



Marion County

Board of County Commissioners

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Commissioner
District 3 – Matt McClain, Vice-Chair
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Tuesday, June 16, 2026

9:00 AM

**McPherson Governmental
Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is held on the third Tuesday of each month at 2:00 p.m. and the third Wednesday of each month at 1:30 p.m., unless otherwise noted.

All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-Regular BCC Meeting

-There are two (2) public comment portions on the agenda, one reserved for comments related to items specifically listed on the agenda, and one for all other comments.

-To be allotted five (5) minutes, you must sign up the Friday prior to the meeting that you wish to speak at. You can sign up online at <https://marionfl.org/comment> or via phone at 352-438-2300.

-Those who do not submit a request in advance (by 5:00 p.m. the Friday prior) are still welcome to sign up at the desk located in the foyer of the commission auditorium on the day of the meeting, but will only be allotted two (2) minutes.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but copies can be requested by Marion County Administration at 352-438-2300.

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
9:00 AM ROLL CALL
ANNOUNCEMENTS

1. PROCLAMATIONS AND PRESENTATIONS:

- 1.1. [PRESENTATION - Present America 250 Flag to the Board of County Commissioners - Kat Cammack, United States Representative \(Presentation Only\)](#)
- 1.2. [PRESENTATION - Recognition of the 2026 Citizens Academy Graduating Class - Roger Waddell, Public Relations Specialist \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION - Eagle Scout Court of Honor - Walker Harrell \(Approval and Presentation\)](#)
- 1.4. [PROCLAMATION - Post-Traumatic Stress Disorder \(PTSD\) Awareness/Teal Out Day - Lacey Larramore, Resource Liaison \(Approval and Presentation\)](#)
- 1.5. [PROCLAMATION - Waste and Recycling Workers Week - Mark Johnson, Solid Waste Director \(Approval Only\)](#)

2. AGENDA ITEM PUBLIC COMMENTS:

Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or submit the request online at: www.marionfl.org.

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [March 17, 2026](#)
- 3.2. [March 18, 2026](#)
- 3.3. [March 23, 2026](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:
NONE

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [Budget Transfer from Rainbow Lakes Estates Comm Res Facility MSTU Fund to Rainbow Lakes Estates Municipal Services District Fund - \\$24,263](#)
- 5.1.2. [Building Safety Fund - Building - \\$10,000](#)

- 5.1.3. [Building Safety Fund - Building - \\$75,000](#)
- 5.1.4. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$450](#)
- 5.1.5. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$21,000](#)
- 5.1.6. [General Fund - Circuit Court Judges Tech - \\$80,000](#)
- 5.1.7. [General Fund - Public Relations - \\$71,150](#)
- 5.1.8. [General Fund - Sheriff Emergency Management Transfer - \\$1,137](#)
- 5.1.9. [Marion County Utility Fund - Utilities Management - \\$50,000](#)
- 5.1.10. [Marion County Utility Fund - Utilities Water System - \\$240,000](#)
- 5.1.11. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$14,686](#)

5.2. Clerk of the Court Items

- 5.2.1. [Present Proposed Fiscal Year 2026-27 Budget](#)
- 5.2.2. [Present Proposed 2026-27 - 2030-31 Capital Improvement Program](#)
- 5.2.3. [Present Detailed Budget Workshop Schedule](#)
- 5.2.4. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 048207, 050025, and Solid Waste List](#)
- 5.2.5. [Request Appointment of Two \(2\) Commissioners to Serve on the Value Adjustment Board for 2026 and to Appoint One \(1\) of those Commissioners to Serve as the Chair to the 2026 VAB per FS 194.015](#)

6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am:

Public participation is encouraged. When prompted, please step up to the podium and state your name and address for the record. Please limit your comments to the specific issue being addressed.

- 6.1. [PUBLIC HEARING to Consider Adoption of a Resolution Authorizing a Per Parcel Unit Assessment for Belleview Heights Estates - Portion of Unit 8 \(SE 44th Avenue from SE 144th Street to SE 142nd Lane\) Road Improvement Project and Award Bid: 26B-049 to John L. Finch Contracting, Belleview, FL \(Continued from May 19, 2026\)](#)
- 6.2. [PUBLIC HEARING to Consider a Resolution Adopting the 2025 Local Mitigation Strategy Five Year Plan Update](#)

7. CONSENT:

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Commissioner.

7.1. Administration:

- 7.1.1. [Request Approval of the Memorandum of Understanding Between the Marion County Board of County Commissioners and the School Board of Marion County, FL for Marion Celebrates America 250 \(Budget Impact - Neutral\)](#)

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 NW 49th Street Phase 3 Road Improvement Project in Marion County, Florida](#)
- 7.2.2. [Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW/NW 80th/70th Avenue Road Improvement Project in Marion County, Florida](#)

7.3. Community Services:

- 7.3.1. [Request Approval and Adoption of the Citizen Participation Plan and Resolution for the Marion County Consortium with the City of Ocala \(Budget Impact - None\)](#)
- 7.3.2. [Request Approval to Submit the 2026-2027 Marion County Regional Opioid Abatement Plan to the Department of Children and Families \(Budget Impact - None\)](#)
- 7.3.3. [Request Approval to Submit the 2026-2027 Marion County Opioid Abatement Plan to the Department of Children and Families \(Budget Impact - None\)](#)

7.4. Human Resources:

- 7.4.1. [Request Approval of a Resolution Authorizing the Use of Donation and Sponsorship Funds from the Approved America 250 Project Account \(Budget Impact - Neutral\)](#)

7.5. Procurement Services:

- 7.5.1. [Request Approval of Bid Award: 26B-081 Marion Oaks #4 and Summerglen Water Treatment Plants Potable Wells Construction - AC Schultes of Florida, Inc. d/b/a/ Rowe Drilling - Gibsonton, FL \(Budget Impact - Neutral; expenditure of \\$1,377,950\)](#)

- 7.5.2. [Request Approval of Change Order to Purchase Order 2600844: 26B-008 Southwest Regional Water Reclamation Facility - Green Construction Technologies, Inc., Wilton Manors, FL \(Budget Impact - Neutral; additional expenditure of \\$36,042.75\)](#)
- 7.5.3. [Request Approval of Contract Amendment: 18SS-072-CA-01 First Watch Solutions, Inc., Carlsbad, CA \(Budget Impact - Neutral; Additional Expenditure of \\$15,704.21\)](#)
- 7.5.4. [Request Approval of Contract Amendment: 19Q-270-CA-02, SE Regional Water Treatment Plant Design - Kimley-Horn and Associates, Inc, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$1,479,310\)](#)
- 7.5.5. [Request Approval of Piggyback: 26PB-086 On-Call Professional Services - Raftelis Financial Consultants, Inc., Longwood, FL \(Budget Impact - Neutral; estimated expenditure of \\$75,000\)](#)
- 7.5.6. [Request Approval to Reject All Bids: 26B-071 Asphalt Pavement Restoration Services \(Budget Impact - None\)](#)
- 7.5.7. [Request Approval of Selection Committee Recommendation: 26P-064 MCFR Fire Station Propane - Blossman Gas of Louisiana Inc., Ocean Springs, MS \(Budget Impact - Neutral; Estimated Annual Expenditure \\$50,000\)](#)
- 7.5.8. [Request Approval of Task Order: 21Q-219-TO-14 Electrical Trade Contract Services, Cam Lock Systems for Radio Towers - Chuck's Stokes Electric of Central Fla, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$164,333\)](#)
- 7.5.9. [Request Ratification of Change Order to Purchase Order 2601269: Water Main Extension Connection Agreement WME-127-S - T & C Underground, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$15,872\)](#)
- 7.5.10. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.6. **Tourist Development:**
 - 7.6.1. [Request Approval of Tourist Development Council Recommendation for Room Night Generating Event \(Budget Impact - Neutral; expenditure of up to \\$3,750\)](#)
- 7.7. **Transportation - County Engineer:**
 - 7.7.1. [Request Approval of an Indemnification Agreement and Subdivision Improvement Agreement with Bond Between Pulte Home Company, LLC and Marion County for the Proposed Stone Creek By Del Webb Sundance Phase 4 Subdivision, Final Plat-000098-2025 \(Budget Impact - None\)](#)

- 7.7.2. [Request Approval of a Subdivision Improvement Agreement with Letter of Credit Between Iron Lake Property, LLC and Marion County for the Proposed Ironcrest Phase 1 Subdivision \(formerly known as Adena\), Final Plat 29959 \(Budget Impact - None\)](#)
- 7.7.3. [Request Approval of Developer's Agreement Between Iron Lake Property, LLC and Marion County Related to the Ironcrest Phase 1 Final Plat 29959 \(Budget Impact - Neutral; expenditure of \\$271,514.40, in future Transportation Improvement Program\)](#)
- 7.7.4. [Request Approval of a Second Amendment to the Right-of-Way and Signalized Intersection Improvements Agreement \(SW 38th Street\) Between Marion County, Colen Built Development, LLC, and On Top of the World Communities, LLC \(Budget Impact - Neutral; expenditure of \\$1,182,331.05 plus additional amounts to be determined by appraisal\)](#)

7.8. Utilities:

- 7.8.1. [Request Approval of Resolution Extending the Service Agreement Date of Resolution No. 24-R-304 for Silver Springs Shores Phase 1 \(Budget Impact - None\)](#)
- 7.8.2. [Request Approval of Resolution Extending the Service Agreement Date of Resolution No. 24-R-303 for Silver Springs Shores Phase 2 \(Budget Impact - None\)](#)
- 7.8.3. [Request Approval of Settlement Agreement Between Florida Department of Environmental Protection and Marion County \(Budget Impact - Neutral; expenditure of \\$250\)](#)
- 7.8.4. [Request Approval of Water Main Extension Connection Agreement WME-132-O Between PAC 3 Properties, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$29,354\)](#)
- 7.8.5. [Request Approval of Water Main Extension Connection Agreement WME-133-O Between PAC 3 Properties, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$16,112.50\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Approval to Appoint a Commissioner and Alternate as a Member of the County Canvassing Board](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Marion County 2nd Annual Reverse Trade Show 2026](#)
- 9.2. [Present Update on Various Roadway Projects](#)
- 9.3. [Present Update on American Rescue Plan Act Funding](#)

- 9.4. [Request Approval to Engage Consultant for the US Highway 27 Area Study Master Plan and Align Funding for the Project: 25Q-145 US HWY 27 Area Study - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$428,195\)](#)
- 9.5. [Request Approval to Reject all Submittals: 20Q-161 Additional Construction Managers 2026](#)
- 9.6. [Veteran Services Hall of Fame Plaque](#)

10. COMMITTEE ITEMS:

- 10.1. [Board of Adjustment - Request to Reappoint Incumbent Members to New Terms Ending June 2029](#)
- 10.2. [Marion County Hospital District Board of Trustees - Request Appointment of Two \(2\) Non-Physician Full Members for Individual Full Terms Ending June 2030](#)
- 10.3. [Land Development Regulation Commission - Request to Appoint Two \(2\) Alternate Members; One \(1\) to Complete the Unexpired Term Ending December 2029, and One \(1\) to Serve a New Term Ending June 2030](#)
- 10.4. [Value Adjustment Board - Request Appointment of One \(1\) Full Citizen Member, for a New Term Ending June 2026](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule Workshops for Parks & Recreation Regarding Department Funding on Thursday, July 2, 2026, at 9:30 a.m. and Wednesday, August 5, 2026, at 2:00 p.m. in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule a Workshop to Discuss the SW 27th Avenue \(CR 475A\) at SW 66th Street Preliminary Engineering Report \(PER\) on Tuesday, July 7, 2026, at 2:00 p.m. in the McPherson Governmental Campus Auditorium](#)
- 11.3. [Request Approval to Schedule a Workshop to Discuss the State's Joint Resolution Regarding Property Tax and its Impact on Future Budgets on Wednesday, July 15, 2026, at 1:30 p.m. in the McPherson Governmental Campus Auditorium](#)

12. GENERAL PUBLIC COMMENTS:

Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or sign up online at: www.marionfl.org .

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

13.2. Commission Calendar

- 13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:**14.1. County Administrator Informational Items:**

- 14.1.1. [Present Letter from Indigo East Community Development District Dated May 21, 2026 Regarding Proposed Budget FY 2027](#)
- 14.1.2. [Present Letter from Candler Hills East Community Development District Dated May 21, 2026 Regarding Proposed Budget FY 2027](#)
- 14.1.3. [Present Solid Waste Monthly Operations Report for April 2026](#)
- 14.1.4. [Present East Central Florida Regional Planning Council Fiscal Year 2026-27 Annual Assessment](#)
- 14.1.5. [Present Withlacoochee Regional Water Supply Authority Fiscal Year 2026-27 Annual Assessment](#)
- 14.1.6. [Present Building Safety Productivity Report for the Months of October 2025 - April 2026](#)
- 14.1.7. [Present Transmittal from the City of Ocala of the City of Ocala Budget Resolution 2026-142 and the East Ocala Redevelopment Area Agency Budget Resolution 2026-100, Both Approved on May 19, 2026](#)

14.2. Present Walk-On Items From Previous BCC Meeting:**14.3. Clerk of the Court:**

- 14.3.1. [Present Administrative Budget Transfer Report for Fiscal Year 2025-26](#)
- 14.3.2. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.3.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 26-20, 26-21 and 26-22 with the Secretary of State's Office](#)
- 14.3.4. [Present Regular Report of Utilization for Reserve for Contingencies](#)

14.4. Present for information and record, minutes and notices received from the following committees and agencies:

- 14.4.1. [Development Review Committee \(DRC\) - May 18, 2026](#)
- 14.4.2. [Historical Commission - December 8, 2025, January 12, February 9, March 9, and April 13, 2026](#)
- 14.4.3. [Parks and Recreation Advisory Council \(PRAC\) - March 18, 2026](#)

14.4.4. [Land Development Regulation Commission \(LDRC\) - May 6 and 20, 2026](#)

14.4.5. [Planning and Zoning Commission - April 27, 2026](#)

14.5. General Informational Items:

14.5.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>

14.5.2. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

14.5.3. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>

14.5.4. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>

14.5.5. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

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

15.1. DRC Waiver Requests:

15.1.1. [Request Approval of Waiver from Land Development Code Section 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Watching Park Farms, Agricultural Lot Split 000287, Parcels 20909-028-00 and 20909-031-00, Application Number Waiver PIR-000325-2026 JCH Consulting Group, Inc.](#)

15.1.2. [Request Approval of Waiver from Land Development Code Section 6.8.6.K\(2\) Related to Buffer Requirements for Target of Ocala Waiver PIR-000794-2026 Upham, Inc., Parcel 35300-001-17](#)

15.1.3. [Request Approval of Waiver from Land Development Code Section 6.8.6.K\(1\) & \(5\) Related to Buffer Requirements for Melody Preserve Waiver STA-000807-2026 Kimley-Horn and Associates, Parcels 35300-000-15 and 35474-000-00](#)

15.2. Cover Documents

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

15.3. Planning and Zoning Consent Items:

- 15.3.1. [260605SU - Greater Ocala Dog Club Inc., Requests a Special Use Permit to Allow Dog Events and RV Parking Within a General Agriculture \(A-1\) Zone, 40 Acre Tract, Parcels 12686-001-00, 12686-003-00, and 12686-003-01, 10205 NW Gainesville Road, Ocala, FL 34482](#)

15.4. Planning and Zoning Items for Individual Consideration:

- 15.4.1. [260601SU - Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo, Special Use Permit for parking of five \(5\) tractor trailers in a General Agriculture \(A-1\) zone, ±4.83 Acres, Parcel Account Number 45453-000-00, 13660 SE 80th Avenue, Summerfield, FL.](#)
- 15.4.2. [260602SU - Stefan Merhl and Cathy Merhl, Special Use Permit to Keep Two \(2\) Miniature Horses for Personal, Non-Commercial Use, in a Single-Family Dwelling \(R-1\) Zone, 1.54 Acre Parcel, Parcel 3493-090-003, Site Address 12721 SW 73rd Street, Ocala, FL 34481](#)
- 15.4.3. [260606SU - Ronald & Shirley Adams, Special Use Permit to Allow One 125 Foot Tall Monopole-Style Telecommunication Tower and Support Facility in a Mixed Residential \(R-4\) Zone, 63.90 Acre Parcel, Parcel 32651-000-01, No Address Assigned](#)
- 15.4.4. [260607ZC - Tillman & Associates LLC, on Behalf of Backhoe Boys LLC, Zoning Change from Residential Agricultural Estate \(A-3\) & General Agriculture \(A-1\) to Single-Family Dwelling \(R-1\) Zone, 31.13 Acre Portion of a 36.73 Acre Parcel 39278-003-00, No Address Assigned](#)
- 15.4.5. [260808ZP - Jax Road, LLC., Zoning Change from Planned Unit Development \(PUD\) to Planned Unit Development \(PUD\) for Amendment to a Previously Approved Conceptual Plan, 79.21 acres, Parcels 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479](#)

15.5. Adoption of Ordinance