

Marion County

Board of County Commissioners

Action Summary – FINAL

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

Tuesday, December 2, 2025

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

The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is held on the Monday before the third Tuesday of each month at 1:30 p.m. Should additional time be needed, the zoning portion will continue on the following Tuesday at 2:00 p.m.

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****Tuesday, December 2, 2025**

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month
- 10:00 a.m. Public Hearing to Consider Resolutions Adopting the Intent to Authorize Use of the Uniform Method of Collecting for Non-Ad Valorem Assessments
- 10:00 a.m. Public Hearing to Consider an Ordinance to Establish the Canterwood Acres Community Development District
- 2:00 p.m. Workshop to Discuss Southwest Regional Water Reclamation Facility
- 5:30 p.m. Final Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code

Wednesday, December 10, 2025

- 1:30 p.m. Workshop to Discuss Fire Station Prototypes

Monday, December 15, 2025

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

Tuesday, December 16, 2025

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month
- 10:00 a.m. Public Hearing to Consider the Adoption of a Resolution for Heather Island Market Center Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements
- 10:00 a.m. Public Hearing to Consider the Adoption of a Resolution Maricamp Market Centre Replat Phase 1 and Phase 2 Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 2:00 p.m. Commission Meeting (Planning & Zoning) regularly scheduled for the third Tuesday of every month.

Wednesday, December 17, 2025

- 9:30 a.m. Public Hearing to Consider Adopting the 2025 Marion County Comprehensive Plan and Appraisal Report
- 1:30 p.m. Workshop to Discuss the Marion County Fleet Department and Department of Health Belview

Present:

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

1. PROCLAMATIONS AND PRESENTATIONS:

Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda items 1.1. through 1.3. The motion carried 5 / 0.

- 1.1. PROCLAMATION - The Salvation Army's Red Kettle Month - Major Jason Smith (Approval and Presentation)**

PRESENTED

- 1.2. CERTIFICATE OF RECOGNITION - Fakhoury Medical and Chiropractic Center 40th Anniversary - Dr. Riadh Fakhoury (Approval and Presentation)

PRESENTED

- 1.3. PROCLAMATION - Share Your Christmas Day (Approval Only)

2. AGENDA ITEM PUBLIC COMMENTS:

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

3. ADOPT THE FOLLOWING MINUTES:

Motion by Commissioner Curry, second by Commissioner Stone, to approve agenda items 3.1. and 3.2. The motion carried 5 / 0.

- 3.1. July 1, 2025

- 3.2. July 15, 2025

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

Motion by Commissioner Stone, seconded by Vice Chair McClain, to approve agenda items 5.1.1. through 5.1.10., excluding items 5.1.3. and 5.1.5. The motion carried 5 / 0.

- 5.1.1. Fire, Rescue and EMS Fund - Fire Rescue Services - \$41,520

- 5.1.2. General Fund - Belleview Sportsplex - \$316,599

- 5.1.3. General Fund - Legislative - \$150,000

Agenda item 5.1.3. is related to Consent Agenda items 7.1.1., 7.1.2. and 7.1.3.

- 5.1.4. General Fund - Public Relations - \$6,426

- 5.1.5. Marion County Utility Fund - Utilities Capital Construction - \$115,740

Agenda item 5.1.5. is related to Consent Agenda item 7.2.3.

- 5.1.6. Marion County Utility Fund - Utilities Management - \$651,610

- 5.1.7. Marion County Utility Fund - Utilities Wastewater System - \$548,582

- 5.1.8. Multiple Funds - Capital Project Re-appropriation Reconciliation

- 5.1.9. Multiple Funds - Community Services - \$36,682

5.1.10. Stormwater Fund - Stormwater Program - \$91,989

5.2. Project Adjustment

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 5.2.1. through 5.2.3. The motion carried 5 / 0.

5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$2,045

5.2.2. Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \$671,968

5.2.3. Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \$1,671,120

5.3. Clerk of the Court Items

5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 032362, 034635, 37669, 37706, 038748, 39479, 40727, 44602, 45161, 047075, 047116, 048495, 050727, 52094, 52140, 052229, 52970, and Supervisor of Elections List

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 5.3.1. The motion carried 5 / 0.

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 Authorize Use of the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments as Set Forth in Section 197.3632, F.S. and Adopt the Attached Resolutions

Motion by Vice Chair McClain, second by Commissioner Curry, to approve agenda item 6.1. The motion carried 5 / 0.

6.2. PUBLIC HEARING CANCELLED for Consideration of an Ordinance to Establish the Canterwood Acres Community Development District and Request Approval to Reschedule and Authorize Advertising a Public Hearing on Tuesday, February 3, 2026, at 10:00 a.m., or soon thereafter, in the McPherson Governmental Campus Auditorium

Motion by Commissioner Stone, second by Vice Chair McClain, to approve agenda item 6.2. The motion carried 5 / 0.

7. CONSENT:

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

Motion by Commissioner Stone, second by Vice Chair McClain, to approve agenda items 7.1.1. through 7.5.1., as well as 5.1.3. and 5.1.5. The motion carried 5 / 0.

7.1. Administration:

- 7.1.1.** Request Approval of Third Amendment to Grant Agreement Between Humane Society of Marion County, Inc. and Marion County (Budget Impact - Neutral; expenditure of \$60,000)

Agenda item 7.1.1. is related to Budget Amendment item 5.1.3.

- 7.1.2.** Request Approval of Third Amendment to Grant Agreement Between Sheltering Hands, Inc. and Marion County (Budget Impact - Neutral; expenditure of \$30,000)

Agenda item 7.1.2. is related to Budget Amendment item 5.1.3.

- 7.1.3.** Request Approval of Third Amendment to Grant Agreement Between Voices of Change Animal League, Inc. and Marion County (Budget Impact - Neutral; expenditure of \$60,000)

Agenda item 7.1.3. is related to Budget Amendment item 5.1.3.

7.2. Procurement Services:

- 7.2.1.** Request Approval of Bid Award: 26B-003 NW 130th Avenue Resurface from NW 35th Street to NW Highway 464B - Anderson Columbia Co., Inc. Ocala, FL (Budget Impact - Neutral; expenditure of \$837,377)

- 7.2.2.** Request Approval of Bid Award: 26B-004 SW 125th Avenue Resurface - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$329,109)

- 7.2.3.** Request Approval of Bid Award: 26B-008 Southwest Regional Water Reclamation Facility - Green Construction Technologies, Inc., Wilton Manors, FL (Budget Impact - Neutral; expenditure of \$210,639)

Agenda item 7.2.3. is related to Budget Amendment item 5.1.5.

- 7.2.4.** Request Approval of Contract Amendment (Renewal): 24C-001-CA-02 Stretcher, Power-Load, and Stair Chair Service Agreement - Stryker Corporation, Chicago, IL (Budget Impact - Neutral; expenditure of \$369,955)

- 7.2.5.** Request Approval of Selection Committee Recommendation: 25Q-119 CR 484 Widening Phase 1 - Kimley-Horn & Associates, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$1,108,794)

- 7.2.6.** Request Approval of Task Order: 23Q-087-TO-49 Post Design Services for Emerald Road Extension - Davis Dinkins Engineering, P.A, Ocala, FL (Budget Impact - Neutral; expenditure of \$204,892)

A revision was made to agenda item 7.2.6. to update the contract.

- 7.2.7.** Request Approval of Task Order: 20Q-161-TO-54 Marion County Health Department Americans with Disabilities Act Compliant Ramp - Dinkins Construction LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$58,700)

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

7.3. Tourist Development:

7.3.1. Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Goldmark, LLC (Budget Impact - Neutral; expenditure of \$5,000)

7.4. Transportation - County Engineer:

7.4.1. Request Approval of Development Agreement for SE 52nd Street at US 301 C-Store Between Marion County and WPG-Triple Crown LLC, (Budget Impact - Revenue; \$14,641)

7.4.2. Request Approval of Developer's Agreement Between Marion County and Shores Sand Mine, LLC (Budget Impact - None)

7.5. Utilities:

7.5.1. Request Approval of Amended Water Main Extension Connection Agreement WME-093-O Between Pabliny LLC and Marion County Utilities (Budget Impact - None)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

9.1. Request for Waiver from Land Development Code Section 6.8.6 - Buffers for a Major Site Plan for Alien Engineered Products Shop Expansion, Parcel Number 14221-000-00 and 14138-000-00, Application Number 32920

Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda item 9.1. with conditions. The motion carried 5 / 0.

CONDITIONS:

- Applicant will be required to plant vegetative buffer on southern portion, if residential neighbor does not consent to using their vegetative buffer.
- Opaque fencing around outdoor storage.

9.2. Present Update for Grants Provided to Humane Society of Marion County, Inc., Sheltering Hands, Inc., and Voices of Change Animal League, Inc.

PRESENTED

DIRECTION TO STAFF: Animal Services add as grant line item to budget next fiscal year. Bring back organizations to present work they're doing in the community and show the impact being made.

10. COMMITTEE ITEMS:

10.1. Marion Oaks Municipal Services Taxing Unit for Recreation Services & Facilities - Request to Declare Seat Vacant and Authorize the Advertisement of One (1) Member Position for an Unexpired Term Ending September 2029

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

11. NOTATION FOR ACTION:

- 11.1.** Request Approval to Schedule the Budget Strategic Planning Workshop on Thursday, January 29, 2026 at 9:00 a.m. in the McPherson Governmental Campus Auditorium

Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda item 11.1. The motion carried 5 / 0.

Motion by Commissioner Stone, second by Commissioner Curry, to consider walk-on agenda item 11.2. The motion carried 5 / 0.

- 11.2.** WALK ON: School Board of Marion County, Florida, Attendance Boundary Advisory Committee - Request to Appoint One Voting Member

Motion by Commissioner Stone, second by Commissioner Bryant, to deny agenda item 11.2. The motion carried 4 / 1.

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 .

Joseph Walker - item 9.1. - not maintaining properties

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

- Run for the Springs, February 28, at 8:00am, takes place at Silver Springs State Park; good time to start training, do not have to run, can just walk, and registration dollars go towards education for improving water ways and protecting our springs

Commissioner Bryant

- Bring the Harvest Home food drive is this Friday at Downtown Square from 7:30am-1:00pm; our opportunity to help those in need in our community, all donations stay local and are distributed to the Salvation Army, Brother's Keeper, Veterans Helping Veterans and Interfaith

Commissioner Curry – no comments

Vice Chair McClain – no comments

Chairman Zalak

- Busy couple weeks
- Great Thanksgiving, hope time was spent with families
- Couple meetings this afternoon

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 Dated November 10, 2025, Regarding Docket No. 20250137; Application for an Increase in Water and Wastewater Rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk and Seminole Counties

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

14.3. Clerk of the Court:

- 14.3.1. Present Report No. PC2025-06 Municipal Services Department Sun Ray Estates (NE 34th Pl, NE 22nd Ct, NE 32nd St, NE 23rd Ave, NE 32nd Pl, NE 23rd Ct, NE 24th Ter) Road Improvements Petition Count
- 14.3.2. Present Administrative Budget Transfer Report for FY 2025-26
- 14.3.3. Present Certificates Certifying There Has Been No Election in Marion County Resulting in a Recall of the Racing Permits Held by OBS Real Estate Holdings, LLC doing business as, Ocala Gainesville Poker & Jai Alai, Ocala Breeders' Sales Co., Inc., Ocala Thoroughbred Racing, Inc., and South Marion Real Estate Holdings, LLC Facilities DBA Oxford Downs
- 14.3.4. Present Regular Report of Utilization for Reserve for Contingencies
- 14.3.5. Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinance 25-42 (Corrected) with the Secretary of State's Office

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

- 14.4.1. Land Development Regulation Commission - October 1, 2025
- 14.4.2. Local Mitigation Strategy Steering Committee - November 1, 2023, and July 17, 2024
- 14.4.3. Tourist Development Council - October 23, 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>