

# Marion County

## Board of County Commissioners

### Action Summary – FINAL

McPherson Governmental Campus  
601 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-438-2323  
Fax: 352-438-2324

---

**Tuesday, July 1, 2025**

**9:00 AM McPherson Governmental Campus  
Auditorium**

---

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

All commission and zoning meetings are open to the public.

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

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

#### PUBLIC COMMENTS

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

#### -Regular BCC Meeting

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

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

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

#### -BCC Planning and Zoning Meeting

- Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting. Marion County staff is available throughout each meeting for your convenience.

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

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

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

---

**CALL TO ORDER****INVOCATION AND PLEDGE OF ALLEGIANCE****9:00 AM ROLL CALL****ANNOUNCEMENTS****Tuesday, July 1, 2025**

- 10:00 a.m. Public Hearing for the Resolution to Adopt a Special Assessment to be Imposed on Marion County Hospitals related to Enhanced Medicaid Reimbursements
- 10:00 a.m. Public Hearing to Consider an Ordinance to Amend Article XI of Chapter 10 of the Marion County Code to Add a New Category of Transportation Impact Fees: Fast-Food Restaurant with Drive-Thru; Adding a New Subsection 10-282(b) Adopting a Marion County Transportation Fee Update Study Supplement Dated June 6, 2025; Amending the Transportation Impact Fee Schedule in Section 10-327 to include the New Category and Fee Amount; Including Findings, and Administrative Procedures
- 5:30 p.m. Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code

**Tuesday, July 15, 2025**

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public Hearing to Consider a Rate Resolution to Increase the Current Assessment Rate Associated with the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting
- 10:00 a.m. Public Hearing for Public Comment on the FY 2025-2026 Annual Action Plan for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG)
- 2:00 p.m. Commission Planning & Zoning Meeting regularly scheduled for the third Tuesday of every month

**July 16-17, 2025**

- 9:00 a.m. Budget Workshops to Consider the Budget for FY 2025-2026

**Present:**

Chairman Kathy Bryant, Vice Chair Carl Zalak III,  
Commissioner Craig Curry, Commissioner Michelle  
Stone, and Commissioner Matt McClain

**1. PROCLAMATIONS AND PRESENTATIONS:**

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

- 1.1.** PRESENTATION - Marion County School Board Bus Brigade School Supply Drive - Tom Butler, MCPS Homeless Liaison (Presentation Only)

**PRESENTED**

Marion County website: [www.marionfl.org/our-county/mission-bus-brigade](http://www.marionfl.org/our-county/mission-bus-brigade)

- 1.2.** PRESENTATION - Fiscal Year 2023-24 Annual Comprehensive Financial Report Presented by the External Auditors - Clerk of Court (Presentation Only)

**PRESENTED**

- 1.3.** PROCLAMATION - Parks and Recreation Month - Jim Couillard, Marion County Parks & Recreation Director (Approval and Presentation)

**PRESENTED**

- 1.4. PRESENTATION - Employee of the Quarter for April - June 2025 - Sara Caron, Human Resources Director (Presentation Only)

PRESENTED

William "Randy" Torrance

**2. AGENDA ITEM PUBLIC COMMENTS:**

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

Joseph Walker - agenda items 9.1., 9.2. and 9.3.

**3. ADOPT THE FOLLOWING MINUTES:**

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda items 3.1. through 3.6. The motion carried 5 / 0.**

3.1. February 17, 2025

3.2. February 18, 2025

3.3. February 24, 2025

3.4. February 27, 2025

3.5. March 5, 2025 A

3.6. March 5, 2025 B

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

- 4.1. Request Approval of 2024-2026 Edward Byrne Memorial Justice Assistance Grant Program - Countywide

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 4.1. The motion carried 5 / 0.**

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

**5.1. Budget Amendment**

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 5.1.1. through 5.1.19., including Consent agenda item 7.4.9. The motion carried 5 / 0.**

5.1.1. Building Safety Fund - Building - \$35,000

5.1.2. County Transportation Maintenance Fund - Transportation - \$125,000

5.1.3. General Fund - Animal Services - \$10,400

5.1.4. General Fund - Animal Services - \$100,000

- 5.1.5. General Fund - Belleview Sportsplex - \$27,000
- 5.1.6. General Fund - Facilities Management - \$35,000
- 5.1.7. General Fund - General Government Capital - \$111,170
- 5.1.8. General Fund - Legislative - \$12,200
- 5.1.9. General Fund Grants Fund - Community Services - \$25,000
- 5.1.10. Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \$740,135
- 5.1.11. Infrastructure Surtax Capital Project Fund - Multiple Cost Centers - \$4,100,000  
**Agenda item 5.1.11. is related to Consent agenda item 7.4.9.**
- 5.1.12. Insurance Fund - Insurance - \$15,675
- 5.1.13. Insurance Fund - Insurance - \$73,126
- 5.1.14. Marion County Airport Fund - Marion County Airport - \$210,062
- 5.1.15. Marion County Utility Fund - Utilities Management - \$80,000
- 5.1.16. Marion County Utility Fund - Utilities Wastewater System - \$262,500
- 5.1.17. Marion County Utility Fund - Utilities Water System - \$190,000
- 5.1.18. Multiple Funds - Multiple Cost Centers - \$52,000
- 5.1.19. Stormwater Fund - Stormwater Program - \$910,000

## **5.2. Project Adjustment**

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda items 5.2.1. and 5.2.2. The motion carried 5 / 0.**

- 5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \$120,000
- 5.2.2. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$452,274

## **5.3. Clerk of the Court Items**

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 5.3.1. The motion carried 5 / 0.**

- 5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 036100, 037240, 043073, 044653, 045169, 046238, 048668 and Information Technology's List

---

**6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am:**

Public participation is encouraged. When prompted, please step up to the podium and state your name and address for the record. Please limit your comments to the specific issue being addressed.

- 6.1.** PUBLIC HEARING to Authorize Year Five (5) of the Annual Non-Ad Valorem Special Assessments to Enhance Medicaid Payments for Local Services and Adoption of a Resolution Relating to Same

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

- 6.2.** PUBLIC HEARING to Consider an Ordinance to Amend Article XI of Chapter 10 of the Marion County Code to Add a New Category of Transportation Impact Fees: Fast-Food Restaurant with Drive-Thru; Adding a New Subsection 10-282(b) Adopting a Marion County Transportation Fee Update Study Supplement Dated June 6, 2025; Amending the Transportation Impact Fee Schedule in Section 10-327 to include the New Category and Fee Amount; Including Findings, and Administrative Procedures

**Will be revisiting car washes at a later date.**

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 6.2. at 70% rate with incremental increases of 10% in October 2026, 2027, and 2028, adopting as soon as possible after the 90-day notice. The motion carried 4 / 1.**

**7. CONSENT:**

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda items 7.1.1. through 7.7.5., with the exception of 7.1.2., which was pulled to be brought back at a later date. The motion carried 5 / 0.**

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

**7.1. Attorney:**

- 7.1.1.** Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW NW 80th 70th Avenue Segment 1A Road Improvement Project in Marion County, Florida
- 7.1.2.** Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW 40th Ave / SW 49th Ave Improvement Phase 1 Project in Marion County, Florida

**Agenda item 7.1.2. is being pulled to be discussed at a later date.**

- 7.1.3.** Request Approval of the Mediated Settlement Agreement for the NW/SW 80th Ave and Hwy 40 Intersection from 1300' South of West Hwy 40 to 1600' North of West Hwy 40 Road and Drainage Improvement Project Fee Simple Right-of-Way Taking and Temporary Construction Easement Parcels (Budget Impact - Neutral; expenditure of \$1,884,951)

**7.2. Community Services:**

- 7.2.1.** Request Approval of a Modification Agreement Between Marion County and Lauren Hall (McKittrick) (Budget Impact - None)
- 7.2.2.** Request Approval of Second Amendment of Marion County Standard Professional Service Agreement New Construction Project Between Habitat for Humanity of Marion County, Inc. and Marion County (Budget Impact - None)
- 7.2.3.** Request Approval to Submit the 2025-26 Marion County Regional Opioid Abatement Plan to the Department of Children and Families (Budget Impact - None)
- 7.2.4.** Request Approval to Submit the 2025-26 Marion County Opioid Abatement Plan to the Department of Children and Families (Budget Impact - None)

**7.3. Human Resources:**

- 7.3.1.** Request Approval of Health Center Access Option for Employees and Dependents Not on County-Sponsored Insurance (Budget Impact - None)

**7.4. Procurement Services:**

- 7.4.1.** Request Approval of Bid Award: 25B-112 DRA Fence Line and Rip Rap Treatment - J & J Aquatics Specialists, LLC, Lake City, FL (Budget Impact - Neutral; expenditure of \$61,022)
- 7.4.2.** Request Approval of Change Order 2 for Purchase Order 2500204: 24PB-296 Meter Boxes, Lids and Water Meters - National Metering Services, Inc., Kearney, NJ (Budget Impact - Neutral; additional expenditure of \$55,000)
- 7.4.3.** Request Approval of Change Order 2 to Purchase Order 2500776: 25Q-002 SW 40th Ave/SW 49th Ave Phase 1 - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$875,112)
- 7.4.4.** Request Approval of Change Order 2 & 3 to Purchase Order 02401106: 23Q-225 CR 475A (SW 27th Avenue) Improvements - Kittelson & Associates, Inc., Orlando, FL (Budget Impact - Neutral; additional expenditure of \$78,175)

- 7.4.5. Request Approval of Change Order 4 to Purchase Order 2301249: 23Q-076 Marion County Sheriff's Office Remodel - The Lunz Group, LLC, Lakeland, FL (Budget Impact - Neutral; additional expenditure of \$25,000)
- 7.4.6. Request Approval of Change Order 9 to Purchase Order 2100801: 20Q-190 SW 52nd St. Flood Relief - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$8,266)
- 7.4.7. Request Approval of Contract Renewal: 19BE-192-CA-03 Website Upgrades, Agenda, & Captioning Services - Granicus LLC, St. Paul, MN (Budget Impact - Neutral; expenditure of \$73,613)
- 7.4.8. Request Approval of First Contract Amendment: 25C-067-CA-01 Radius Emergency GIS Mapping Services - RapidDeploy, Inc., Austin, TX (Budget Impact - None)
- 7.4.9. Request Approval of Task Order: 20Q-161-TO-52 Construction Manager, Fire Station 11 Replacement Project - Dinkins Construction LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$6,933,514)  
  
Agenda item 7.4.9. is related to Clerk of Court, Budget Amendment item 5.1.11.
- 7.4.10. Request Approval of Seventh Contract Amendment: 16Q-020-CA-07 SW 49th Ave South Phase, Segment F - Kimley-Horn & Associates, Inc., Ocala, FL (Budget Impact - Neutral; total expenditure of \$114,745)
- 7.4.11. Request Approval of Purchases \$50,000 and Over

## **7.5. Tourist Development:**

- 7.5.1. Request Approval of Resolution of the Board of County Commissioners of Marion County Authorizing Tourist Development Funding Programs (Budget Impact - None)

## **7.6. Transportation - County Engineer:**

- 7.6.1. Request Approval of a Purchase Agreement Associated with the SW 40th/49th Avenue Phase 1 Road Improvement Project for Parcel 2390-009-000 (Budget Impact - Neutral; expenditure of \$83,130)
- 7.6.2. Request to Accept a Portion of SW 70th Avenue Road into the Marion County Maintained Road System (Budget Impact - None)
- 7.6.3. Request Approval of an Indemnification Agreement Between Sabana Owner, LLC and Marion County for the Proposed Sabana Reserve Subdivision, Application Number 32367 (Budget Impact - None)

## **7.7. Utilities:**

- 7.7.1. Request Approval of Water Main Extension Connection Agreement WME-106-O Between New Home, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)
- 7.7.2. Request Approval of Water Main Extension Connection Agreement WME-108-O Between New Home, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)
- 7.7.3. Request Approval of Water Main Extension Connection Agreement WME-078-S Between Zephyr Homes, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$65,132)
- 7.7.4. Request Approval of Marion County Septic to Sewer Conversion Agreement Between John G. Noonan, as Bishop of the Diocese of Orlando, and Marion County (Budget Impact - Neutral; up to \$281,139 grant funding)
- 7.7.5. Request Approval of Drinking Water State Revolving Fund Planning and Design Loan Agreement DW420630 Between Florida Department of Environmental Protection and Marion County (Budget Impact - Neutral; \$1,250,000 Principal Forgiveness Loan)

## 8. COUNTY ATTORNEY:

- 8.1. Adoption of Resolution Designating an Administrative Authority Pursuant to Florida Statutes Section 177.071, as Amended by 2025 SB 784

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 8.1. The motion carried 5 / 0.**

**Motion by Vice Chair Zalak, second by Commissioner Stone, to consider walk-on agenda item 8.2. The motion carried 5 / 0.**

- 8.2. Request Approval of the Lease Renewal Agreement between 15912 STATE ROAD 40, LLC, and Marion County for the Tax Collector office space located at 15956 East State Road 40, Silver Springs, Florida 34488 ("Forest office")

Joseph Walker - why leasing property instead of building on owned property?

Chairman Kathy Bryant - Mr. Albright determined leasing is better financially; no space in existing buildings to accommodate the tax collector

**Motion by Commissioner McClain, second by Vice Chair Zalak, to approve agenda item 8.2. The motion carried 5 / 0.**

## 9. COUNTY ADMINISTRATOR:

- 9.1. Request for Release of Lien on Code Enforcement Case Number 524014; Parcel Number 4221-004-006

Reduce to amount paid and release lien.

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 9.1. The motion carried 5 / 0.**



- 9.2. Request for Release of Lien on Code Enforcement Case Number 932492; Parcel Number 00009-000-00

Reduce lien to total hard cost of \$1,401.85.

**Motion by Commissioner Stone, second by Vice Chair Zalak, to approve agenda item 9.2. The motion carried 5 / 0.**

- 9.3. Request for Release of Lien on Code Enforcement Case Numbers 584889, and 765941; Parcel Number 0742-008-077

Reduce both liens to total hard cost of \$5,025.11.

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 9.3. The motion carried 5 / 0.**

- 9.4. Presentation of the Final Marion County Vulnerability Assessment including Some Municipalities and Results; Grant Agreement 23PLN63 Between the Florida Department of Environmental Protection and Marion County

PRESENTED

10. COMMITTEE ITEMS: NONE

11. NOTATION FOR ACTION: NONE

12. GENERAL PUBLIC COMMENTS:

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

Amanda Yates - Simon's life mattered

Dennis Morgan - issues with sidewalk on 64<sup>th</sup> Ave Rd in the Shores

Henry Munoz – thank you for dividing line on Marion Oaks Lane

Joseph Walker - Walk on 8.2. - receive information in advance

**DIRECTION TO STAFF:** include Walk-on packets for citizen reference.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

**Commissioner McClain** - welcomed baby boy June 10th; all is well; thank you for support

**Vice Chair Zalak** - thank you Chairman for writing letter in support for the NACo board; appointed to board member seat for Florida; thank you Commissioner Curry for coming to the workshop; fantastic job by staff (PTSD walk); show video at next meeting from FAC website

**Commissioner Curry** - PTSD walk set record with shirt sales at \$30,000; getting bigger every year; far reaching mental problem; good attendance, despite rain

**Commissioner Stone** – congratulations to Commissioner McClain; enjoyed FAC conference; everyone stayed for presentation, good compliments, spoke highly of county; congratulations leadership and staff; great teamwork; happy and safe fourth of July; great tools on website for FAC for property taxes called Keep Florida Thriving

**Chief Banta** - encourage attending public display of fireworks instead of private displays; incidents every year of injury; plenty of rain, reduced risk of fire; be careful and enjoy the fourth

**Chairman Bryant** – will be a lot of conversation in the coming year for property taxes; coming up on fourth of July holiday; make sure animals are secure; practice safety; happy Independence Day; thank you for being with us today

**13.2. Commission Calendar**

**13.2.1. Present Commission Calendar**

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

**14.1.1.** Present Letter to Stakeholders of District 5 Regarding the Medical Examiner Facility

**14.1.2.** Present Letters from Veterans Helping Veterans USA, Inc. Dated June 12, 2025 Regarding Request for Continuation of Funding in FY 2025-26 Budget

**14.1.3.** Present Letter from Aurora Oaks Community Development District Dated June 13, 2025 Regarding Proposed Budget FY 2026

**14.1.4.** Present Monthly Building Safety Productivity Report for the Month of May 2025

**14.1.5.** Present the Approved Marion County State Housing Initiatives Partnership Local Housing Assistance Plan 2025-26, 2026-27 and 2027-28

**14.1.6.** Present Letter from Lori Conrad, Marion County Public School Board Chair, Dated June 19, 2025 Requesting to Postpone Scheduling the Public Schools Planning Officials Meeting to February 2026

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

**14.3. General Informational Items:**

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

**14.4. Clerk of the Court:**

**14.4.1.** Present Administrative Budget Transfer Report for FY 2024-25

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

**14.4.3.** FY 2025-26 Public Defender Revised Budget

**14.5. Present for information and record, minutes and notices received from the**

- 14.5.1.** Parks & Recreation Advisory Council - March 19, 2025
- 14.5.2.** Code Enforcement Board - May 14, 2025
- 14.5.3.** Development Review Committee - June 2, and 9, 2025
- 14.5.4.** License Review Board - May 13, 2025
- 14.5.5.** Dog Classification Board - May 21, 2025
- 14.5.6.** Rainbow Lakes Estates Advisory Committee - May 15, 2025
- 14.5.7.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.8.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.9.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.10.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>