



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, May 19, 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. [PROCLAMATION - Emergency Medical Services Week - Chief Banta, Fire Chief \(Approval and Presentation\)](#)

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. [February 3, 2026](#)
3.2. [February 17, 2026](#)
3.3. [February 18, 2026](#)
3.4. [February 26, 2026](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$875](#)
5.1.2. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$1,000,000](#)
5.1.3. [General Fund - Emergency Medical Services - \\$700,000](#)
5.1.4. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \\$586,368](#)
5.1.5. [Insurance Fund - Risk Benefit Capital - \\$1,734,941](#)
5.1.6. [Local Housing Assistance Trust Fund - State House Initiative Partner - \\$3,010,772](#)
5.1.7. [Marion County Utility Fund - Utilities Management - \\$20,000](#)
5.1.8. [Marion County Utility Fund - Utilities Management - \\$20,000](#)
5.1.9. [Marion County Utility Fund - Utilities Water System - \\$50,000](#)

- 5.1.10. [Marion County Utility Fund - Utilities Wastewater System - \\$100,000](#)
- 5.1.11. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$25,337](#)
- 5.1.12. [Silver Springs Shores Special Tax District - Silver Springs Shores - \\$5,500](#)
- 5.1.13. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$188,886](#)
- 5.1.14. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$263,157](#)
- 5.1.15. [Stormwater Fund - Stormwater Program - \\$27,000](#)
- 5.1.16. [Tourist Development Tax Fund - Visitors and Convention Bureau - \\$25,000](#)
- 5.1.17. [Tourist Development Tax Fund - Visitors and Convention Bureau - \\$218,589](#)

5.2. Clerk of the Court Items

- 5.2.1. [Request Approval to Establish a Financing Team for Public Improvement Revenue Bonds, to be Issued in One or More Series, Not to Exceed \\$190 Million, for the Purpose of Accelerating Multiple Road Improvement Projects](#)
- 5.2.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: Health Department 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 Consider Adoption of a Resolution Authorizing a Per Parcel Unit Assessment for Belleview Heights Unit 8 - SE 44th Avenue Improvement Project and Award Bid: 26B-049 to John L. Finch Contracting, Belleview, FL](#)
- 6.2. [JOINT PUBLIC HEARING: Marion County Board of County Commissioners with Marion County Community Redevelopment Agency Board for Consideration and Approval of Modifications to the Silver Springs Community Redevelopment Area's Community Redevelopment Plan to Include Extending the Duration of the Silver Springs Community Redevelopment Area by Ten Years to Fiscal Year 2053-54](#)

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. Community Services:

7.1.1. [Request Approval of First Amendment to Marion County Standard Professional Services Agreement Challenge Grant with Lutheran Services Florida \(Budget Impact - Neutral; grant decrease of \\$46,210\)](#)

7.1.2. [Request Approval of Second Amendment to Marion County Standard Professional Services Agreement Challenge Grant with Neighborhood Housing and Development Corporation \(Budget Impact - Neutral; not to exceed \\$46,210\)](#)

7.2. Fire Rescue:

7.2.1. [Request Approval of the Behavioral Health Transportation Plan Update \(Budget Impact - None\)](#)

7.3. Human Resources:

7.3.1. [Request Approval of Group Dental Insurance Renewal with Florida Combined Life \(Budget Impact - None\)](#)

7.3.2. [Request Approval of Group Voluntary Vision Insurance with AETNA \(Budget Impact - None\)](#)

7.3.3. [Request Approval of Life Insurance Renewal with Standard Insurance Co. \(Budget Impact - Neutral; expenditure of \\$628,507\)](#)

7.3.4. [Request Approval of Long-Term Disability Insurance Renewal with The Standard Insurance Company \(Budget Impact - Neutral; expenditure of \\$838,000\)](#)

7.3.5. [Request Approval of Health Insurance Cost Increase to Both Employer and Employee \(Budget Impact - Neutral; expenditure of \\$43,000,666\)](#)

7.3.6. [Request Approve to Rehire a Retired Employee within Marion County Office of the County Engineer \(Budget Impact - None\)](#)

7.4. Municipal Services:

7.4.1. [Request Approval to Accept Petitions from Property Owners for Oronoque Subdivision, Plat Book S, Page 045 \(Budget Impact - None\)](#)

7.5. Procurement Services:

7.5.1. [Request Approval of Bid Award: 26B-056 Chatmire Roadway Improvement and Remediation Project - West to West Construction, LLC, Ocala, FL \(Budget Impact - Neutral; annual expenditure of \\$1,472,473.49\)](#)

- 7.5.2. [Request Approval of Bid Exemption: 26BE-079 I-75 South Gateway Sign Maintenance and Service - Oasis Landscape Services, Inc., Gainesville, FL \(Budget Impact - Neutral; estimated expenditure of \\$110,409.09\)](#)
- 7.5.3. [Request Approval of Change Order to Purchase Order 2601116: 20Q-161-TO-53 Baseline Landfill Solid Waste Transfer Station Repairs - Dinkins Construction, LLC - Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$263,156.56\)](#)
- 7.5.4. [Request Approval of Contract Amendment: 16Q-052-CA-02 Marion Oaks Extension \(SW 49th Avenue to S Hwy 475\) - Tillman and Associates Engineering, LLC, Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$1,371,969\)](#)
- 7.5.5. [Request Approval of Contract Amendment: 21C-037-CA-07 CenturyLink 800MHz IQ Networking - CenturyLink Communications LLC dba Lumen Technologies Group, Monroe, LA \(Budget Impact - Neutral; estimated total annual base expenditure is \\$60,482\)](#)
- 7.5.6. [Request Approval of Contract Amendment \(Renewal\): 19BE-192-CA-04 Website Upgrades, Agenda, & Captioning Exemption Services - Granicus, LLC, Washington, DC \(Budget Impact - Neutral; annual expenditure of \\$128,156.15\)](#)
- 7.5.7. [Request Approval of Contract Amendment \(Renewal\): 22SS-136-CA-02 Annual Maintenance of Extrication Equipment, Southern Rescue Tools, LLC, Largo, FL \(Budget Impact - Neutral; estimated expenditure of \\$58,000\)](#)
- 7.5.8. [Request Approval of Piggyback of Contract: 26PB-090 City of North Port 2025-22 Brush Truck, Ambulance, and Fire Apparatus Repair, Maintenance and Upfitting Services - On Scene Repairs & Maintenance, LLC, Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$300,000\)](#)
- 7.5.9. [Request Approval of Piggyback of Contract: 26PB-091 Lake County 23-716 Fire Hose Inspection, Ground Ladder Testing, and Related Services - Waterway of Central FL, LLC, Ocoee, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$55,000\)](#)
- 7.5.10. [Request Approval of Task Order: 23Q-087-TO-69 NE 35th Street, Phase 2 \(NE Jacksonville Road to NE 25th Avenue\) - Guerra Development Corp., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$361,850\)](#)

7.5.11. [Request Approval of Task Order: 23Q-087-TO-70 NE 35th Street Phase 3 \(NE 25th Avenue to NE 36th Avenue\) - Guerra Development Corp., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$318,590\)](#)

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

7.6. Tourist Development:

7.6.1. [Request Approval of Tourist Development Council Recommendation for Room Night Generating Event \(Budget Impact - Neutral; expenditure of up to \\$25,000\)](#)

7.6.2. [Request Approval of Tourist Development Council Request for Event Bid Fee \(Budget Impact - Neutral; expenditure of \\$10,000\)](#)

7.7. Transportation - County Engineer:

7.7.1. [Request Approval of an Indemnification Agreement and Subdivision Improvement Agreement with Bond Between Colen Built Development, LLC and Marion County for the Proposed Calesa Chestnut Grove Phase 1 Subdivision, Application 33079 \(Budget Impact - None\)](#)

7.7.2. [Request Approval of an Indemnification Agreement and Subdivision Improvement Agreement with Bond Between Colen Built Development, LLC and Marion County for the Proposed Calesa Chestnut Grove Phase 2 Subdivision, Final Plat-000268-2026 \(Budget Impact - None\)](#)

7.7.3. [Request Approval of an Indemnification Agreement Between Lennar Homes LLC and Marion County for the Proposed Whisper Woods Subdivision, Application 33542 \(Budget Impact - None\)](#)

7.7.4. [Request Approval of Subordination of County Utility Interests Agreement with the Florida Department of Transportation and Supporting Resolution Associated with the Interstate 75 Moving Florida Forward Project \(Budget Impact- None\)](#)

7.7.5. [Request Approval of Subordination of County Utility Interests Agreement with the Florida Department of Transportation and Supporting Resolution Associated with the Interstate 75 Moving Florida Forward Project \(Budget Impact- None\)](#)

7.7.6. [Request Approval of a Purchase Agreement for a Portion of Parcel 12844-000-01 Associated with the Newton Landfill \(Budget Impact - Neutral; expenditure of \\$152,872.76\)](#)

7.7.7. [Request Approval of the 2026/2027 - 2030/2031 Marion County Stormwater Implementation Program and Associated Resolution \(Budget Impact - None\)](#)

- 7.7.8. [Request Approval of the 2026/2027 - 2030/2031 Marion County Transportation Improvement Program and Associated Resolution \(Budget Impact - None\)](#)
- 7.7.9. [Request Approval of a Resolution to Vacate a Portion of the Plat of Rainbow Springs, as recorded in Plat Book P, Page 29 \(Budget Impact- Neutral\)](#)
- 7.7.10. [Request Approval of a Release of Easement and Supporting Resolution in Association with the Florida Department of Transportation's Interstate 75/NW 49th Street Interchange Project \(Budget Impact- None\)](#)
- 7.7.11. [Request Approval of a Purchase Agreement Associated with the NE 35th Street Phase 2 Road Improvement Project for Parcel 2430-002-001 \(Budget Impact- Neutral; expenditure of \\$204,000\)](#)
- 7.7.12. [Request Approval of a Purchase Agreement and Addendum for Parcel 44832-001-00 Associated with the Marion Oaks Manor Extension Road Improvement Project \(Budget Impact - Neutral; expenditure of \\$750,000\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

- 9.1. [Present Update on Various Roadway Projects](#)
- 9.2. [Heagy Burry Project Update](#)

10. COMMITTEE ITEMS:

- 10.1. [Code Enforcement Board - Request to Appoint One \(1\) Alternate Member for a New Term Ending May 2029](#)
- 10.2. [Housing Finance Authority - Request to Appoint One \(1\) Full Member to Serve the Remaining of an Unexpired Term Ending September 2026](#)
- 10.3. [WellFlorida Council - Request to Appoint Purchaser/Consumer Member for a New Term, Ending May 2028](#)

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 Solid Waste Monthly Operations Report for March 2026](#)
- 14.1.2. [Present Chamber and Economic Partnership April 2026 Activity](#)
- 14.1.3. [Present Letter of Support Dated April 30, 2026, to FloridaCommerce for the East Central Florida 2060 Plan \(Strategic Regional Policy Plan\) - Audit and Targeted Update Project](#)
- 14.1.4. [Present Marion County's Opportunity Zone 2 Selections](#)
- 14.1.5. [Present Letter of Appreciation Received April 28, 2026, on Behalf of the Southeastern Youth Fair](#)
- 14.1.6. [Present Canterwood Acres Community Development District Fiscal Year 2027 Proposed Budget](#)
- 14.1.7. [Present Canterwood Acres Community Development District Fiscal Year 2027 Proposed Budget](#)
- 14.1.8. [Present Letter Dated April 30, 2026, from the City of Belleview, Development Services Department, Regarding the Adoption of Ordinance No. 2026-06 for the Annexation of Parcel Numbers 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050](#)
- 14.1.9. [Present Letter Dated May 7, 2026, to Marion County from SECO Energy Regarding a System-wide Lighting Upgrade](#)
- 14.1.10. [Present Letter of Support Dated May 13, 2026, for Ratification for the City of Ocala's Grant Application Regarding Archaeological Work at Fort King](#)

14.2. Present Walk-On Items From Previous BCC Meeting: NONE**14.3. Clerk of the Court:**

- 14.3.1. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.3.2. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 26-15, 26-16, 26-17, 26-18 and 26-19 with the Secretary of State's Office](#)
- 14.3.3. [Present Administrative Budget Transfer Report for Fiscal Year 2025-26](#)
- 14.3.4. [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. [Dog Classification Board \(DCB\) - April 14, 2026](#)
- 14.4.2. [Development Review Committee \(DRC\) - April 20 and 27, 2026](#)
- 14.4.3. [Housing Finance Authority \(HFA\) - March 19, 2026](#)
- 14.4.4. [Planning and Zoning Commission - March 30, 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 for Waiver from Land Development Code Section 6.14.2.B.\(1\) Water Main Connection \(Well Request\) for Fred Bennett, Parcel Number 15810-000-17 Application Number WaiverSTA-000457-2026](#)

15.2. Cover Documents

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

15.3. Planning and Zoning Consent Items: NONE**15.4. Planning and Zoning Items for Individual Consideration:**

- 15.4.1. [260510RA - Consideration for Russell W. & Karen Loges, Reasonable Accommodation to Allow for Three \(3\) Goats, Four \(4\) Geese, and Two \(2\) Ducks, in a Single-Family Dwelling \(R-1\) Zone, 0.95 Acres, on Parcel Number 1753-035-020, Site Address 6500 SW 202nd Court, Dunnellon, FL 34431](#)

- 15.4.2. [260502SU - Partners Self Storage, LLC, Special Use Permit to Allow for Covered Outdoor Storage of RVs, Boats, and Trailers, in a Community Business \(B-2\) Zone, 11.0 Acres, Parcel Number 39169-000-00, Site Address 7655 E Highway 25, Belleview, FL 34420](#)
- 15.4.3. [260505SU - FCH Properties, LLC, Special Use Permit, to Allow for a Construction or Contractor Yard, in a Regional Business \(B-4\) Zone, 5.02 Acre Parcel, on Parcel 45458-002-03, Site Address 13866 S US Highway 441, Summerfield, FL 34491](#)
- 15.4.4. [260504SU - 848 Broadway LLC, Special Use Permit to Allow for the Operation of a Funeral Home and Crematorium Facility, in a Heavy Business \(B-5\) Zone, 1.65 Acres, Parcel 36459-001-00, Site Address 7075 S Pine Avenue, Ocala, FL, 34480](#)
- 15.4.5. [260402ZC- Gironj, LLC., Zoning Change from Single-Family Dwelling \(R-1\) to Community Business \(B-2\) Zone, For All Permitted Uses, on 0.48 Acres, Parcel Number 14138-000-00, Site Address 9645 NE 21st Avenue, Anthony, FL 32617](#)
- 15.4.6. [260506SU - Marion County Board of County Commissioners, Special Use Permit, to Allow Water Plant Upgrade and Expansion, in a Government Use \(G-U\) Zone, 8.75 Acre Parcel, on Parcel 12082-001-00, Site Address 14463 NE 250th Avenue, Salt Springs, FL 32134](#)
- 15.4.7. [260509ZP - Marion Gaming Management, LLC, Zoning Change, Planned Unit Development Amendment to 1\) Allow Six \(6\) Pickleball Courts and Two \(2\) Manufactured Buildings, 2\) Modify Buffers, and 3\) Expanding Allowable Uses to B-2 Uses, DRA Modification, and Site Plan Layout as Submitted in the Master Plan, 65.51 Acre Tract, on Parcels 48476-001-00 and 48476-002-00, Site Address 17996 S US Highway 301, Summerfield, FL 34491](#)

15.5. Adoption of Ordinance