



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, June 2, 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 2:00 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 - National Homeownership Month - Rob Peters, President/CEO, Habitat for Humanity of Marion County \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - Faith and Family Month - Amber Rose Pennuto \(Approval and Presentation\)](#)
- 1.3. [CERTIFICATE OF RECOGNITION - Christina Hernandez \(Approval Only\)](#)

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. [March 3, 2026 A](#)
- 3.2. [March 3, 2026 B](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Billy Woods, Sheriff - Request Approval to Pursue the Purchase of Parcel No. 21935-002-00](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [County Transportation Maintenance Fund - Transportation - \\$50,000](#)
- 5.1.2. [Fine and Forfeiture Fund - Sheriff Transfer - \\$392](#)
- 5.1.3. [Fine and Forfeiture Fund - State Attorney Technology - \\$1,600](#)
- 5.1.4. [General Fund - Sheriff Jail Transfer - \\$7,034](#)
- 5.1.5. [Marion County Airport Fund - Marion County Airport - \\$830,989](#)
- 5.1.6. [MSTU for Law Enforcement - Sheriff Insurance & Tax Fees - \\$2,825](#)

5.1.7. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$550](#)

5.2. Clerk of the Court Items

5.2.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 029192, 029550, 036058, 037083, 038837A, 039497, 039499, 043985, 044535, 50744, 052141, 53885, 54086, 54160, 54550, 54855, 243800, and IT 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 an Ordinance Amending the Marion County Code, Creating Section 18-8, Entitled Nonconsensual Towing and Resolution Establishing Maximum Rates for Nonconsensual Towing Services and Storage of Vehicle and Vessels](#)

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 SW/NW 80th/70th Avenue Road Improvement Project in Marion County, Florida](#)

7.2. Parks & Recreation:

7.2.1. [Request Approval of Interlocal Agreement Between Marion County and the City of Dunnellon Regarding Airport Protection Zoning Regulations \(Budget Impact - None\)](#)

7.3. Procurement Services:

7.3.1. [Request Approval of Bid Award: 26B-063 NE 42nd Place \(from NE 25th Avenue to NE 30th Court\) Resurfacing - C. W. Roberts Contracting, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$287,251.90\)](#)

7.3.2. [Request Approval of Bid Award: 26B-072 Marion County Animal Services - Building Demolition - Patriot Contracting of CF, LLC., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$54,963.36\)](#)

- 7.3.3. [Request Approval of Bid Award: 26B-075 Bay Doors Annual Inspections, Maintenance and Repairs - D.H. Pace Company, Inc., Olathe, KS \(Budget Impact - Neutral; estimated annual expenditure of \\$94,944.37\)](#)
- 7.3.4. [Request Approval of Bid Award: 26B-080 NE 148th Terrace Bridge Repair - Commercial Industrial Corporation, Ocala - FL \(Budget Impact - Neutral; expenditure of \\$337,359\)](#)
- 7.3.5. [Request Approval of Contract Amendment: 25B-141-CA-01 Marion County Annual Sidewalk Repair - Hartman Civil Construction Co., Inc., Ocala, FL \(Budget Impact - None\)](#)
- 7.3.6. [Request Approval of Change Order to Purchase Order 2501146: 25B-009 Rotary Sportsplex Synthetic Field Improvements - Daly & Zilch, Inc., Lecanto, FL \(Budget Impact - Neutral; additional expenditure of \\$59,609.55\)](#)
- 7.3.7. [Request Ratification of Change Order 1 to Purchase Order 2601080: Rescue Boat/ Trailer/ Motor - RO Holdings, LLC, Athens, AL \(Budget Impact - Neutral; additional expenditure of \\$7,626\)](#)

7.4. Tourist Development:

- 7.4.1. [Request Approval of Tourist Development Council Recommendation for Room Night Generating Event \(Budget Impact - Neutral; expenditure of up to \\$49,995\)](#)

7.5. Transportation - County Engineer:

- 7.5.1. [Request Approval of an Indemnification Agreement and Subdivision Improvement Agreement with Bond Between Colen Built Development, LLC and Marion County for the Proposed Melody Preserve Subdivision, Application 32624 \(Budget Impact - None\)](#)
- 7.5.2. [Request Approval of Purchase Agreement Associated with the NE 35th Street Phase 4 Road Improvement Project for Parcel 15895-000-00 \(Budget Impact- Neutral; expenditure of \\$47,000\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Board Authorization for County Attorney and County Engineer to Proceed with the Acquisition of Certain Property Interests from Forestar \(USA\) Real Estate Group, Inc., Ocala Preserve Community Development District, and Ocala Preserve Association, Inc., or Their Successors in Interest, for the NW 49th Street Phase 3 Road Construction Project, Within the Purchase Price and Other Parameters Described Herein](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Request Adoption of the Collective Bargaining Agreement Between the Marion County Board of County Commissioners and the Professional Firefighters of Marion County, Local IAFF 3169, Effective June 20, 2026, to September 30, 2026](#)
- 9.2. [Request Adoption of the Collective Bargaining Agreement Between the Marion County Board of County Commissioners and the Professional Firefighters of Marion County, Local IAFF 3169, Effective October 1, 2026, to September 30, 2029](#)

10. COMMITTEE ITEMS: NONE

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise a Public Hearing to Consider a Resolution Adopting the Local Mitigation Strategy \(LMS\) Five-Year Plan 2025 Update on Tuesday, June 16, 2026, at 10:00 a.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule and Advertise Two Public Hearings for the Fiscal Year 2026-27 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant, for Tuesday, July 7, 2026, at 10:00 a.m. or Soon Thereafter, and on Tuesday, August 4, 2026, at 10:00 a.m. or Soon Thereafter, both in the McPherson Governmental Campus Auditorium](#)
- 11.3. [Request Ratification of Letter of Support Dated May 21, 2026 for the Ocala Rapid Response Aerial Pilot Federal Grant for the Ocala Police Department](#)

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 April 23, 2026, from Gregory C. Harrell, Clerk of Court and Comptroller Regarding Audit Fees](#)

-
- 14.1.2. [Present Letter Dated April 27, 2026, Regarding Payment from the Department of Financial Services, on Behalf of the U.S. Department of Agriculture's Forest Service, in Accordance with the Secure Rural Schools Act](#)
 - 14.1.3. [Present Budget Resolutions 2026-139 and 2026-140 Approved on May 5, 2026, by the City Council of the City of Ocala, Florida](#)
 - 14.2. **Present Walk-On Items From Previous BCC Meeting: NONE**
 - 14.3. **Clerk of the Court:**
 - 14.3.1. [Present Report No. 2026-03 Grant Compliance Review FedEx Ground Package System, Inc.](#)
 - 14.3.2. [Present Constitutional Officers' and Commissioners' Bonds Pursuant to Chapter 137.05, Florida Statutes](#)
 - 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. [Code Enforcement Board \(CEB\) - April 8, 2026](#)
 - 14.4.2. [Development Review Committee \(DRC\) - May 4 and 11, 2026](#)
 - 14.4.3. [Land Development Regulation Committee - April 15, 2026](#)
 - 14.4.4. [Tourist Development Council - April 23, 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. **Cover Documents**
-

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

15.2. Planning and Zoning Consent Items:

15.2.1. [260501SU - Ward-Merrill, L.L.C, Special Use Permit, to Allow an Accessory Structure on the Property Without a Primary Residence, in a Single-Family Dwelling \(R-1\) Zone, 1.64 Acre Parcel, on Parcel 4938-001-001, No Address Assigned](#)

15.3. Planning and Zoning Items for Individual Consideration:

15.3.1. [260503SU - Wood Resource Recovery \(WRR\) of Marion County, LLC, Special Use Permit to Operate a Human Food Grade De-Packing Facility to Augment a Currently Operating Vegetative Debris Composting Facility, in a Heavy Industrial \(M-2\) Zone, 36.77 Acre Tract, Parcels 12869-001-00 and 12907-003-00, Site Addresses 8510 and 8548 NW Gainesville Road, Ocala, FL 34482](#)

15.4. Adoption of Ordinance