



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, Chairman
District 3 – Matt McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Tuesday, July 15, 2025

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 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.

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 DVDs can be requested by contacting 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 - Veterans Helping Veterans Update - Todd Belknap, Executive Director \(Presentation Only\)](#)
- 1.2. [PRESENTATION - National Association of Counties National Achievement Award for the Safety Matters Video Series in Collaboration with the Ocala Marion Transportation Planning Organization and the Marion Government 101 Video Series - Amanda Tart, Assistant County Administrator \(Presentation Only\)](#)
- 1.3. [PROCLAMATION - Parks and Recreation Professionals Day - Jim Couillard, Parks & Recreation Director \(Approval and Presentation\)](#)
- 1.4. [PRESENTATION - Employee Service Awards - Sara Caron, Director of Human Resources \(Approval and Presentation\)](#)
- 1.5. [PROCLAMATION - Eagle Scout Court of Honor - Jeremiah Michael Taddeo \(Approval Only\)](#)

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 6, 2025](#)
- 3.2. [March 11, 2025](#)
- 3.3. [March 12, 2025](#)
- 3.4. [March 13, 2025](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Billy Woods, Sheriff - Request \\$151,000 from Law Enforcement Trust Fund for Donation to Florida Sheriff's Youth Ranches and Community Action Stops Abuse](#)
- 4.2. [George Albright, Tax Collector - 2024 Tax Roll Recapitulation](#)

4.3. [Request Approval to Amend an Agreement Between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to Provide Funding for a Court Program Specialist I in Post Adjudication Expansion Drug Court \(25-26-02\) \(Budget Impact - None\)](#)

4.4. [Request Approval to Amend the Agreement Between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to Provide Funding for a Court Program Specialist I in Veterans Treatment Court \(25-26-03\) \(Budget Impact - None\)](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

5.1.1. [Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \\$151,000](#)

5.1.2. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$11,500](#)

5.1.3. [General Fund - Sheriff Emergency Management Transfer - \\$19,500](#)

5.1.4. [General Fund - Sheriff Jail Transfer - \\$8,442](#)

5.1.5. [General Fund - Supervisor of Elections Transfer - \\$472,000](#)

5.1.6. [Impact Fee West District Fund - Impact Fee West District - \\$705,200](#)

5.1.7. [Marion County Utility Fund - Utilities Capital Construction - \\$168,000](#)

5.1.8. [Marion County Utility Fund - Utilities Management - \\$400,000](#)

5.1.9. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$12,969](#)

5.2. Clerk of the Court Items

5.2.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 036032A, 037081, 037668, 040778, 042432, 050246, 050816, 050881, 052091, 052137, 54454, 219020](#)

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 Public Comments for the 2025-2026 Annual Plan for the Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant](#)

- 6.2. [PUBLIC HEARING: Request Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Kingsland Country Estates Whispering Pines / Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue](#)

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 State of Florida Department of Children and Families Standard Contract Between Marion County and Department of Children and Families \(Budget Impact - Neutral; grant revenue \\$3,767,547\)](#)
- 7.1.2. [Request Approval of First Amendment Marion County Standard Professional Services Agreement Emergency Solutions Grant Program Between Marion County and Catholic Charities of Central Florida, Inc. d/b/a Blessed Trinity Catholic Church Brother's Keeper \(Budget Impact - Neutral; not to exceed \\$76,665\)](#)
- 7.1.3. [Request Approval of First Amendment of Marion County Standard Professional Service Agreement Acquisition and Rehabilitation of Rental Housing Project Between S & A Allen S.S. Blvd, LLC and Marion County \(Budget Impact - None\)](#)
- 7.1.4. [Request Approval of First Amendment of Marion County Standard Professional Service Agreement Acquisition and Rehabilitation of Rental Housing Project Between S & A Allen SR 200, LLC and Marion County \(Budget Impact - None\)](#)
- 7.1.5. [Request Approval of Marion County Standard Professional Services Agreement New Construction Project Between Marion County and Habitat for Humanity of Marion County, Inc. \(Budget Impact - Neutral; not to exceed \\$2,730,000\)](#)

7.2. **Development Review Committee:**

- 7.2.1. [Request Approval of Waiver Request for Land Development Code Section 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Irvine Acres, Parcel Number 03150-000-00, Application Number 32670 \(for Agricultural Lot Split Application Number 32669\) \(Budget Impact - None\)](#)

- 7.2.2.** [Request Approval of Waiver Request for Land Development Code Section 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Green Leaf, Parcel Number 19999-004-00, Application Number 32908 \(for Agricultural Lot Split Application Number 32907\) \(Budget Impact - None\)](#)

7.3. Fire Rescue:

- 7.3.1.** [Request Approval and Execution of Agreement for the Provision of Advanced Life Support Ambulance Standby Services for Swimming Events Between National Council of Young Men's Christian Association of the United States of America and Marion County \(Budget Impact - Neutral\)](#)

7.4. Procurement Services:

- 7.4.1.** [Request Approval of Bid Award: 25B-116 Rainbow Lakes Road Improvement Project FY 2024-25 - John L. Finch Contracting Corp., Belleview, FL \(Budget Impact - Neutral; expenditure of \\$927,567\)](#)
- 7.4.2.** [Request Approval of Change Order 1 to Purchase Order 2501416: 20Q-161-TO-47, Silver Springs Shores Youth Center and Library Renovation - Cullison Wright Construction Corp., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$25,000\)](#)
- 7.4.3.** [Request Approval of Change Order 2 to Purchase Order 2401306: 23Q-087-TO-18 Cedar Hills Water Distribution System - Ardurra Group, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$59,985\)](#)
- 7.4.4.** [Request Approval of Change Order 5 to Purchase Order 2401548: 24B-107 NW Hwy 320 Resurface \(CR 329 to I-75\) - Superior Asphalt, Inc., Oneco, FL \(Budget Impact - Neutral; additional expenditure of \\$22,364\)](#)
- 7.4.5.** [Request Approval of Contract: 24BE-289 State of Florida Department of Management Services State-Funded Agreement for Next Generation Core Services Implementation Project \(Budget Impact - Grant Revenue of \\$475,049\)](#)
- 7.4.6.** [Request Approval of Contract Award: 25P-014 Solid Waste Alternative Waste Management Methods \(Transfer Station Services\) - Friends Recycling, LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$500,000\)](#)
- 7.4.7.** [Request Approval of Fifth Contract Amendment: 20C-056-CA-05, 9-1-1 VESTA System - CenturyLink Communications, LLC dba Lumen Technologies, Mansfield, OH \(Budget Impact - Neutral; expenditure of \\$62,884\)](#)

- 7.4.8. [Request Approval of Piggyback and Second Contract Amendment: 23PB-020, Fire Equipment, Parts and Supplies - Lake County Contract 22-730H - Municipal Equipment Company, LLC, Orlando, FL \(Budget Impact - Neutral; estimated expenditure of \\$50,000\)](#)
- 7.4.9. [Request Approval of Piggyback and Second Contract Amendment: 23PB-021, Fire Equipment, Parts and Supplies - Lake County Contract 22-730K - Ten-8 Fire and Safety, LLC., Orlando, FL \(Budget Impact - Neutral; estimated expenditure of \\$80,000\)](#)
- 7.4.10. [Request Approval of Task Order: 20Q-074-TO-36 Maricamp Water Main Replacement - Engineering Design Support Services, Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$96,583\)](#)
- 7.4.11. [Request Approval of Purchases \\$50,000 and Over](#)

7.5. Transportation - County Engineer:

- 7.5.1. [Request Approval of an Indemnification Agreement Between Pulte Home Company, LLC and Marion County for the Proposed Stone Creek by Del Webb Solaire Phase 2 & 3 Subdivision, Application Number 32569 \(Budget Impact - None\)](#)
- 7.5.2. [Request Approval of a Perpetual Utility Easement Associated with the Animal Services Complex for Parcel 21630-003-00 and 21630-003-01 \(Budget Impact - None\)](#)
- 7.5.3. [Request Approval of the Release of a Subdivision Improvement Agreement with Letter of Credit Associated with McGinley Landing Phase 1 \(renamed to 1a\) \(Budget Impact - None\)](#)

7.6. Utilities:

- 7.6.1. [Request Approval of Water Main Extension Connection Agreement WME-093-O Between Pabliny LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$700\)](#)
- 7.6.2. [Request Approval of Water Main Extension Connection Agreement WME-091-S Between AT20 Assets LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$75,351\)](#)
- 7.6.3. [Request Approval of Water Main Extension Connection Agreement WME-118-S Between 6 Grands, LLC, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$25,431\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Consideration of Reduction and/or Release of Civil Restitution Lien for Cynturia McClendon Smith](#)

9. COUNTY ADMINISTRATOR:

9.1. [Present Community Services and Code Enforcement Update](#)**10. COMMITTEE ITEMS:****10.1. [Board of Adjustment - Request to Reappoint One \(1\) Incumbent Member for a Full Term, Ending May 2028](#)****10.2. [Hills of Ocala MSTU for Recreation Advisory Council - Request to Reappoint One \(1\) Incumbent Member for a Full Term, Ending May 2029](#)****10.3. [Code Enforcement Board - Request to Appoint One \(1\) Member to Fill One of Three Vacancies](#)****10.4. [Fire Rescue / EMS Advisory Board - Request for Ratification of City of Ocala Fire Chief Clint Welborn as the Municipalities Representative for a Full Term Ending July 2029](#)****11. NOTATION FOR ACTION:****11.1. [Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, August 13, 2025, at 9:00 a.m., or as Soon Thereafter, and Wednesday, September 3, 2025, at 5:30 p.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium](#)****11.2. [Request Adoption of a Resolution to Declare a Public Hearing Date for Consideration of a Road Closure Petition Associated with the Revised Map of Goodwins Additions Stanton on August 19, 2025, at 10:00 a.m., or as Soon Thereafter as Possible 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. [Approved Technical Update to Marion County's State Housing Initiative Partnership \(SHIP\) Local Housing Assistance Plan \(LHAP\) 2022-2023, 2023-2024, 2024-2025 \(Budget Impact - None\)](#)
 - 14.1.2. [Tourist Development Council - Present Resignation from Victoria Billig](#)
 - 14.1.3. [Public Safety Coordinating Council - Notification of Member Designation - Jeffrey King, Incoming Circuit Five State Probation Administrator](#)
 - 14.1.4. [Industrial Development Authority - Present Resignation from Roy Hilgenfeldt](#)
 - 14.1.5. [Present Corrected Contract Number for Fire Station 11 Construction](#)
 - 14.1.6. [Present Letter Dated June 24, 2025 from the Secretary of the Interior Regarding Funding for 2025 Payments in Lieu of Taxes Program](#)
 - 14.1.7. [Present Chamber and Economic Partnership June 2025 Activity](#)
 - 14.1.8. [Present Solid Waste Monthly Operations Report for May 2025](#)
 - 14.1.9. [Present the Economic and Tourism Development Report for Fiscal Year 2023-24 as Required by Section 288.1226 and 288.904, Florida Statutes](#)
 - 14.2. **Present Walk-On Items From Previous BCC Meeting:**
 - 14.2.1. [Request Approval of the Lease Renewal Agreement between 15912 STATE ROAD 40, LLC, and Marion County for the Tax Collector office located at 15956 East State Road 40, Silver Springs, Florida 34488 \("Forest office"\)](#)
 - 14.3. **Clerk of the Court:**
 - 14.3.1. [Present Report No. 2025-02 Review of Internal Controls Over the Usage of Driver and Vehicle Information Database - Parks and Recreation](#)
 - 14.3.2. [Present Administrative Budget Transfer Report for FY 2024-25](#)
 - 14.3.3. [Present Monthly Report for the Building Department Budget and Actual](#)
 - 14.3.4. [Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances 25-21, 25-22, 25-23, 25-24, 25-25 and 25-26 With The Secretary Of State's Office](#)
 - 14.3.5. [Present Financial Statements and Independent Auditor's Report For Year Ended September 30, 2024, 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. [Districts 5 and 24 Medical Examiner - May 14, 2025](#)
- 14.4.2. [Development Review Committee - June 16 and 23, 2025](#)
- 14.4.3. [Land Development Regulation Committee - June 4, 2025](#)
- 14.4.4. [Planning and Zoning Commission - May 28, 2025](#)
- 14.4.5. [Parks & Recreation - May 21, 2025](#)
- 14.4.6. [Tourist Development Council - May 21, 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>

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

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

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1. [Request for Waiver from Land Development Code Section 6.8.6.B - Buffers for Abshier Engineering Inc., Parcel Number 31399-002-00, Application Number 32987 \(Budget Impact - None\)](#)
- 15.1.2. [Request for Waiver from Land Development Code Section 6.8.6.K\(5\) - Buffers for Tillman & Associates Engineering LLC, Parcel Number 35730-000-00, Application Number 32857 Freedom Commons Phase 5 \(Budget Impact - None\)](#)

15.2. Planning and Zoning Consent Items:

- 15.2.1. [250703ZC - Justin and Katelyn Kardell, Zoning Change from Neighborhood Business \(B-1\) to Single-Family Dwelling \(R-1\), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479](#)

- 15.2.2. [250704ZC - Sicurezza, LLC, Zoning Change from Single-Family Dwelling \(R-1\) to Mixed Residential \(R-4\), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432](#)
- 15.2.3. [250707ZP - A&B Properties Services, LLC, Zoning Change from Multiple-Family Dwelling \(R-3\) to Residential Planned Unit Development \(R-PUD\), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473](#)

15.3. Planning and Zoning Items for Individual Consideration:

- 15.3.1. [250702ZC - Kevin & Barbara Marovich, Zoning Change from Single-Family Dwelling \(R-1\) to General Agriculture \(A-1\), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476](#)
- 15.3.2. [25-S04 - Thomas R. Moore, Small-Scale Land Use Change from Rural Land \(RL\) to Rural Activity Center \(RAC\), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482](#)
- 15.3.3. [250207ZC - Thomas R. Moore, Zoning Change from General Agriculture \(A-1\) to Rural Activity Center \(RAC\), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W HWY 326, Ocala, FL](#)
- 15.3.4. [25-L03 - Estate of Michael Couture, Eva Couture, P.R., Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land \(RL\) to Medium Residential \(MR\), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491 \(No Action - Continued by Planning and Zoning Commission to their August 25, 2025 Meeting\)](#)
- 15.3.5. [250706ZP - Estate of Michael Couture, Eva Couture, P.R., Zoning Change from General Agriculture \(A-1\) to Planned Unit Development \(PUD\), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491 \(No Action - Continued by Planning and Zoning Commission to their August 25, 2025 Meeting\)](#)
- 15.3.6. [25-S08 - CCO Hospitality, LLC, Small-Scale Land Use Change from Rural Land \(RL\) to Medium Residential \(MR\), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480](#)

15.4. Adoption of Ordinance