



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, July 21, 2026

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

All commission and zoning meetings are open to the public.

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

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

PUBLIC COMMENTS

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

-Regular BCC Meeting

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

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

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

-BCC Planning and Zoning Meeting

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

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

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

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

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

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

- 1.1. [PRESENTATION - Courts' Fiscal Year 2026-27 Proposed Budget Presentation - Jeff Fuller, Trial Court Administrator](#)
- 1.2. [PRESENTATION - Lotus Marion/Marion County Sexual Assault Center Update Presentation to the Board of County Commissioners - Betsy Weber, Executive Director](#)
- 1.3. [PROCLAMATION - National Arts in Health Day - Patricia Tomlinson, Executive Director, Arts in Health Ocala Metro \(Approval and Presentation\)](#)
- 1.4. [PRESENTATION - Employee Service Awards - Bobbi Perez, Director of Human Resources \(Approval and Presentation\)](#)

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. [April 21, 2026](#)
- 3.2. [April 22, 2026](#)
- 3.3. [April 29, 2026](#)
- 3.4. [May 5, 2026](#)

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:
NONE****5. CLERK OF THE CIRCUIT COURT:****5.1. Budget Amendment**

- 5.1.1. [American Rescue Plan Local Fiscal Recovery Fund - Utilities Line Extensions - \\$1,902,617](#)
- 5.1.2. [County Transportation Maintenance Fund - Road & Street Facilities - \\$182,954](#)
- 5.1.3. [County Transportation Maintenance Fund - Transportation - \\$70,000](#)

- 5.1.4. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$25,025](#)
- 5.1.5. [Fire Protection Impact Fee Trust Fund - Fire Protection Impact Fee - \\$5,249](#)
- 5.1.6. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$38,157](#)
- 5.1.7. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$200,000](#)
- 5.1.8. [General Fund - Animal Services - \\$74,018](#)
- 5.1.9. [General Fund - Animal Services - \\$120,000](#)
- 5.1.10. [General Fund - Cooperative Extension Service - \\$11,000](#)
- 5.1.11. [General Fund - Emergency Medical Services - \\$15,000](#)
- 5.1.12. [General Fund - Emergency Medical Services - \\$217,400](#)
- 5.1.13. [General Fund - Public Defender Technology - \\$17,800](#)
- 5.1.14. [General Fund - Sheriff Emergency Management Transfer - \\$4,830](#)
- 5.1.15. [General Fund - Sheriff Jail Transfer - \\$65,368](#)
- 5.1.16. [Hills of Ocala MSTU for Recreation - Hills of Ocala Recreation - \\$10,000](#)
- 5.1.17. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \\$1,156,985](#)
- 5.1.18. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \\$5,859,514](#)
- 5.1.19. [Impact Fee West District - Impact Fees West District - \\$6,446,207](#)
- 5.1.20. [Insurance Fund - Insurance - \\$90,000](#)
- 5.1.21. [Marion County Utility Fund - Utilities Capital Construction - \\$13,000](#)
- 5.1.22. [Medical Examiner Fund - Medical Examiner - \\$40,992](#)
- 5.1.23. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$113,580](#)
- 5.1.24. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$14,224](#)
- 5.1.25. [Parks and Recreation Fees Fund - Parks and Recreation Fees - \\$33,100](#)

5.2. Project Adjustment

5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Projects - \\$21,577](#)

5.2.2. [Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Projects - \\$15,000](#)

5.3. Clerk of the Court Items

5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 036573, 036574, 037691, 037784, 039211, 043914, 52973, and 54497](#)

5.3.2. [Request Approval of Proposed \(Maximum\) Millage Rates and Scheduling of First Public Hearings for Fiscal Year 2026-27](#)

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

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

6.1. [PUBLIC HEARING to Consider an Ordinance Amending the Marion County Code, Chapter 2, Administration, Article IV, Board and Commissions, Division 3, Housing Finance Authority, Section 2-98, Membership](#)

6.2. [PUBLIC HEARING to Consider an Ordinance Amending the Marion County Code, Chapter 17, Special Assessments, Article VI, The Marion County Local Provider Participation Fund Non-Ad Valorem Special Assessment](#)

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. Airport:

7.1.1. [Request Approval of the Airport Infrastructure Grant Agreement Between the U.S. Department of Transportation Federal Aviation Administration and Marion County for the Design of the Runway 5/23 Rehabilitation Project \(Budget Impact - Neutral; grant funding of \\$263,454\)](#)

7.2. Attorney:

7.2.1. [Request Approval of a Resolution of the Board of County Commissioners of Marion County Approving Plan of Financing Involving the Issuance by the Housing Finance Authority of Marion County of Its Multifamily Mortgage Revenue Bonds \(Budget Impact - None\)](#)

7.3. Fire Rescue:

- 7.3.1. [Request Approval and Execution of the Federally Funded Subaward and Grant Agreement Between the State of Florida Division of Emergency Management and Marion County Fire Rescue Task Force 8 for the SFY2025 State Homeland Security Grant Program Agreement Number R1377 for SRT US&R Training and Sustainment \(Budget Impact - Revenue of \\$163,240\)](#)
- 7.3.2. [Request Approval of the Agreement for Ambulance Transportation Services with UF Shands Teaching Hospital and Clinics, Inc. and Marion County \(Budget Impact - Revenue of up to \\$40,000 with Accompanying Related Expenditures for Fuel, Equipment, and Personnel\)](#)
- 7.3.3. [Request Approval of the Application for Certificate of Public Convenience and Necessity for Arena Horse Shows of Ocala, LLC. \(Budget Impact - None\)](#)
- 7.4. **Procurement Services:**
 - 7.4.1. [Request Approval of Bid Award: 26B-069 Dunnellon Trail Project - Art Walker Construction Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$736,000\)](#)
 - 7.4.2. [Request Approval of Change Order: 25B-111 Construction of Taxiway Bravo, Airfield Vault & Beacon - C.W. Roberts Contracting, Inc., Wildwood, FL \(Budget Impact - Neutral; additional expenditure of \\$150,000\)](#)
 - 7.4.3. [Request Approval of Change Order to Purchase Order 2400547: 23Q-087-TO-06 Heagy Burry Boat Ramp Project Administration, Construction, Engineering, and Inspection - Kimley - Horn and Associates, Inc. Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$33,100\)](#)
 - 7.4.4. [Request Approval of Change Order to Purchase Order 2500776: 25Q-002 SW 40th Avenue/SW 49th Avenue Phase I - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$182,953.34\)](#)
 - 7.4.5. [Request Approval of Change Order to Purchase Order 2501146: 25B-009 Rotary Sportsplex Synthetic Field Improvements - Daly & Zilch, Inc., Lecanto, FL \(Budget Impact - Neutral; additional expenditure of \\$100,827.60\)](#)
 - 7.4.6. [Request Approval of Contract Amendment \(Renewal\): 20P-145-CA-05 Building Condition and Needs Assessment - Partner Assessment Corporation, DBA Partner Engineering and Science, Inc., Torrance, CA \(Budget Impact - Neutral\)](#)

- 7.4.7. [Request Approval of Contract Amendment \(Renewals\): 23Q-173-CA-01 Pre-Qualified AXIS Surveillance System Equipment & Installation Services - DAB Consulting, Inc., Gainesville FL, and Integrated Fire & Security Solution, Inc. Fort Myers, FL \(Budget Impact - Neutral\)](#)
- 7.4.8. [Request Approval of Contract Amendment \(Renewal\): 24P-026-CA-02 Temporary Staffing/Executive Recruitment - Ad-Vance Personnel Services, Inc. dba Ad-Vance Talent Solutions, Inc., Bradenton, FL \(Budget Impact - Neutral\)](#)
- 7.4.9. [Request Approval of Multiple Change Orders for Water Main Expansion and Septic-to-Sewer Projects Funded Through the America Rescue Plan Act - Kimley-Horn & Associates, Inc., Quality Enterprises USA, Inc., and Wharton-Smith, Inc. \(Budget Impact - Neutral; expenditure of \\$1,264,877.13\)](#)
- 7.4.10. [Request Approval of Ratification: Appraisals for Eminent Domain Purchases Associated with SW 80th Avenue Segment 1B Road Project - Pinel & Carpenter, Inc., Maitland, FL \(Budget Impact - Neutral; expenditure of \\$93,500\)](#)
- 7.4.11. [Request Approval of Selection Committee Recommendation: 26Q-033 Stormwater Engineering Design - DRMP, Inc., Geosyntec Consultants, Inc., Halff Associates, Inc., Jones, Edmunds & Associates, Inc., Kimley-Horn and Associates, Inc., Taylor Engineering, Inc. \(Budget Impact - None\)](#)
- 7.4.12. [Request Approval to Reject All Bids: 26B-089 Belleview Sportsplex Soccer Field Restoration \(Budget Impact - None\)](#)

7.5. Solid Waste:

- 7.5.1. [Request Approval of Fourth Amendment and Renewal of Interlocal Agreement Between Marion County and the City of Ocala for Disposal of Household Hazardous Waste and Household Electronic Waste for the City of Ocala Residents \(Budget Impact - None\)](#)

7.6. Transportation - County Engineer:

- 7.6.1. [Request Approval of the Release of a Subdivision Improvement Agreement with Surety Bond Associated with Freedom Commons Development, LLC for Marion Ranch Phase 2 \(FKA Freedom Commons Phase 2\) \(Budget Impact - None\)](#)
- 7.6.2. [Request Approval of an Indemnification Agreement and Subdivision Improvement Agreement with Letter of Credit Between Millrose Properties Florida, LLC and Marion County for the Proposed Whisper Woods Subdivision, Final Plat-33542 \(Budget Impact - None\)](#)

- 7.6.3. [Request Approval of Amendment to the Purchase Agreement and Escrow Agreement with C & K Investments Ocala, LLC Related to Construction of a Left Turn Lane on County Road 42 \(Budget Impact - Neutral\)](#)
- 7.6.4. [Request Approval for Resolution Supporting Local Funding Assistance from the Withlacoochee Regional Water Supply Authority \(Budget Impact - Neutral; revenue up to \\$19,225 proposed in the FY 2026-27 budget\)](#)
- 7.6.5. [Request Approval of a Purchase Agreement Associated with the SW 80th Avenue Segment 1B Improvement Project for a Portion of Parcel 21252-005-00 \(Budget Impact- Neutral; expenditure of \\$30,000\)](#)
- 7.6.6. [Request Approval a Resolution in Association with the Previously Executed Resolution 26-R-46, for the Sale of County Owned Property; Parcel 3341-010-020 \(Budget Impact - Revenue of \\$1,700\)](#)
- 7.6.7. [Request Approval of Agreement Concerning Conveyance of Right-of-Way and Related Matters with 49th Street Gateway, LLC for the NW 49th Street Phase 3 Road Improvement Project \(Budget Impact - Neutral; expenditure of \\$3,343,053.27 plus closing costs\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Board Authorization for County Attorney and County Engineer to Proceed with the Acquisition of Certain Property Interests from David H. Hollnagel, Christine M. Hollnagel, and Hollnagel Training, LLC, or their Successors in Interest, for the SW/NW 80th/70th Avenue Road Construction Project, within the Purchase Price and Other Parameters Described Herein \(Budget Impact - Neutral; expenditure of \\$1,295,376.80\)](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Present Update and Status of Various Projects for Solid Waste Department](#)
- 9.2. [Present Update on Various Roadway Projects](#)

10. COMMITTEE ITEMS:

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise a Workshop to Discuss Data Centers on Tuesday, September 1, 2026, at 2 p.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium](#)

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 Notification of the Appointment of Jovanny Arenas as Marion County Public Relations Director](#)

14.1.2. [Present Chamber and Economic Partnership June 2026 Activity](#)

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

14.3. Clerk of the Court:

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

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

14.3.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 26-25 and Corrected 26-08 with the Secretary of State's Office](#)

14.3.4. [Present Letter Dated June 22, 2026, from the City of Belleview, Development Services Department, Regarding Annexation Ordinance 2026-09 Relating to Parcel No. 36872-001-02](#)

14.3.5. [Present Financial Statements and Independent Auditor's Report for Year Ended September 30, 2025, Prepared by James E. Davis, Certified Public Accountant, for Marion Soil and Water Conservation District](#)

14.3.6. [Present Regular Report of Utilization for Reserve for Contingencies](#)

14.4. Present for information and record, minutes and notices received from the following committees and agencies:

14.4.1. [Development Review Committee \(DRC\) - June 15, 22, and 29, 2026](#)

14.4.2. [Housing Finance Authority - May 20, 2026](#)

14.4.3. [Land Development Regulation Commission - June 17, 2026](#)

- 14.4.4. [Marion County Historical Commission - May 11, 2026](#)
- 14.4.5. [Planning & Zoning Commission - May 27, 2026](#)
- 14.4.6. [Regional Opioid Settlement Committee - March 12, 2026](#)

14.5. General Informational Items:

- 14.5.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>
- 14.5.2. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.3. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.4. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.5. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

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

15.1. DRC Waiver Requests:

- 15.1.1. [Request Approval of Waiver from Land Development Code Section 6.8.6.K\(2\) Related to Buffer Requirements for EFP Commercial, Waiver PIR-000920-2026, Menadier Engineering, Parcel 29884-000-00.](#)

15.2. Cover Documents

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

15.3. Planning and Zoning Consent Items:

- 15.3.1. [260706ZC - PAC 3 Properties, LLC, Zoning Change from Expired Planned Unit Development \(PUD\) to Single-Family Dwelling \(R-1\), 0.91 Acres, Parcel 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431](#)
- 15.3.2. [26-S04 - Garçon Investments LLC, c/o Michael Garcia, Small-Scale Comprehensive Plan Map Amendment from High Residential \(HR\) to Urban Residential \(UR\), 0.27 Acres, Parcel 3120-001-008, Site Address 1770 SE 40th Street Road, Ocala, FL 34480](#)

15.4. Planning and Zoning Items for Individual Consideration:

- 15.4.1. [260701SU - Skyway Towers, LLC on behalf of Wayne & Melanie Traina, Special Use Permit to Allow for a 195' \(Feet\) Self-Supporting Telecommunication Tower Facility, in a General Agricultural \(A-1\) Zone, 25.55 Acres, Parcel 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134](#)
- 15.4.2. [260707SU - John Rudniansyn, Special Use Permit to Allow for a New 180' \(Feet\) Monopole Telecommunication Tower Facility, in a Community Business \(B-2\) Zone, 28.56 Acres, Parcel 35695-025-04, No Address Assigned](#)
- 15.4.3. [250605ZP - Sandy Clay LLC, Request Approval for the Final Planned Unit Development Master Plan to Allow for Detached Single-Family Dwellings with a Maximum Proposed Total of 442 Residential Units, 119.75 Acre Tract, Parcels 37896+000-01 and 37896-000-00, No Addresses Assigned](#)
- 15.4.4. [PUBLIC HEARING to Consider Adoption of the Evaluation and Appraisal Report Large-Scale Text Amendment to Amend the Marion County Comprehensive Plan \(25-L05\) After the Evaluation and Appraisal Report](#)

15.5. Adoption of Ordinance