

# Marion County

## Board of County Commissioners

### Action Summary – FINAL

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

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**Tuesday, December 16, 2025**

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

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The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is held on the Monday before the third Tuesday of each month at 1:30 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**

**Tuesday, December 16, 2025**

- 10:00 a.m. Public Hearing to Consider the Adoption of a Resolution for Heather Island Market Center Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements
- 10:00 a.m. Public Hearing to Consider the Adoption of a Resolution Maricamp Market Centre Replat Phase 1 and Phase 2 Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month.

**Wednesday, December 17, 2025**

- 9:30 a.m. Public Hearing To Consider Adopting the 2025 Marion County Comprehensive Plan and Appraisal Report
- 1:30 p.m. Workshop To Discuss the Marion County Fleet Department and Department of Health Bellevue

**Tuesday, January 6, 2026**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 1:30 p.m. Commission Meeting (Planning & Zoning) Scheduled for the first Monday of the month.

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

**1. PROCLAMATIONS AND PRESENTATIONS:**

**Motion by Commissioner Bryant, second by Vice Chair McClain, to approve agenda items 1.1. and 1.2. The motion carried 5 / 0.**

**1.1.** PRESENTATION - The Hope of All Mankind - A Christmas Carol - Marion County Volunteer Employee Choir (Presentation Only)

**PRESENTED**

**1.2.** PROCLAMATION - Animal Abuse Registry Awareness Month - Lilly Baron, SPCA of Ocala (Approval and Presentation)

**PRESENTED**

**Motion by Vice Chair McClain, second by Commissioner Stone, to consider walk-on item 1.3. The motion carried 5 / 0.**

**1.3.** WALK ON: PRESENTATION - Bring the Harvest Home 2025 (Presentation Only)

**Motion by Commissioner Stone, second by Commissioner Bryant, to approve walk-on item 1.3. The motion carried 5 / 0.**

**PRESENTED**

**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 - item 7.4.1.

**3. ADOPT THE FOLLOWING MINUTES:**

**Motion by Commissioner Bryant, second by Commissioner Curry, to approve agenda items 3.1. through 3.3. The motion carried 5 / 0.**

3.1. July 16, 2025

3.2. July 17, 2025

3.3. July 21, 2025

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

**Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda items 4.1. and 4.2. The motion carried 5 / 0.**

4.1. Request Approval of the Award Agreement 15PBJA-24-GG-04224-MUMU for the Fiscal Year 2025-26 Marion County Youth Court Program

Agenda item 4.1. is related to Budget Amendment item 5.1.6.

4.2. Billy Woods, Sheriff - Request Approval of Expenditure of \$175,000 from the Law Enforcement Trust Fund

Agenda item 4.2. is related to Budget Amendment item 5.1.1.

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

**Motion by Commissioner Bryant, second by Vice Chair McClain, to approve agenda items 5.1.1. through 5.1.13., as well as agenda items 7.5.3. and 7.5.5. The motion carried 5 / 0.**

5.1.1. Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \$175,000

Agenda item 5.1.1. is related to agenda item 4.2.

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

Agenda item 5.1.6. is related to agenda item 4.1.

5.1.7. Impact Fee East District Fund - Impact Fees East District - \$428,000

**Agenda item 5.1.7. is related to Consent Agenda item 7.5.3.**

5.1.8. Impact Fee West District Fund - Impact Fees West District - \$50,000

**Agenda item 5.1.8. is related to Consent Agenda item 7.5.5.**

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

**Motion by Commissioner Bryant, second by Vice Chair McClain,  
to approve agenda item 5.2.1. The motion carried 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: 021777, 023165 and 034886

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

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

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

6.1. PUBLIC HEARING to Consider the Adoption of the Resolution for Heather  
Island Market Center Municipal Service Benefit Unit for General Maintenance  
and Capital Improvements

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

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

**Motion by Commissioner Bryant, second by Vice Chair McClain, to  
approve agenda item 6.2. The motion carried 5 / 0.**

**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.

**Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda items 7.2.1. through 7.5.4., excluding 7.5.3., which was approved with the Budget Amendments. The motion carried 5 / 0.**

**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

**Agenda item 7.1.1. was revised to remove one of the parcels from the Resolution.**

**Motion by Commissioner Bryant, second by Commissioner Curry, to approve agenda item 7.1.1. The motion carried 5 / 0.**

**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)

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- 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)
- Agenda item 7.5.3. is related to Budget Amendment item 5.1.7.**
- 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)
- Agenda item 7.5.5. is related to Budget Amendment item 5.1.8.**
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**8. COUNTY ATTORNEY: NONE****9. COUNTY ADMINISTRATOR:****9.1. Marion County Veterans Hall of Fame Proposal**

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

**DIRECTION TO STAFF:** Clarify how member of committee will be selected from the state level Marion County inductees.

**9.2. Provide Update on Roof Types for Fire Station Prototypes**

PRESENTED

**DIRECTION TO STAFF:** Move forward with construction of high-capacity design that's needed for Marion Oaks. Bring on Construction Manager, create cost estimates and provide the board with options.

**9.3. Provide Update on Various Roadway Projects**

PRESENTED

**10. COMMITTEE ITEMS:****10.1. Land Development Regulation Commission - Request Appointment of One (1) Alternate Member for a Term Ending December 2029**

William "Nate" Chambers

**Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda item 10.1. The motion carried 5 / 0.**

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

Rebecca Lewis

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

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

Stella M. Owens

**Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda item 10.3. The motion carried 5 / 0.**

**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) .

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Justin Eason - appreciate working with Mike Savage  
Henry Munoz - thank you to Steven Cohoon for getting light at Timberwalk Community  
Joseph Walker - cleaning up sites  
Valorie Boucher - eliminating homestead exemption

### 13. COMMISSIONER ITEMS:

#### 13.1. Commission Comments

##### Commissioner Curry

- Appreciate support with Veterans Hall of Fame
- It's a gift to be on the board, very respectful group, county is on the same page
- Have a great Christmas

##### Commissioner Stone

- Run for the Springs at Silver Springs State Park, February 28<sup>th</sup> @ 8am
- Enjoy holiday season
- On January 1<sup>st</sup>, there will be eight weeks to train for Run for the Springs, regimen can be found online; education on how to protect waterways and springs; businesses are welcome to join, there are challenges and awards
- Thank you, Commissioner Curry, for comments; Marion County is a special place, love being a part of board and community; appreciate staff support; nonstop to make community better
- Holiday wish for county is Merry Christmas and enjoy holiday season however you celebrate; will be celebrating the entrance of our savior into this world
- Happy New Year

##### Commissioner Bryant

- Eliminating homestead property taxes is complex topic, not "yes or no" answer; revisions could be made to process, services have to be paid for, up to state legislature to revise process, board would support different funding sources
- Consider changing budget strategic plan workshop date on January 29<sup>th</sup>

**DIRECTION TO STAFF:** Bring back at 2:00 p.m.

- Holy time, take time to focus on what season means, spend time with loved ones
- Story of two brothers, never told each other how they felt until one was dying; if there's anyone you have a rift with, take time to mend relationships, nothing pleases our father more than relationships with each other
- Have a wonderful Merry Christmas, we are blessed, be a blessing to someone else

##### Vice Chair McClain

- Can't imagine being anywhere else than Marion County to raise family, holds to traditional values; it's an honor and privilege to serve with board, compassionate and cares about community
- Thank you to those who worked extra hours to assist with Building Safety
- Invitation to house for holidays

##### Chairman Zalak

- As we wrap up the year, grateful for team and staff for support; team is resilient and bounces back to fix things
- Holiday season can be stressful or peaceful, depending on approach; what will you remember as we celebrate holidays
- Merry Christmas

**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>

Meeting went into recess

Meeting reconvened

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

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

**Board agreed to move the Budget Strategic Plan Workshop from Thursday, January 29<sup>th</sup> at 9:00 a.m. to Monday, January 26<sup>th</sup> at 9:00 a.m.**

**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

**Motion by Commissioner Bryant, second by Commissioner Stone, to deny agenda item 15.1.1. The motion carried 5 / 0.**

- 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

**WITHDRAWN**

**Motion by Vice Chair McClain, second by Commissioner Bryant, to consider agenda item 15.1.3. The motion carried 5 / 0.**

- 15.1.3. WALK ON: Request Approval of Amendment Number Three to Agreement LPS0052 Between Florida Department of Environmental Protection and Marion County Utilities (Budget Impact - None)

**Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda item 15.1.3. The motion carried 5 / 0.**

**15.2. Adoption of Ordinance**