

**Official Minutes of  
MARION COUNTY  
BOARD OF COUNTY COMMISSIONERS**

November 18, 2025

**CALL TO ORDER:**

The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 9:00 a.m. on Tuesday, November 18, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

The meeting opened with invocation by Commissioner Bryant and the Pledge of Allegiance to the Flag of our Country.

**9:00 AM ROLL CALL:**

Upon roll call the following members were present: Chairman Carl Zalak, III, District 4; Vice-Chairman Matthew McClain, District 3; Commissioner Craig Curry, District 1; Commissioner Kathy Bryant, District 2; and Commissioner Michelle Stone, District 5. Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart and Executive Director of Internal Services Mike McCain.

**ANNOUNCEMENTS:**

Chairman Zalak addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

**1. PROCLAMATIONS AND PRESENTATIONS:**

Upon motion of Commissioner Bryant, seconded by Commissioner McClain, the BCC approved and/or ratified the following:

**1.1. PROCLAMATION - Rosa Parks Day - Jean Marie Derrough, President, Marion Progressive Democratic Caucus (Approval and Presentation)**

The Board presented the Proclamation designating December 1, 2025 as "Rosa Parks Day" to President Jean Marie Derrough, Marion Progressive Democratic Caucus, and several members of the National Association for the Advancement of Colored People (NAACP), Branch #5114.

Commissioner McClain stated December 1, 2025, will mark the 70<sup>th</sup> anniversary of Rosa Parks' courageous act on the bus in Montgomery, Alabama, which sparked a movement across this Country. He stated it taught and reminded Americans that all individuals are human beings, no matter their skin color or creed, created in the image of God with certain inalienable rights. Commissioner McClain advised that everyone deserves to be treated with dignity and respect, noting judgement should come from the content of an individual's character.

President Jean Marie Derrough, Marion Progressive Democrat Caucus, advised that she would like to present the Proclamation to Dr. Jerome Gamble, President, NAACP, Branch #5114. She stated there is no community without unity, noting the Marion County Progressive Democratic caucus worked together with the local Branch of the NAACP for this Proclamation.

November 18, 2025

Dr. Jerome Gamble, President, NAACP, Branch #5114, expressed gratitude for the Marion County community recognizing the history and legacy of Ms. Rosa Parks.

**1.3. PROCLAMATION - Farm City Week - Crystal McCazzio, Extension Service Director (Approval and Presentation)**

The Board presented the Proclamation designating November 15 through 22, 2025 as "Farm City™ Week" to Extension Service Director Crystal McCazzio, Extension Services, and several other representatives.

Livestock Extension Agent Caitlin Justesen, University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS), Extension Service, advised that the organization loves to celebrate Farm City™ Week every year as a national event, but especially locally in Marion County to celebrate the community's farmers, ranchers and producers. She stated Marion County has a lot of generational families involved in farming and a lot of new residents who are just beginning their farming journeys. Ms. Justesen advised that it is the Department's goal to celebrate these smart individuals who want to make farming and ranching their livelihood. She stated to feed an expanding world people have to constantly change and making resources available to farmers and ranchers will allow them to adapt to feed the growing population. Ms. Justesen expressed appreciation for great staff and faculty at the Marion County Extension Office who provide science-based, factual, unbiased information to local producers. She stated these efforts help people adapt and make changes on their farms and ranches to move them forward, become more efficient, increase productivity, save them money and create a long term sustainability in the environment and their livelihood. Ms. Justesen advised of a UF IFAS Plant, Science, Research and Education Unit (PSREU) in Citra, noting it is one of many UF has. She stated the unit works with university faculty every day to move new crops forward, make improvements on them, and explore new opportunities for Florida and agriculture. Ms. Justesen commented on the agricultural education provided to youth through working with the Marion County 4-H Youth Development program and Future Farmers of America (FFA) organization through the school system.

Jim Boyer, Director of Research, UF IFAS PSREU, Citra, stated there is an open house event on November 19, 2025, at the PSREU in Citra from 9:00 a.m. to 12:00 p.m. He noted he is also the current President of the Marion County Farm Bureau. Mr. Boyer advised that his family has farmed in Marion County since 1823 and still farms citrus, timber and sod. He stated agriculture is an important component of what comprises Marion County's history and heritage. Mr. Boyer advised that there are a lot of families that depend on agriculture as their livelihood, noting he is thankful for the support of the BCC. He provided a brief overview of Farm City™ Week events, which highlights the interface between rural partners and city families to tell them where their food comes from. Mr. Boyer stated the community has one of the safest food supplies, which goes along with national security. He expressed appreciation for the Board highlighting Farm City™ Week and other city partners. Mr. Boyer opined that Marion County is a unique community and agriculture is a very important part of that.

Extension Service Director Crystal McCazzio advised that local farmer Jack Williams will be inducted into the Marion County Agricultural Hall of Fame on Thursday, November 20, 2025. She advised that Mr. Williams is not present today due to health reasons, but Amy Perryman, Mr. Williams' youngest daughter, is representing the family in his place. Ms. McCazzio provided a brief overview of Jack Williams and his accomplishments.

Commissioner Bryant commented on her experiences with growing plants, noting she would not be able to eat if not for the work of farmers. She expressed gratitude for the Williams family's contributions to the community.

**1.2. PRESENTATION** - Recognition of Florida Aquatics Swimming and Training as Recipient of the Florida Sports Foundation Award for Sports Tourism Venue of the Year for Mid-Sized Market - Loretta Shaffer, Tourist Development Director (Presentation Only)

Tourism Development Director Lorretta Shaffer presented the following recommendation:

Description/Background: The Florida Sports Foundation is the official sports promotion and development organization for the State of Florida. The Annual Florida Sports Foundation Summit brings together the state's sports tourism industry leaders to share ideas and present their individual areas to prospective event rights holders in hopes of luring future sports events to their communities. The Larry Pendleton Awards Dinner recognizes the achievements of more than 30 industry partners statewide, and individuals within the partnerships, for their efforts over the previous year.

The 2025 Florida Sports Summit Larry Pendleton Awards Dinner was held on June 8, at Jensen Beach, during which the Ocala/Marion County Visitors and Convention Bureau brought home the Florida Sports Foundation Award for Sports Tourism Venue of the Year for Mid-Sized Market on behalf of Florida Aquatics Swimming and Training (FAST). FAST opened in April of 2022 and has quickly become one of the premier private aquatics facilities in the nation. Featuring a 50-meter indoor competition pool with seating for 2,000 attendees and a 50-meter outdoor warm-up pool, the venue has already hosted major events sanctioned by USA Swimming, National Collegiate Athletic Association, Florida High School Athletic Association, Young Men's Christian Association, and Florida Swimming. In its first three years, FAST welcomed over 76,000 unique attendees, generating an estimated 39,810 room nights and an impressive \$21.5 million in economic impact for the community.

Budget/Impact: None.

Recommended Action: Presentation only.

Tourism Development Director Loretta Shaffer introduced Group Sales Supervisor Corry Locke, Tourist Development, Executive Director Rebecca Rogers, Circle Square Foundation and several members of the FAST staff including: General Manager Kevin Milak; Aquatic Specialist Andrew Lazar; and Business Manager Lynn Frontanes. She advised of the hard work the FAST team and Corry Locke did with the Florida Sports Foundation to have the FAST awarded as the Best Sports Tourism Venue of the Year. It is extremely prestigious and a recognition of how much the aquatic facility has been a game changer for the City of Ocala and Marion County. Ms. Shaffer stated the award has put the County on the map, noting the hosting of major events at FAST exceeding \$21,000,000 in the last fiscal year (FY). Ms. Shaffer advised that bringing in events sanctioned through USA Swimming, National Collegiate Athletic Association (NCAA), Florida High School Activities Association (FHSA), the Young Men's Christian Association (YMCA), and Florida Swimming has quickly made FAST the premier facility across the Nation. Ms. Shaffer stated Corry Locke and Kevin Milak work closely together keeping track of FAST's data to see the residuals of the facility as a community. She advised that it is due to the collaboration and cooperation that has brought the showcasing of Marion County as a true sports tourism destination.

November 18, 2025

General Manager Kevin Milak, FAST, expressed gratitude for Trustee Ken Colon, Circle Square Foundation and the Tourism Development Council (TDC). He advised that in a little over 3 and a half years there have been more than 500,000 people that have visited the facility. Mr. Milak commented on the simultaneous use of the facility being able to offer sport events and swimming lessons for the community simultaneously.

Chairman Zalak stated the FAST facility is a treasure for Marion County, noting it went from a dilapidated community pool to the best facility in the Country. He commented on the impact the facility has relating to young people who aspire to compete

**1.4. PROCLAMATION - Eagle Scout Court of Honor - Clayton Glover (Approval Only)**

The Board approved the Proclamation congratulating Clayton Glover upon attaining the status of Eagle Scout in the Boy Scouts of America organization.

**WALK-ON: PROCLAMATION –** The Board presented the Proclamation designating the year of November 2024 through November 2025 as “Chair Kathy Bryant Year” to Commissioner Bryant.

A brief video entitled “Kathy Bryant Chair Highlights 2025” was presented as seen on the overhead screens reflecting on the many activities and events over the past year under Commissioner Bryant.

Commissioner Curry provided a brief overview of Commissioner Bryant’s time as Commissioner for the past 15 years.

Commissioner Bryant expressed appreciation to the Board and staff.

Chairman Zalak stated Commissioner Bryant has led since the day she began in 2010.

Commissioner Bryant out at 9:40 a.m.

**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](http://www.marionfl.org).

Charles Calhoun, SW 92<sup>nd</sup> Court, Marion County Veterans Council, expressed appreciation for the Board’s ongoing support of veterans in the community. He provided a brief update on upcoming events, noting unclaimed veterans services are being held at Veterans Helping Veterans on Thursday, November 20, 2026, at 11:30 a.m.

Commissioner Bryant returned at 9:43 a.m.

Mr. Calhoun referred to a photo as seen on the overhead screens picturing a stocked food pantry and commented on the donations received from organizations within the community. He stated the food pantry located at Veterans Helping Veterans is open to anyone in need.

Chairman Zalak expressed gratitude to Mr. Calhoun, Commissioner Curry, ACA Roussel and Fleet Management Director Mark Williams for assisting Veterans Helping Veterans regarding a truck.

Commissioner Curry stated it is a privilege to work with veterans. He advised that veteran Steve Petty was recently inducted into the Florida Veterans Hall of Fame, noting he is the second Marion County Veteran honored. Commissioner Curry stated there was mention in Tallahassee during the honoring of Mr. Petty about how Marion County treats their veterans.

Henry Munoz, Marion Oaks Boulevard, commented on Agenda Item 7.7.14. He questioned if the project addresses the southeast section of Marion Oaks including SummerGlen.

Commissioner Stone out at 9:47 a.m.

ACA Angel Roussel stated the Item is a scope to design 4 new production wells. He advised that 2 of them are Water Treatment Plant (WTP) Number 4, which are generally in the southeast side of Marion Oaks where there is a lot of growth. Mr. Roussel stated one of the domestic wells has failed; therefore, one of the production wells is a replacement and the other is additional capacity for the system. He advised that there are 2 new wells to be built in the SummerGlen WTP as replacements to 2 failing wells.

Chairman Zalak advised that public comment is now closed.

### **3. ADOPT THE FOLLOWING MINUTES: (5 Sets)**

**3.1.** June 16, 2025

**3.2.** June 17, 2025

**3.3.** June 19, 2025

**3.4.** June 23, 2025

**3.5.** July 1, 2025

A motion was made by Commissioner McClain, seconded by Commissioner Bryant, to adopt the meeting minutes of June 16, 17, 19, 23 and July 1, 2025. The motion was unanimously approved by the Board (4-0).

### **4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE**

### **5. CLERK OF THE CIRCUIT COURT:**

Commissioner Stone returned at 9:47 a.m.

Upon motion of Commissioner Bryant, seconded by Commissioner Curry, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell:

#### **5.1. Budget Amendment**

**5.1.1.** 25-R-473 - 9-1-1 Management Fund - 9-1-1 Management - \$41,000

**5.1.2.** 25-R-474 - General Fund - Sheriff Emergency Management Transfer - \$10,000

**5.1.3.** 25-R-475 - General Fund - Sheriff Emergency Management Transfer - \$102,274

**5.1.4.** 25-R-476 - Hills of Ocala MSTU for Recreation - Hills of Ocala Recreation - \$60,000

**5.1.5.** 25-R-477 - Infrastructure Surtax Capital Project Fund - Infrastructure Tax Medical Services - \$4,247,598

**5.1.6.** 25-R-478 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$5,000

**5.1.7.** 25-R-479 - Rainbow Lakes Estates Municipal Service District - Rainbow Lakes Estates General Government - \$213,500

(Ed. Note: MSTU is the acronym for Municipal Services Taxing Unit and CID is the acronym for Criminal Investigation Division.)

#### **5.2. Project Adjustment**

**5.2.1.** Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$2,054

County Engineer Steven Cohoon, Office of the County Engineer (OCE), presented the following recommendation:

November 18, 2025

Description/Background: The NW Hwy 320 Resurfacing project is complete, and all invoices have been paid. The project has been closed out, and remaining funds should be transferred to the NW 80<sup>th</sup>/70<sup>th</sup> Ave Seg 3 project to replace funds previously transferred out.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the transfer of project funds and amend the CIP.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to approve the transfer of project funds and amend the Capital Improvement Program (CIP). The motion was unanimously approved (5-0).

### **5.3. Clerk of the Court Items**

#### **5.3.1. Request Approval of Tax Increment Financing District Payment Requests (Budget Impact - Neutral; expenditure of \$3,054,434)**

Finance Director Jennifer Cole presented the following recommendation:

Description/Background: Tax Increment Financing District (TIFD) Payment Requests of \$2,217,757 to the City of Ocala, \$227,838 to the City of Dunnellon, \$125,072 to the City of Belleview, and \$483,767 to the Silver Springs CRA Trust Fund.

Budget/Impact: Neutral; expenditure of \$3,054,434.

Recommended Action: Motion to approve TIFD Funding Payments.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to approve TIFD Funding Payments. The motion was unanimously approved (5-0).

#### **5.3.2. Request Adoption of the Budget Amendments to the Prior (2024-25) Fiscal Year Budget**

Upon motion of Commissioner Bryant, seconded by Commissioner McClain, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell:

**5.3.2.a.** 25-R-480 – General Fund – Tax Collector – TR - \$150,500

**5.3.2.b.** 25-R-481 – General Fund – Supervisor of Elections – TR - \$500,611

**5.3.2.c.** 25-R-482 – General Fund – Clerk to County Commission TR - \$67,841

**5.3.2.d.** 25-R-483 – Local Provider Participation – Medicaid Managed Care Program - \$927,743

**5.3.2.e.** 25-R-484 – 2016A Debt Service Fund – Series 2016A - \$82,260

**5.3.2.f.** 25-R-485 – 2017A Debt Service Fund – Series 2017A - \$124,228

**5.3.2.g.** 25-R-486 – 2019A Debt Service Fund – Series 2019A - \$67,387

**5.3.2.h.** 25-R-487 – 2021A Debt Service Fund – Series 2021A - \$120,063

**5.3.2.i.** 25-R-488 – 2022A Debt Service Fund – Series 2022A - \$56,121

**5.3.2.j.** 25-R-489 – 2025A Capital Project Fund – Series 2025A - \$2,433,655

#### **5.3.3. Request Approval of the FY 2026-27 Annual Budget and Capital Improvement Program Calendar**

Budget Director Audrey Fowler presented the following recommendation:

Description/Background: Attached is the Proposed Annual Budget and Capital Improvement Program Calendar of the Marion County Board of County Commissioners for the Fiscal Year 2026-27 Budget. The significant deadlines have been reviewed for compliance with applicable statutes. With the concurrence of

the Board of County Commissioners, this calendar shall serve as the schedule of budget activities for preparation and adoption of the upcoming budget and capital improvement program.

Budget/Impact: None.

Recommended Action: Motion to Approve the FY 2026-27 Annual Budget and Capital Improvement Program Calendar.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to approve the FY 2026-27 Annual Budget and CIP Calendar. The motion was unanimously approved by the Board (5-0).

**5.3.4.** Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 038820, 039806, 041346, 042389, 042427, 045531, and IT list.

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to approve the Disposition of Property Forms 038820, 039806, 041346, 042389, 042427, 045531, and IT list. The motion was unanimously approved by the Board (5-0).

Clerk Harrell commented on Agenda Item 14.3.1, noting Constitutional Officers were able to return \$3,700,000.00 from last years budgeted funds. He expressed gratitude for the Boards funding and partnership in being able to return those dollars to the General Fund. Chairman Zalak advised that it will assist with the Carry Forward for next year.

## **6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am: NONE**

### **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. County Administrator Mounir Bouyounes, Administration, stated Agenda Item 7.7.3 has been revised and requested the Board include that in today's motion.

Upon motion of Commissioner Bryant, seconded by Commissioner Curry, the Board acted on the Consent Agenda to include the revisions as presented today:

#### **7.1. Administration:**

**7.1.1.** Request Approval of Small Project Completion and Certification Form for Hurricane Milton Damages (Budget Impact – Additional Revenue of \$95,918)

The Board accepted the following recommendation as presented by County Administrator Bouyounes, Administration:

Description/Background: Marion County has been reimbursed for one (1) project by The Federal Emergency Management Agency (FEMA) for Emergency Protective Measures for Hurricane Milton. FEMA and the State of Florida have reviewed the documentation for 100% reimbursement.

The attached form is to certify the small project completion for Milton.

Budget/Impact: Revenue generating; additional revenue of \$95,918.

Recommended Action: Motion to approve and authorize the Chair to execute the Small Project Completion and Certification Form for Hurricane Milton Damages.

**7.1.2.** Request Approval to Donate Two Vehicles to Marion County Veterans Helping Veterans, Inc. (Budget Impact - None)

November 18, 2025

The Board accepted the following recommendation as presented by ACA Amanda Tart, Administration:

Description/Background: On September 3, 2025, a request was received from Marion County Veterans Helping Veterans, Inc. for a vehicle to facilitate safe and efficient transportation of their teams for assisting Marion County veterans.

Per Administrative Policy 4.3 and Florida State Statutes 274.05, the Board has the discretion to donate equipment to governmental agencies and non-profit entities. Fleet has identified a 2007 Chevrolet Silverado 1500, asset number 39484 and a 2007 Chevrolet Express 2500 Cargo Van, asset number 40744, to be considered for donation. Disposition of the 2007 Chevrolet Silverado 1500 vehicle was approved by the Board on August 5, 2025, and the 2007 Chevrolet Express 2500 Cargo Van was approved on August 18, 2025.

Marion County Veterans Helping Veterans, Inc. is dedicated to serve, support and advocate for the 46,000 Veterans residing in Marion County, Florida.

Budget/Impact: None.

Recommended Action: Motion to approve donation of the 2007 Chevrolet Silverado 1500, asset number 39484 and a 2007 Chevrolet Express 2500 Cargo Van asset number 40744, to Marion County Veterans Helping Veterans, Inc.

## **7.2. Attorney:**

**7.2.1. Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW/NW 80<sup>th</sup>/70<sup>th</sup> Avenue Road Improvement Project in Marion County, Florida**

The Board accepted the following recommendation to adopt Resolution 25-R-490 as presented by County Attorney Mathew G. Minter, Legal:

Description/Background: On October 21, 2025, the Board approved Resolution 25-R-430, for the acquisition of interests in real properties related to the SW/NW 80<sup>th</sup>/70<sup>th</sup> Avenue Road Improvement Project, that included fifteen (15) project parcels. Four (4) additional parcels are necessary for the project, for which we have not yet been able to acquire by negotiations. The County is seeking to acquire the project parcels to construct road improvements related to the SW/NW 80<sup>th</sup>/70<sup>th</sup> Avenue Road Improvement Project, which will widen the North and South bound lanes of NW/SW 80<sup>th</sup>/70<sup>th</sup> Avenue, relieving traffic flow on both Hwy 40 and NW/SW 80<sup>th</sup>/70<sup>th</sup> Avenue, and surrounding collector roads. The resolution provides for acquisition either by negotiation, based on binding offers from the County for up to 140% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the resolution authorizes proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing acquisition of property by eminent domain, and this resolution will satisfy that requirement.

Budget/Impact: Budget impact is currently indeterminate but is initially based on the County's appraisals. The amount for the four (4) acquisition parcels included in this resolution is a combined total of \$1,895,700. If litigation is required, the final value determinations will be made by a jury trial, and the County will be responsible for statutory attorney fees and expert costs as well.

Recommended Action: Motion to approve the resolution and authorize the Chairman and the Clerk of Court to execute same.

Resolution 25-R-490 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

**7.2.2. Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the NW 49<sup>th</sup> Street Phase 3 Road Improvement Project in Marion County, Florida**

The Board accepted the following recommendation to adopt resolution 25-R-491 as presented by County Attorney Minter, Legal:

Description/Background: This resolution is presented for Board approval for the acquisition of interests in real properties as to which we have not yet been able to acquire by negotiations. The County is seeking to acquire the project parcels to construct road improvements related to the NW 49<sup>th</sup> Street Phase 3 Road Improvement Project, which will construct a new four-lane roadway beginning at the intersection of NW Hwy 225A and NW 44<sup>th</sup> Lane and continue east to the intersection of NW 49<sup>th</sup> Avenue and NW 49<sup>th</sup> Street. From there, the existing two-lane roadway will be widened to a four-lane roadway. The project will also install a 5-foot sidewalk and a 12-foot multi-use path alongside the roadway. The project will end just west of the intersection of NW 49<sup>th</sup> Street and NW 44<sup>th</sup> Avenue, where the Florida Department of Transportation is constructing a Diverging Diamond Interchange at Interstate 75 (I-75). In conjunction with FDOT's project, this project will accommodate current and future traffic growth in northern Marion County. The resolution provides for acquisition either by negotiation, based on binding offers from the County for up to 140% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the resolution authorizes proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing the acquisition of property by eminent domain, and this resolution will satisfy that requirement.

Budget/Impact: Budget impact is currently indeterminate but is initially based on the County's appraisals. The amount for the acquisition parcels included in this resolution is a combined total of \$1,322,300.00. If litigation is required, the final value determinations will be made by a jury trial, and the County will be responsible for statutory attorney fees and expert costs as well.

Recommended Action: Motion to approve the resolution and authorize the Chairman and the Clerk of Court to execute same.

Resolution 25-R-491 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN

REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE NW 49<sup>TH</sup> STREET PHASE 3A ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

### **7.3. Community Services:**

**7.3.1.** Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Marion County Veterans Helping Veterans, Inc. (Budget Impact - Neutral; not to exceed \$150,000)

The Board accepted the following recommendation as presented by Community Services Director Cheryl Butler:

Description/Background: On July 15, 2025, the Marion County Board of County Commissioners approved a contract with the Florida Department of Children and Families (DCF) to distribute state and federal funds, administered through the Ocala/Marion Joint Office on Homelessness Continuum of Care (CoC) FL-514, to support local homeless service providers.

Total funding awarded to Marion County:

- Challenge Grant: \$800,664.84
- Emergency Solutions Grant (ESG): \$242,339.34
- Temporary Assistance for Needy Families (TANF) Grant: \$31,574.33
- Total: \$1,074,578.51

As part of the approved Continuum of Care Plan, nonprofit organizations were invited to apply for funding for projects that meet community priorities. Marion County Veterans Helping Veterans, Inc., a local non-profit, requested \$150,000 from the Challenge Grant.

These funds will provide case management and street outreach services to engage individuals living on the streets in Marion County, provide homeless prevention services to allow those in danger of losing their home to remain stably housed, and provide rehousing services to help those that are homeless become stably housed.

Budget/Impact: Neutral; not to exceed \$150,000.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with this agreement for Challenge Grant with Marion County Veterans Helping Veterans, Inc.

**7.3.2.** Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Saving Mercy Corporation (Budget Impact - Neutral; not to exceed \$96,500)

The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On July 15<sup>th</sup>, 2025, the Marion County Board of County Commissioners approved a contract with the Florida Department of Children and Families (DCF) to distribute state and federal funds, administered through the Ocala/Marion Joint Office on Homelessness Continuum of Care (CoC) FL-514, to support local homeless service providers.

Total funding awarded to Marion County:

- Challenge Grant: \$800,664.84
- Emergency Solutions Grant (ESG): \$242,339.34
- Temporary Assistance for Needy Families (TANF) Grant: \$31,574.33
- Total: \$1,074,578.51

As part of the approved Continuum of Care Plan, nonprofit organizations were invited to apply for funding for projects that meet community priorities. Saving Mercy Corp., a local nonprofit serving homeless individuals in Marion County, requested \$96,500 from the Challenge Grant.

These funds will provide case management, and wrap around services, such as peer mentoring, mental health and other support services to those experiencing housing instability in Marion County.

Budget/Impact: Neutral; not to exceed \$96,500.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with this agreement for Challenge Grant with Saving Mercy Corp.

### **7.3.3. Request Approval of the First Amendment of the 2025-2026 Marion County Opioid Abatement Plan (Budget Impact - None)**

The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: The State of Florida, along with numerous cities and counties, including Marion County and the City of Ocala, participated in the National Prescription Opiate Litigation (MDL No. 2804). Following the settlement, the State established two funding streams: (1) regional funds overseen locally by the Regional Settlement Committee, and (2) direct allocations to individual counties and municipalities.

The Department of Children and Families (DCF) oversees both funding streams and requires each recipient to submit an annual Opioid Abatement Plan in accordance with State guidelines.

On July 1, 2025, the Board approved the 2025-2026 Marion County Opioid Abatement Plan, which outlined the County's strategy for using its local share of settlement funds in alignment with the Statewide Response Agreement and in coordination with the Regional Opioid Abatement Plan. The Plan established the following funding priorities:

- Prevention programs
- Support people in treatment and recovery

The proposed amendment to the 2025-2026 Marion County Opioid Abatement Plan replaces the previously approved "Prevention Programs" priority with "Leadership, Planning & Coordination," as outlined in letter J, item 3 of Schedule B in the Statewide Response Agreement (included as an exhibit to the amended plan), to better address the County's current needs and align with a proposal from Marion County Fire Rescue (MCFR) to purchase advanced transport ventilators.

This investment strengthens emergency response for opioid-related respiratory failure by providing consistent, high-quality care across all frontline advanced life support units and enhancing coordination among responders, healthcare providers, and treatment partners. By directing funds toward this critical

November 18, 2025

infrastructure, the County ensures settlement resources are used effectively to treat and respond to opioid-related emergencies.

Budget/Impact: None.

Recommended Action: Motion to approve submission to DCF of the amended 2025-2026 Marion County Opioid Abatement Plan.

#### **7.4. Fire Rescue:**

##### **7.4.1. Request Approval of the Resolution Requesting Issuance of a Grant of General Utility Easement for Fire Station 11 (Budget Impact - None)**

The Board accepted the following recommendation to adopt Resolution 25-R-492 as presented by Fire Chief James Banta, Marion County Fire Rescue (MCFR):

Description/Background: This resolution is to seek approval to apply to the Trustees of the Internal Improvement Trust Fund for a Grant of General Utility Easement over state-owned uplands (Parcel No. 07399-083-02, near NW Gainesville Road, Ocala) to enable water, sewer, electric, and fire infrastructure connections for North Marion Fire Station #11, per Section 3.2 of the October 21, 2025, agreement with the Florida Department of Financial Services. The easement provides rights (initial term to August 5, 2070, renewable in 25-year increments) for construction, operation, maintenance, and access including full warranties, severability, and metes-and-bounds descriptions via October 2025 sketches by R.M. Barrineau Professional Surveyors & Mappers.

Budget/Impact: None.

Recommended Action: Motion to approve the Resolution requesting issuance of a grant of general utility easement for Fire Station 11.

Resolution 25-R-492 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, REQUESTING ISSUANCE OF A GRANT OF GENERAL UTILITY EASEMENT BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR MARION COUNTY FIRE RESCUE NORTH MARION FIRE STATION #11; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

##### **7.4.2. Request Approval for Marion County Fire Rescue to Apply for County Opioid Settlement Funds for the Purchase of Hamilton T-1 Ventilators (Budget Impact - None)**

The Board accepted the following recommendation as presented by Fire Chief Banta, MCFR:

Description/Background: Marion County Fire Rescue will be requesting \$640,000 in Florida opioid settlement funds to purchase Hamilton T-1 Intelligent Transport Ventilators for all frontline advanced life support (ALS) ambulances. These ventilators provide ICU-level respiratory support in the field and are critical in managing opioid-related respiratory depression and arrest, a leading cause of overdose deaths. The project aligns with approved opioid abatement strategies by strengthening emergency medical response, supporting treatment and recovery, and reducing overdose fatalities.

The proposal outlines the purchase and installation of 40 ventilators across the ALS transport fleet. Benefits include improved patient survival, reduced hypoxic brain injury, and greater clinical precision during resuscitation and transport.

A future agenda item will be brought forward for the procurement of the ventilators.  
Budget/Impact: None.

Recommended Action: Motion to approve Marion County Fire Rescue to apply for county opioid settlement funds for the purchase of Hamilton T-1 ventilators.

## **7.5. Human Resources:**

**7.5.1.** Request Approval of the Reclassification of One (1) TPO Transportation Planner Position, Pay Grade 112 Exempt, to One (1) TPO Transportation Planner Position, Pay Grade 110-114 Exempt, and the Reclassification of One (1) Administrative Specialist III and Social Media Coordinator Position, Pay Grade 109 Non-Exempt, to One (1) Administrative and Social Media Coordinator Position, Pay Grade 110 Exempt within the Budget of TPO Fed Highway BR407549 (Budget Impact - Expenditure of \$3,543)

The Board accepted the following recommendation to adopt Resolution 25-R-493 as presented by Human Resources (HR) Interim Director Jessica James:

Description/Background: The TPO is proposing to reclassify two positions to improve staff support for core areas of responsibility and service to citizens and partner agencies. These changes will also help support the recruitment and retention of both positions. The proposed reclassifications were approved by the TPO Board on October 28, 2025.

Budget/Impact: Expenditure of \$3,543.

Recommended Action: Motion to approve the reclassification of one (1) TPO Transportation Planner position, pay grade 112 exempt, to one (1) TPO Transportation Planner position, pay grade 110-114 exempt, and one (1) Administrative Specialist III and Social Media Coordinator position, pay grade 109 non-exempt, to one (1) Administrative and Social Media Coordinator position, pay grade 110 exempt within the budget of TPO Fed Highway Admin BR407549.

Resolution 25-R-493 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PROVIDING FOR THE RECLASSIFICATION OF ONE (1) TPO TRANSPORTATION PLANNER POSITION, PAY GRADE 112 EXEMPT, TO ONE (1) TPO TRANSPORTATION PLANNER POSITION, PAY GRADE 110-114 EXEMPT, AND ONE (1) ADMINISTRATIVE SPECIALIST III AND SOCIAL MEDIA COORDINATOR POSITION, PAY GRADE 108 NON-EXEMPT, TO ONE (1) ADMINISTRATIVE AND SOCIAL MEDIA COORDINATOR POSITION, PAY GRADE 109 EXEMPT WITHIN THE BUDGET OF TPO FED HIGHWAY ADMIN BR407549, ALONG WITH THE CORRESPONDING JOB DESCRIPTIONS AND PAY GRADES AND INCORPORATING THE FOREGOING ACTIONS INTO THE MARION COUNTY CLASSIFICATION PLAN.

**7.5.2.** Request Approval of the Addition of One (1) Staff Assistant IV Position, Pay Grade 106 Non-Exempt, within the Budget of Court Innovations CE270606 and Law Library CE260714 (Budget Impact - Neutral; \$59,278 funded through court costs)

The Board accepted the following recommendation as presented by HR Interim Director James:

Description/Background: The Law Library is experiencing an increase in usage by the public and additional support is needed to meet that demand. Additionally, the

position will assist the Staff Attorneys with administrative responsibilities, which will allow them to focus more of their time on higher level tasks as we prepare for an increase in workload with the creation of new judgeships. This position will be funded entirely through court costs assessed pursuant to Florida Statute 939.185, resulting in zero fiscal impact to the County.

Budget/Impact: Neutral; \$59,278 funded through collected court costs.

Recommended Action: Motion to approve the addition of one (1) Staff Assistant IV position, pay grade 106 non-exempt, within the budget of Court Innovations CE270606 and Law Library CE260714.

## 7.6. Parks & Recreation:

### 7.6.1. Request Approval of Memorandum of Understanding Between Marion County and the Friends of Marion County Veterans Park Foundation, Inc.

The Board accepted the following recommendation as presented by Parks and Recreation Director Jim Couillard:

Description/Background: The Parks & Recreation department is requesting consideration and approval of a Memorandum of Understanding (MOU) between Marion County and the Friends of Marion County Veterans Park Foundation, Inc. (Friends).

The MOU will enable the Friends to leverage their ability to obtain services and funding towards completing projects and improvements at the Ocala-Marion County Veterans Memorial Park (Park). The MOU also ensures that all projects, both those included in the Park Master Plan and others planned independently, are completed within all policies and procedures established and administered by the BCC, and the County Administrator.

The term of the MOU will be five years with the option to renew for no more than two additional two-year terms.

Budget/Impact: Neutral.

Recommended Action: Motion to approve Memorandum of Understanding between Marion County and the Friends of Marion County Veterans Park Foundation, Inc. and authorize Chairman and Clerk to execute the same.

## 7.7. Procurement Services:

### 7.7.1. Request Approval of Bid Award: 25B-164 Lake Tropicana Road Improvement Project SW 181<sup>st</sup> Court - C.W. Roberts Contracting, Inc. Ocala, FL (Budget Impact - Neutral; expenditure of \$641,945)

The Board accepted the following recommendation as presented by Procurement Services Director Susan Olsen:

Description/Background: On behalf of Municipal Services, Procurement advertised a bid to hire a qualified contractor to reclaim and resurface approximately 2.24 miles of 181<sup>st</sup> Court in the Lake Tropicana Subdivision, including roadway preparation, shoulder and minor clearing work, lime rock placement as needed, resurfacing, striping, and site stabilization to meet current standards.

Four submittals were received, and the tabulation is below:

Firm - Location	Bid Total
C W Roberts Contracting, Inc - Ocala, FL	\$641,944.78
John L Finch Contracting - Belleview, FL	\$731,052.51

Pave-Rite, Inc - <i>Lecanto, FL</i>	\$738,474.64
Superior Asphalt Inc - <i>Ocala, FL</i>	\$754,001.00

Chad Wicker, Municipal Services Director, recommends that C. W. Roberts Contracting, Inc. receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a draft of the contract. Upon approval at today’s meeting, it will be sent to C.W. Roberts Contracting, Inc. for signature, and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$641,944.78. Up to ten percent (10%) contingency will be added to the purchase order in accordance with the Procurement Manual. Funding is from LA601541-563220 LAKE TROPICANA ROAD IMPROVE.

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute contract with C.W. Roberts Contracting, Inc. under 25B-164.

**7.7.2.** Request Approval of Bid Award: 25B-169 Rotary Positive Displacement Blowers - TSC-Jacobs Florida, LLC., Tampa, FL (Budget Impact - Neutral; expenditure of \$424,856) The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Utilities, Procurement Services solicited bids to hire a qualified contractor for the purchase of three (3) Rotary Positive Displacement Blowers, used in the wastewater treatment process at the Southwest Regional Water Reclamation Facility (SRWRF). The existing blowers are contributing to noise concerns within the surrounding community and are experiencing performance issues. They are scheduled for replacement as part of the upcoming facility expansion.

Two (2) submittals were received, and the tabulation is below:

Firm - <i>Location</i>	Bid Total
TCS-Jacobs Florida, LLC - <i>Tampa, FL</i>	\$424,856
AerZen USA - <i>Coatesville, PA</i>	\$434,872

Tony Cunningham, Director of Utilities, recommends TSC-Jacobs Florida, LLC. (TSC) receive the award as the lowest, most responsive, and most responsible bidder.

This item also requests authorization for staff to issue the project purchase order to the manufacturer, Universal Blower Pac, Inc., as requested by TSC.

Attached for review is a draft of the contract. Upon approval at today’s meeting, it will be sent to TSC for signature, and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$424,856. Funding is from ZF448536-563102-UTC000101 (Utilities Capital Construct).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute contract with TSC-Jacobs under 25B-169.

November 18, 2025

**7.7.3. Request Approval of Change Order 1 to Purchase Order 02501175: 24C-255 Rotary Sportsplex Synthetic Turf Installation - Astroturf Corporation, Dalton GA (Budget Impact - Neutral; expenditure of \$90,655)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On February 18, 2025, the Board approved a contract with Astroturf Corporation under 24C-255 to purchase and install the Astroturf Synthetic System.

Change Order 1 requests approval to add \$90,655 to Purchase Order 02501175 to add sponsorship and County logos in the synthetic turf fields at Rotary Sportsplex.

Attached for review is a copy of Change Order 1 and the Proposal from Astroturf Corporation. Upon approval at today's meeting the Change Order will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$90,655, bringing the projects total cost to \$2,376,921. Funding is available in PRC202201 CR362572-563102 (Parks & Rec Fees Fund).

Recommended Action: Motion to approve Change Orders, authorize the Chairman to execute, and allow staff to process Change Order 1 to Purchase Order 02501175 for Astroturf Corporation under contract 24C-255.

(Ed. Note: This revised Item was addressed earlier in the meeting.)

**7.7.4. Request Approval of Change Order 2 to Purchase Order 2201201: 20Q-170-TO-12 Fire Station 11 - Fire College with Classroom Design - Rispoli & Associates Architecture, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$3,960)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On June 21, 2022 the Board approved a contract with Rispoli & Associates Architecture, Inc. (RA) in the amount of \$293,235 to provide architectural, civil, mechanical, electrical, and plumbing design services for the Fire Station 11 - Fire College classroom design. The project includes the design of a new 13,177 square foot fire station with a classroom located at the Fire College.

On October 1, 2024, the Board approved Change Order 1. This change was needed for revised drawings for decontamination showers to accommodate a hot, warm, and cold zone to meet the latest code requirements. Change Order 1 increased the amount of the purchase order by \$11,230.

Being presented today, Change Order 2 requests to add \$3,690 to revise the 100% drawings to remove the high low exhaust system in the bays. The fire department has decided to use the Ward Diesel system which attaches to the trucks.

A copy of the Change Order is attached for review. Pending approval at today's meeting, the Change Order will be presented to the Chairman for signature.

Budget/Impact: Neutral; additional expenditure of \$3,690, bringing the Purchase Order total to \$308,425. Funding is from VJ732522-562102 (Infrastructure Surtax Capital Project Fund).

Recommended Action: Motion to approve the Change Order, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 2 to Purchase Order 2201201.

**7.7.5.** Request Approval of Change Order 4 to Purchase Order 2500776: 25Q-002 SW 40<sup>th</sup> Avenue/SW 49<sup>th</sup> Avenue Phase 1 - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$257,982)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On December 17, 2024, the Board approved a contract with Art Walker Construction, Inc., for a design-build project. The work includes completing the existing 90% design plans and constructing Phase 1 of the SW 40<sup>th</sup> Avenue/SW 49<sup>th</sup> Avenue Corridor (SW 66<sup>th</sup> Street to SW 43<sup>rd</sup> Street Road). Purchase Order (PO) 2500776 was issued for the work, totaling \$16,889,149.20. Change Order 1 was released to add \$2,195,280.22 to cover the construction of new gravity sewer mains in 8-inch, 10-inch, and 12-inch diameters; relocating an existing sewage pump station; installation of a new 16-inch water main; adjustment of select valve boxes and manhole covers; relocating fire hydrant assemblies on existing water mains; relocating an existing water main; and relocating a section of the existing 6-inch force main along S.R. 200.

Change Order 2 was released to add \$875,112 to cover tasks needed to continue the project as specified in the proposal from Art Walker Construction, Inc. Task A: Design, permitting and construction for site improvement for SPX Flow property; Task B: Median revisions and construction along SW 40<sup>th</sup>/49<sup>th</sup> Avenue; Task C: Design plan modification for SW 66<sup>th</sup> Street at SW 49<sup>th</sup> Avenue intersection; Task D: Re-design pond B-2 to eliminate joint use conditions; Task E: Assistance to County Attorney's Office for eminent domain support; Task F: Provide update to County's Preliminary Engineering Report (PER) for pond B-2 re-design. These changes were required to address the outcomes of right-of-way negotiations and eminent domain proceedings, while maintaining project continuity and minimizing potential legal costs.

Change Order 3 was released to add \$239,537.25 to cover tasks A-E needed to continue the project as specified in the proposal from Art Walker Construction, Inc. Task A: SW 66<sup>th</sup> Street and SW 49<sup>th</sup> Avenue intersection lighting design and construction coordination; Task B: Gravity wall addition to SW 40<sup>th</sup>/49<sup>th</sup> Avenue design and construction; Task C: Revise drainage design to eliminate and revise plans further for pond B-2 design and coordination; Task D: Right-of-way staking and clearing for power relocation; E: Surface depression remediation.

Change Order 4 requests to add \$257,982 to cover tasks A-1 and A-2 needed to continue the project as specified in the proposal from Art Walker Construction, Inc. These tasks involve extending the westbound left-turn lane along SW 43<sup>rd</sup> Street Road at the SW 40<sup>th</sup> Avenue intersection. Task A-1: Preparing design and construction plan sheets to extend the left-turn lane and obtaining a permit modification from Southwest Florida Water Management District (if required); Task A-2: Constructing the turn lane (12 ft. width) extension improvements.

Attached for review is a copy of Change Order 4 and the Proposal by Art Walker Construction, Inc. Upon approval at today's meeting, the Change Order will be presented to the Chairman and the Clerk for signature.

Budget/Impact: Neutral: additional expenditure of \$257,982 bringing the project's total cost to \$20,457,060.67. Funding is available in line GB772541-563512 (Impact Fee - West District).

November 18, 2025

Recommended Action: Motion to approve, authorize the Chairman and Clerk to execute, and allow staff to process Change Order 4 to Purchase Order 2500776 for Art Walker Construction, Inc. under 25Q-002.

**7.7.6.** Request Approval of Contract Amendment: 18BE-210 Contract Employment Services - reSOURCE Government Services, LLC, Orlando, FL (Budget Impact - Neutral; anticipated annual cost reduction of approximately \$75,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: At its July 17, 2018 meeting, the Board approved a contract with reSOURCE Government Services, LLC (reSOURCE) to provide temporary labor services across various County departments. This contract amendment reduces the Solid Waste Department's mark-up rates specifically for Solid Waste personnel to 25% on all overtime and 34% on regular hours. This adjustment is projected to reduce labor costs by approximately \$75,000 annually. Attached for review is a draft contract amendment. Upon approval at today's meeting, a copy will be sent to reSOURCE for signature and upon return, will be sent to the County Attorney, Clerk, and Chairman for signatures.

Budget/Impact: Neutral; anticipated annual cost reduction of approximately \$75,000.

Recommended Action: Motion to approve and allow staff to issue, and upon approval by Legal, authorize the Chairman to execute the contract amendment with reSOURCE Government Services, LLC under 18BE-210.

**7.7.7.** Request Approval of Contract Amendments (Renewals): 21B-192 Metal Fabrication and Repair Services - Alien Engineered Products, LLC, Anthony, FL and D&S Steel, Inc., Dunnellon, FL (Budget Impact - Neutral; estimated annual expenditure of \$50,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On August 17, 2021, the Board approved a contract with Alien Engineered Products, LLC to provide on-site metal fabrication and repair services at the Baseline Landfill and eighteen remote recycling centers. Due to challenges Marion County faced in retaining skilled labor, which had slowed repairs at the recycling centers, the County procured an additional contract with D&S Steel, Inc., approved on May 17, 2022, who submitted a bid at the same time as Alien Engineered Products, LLC under the same solicitation and serves as the secondary contractor to support these services. Both D&S Steel, Inc. and Alien Engineered Products, LLC have performed satisfactorily under their respective agreements. Marion County Solid Waste now seeks approval to renew contracts with both firms, exercising the second and final annual renewal options. If approved, the contracts will be valid through September 30, 2026.

Attached for review are draft contract amendments. Pending approval at today's meeting, they will be sent to both contractors for signature and upon return, will be routed to the County Attorney, Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure of \$50,000. Funding is from ZA427534-546301 (Solid Waste Disposal Fund). Annual costs will not exceed approved FY budget amounts without being brought back to the Board.

Recommended Action: Motion to approve and allow staff to issue, and upon approval by Legal, authorize the Chairman to execute the contract amendments with D&S Steel, Inc. and Alien Engineered Products, LLC under 21B-192.

**7.7.8. Request Approval of Contract Amendment (Renewal): 24BE-032-CA-02 Cleaning Products, Dispensers and Paper/Soap Products - GEM Supply Company, Orlando, FL (Budget Impact - Neutral; estimated expenditure of \$133,000)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 17, 2023, the Board approved a one (1) year contract with the option of four (4) annual renewal options for the purchase of cleaning products, dispensers, and paper/soap products for countywide departments on an as-needed basis. The original contract with GEM Supply Company allows for the supplier to request up to a 3% increase each year. GEM has been the supplier of these products for the county since 2015 and has continued to perform well.

Facilities Management wishes to move forward with the second annual renewal option, which will begin on January 1, 2026.

Attached for review is a draft of the contract amendment. Pending approval at today's meeting, it will be forwarded to the vendor for signatures, and upon return, will be forwarded to the County Attorney, Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure of \$133,000. Funding is from AA180519-552108 (General Fund)

Recommended Action: Motion to approve the contract renewal and allow staff to issue, and upon approval by Legal, authorize the Clerk and Chairman to execute the second contract amendment under 24BE-032.

**7.7.9. Request Approval of Selection Committee Recommendation: 25Q-097 Advanced Traffic Management System Master Plan - Metric Engineering, Inc. Lake Mary, FL (Budget Impact - Neutral; expenditure of \$518,230)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a Request for Qualifications for professional engineering and consulting services to develop an Advanced Traffic Management System (ATMS) Master Plan. This plan will serve to guide the County on the continued development of the ATMS over a 20 year period. The work shall include, but not be limited to, recommendations for new and upgraded infrastructure, communications, equipment, and personnel to bring the County to the leading edge of traffic management. The plan will address the capacity, safety, and multimodal needs of the community, as well as identifying opportunities for improved signal coordination with the Florida Department of Transportation, City of Ocala, Sumter County, Lake County, and Citrus County. Two (2) firms responded, the Selection Committee evaluated the proposal, ranking them per the tabulation below:

Firm-City	Score (Rank)
Metric Engineering, Inc. - Lake Mary, FL	326.67 (1)
Alliant Florida, Inc. - Jacksonville, FL	314.67 (2)

November 18, 2025

Steven Cohoon, County Engineer, has reviewed and is in support of the Selection Committee's recommendation to award Metric Engineering, Inc.

Attached for review is a draft contract; pending approval at today's meeting, it will be sent to Metric Engineering, Inc. for signatures. Upon return, it will be forwarded to the County Attorney, Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$518,229.56. Funding is from STC073898-VJ738541-563220 (Infrast Surtax Cap Proj Fund).

Recommended Action: Motion to approve recommendation and allow staff to issue contract, and upon approval by Legal, authorize the Chairman to execute contract with Metric Engineering, Inc. under 25Q-097.

**7.7.10.** Request Approval of Sole Source Declaration: 26SS-023 Survey Equipment - Duncan-Parnell, Inc. Orlando, FL (Budget Impact - Neutral; estimated expenditure of \$129,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer (OCE), Procurement requests a waiver of the formal bid process to declare Duncan-Parnell, Inc. a sole source provider of Trimble, Inc geospatial equipment, and to purchase Trimble, Inc's Total Station and Real-Time Kinematic Global Navigation Satellite System Measuring Device. This device will be used as a data collector for surveying within the County for topographic, boundary, disasters and special events. Training in the use of this equipment will also be provided by Duncan-Parnell, Inc. This equipment is compatible with the software and equipment currently being used by OCE's Survey and Asset Management team. Trimble, Inc. has contractual agreements with all Geospatial Partners to sell in a specific geographic territory, where they are responsible for the sale, service, support and training of Geospatial Solutions. Duncan-Parnell, Inc. is the Authorized Geospatial Partner for the State of Florida, specifically, Marion County.

Attached for review is a draft Solicitation Waiver. Upon approval at today's meeting, it will be sent to Chairman for signature.

Budget/Impact: Neutral; estimated expenditure of \$129,000. Funding is from BL400541-564101 (Cnty Trans Maint Fund).

Recommended Action: Motion to approve the request and declare Duncan-Parnell, Inc. the sole source provider for Trimble, Inc geospatial equipment under 26SS-023.

**7.7.11.** Request Approval of Task Order: 21Q-219-TO-10 Electrical Trades Contract Services, Belleview Sports Complex New Electric Service and Light Emitting Diode Lights - Chuck's Stokes Electric of Central Fla Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$690,715)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 5, 2021, the Board approved a contract with one (1) firm to provide electrical services on an as-needed basis for the County. Marion County Parks and Recreation has selected Chuck's Stokes Electric of Central Fla Inc. (Stokes) for the installation of new electrical service and Light Emitting Diode (LED) lighting at the Belleview Sports Complex baseball fields.

The project scope includes furnishing and installing a new 400-amp, 277/480-volt service, conduit, wiring, ten 2-pole contactors, and LED light fixtures to replace the existing field lights. Work also includes permitting, grading, and site cleanup, with all labor, materials, and equipment provided by the contractor.

The total project cost is \$690,715. Upon approval at today's meeting, Parks & Recreation will issue a purchase order to Stokes for the full contract amount. Attached for review is the draft contract. Pending approval, it will be sent to Stokes for signature and, upon return, forwarded to the County Attorney, Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$690,715. Funding is from CR362572-563102-PRC202502 (Parks & Rec Fees Fund) & AA363572-563102-PRC202502 (Bellevue Sportsplex CIP Improv).

Recommended Action: Motion to approve recommendation, and upon execution with Chuck's Stokes Electric of Central Fla Inc., authorize the Chairman and Clerk to execute the Task Order under 21Q-219.

**7.7.12. Request Approval of Task Order: 22Q-228-TO-17 Geotechnical Services for NW 80<sup>th</sup> Avenue and W Hwy 40 Intersection Improvement Project - Universal Engineering Sciences, LLC Orlando, FL (Budget Impact - Neutral; expenditure of \$50,000)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 17, 2023, the Board approved contracts with five (5) geotechnical firms to provide various services for the County. These services include, but are not limited to, material testing, laboratory testing, monitoring, analyzing, reporting data, and more. The Office of the County Engineer has assigned geotechnical services for NW 80<sup>th</sup> Avenue and W Hwy 40 Intersection Improvement Project to Universal Engineering Sciences, LLC. This work will include extraction and gradation testing. Universal Engineering Sciences, LLC will submit a report presenting findings, evaluations, and recommendations to the Office of the County Engineer.

Budget/Impact: Neutral; expenditure not to exceed \$50,000. Funding is from STC073868-VJ738541-563220 (Infrast Surtax Cap Proj Fund).

Recommended Action: Motion to approve and authorize staff to release the purchase order to Universal Engineering Services, LLC under 22Q-228-TO-17.

**7.7.13. Request Approval of Task Order: 25Q-090-TO-02 Solid Waste Engineering Services - Annual Gas Work at County Landfills, Integrity Environmental Solutions, LLC, Monroe, NC (Budget Impact - Neutral; expenditure of \$315,345)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On August 19, 2025, the Board approved contracts with four (4) firms for Solid Waste Engineering Services to provide professional services on an as-needed basis. Solid Waste recommends awarding the annual gas work at County landfills to Integrity Environmental Solutions, LLC (Integrity). Integrity will conduct annual gas monitoring and related services at four County-owned landfills - Baseline, Davis, Newton, and Martell - under the Solid Waste Engineering Services Contract. The scope covers a 12-month period beginning in the fourth quarter of 2025. Costs are not to exceed stated ceilings and will be invoiced on a

November 18, 2025

time and materials basis, including laboratory services. Integrity's services will support regulatory compliance and optimize landfill gas system performance across the County facilities.

Attached for review is a draft contract; pending approval at today's meeting, it will be sent to Integrity for signature and upon return, will be sent to the County Attorney, Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$315,345. Funding is from:

ZA423534-531109 - \$204,580 (Solid Waste Disposal Fund)

ZA423534-546101 - \$110,765 (Solid Waste Disposal Fund)

Recommended Action: Motion to approve task order, allow staff to issue contract to Integrity Environmental Solutions, Inc. and upon approval by Legal, authorize the Chairman to execute contract with firm under 25Q-090.

**7.7.14. Request Approval of Task Order: 25Q-106-TO-01 Utilities Engineering Design Support Services, Design Services for Marion Oaks Water Treatment Plant Number Four and Summer Glen Water Treatment Plant New Well & Surface Facilities - Tillman & Associates Engineering, LLC. - Ocala, FL (Budget Impact - Neutral; expenditure of \$514,949)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On September 16, 2025, the Board approved contracts with seven (7) firms to provide Utilities Engineering Design Support Services for Marion County. Under this agreement, Marion County Utilities (MCU) has assigned Tillman & Associates Engineering, LLC. (Tillman), to provide professional engineering services for the design, permitting, and construction administration of four (4) new sixteen (16) inch potable water wells, backup wells, and associated surface facilities at the Marion Oaks Water Treatment Plant Number Four (WTP No. 4) and Summer Glen Water Treatment Plant (WTP). The project includes developing technical specifications, design drawings, and bid documents, along with coordination of permitting through the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP). The scope also includes preparation of required Well Completion Reports in support of the County's Water Use Permit. These upgrades will replace inoperable wells, modernize plant infrastructure, and improve reliability and operational capacity for MCU.

In addition to design, the consultant will assist during bidding and construction through participation in pre-bid and pre-construction meetings, reviewing contractor submittals, responding to inquiries, and providing limited site observation during key phases of well development and construction.

Once the initial well development and construction is finalized and hard design is completed based on the well performance criteria, the consultant will then prepare plans and specifications for the surface facilities, including new pumps, piping, chemical injection systems, electrical and control improvements. This task order includes bidding services for that phase of construction. There will be a separate Task Order for the construction phase services of all surface facilities.

Attached for review is a draft of the contract. Upon approval at today's meeting, the contract will be sent to the vendor for signature and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$514,948.80. Funding for this project is from ZF448536-563102 (Marion County Utility Fund), Project UTC000233.

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the contract for Tillman and Associates Engineering, LLC., under 25Q-106.

**7.7.15. Request Approval of Purchases \$50,000 and Over**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: The item(s) below have been received by Procurement Services and are approved for conformance with the Procurement Code/Manual, pending approval at today's meeting.

1. Pending Requisition / Tampa Crane & Body Acquisition LLC - Solid Waste requests approval for the purchase of one (1) Galbreath AP2A Pup Trailer, to include all specifications detailed on Quote #00003748. Total expenditure of \$86,122; funds are available in line ZA425534-564101 (Solid Waste Disposal Fund). This purchase meets competitive bidding requirements under Sourcwell #010825-WQI.
2. Pending Requisition / Linder Industrial Machinery Company - Solid Waste requests approval for the purchase of one (1) Komatsu WA475-10 Wheel Loader, to include all specifications detailed on quote dated 9/30/25 for Marion County. Total expenditure of \$624,105.42; funds are available in line ZA423534-564101 (Solid Waste Disposal Fund). This purchase meets competitive bidding requirements under Sourcwell #011723-KOM.
3. Pending Requisition / Dell Marketing LP - Fire Rescue Services requests approval for the purchase of the following equipment per Dell Quote #30001950284818.1 dated 10/29/25 (expires 11/28/25): Dell Latitude 7230 Rugged Extreme Tablet (85); Dell Keyboard for Latitude 7230 Rugged Extreme Tablet (109); Havis Dell 7230 Rugged Tablet Vehicle Dock, Standard Port, internal non-isolated power supply (DS-Dell-901). Total expenditure of \$292,344; funds are available in lines EF300-522116 / AA305526-552116 (General Fund) This purchase meets competitive bidding requirements under Contract 23026 / 43210000-23-NASPO-ACS.
4. Pending Requisition/SAMSARA INC. - Fleet Management requests approval for the purchase of annual GPS Service for multiple departments. Invoice # 310519554354049 Total expenditure of \$56,705.40; funds are available within each department. This purchase meets competitive bidding requirements under Sourcwell #102924-SAM.
5. Pending Requisition/Temple, Inc. - Office of the County Engineer requests approval to purchase eight (8) Traffic Controllers (\$17,072/each), and eight (8) Controller - NEMA TS2 Type 2 (\$3,767/each). Total Expenditure of \$166,712; Funds are available in line BN403541-553101 (20% Gas Tax

November 18, 2025

Const Fund). This purchase meets competitive bidding requirements under FDOT State Contract - DOT-ITB-24-9098-SJ-2.

Recommended Action: Motion to approve requested purchases.

### **7.8. Tourist Development:**

**7.8.1.** Request Approval of Tourist Development Council Request for Room Night Generating Event - Nike First in Show Volleyball Tournament Hosted by Joseph Volleyball Camps, Inc. (Budget Impact - Neutral; expenditure of up to \$10,000)

The Board accepted the following recommendation as presented by Tourist Development Director Loretta Shaffer:

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Room Night Generating Event Funding Program is intended to position Marion County as a must-experience destination in Florida through bringing quality events and initiatives to Marion County. This funding contract is for Nike First in Show Volleyball Tournament hosted by Joseph Volleyball Camps, Inc., to be held January 17-19, 2026, at World Equestrian Center. This event was recommended for funding in the amount of \$10,000 by the TDC at their regularly scheduled meeting on September 25, 2025.

Budget/Impact: Neutral; expenditure of up to \$10,000. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute the attached funding agreement.

**7.8.2.** Request Approval of Tourist Development Council Request for Room Night Generating Event - Nike Winner's Circle Volleyball Tournament by Joseph Volleyball Camps, Inc. (Budget Impact - Neutral; expenditure of up to \$25,000)

The Board accepted the following recommendation as presented by Tourist Development Director Shaffer:

Description/background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Room Night Generating Event Funding Program is intended to position Marion County as a must-experience destination in Florida through bringing quality events and initiatives to Marion County. This funding contract is for Nike Winner's Circle Volleyball Tournament hosted by Joseph Volleyball Camps, Inc., to be held April 11-12, 2026, at World Equestrian Center. This event was recommended for funding in the amount of \$25,000 by the TDC at their regularly scheduled meeting on September 25, 2025.

Budget/Impact: Neutral; expenditure of up to \$25,000. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute the attached funding agreement.

**7.8.3. Request Approval of Tourist Development Council Request for Room Night Generating Event - AYF Football Southeast Regional Championship Hosted by Central Florida Youth Tackle Football League, Inc. (Budget Impact - Neutral; expenditure of up to \$4,000)**

The Board accepted the following recommendation as presented by Tourist Development Director Shaffer:

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Room Night Generating Event Funding Program is intended to position Marion County as a must-experience destination in Florida through bringing quality events and initiatives to Marion County. This funding contract is for AYF Football Southeast Regional Championship hosted by Central Florida Youth Tackle Football League, Inc., to be held November 14-16, 2025, at Ocala Regional Sportsplex. This event was recommended for funding in the amount of \$4,000 by the TDC at their regularly scheduled meeting on October 23, 2025.

Budget/Impact: Neutral; expenditure of up to \$4,000. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute the attached funding agreement.

**7.9. Transportation - County Engineer:**

**7.9.1. Request Approval of Amendment to Relocation Agreement (SECO Relocation - SW 80<sup>th</sup> Avenue Project) Between Sumter Electric Cooperative, Inc. and Marion County (Budget Impact - Expenditure, not to exceed \$100,000)**

The Board accepted the following recommendation as presented by County Engineer Steven Cohoon, OCE:

Description/Background: This Amendment modifies the Relocation Agreement between Sumter Electric Cooperative, Inc.(SECO) and Marion County for the relocation of SECO facilities associated with the SW 80<sup>th</sup> Avenue widening project. The original agreement, executed on March 5, 2024, required the County to obtain a perpetual utility easement from a private property owner. During negotiations, the County was unable to secure the easement, making the original approach infeasible.

To prevent delay to the project, the County and SECO agreed to relocate SECO's facilities within existing public right-of-way owned by Marion County and the Florida Department of Transportation. The Amendment updates the agreement to reflect the new location, replaces the original exhibits, and documents SECO's partial release of an existing blanket easement where it overlaps County right-of-way.

The Amendment also clarifies that any redesign of SECO's plans caused by this change in location will be invoiced and reimbursed separately, outside of the original estimate and deposit mechanism in the existing agreement, and that each

reimbursement request must be accompanied by supporting documentation. This additional expenditure is unknown at this time and should not exceed \$100,000.

Additionally, Section 15 provides that the County will not hold SECO responsible for restoring sidewalks or shared-use trails that may be damaged during future routine maintenance of SECO's facilities, unless the damage results from SECO's gross negligence or willful misconduct.

Budget/Impact: Expenditure, not to exceed \$100,000. A budget amendment or funding transfer will be required to process payment upon completion of the redesign and invoicing by SECO.

Recommended Action: Motion to approve the attached Amendment and authorize Chairman and Clerk to execute the same.

**7.9.2. Request Approval of Off System Construction and Maintenance Agreement Between the State of Florida Department of Transportation and Marion County for the Construction of a Diverging Diamond Interchange and Associated Improvements at Interstate 75 and NW 49<sup>th</sup> Street and Resolution (Budget Impact - Neutral)**

The Board accepted the following recommendation to adopt Resolution 25-R-495 as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve the Off System Construction and Maintenance Agreement and Resolution for the Construction of a Diverging Diamond Interchange (DDI), (FPN # 435209-1-52-01)(Project) and associated improvements at Interstate 75 (I-75) and NW 49<sup>th</sup> Street, along with modifications to NW 35<sup>th</sup> Street, NW 44<sup>th</sup> Avenue, and NW 49<sup>th</sup> Street which are within Marion County rights-of-way.

The DDI requires roadway transitions, elevation changes, drainage systems, and pedestrian facilities that connect directly to existing County roadways. To achieve proper roadway geometry, grading, drainage tie-ins, and multimodal connections, portions of the Project must extend beyond FDOT's interstate right-of-way and into existing Marion County right-of-way. This agreement authorizes FDOT to enter onto County right-of-way to perform construction activities, adjust roadway slopes and elevations to tie into County streets, construct permanent roadway, drainage, sidewalk, shared-use path, and signal improvements, perform utility construction, reconstruction, and relocation as the County's agent, secure necessary permits, and acquire any real property interests needed for the Project and convey those interests to the County upon completion.

Upon issuance of the Notice of Final Acceptance by FDOT, Marion County will assume responsibility for ongoing maintenance of those portions of the Project located within County right-of-way, including the Community Aesthetic Feature (CAF) requested by the County. FDOT will transfer applicable permits, and the County will become the operational maintenance entity for those improvements.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the attached Off System Construction and Maintenance Agreement and Resolution and authorize the Chairman and Clerk to execute the same.

Resolution 25-R-495 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AN OFF SYSTEM CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN STATE

OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND MARION COUNTY, FLORIDA, AND AUTHORIZING THE CHAIR AND CLERK TO EXECUTE SAME; PROVIDING AN EFFECTIVE DATE.

(Ed. Note: This matter was addressed again later in the meeting.)

**7.9.3. Request Approval of a Resolution to Vacate a Portion of the Plat of West End Ocala, as recorded in Plat Book A, Page 78 (Budget Impact- Neutral)**

The Board accepted the following recommendation to adopt Resolution 25-R-496 as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request for approval of a Resolution by petitioner, Saving Mercy Corporation, to vacate a portion of Blocks 557-559 (Parcel Number 22817-000-00), in West End Ocala Plat, as recorded in Plat Book A, Page 78. Vacating these lots will allow the petitioner to build affordable housing units on this parcel.

The Development Review Committee (DRC) considered this request on September 15, 2025, and it was the Committee's recommendation that the petition be granted. This portion of the Plat was vacated via resolution by the City of Ocala on January 21, 2025.

Budget/Impact: Neutral - Plat Vacate - BL400341-341903

Recommended Action: Motion to adopt a Resolution to vacate blocks 557-559, West End Ocala, as recorded in Plat Book A, Page 78 and to authorize the Chairman and Clerk to execute the same.

Resolution 25-R-496 is entitled:

RESOLUTION TO VACATE A PORTION OF THE PLAT OF WEST END OCALA AS RECORDED IN PLAT BOOK A, PAGE 78 PUBLIC RECORDS OF MARION COUNTY, FLORIDA

**8. COUNTY ATTORNEY: NONE**

**9. COUNTY ADMINISTRATOR:**

**9.1. Request Approval of Commission Policy Regarding Publication of Notices and Legal Advertisements on the County's Website**

County Administrator Bouyounes, Administration, presented the following recommendation:

Description/Background: Pursuant to Chapter 50 of the Florida Statutes, Legal and Official Advertisements, the Board adopted Ordinance 25-43 on September 16, 2025, intending to publish statutorily required advertisements, publications, and notices on a publicly accessible website.

The Board requested a policy be brought back for further discussion outlining the process and procedures for transitioning to a publicly accessible website for publication of legal notices and advertisements. A proposed Commission Policy, Annual Legal Ad Notice, Compliance Waiver, and draft Proof of Publication have been provided for further discussion.

Budget/Impact: None.

Recommended Action: Motion to approve commission policy regarding publication of notices and legal advertisements on the county's website.

County Administrator Bouyounes provided a brief overview of the proposed Commission Policy, noting it will give staff guidance for implementation.

November 18, 2025

In response to Chairman Zalak, Mr. Bouyounes advised that he does not expect any issues regarding the policy; however, there may be a potential for people to request the mailing of advertisements. He stated based on the expenditures incurred over the past few years the County will save money by doing advertisements through the County website. Mr. Bouyounes clarified that in comparison to funds spent in the past if 253 people request notification of advertisements by mail the County would break even. He stated staff are not expecting this many requests.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to approve the Commission Policy regarding publication of notices and legal advertisements on the County's website. The motion was unanimously approved by the Board (5-0).

## **9.2. Provide Update on Various Roadway Projects**

County Engineer Cohoon, OCE, provided the following recommendation:

Description/Background: Steven Cohoon, P.E., County Engineer, will provide an update regarding the status of various roadway projects around the County.

Budget/Impact: None

Recommended Action: For information only.

Chairman Zalak encouraged the Board to take note of today's presentation by County Engineer Steven Cohoon, OCE, to make sure these are topics they want to hear in future updates.

County Engineer Steven Cohoon, OCE, advised that today's presentation is the first of what will be monthly updates. He stated the update is intended to be a snapshot of what is going on in OCE and things that are important to the community. Mr. Cohoon advised that the focus of these updates will center around the top 10 projects, noting there are 52 active design projects and 10 construction projects currently being worked on by OCE staff. He stated those are not all just roadway projects. Mr. Cohoon commented on the rural activities taking place. He stated he is presenting 3 to 4 projects from the top 10 list based on comments heard from the community and information relating to each month's particular snapshot. Mr. Cohoon stated in the last 30 days OCE has awarded \$62,000,000.00 in road construction projects, noting this does not include the design awards. For context, the Move Florida Forward Project's northern section was awarded about \$230,000,000.00. He advised that when reviewing what the County has awarded over the past year in construction, staff is already exceeding the \$100,000,000.00 mark and another \$30,000,000.00 to \$50,000,000.00 is queued up in construction, which are waiting on a few right-of-way (ROW) items to be finalized before advertising.

Mr. Cohoon commented on the recent launch of Engage Marion, noting staff is working actively with Public Relations (PR) to spread the word.

Mr. Cohoon referred to the PowerPoint presentation as seen on the overhead screens. He advised that the first project update for November is the SW 40<sup>th</sup>/ 49<sup>th</sup> Avenue Phase 1 design build project. Mr. Cohoon stated tucked into the middle of this project is a lot of construction activity, noting staff is approximately 70 percent (%) completed with the curb and gutter work. He advised that almost 50% of the asphalt work is completed as well. Mr. Cohoon addressed the northern part of the project limits, around SW 43<sup>rd</sup> Street Road, which is where staff recently obtained power for the signal. He advised that part of putting a signal together includes a 14-day flash period, which allows testing. Mr. Cohoon stated some of the things OCE has heard from the community and the City of Ocala relates to peak-hour queuing on SW 43<sup>rd</sup> Street Road when approaching State Road (SR) 200. He advised that the SW 66<sup>th</sup> Street bridge impacted on Interstate 75 (I-75) has been changed

to a one-lane in altering directions. Mr. Cohoon commented on the impact of peak tourist season bringing out of State individuals to Ocala for vacation homes. He stated OCE has also closed the backside entrance of Heath Brook, noting part of this closure relates to needing to construct the western side of the new 4 lane facility. Mr. Cohoon advised that while working with the contractor they ensured and committed that it will be open before Black Friday (November 28, 2025). He stated the signal is also expected to be operational by next week; however, he thinks it could possibly be completed by Friday, November 21, 2026.

In response to Chairman Zalak, Mr. Cohoon advised that the area the project is referring to is behind the movie theater and a new apartment complex. He stated from SW 66<sup>th</sup> Street to the south is the last extension of the SW 40<sup>th</sup>/49<sup>th</sup> Avenue corridor all the way up to SW 43<sup>rd</sup> Street Road. This is the parallel corridor to I-75 that helps relieve I-75 and some of the SR 200 congestion. He advised that Consent Agenda Item 7.9.2 approved today will extend the westbound left turn lane, noting traffic heading west on SW 43<sup>rd</sup> Street Road that will be able to queue up and get quickly and safely onto the new SW 40<sup>th</sup>/49<sup>th</sup> Avenue connection.

Commissioner Bryant requested a conversation take place with the City of Ocala and County staff regarding some other movements in the area discussed internally before. She opined that it is extremely important staff has these issues addressed before opening up SW 49<sup>th</sup> Avenue, noting if they are not addressed there is going to be a big mess. Commissioner Bryant stated one of the biggest issues would be when individuals are able to come through SW 49<sup>th</sup> Avenue and turn right to head east on SW 43<sup>rd</sup> Street Road up to the corner of SW 27<sup>th</sup> Avenue (by the Publix and Trinity Catholic High School) because that stacking lane is already too short. She advised that when staff closes SW 66<sup>th</sup> Street and all of that traffic is diverted to SW 43<sup>rd</sup> Street Road it will create an even bigger problem. Commissioner Bryant reiterated her request for a conversation to take place with the City of Ocala relating to possibly lengthening the stacking lane and opening a second turning lane as soon as possible, which is already needed. She advised that staff should also look at the stacking lanes heading towards SR 200 on SW 43<sup>rd</sup> Street Road (by Sullivan Cadillac and Kohl's) because that already backs up as well. Commissioner Bryant commented on her personal experience driving in the area, possible solutions to stacking lane congestion, and the amount of work that needs to be done.

Chairman Zalak questioned whether a letter should be sent to the City of Ocala since all of the referenced projects are inside of the City. Mr. Bouyounes advised that staff is already in communication with the City of Ocala, noting conversations about SW 27<sup>th</sup> Avenue have already taken place. He stated it is an easy solution and there is some agreement from the City of Ocala that nuts need to be done, which the County is offering to do as part of the SW 49<sup>th</sup> Avenue project. Mr. Bouyounes advised that the problem at SR 200 and SW 43<sup>rd</sup> Street Road is more complex and will require more discussion with the City of Ocala because it needs some evaluation.

Commissioner Bryant opined that she does not want to be in conversations when SW 27<sup>th</sup> Avenue is opened, noting she requests that it be done now. She stated when there are people who cannot get into the stacking lane, traffic will back up; however, if this were taken care of then that flow would increase tremendously as well, especially during peak hours.

Mr. Bouyounes advised that it is staff's goal to have SW 27<sup>th</sup> Avenue turn-lanes added before opening SW 49<sup>th</sup> Avenue or at the same time.

November 18, 2025

In response to Chairman Zalak, Mr. Bouyounes advised that this project is being done in coordination with the City of Ocala and so far they are agreeing.

Commissioner Stone questioned whether this should be a conversation at the Transportation Planning Organization (TPO) meeting. Commissioner Bryant opined that it does not need to go to that level and can be handled between the two entities (Marion County and the City of Ocala).

Mr. Bouyounes stated staff can handle it and that is already being done. He reiterated that the goal is to have SW 27<sup>th</sup> Avenue fixed before the opening of SW 49<sup>th</sup> Avenue. Mr. Bouyounes advised that it is always helpful to have a conversation with the TPO because having everyone there brings political backup for staff to get things done faster.

Chairman Zalak requested it be put onto the future TPO Agenda.

Commissioner Bryant advised that another TPO meeting is not being held until December, 2025.

Commissioner Stone stated unfortunately the Board does not control all of the decision making at this level, noting the County needs to coordinate with the City of Ocala.

Commissioner Bryant clarified that staff is already working with the City of Ocala and she is requesting staff move this forward to avoid it lingering any longer.

Commissioner McClain questioned what is expected to happen regarding traffic movement when the light at SW 43<sup>rd</sup> Street Road comes on and whether it will improve the stacking. Mr. Cohoon opined that in the short term it will improve. He advised that once the turn lane is extended and SW 40<sup>th</sup>/49<sup>th</sup> Avenue is opened it will relieve the movements going down SR 200 to make a left.

In response to Commissioner McClain, Mr. Cohoon stated the turn-lane extension will happen after the streetlight comes on at SW 43<sup>rd</sup> Street Road.

Commissioner McClain questioned what will happen between the time the light is turned on at SW 43<sup>rd</sup> Street Road and when the other portion of the project is complete. Mr. Cohoon stated it will allow gaps to occur on SW 43<sup>rd</sup> Street Road, noting the predominant volume will be the Heath Brook entrance when it opens due to the lack of through movement right now all the way down to SW 66<sup>th</sup> Street. He advised that once that entrance opens up the light will have already been in full activation for possibly 3 months with flows being relieved on SR 200, but heavier movement will be seen on SW 40<sup>th</sup>/49<sup>th</sup> Avenue. Mr. Cohoon stated right now in the peak hours of the queuing a lot of vehicles are not stopping to let employees of the businesses behind the mall in that area out; therefore, drivers are actually blocking the intersection due to no stop control and a flashing yellow light. He advised that once this is actuated it is going to help to allow the side street to move out then have to wait again as they approach closer to SR 200, but it will relieve some of the issue that is there.

Mr. Bouyounes requested Mr. Cohoon share any additional information regarding SW 27<sup>th</sup> Avenue.

Mr. Cohoon stated on SW 27<sup>th</sup> Avenue specifically he has been in close coordination with City of Ocala Engineer Sean Lanier to draft an Interlocal Agreement (ILA) discussing property swaps. There are needs out on SW 38<sup>th</sup> Street regarding drainage retention areas (DRA) around the Ocala International Airport (OIA), as well as some other City of Ocala properties such as the spray field. He noted there is an overall need at SW 27<sup>th</sup> Avenue for turn lanes and extensions. Mr. Cohoon advised that staff is trying to craft an Agreement that allows the entities to work together, which will give some benefit to advancing on other projects. He stated the City of Ocala and Marion County will get some benefit on adding capacity onto SW 27<sup>th</sup> Avenue and SW 43<sup>rd</sup> Street Road. Mr. Cohoon

stated staff will move quickly on the design component of extending those turn lanes. He commented on issues relating to proximity that OCE is working on with the Procurement Department. Mr. Cohoon stated he could easily go to a design engineer and start immediately in coordination and concurrent to the efforts with the City of Ocala.

In response to Chairman Zalak, Mr. Cohoon advised that the Agreement does not have to come before the Board immediately to begin traction. He opined that he would not want to commit to the next BCC meeting, noting he has not finished working on the Agreement with the City of Ocala. Mr. Cohoon reiterated that staff will immediately begin moving the project forward.

Commissioner Bryant clarified that it is not her intention to criticize the City of Ocala or Marion County, but she wants to bring these issues to light to make sure it is being moved forward sooner rather than later.

Mr. Cohoon stated there is a lot of Utility coordination happening at SW 66<sup>th</sup> Street. He advised that the next big update that will happen besides completing the northern half of this project will be building the signaling section on the south end. Mr. Cohoon stated this will tie in nicely with the timing of closing the SW 66<sup>th</sup> Street bridge. He advised that once staff is done with their efforts and exercise then Florida Department of Transportation (FDOT) will come in behind them and close down SW 66<sup>th</sup> Street to convert it to a 4-lane bridge higher than it is today.

In response to Chairman Zalak, Mr. Cohoon opined that activity around the SW 66<sup>th</sup> Street bridge could begin in approximately 3 months in coordination with FDOT, but there could be a slight lag. He advised that there are activities that will start happening at SW 66<sup>th</sup> Street and I-75 that do not require the closure of the bridge, noting they can start pile driving as well as other things to reduce the amount of time that SW 66<sup>th</sup> Street has to be closed over I-75.

Chairman Zalak advised that SW 49<sup>th</sup> Avenue will be open in the next 3 to 4 months; and SW 66<sup>th</sup> Street will be closed and reconstructed to a 4 lane, higher bridge to avoid being hit again.

Mr. Cohoon clarified that the lane expansion on SW 66<sup>th</sup> Street is for the bridge portion only, noting the remainder of SW 66<sup>th</sup> Street will be expanded at a later date.

Chairman Zalak stated staff is then going to make sure that SW 49<sup>th</sup> Avenue is open so that people are not being sent only to County Highway 484 and SR 200. Mr. Cohoon concurred and advised that FDOT is waiting on Marion County for the greenlight to move forward.

Chairman Zalak requested PR Director Bobbi Perez communicate this well.

Mr. Cohoon referred to the second project from today's presentation, which is SW 80<sup>th</sup> Avenue Segment 1. He advised that OCE has awarded the contract and staff has been in close coordination with the contractor who is targeting for Phase 1A (the section between SW 90<sup>th</sup> Street and SW 80<sup>th</sup> Street) to start Notice to Proceed (NTP) the first week of January 2026. Mr. Cohoon noted this is approximately a year long project. He stated concurrent to Phase 1A happening staff will be wrapping up Phase 1B, which has already been awarded. Mr. Cohoon advised that there may be some change in quantities, but the approach taken on the award and advertisement moved things in a nontraditional method to get some things done out in the field. He stated OCE has started property acquisitions for Phase 1B and completed with the acquisitions on Phase 1A. Mr. Cohoon advised that there are a few outstanding agreements, but those will be cleaned up before the end of the year. He stated staff has been actively coordinating with the Marion County Public School (MCPS) Board on property needs necessary for SW 38<sup>th</sup> Street for larger

November 18, 2025

roundabouts, noting that Agreement should be back before the Board before the end of 2025 for consideration.

Mr. Cohoon addressed the third project presented today covering the SW 27<sup>th</sup> Avenue County Road (CR) 475A Task B project, which includes completed plans of the roundabout as seen on the overhead screens. He advised that staff did have to come back to the drawing table after coordinating with one of the property owners on one corner. Mr. Cohoon opined that OCE can accommodate some of the property owner's needs. He stated staff tries not to force projects in by just proceeding, but instead try to work with property owners to design in such a way where everybody's needs can be balanced. Mr. Cohoon advised that this works to the benefit of the County as well to avoid the court process. He stated there has been a lot of Utility coordination with the City of Ocala, noting they will place their electrical lines beneath the roundabout and remove the aerial lines. Mr. Cohoon advised that staff have been coordinating with Duke Energy relating to their large facility to the north of this project. He stated all ROW offers have been sent out for the project and staff is waiting to hear back over the 30-day period. Mr. Cohoon advised that if the County cannot negotiate with those receiving the ROW offers they will move into the next step. He stated this concludes his update to the Board. Mr. Cohoon commented on his intent to focus on the top 10 projects in these presentations. Chairman Zalak advised that there is also a lot of great resurfacing projects going on throughout the County.

In response to Chairman Zalak, Commissioner McClain opined that it is important for the public to see what all the County has going on regarding OCE projects, their timelines, and showing it is being discussed with the BCC and the TPO. He stated outside of the top 10 projects it is great for the public to see resurfacing projects, noting it means a lot to those utilizing the roads.

Commissioner Bryant advised that in her meeting with FDOT a few weeks ago there was discussion about having them come before the Board to give an update on projects within the community as well. She requested Chairman Zalak have this added to an Agenda.

Mr. Cohoon stated that 2026 will have a lot of construction happening, which is a good thing and what the community is ready to see.

Commissioner Bryant advised that it is important for the community to be aware of the construction projects so they see their Penny (One Cent Sales Tax) at work, noting her appreciation to Marion County residents for their support.

Chairman Zalak expressed gratitude for Mr. Cohoon's professionalism and his approaches. He stated in some cases OCE is waiting on the private sector. Chairman Zalak opined that the OCE team is working hard to get these projects done. He stated this time next year citizens will see their Penny at work.

Commissioner Stone questioned whether signage has been posted similar to former projects highlighting the community's Penny at work. Mr. Cohoon advised that signage has begun to go out, but there are some larger projects that are predominantly funded by Gas Tax.

## **10. COMMITTEE ITEMS:**

### **10.1. Pine Run Estates MSTU - Request to Appoint One (1) Full Member for an Unexpired Term Ending June 2028**

Executive Assistant Gennifer Medina, Commission Office, presented the following recommendation:

Description/Background: There is one (1) vacancy on the Pine Run Estates MSTU Advisory Council for a full member on an unexpired term ending June 2028. One (1) application was received during the advertisement period:

- Theresa Garofalo - Human Resources/Administration

Budget/Impact: None.

Recommended Action: Motion to appoint Ms. Theresa Garofalo to the Pine Run MSTU advisory board, to serve the remainder of an unexpired term ending June 2028.

Clerk Harrell advised that Ms. Theresa Garofalo received the appropriate votes.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to appoint Theresa Garofalo to the Pine Run estates MSTU Advisory Council as a full member for the remainder of an unexpired term ending June 2028. The motion was unanimously approved by the Board (5-0).

**10.2. Tourist Development Council - Request to Appoint One (1) Full Collector Member to an Unexpired Term Ending February 2026**

Executive Assistant Medina, Commission Office, presented the following recommendation:

Description/Background: The Tourist Development Council currently has one (1) vacancy for a full Collector Member following the recent resignation of an incumbent. The appointee must be an owner or operator of lodging subject to the Tourist Development Tax. Six (6) eligible applications were received during the advertisement period:

- Douglas P. Cone, Jr. - Owner of Downtown Hotel
- Sarah Thacker - Sr. Director of Sales - WEC
- Rich Larkin - Area Vice President - Hilton
- Suzie Rutschow - Dual General Manager/Director of Sales - Marriott
- Donna Cress, Chief People & Culture Officer - HDG Legacy
- Kelli Holt, Director of Sales and Marketing - Equus Inn

Budget/Impact: None.

Recommended Action: Motion to appoint one applicant as full collector member, to serve an unexpired term ending February 2026.

Clerk Harrell advised that Mr. Douglas P. Cone, Jr. received the appropriate votes.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to appoint Douglas P. Cone, Jr. to the TDC as a full collector member for an unexpired term ending February 2026. The motion was unanimously approved by the Board (5-0).

**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](http://www.marionfl.org) .

Chairman Zalak opened the floor for public comment.

November 18, 2025

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, expressed concern with the lack of cleanup at Mom's Towing, CR 314A, Silver Springs and the response of the Fire Marshal.

Chairman Zalak directed Chief Banta to get with Fire Marshal Ken McCann to address Mr. Walker's concerns. He stated he and Mr. Bouyounes will tour the site.

Charles Schultz, SE 30<sup>th</sup> Street, Morriston, Sons of Confederate Veterans (SCV), Camp #1865, commented on the organization's work with graveyard maintenance and their search for a building.

Commissioner McClain expressed gratitude to Mr. Schultz for what he does for the veterans of the community.

Jason Smith did not appear when called upon to speak.

Henry Munoz, Marion Oaks Boulevard, expressed appreciation for Clerk Harrell's attendance at a recent local It's Your Tea Party FI meeting and Municipal Services (MS) Director Chad Wicker for his involvement in internet coverage setup at the Marion Oaks Auditorium.

Clerk Harrell stated that the local It's Your Tea Party FI is an engaged group with great conversation.

Chairman Zalak advised that public comment is now closed.

### **13. COMMISSIONER ITEMS:**

#### **13.1. Commission Comments**

Commissioner Stone congratulated Chairman Zalak for his first meeting as Chair. She advised of an opening on the Marion County Historical Commission and requested the Board approve the appointment of Bertha K. Flynn. Commissioner Stone provided a brief overview of Ms. Flynn's background in Marion County.

A motion was made Commissioner Bryant, seconded by Commissioner McClain, to appoint Ms. Bertha K. Flynn to the Marion County Historical Commission. The motion was unanimously approved by the Board (5-0).

Commissioner Stone stated in past years the Board had some partnerships with grant funding to help out Marion County Animal Services (MCAS), noting these grants went to Voices of Change Animal League (VOCAL), Marion County Humane Society and Sheltering Hands. She advised that the grant funding was approved by the Board and came out of County reserves twice for two years straight. Commissioner Stone stated this was not done this past year and requested the Board consider going back into partnership with the 3 organizations to assist in reducing the pet population through the Spay/Neuter Program. She reiterated that this was done before for two years running through funding reserves. Commissioner Stone opined that if it is the Board's inclination to do this again then direction should be given to Administration to request they put that in the budget. She advised that spaying and neutering helps decrease the pet population. The previous two years \$50,000.00 was given to Marion County Humane Society and VOCAL as well as \$25,000.00 to Sheltering Hands (who serves the cat population). Commissioner Stone opined that it would be beneficial to continue this partnership.

Commissioner McClain questioned if the funds are just used for spay and neuter services. Commissioner Stone clarified that they are, but additional data is received from the organizations. She noted that data is not present today. Commissioner Stone advised that historically the BCC has requested they give a report on their performances.

ACA Roussel stated after earlier conversations this week that staff reached out to the 3 organizations and they have provided information he can bring to the Board at the next BCC meeting. He advised that 2 organizations have performed over 500 spay and neuter

services and 1 organization performed over 300. He noted in total this is over 1,300 spay and neuter services that have been provided to the community in the last year with that funding.

Commissioner Bryant stated this was done through grants the last 2 years and it was included within the budget.

Mr. Bouyounes clarified that this was never done in the budget; however, it was given through the Board's direction during the year to add those grants. He advised that staff can bring an Agenda Item for approval if the Board is inclined to do that, noting all of the data and any additional data can be provided at that time. Mr. Bouyounes stated if there is additional data the BCC would like staff to collect then it could be included in the Agreement with the organizations.

Chairman Zalak opined that it should work like the rest of the Board's grants where the spay and neuter is performed and then reimbursed.

Commissioner Bryant advised that is her belief the BCC gave them a set amount and within the Agreement they had to perform so many.

Mr. Bouyounes advised that he is not sure the organizations have the capacity to provide the services before being reimbursed; however, more information can be put into the Agreement regarding data they would have to provide in order for the Board to qualify the grants.

Commissioner Bryant opined that she is fine with the way it has been done because at the end of the day that is 1,300 animals that are being spayed and neutered, which is the biggest part of the County's pet overpopulation problem. She stated MCAS does not have the capacity to get to all of them and this is a way for the County to have an extension out into the community to get even more animals spayed and neutered.

Commissioner McClain advised that he is fine with it too, as long as that is what those funds are being used for and data is provided.

Chairman Zalak reiterated he would also like statistical data and a breakdown of how that money was spent like any other grant.

Mr. Bouyounes stated staff will bring back this information on the next Agenda.

Commissioner Stone commented on the ribbon as seen on the overhead screens highlighting the Run for the Springs event, which will take place on Saturday, February 28, 2026, at 8 a.m. at the Silver Springs State Park. The funds raised from this event go towards education to help keep springs and waterways clean. She expressed appreciation to staff and Constitutional Officers and wished everyone wonderful Thanksgiving.

Commissioner Bryant addressed the upcoming annual Bring the Harvest Home campaign, noting it will take place on December 5, 2025, at the Ocala Downtown Square. General discussion ensued.

Commissioner Curry advised that he has nothing further to add.

Commissioner McClain stated the Early Learning Coalition has finally hired their new Executive Director, LaTricia Simms.

Chairman Zalak expressed gratitude to Fire Chief Banta regarding Medal Day, which had more than 600 firefighters and their family gathered to celebrate. He opined that Public Relations Director Bobbi Perez and her team did a fantastic job coordinating. Chairman

November 18, 2025

Zalak encouraged individuals to make their Thanksgiving this year a special one. He expressed appreciation for County staff.

### **13.2. Commission Calendar**

#### **13.2.1. Present Commission Calendar**

The Chairman acknowledged receipt of the Commission calendar covering the period of November 18 through December 16, 2025.

### **14. NOTATION FOR RECORD:**

#### **14.1. County Administrator Informational Items:**

**14.1.1.** Public Safety Coordinating Council - Ratification of Member Designations - Stephanie Boyd and Cheyenne Wallace

**14.1.2.** Present the Updated 2026 Schedule of Regular Meetings of the Board of County Commissioners

#### **14.2. Present Walk-On Items From Previous BCC Meeting: NONE**

#### **14.3. Clerk of the Court:**

**14.3.1.** Present Memorandum of Unaudited Fiscal Year 2024-25 Excess Funds Returned to the Board of County Commissioners by Constitutional Officers  
(Ed. Note: This item was addressed earlier in the meeting.)

**14.3.2.** Update Signers to the Designated Depository of Marion County Board of County Commissioners

**14.3.3.** Present Lands Available For Taxes Which The County May Purchase (Within 90 Days From September 10, 2025) For The Opening Bid Amounts, Pursuant To Chapter 197.542(1), Florida Statutes

**14.3.4.** Present Lands Available For Taxes Which The County May Purchase (Within 90 Days From October 8, 2025) For The Opening Bid Amounts, Pursuant To Chapter 197.542(1), Florida Statutes

**14.3.5.** Present Monthly Report for the Building Department Budget and Actual

**14.3.6.** Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances Corrected 24-23, 25-48, 25-49, 25-50 and 25-51. With the Secretary Of State's Office.

**14.3.7.** Present Administrative Budget Transfer Report for FY 2025-26

**14.3.8.** 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.** Board of Adjustment - October 6, 2025

**14.4.2.** Development Review Committee (DRC) - October 20 and October 27, 2025

**14.4.3.** Housing Finance Authority - September 17, 2025

**14.4.4.** Planning and Zoning Commission September 29, 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>

There was a recess at 10:33 a.m.

The meeting reconvened at 2:02 p.m. with all members present, except Commissioner Bryant, who arrived shortly after the meeting commenced.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Senior Planner Christopher Rison, Senior Transportation Planner Ken Odom, Planner Jared Rivera, Staff Assistants Autumn Williams and Kimberly Lamb, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and ACA Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

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

Deputy Clerk Mills-McAllister presented proof of publication of Legal ad No. 11790040 entitled, "Notice of Intention to Consider Adoption of an Ordinance" published in the Star Banner newspaper on November 3, 2025. The Notice states the Board will consider adopting an Ordinance approving Comprehensive Plan Amendment, rezoning and Special Use Permit (SUP) applications.

County Attorney Matthew G. Minter provided a brief overview of the process for today's Comprehensive Plan Amendments and zoning hearings.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

**15.1. DRC Waiver Requests and Public Hearings:**

**15.1.1.** Request for Waiver from Land Development Code Section 6.14.2.B(1)(a) - Water Connection for James E. Rutherford Parcel Number 3582-166-001, Application Number 33464

Building Safety Director Michael L. Savage, Sr. presented the following recommendation on behalf of the Development Review Committee (DRC):

Description/Background: The Land Development Code (LDC) states new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of equivalent residential connections (ERCs). A guest house is being permitted making the connection distance 800 feet (400 feet x 2 residential connections); the connection distance is approximately 680 feet and the extension distance is approximately 850 feet.

The Owner/Applicant, James E. Rutherford requests a waiver for Parcel ID number 3582-166-001; the waiver application states "the cost of the connection would be greater than the value of the home. The whole neighborhood has wells. Also, I cannot afford the extra cost of the services needed."

November 18, 2025

The subject property is located in the southeast portion of the County on approximately 1.23 acres.

This waiver request was denied by the Development Review Committee (DRC) on October 20, 2025.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's action to deny the waiver request.

Utilities Director Tony Cunningham provided an overview relating to the request for a waiver from water connection. He commented on the cost of the connection, noting it will be as much as the additional residence being constructed on the parcel. Mr. Cunningham stated there are no plans to extend infrastructure in this area due to the area being primarily large lots, low density and mostly already developed.

James Rutheford, SE 38<sup>th</sup> Avenue, applicant, advised that his nephew was going to speak to the request.

Kenneth Johnson, SE 30<sup>th</sup> Court, stated he is trying to add a second residence on the property, noting the entire neighborhood is all on wells. He commented on an attempt to split the lot, but it could not be done due to it being surveyed prior to a certain time. Mr. Johnson addressed the cost to connect and the lack of future development in the area.

In response to Chairman Zalak, Mr. Johnson stated the estimate was \$85,000.00 to run the line down from SE 52<sup>nd</sup> Street.

Chairman Zalak questioned the distance for the water line. Mr. Cunningham advised that the distance is 680 feet; however, the applicant would have to extend it through the end of their property totaling roughly 850 feet.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to disagree with the DRC recommendation and approve the waiver request. The motion was unanimously approved by the Board (4-0).

**15.1.2. Request for Waiver from Land Development Code Section 6.14.2.B(1)(a) - Water Connection for Donald R. Laturell, Parcel Number 05662-007-15, Application Number 33479**

Building Safety Director Savage presented the following recommendation on behalf of the DRC:

Description/Background: The Land Development Code (LDC) states new development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of equivalent residential connections (ERCs). A Marion County Utility (MCU) main runs along the subject property's east property line.

The Owner/Applicant, Donald R. Laturell, requests a waiver for parcel number 05662-007-15; the waiver application states "Canvassed 10 residents of Buckskin Lake Manor. They are completely dissatisfied with the water quality. Many residents are even concerned about bathing in the MCU supplied water. None will drink the water. I have tasted the water from a well in the area - it is Significantly better. For my health and the health of my wife I respectfully request a waiver to better manage my potable water."

Marion County Utilities acquired the drinking water plant and system in 2023. The utility is actively improving the plant and facilities. The drinking water delivered to the customers meets all primary drinking water standards. Primary drinking water standards are health related criteria, therefore the drinking water is safe to drink.

The drinking water is high in iron, which is an aesthetic, secondary drinking water standard. MCU treats the water with a product that sequesters iron to reduce it. In addition, the utility is currently adding a filter to the treatment plant to further reduce the iron in the water being delivered to customers.

The subject property is located in the northeast portion of the County on approximately .25 acres.

This waiver request was denied by the Development Review Committee (DRC) on October 20, 2025.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's action to deny the waiver request.

Utilities Director Cunningham commented on the request for a waiver from water connection, noting the property is located in the northeastern portion of the County on the line with Putnam County. He stated there is a small water system there that was part of the Marion Utilities, Inc. (Buckskin Lake Manor) purchased several years ago. Mr. Cunningham advised that staff have been working to update and improve that system. He stated the applicant's request relates to water quality, specifically iron. Mr. Cunningham advised that iron is a secondary aesthetic standard not a health related primary drinking water standard. He addressed the discoloration of water associated with iron, noting there is an exceedance of the maximum contaminant level for iron. He provided a brief overview of improvements and efforts to address the issue.

Commissioner Curry questioned whether the applicant would have to deal with the same issues if he put in a well. Mr. Cunningham stated the source water is going to have iron and a hardness, noting he believes the applicant is aware he will have to deal with those issues if he builds his own system. He referred to a map as seen on the overhead screens depicting the proximity of the subject parcel to a water main.

Chairman Zalak stated the map may be off a little; however, it is in the vicinity.

Mr. Cunningham advised that the applicant does not have an extension cost, only the capital cost and tapping fees in the amount of approximately \$2,100.00.

Don Laturell, North Gaines Street, Oak Hill, presented a 15 page handout entitled, "Request for Waiver from Land Development Code Donald R. Laturell, Parcel Number 05662-007-15". He commented on his 40 years of experience operating off-grid, noting he is quite capable of managing his own water quality. Mr. Laturell stated despite the improvements Mr. Cunningham has promised and those that have been completed, the problems persist. He advised that his neighbor Calvin Brown managed the system prior to the County owning it and commented on the inconsistency. Mr. Laturell stated his primary concern is the inconsistent quality of the water, noting he needs a reliable consistent source of water to manage it properly. He advised that he believes his well water system would be the best way to achieve that. Mr. Laturell referred to a slide showing a 2025 Marion County Utilities (MCU) report, noting there were more than 6 boil notices in 2025; 4 low pressure complaints; and 6 issues relating to odor/stains. He opined that MCU is reactive and there is very little proactive response. Mr. Laturell commented on the location of his property and indicated his goal is to be off grid to the greatest extent possible, which he has been doing in Volusia County for nearly 40 years. He provided an overview of his ability to treat his own water and his homestead hydrology 4 step process (Step 1: Sediment Filtration; Step 2: Ion Exchange Softening; Step 3: Degassing; and Step 4: Oxidative Precipitation).

Commissioner Bryant arrived at 2:27 p.m.

November 18, 2025

Mr. Laturell resumed his overview. He addressed point-of-entry (POE) quality superiority, noting his water hardness is typically under 1 grain per gallon and his iron is at 0 parts per million (ppm). Mr. Laturell referred to a slide showing the actual waterline and stated it is his understanding that it should be 6 inches; however, it is 1.5. He stated his property is at the highest elevation with respect to the water system, which means he will suffer through extreme changes in pressure as other residents use the water.

Commissioner Bryant questioned the elevation change relating to Mr. Laturell's property versus the lower elevation properties. Mr. Laturell advised that he has not calculated it exactly; however, he is at least 60 to 70 feet above Buckskin Prairie and his home is located 10 to 15 feet above the MCU utility.

In response to Commissioner Curry, Mr. Laturell stated his largest cost is the Kinetico system at approximately \$2,500.00, the tank itself for outgassing is roughly \$250.00, and a typical injector runs between \$400.00 to \$500.00.

Commissioner McClain questioned what Mr. Laturell will be doing on the property. Mr. Laturell advised that he currently has a building permit that is pending while he waits for the computerized system to go back online. He stated he has already been through 2 requests for clarification relating to the building permit and is awaiting the outcome for the third. Mr. Laturell advised that the building he plans to put up is a small, hyper-insulated home like his homestead in Oak Hill.

In response to Commissioner McClain, Mr. Laturell stated it is possible to use a system like he is talking about in conjunction with the County's utility service; however, the inconsistency is what makes it difficult to make it useful. He reiterated that to achieve the goal stated in his presentation, he has to have a reliable source of water that does not change and that is the case for water from the Ocklawaha aquifer. Mr. Laturell stated the quality is not perfect, but it is consistent.

Commissioner Bryant advised that she also lives at the top of the hill in her community and she had to add a booster pump to her system at her own expense.

Chairman Zalak opened the floor to public comment.

There being none, Chairman Zalak advised that public comment is now closed.

Mr. Cunningham stated staff received Mr. Laturell's presentation yesterday, noting the utility did have 6 boil notices. Three of the notices took place in 2023, and three were from 2024. He advised that boil notices can occur for different reasons, noting the other issues identified on the graph also took place over a three year period. Mr. Cunningham clarified that the system is monitored continuously utilizing controls that measure pressures, power, etc. He addressed the list of improvements MCU made, which were proactive measures. Mr. Cunningham stated when the Department purchased the system they evaluated it and began making changes, which are ongoing.

In response to Chairman Zalak, Mr. Cunningham advised that the source water being used is very similar and would not typically be that inconsistent. He stated the Department is adding chlorine for disinfection, Aqua Gold to sequester the iron, and they will be adding the filter so the variation in water quality should be minimal. Mr. Cunningham commented on the elevation difference relating to the treatment plant and the subject parcel, which appears to be roughly 9 feet. This would only be a couple of pounds per square inch (PSI) difference in pressure. He advised that he is not sure what PSI is being delivered to the parcel.

Commissioner Bryant requested staff show where the treatment plant is located in relation to Mr. Laturell's property.

In response to Chairman Zalak, Mr. Cunningham advised that the line is 1.5 inches, noting the 6 inch line is required for fire hydrants. There is no fire protection in this location. He stated the 1.5 inch line would be a smaller line for a water main; however, it is adequate for a system this size that is looped. Mr. Cunningham advised that the Department would maintain pressure in the system, noting there are Level of Service (LOS) standards in addition to Department of Environmental Protection (DEP) criteria for pressure. He stated if the pressure is not maintained that is when a boil water notice may be issued and corrective action would be taken.

Mr. Laturell advised that he understands Mr. Cunningham; however, the customers/residents are telling a much different story. He commented on the significant amount of inconsistency from day to day.

Chairman Zalak stated this is about long-term consistency, noting if this waiver is granted there will be more requests. He opined that granting the waiver is bad policy for the Board. Mr. Laturell advised that the area is extremely remote and he would prefer fewer services from the County.

Commissioner Curry questioned the timeframe for bringing the system up to standard. Mr. Cunningham stated the filter has been purchased but the pad still needs to be poured, which he is sure it will be completed within 60 days. He advised that the Department wants to be sensitive to any other issues Mr. Laturell may be experiencing, noting they are committed to providing a LOS standard to these customers as with all customers.

In response to Commissioner Curry, Mr. Cunningham stated there are approximately 70 customers supplied by that system.

Commissioner Curry stated the issue will be corrected and any additional concerns will be taken into consideration. He commented on setting a precedent for the subdivision if the Board approved this waiver, noting the County is spending millions of dollars in other areas of the County to put in septic to sewer (S2S) and water. Commissioner Curry advised that it is his understanding that wells are not considered in relation to the County's Consumptive Use Permit (CUP) for water.

Mr. Cunningham concurred. He stated private wells impact the water supply and it has to be subsidized out of the County's CUP.

A motion was made by Commissioner Curry, seconded by Commissioner Stone, to agree with the DRC recommendation and deny the waiver request.

Commissioner Bryant stated she looked at the elevation change and it is only 5 feet.

Chairman Zalak directed Mr. Cunningham to evaluate the system and bring back a plan to resolve any inconsistencies. He requested Mr. Laturell to come and see him should there be any further problems.

Commissioner McClain advised that he will not be in favor of the motion, noting the history of the utility and the number of fixes the County has performed. He stated the Board should ensure everything is fixed properly prior to requiring someone to connect.

The motion was approved by the Board 4-1 with Commissioner McClain dissenting.

**15.1.3. Request for Waiver from Land Development Code Section 6.14.2(4) - Connection requirements for Champion Homes, Parcel Number 36943-001-00, Application Number 33541**

Building Safety Director Savage presented the following recommendation on behalf of the DRC:

Description/Background: The Land Development Code (LDC) states when property is within connection distance to sewer: (a) Sewer main shall be extended

November 18, 2025

by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU.

The Applicant, Clymer Farner Barley, Inc, requests a waiver for parcel number 36943-001-00 for the following reasons: City of Belleview available sewer is within 390.91 feet of the closest property corner of the subject parcel, on the east side of the CSX railroad tracks (across the tracks). Based on the proposed 2,432 SF office, the required connection for sewer is 758 feet. A waiver is requested to use a nitrogen-reducing septic system in lieu of having to connect to public sewer.

The subject property is located in the southeast portion of the County on approximately 7.18 acres.

This waiver request was denied by the Development Review Committee (DRC) on November 3, 2025.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's action to deny the waiver request.

Utilities Director Cunningham provided a brief overview relating to the request for a waiver from sewer connection.

In response to Chairman Zalak, Mr. Cunningham stated staff made sure representatives from the City of Belleview were made aware of this meeting, noting he does not believe they are planning on attending.

Mr. Cunningham advised that in order to connect, the applicant would have to cross a CSX railroad to get to the sewer, which brings additional costs.

Beau Clymer, Clymer Farner Barley, Inc., SE 17<sup>th</sup> Street, on behalf of the applicant, presented a 1 page handout entitled, "Champion Homes Sewer Cost Estimate" and commented on the request. He stated the sewer manhole is located within the City of Belleview, noting per their LDC a septic will be used only if the property is more than 200 feet from the sewer line. Mr. Clymer advised that if this property were within the City of Belleview's jurisdiction, which it is not, he would be allowed to utilize a septic tank due to the 390.91 foot connection distance.

In request to Chairman Zalak, Mr. Clymer stated it does not matter if the property is residential or commercial. He commented on the associated cost, noting the structure is a manufactured home sales facility with the office housing 2 restroom facilities. Mr. Clymer advised that for the restrooms, the applicant will have to extend via a sanitary force main 1,000 feet, with 100 feet of that being a jack and bore under the CSX railroad. He stated after that they must proceed into the Summercrest neighborhood and tie into a sanitary manhole within their private roadway. Mr. Clymer advised that the private roadway has a utility easement for public utility providers; however, as a private developer he has to get the Homeowners Association's (HOA's) approval to connect even if that connection is required. He referred to his handout which shows an engineer's cost estimate of \$261,065.00 just to extend the sewer for 2 restrooms. Mr. Clymer advised that the applicant will be connecting to water.

Chairman Zalak questioned if that would change based on use, noting this is a commercial use. Mr. Cunningham advised that if there is an expansion of water consumption and use the matter will come back through the process.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to disagree with the DRC recommendation and approve the waiver request. The motion was unanimously approved by the Board (5-0).

## **15.2. Planning and Zoning Consent Items:**

Growth Services Director Chuck Varadin advised that the one (1) petition listed on the Consent Agenda is recommended for approval by both the Planning Division and the P&Z Commission

**P&Z PUBLIC HEARING ON OCTOBER 27, 2025**

Motion was made by Mr. Behar and seconded by Mr. Bonner, to agree with staff's findings and recommendation and recommend approval of the Consent Agenda item.

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 4-0.

Mr. Varadin clarified that there are 2 On Top of the World (OTOW) applications on today's Agenda, noting this is the zoning change relating to the Target store.

Chairman Zalak opened the floor to public comment.

There being none, Chairman Zalak advised that public comment is now closed.

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to approve Consent Agenda item 15.2.1, agreeing with Growth Services Department staff and the P&Z Commission recommendations, based on findings that the proposed use is compatible with the surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

The motion approved the Consent Agenda items as follows:

**15.2.1.** 251109ZC - On Top of The World Communities, LLC, Zoning Change from Improved Agriculture (A-2), Multiple Family Dwelling (R-3), and Community Business (B-2) to Regional Business (B-4) and Multiple Family Dwelling (R-3) Zones, for All Permitted Uses, on an Approximate 24.10 Acre Portion of a 37.14 Acre Tract, Parcel Account Numbers 35300-000-03, 35300-001-17, and a Portion of 35300-000-16, No Addresses Assigned

The Board granted a petition by On Top of The World Communities, LLC, for a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from Improved Agriculture (A-2), Multiple Family Dwelling (R-3), and Community Business (B-2) to Regional Business (B-4) and Multiple Family Dwelling (R-3) zone, for all permitted uses, for the intended use of retail and multifamily, on an approximate 24.10 Acre Portion of a 37.14 Acre Tract, on Parcel Account Numbers 35300-000-03, 35300-001-17, and a portion of 35300-000-16, No Address Assigned

**15.3. Planning and Zoning Items for Individual Consideration:**

**15.3.1.** 251105SU - Home Depot Inc., On Behalf of On Top of The World Communities, LLC, Special Use Permit, to Allow for Outdoor Storage and Sales, in a Planned Unit Development (PUD) Zone, on an approximate 13.25 Acre Portion of a 22.62 Acre Parcel, Parcel Account Number 3530-1001-18, Site Address 8151 SW Highway 200, Ocala, FL 34481

The Board considered a petition by On Top of The World Communities, LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for outdoor storage, in a Planned Unit Development (PUD) zone, on an approximate 13.25 Acre Portion of a 22.62 Acre Parcel, on Parcel Account Number 3530-1001-18, Site Address 8151 SW Highway 200, Ocala, FL 34481

November 18, 2025

P&Z PUBLIC HEARING ON OCTOBER 27, 2025

251105SU Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously 4-0.

Senior Transportation Planner Kenneth Odom, Growth Services, commented on the request for a SUP to allow outdoor storage and sales, noting this was a previously approved multi-family PUD that OTOW has requested to have rescinded, reverting back to the original Commercial Business (B-2) zoning designation.

Commissioner Curry out at 2:53 p.m.

Mr. Odom provided an overview relating to the location of the subject parcel. He advised that only an approximate 13.25 of the 22.62 acre parcel is being considered for this proposed use. He addressed the request relating to outdoor sales and storage, noting a big box store is allowed to begin business at this location. Mr. Odom stated typically in B-2 the applicant is allowed to have things go out on the exterior of the property and then be returned back in at the end of the day. He advised that Home Depot and other home improvement stores have permanent exterior storage, which is what is being requested with the SUP application.

Commissioner Curry returned at 2:55 p.m.

Mr. Odom addressed the current land use designation and zoning classification, noting all of the commercial development in the immediate area is B-2, which is what the applicant is requesting. The predominant uses to the north are residential with mostly commercial businesses that extend along State Road (SR) 200 and some additional residential across that road. He referred to the overhead screens and stated this node of Canopy Oaks was the Commercial location of the original OTOW development of Regional Impact (DRI). Mr. Odom addressed the site plan previously approved under the PUD, noting when the agent for the applicant came to staff the first thing they addressed were the buffers on the northern side of this property. He stated the original northern boundary was a modified Type B buffer with a 6 foot wall on top of a 2 foot berm that was recommended for the multi-family residential that was included at that point. Mr. Odom commented on the recently improved lift station that was onsite, noting it extends roughly 50 feet offsite into the subject parcel. He addressed the sidewalks and buildings relating to the previous site plan that proposed multi-family swellings. Mr. Odom commented on the conceptual plan staff received after the P&Z Commission meeting, noting there were some changes made. He advised that originally there was an agreement with the 6 foot wall and 2 foot berm to maintain the mature vegetation existing on the north side of the parcel. Staff believed that if a masonry wall was placed that far out, and close to the buffer it could be compromised. Mr. Odom stated staff were considering light and sound coming from the location, noting a wall that far out on the property would not mitigate the noise or light that much. He advised that after discussions with the applicant's agent staff recommend returning to the 2 foot berm with a 6 foot vertical structure that the Board originally promoted, but rather than placing it on the exterior, they determined it should be placed as close to the parking lot as possible. Mr. Odom identified the areas designated for outside storage.

Commissioner Bryant questioned what the LDC calls for on the northern portion of the property relating to buffers. Mr. Odom stated it calls for a Type B buffer with a wall. In response to Chairman Zalak, Mr. Odom advised that most of the mature vegetation is on this property.

Chairman Zalak requested the matter be verified with the applicant.

Mr. Odom stated if the applicant is going to keep that vegetation it has to be 20 feet deep on the applicant's side of the property and not the residential side. He commented on the eastern and western buffers, which are not required between commercial properties. Due to the requested external storage, the applicant has proposed a low hedgerow on both sides with a shade tree at every 75 foot interval. Mr. Odom provided an overview of staff's findings of fact, noting there will be a golf cart path constructed on the north side of the road extending all the way over to the hotel. This will eliminate the need to utilize golf carts on the 30 foot wide access road. He advised that then it will be up to the Board to determine what the final buffer requirements will be if the project is approved. Mr. Odom stated the sound levels are typical and amplified noises are not allowed to leave the edge of the property. He stated there is a SUP Condition relating to lighting.

It was noted that Growth Services Department staff and the P&Z Commission recommend approval of the SUP with the following Conditions:

1. A Type 'C' buffer shall be installed on the southern parcel boundary, adjacent to the access road, as depicted in Figure 5A.
2. Elective buffers shall be installed on the eastern and western boundaries, adjacent to commercial uses. These shall have one shade tree per twenty-five linear feet with a continuous hedge. (See Figure 5A)
3. A modified Type 'B' buffer shall be installed on the northern parcel boundary, adjacent to residential uses. This buffer will maintain the existing natural indigenous flora that currently exists and will use additional planting installations to fill in any gaps that may exist. A wall is not required in this buffer as the existing fence line will be utilized.
4. All lighting shall be pointed inward and downward and will be shielded if necessary in order to keep light from bleeding onto adjacent properties. A photometric study will be required during the site plan review process.
5. The Special Use Permit shall run with the applicant. If this business ceases to continue operations at this location, this SUP will be nullified and will not be conveyable to another commercial enterprise.

Gene Losito, Kimley Horn and Associates (KHA), SE 17<sup>th</sup> Street, on behalf of the applicant, advised that the applicant agrees with staff's recommendations and will be happy to further discuss the buffering options with the Board. He clarified that when he comments on the north he is referring to the residential properties; south refers to the access drive that Home Depot will be connecting to; east will be the hotel; and west is the existing retention area and sales office. Mr. Losito stated the request is to allow storage and retail sales and rentals to occur outside the building during all hours rather than being limited to business hours only. He commented on the nature and size of some of the items that will be outdoors, noting it is not practical to bring them indoors every day. Mr. Losito provided an overview of the applicant's proposed buffers and setbacks.

Teagan Newton, KHA, Amber Park Drive, Alpharetta, Georgia, advised that the majority of outdoor display sales will be located in the front parking lot (seasonal sales area, shed display area, trailer display area, truck rental area, equipment display area and the display of merchandise all along the front apron of the building). She stated there is temporary

November 18, 2025

staging of palletized materials along the side and rear of the building that is in that location just until it can be moved inside of the store.

Mr. Losito advised that the applicant is providing substantial buffering on the east and west sides with a shade tree every 25 feet and a continuous hedgerow; on the south side they are proposing a standard Type C buffer with no modifications; and on the north side they are proposing a modified Type B buffer. He stated the applicant has situated the closest point of the parking lot over 100 feet away, noting it is roughly 115 feet from the curblineline to the property line to protect the existing heavily vegetated buffer. Mr. Losito advised that the American Land Title Association (ALTA) survey shows the existing fence varying between 15 and 20 feet onto the Home Depot parcel. He stated it can appear deceiving due to a lot of the vegetative material being to the north of the fence while still on the Home Depot parcel.

In response to Chairman Zalak, Mr. Losito stated he does know which portions of the vegetation are and are not on the Home Depot parcel. He advised that along the northern buffer there are areas where the applicant plans on providing additional trees and screening to fill in areas of open visual corridors to mitigate and meet buffering requirements. The applicant is also proposing a secondary buffer along the northern edge of their staging areas that includes a 730 foot long buffer, 25 feet wide with roughly 40 trees and a continuous hedge. Mr. Losito stated Home Depot plans to comply with the County's noise Ordinance by utilizing electric forklifts for loading and unloading.

Commissioner Stone questioned if the electric forklifts can be set to some other noise versus a beep. Ms. Newton advised that she is unsure if that is possible; however, when Home Depot has to meet a strict noise Ordinance, they utilize the electric forklifts, and it is not an issue.

Mr. Odom commented on the ability to modify the backup alarm in larger vehicles; however, he is unsure if something that small has a modifiable beacon.

In response to Commissioner Stone, Mr. Odom stated staff can look into the matter.

Chairman Zalak questioned if Mr. Losito can anticipate how much sound will impact the neighbors. Mr. Losito advised that he is unsure, noting the applicant has not performed a noise/sound study as of now. He stated the electric forklifts do comply with the decibel (dB) levels based on the County Ordinance. Mr. Losito advised that the loading and unloading of trucks occurs primarily in the truck dock area and it also occurs within the trailers and the building itself. He stated the only times there is loading and unloading on the exteriors of those areas is if there is a need to temporarily stage materials in the areas identified for storage.

Chairman Zalak questioned the process relating to lumber, noting it is usually unloaded outside. Ms. Newton concurred. She advised that the lumber is delivered via flatbed to the lumber pad at the rear of the store. Ms. Newton addressed the staging of materials, noting the highest it would be is 2 pallets stacked.

In response to Chairman Zalak, Ms. Newton stated she is unsure of the height of the lumber truck, but it would pull in, deliver and leave, noting Home Depot has a policy that prohibits trucks from idling during deliveries. She advised that there are some deliveries to the front of the store and to the side of the garden center, which are typically box trucks. Those trucks deliver Monday through Friday between 9:00 a.m. and 5:00 p.m. Ms. Newton commented on lawn supplies, sheds, seasonal goods, etc., noting some are delivered to the front of the store while some go to the truck dock to be loaded internal to the store. She stated the only activity behind the store is when pallets are placed on

forklifts and moved around. Ms. Newton confirmed there would be pallets and lumber deliveries in the back.

Commissioner Stone questioned whether the hours of 9:00 a.m. to 5:00 p.m. are the hours when deliveries would come in. Ms. Newton clarified that those hours apply specifically to the garden center. She advised that deliveries by merchandisers can vary at times; however, they come to the truck dock or lumber pad.

Chairman Zalak stated it was his understanding that deliveries in the outdoor storage area would not be regulated relating to time.

Mr. Losito advised that he was referring to those materials that would not be brought into the building and would be outside anytime.

In response to Chairman Zalak, Ms. Newton stated lumber deliveries can occur at any time, noting it is often controlled by the merchandisers who are organizing the deliveries. She advised that there are typically 12 to 15 deliveries to the truck dock weekly.

Commissioner Stone questioned whether the applicant is requesting the modified Type B buffer that was originally approved with the apartment complex (2 foot berm with a 6 foot fence). Mr. Losito stated the applicant has requested to preserve the existing vegetation along the northern property line and to plant a second buffer along the pavement line. He clarified that the applicant is not asking for any sort of wall.

Commissioner Stone noted the applicant's modified Type B is not the same thing as what was approved with the apartment complex.

Mr. Losito advised that the original approval was a 2 foot berm with a 6 foot fence, not a wall.

Commissioner Bryant stated the berm, and fence was for a residential to residential community.

In response to Commissioner Bryant, Mr. Losito advised that he is aware of what the Code requires for residential to commercial.

Commissioner Bryant questioned why the applicant brought this request, especially with the conversations this Board has been having relating to buffering. Mr. Losito stated the applicant believes by implementing the additional setbacks, the additional buffering along the northern edge and the operational protocols to limit forklift noises they hoped to demonstrate that they are mitigating their impacts through those measures.

Commissioner Bryant commented on testimony that there will be semi-trucks bringing deliveries in at all times of the night.

Chairman Zalak questioned whether the applicant would still need to come back after the SUP and request a waiver for the wall. Mr. Odom commented on the importance of the buffer due to the proposed use. He advised that staff are attempting to mitigate light and noise impacts at any time of the day, noting they believe it is appropriate to have the wall on the interior of the project.

Commissioner Stone stated she is requesting a wall.

Mr. Losito referred to a slide depicting the southern, east and west landscape buffers. He commented on photos of the subject property as seen on the overhead screens, including the location of the lift station. He advised of alternatives the applicant has prepared. The first option proposes to maintain the existing buffering on the north side and the 100 foot setback from the property line, while adding a 6 foot opaque fence along the northern edge of the drive aisles and maintaining some landscaping in that area. The second option maintains the existing buffering on the north, the 100 foot setback to the northern drive aisle and the 2 foot berm with the 6 foot fence on top to provide additional height for screening those areas.

November 18, 2025

Ms. Newton stated she is the Site Development Coordinator for all new Home Depot stores in the State of Florida, noting there are more than 160 stores in Florida with each bringing over 100 new jobs to the community.

Chairman Zalak opened the floor to public comment.

Kim North, SW 84<sup>th</sup> Terrace, presented 5 photographs and expressed concern relating to quality of life, lack of buffering of the lift station, noise and the lack of a buffer wall.

Susan Byrne, SW 84<sup>th</sup> Terrace, requested a wall for sound mitigation.

Commissioner Bryant out at 3:28 p.m.

Ms. Byrne read aloud Board comments from April, 2024, when there was discussion relating to a Costco being constructed at the location.

Commissioner Bryant returned at 3:29 p.m.

Mary O'Connell, SW 89<sup>th</sup> Terrace, expressed concern relating to traffic impacts to the access road that residents utilize to travel to and from local businesses.

Chairman Zalak stated he will have staff and/or the applicant answer Ms. O'Connell's question. He advised that the matter relating to the road is not part of the SUP.

Michael Kushaney, SW 89<sup>th</sup> Circle, reiterated comments made during previous discussions relating to this parcel.

Chairman Zalak passed the gavel to Commissioner McClain, who assumed the Chair.

Commissioner Zalak out at 3:34 p.m.

Mr. Kushaney commented on buffers and expressed support for a concrete wall between the project and adjacent residential properties.

Thomas Hotte, SW 95<sup>th</sup> Lane, requested verification relating to the receipt of correspondence he sent to the Board and reiterated comments made during previous discussions relating to this parcel.

Commissioner Zalak returned at 3:37 p.m.

Chairman McClain returned the gavel to Commissioner Zalak, who resumed the Chair.

Mr. Hotte stated the applicant should be required to comply with the existing Code requirements and construct a wall between the proposed project and the adjacent residential properties.

Cathy Clinton, SW 84<sup>th</sup> Terrace, presented 4 photographs of buffer walls from other commercial properties in the area, noting residents adjacent to the proposed project need a wall.

Linda Hill, SW 85<sup>th</sup> Terrace, presented a 4 page handout and expressed concern related to safety, traffic, and a golf cart lane. She advised of suggestions contained in an electronic mail (email) sent to the Board and in her handout.

Vivian Drawneek, SW 94<sup>th</sup> Street, stated her opposition to the project, noting the PUD should be revoked or rescinded, then codified requiring the applicant to request a rezoning from PUD to B-2. She expressed concern relating to the remaining portion of the property that will not be utilized by Home Depot if it is allowed B-2 zoning and the lack of comments from the DRC relating to a wall.

Robyn Cyr, SW 95<sup>th</sup> Lane, commented on the incompatibility of the project to the adjacent residential properties and requested the Board require a wall.

Ray Bollinger, SW 84<sup>th</sup> Lane, expressed opposition to allowing deliveries between 10:00 p.m. and 7:00 a.m.

Chairman Zalak advised that public comment is now closed.

(Ed. Note: The Deputy Clerk was in receipt of the photographs that Ms. North presented and a rendering depicting a suggested alternative route presented by Mr. Hotte.)

County Engineer Cohoon advised that relating to the SUP, a lot of the traffic that is generated would be accounted for in the Institute of Transportation Engineers (ITE) Trip Generation for a use that is similar to this. He stated the applicant provided and constructed a wider access road (30 feet in width) allowing more maneuverability for vehicles, which is especially important when there is a mix of vehicle types. Mr. Cohoon advised that this reduces the potential for side swipes and impact with fixed objects. He stated there are benefits to a wider access road, noting it is intended to relieve congestion on State Road (SR) 200. He advised that despite there being some vested rights with this particular development, they still had to go through operational analysis that indicated there is a need for some improvements at SW 99<sup>th</sup> Street Road and SR 200.

Commissioner Stone questioned whether the site plan indicated that the spine road would have a golf cart path on the north side. Mr. Cohoon advised that it would, noting with the development of the Home Depot there would be an initial installation as part of that site plan prior to the developer for the OTOW communities extending it further to the west. He stated staff have indicated they are proposing improved radii returns through the site plan process, which will aid with truck maneuverability going to and from the site preventing off tracking by larger vehicles.

In response to Commissioner Stone, Mr. Cohoon advised that he does not believe the spine road is striped.

Mr. Odom stated the road is not striped.

In response to Commissioner Stone, Mr. Cohoon advised that striping of the road will be taken into consideration during the site plan.

Mr. Losito referred to a slide depicting the access improvements including those being made for the benefit of the entire Canopy Oaks subdivision, not exclusively relating to Home Depot. The improvements will be completed prior to the Home Depot store receiving its Certificate of Occupancy (CO). He stated the operational improvements include a cart path on the north side of the access drive and separate from the access drive, OTOW will be installing a cart path up to the Home Depot parcel and then Home Depot will continue the path with their project along their frontage; the installation of a westbound right turn lane to head north on SW 99<sup>th</sup> Street Road from the access drive; a south bound left turn lane installed on SW 99<sup>th</sup> Street Road to turn onto the access drive; intersection improvements relating to improved radii to accommodate the larger vehicles accessing the Home Depot site; 2 left turn lanes will be installed along SW 99<sup>th</sup> Street Road within the existing median to turn on to SR 200; the existing inside lane that is currently a through and left will become a through lane only, while the existing right turn lane will remain; and there will be signal timing adjustments to improve operations at the intersection of SW 99<sup>th</sup> Street Road and SR 200.

Commissioner Stone questioned how the striping on the spine road can be addressed.

Mr. Losito stated it can be considered; however, there are certain requirements for lane striping based on traffic volumes. He advised that based on the site plan review it will be analyzed and the striping will be added if required per the Code.

Mr. Minter commented on LDC Section 4.2.31(M), which deals with revocation of PUDs and provides 5 different circumstances under which a PUD shall be revoked. The last subparagraph (1)(e) expressly provides for when the developer requests revocation of a PUD. He stated in regard to the issue of having a separate public hearing, it would not make logical sense due to the purpose of the hearing being to allow for public testimony from individuals that would potentially oppose something the developer has the right to revoke per the County's Code. Mr. Minter advised that in this case the developer has

November 18, 2025

requested a conditional revocation depending upon the outcome of the SUP and it is his opinion that they have the right to condition their revocation decision on the outcome of this hearing.

Mr. Losito stated the applicant has one last alternative to present, which includes a 6 foot screen wall along the northern edge of the drive aisle. He advised that it can be designed to have the base 2 feet higher than the curb, essentially making it 8 feet to the top of the wall.

Commissioner Bryant requested a definition for a screen wall.

Mr. Losito stated it has concrete pillars with precast concrete panels.

In response to Chairman Zalak, Mr. Losito advised that it is a precast concrete wall, noting it is more decorative and similar to what is seen on the Florida Turnpike.

Commissioner Stone requested clarification relating to the wall appearing to be 8 feet tall rather than 6 feet.

Mr. Odom questioned whether the existing vegetative buffer that includes shrubs and trees would still be present with the wall. Mr. Losito stated the applicant would propose to meet the Code requirements with landscaping added to fill in the gaps on the northern edge of the property line and along the wall there are additional requirements for trees.

In response to Commissioner Bryant, Mr. Losito advised that the buffer from the edge of the property line to where the wall will be placed is approximately 100 feet, and then there will be vegetative planting on the outside of the wall facing the residences. He stated the wall would be designed for the base to be 2 feet above the curb in the back, so it would appear to be 8 feet to someone standing on the drive aisle.

Commissioner Stone advised that the applicant is going up in topography relating to the construction of the wall. Mr. Losito concurred.

Chairman Zalak stated this is why he previously proposed a 12 foot wall relating to commercial projects. He advised that the applicant has not performed a sound or light study. Chairman Zalak opined that the project should have been proposed so that the back of the store is up against the road 500 to 600 feet away from the residences, noting they were here first. He advised that the project is not in the right location.

Mr. Losito stated the applicant has performed the photometric study that is required with the site plan, noting they are meeting the Code relating to not spilling light on to the neighbors.

Chairman Zalak advised that the property was B-2 previously, noting if the applicant was putting shopping, doctor's offices or other community things in this location that would be a great use. He opined that a more intense version of B-2 with outdoor uses is not appropriate adjacent to a retirement community.

Mr. Losito stated if 2 pallets are stacked on top of each other it will be 8 feet, which is why the 6 foot wall is proposed 2 feet higher than the curb.

Chairman Zalak advised that the trucks are 12 feet tall.

Mr. Losito stated the trucks are temporary and will not be parking at the location.

In response to Commissioner Bryant, Ms. Newton stated in other communities when they are building next to residential, Home Depot sometimes does landscaping, the berm with fence is something they thought would be a good solution and sometimes the screen wall is used. She advised that the screen wall is not ideal; however, the applicant is willing to install the wall. Ms. Newton stated the truck docks are recessed and the vehicles drive down 4 feet.

Commissioner Stone questioned the height options relating to the prefabricated screen wall. Ms. Newton advised that the applicant is proposing what the Code requires by

utilizing a 6 foot wall and they are going up the extra 2 feet to screen the height of the pallets.

In response to Commissioner Stone, Chairman Zalak stated Marion County Code requires a 6 foot wall.

Commissioner McClain advised that the applicant's decision to go with the Code and install a wall is satisfactory.

In response to Commissioner Bryant, Mr. Odom stated B-2 uses allow for exterior sales; however, those items have to be returned to the interior of that business and there is no overnight outdoor storage of any type. He advised that what is being considered today is an additional requirement that if there are any outdoor sales items in any zoning class they still have to be buffered and somewhat concealed from the general line of sight.

Chairman Zalak stated the proposed wall is only on the back.

Mr. Odom questioned if the placement of the wall is to be immediately north of the drive aisle.

Chairman Zalak stated it is to be right after the curb.

Mr. Losito advised that to gain the 2 feet of elevation difference, it will not necessarily be immediately north, but it may be within 10 feet of the back of the curb to be able to grade the land.

Commissioner Stone stated the more commercial development in that neighborhood the better it will be relating to traffic on SR 200.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to adopt Resolution 25-R-498 with Conditions 1 through 6, as amended below, approving the Special Use Permit request, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was approved by the Board by a vote of 4-1, with Chairman Zalak dissenting.

Resolution 25-R-498 contains the following Conditions:

1. A Type 'C' buffer shall be installed on the southern parcel boundary, adjacent to the access road, as depicted in Figure 5A.
2. Elective buffers shall be installed on the eastern and western boundaries, adjacent to commercial uses. These shall have one shade tree per twenty-five linear feet with a continuous hedge (See Figure 5A).
3. A modified Type 'B' buffer shall be installed on the northern parcel boundary, adjacent to residential uses. This buffer will maintain the existing natural indigenous flora that currently exists and will use additional planting installations to fill in any gaps that may exist. A wall is not required in this buffer as the existing fence line will be utilized.
4. A six-foot screen wall shall be installed on the north side of the storage area and drive aisle behind the primary facility. The base of this wall shall be at a minimum of two feet higher than the storage area and drive aisle, and shall be no more than ten feet away from the curb. The north side of the screen wall will be further screened with an interior vegetative buffer consisting of one shade tree per twenty-five linear feet with a continuous hedge. The buffer and wall shall be at least 735' in length to shield the entire rear of the primary structure, materials storage, and unloading areas.

November 18, 2025

5. All lighting shall be pointed inward and downward and will be shielded if necessary in order to keep light from bleeding onto adjacent properties. A photometric study will be required during the site plan review process.
6. The Special Use Permit shall run with the applicant. If this business ceases to continue operations at this location, this SUP will be nullified and will not be conveyable to another commercial enterprise.

(Ed. Note: The Deputy Clerk was in receipt of a 4 page letter dated October 22, 2025 from Stearns Weaver Miller Weissler Alhdeff and Sitterson, P.A. and a 2 page letter dated October 24, 2025 from County Attorney Minter.)

There was a recess at 4:10 p.m.

The meeting reconvened at 4:16 p.m. with all members present.

**15.3.2.** 251110ZP - Drake Ranch, LLC, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) Zone, on an Approximate ±446.72 Acre Portion of a 1,473.78 Acre Tract, Parcel Account Numbers 40866-000-00, 41109-005-00, 41109-006-00, 41109-009-00, & 41109-017-01, Site Address 13210 SW Highway 200, Dunnellon, FL 34432

The Board considered a petition by Drake Ranch, LLC, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) zone, for a total of 44 lots, on an approximate 446.72 Acre Portion of a 1,473.78 Acre Tract, on Parcel Account Numbers 40866-000-00, 41109-006-00, 41109-005-00, 41109-017-01, 41109-015-00 & 41109-009-00, Site Address 13210 SW Highway 200, Dunnellon, FL 34432  
Address 8151 SW Highway 200, Ocala, FL 34481

P&Z PUBLIC HEARING ON OCTOBER 27, 2025

251110ZP Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously 4-0.

Planner II Jared Rivera, Growth Services, provided a brief overview of the request for a zoning change from A-1 and B-2 to PUD for a total of 44 lots, on an approximate 446.72 Acre Portion of a 1,473.78 Acre Tract. He commented on the concept plan including a pavilion with a boat ramp, walking trails and an amenity area with a recreational vehicle (RV) and boat storage area for residents. Mr. Rivera referred to renderings of the project's entrance; houses; and amenities, including multi-purpose fields and pickleball courts. He stated the applicant is proposing a caretaker residence in addition to the 40 lots, noting rural lands allows a maximum density of 1 unit per 10 acres. At approximately 407 acres the maximum number of primary units should be 40. Mr. Rivera advised that typically when a commercial zoning is adjacent to agricultural properties a Type D buffer is required; however, the applicant is proposing a modified Type C buffer, 10 feet in length without a wall. He stated the modified buffer will be roughly 60 feet from the project boundaries, but the shrubs will only be 3 feet tall. Mr. Rivera advised that the project proposes 40 lots with each allowing a primary unit and a guest home, which does not

count towards density. He stated the combined units are within connection distance for centralized water and wastewater; however, the applicant is proposing a performance based septic system and well in lieu of connecting. Mr. Rivera advised that staff have not seen a lot of development along this portion of SR 200. He stated the Board is not obligated to approve the maximum density allowed by the Comprehensive Plan. Mr. Rivera commented on alternatives the applicant could implement to avoid connection to central water and sewer including provisions for agriculture lot splits or the creation of an A-1 subdivision with fewer lots. He advised that a development with less than 19 dwelling units (du) would not require the applicant to connect to centralized facilities.

It was noted that Growth Services Department staff recommend denial. If the Board grants the SUP, staff recommends the following approval Conditions:

1. The PUD shall be developed consistent with the submitted PUD Concept Plan, dated August 25, 2025, as revised, and the development conditions provided with this approval.
2. The PUD shall be limited to a maximum of thirty-nine (39) lots for site-built single-family homes and one (1) caretaker residence intended to manage all ranch operations.
  - a. Up to thirty-seven (37) acre lots shall be developed based on Single-Family Dwelling (R-1) uses, except Lot 6 as indicated in the submitted PUD Concept Plan.
  - b. Up to two (2) farm lots, and Lot 6, shall be developed based on General Agriculture (A-1) uses.
  - c. Family cottages/guest homes shall be permitted as an accessory use.
3. A property owner's association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
4. Fifty percent (50%) of amenities shall be required after the twentieth primary residence Certificate of Occupancy unless otherwise approved by the Board of County Commissioners.
  - a. All amenities shall be required after the thirtieth primary residence Certificate of Occupancy
  - b. All amenities shall be bonded to 120% of the cost.
5. At least two (2) shade trees shall be required on each lot.
6. The PUD shall be served by Marion County Utilities (MCU) for central potable water and wastewater at the time of development; with the services, including fire flow, installed and/or developed consistent with the LDC.
  - a. A decentralized wastewater treatment facility complying with all applicable State and County requirements may be used in lieu of connection to MCU wastewater service.
7. External buffers shall be provided consistent with the submitted PUD Concept Plan and the development conditions provided with this approval. All buffers shall be required at the time of development.
  - a. A Type D buffer shall be required along the proposed recreational vehicle (RV) and boat storage area.
8. Within the Linear Nature Park & Wildlife Corridor area, trees shall not be removed without County approval. A Tree Preservation plan shall be

- provided during the submission of the Improvement Plan and shall not be deferred.
9. A left-turn lane at the Project entrance shall be provided, as indicated in the submitted Traffic Statement. An updated Traffic Statement shall be provided with the Master Plan, or equivalent, to include a right-turn lane analysis and turn lane length recommendations.
  10. All lots shall have access through the proposed internal subdivision road.
  11. A five-foot, shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring, as shown in the submitted PUD Concept Plan, shall be constructed.
  12. Exterior lighting within the Project shall comply with County standards. A photometric plan shall be provided at the time of development.
  13. Open space shall be provided as a minimum of twenty (20) percent of the gross area ( $\pm 407.40$  Acres). Improved open space shall be provided as a minimum of five (5) percent of the gross Project area, consistent with LDC Section 4.2.31.E(7) and 6.6.6.B.
  14. The final PUD Master Plan, or an equivalent, must be brought back and heard by the Board of County Commissioners for final approval.

The P&Z Commission recommends approval with the following amended Conditions:

2. The PUD shall be limited to a maximum of forty (40) lots for site-built single-family homes and one (1) primary caretaker residence intended to manage all ranch operations.
  - Up to thirty-eight (38) acre lots shall be developed based on Single-Family Dwelling (R-1) uses, except Lot 6 as indicated in the submitted PUD Concept Plan.
  - Up to two (2) farm lots, and Lot 6, shall be developed based on General Agriculture (A-1) uses.
  - Family cottages/guest homes shall be permitted as an accessory use. A detached garage-apartment for ranch hand(s) shall be permitted as an accessory use for the caretaker residence.
4. Fifty percent (50%) of amenities shall be required after the twentieth residential Certificate of Occupancy unless otherwise approved by the Board of County Commissioners.
  - ~~All amenities shall be bonded to 120% of the cost.~~
5. Until utilities become readily available, the PUD shall be served by individual well and enhanced septic systems in accordance with County, Department of Health (DOH), and Department of Environmental Protection (DEP) standards. Marion County Utilities (MCU) for central potable water and wastewater at the time of development; with the services, including fire flow, installed and/or developed consistent with the LDC.
  - ~~A decentralized wastewater treatment facility complying with all applicable State and County requirements may be used in lieu of connection to MCU wastewater service.~~
7. External buffers shall be provided consistent with the submitted PUD Concept Plan and the development conditions provided with this approval. All buffers shall be required at the time of development.
  - ~~A Type D buffer shall be required along the proposed recreational vehicle (RV) and boat storage area.\*~~

8. ~~Within the Linear Nature Park & Wildlife Corridor area, trees shall not be removed without County approval. A Tree Preservation plan shall be provided during the submission of the Improvement Plan and shall not be deferred.~~
12. Exterior lighting within the Project shall comply with County standards. A photometric plan shall be provided during the development of the proposed amenity area.

\*As of the date of this Staff report, the applicant is proposing a modified Type C buffer. Mr. Minter commented on Condition 9 and questioned if the left turn lane is on the westbound traffic on SR 200 turning left into the site. Mr. Rivera stated he believes that is correct.

In response to Commissioner Bryant, County Engineer Cohoon advised that this is a State corridor (SR 200) and FDOT would opine on access. He stated legal access has to be granted, but certain conditions and restrictions apply as well.

Commissioner Bryant questioned if Condition 9 can be included. Mr. Cohoon stated his interpretation of the Statute as it relates to the County's governance authority is as long as the County's requirements are no less stringent than what the Florida Department of Transportation's (FDOT's) requirements could potentially be, then the County would not be in any kind of predicament.

In response to Chairman Zalak, Mr. Minter commented on the AZ Ocala Ranch case, noting FDOT has the right-of-way (ROW) to 4-lane that segment. They just do not have any funding plans for 4-laning from Highway 484 to the Withlacoochee River until 2042. Mr. Cohoon advised that he believes that is correct; however, he would be hesitant to say on the record if all the ROW has been acquired. He stated SR 200 is a failing facility with a volume to capacity (V/C) over 2 in 2028 based on the Ocala/Marion County Transportation Planning Organization (TPO). Mr. Cohoon advised that FDOT has programmed in their tentative work program to study SR 200 again in the planning phase for that future 4-laning. He stated Marion County in coordination with the City of Ocala have SR 200 from the County line to just south of Highway 484 identified as a strategic priority for that widening. Mr. Cohoon advised that everything appears to be falling in line for those capacity improvements to occur. He stated OCE made comments on its conceptual review that a southwest bound turn lane be installed but did not make comment relating to a northeast right turn into the property being required. Mr. Cohoon advised that it is not a bad idea, noting he thinks many of the trips will be to and from Ocala with less going into Citrus County. He stated requesting the applicant add a right turn lane there with all the things FDOT is programing could be a point of discussion, noting the DRC tried not to be too stringent in some of those comments.

In response to Chairman Zalak, Mr. Cohoon stated the traffic is exceeding capacity at the SW 200 corridor. He advised that the more congested a corridor becomes, the slower the speeds. Mr. Cohoon stated it will be hard to find a gap and very important to get the left turn in, noting the right turn out will be difficult at times.

David Tillman, Tillman & Associates Engineering, LLC, SE 16<sup>th</sup> Avenue, on behalf of the applicant, stated Condition 9 can be included along with language stipulating it is contingent on approval or lack of denial by FDOT. He presented a short video relating to the project, a 1 page handout entitled, "Sec. 6.6.3. Wetlands.", 3 11X17 maps entitled, "Wetlands Offsite Mitigation", a 1 page handout entitled, "The Florida Wildlife Corridor" and an 11X17 map entitled, "PUD (Community) Land Plan". Mr. Tillman commented on the video, noting the property is the amenity. He advised that this project is about

November 18, 2025

preserving what exists on the property rather than breaking it up and selling it off. Mr. Tillman stated the idea is to keep the entire property intact and create an agreement amongst the property owners who are on the much smaller tracts so they can all share in the enjoyment, and the family gets to stay on the property. He referred to a slide on the screen and commented on a letter from Holland Drake. Mr. Tillman addressed the approximate 407 acre portion of the entire 5,160 acres that is Drake Ranch. He advised that the development will all occur on the 407 acres, noting the remainder will be preserved. Mr. Tillman referred to the rendering in the upper right hand corner depicting the community center including ball fields, gathering spaces, a public barn, and horse paddocks. He commented on discussion relating to buffering of the RV and boat storage area, noting the facility is only for community residents it is not a commercial boat and RV storage facility. Mr. Tillman advised of a 60 foot easement that already exists around the outside edge of that property they cannot plant in, noting it is for utilities. He stated the 60 feet in addition to a 10 foot buffer put the storage 70 feet away from the edge. Mr. Tillman advised that the total open space area is 273 acres, the undeveloped portion is 229 acres, the improved open space (amenities) is 43 acres and the buffer is 0.42 of an acre. He stated there is an area being set aside as a no build area to preserve the view and vista from SR 200, noting individuals will not see development up on the roadway. Mr. Tillman advised that the applicant did provide a market analysis and feels they met the criteria. He commented on the water and sewer connections, noting running lines all the way up to the plant in Oak Run or connection at the Spruce Creek water plant is not feasible. Mr. Tillman stated there was a comparison of a 10 unit agriculture lot split (allowed by Code without Board approval) using a conventional septic system and the proposed 40 lot subdivision using an enhanced nutrient-reducing (ENR) septic system, which showed a significant reduction over a traditional septic system. He provided an overview of the annual reduction and discharge rates relating to biological oxygen demand (BOD), total suspended solids (TSS) and total nitrogen (TN). Mr. Tillman advised that the majority of lots have been placed in an area where there are not any trees and positioned specifically so they have a view into the wilderness. He stated there is no reason for a Condition requiring the applicant to plant 2 trees per lot due to there being 4,000 acres of trees. Mr. Tillman advised that the homes are all serviced from the north side to prevent cars in the rear, noting the applicant is trying to preserve the view. He provided a comparison between the proposed conservation subdivision and a traditional large lot layout showing the conservation subdivision has much shorter roadways with more conserved areas for individuals to utilize as common space.

Commissioner Curry out at 4:52 p.m.

Mr. Tillman provided an overview of the proposed buffer relating to the amenity area, as well as the preserved buffer area along SR 200.

Commissioner Curry returned at 4:53 p.m.

Mr. Tillman referred to photographs seen on the overhead screens that illustrate potential amenities including a future pool, fields for different outdoor sports, horseback riding, and community areas.

In response to Commissioner Bryant, Mr. Tillman clarified that the community spaces are strictly for individuals who live in the community and not any type of commercial activity or event space. He commented on a ranch community, Brays Island in South Carolina, noting while the size is similar, that development is shared by 325 families as opposed to 41 families at Drake Ranch. Mr. Tillman stated the long range plan is to have 7 gathering buildings for varying activities. He commented on a proposed layout of a potential floor

plan and the rendering of a home Mr. Holland has envisioned going on one of the sites, noting it is designed to accommodate the views. Mr. Tillman stated the lot costs are expected to be in the \$2,000,000.00 range, the applicant intends to have HOA restrictions relating to minimum house sizes and an Architectural Review Board to ensure there is a cohesive appearance to the community. He provided a breakdown of the property showing the 407.4 acres is not under the preservation based on the survey and title search.

Commissioner Bryant commented on a previous discussion she had with Mr. Minter relating to allowed densities and the ability to round up.

Mr. Tillman referred to the handout entitled, "Sec. 6.6.3. Wetlands" and addressed Section (2)(c) which states, "Where elimination of all or a portion of a wetland is proposed through off-site mitigation conservation efforts, the maximum density of the respective land use designation applicable to the mitigated wetland area shall be accredited as follows: 1. For mitigation conservation efforts within Marion County, the full maximum density of the on-site mitigated wetlands' potential density under the land use designation shall be available. 2. For mitigation conservation efforts outside Marion County, 50 percent of the maximum density of the on-site mitigated wetlands' potential density under the land use designation shall be available."

Commissioner Bryant requested Mr. Tillman allow staff time to confer regarding densities. Mr. Tillman stated there are 2 sets of Conditions inside the Agenda packet: 1 is from the P&Z Commission and the applicant primarily agrees with those. He advised that there was 1 addition to the Conditions that was not part of their recommendation. Condition 5 begins with, "Until utilities become readily available...". Mr. Tillman reiterated that was not part of the P&Z recommendation and should be stricken so the language reads, "The PUD shall be served by individual well and enhanced septic systems...". He advised that the applicant is requesting to move forward with the Conditions from the P&Z Commission.

Commissioner Bryant expressed concern relating to the shared-use path in Condition 11. Mr. Tillman concurred, noting the language has been changed to a paved shared-use path. He commented on the additional expense associated with paving the path.

Commissioner Bryant stated she is excited about the opportunity to preserve the Drake legacy, noting the Drake Ranch is old Florida. She commented on finding a way to preserve the Drake Ranch in perpetuity. Commissioner Bryant advised that she is in favor of the project.

Mr. Tillman stated he prefers to discuss the P&Z Commission recommended Conditions, which is what he would prefer to see approved.

In response to Chairman Zalak, Mr. Tillman advised that the language "until utilities become available" should be stricken and was not part of the P&Z Commission recommendation.

Commissioner Bryant requested clarification relating to the redline and green text contained within the P&Z Commission's proposed Conditions.

Mr. Rivera stated the redlined text in Condition 8 was removed at the request of the applicant, and the language added to Condition 5 was included in the applicant's Concept Plan.

In response to Commissioner Stone, Mr. Tillman advised that the enhanced septic system would not be better than connecting to the County's municipal plant long-range; however, it is far better than the traditional septic system.

Chairman Zalak opened the floor to public comment.

November 18, 2025

There being none, Chairman Zalak advised that public comment is now closed.

Chairman Zalak questioned if the applicant has any acreage they can add to allow for the 41<sup>st</sup> unit being requested.

Mr. Tillman stated the wetlands are in conservation; however, the language specifically addresses that matter.

In response to Chairman Zalak, Mr. Minter advised that there are 2 concerns. He stated Section 6.6.3 is entitled "Wetlands" and Subsection (2)(c) states, "Where elimination of all or a portion of a wetland is proposed through off-site mitigation conservation efforts...", noting he is not aware any of the acres on this site involve the elimination of a wetland. Mr. Minter advised that if it does not, he does not think Section 6.6.3 applies at all. He stated the second concern relates to giving the applicant credit for something in a conservation area, noting there is still the limitation of the rural land designation of 1 unit per 10 acres in the Comprehensive Plan.

In response to Chairman Zalak, Mr. Tillman stated there are 40 acres in question, which were never paid for by the Water Management District (WMD). He commented on language in Subsection (2)(a) and opined that the language provides for the 10 acres.

Mr. Minter commented on the language that references insufficient uplands, noting the applicant has sufficient uplands in the project site.

Mr. Tillman advised that the language allows the applicant to take credit for his density.

Mr. Minter stated he disagrees.

Chairman Zalak commented on Condition 4 relating to amenities. He advised that there is typically a timeframe associated with the completion of 50% of the amenities.

It was the general consensus of the Board not to require a timeframe for the amenities and to strike Condition 4.

In response to Chairman Zalak, Mr. Tillman advised that the amenities are in the plan,; therefore, the applicant will be allowed to build it, they just would not be required to do so and not within a specific timeframe.

Chairman Zalak commented on Condition 5 and questioned if the Board wished to remove the language relating to utilities becoming readily available. It was the general consensus of the Board not to require connection if the facilities do become available.

Mr. Minter advised that the applicant should not be required to utilize the Fuji system.

In response to Chairman Zalak, Utilities Director Tony Cunningham stated Mr. Tillman compared the enhanced system to traditional septic, noting advanced wastewater treatment (AWT) provides significantly more removal (90% to 95% of the nitrogen). He advised that AWT is 3 and that is required in a Basin Management Action Plan (BMAP) area. Mr. Cunningham stated this is a very small cutout and is not in a BMAP now, but may be in the future due to Gum Slough. He commented on the Septic to Sewer (S2S) initiative, noting ideally the County would want to connect these systems to a centralized system. Mr. Cunningham stated the project is located at a dead end along SR 200 and if no development is happening there, he does not like the idea of a long dead end line. He advised that he also does not like having septic tanks installed as the County works to remove them.

In response to Chairman Zalak, Mr. Cunningham stated he agrees that a performance based treatment system is the highest quality system an individual can get. He advised that it should be able to remove at least 75% of the nitrogen.

Commissioner Bryant questioned if the system Mr. Tillman presented will reduce 90% of the nitrogen. Mr. Tillman stated he did not recall. He provided an overview of the 3 types of septic tanks, noting performance based is the highest tier.

It was the consensus of the Board that Condition 5 will specify performance based systems.

Mr. Rivera questioned whether Condition 8 relating to a tree preservation plan is to be struck in its entirety. Chairman Zalak advised that it should be removed.

In response to Commissioner Stone, Mr. Tillman stated the applicant does not object to Condition 12, which addresses the photometric plan.

Commissioner McClain commented on roads/improvements associated with the proposed project.

General discussion ensued relating to roads and traffic.

Mr. Cohoon advised that the southbound left turn lane is needed as recommended by the DRC and he recommends the northbound right turn lane in be installed, noting with the volume/capacity being where it is today individuals will have to wait to get out.

Chairman Zalak stated Condition 9 should be modified to ensure there is a right turn lane in and FDOT will provide a recommendation relating to the lengths for the lanes.

Mr. Tillman questioned if one of the lots could forego the guest cottage and allow the applicant to have the ranch cottage in its place.

Chairman Zalak advised that it does not fit the Comprehensive Plan.

Mr. Tillman questioned whether he could make a substitution and have the ranch house or the 40<sup>th</sup> lot. Chairman Zalak stated the applicant could as long as the total is 40.

General discussion ensued relating to densities.

Commissioner Bryant questioned if the Condition could include language stipulating that if the County Attorney determines that 41 is the appropriate number it can be 41; otherwise, the density will be 40.

Mr. Tillman advised that he is comfortable with that language.

Mr. Weyrauch stated the application is for 407 acres.

Mr. Minter advised that if the applicant did want to add additional acres, the process would have to start all over again.

Chairman Zalak stated the Condition will allow for 40 units unless proven otherwise by the County Attorney within 30 days, and the density can only increase to a maximum of 41 units.

Mr. Rivera provided a recap of the modifications to Condition 2 relating to the maximum number of units.

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to adopt Resolution 25-R-499 with Conditions 1 through 10, as amended below, approving the SUP request, disagreeing with Growth Services staff and agreeing with the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-499 contains the following Conditions:

1. The PUD shall be developed consistent with the submitted PUD Concept Plan Set (initially received August 25, 2025, and subsequently revised on October 21, 2025, and November 5, 2025) provided as Exhibit "A" hereto, and the development conditions provided with this approval.
2. The Project shall be limited to a maximum total of forty (40) residential units/lots, unless the County Attorney, within 30 days of this approval, determines in writing the PUD site is eligible for an additional residential unit/lot for a maximum total of forty-one ( 41) residential units/lots.

3. A property owners' association OR the developer must care for and maintain all common areas used by the residents of the subdivision as well as buffers, storm water, and any other forms of infrastructure within the subdivision.
4. Amenities are not required; however, community amenities may be provided by the developer and/or property owners' association consistent with the LDC.
5. The PUD may be served by individual on-site wells and a performance-based treatment system, consistent with Exhibit "B" and in accordance with County, Department of Health, and Department of Environmental Protection (DEP) standards.
6. External buffers shall be provided consistent with the submitted PUD Concept Plan Set and the development conditions provided with this approval. All buffers shall be required at the time of development.
7. Subject to approval of the Florida Department of Transportation (FDOT), a left-turn lane into the Project entrance on S Highway 200 shall be provided, as indicated in the submitted Traffic Statement. An updated Traffic Statement shall be provided with the Master Plan, or equivalent, to include a right-turn lane analysis and turn lane length recommendations.
8. All lots shall be accessed through/via the proposed internal subdivision road.
9. Open space shall be provided as a minimum of twenty (20) percent of the gross PUD area ( $\pm 407.40$  Acres).
10. The final PUD Master Plan, or an equivalent, must be brought back and heard by the Board of County Commissioners for final approval.

#### **15.4. Adoption of Ordinance**

##### **15.4.1. Zoning**

The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Lewter regarding reasonable accommodations, petitions for rezoning and SUPs heard earlier in the meeting.

A motion was made by Commissioner McClain, seconded by Commissioner Bryant, to adopt Ordinance 25-53 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (5-0).

Ordinance 25-53 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING, AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

November 18, 2025

There being no further business to come before the Board, the meeting thereupon adjourned at 5:29 p.m.

---

Carl Zalak, III, Chairman

Attest:

---

Gregory C. Harrell, Clerk

DRAFT

November 18, 2025

THIS PAGE INTENTIONALLY LEFT BLANK

DRAFT