

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 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**

Tuesday, July 15, 2025

- 10:00 a.m. Public Hearing to Consider a Rate Resolution to Increase the Current Assessment Rate Associated with the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting
- 10:00 a.m. Public Hearing for Public Comment on the FY 2025-2026 Annual Action Plan for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG)
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month

Wednesday, July 16 and Thursday, July 17, 2025

- 9:00 a.m. Budget Workshops to Consider the Budget for FY 2025-2026

Monday, July 21, 2025

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

Wednesday, July 23 and Thursday, July 24, 2025

- 9:00 a.m. Budget Workshops to Consider the Budget for FY 2025-2026

Thursday, July 24, 2025

- 1:30 p.m. Commission Meeting Special Board Meeting to Set the Proposed (Maximum) Millage Rates

Tuesday, August 5, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public Hearing for Final Public Comment on the FY 2025-2026 Annual Action Plan for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG)

Wednesday, August 6, 2025

- 1:00 p.m. Public Hearing to Consider East Lake/Woodmar Road Improvement Project

Monday, August 18, 2025

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

Tuesday, August 19, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public Hearing Continuation - 250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC, Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned.
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month.

Present:

Chairman Kathy Bryant, Vice Chair Carl Zalak III,
Commissioner Craig Curry, Commissioner Michelle
Stone, and Commissioner Matt McClain

1. PROCLAMATIONS AND PRESENTATIONS:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 1.1. through 1.5. The motion carried 5 / 0.

- 1.1. PRESENTATION - Veterans Helping Veterans Update - Todd Belknap, Executive Director (Presentation Only)

PRESENTED

- 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)

PRESENTED

- 1.3. PROCLAMATION - Parks and Recreation Professionals Day - Jim Couillard, Parks & Recreation Director (Approval and Presentation)

PRESENTED

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

PRESENTED

- 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:

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

- 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:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 4.1. through 4.4. The motion carried 5 / 0.

- 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

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- 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

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda items 5.1.1. through 5.1.9. The motion carried 5 / 0.

- 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

Motion by Commissioner Curry, second by Commissioner Stone, to approve agenda items 5.2.1. The motion carried 5 / 0.

- 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

PRESENTED

- 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

Motion by Commissioner Stone, second by Vice Chair Zalak, 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 McClain, to approve agenda items 7.1.1. through 7.6.3. with the exception of 7.5.2. which was pulled for individual consideration. The motion carried 5 / 0.

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)

Agenda item 7.5.2. was pulled for individual consideration and presented as a revision.

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 7.5.2. The motion carried 5 / 0.

- 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

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

9. COUNTY ADMINISTRATOR:

- 9.1. Present Community Services and Code Enforcement Update

PRESENTED

DIRECTION TO STAFF: get the video clip of Community Services Presentation for Mr. Walker and email to him.

10. **COMMITTEE ITEMS:**

- 10.1. Board of Adjustment - Request to Reappoint One (1) Incumbent Member for a Full Term, Ending May 2028

Thomas Phillips

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 10.1. The motion carried 5 / 0.

- 10.2. Hills of Ocala MSTU for Recreation Advisory Council - Request to Reappoint One (1) Incumbent Member for a Full Term, Ending May 2029

Karen Brenay

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 10.2. The motion carried 5 / 0.

- 10.3. Code Enforcement Board - Request to Appoint One (1) Member to Fill One of Three Vacancies

Clifford Wilson

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 10.3. The motion carried 5 / 0.

- 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

Clint Welborn

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 10.4. The motion carried 5 / 0.

11. **NOTATION FOR ACTION:**

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda items 11.1. and 11.2. The motion carried 5 / 0.

- 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.

Kris Mezini – Building inspections

DIRECTION TO STAFF: Tracy Straub, Mike Savage and Guy Minter to meet with the Mezinis.

Stephen Shives – Code Enforcement

Ardian Mezini – Building inspections

Elvira Mezini – Building inspections

Henry Munoz – Marion Oaks Internet connection, traffic light

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

Commissioner Curry – just returned from NACo and want to announce his appreciation for Commissioner Zalak's participation on the board for NACo.

Commissioner Stone – item 14.4.1. informational medical examiner item; advisory board has asked Mr. Minter for guidance.

Commissioner Zalak

- Secure Rural Schools program did not get passed as continuing resolution or reauthorized in the big, beautiful bill.
- President's budget does not have HOME or CDBG dollars, so will be up to Congress on how that will work.

Chairman Bryant

- Public can view the full agenda on website at: marionfl.org>Our County>Agenda, minutes & videos; this has a wealth of information
- Getting ready to go into budget workshops for FY 2025-26
- Everything we do is available for public to view; contact commission office to learn how to find this information

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

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- 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/>
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- 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

Meeting reconvened

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)

Motion by Commissioner Stone, second by Commissioner Curry, to table agenda item 15.1.1. The motion carried 5 / 0.

- 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)

Motion by Vice Chair Zalak, second by Commissioner Curry, to deny agenda item 15.1.2. The motion carried 4 / 1.

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

This agenda item was pulled for individual consideration.

Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 15.2.1. The motion carried 5 / 0.

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda items 15.2.2. and 15.2.3. The motion carried 5 / 0.

- 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

Motion by Vice Chair Zalak, second by Commissioner Curry, to rescind fee and allow applicant to come back to apply for special use permit. The motion carried 5 / 0.

DIRECTION TO STAFF: Assist applicants through process.

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

Motion by Commissioner Stone, second by Commissioner Curry, to deny agenda item 15.3.2. The motion carried 5 / 0.

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

Motion by Commissioner Stone, second by Commissioner Curry, to deny agenda item 15.3.3. The motion carried 5 / 0.

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

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 15.3.6. The motion carried 5 / 0.

15.4. Adoption of Ordinance

Motion by Commissioner Stone, second by Vice Chair Zalak, to approve agenda item 15.4. The motion carried 5 / 0.