stated if an engineer is involved it would be the engineer’s certification that the liability would be linked.

15.4. Planning and Zoning Items for Individual Consideration:

15.4.1. 260403ZC - SeaSure LLC, Zoning Change from Regional Business (B-4) to Rural Residential (RR-1) Zone, For All Permitted Uses, 0.65 Acres, on Parcel 2003-101-000, No Address Assigned

The Board considered a petition by SeaSure LLC, for a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from Regional Business (B-4) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.65 Acre Parcel, on Parcel Account Number 2003-101-000, No Address Assigned

P&Z PUBLIC HEARING ON MARCH 30, 2026

260403ZC Planning and Zoning Commission Recommendation

Motion was made by Mr. Lourenco, seconded by Mr. Gaekwad, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously, 5-0.

Planner Erik Kramer, Growth Services, provided a brief overview of the zoning change request from B-4 to RR-1. He advised that 1 letter of opposition was received relating to storm water concerns. Mr. Kramer stated staff and the P&Z Commission are recommending approval of the zoning change.

Chairman Zalak questioned why the applicant is requesting RR-1 and not single family residential (R-1). Mr. Kramer advised that RR-1 allows for horses by right.

Chris Howson, JCH Consultant Group, SW 15th Street, on behalf of the owner, advised that the intent is to build a single family residence on the site. He stated this use will have less impervious areas than a B-4 use; therefore, there should be no impact on the stormwater.

Chairman Zalak opened the floor to public comment.

There being none, Chairman Zalak advised that public comment is now closed.
A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to approve the zoning change request from B-4 to RR-1, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

15.4.2. 250903ZC - 520 NE 82nd Terrace LLC, Zoning Change from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC), for All Permitted Uses, 7.65 Acre Tract, Parcels 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491
The Board considered a petition by 520 NE 82nd Terrace LLC, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC), for all permitted uses, on an approximate 7.65 Acre Tract, on Parcel Account Numbers 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491

P&Z PUBLIC HEARING ON DECEMBER 29, 2025
250903ZC Planning and Zoning Commission Recommendation
Motion was made by Mr. Bonner, seconded by Mr. Johnson, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously, 5-0.

Planner Kramer, Growth Services, provided a brief overview of the zoning change request from A-1, B-4 and B-5 to RAC. He stated there were no letters of opposition received by staff; however, residents did have questions at the P&Z Commission hearing. Mr. Kramer advised that this matter has been continued three times, noting the initial application was received in July 2025. The Item was set to be heard September 2025, but an email request to continue was received by staff. It came before the Board in January 2026 and at that time it was continued to a date certain (April 21, 2026). He stated the site is located outside of the Urban Growth Boundary (UGB) and the Farmland Preservation Area (FPA), noting it is located in the secondary springs protection overlay zone (SSPOZ). Mr. Kramer advised that the subject parcel is in a designated RAC land use area and the request is change to the consistent zoning for the land use designation. He commented on the surrounding land use and zoning designations.
Mr. Kramer addressed the traffic level of service (LOS) in the area.
Mr. Kramer advised that both Growth Services staff and the P&Z Commission recommend approval of the zoning change.
Erin Freel, Boyd Real Estate, SE 91st Place, on behalf of the owner, provided a brief history of the property.
Chairman Zalak opened the floor to public comment.
There being none, Chairman Zalak advised that public comment is now closed.
A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the zoning change request from A-1, B-4, and B-5 to RAC, agreeing with Growth

Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

In response to Commissioner Bryant, Mr. Kramer advised that the applicant will be allowed all permitted uses under the RAC zoning, noting attachment F for this item in the Agenda Packet has the list of approved uses.

ACA Tracy Straub advised that the owner had a submittal that was due in for an SUP for warehousing and outdoor storage.

Mr. Kramer stated Growth Services did not receive an SUP application.

Ms. Straub advised that the applicant does not have permission to have a warehouse or outdoor storage.

Commissioner Curry out at 2:55 p.m.

Mr. Kramer stated staff are working with the applicant and Code Enforcement to help bring them into compliance.

General discussion ensued.

In response to Chairman Zalak, Deputy Director Ken Weyrauch, Growth Services, advised that under RAC, the site can retain the zoning of B-5 if it was developed already, but the uses are still limited to the RAC uses.

Commissioner Curry returned at 2:58 p.m.

General discussion resumed.

15.4.3. 241007ZP - Optimum Dealership Group, LLC, Florida Investment Fund of Birmingham, LLC, Investment Company of Florida, LLC, Simeon Holdings, LLC, and Gary & Pamela Turnley, Approval for the Final Planned Unit Development Master Plan, 81.85 Acres Tract, Parcels 36474-000-00, 36474-001-00, 36475-000-00, 36547-000-00, 36547-001-00, 36547-002-00, & 36514-000-00; Site Addresses 2916 SE 73rd Street, 2920 SE 73rd Street, 2700 SE 73rd Street, 7350 S US Highway 441, 7392 S US Highway 441, 7400 S US Highway 441, and 7680 S US Highway 441, Ocala FL 34480

Deputy Growth Services Director Ken Weyrauch presented the following recommendation:

> Description/Background: On October 15, 2024, the Board of County Commissioners (Board) granted a Planned Unit Development (PUD) rezoning for the Optimum Dealership Group's Optimum RV Dealership location on Parcels 36474-000-00, 36474-001-00, 36475-000-00, 36547-000-00, 36547-001-00, 36547-002-00, & 36514-000-00; Site Addresses 2916 SE 73rd St, 2920 SE 73rd St, 2700 SE 73rd St, 7350 S US Hwy 441, 7392 S US Hwy 441, 7400 S US Hwy 441, and 7680 S US Hwy 441, Ocala FL 34480.
>
> The PUD approval establishes a series of development conditions and timelines related to the site's development, submittal of development plans, and the timing of improvements. At this time, the developer has submitted the project's PUD Master Plan (initially submitted May 8, 2025) and SW 73rd Street Improvement Plan (initially submitted November 6, 2025), and these have been undergoing development review, including resubmittal review, wherein some comments remain outstanding to date.
>
> Approval of the PUD Master Plan by the Board is a PUD requirement, and acts to "start the clock" for subsequent development plan submissions and development activities. The Board consideration of the PUD Master Plan has been scheduled

and advertised as required, and the Board may elect to approve the PUD Master Plan as presented subject to final revisions to satisfy remaining staff comments, with a date certain for resubmittal and to conclude the PUD Master Plan review (e.g., May 18, 2026).

Budget/Impact: None; advertising funded by applicant/developer per PUD approval.

Recommended Action: Discuss the proposed PUD Master Plan with the accompanying Improvement Plan, provide direction to staff, and determine if Board approval for the PUD Master Plan may be granted in some form, and motion accordingly.

Senior Planner Chris Rison, Growth Services, stated the initial version of the PUD Master Plan was submitted in October of 2025 and it has been undergoing review through the County systems. He provided a brief history of the PUD. Mr. Rison advised that one of the items that was a discussion concern in 2024 was the driveway located at the intersection of Highway 441 and SE 73rd Street, noting the applicant has provided for concrete barricades across that area. The northernmost driveway to Highway 441 was also blocked off with a concrete barricade. He provided a brief overview of the site and surrounding area.

Mr. Rison commented on where the different phases of the project are located. He stated the buffer plan was approved, but there is a question relating to the buffering of an adjoining church. The applicants have indicated that they have not received word from the church and have not been able to contact them. Mr. Rison provided a brief overview of the buffers as shown on the overhead screens, as well as the zoning history for the property.

Mr. Rison advised that the Master Plan is actively being reviewed and the applicant's resubmittal is pending. He stated the Master Plan was submitted in October 2025, noting resubmittals were received in December 2025 and in March 2026. Mr. Rison advised that the SE 73rd Street improvement plans were submitted in November 2025 and are currently pending resubmittal. The north service facility was a site plan started in 2021 and resubmittals were done in 2023 and 2024, but not moved forward. The Master Plan indicated it would be part of Phase 5 of the project. Mr. Rison advised that the Traffic Impact Analysis (TIA) was submitted in February 2025 and staff approved it in September 2025.

Mr. Rison stated the site is located in the UGB and has a commercial future land use designation. The uses and proposals are consistent with the approvals of the PUD and the applicant is proposing to work within the confines of the LDC. He stated this is a final consideration for approval of the Master Plan, but approval through DRC is pending. The BCC approval may be conditional, which could establish a time frame for resubmittal of the revised plan. Staff anticipates the Master Plan, given its current level, should be resubmitted within two weeks. Then the applicant would need to bring it forward to DRC within 4 weeks.

Fred Roberts, Klein & Klein, LLC, SE 11th Avenue, attorney on behalf of the applicant, advised of ROW issues. He stated a ROW waiver went before the DRC two weeks ago and was denied; therefore, the plan has to change to address ROW.

Mr. Roberts advised that Phase 1 is the construction of SE 73rd Street and the buffering along Highway 441.

Chairman Zalak questioned why the landscaping has not been completed, noting at the previous meeting the Board was told it would be completed right away. Mr. Roberts advised that he listened to the previous meeting and that is not what was said.

Mr. Roberts reiterated the first phase consists of the buffering plan and SE 73rd Street improvements. He stated the applicant has agreed to provide the County with 10 feet of ROW on either side of the roadway. Mr. Roberts advised that Phase 2 will remediate and deal with parking and drainage, noting this will be completed prior to any type of vertical improvements being made. The only exception to that will be adding skin to the current facilities immediately so that any repairs or maintenance can be done indoors.

Commissioner Bryant advised that the applicant is not currently in compliance.

Chairman Zalak stated repairs are not supposed to be taking place outside, but it is taking place.

Mr. Roberts advised that the repairs are being done exclusively under the covers that they have always conducted those repairs, which are sheds onsite today. The additional comment that was included in the PUD was to enclose those or have it be done in a closed structure. He stated if the PUD concept plan does not result in a Master Plan that can be actionable through building permits, etc. they cannot comply and it reverts back to the original zoning as it stands.

Chairman Zalak opined that the applicant does not have the right to perform repairs onsite.

Commissioner Bryant referred to Condition 5 of the PUD which states "All vehicle repair and or service work shall be required to take place in a fully enclosed building with closed doors wherein no repair work shall occur in open bays or bays with open doors". She stated the applicant is currently in violation. Code Enforcement found 40 covered, but not fully enclosed single vehicle structures where repairs are taking place on site.

Mr. Roberts advised that those structures existed prior to the PUD.

Commissioner Bryant reiterated that the applicant was in violation of the approved PUD.

Mr. Roberts stated the way the PUD elements works is that there is a conceptual plan that becomes approved and is vested upon the Master Plan. Then it commences prior to the expiration and otherwise reverts back to the prior zoning. He advised that the reality of it is every Recreational Vehicle (RV) facility located along this stretch of ROW has the exact same set up, noting the applicant's goal is to get the Code violations corrected and remediated.

Chairman Zalak commented on the length of time the applicant has taken to meet deadlines.

Mr. Roberts addressed the importance of the traffic study, which was not approved until September 2025. He stated there was an additional comment that was not incorporated into any of the comments relating to the SE 73rd Street expansion for additional ROW, noting that was the first they heard anything about additional ROW.

In response to Chairman Zalak, Mr. Roberts advised that David Tillman does not represent this applicant. He stated the traffic study was submitted on February 17, 2025 and it took staff 63 days to respond.

County Engineer Steven Cohoon, OCE, advised that typically there is a lot of back and forth relating to the traffic study. He stated he does not have the information in front of him relating to when the traffic study was returned to the applicant, but he can attest that a year ago it was taking longer to review them than it does today.

Mr. Roberts advised that County staff does a great job, but this is a huge area and involves several different entities. He stated everyone has worked together diligently, hand in hand to determine what can be constructed. Mr. Roberts advised that the Master Plan is required before any improvements can be made onsite.

In response to Commissioner Bryant, Mr. Roberts advised that the photometric plan was originally submitted as requested, noting it did comply with the Code requirements. He stated since the photometric plan was completed the applicant has installed a new system, which reduced the measurement from 60 feet to 5 feet.

General discussion ensued relating to lighting.

Mr. Roberts advised that the western boundary has been addressed by adding a substantive tree line buffer and incorporating the photometric plan. He stated the photometric plan can be incorporated into the conditions because they now have a way to regulate the light.

In response to Ms. Straub, Mr. Roberts advised that the photometric plan was provided to staff in 2025, noting the plan has been installed onsite. He stated a major site plan is due for the initial phasing within 6 months of this being approved.

Ms. Straub clarified that the applicant was not held up on the Master Plan being approved to get the SE 73rd Street wrapped up, noting discussions took place from the very beginning relating to the SE 73rd Street improvement.

Mr. Roberts advised that SE 73rd Street was submitted approximately 56 days after the traffic study was approved. The traffic study did not incorporate 20 additional feet of ROW that the County is requesting. He stated the applicant is donating the requested ROW, which has required a revision to the plan.

Ms. Straub advised that the biggest outstanding issue for the Master Plan consideration is the list of uses on the cover and that those are all identified and agreed to with staff. She stated regarding the repair of RV's, while those might be allowed in the B-5, it does not look like all of that is occurring in the historical B-5 area of the property.

Mr. Roberts advised that the applicant is going to spend a significant amount of money to enclose those facilities that are not the permanent facilities, noting the applicant does acknowledge that and does want to get that buttoned up. He stated it is difficult to ask a business owner to shut down operations while they are going through the extensive PUD process. Mr. Roberts advised that the applicant has tried to address concerns by implementing the phasing plan and establishing other elements previously discussed.

Mr. Roberts advised that the applicant is willing to build the wall adjacent to the church, but in the past the church indicated they did not want a wall. He stated he has tried to contact the church to follow up and has not been successful, noting if the church does not respond by the time the site plan is submitted for the northern portion the applicant will build a wall.

In response to Commissioner Bryant, Mr. Roberts advised that the photometric plan for what is on the ground is done and was submitted to staff. He stated an additional component was added to turn the lights off, but no additional lighting was added. Any additional lighting would be part of a major site plan.

Commissioner Bryant questioned how much longer will it take to see the buffer be installed along SE 73rd Street and how much longer will it take to be in compliance relating to RV repair. Mr. Roberts advised that he is unsure how long the construction of those items will take.

General discussion ensued.

Chairman Zalak questioned if he Board can revoke any of the approved PUD. Ms. Straub advised that the County had a couple of PUDs that were approved for subdivisions, which were previously used for grazing cattle or a different business operation and they did not move into their PUD for a subdivision for quite a while. The County had to bring the applicant back and amend the PUD to allow the site to continue the previous use on the site. She stated the applicant is currently in violation of the approved PUD and it would need to be amended to allow them to continue the operation until it comes into compliance with the current PUD requirements.

In response to Mr. Minter, Ms. Straub advised that the PUD that had to come back before the Board to be amended to continue the previous use also did not have an approved Master Plan.

Mr. Minter advised that the repairs should not take place under the former zoning if they were violating the former zoning. He stated if the applicant is going to rely on the former zoning than they need to comply with the former zoning.

Mr. Roberts opined that Code Enforcement should make everyone else also adhere to the exact same standards as it relates to RVs.

In response to Chairman Zalak, Mr. Minter advised that the Board cannot revoke anything without providing a notice of a revocation hearing and giving them a due process right to respond.

Commissioner McClain stated when approving the PUD he does not remember thinking it would be done any sooner than the Master Plan.

Commissioner Curry advised that by approving the Master Plan it puts the applicant on the clock, noting if they are in violation of the PUD Conditions it goes away.

Ms. Straub requested staff identify what is outstanding on the Master Plan.

Chairman Zalak advised that a turn around time frame for replies should be established.

Commissioner Bryant opined that it is in the Board's best interest to go ahead and get the Master Plan done and ensure everyone understands the expectations.

Mr. Rison advised that the primary concern for the Master Plan when the applicant made their last resubmittal was the elimination of references to prohibited uses, which would need to be added back in.

Mr. Roberts commented on the prohibited uses, noting the list will be added back into the plan.

Mr. Rison stated staff's anticipation is the applicant could resubmit in the next 2 weeks.

Mr. Roberts advised that the changes relate to two typos, the widening of SE 73rd Street, and adding the prohibited use list back.

In response to Commissioner Bryant, Mr. Rison advised that staff did receive the photometric plan.

Commissioner Bryant questioned what the hold up on the buffer is along SE 73rd Street.

Mr. Roberts advised that if they had installed the buffering on SE 73rd Street they would have had to tear it out because additional ROW was needed.

General discussion ensued.

In response to Chairman Zalak, Mr. Rison advised that Condition 17 of the PUD requires major site plans for the PUD to be submitted within 6 months of the approval of the PUD Master Plan or equivalent. He stated there is not a timeline established for when the improvements have to be in place.

Mr. Roberts advised that it is established by the requirement that SE 73rd Street is constructed within 6 months of the approval.

General discussion resumed.

Jameson Frederick, SE 17th Street, on behalf of the applicant, advised that the lighting was installed in 2018/2019, noting the installer had a photometric Plan. The plan was sent to staff, but staff did not have it with the Major Site Plan application. He stated he is unsure if the photometric Plan was reviewed with the Major Site Plan application, but it was installed at the same time as the parking area. Mr. Frederick advised that the photometric Plan shows that there is not more than 0.5 of a foot candle at the property lines.

In response to Chairman Zalak, Mr. Frederick advised that the lights onsite are compliant with the perimeter light levels, noting the applicant has added a dimmer. He stated the lighting has been reduced from 60 feet to 5 feet.

Commissioner Bryant questioned when the work was performed on the lighting to lower the candles from 60 feet to 5 feet. Mr. Frederick advised that he was notified yesterday, but is unaware of when the work was performed.

In response to Chairman Zalak, Mr. Frederick stated there is a Condition on the PUD plan relating to lighting requirements.

Commissioner Stone was excused at 3:42 p.m.

Mr. Frederick advised that the specification (spec) sheets that he saw did not have a shield on them, which is why the glare is visible when driving down SE 73rd Street. The shield reduces the glare and the lower light levels will assist with the brightness.

In response to Chairman Zalak, Mr. Rison advised that the standard at the property line for the photometric is zero. He stated the plan provided is an acceptable plan, noting the difficulty is the glow affect. Shielding will help with this, but there is still going to be a variation of the glow affect.

General discussion ensued related to lighting.

In response to Chairman Zalak, Mr. Frederick advised that the shielding can be installed with the SE 73rd Street improvements and the buffering.

Mr. Bouyounes referred to Condition 17 which states "the Major Site Plan(s) for the PUD shall be submitted within six (6) months…".

Chairman Zalak questioned if the buffering can be done prior to the 6 months. Mr. Bouyounes stated if the Board wants to make any timing changes they need to be very clear during this discussion of the expectations. He opined that when he sees the Major Site Plan is going to be submitted within 6 months that means construction will probably not start until a year later, noting the applicant has to go through the review and approval process.

Mr. Frederick advised that due to the buffers being a priority, the applicant submitted the landscape buffer along with the SE 73rd Street Improvement Plan.

Mr. Bouyounes questioned the timeline for completion. Mr. Frederick advised that it has to be constructed in 6 months after approval, noting it is addressed in Condition 9b of the PUD. He stated the only things the applicant received back for SE 73rd Street are the stormwater comments and moving the buffers back to account for the additional ROW.

Commissioner Bryant questioned how much longer it will be before the applicant will have the construction/improvement plan approval. Mr. Frederick advised that the applicant has submitted the plans and have received one round of reviews, noting it will be resubmitted in the next few weeks.

In response to Commissioner Bryant, Mr. Cohoon advised that if the applicant appropriately addresses staff's comments, then the plan can be turned around same day.

Chairman Zalak requested the stipulation be added that it cannot go more than 14 days without a comment.

General discussion ensued.

Mr. Rison advised that if approved today the applicant would need to have the resubmittal complete within 2 weeks, then DRC approval within 2 weeks and by the time the applicant

turns in their Major Site Plan they will commit to one of the buffer options against the church site.
A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to approve the Master Plan with the timelines and expectations established during this public hearing. The motion passed unanimously by the Board (4-0).

15.5. Adoption of Ordinance
15.5.1. Zoning
The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Mills-McAllister regarding petitions for rezoning and Special Use Permits heard earlier in the meeting.
A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to adopt Ordinance 26-15 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (4-0).
Ordinance 26-15 is entitled:

> AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING, AND SPECIAL USE PERMIT APPLICATIONS, AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

There being no further business to come before the Board, the meeting thereupon adjourned at 3:55 p.m.

____
Carl Zalak, III, Chairman

Attest:

____
Gregory C. Harrell, Clerk

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