



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, February 17, 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 p.m. and 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. [PROCLAMATION - Engineers Week - Mackenzie Fix, President, Forest Chapter of the Florida Engineering Society \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - 2026 Southeastern Youth Fair \(Approval Only\)](#)

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. [September 10, 2025](#)
- 3.2. [September 15, 2025](#)
- 3.3. [September 16, 2025](#)
- 3.4. [September 22, 2025 A](#)
- 3.5. [September 22, 2025 B](#)

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

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [County Transportation Maintenance Fund - Transportation - \\$100,000](#)
- 5.1.2. [General Fund - Public Safety Communications - \\$513,530](#)
- 5.1.3. [General Fund - Southeastern Livestock Pavilion Capital - \\$1,303](#)
- 5.1.4. [Infrastructure Surtax Capital Projects Fund - Infrastructure Tax Transport - \\$10,270](#)
- 5.1.5. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$5,000](#)
- 5.1.6. [Tourist Development Tax Fund - Visitors and Convention Bureau - \\$16,220](#)

5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \\$99,000](#)

5.3. Clerk of the Court Items

- 5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 044898, 044948, 53069, 219880](#)

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

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.

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 Letter Recertifying Crime Stoppers of Marion County, Inc. as the Authorized Recipient for Local Grant Funds from the Crime Stoppers Trust Fund \(Budget Impact - None\)](#)
- 7.1.2. [Request Approval of Resolution Resubmit Related to Marion County's Drinking Water State Revolving Fund Principal-Forgiveness Loan \(Budget Impact - Revenue Generating\)](#)
- 7.1.3. [Request Ratification of Appropriations Project Request for Fiscal Year 2026-27 for the Lake Weir Restoration and Nutrient Reduction Project](#)

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 80th/70th Avenue 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 NW 49th Street Phase 3 Road Improvement Project in Marion County, Florida](#)

7.3. Community Services:

7.3.1. [Request Approval of Regional Opioid Settlement Committee Recommendation for Funding \(Budget Impact - Neutral; not to exceed \\$261,250\)](#)

7.3.2. [Request Approval of Revised Marion County State Housing Initiatives Partnership Local Housing Assistance Plan 2025-2028 and Resolution \(Budget Impact - None\)](#)

7.4. Fire Rescue:

7.4.1. [Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport \(Level IV\) Marion Community Hospital, Inc. D/B/A HCA Florida Ocala Hospital Modified Operational Restrictions \(Budget Impact - None\)](#)

7.4.2. [Request Approval of the Certificate of Public Convenience and Necessity of Advance Life Support - Transport \(Level IV\) AdventHealth Wesley Chapel EMS Modified Operational Restrictions \(Budget Impact - None\)](#)

7.4.3. [Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport \(Level IV\) RG Ambulance Service Inc, D/B/A American Ambulance Modified Operational Restrictions \(Budget Impact - None\)](#)

7.4.4. [Request Ratification of the State of Emergency Order Signed by the Chairman on February 10, 2026, Pertaining to a Ban on the Use of Flares, Explosives, or Outdoor Burning Devices or Otherwise Lawful Outdoor Burning](#)

7.5. Parks & Recreation:

7.5.1. [Request Approval of Letter Authorizing Trust for Public Land to Conduct Research and Services Related to Parks & Recreation Department Funding](#)

7.6. Procurement Services:

7.6.1. [Request Approval of Bid Award: 26B-009 NE 58th Avenue Resurface Project \(from East Highway 326 to NE 90th Street Road\) - C. W. Roberts Contracting, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$2,495,746.20\)](#)

7.6.2. [Request Approval of Bid Award: 26B-020 Purchase of Ten Thousand Pound Capacity Dump Trailers with Integrated Portable Restroom Platform - Rockland Cargo Equipment, Inc., Conyers, GA \(Budget Impact - Neutral; expenditure of \\$56,421\)](#)

7.6.3. [Request Approval of Bid Award: 26B-035 Grapple Trailer - Rockland Cargo Equipment, Inc., Conyers, GA \(Budget Impact - Neutral; expenditure of \\$101,578\)](#)

- 7.6.4. [Request Approval of Change Order to Purchase Order 2500800: 24P-264 SELP Bailie Arena Public Address Sound System - EZYPA Operations, LLC \(Budget Impact - Neutral; additional expenditure of \\$49,183\)](#)
- 7.6.5. [Request Approval of Change Order to Purchase Order 2600824: 18Q-197-CA-02 Emerald Road Extension \(SE 92nd Loop to FL Northern RR\) - Davis Dinkins Engineering, P.A., Ocala, FL \(Budget Impact - Neutral; additional expenditure \\$30,972.30\)](#)
- 7.6.6. [Request Approval of Contract Amendment: 25PB-113-CA-01 Utilities PLC, SCADA, and Implementation - DSI Innovations LLC, Thomasville, NC \(Budget Impact - None\)](#)
- 7.6.7. [Request Approval of Contract Amendment \(Renewal\): 20B-102-CA-05 Drainage Retention Area Mowing - C&C Solutions, LLC, Ocala, FL, and Top-Quality Lawn Management, LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$269,596.35\)](#)
- 7.6.8. [Request Approval of Contract Amendment \(Renewal\): 20B-141-CA-05 Drainage Retention Area Mowing Area V - Five Zones - Richard C. Marcinkowski d/b/a Rick's Lawn Service, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$53,726.20\)](#)
- 7.6.9. [Request Approval of Contract Amendment \(Renewal\): 24B-084-CA-03 Marion County Drainage Retention Mowing - Pure Cuts and Lawn Maintenance, LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$42,131.26\)](#)
- 7.6.10. [Request Approval of Contract Amendment \(Renewal\): 25B-069-CA-01 Marion County Drainage Retention Area Mowing - JCM Outdoor Services, LLC, Anthony, FL and Top Quality Lawn Maintenance, LLC, Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$70,756\)](#)
- 7.6.11. [Request Approval of Contract Amendment \(Renewal\): 21P-115-CA-03 - KP Hole Park Livery Services - Rainbow River Kayak Adventures, LLC, Dunellon, FL \(Budget Impact - Neutral; estimated expenditure of \\$191,000\)](#)
- 7.6.12. [Request Approval of Contract Amendment \(Renewal\): 24B-024-CA-01 Fire Equipment & Supplies- Ten-8 Fire & Safety, LLC, Bradenton, FL, Rev RTC - dba Hallmark RTC Inc., Ocala, FL Inc., \(Budget Impact - Neutral; estimated annual expenditure of \\$125,000\)](#)

- 7.6.13. [Request Approval of Contract Amendments \(Renewals\): 21Q-042-CA-05, Limerock Supplier - MJ Stavola Industries, Ocala, FL and Florida Stone Products, LLC d/b/a Georgia Stone Products, Denver, CO and 21Q-042-CA-06, Limerock Supplier - Commercial Industrial Corporation, Ocala, FL \(Budget Impact - Neutral; estimated expenditure \\$375,000\)](#)
- 7.6.14. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.7. **Tourist Development:**
- 7.7.1. [Request Approval of Tourist Development Council Recommendation for Room Night Generating Event \(Budget Impact - Neutral; expenditure of up to \\$10,000\)](#)
- 7.8. **Transportation - County Engineer:**
- 7.8.1. [Request to Approve and Adopt the Maintained Right-of-Way Map for a Portion of the Following Roadways: SW 140th Street/ SW 119th Court/ SW 150th Street/ SW 110th Avenue/ SW 155th Street/ SW 85th Avenue/ SW 145th Street \(Budget Impact- None\)](#)
- 7.8.2. [Request Approval of a Resolution Declaring Certain County-Owned Real Property as Suitable for Private Sale and Authorizing the Sale of Said Property Pursuant to Section 125.35\(2\), Florida Statutes; Parcel 3341-010-020 \(Budget Impact - None\)](#)
- 7.8.3. [Request Approval for the Multimodal Path SW 80th Avenue Agreement with On Top of the World Communities, L.L.C. \(Budget Impact - Neutral\)](#)
- 7.8.4. [Request Approval of the Release of a Subdivision Improvement Agreement with Surety Bond Associated with Sabana Reserve Phase 1 Subdivision \(Budget Impact - None\)](#)
- 7.8.5. [Request Approval of a Temporary Construction Easement Agreement Between Bay Laurel Center Community Development District, a Florida Community Development District, and Marion County, a Political Subdivision of the State of Florida \(Budget Impact - Neutral\)](#)
- 7.8.6. [Request Approval of an Agreement \(SW 80th Ave 4-Laning Project\) Between Marion County, a Political Subdivision of the State of Florida, and Circle Square Ranch Master Association, Inc., a Florida Not-for-Profit Corporation \(Budget Impact - Neutral\)](#)

- 7.8.7. [Request Approval of a Temporary Construction Easement Agreement Between Indigo East Community Development District, a Florida Community Development District, and Marion County, a Political Subdivision of the State of Florida \(Budget Impact - Neutral\)](#)
- 7.8.8. [Request Approval of an Impact Fee Credit Agreement \(SW 80th Ave 4-Laning Project\) Between Marion County, a Political Subdivision of the State of Florida, and On Top of the World Communities, L.L.C., a Florida Limited Liability Company \(Budget Impact - Neutral\)](#)
- 7.8.9. [Request Approval of an Agreement \(SW 80th Avenue 4-Laning Project\) Between Marion County, a Political Subdivision of the State of Florida, and Pulte Home Company, LLC, a Michigan Limited Liability Company \(Budget Impact - Neutral\)](#)
- 7.8.10. [Request Approval of the Release of a Development Agreement with Bond Associated with Trailhead Logistics Park \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

- 9.1. [Provide Update on Various Roadway Projects](#)

10. COMMITTEE ITEMS:

- 10.1. [Code Enforcement Board - Request Appointment of One Member to serve the Remainder of a Full, Unexpired Term Ending August 2026 or a New Alternate Term Ending February 2029](#)
- 10.2. [Hills of Ocala MSTU for Recreation Advisory Council - Request Reappointment of One \(1\) Full Member for a New Term Ending February 2030](#)
- 10.3. [Tourist Development Council - Request Ratification of Commissioner Ron Livsey as the City of Belleview Representative](#)
- 10.4. [Tourist Development Council - Request Ratification of Councilmember Barry Mansfield as the City of Ocala Representative](#)
- 10.5. [Tourist Development Council - Request to Appoint Two \(2\) Collector Members to Individual New Terms Ending February 2030](#)
- 10.6. [Tourist Development Council - Request to Appoint Two \(2\) Non-Collector Members to Individual New Terms Ending February 2030](#)

11. NOTATION FOR ACTION:

- 11.1. [Request to Schedule a Workshop With the Trust for Public Land Regarding Parks & Recreation Department Funding on Tuesday, March 3, 2026 at 2:00 PM 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 Chamber and Economic Partnership January 2026 Activity](#)

14.2. Present Walk-On Items From Previous BCC Meeting:

- 14.2.1. [WALK ON: Presented on February 3, 2026, as Agenda Item 4.2. - Request Approval of Resolution - DECLARATION OF LOCAL STATE OF EMERGENCY Railroad Tie Fire on CSX Property in the City of Dunnellon](#)

14.3. Clerk of the Court:

- 14.3.1. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.3.2. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 26-03 with the Secretary of State's Office](#)
- 14.3.3. [Present Letter Dated January 27, 2026, from the City of Belleview, Development Services Department, Regarding Scheduled Meetings for the Small Scale Comprehensive Plan, Future Land Use, and Zoning Map Change Application Relating to Parcel Number 45367-000-00 per Section 163.3177\(6\)\(a\)9, Florida Statutes](#)
- 14.3.4. [Present Letter Dated January 29, 2026, from the City of Belleview, Development Services Department, Regarding Scheduled Meetings for the Annexation Application Relating to Parcel Numbers 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050, per Section 171.043, Florida Statutes](#)
- 14.3.5. [Present Administrative Budget Transfer Report for FY 2025-26](#)

14.3.6. [Present Regular Report of Utilization for Reserve for Contingencies](#)**14.4. Present for information and record, minutes and notices received from the following committees and agencies:****14.4.1.** [Board of Adjustment \(BOA\) - January 5, 2026](#)**14.4.2.** [Development Review Committee \(DRC\) - January 12 and 26, 2026](#)**14.4.3.** [Land Development Regulation Committee \(LDRC\) - January 21, 2026](#)**14.4.4.** [Planning and Zoning Commission \(P&Z\) - December 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>**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:****15.1.1.** [Request for Waiver from Land Development Code Section 6.8.6 - Buffers for Major Site Plan 162-2025 Commercial Retail Store, Parcel 3758-030-001, Application Number Waiver STA-000004-2025 \(Budget Impact - None\)](#)**15.1.2.** [Request for Waiver from Land Development Code Section 6.14.2.A & 6.14.2\(C\)\(1\)\(a\) - Water Connection for El Faro Duplexes Parcel Number 13396-000-00, Application Number 33316](#)**15.1.3.** [Request for Waiver from Land Development Code Section 6.14.2.A & 6.14.2\(C\)\(1\)\(a\) - Sewer Connection requirements for El Faro Duplexes Parcel Number 13396-000-00, Application Number 33316](#)

15.2. Planning and Zoning Consent Items:

- 15.2.1.** [260201SU - C&K 9A, LLC and Christina Sanders & Charles Kent Wall, Special Use Permit to Allow for \(1\) Outdoor Storage and Sales of Propane, \(2\) Up to Five \(5\) Fifty-Three Foot Trailers to Store Hay, and \(3\) a Saturday Farmer's Market from 8AM to 2PM, in a Community Business \(B-2\) Zone, 8.58 Acre Parcel, Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432](#)
- 15.2.2.** [260206ZC - Mike Kirby, Amber Kirby, and Roberta Patton, Zoning Change from General Agriculture \(A-1\) to Single-Family Dwelling \(R-1\) Zone, for all permitted uses, ±4.01 Acre Portion of an approximate 6.23 Acre Parcel, Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420](#)

15.3. Planning and Zoning Items for Individual Consideration:

- 15.3.1.** [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 2091-008-003 and 2091-008-002, Site Address 16350 SW 20th Lane, Ocala, FL 34481](#)
- 15.3.2.** [260202SU - Blue Sky Towers IV, LLC, Requests a Special Use Permit for a 225' telecommunication tower in General Agriculture \(A-1\) Zone, 10.0 Acre Tract, Parcel Account Numbers 20909-022-01, No Address Assigned](#)
- 15.3.3.** [260204SU - Carla L. Garcia, Special Use Permit to Allow for A Permanent Food Truck Park, in a Neighborhood Business \(B-1\) Zone, 2.02 Acre Parcel, Parcel Account Number 41577-001-00, No Address Assigned](#)
- 15.3.4.** [260207ZP- 8M Holdings, LLC, Zoning Change for a Modification of Planned Unit Development \(170419ZP\) to \(1\) Revise Existing Plan Text to Delete the Language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY, and \(2\) to Add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to Enable Potential Non-RV User/Public Guest Access for RV Park Features/Amenities, 140.91 Acre Parcel, Parcel 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113](#)

15.4. Adoption of Ordinance