



Marion County

Board of County Commissioners

Meeting Agenda

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

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Commissioner
District 3 – Matt McClain, Vice-Chair
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Tuesday, December 16, 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 at 2:00 p.m.

All commission and zoning meetings are open to the public.

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

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

PUBLIC COMMENTS

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

-Regular BCC Meeting

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

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

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

-BCC Planning and Zoning Meeting

- Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

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

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

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

CALL TO ORDER**INVOCATION AND PLEDGE OF ALLEGIANCE****9:00 AM ROLL CALL****ANNOUNCEMENTS****1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PRESENTATION - The Hope of All Mankind - A Christmas Carol - Marion County Volunteer Employee Choir \(Presentation Only\)](#)
- 1.2. [PROCLAMATION - Animal Abuse Registry Awareness Month - Lilly Baron, SPCA of Ocala \(Approval and Presentation\)](#)

2. AGENDA ITEM PUBLIC COMMENTS:

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

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [July 16, 2025](#)
- 3.2. [July 17, 2025](#)
- 3.3. [July 21, 2025](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Request Approval of the Award Agreement 15PBJA-24-GG-04224-MUMU for the Fiscal Year 2025-26 Marion County Youth Court Program](#)
- 4.2. [Billy Woods, Sheriff - Request Approval of Expenditure of \\$175,000 from the Law Enforcement Trust Fund](#)

5. CLERK OF THE CIRCUIT COURT:**5.1. Budget Amendment**

- 5.1.1. [Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \\$175,000](#)
- 5.1.2. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$40,253](#)
- 5.1.3. [General Fund - Facilities Management Health - \\$25,000](#)
- 5.1.4. [General Fund - Library Capital - \\$70,000](#)
- 5.1.5. [General Fund - Sheriff Jail Transfer - \\$3,338](#)
- 5.1.6. [General Fund - Teen Court - \\$10,000](#)

- 5.1.7. [Impact Fee East District Fund - Impact Fees East District - \\$428,000](#)
- 5.1.8. [Impact Fee West District Fund - Impact Fees West District - \\$50,000](#)
- 5.1.9. [Stormwater Fund - Stormwater Program - \\$85,690](#)
- 5.1.10. [Marion Oaks MSTU - Marion Oaks Recreation - \\$11,620](#)
- 5.1.11. [Multiple Funds - Transportation Improvement Project Re-appropriation Reconciliation](#)
- 5.1.12. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$54,020](#)
- 5.1.13. [Rainbow Lakes Estates MSD - Rainbow Lakes Estates Gen Govt - \\$21,350](#)

5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \\$4,814](#)

5.3. Clerk of the Court Items

- 5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 021777, 023165 and 034886](#)

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

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

- 6.1. [PUBLIC HEARING to Consider the Adoption of the Resolution for Heather Island Market Center Municipal Service Benefit Unit for General Maintenance and Capital Improvements](#)
- 6.2. [PUBLIC HEARING to Consider the Adoption of the Resolution for Maricamp Market Centre Replat Phase 1 and Phase 2 Municipal Service Benefit Unit for General Maintenance and Capital Improvements](#)

7. CONSENT:

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

7.1. Attorney:

- 7.1.1. [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](#)

7.2. Community Services:

- 7.2.1. [Request Approval of Marion County Standard Professional Services Agreement Emergency Solutions Grant Program \(HESG\) with the City of Ocala \(Budget Impact - Neutral; not to exceed \\$99,438\)](#)
- 7.2.2. [Request Approval of Affordable Housing Incentive Strategies Recommendations by the Marion County Affordable Housing Advisory Committee \(Budget Impact - None\)](#)
- 7.2.3. [Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with United Way of Marion County, Inc. \(Budget Impact - Neutral; not to exceed \\$82,542\)](#)

7.3. Procurement Services:

- 7.3.1. [Request Approval of Bid Award: 25B-046 Emerald Rd. Extension - SE 92nd Loop to CR 464 \(Maricamp Rd\) - Salser Construction, LLC, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$11,002,473\)](#)
- 7.3.2. [Request Approval of Bid Exemption: 26BE-034 Standard ISO Container and Sub-Frame Combo Units - Roll-Off Parts.com, Downers Grove, IL \(Budget Impact - Neutral; estimated annual expenditure of \\$100,000\)](#)
- 7.3.3. [Request Approval of Selection Committee Recommendation: 25Q-125 Miscellaneous Maintenance for Stormwater Management Facilities - Art Walker Construction, Inc., Lowell, FL, GWP Construction, Inc., Ocala, FL, Hartman Civil Construction Co., Inc., Hernando, FL, T & C Underground Inc., Ocala, FL \(Budget Impact - None\)](#)
- 7.3.4. [Request Approval of Task Order: 21Q-219-TO-11 Electrical Trades Contract Services, Aergility Hangar Interior Lighting, - Chuck's Stokes Electric of Central Fla, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$56,734\)](#)
- 7.3.5. [Request Approval of Task Order: 22Q-056-TO-07 Roofing Trade Contract Services, Human Resources Roof Replacement - Big D Roofing Services, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$54,975\)](#)

7.3.6. [Request Approval of Task Order: 22Q-228-TO-19 Geotechnical Services for Emerald Road Extension - Professional Service Industries, Inc., Hudson, FL \(Budget Impact - Neutral; expenditure of \\$220,050\)](#)

7.3.7. [Request Approval of Purchases \\$50,000 and Over](#)

7.4. Solid Waste:

7.4.1. [Request Authorization to Acknowledge Approval for the City of Belleview to Use Disaster Debris Management Site No. 104867 \(Budget Impact - None\)](#)

7.5. Transportation - County Engineer:

7.5.1. [Request Approval of a Purchase Agreement Associated with the SW 49th/40th Avenue Phase 1 Road Improvement Project for Parcel 35512-001-02 \(Budget Impact - Neutral; expenditure of \\$3,000\)](#)

7.5.2. [Request Approval of a Resolution Approving the Florida Department of Transportation's Request for Deed for a Partial Take of Tax Parcels 13539-002-00 and 13689-002-00 Associated with the I-75/NW 49th Street Interchange Project \(Budget Impact - Revenue of \\$6,471,700\)](#)

7.5.3. [Request Approval of Purchase Agreement Associated with the Marion Oaks Manor Extension Road Improvement Project for Parcel 44822-000-12 \(Budget Impact - Neutral; expenditure of \\$425,000\)](#)

7.5.4. [Request Approval of a State of Florida Department of Transportation State-Funded Grant Agreement and Supporting Resolution and Nullification of the Previous Agreement and Supporting Resolution for the NW 49th Street Project from NW 70th Avenue \(CR 225A\) to NW 44th Avenue, FPN: 453201-1-54-01 \(Budget Impact - Revenue; grant of up to \\$3,500,000\)](#)

7.5.5. [Request Approval of Second Amendment to Agreement Concerning Conveyance of Right of Way and Related Matters Between Marion County and Golden Ocala Equestrian Land LLC, Equestrian Operations LLC, Roberts Development Corporation, R.L.R. Investments LLC, \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

9.1. [Marion County Veterans Hall of Fame Proposal](#)

9.2. [Provide Update on Roof Types for Fire Station Prototypes](#)

9.3. [Provide Update on Various Roadway Projects](#)

10. COMMITTEE ITEMS:

10.1. [Land Development Regulation Commission - Request Appointment of One \(1\) Alternate Member for a Term Ending December 2029](#)

10.2. [Marion Oaks MSTU for Recreation and Facilities - Request to Appoint One \(1\) Member for an Unexpired Term, Ending March 2029](#)

10.3. [Marion Oaks MSTU for General Services - Request to Appoint One \(1\) Member for an Unexpired Term, Ending September 2026](#)

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.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

13.2. Commission Calendar

13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

14.1.1. [Present Letter Dated November 18, 2025, St. Johns River Water Management District's Governing Board 2026 Meeting Schedule](#)

14.1.2. [Present Solid Waste Monthly Operations Report for October, 2025](#)

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

14.2.1. [WALK ON: Presented on December 2, 2025, as agenda item 11.2. - School Board of Marion County, Florida, Attendance Boundary Advisory Committee - Request to Appoint One Voting Member](#)

14.3. Clerk of the Court:

14.3.1. [Present Monthly Report for the Building Department Budget and Actual](#)

14.3.2. [Present Administrative Budget Transfer Report for FY 2025-26](#)

14.3.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-52 and 25-53 with the Secretary of State's Office](#)

14.3.4. [Present Letter Dated November 26, 2025 from the City of Belleview, Development Services Department, Regarding Scheduled Meetings for the Annexation Application Relating to Parcel No. 38526-000-00](#)

14.3.5. [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 Adjustments - November 3, 2025](#)

14.4.2. [Development Review Committee - November 3 and 17, 2025](#)

14.4.3. [Housing Finance Authority - October 15, 2025](#)

14.4.4. [Land Development Regulation Commission - November 5 and 19, 2025](#)

14.4.5. [Planning and Zoning Commission - October 27, 2025](#)

14.5. General Informational Items:

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

14.5.2. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

14.5.3. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>

14.5.4. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>

14.5.5. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

15. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 2:00PM):

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

15.1. Planning and Zoning Items for Individual Consideration:

15.1.1. [25-S15 - Linda Capozzoli, Small Scale Land Use Change, from Low Residential \(LR\) to Medium Residential \(MR\), 19.75 Acres, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476](#)

- 15.1.2. [251209ZP - Linda Capozzoli, Zoning Change from General Agriculture \(A-1\) to Planned Unit Development \(PUD\) Zone, For A Maximum of 72 Detached Single-Family Residential Dwelling Units, 19.75 Acre Parcel, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476](#)

15.2. Adoption of Ordinance