

# Marion County

## Board of County Commissioners

### Action Summary – FINAL

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

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**Tuesday, August 19, 2025**

**9:00 AM McPherson Governmental Campus  
Auditorium**

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The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is held on the Monday before the third Tuesday of each month at 1:30 p.m. Should additional time be needed, the zoning portion will continue on the following Tuesday.

All commission and zoning meetings are open to the public.

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

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

#### PUBLIC COMMENTS

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

#### -Regular BCC Meeting

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

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

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

#### -BCC Planning and Zoning Meeting

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

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

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

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

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

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

**Tuesday, August 19, 2025**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public Hearing Continuation - 250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC, Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned.
- 10:00 a.m. Public Hearing For Consideration of a Road Closure Petition Associated with the Revised Map of Goodwins Additions Stanton, closing a portion of High Street (SE 141st Terrace) and Rapello Avenue located in Section 21, Township 17, Range 24
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month

**Tuesday, August 26, 2025**

- 3:00 p.m. Transportation Planning Organization Regularly scheduled for the fourth Tuesday of the month

**Wednesday, September 3, 2025**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month. \*Moved to Wednesday due to Labor Day holiday\*
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 5:30 p.m. Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code

**Thursday, September 4, 2025**

- 5:50 p.m. Public Hearing For the RLE FY 25-26 Tentative Budget
- 6:00 p.m. Public Hearing For the Countywide FY 25-26 Tentative Budget

**Wednesday, September 10, 2025**

- 5:30 p.m. Public Hearing For the Annual Resolutions for Fire, Solid Waste and Stormwater and Certify the Non-Ad Valorem Assessment Rolls

**Monday, September 15, 2025**

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

**Tuesday, September 16, 2025**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month.

**Present:** Chairman Kathy Bryant, Vice Chair Carl Zalak III, Commissioner Craig Curry, and Commissioner Matt McClain

**Absent:** Commissioner Michelle Stone

**1. PROCLAMATIONS AND PRESENTATIONS:**

**Motion by Vice Chair Zalak to approve agenda items 1.1. through 1.3. The motion carried 4 / 0.**

- 1.1. PROCLAMATION - Fentanyl Awareness and Education Day - Robin Lanier, Vice President of Marion County Services, SMA Healthcare (Approval and Presentation)  
**PRESENTED**
- 1.2. PRESENTATION - "Community Impact Award" Recognizing Individuals and Organizations for Their Dedication to Environmental Stewardship Through Cleanup Efforts - Lacey Larramore, Solid Waste Resource Liaison (Presentation Only)  
**PRESENTED**
- 1.3. PRESENTATION - Recognition of Master Gardener Volunteer Selected as Grand Marshal for Great Southeast Pollinator Census - Jeremy Rhoden, Extension Agent I, Cooperative Extension Services (Presentation Only)  
**PRESENTED**

## 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).

## 3. ADOPT THE FOLLOWING MINUTES:

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda items 3.1. through 3.3. The motion carried 4 / 0.**

- 3.1. March 18, 2025
- 3.2. March 25, 2025
- 3.3. March 27, 2025

## 4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

**Motion by McClain, second by Commissioner Curry, to approve agenda item 4.1. The motion carried 4 / 0.**

- 4.1. Request Approval of Traffic Enforcement Agreement Between William "Billy" Woods, Sheriff of Marion County, Marion County Board of County Commissioners, and Greystone Hills Homeowners' Association, Inc.

## 5. CLERK OF THE CIRCUIT COURT:

**Motion by Commissioner McClain, second by Vice Chair Zalak, to approve agenda items 5.1.1. through 5.1.18. The motion carried 4 / 0.**

### 5.1. Budget Amendment

- 5.1.1. Building Safety Fund - Building - \$30,000
- 5.1.2. County Transportation Maintenance Fund - Transportation - \$15,000
- 5.1.3. Fine and Forfeiture Fund - Sheriff Regular Transfer - \$392
- 5.1.4. General Fund - Law Library - \$3,500

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- 5.1.5. General Fund - Public Defender Technology - \$11,597
  - 5.1.6. General Fund - Public Safety Communications - \$29,000
  - 5.1.7. General Fund - Public Safety Communications - \$95,332
  - 5.1.8. General Fund - Sheriff Jail Transfer - \$34,601
  - 5.1.9. General Fund - Sheriff Jail Transfer - \$36,841
  - 5.1.10. General Fund Grants - Continuum of Care Program - \$45,317
  - 5.1.11. Impact Fee West District Fund - Impact Fees West District - \$1,525,330
  - 5.1.12. Marion County Utility Fund - Multiple Cost Centers - \$150,000
  - 5.1.13. Marion County Utility Fund - Multiple Cost Centers - \$462,000
  - 5.1.14. Multiple Funds - Impact Fees - \$4,278
  - 5.1.15. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$65,000
  - 5.1.16. Parks Capital Project Fund - Parks and Recreation Improvement - \$50,337
  - 5.1.17. Solid Waste Disposal Fund - Solid Waste Disposal - \$5,000
  - 5.1.18. Solid Waste Disposal Fund - Solid Waste Disposal - \$2,050,941

## 5.2. Clerk of the Court Items

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda items 5.2.1. through 5.2.3. The motion carried 4 / 0.**

- 5.2.1. Request Renewal of Federal Forestry Shared Revenue for Special Projects FY 2025-26
- 5.2.2. Request Approval of the Re-appropriation of Budgeted Funds
- 5.2.3. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 039038, 040744, 040816, 52760, 52761, list from 5th Circuit and list from Fleet

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

- 6.1. PUBLIC HEARING to Consider Adoption of a Resolution to Close and Abandon a Portion of High Street (SE 141st Terrace) and Rapello Avenue in Subdivision Goodwins Additions Stanton Located in Section 21 Township 17 Range 24 (Budget Impact - None)  
**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda item 6.1. The motion carried 4 / 0.**
- 6.2. PUBLIC HEARING for 250406ZC - Gary W. Smallridge and 4C Family Trust, LLC, Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

**Motion by Commissioner McClain, second by Commissioner Curry, to continue agenda item 6.2. The motion carried 4 / 0.**

**7. CONSENT:**

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

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda items 7.1.1. through 7.8.5., excluding 7.5.5., which was pulled to be brought back at a later date. The motion carried 4 / 0.**

**7.1. Attorney:**

- 7.1.1. Request Approval of the Lease Renewal Agreement Between 2275 Biscayne Holdings, LLC, and Marion County for the Tax Collector Office Space Located at 17860 SE 109th Avenue, Units 601B/602, Summerfield, Florida 34491 (Villages Branch) (Budget Impact - Neutral; projected increase of \$11,385)

**7.2. Community Services:**

- 7.2.1. Request Approval of Marion County Cooperation Agreement Concerning Community Development Block Grant, HOME Investment Partnerships Program and Emergency Solutions Grant Program Between Marion County and the City of Belleview (Budget Impact - None)
- 7.2.2. Request Approval of First Amendment to Marion County Standard Professional Services Agreement Emergency Rental Assistance 2 Program Between Marion County and Interfaith Emergency Services, Inc. (Budget Impact - Neutral; not to exceed \$50,000)

**7.3. Fire Rescue:**

- 7.3.1. Request Approval of the Public Emergency Medical Transportation Letters of Agreement with Florida Community Care, Humana, Simply, Sunshine, and United Healthcare (Budget Impact - Estimated Revenue of \$3,346,939)

**7.4. Human Resources:**

- 7.4.1. Request Approval of Firefighter Cancer Presumption Policy Renewal for FY 2025-26 (Budget Impact - Neutral; expenditure of \$110,458)
- 7.4.2. Request Approval of the Following Changes To Be Made of the FY 2025-26 Proposed Budget: Reclassification of One (1) Deputy County Engineer Position, Eight (8) Engineer Positions, Three (3) OCE Engineering Project Manager Positions, One (1) Traffic Operations Manager Position, One (1) Transportation Engineer Position, One (1) Utilities Engineering Manager Position, One (1) Assistant County Engineer - Road Maintenance Position, One (1) County Surveyor Position, One (1) Stormwater Engineer Position, and One (1) Utilities Deputy Director Position within the Office of County Engineer and Utilities Department (Budget Impact - Expenditure of \$50,768 in ZF440536, \$62,301 in BL400541 and a Savings of \$32,529 in EK430538)

**7.5. Procurement Services:**

- 7.5.1.** Request Approval of Bid Award: 25B-080 Timucuan Road Culvert Replacement - Commercial Industrial Corp, Ocala, FL (Budget Impact - Neutral; expenditure of \$1,672,583)
- 7.5.2.** Request Approval of Task Order: 23Q-087-TO-38 Timucuan Road Culvert Replacement Project, Civil Site Engineers for Miscellaneous Projects - Ardurra Group Inc, Ocala, FL (Budget Impact - Neutral; expenditure of \$59,460)
- 7.5.3.** Request Approval of Bid Award: 25B-117 SR 326 Water Main from US Hwy 441 to CR 25A - Integrity Site Development, Inc., Anthony, FL (Budget Impact - Neutral; expenditure of \$1,916,168)
- 7.5.4.** Request Approval of Bid Exemption: 25BE-158 Premier Plus 9-1-1 Services - Kraus Associates, Inc. d/b/a AK Associates, Concord, NH (Budget Impact - Neutral; annual expenditure of \$93,000)
- 7.5.5.** Request Approval of Contract Amendment: 25B-095-CA-01 Water and Wastewater Laboratory Analysis - Advanced Environmental Laboratories, Inc., Jacksonville, FL (Budget Impact - Neutral; additional annual expenditure of \$42,350)
- Agenda Item 7.5.5. was pulled to be brought back at a later date.**
- 7.5.6.** Request Approval of Contract Renewal: 22B-199-CA-01 Lift Station Emergency and Rehabilitations - RCM Utilities LLC, Eustis, FL (Budget Impact - Neutral; estimated annual expenditure of \$337,609)
- 7.5.7.** Request Approval of First Contract Amendment: 23C-219 First Due First Responder Software, Locality Media, d/b/a First Due, Garden City, NY (Budget Impact - Neutral; additional expenditure of \$27,235)
- 7.5.8.** Request Approval of Project Amendment: 06Q-098-PA-10A, NE 35th Street PH 1B - Final Design Services - Guerra Development Corp., Ocala, FL (Budget Impact - Neutral; expenditure of \$212,775)
- 7.5.9.** Request Approval of Second Contract Amendment: 22BE-165-CA-02 Armed and Unarmed Security Services - Giddens Security Corporation, Jacksonville, FL (Budget Impact - Neutral; estimated annual expenditure of \$1,100,000)
- 7.5.10.** Request Approval of Second Contract Amendment: 22Q-228-CA-02 Geotechnical Engineering Services - Professional Service Industries, Inc., Geo-Technologies, Inc., Universal Engineering Sciences, LLC, Central Testing Laboratory, ECS Florida, LLC (Budget Impact - None)
- 7.5.11.** Request Approval of Selection Committee Recommendation: 25Q-090, Solid Waste Engineering Services - Stearns, Conrad and Schmidt Consulting Engineers, Inc. d/b/a SCS Engineers, Tampa, FL, S2L, Incorporated, Maitland, FL, Jones Edmunds & Associates Inc, Gainesville, FL, Integrity Environmental Solutions, LLC, Monroe, NC (Budget Impact - None)

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- 7.5.12.** Request Approval of Task Order: 24Q-268-TO-01 Hydrogeological Services - Jones Edmunds & Associates, Inc., Alachua, FL (Budget Impact - Neutral; expenditure of \$349,311)
- 7.5.13.** Request Approval to Terminate Contract: 21Q-095 Marion County Sheriff's Office Helicopter Hangar Design - The Lunz Group, Inc., Lakeland, FL (Budget Impact - None)
- 7.5.14.** Request Approval of Purchases \$50,000 and Over
- 7.6. Solid Waste:**
- 7.6.1.** Request Approval for State of Florida Department of Environmental Protection Standard Grant Agreement HW604 (Budget Impact - None)
- 7.7. Transportation - County Engineer:**
- 7.7.1.** Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for Clayton Property Group, Inc. dba Highland Homes for Vista Trace, Application Number 32298 (Budget Impact - None)
- 7.7.2.** Request Approval of the Release of a Subdivision Improvement Agreement with Irrevocable Letter of Credit Associated with Clearlake Ranches (Budget Impact - None)
- 7.7.3.** Request Approval of Withlacoochee Regional Water Supply Authority Local Government Water Supply and Conservation Funding Assistance Program Project Grant Agreement for FY 2025-26 (Budget Impact - Neutral; credit up to \$18,285)
- 7.7.4.** Request Approval of Fifth Modification to Subgrant Agreement Between the Division of Emergency Management and Marion County (Agreement Number H0445) for the SW 52nd Street Flood Mitigation Project (Budget Impact - None)
- 7.7.5.** Request Approval of a Florida Department of Transportation State-Funded Grant Supplemental Agreement and Supporting Resolution for Additional Right-of-Way for the Emerald Road Extension Project from SE 92nd Loop to Florida Northern Railroad FPN: 450340-1-44-01 (Budget Impact - Neutral)
- 7.7.6.** Request Approval of a Purchase Agreement Associated with the SW 80th Street Road Improvement Project for Parcel 3545-002-010 (Budget Impact - Neutral; expenditure of \$15,000)
- 7.7.7.** Request Approval of a Resolution to Vacate that Certain Portion of the Plat of Antoon Heights, Plat Book 9002, Page 250 (Formerly Plat Book B Page 250) - (Budget Impact - Revenue \$500)
- 7.7.8.** Request Approval of a Supplemental Easement Between Duke Energy Florida, LLC d/b/a Duke Energy and Marion County on a Portion of the Right-of-Way Dedicated on the Plat of Complex Two Hundred, Plat Book X, Page 53 and a Related Check Authorization (Budget Impact - Revenue \$46,000)
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- 7.7.9. Request Approval for Ratification of Easement Between Duke Energy Florida, LLC d/b/a Duke Energy and Marion County Associated with Parcel 35011-004-00 (Budget Impact - Neutral)
- 7.7.10. Request Approval of a Master Real Estate Agency Disclosure Between Marion County and American Acquisition Group, LLC, Associated with the SW/NW 80th/70th Avenue Segment 3 Road Improvement Project (Budget Impact - None)
- 7.7.11. Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for Pulte Home Company for Stone Creek Del Webb Solaire Phase 2 & 3, Application Number 32569 (Budget Impact - None)

**7.8. Utilities:**

- 7.8.1. Request Approval of Water Main Extension Connection Agreement WME-116-S Between Green Cane, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$40,352)
- 7.8.2. Request Approval of Water Main Extension Connection Agreement WME-119-S Between Skyhome Building Services, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$128,342)
- 7.8.3. Request Approval of Water Main Extension Connection Agreement WME-077-S Between K Hovnanian Aspire at Marion Oaks, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$159,762)
- 7.8.4. Request Approval of Water Main Extension Connection Agreement WME-124-S Between K Hovnanian Aspire at Marion Oaks, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$31,723)
- 7.8.5. Request Approval of Amendment 1 to Agreement LPS0081 Between Florida Department of Environmental Protection and Marion County Utilities (Budget Impact - Neutral)

**8. COUNTY ATTORNEY:**

- 8.1. Request Approval of Resolution Providing Statement of No Objection for Creation of Uplands Stewardship District (Budget Impact - None)

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda item 8.1. The motion carried 4 / 0.**

**9. COUNTY ADMINISTRATOR:**

- 9.1. Request for Waiver from Land Development Code Section 6.8.6.B - Buffers for Abshier Engineering Inc., Parcel Number 31399-002-00, Application Number 32987 (Budget Impact - None)

**Motion by Zalak, second by Commissioner Curry, to approve agenda item 9.1. The motion carried 4 / 0.**

- 9.2. Present Updates to and Request Approval of the Preliminary Engineering Report for SW 49th Avenue North Phase, Including Intersection Control

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Recommendations and Alternative Drainage Retention Area Pond Sites  
(Budget Impact - None)

**PRESENTED**

- 9.3.** Request Approval of Resolution Authorizing a Reduction in Certain Fees and Charges for Building Permits and Adding Fees for Metal Buildings and Electronic Recording of Notice of Commencements (Budget Impact - None)

**Motion by Commissioner Zalak, second by Commissioner McClain, to approve agenda item 9.3. The motion carried 4 / 0.**

**10. COMMITTEE ITEMS:**

- 10.1.** Request Appointment of a Public Sector Board Member for the Central Florida Community Action Agency Board of Directors

Kendall Stephens

**Motion by Commissioner McClain, second by Vice Chair Zalak, to approve agenda item 10.1. The motion carried 4 / 0.**

- 10.2.** Land Development Regulation Commission - Request to Declare Seat Vacant and Authorize the Advertisement of One (1) Full Member Position for an Unexpired Term Ending August 2026

James Stockton

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 10.2. The motion carried 4 / 0.**

- 10.3.** Code Enforcement Board - Request Appointment of One (1) Full Member for a New Term Ending August 2028, One (1) Alternate Member for a New Term Ending August 2028; and One (1) Alternate Member for an Unexpired Term, Ending February 2026

Tom Garver, Jeffery Ball and David Francis

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda item 10.3. The motion carried 4 / 0.**

- 10.4.** Planning and Zoning Commission - Request to Appoint One (1) Alternate Member for a New Term, Ending August 2029

Len Racioppi

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 10.4. The motion carried 4 / 0.**

- 10.5.** Rainbow Lakes Estates Municipal Services District Advisory Committee - Request to Appoint One (1) Member to an Unexpired Term Ending May 2027, and One (1) Member to an Unexpired Term Ending December 2028

Stephen Stritzinger and Amber Bonlander

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda item 10.5. The motion carried 4 / 0.**

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

Robert Walker

**Motion by Commissioner Curry, second by Commissioner McClain, to approve agenda item 10.6. The motion carried 4 / 0.**

**11. NOTATION FOR ACTION:**

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda items 11.1 through 11.4. The motion carried 4 / 0.**

- 11.1. Request Approval of Letter of Reference in Support of Chief James Banta's Application for the Chief Fire Officer Designation through the Center for Public Safety Excellence
- 11.2. Request Approval to Schedule and Advertise a Workshop to Discuss Proposed Evaluation and Appraisal Report Based Amendments to the Marion County Comprehensive Plan on September 10, 2025, at 2:00 p.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium
- 11.3. Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, September 3, 2025, at 5:30 p.m., or as Soon Thereafter, and Tuesday, September 16, 2025, at 10:00 a.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium
- 11.4. Request Approval to Schedule and Advertise a Public Hearing on Tuesday, September 16, 2025 at 10:00 a.m., or as soon thereafter, to Consider an Ordinance Relating to Public Notice and Legal Advertisements

**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).

Gerri Gerthe - October carnival  
Donald Leoni - Road work on 484  
Henry Munoz - Bridge Maintenance  
Joseph Walker - Tire Shop Debris

**13. COMMISSIONER ITEMS:**

**13.1. Commission Comments**

**Chairman Bryant** – Please complete the survey for the Comprehensive plan updates, thank you for all the hard work. Commissioner Stone says good morning to you all.

**13.2. Commission Calendar**

13.2.1. Present Commission Calendar

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

14.1.1. Present FY 2025-26 Proposed Budget Workshop Notes, Direction to Staff, and Responses

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- 14.1.2. Pine Run MSTU Advisory Council - Present Resignation from Michael Whipple
  - 14.1.3. Present Chamber and Economic Partnership July 2025 Activity
  - 14.1.4. Present Art Donation for Display in Public Place Acceptance Agreement for Molly's Statue
  - 14.2. **Present Walk-On Items From Previous BCC Meeting: NONE**
  - 14.3. **General Informational Items: NONE**
  - 14.4. **Clerk of the Court:**
    - 14.4.1. Present Administrative Budget Transfer Report for FY 2024-25
    - 14.4.2. Present Monthly Report for the Building Department Budget and Actual
    - 14.4.3. Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances 25-29 (Corrected), 25-30, 25-31, 25-32 and 25-33 With The Secretary Of State's Office
    - 14.4.4. Present Regular Report of Utilization for Reserve for Contingencies
  - 14.5. **Present for information and record, minutes and notices received from the following committees and agencies:**
    - 14.5.1. Development Review Committee - July 14, 21 and 28, 2025
    - 14.5.2. Land Development Regulation Committee - July 2, 2025
    - 14.5.3. Planning and Zoning Commission - June 30, 2025
    - 14.5.4. Housing Finance Authority - May 21, 2025
    - 14.5.5. Marion County Health Department – For the latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>
    - 14.5.6. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
    - 14.5.7. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
    - 14.5.8. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
    - 14.5.9. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

**Meeting went into recess**

**Meeting reconvened**

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

Present Cover Documents from Planning and Zoning Commission Public Hearing

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

- 15.1.1.** Request for Waivers from the Land Development Code Concerning Buffers and Ornamental Trees Requirements for Davis Dinkins Engineering, Parcel Number 24141-000-00, Application Number 32134 for Headsprings, LLC (Budget Impact - None)

**Motion by Commissioner Curry, second by Vice Chair Zalak, to approve agenda item 15.1.1. The motion carried 4 / 0.**

- 15.1.2.** Request for Waiver from Land Development Code Section 6.13.3(C) (5) - Types of Stormwater Management Facilities for a Standalone Waiver for Stanton Weirsdale Drainage Retention Area, Parcel Number 49794-000-00, Application Number 33066 (Budget Impact - None)

**Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.1.2. The motion carried 15.1.2.**

- 15.1.3.** Request for Waiver from Land Development Code Section 6.8.6(J) - Required Buffer Types between Land Uses for a Standalone Waiver for Stanton Weirsdale Drainage Retention Area, Parcel Number 49794-000-00, Application Number 33178 (Budget Impact - None)

**Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.1.3. The motion carried 4 / 0.**

- 15.1.4.** Present Update Regarding Waiver Request from Land Development Code Section 6.14.2.C(2) - Waste Water Connection Requirements for Stickney Dental & Aesthetics, Parcel Number 35483-102-00, Application Number 32349 (Budget Impact - None)

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

**Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda items 15.2.1. through 15.2.3. The motion carried 4 / 0.**

- 15.2.1.** 250801SU - Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship, Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472
- 15.2.2.** 250803SU - Vikings, LLC, Special Use Permit for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-123-00 and 34546-122-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

- 15.2.3.** 250804SU - Clifford Mynes and Suzi X, Special Use Permit to Allow for a Private Family Burial of Two (2) Plots, in a General Agriculture (A-1) Zone, 10.98 Acres, Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

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

- 15.3.1.** 250808RA - Consideration for Carilla Clark, Reasonable Accommodation for One (1) Potbellied Pig, in a Mixed Residential (R-4) Zone, 0.23 Acres, Parcel Account Number 32654-010-07, Site Address 2160 SE 176th Avenue, Silver Springs, FL 34488

**Motion by Commissioner Curry, second by Vice Chair Zalak, to deny agenda item 15.3.1. The motion failed 2 / 2.**

The applicant must get rid of quail and rabbits within 14 days, in addition to the conditions set by staff.

**Motion by Chairman Bryant, second by Commissioner McClain, to approve agenda item 15.3.1. with conditions. The motion carried 3 / 1.**

- 15.3.2.** 250802SU - Partners Self Storage, LLC, Special Use Permit to Allow for Outdoor Storage of RVs, Boats, and Trailers, in a Community Business (B-2) Zone, 11.0 Acre Tract, Parcel Account Numbers 39169-000-00 and 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 15.3.2. The motion carried 4 / 0.**

- 15.3.3.** 250502SU - Jacquelyn Brady and Fish Hawk Spirits, LLC, Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13 Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

**Motion by Vice Chair Zalak, second by Commissioner McClain, to continue agenda item 15.3.3. The motion carried 4 / 0.**

**15.4. Adoption of Ordinance**

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 15.4. The motion carried 4 / 0.**