

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 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****Tuesday, July 21, 2026**

- 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 an Ordinance Amending the Marion County Code, Chapter 2, Administration, Article IV, Board and Commissions, Division 3, Housing Finance Authority, Section 2-98, Membership
- 10:00 a.m. 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
- 2:00 p.m. Commission Meeting (Planning & Zoning) regularly scheduled for the third Tuesday of every month.

Wednesday, July 22, 2026

- 1:30 p.m. Commission Meeting (Planning & Zoning) regularly scheduled for the third Wednesday of every month.

Tuesday, August 4, 2026

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month
- 10:00 a.m. Final Public Hearing for the Fiscal Year 2026-27 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program and Emergency Solutions Grant

Tuesday, August 18, 2026

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month
- 2:00 p.m. Commission Meeting (Planning & Zoning) regularly scheduled for the third Tuesday of every 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 Stone, second by Commissioner Curry, to approve agenda items 1.1. through 1.4. The motion carried 5 / 0.

- 1.1.** PRESENTATION - Courts' Fiscal Year 2026-27 Proposed Budget
Presentation - Jeff Fuller, Trial Court Administrator

PRESENTED

- 1.2.** PRESENTATION - Lotus Marion/Marion County Sexual Assault Center
Update Presentation to the Board of County Commissioners - Betsy Weber,
Executive Director

PRESENTED

- 1.3.** PROCLAMATION - National Arts in Health Day - Patricia Tomlinson,
Executive Director, Arts in Health Ocala Metro (Approval and Presentation)

PRESENTED

- 1.4. PRESENTATION - Employee Service Awards - Bobbi Perez, Director of Human Resources (Approval and Presentation)

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.

Mayor Kent Guinn - item 11.1. data centers; property tax vote

Joseph Walker - item 8.1.

Rebekka Ware - item 11.1. opposed to data center

Eliezer Jose Nieves - item 11.1. opposed to data center

Shari Wilson - item 11.1. opposed to data center - consider affects of noise

Maritza Weston - item 11.1. opposed to having workshop

Gerri Gerthe - item 11.1. consider loss of land to data center and water usage; include environmentalist in workshop

Terese Radovan - item 11.1. opposed to data center - address when there's a breakdown

Henry Munoz - item 11.1. develop right solutions

3. ADOPT THE FOLLOWING MINUTES:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 3.1. through 3.4. The motion carried 5 / 0.

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

Motion by Commissioner Stone, second by Vice Chair McClain, to approve agenda items 5.1.1. through 5.1.25., including Consent Agenda items 7.4.3., 7.4.4., 7.4.9., and 7.6.7. The motion carried 5 / 0.

5.1.1. American Rescue Plan Local Fiscal Recovery Fund - Utilities Line Extensions - \$1,902,617

Agenda item 5.1.1. is related to Consent Agenda item 7.4.9.

5.1.2. County Transportation Maintenance Fund - Road & Street Facilities - \$182,954

Agenda item 5.1.2. is related to Consent Agenda item 7.4.4.

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- 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
 - Agenda item 5.1.17. is related to Consent Agenda item 7.6.7.
 - 5.1.18. Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \$5,859,514
 - Agenda item 5.1.18. is related to Consent Agenda item 7.6.7.
 - 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

Agenda item 5.1.25. is related to Consent Agenda item 7.4.3.

5.2. Project Adjustment

Motion by Commissioner Stone, second by Commissioner Curry, 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 - 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

Motion by Vice Chair McClain, second by Commissioner Curry, to approve agenda item 5.3.1. The motion carried 5 / 0.

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

Sheriff reduced budget request by \$5,115,613, to General Fund Jail budget - added to Reserve for Contingencies a recurring amount of equal dollars

Other workshop adjustments have a Reserve for Contingencies recurring of \$6,116,106, with millage at 3.49 proposed

Board could reduce maximum millage to 3.35 for General Fund with changes made

County Public Hearing: Thursday, September 10, 2026 @ 6:00 p.m.
RLE Public Hearing: Thursday, September 10, 2026 @ 5:50 p.m.

Motion by Commissioner Stone, second by Commissioner Curry, to approve date of County Public Hearing. The motion carried 5 / 0.

Motion by Commissioner Stone, second by Vice Chair McClain, to approve date for Rainbow Lakes Estates Public Hearing. 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 an Ordinance Amending the Marion County Code, Chapter 2, Administration, Article IV, Board and Commissions, Division 3, Housing Finance Authority, Section 2-98, Membership

Keith Fair - time sensitive votes, can't afford to miss due to lack of quorum

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 6.1. with removal of oath of office requirement. The motion carried 5 / 0.

- 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

Colleen Ernst, Adelanto Healthcare Ventures - changes in regulations
Nathan Thomason, Advent Health - thank you for support of programs
Joy Rumans - relief from property taxes for long-standing elderly low-income seniors (expand amendment 11)

Motion by Commissioner Stone, 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 Stone, second by Commissioner Curry, to approve agenda items 7.1.1. through 7.6.7., excluding agenda items 7.4.3., 7.4.4., 7.4.9., and 7.6.7., which were approved with the Budget Amendments and agenda item 7.2.1., which was pulled for individual discussion. The motion carried 5 / 0.

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)

Agenda item 7.2.1. pulled for individual discussion.

Motion by Commissioner Curry, second by Vice Chair McClain, to approve agenda item 7.2.1. The motion carried 5 / 0.

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)

Agenda item 7.4.3. is related to Budget Amendment item 5.1.25.
- 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)

Agenda item 7.4.4. is related to Budget Amendment item 5.1.2.
- 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)

Agenda item 7.4.9. is related to Budget Amendment item 5.1.1.

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)

Agenda item 7.6.7. is related to Budget Amendment items 5.1.17. and 5.1.18.

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)

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

9. COUNTY ADMINISTRATOR:

- 9.1. Present Update and Status of Various Projects for Solid Waste Department
PRESENTED

DIRECTION TO STAFF: Review percentage being charged for credit cards. Will software work for charging credit card fees in the future?

- 9.2. Present Update on Various Roadway Projects
PRESENTED

Presented County Administrator Informational item 14.1.1.

10. COMMITTEE ITEMS: NONE

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

Motion by Commissioner Bryant, second by Vice Chair McClain, to approve agenda item 11.1. The motion carried 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.

Joseph Walker - property from fire is not being maintained; same problem in forest area
Joel Hickman - allowing to speak during workshop; be more available when addressing citizen issues

13. COMMISSIONER ITEMS:**13.1. Commission Comments****Commissioner Stone**

- Looking forward to reviewing material brought back from NACo conference
- Recognizing tenure of employees, thank you for their service

Commissioner Bryant – workshops are just for board discussion; there will be two public hearings to allow public to address the board; board cannot take action at a workshop

Commissioner Curry - NACo meeting was impressive; chair serves on board of directors and has been able to connect with leadership, great representation for county; Commissioner Bryant served as chair, a lot of work and networking; thank you for work they've done

Chairman Zalak – commend Vice Chair McClain for taking classes

Vice Chair McClain – encourage everyone to go through program (Florida Institute for County Government [ICG]); Commissioner Stone sits on ICG board

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

Scriveners' error in ordinance.

- 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>

Meeting went into recess at 11:39 a.m.

Meeting reconvened

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

Motion by Commissioner Bryant, second by Commissioner Curry, to deny waiver request for agenda item 15.1.1. The motion carried 4 / 1.

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:

Motion by Vice Chair McClain, second by Commissioner Curry, to approve agenda items 15.3.1. and 15.3.2. The motion carried 5 / 0.

- 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

Meeting went into recess at 3:38 p.m.

Meeting reconvened at 3:43 p.m.

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

DIRECTION TO STAFF: Ensure the code specifies that red lights be used when required.

Motion by Commissioner Curry, second by Commissioner Bryant, to deny the special use permit for agenda item 15.4.1. The motion carried 5 / 0.

- 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

CONTINUED 60 days - September 15th, 2026

Motion by Vice Chair McClain, second by Commissioner Stone, to continue agenda item 15.4.2. The motion carried 5 / 0.

- 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

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 15.4.3. The motion carried 5 / 0.

- 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

CONTINUED to August 4th board meeting at 10:00 a.m.

Motion by Commissioner Bryant, second by Vice Chair McClain, to continue agenda item 15.4.4. The motion carried 5 / 0.

15.5. Adoption of Ordinance

Motion by Commissioner Bryant, second by Vice Chair McClain, to approve agenda item 15.5. The motion carried 5 / 0.