



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, January 6, 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 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 - Employee of the Quarter for October - December 2025 - Jessica James, Acting Director \(Presentation Only\)](#)
- 1.2. [PRESENTATION - Recognition of the Employee Academy Graduating Class - Kerry Blood, Talent Manager \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION - Steve Petty Day in Marion County - Steve Petty, Marion County State of Florida Veterans Hall of Fame Recipient \(Approval Only\)](#)
- 1.4. [PROCLAMATION - Eagle Scout Court of Honor - Owen Gehrsitz \(Approval Only\)](#)

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. [July 23, 2025](#)
- 3.2. [July 24, 2025 A](#)
- 3.3. [July 24, 2025 B](#)
- 3.4. [August 5, 2025](#)
- 3.5. [August 6, 2025](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Billy Woods, Sheriff - Request Approval of Fiscal Year 2025-26 Edward Byrne Memorial Justice Assistance Grant Program - Countywide](#)

5. CLERK OF THE CIRCUIT COURT:**5.1. Budget Amendment**

- 5.1.1. [County Transportation Maintenance Fund - Transportation - \\$2,000,000](#)
- 5.1.2. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$37,500](#)

- 5.1.3. [General Fund - Consolidated Fleet Facility, Multiple Departments - \\$830,116](#)
- 5.1.4. [Marion County Utility Fund - Utilities Capital Construction - \\$23,325](#)
- 5.1.5. [Marion County Utility Fund - Utilities Capital Construction - \\$1,000,000](#)
- 5.1.6. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$115,237](#)
- 5.1.7. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$41,463](#)
- 5.1.8. [Parks and Recreation Fees Fund - Parks & Recreation Fees - \\$45,085](#)
- 5.1.9. [Public Improvement Transportation Capital Projects Fund - Public Improvement Transportation Capital - \\$91,027](#)

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 Grant Awards to be Reimbursed from the Marion County Alcohol and Other Drug Abuse Trust Fund \(Budget Impact - Neutral; expenditure of \\$5,000\)](#)

7.2. Procurement Services:

- 7.2.1. [Request Approval of Bid Award: 26B-007 Metal Fabrication and Repair of Roll-Off Containers - Eagle Fabrication & Metalworking Inc., Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$75,000\)](#)
- 7.2.2. [Request Approval of Bid Award: 26B-010 NW 44th Avenue Resurface \(from NW 60th Street to NW 73rd Place\) - C.W. Roberts Contracting, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$361,488\)](#)
- 7.2.3. [Request Approval of Bid Award: 26B-013 Florida Fish and Wildlife Commission/Withlacoochee Building Re-Roof - Big D Residential Roofing, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$229,975\)](#)

- 7.2.4. [Request Approval of Bid Award: 26B-026 Marion County Street Sweeping 2026 - USA Services of Florida, LLC, Longwood, FL \(Budget Impact - Neutral; expenditure of \\$133,694\)](#)
- 7.2.5. [Request Approval of Contract Amendment: 24Q-057-CA-01 Fleet Services New Facility Construction Manager at Risk Construction Services - Dinkins Construction LLC, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$22,111,317\)](#)
- 7.2.6. [Request Approval of Contract Amendment \(Renewal\): 20P-151-CA-04 Disposition of Unclaimed Bodies - Gratitude and Compassion, LLC dba Roberts of Ocala Funerals and Cremation, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$46,000\)](#)
- 7.2.7. [Request Approval of Task Order: 24Q-268-TO-02 Basin Management Action Plans Analysis - Jones Edmunds & Associates, Inc., Alachua, FL \(Budget Impact - Neutral; expenditure of \\$151,560\)](#)
- 7.2.8. [Request Approval to Reject All Bids: 26B-016 Fire Station #17 Depression Remediation \(Budget Impact - None\)](#)
- 7.2.9. [Request Ratification of Change Order Four to Purchase Order 02501648: 20Q-161-TO-50 Southeastern Livestock Pavilion Sales Arena Renovation - Cullison Wright Construction Corp, Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$18,102\)](#)
- 7.2.10. [Request Approval of Purchases \\$50,000 and Over](#)

7.3. Tourist Development:

- 7.3.1. [Request Approval of Tourist Development Council Request for Bid Fee Funding - MLF Heavy Hitters hosted by Major League Fishing, LLC \(Budget Impact - Neutral; expenditure of \\$75,000\)](#)
- 7.3.2. [Request Approval of Tourist Development Council Recommendations for Room Night Generating Events \(Budget Impact - Neutral; expenditure of up to \\$54,000\)](#)

7.4. Transportation - County Engineer:

- 7.4.1. [Request Approval of Subordination of County Utility Interests Agreement with the Florida Department of Transportation and Supporting Resolution Associated with the Interstate 75/NW 49th Street Interchange Project \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Consideration of Reduction and/or Release of Civil Restitution Lien for Herbert Lacy Richardson](#)

- 8.2. [Request Consideration of Reduction and/or Release of Civil Restitution Lien for Sarah Ames](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [2026 Pre-Session Legislative Briefing](#)

10. COMMITTEE ITEMS: NONE

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.

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 Resignation from Land Development Regulation Commission - Jonny Heath](#)
- 14.1.2. [Present Email Dated December 23, 2025, Regarding Docket No. 20250052-WS; CSWR-Florida Filed a Petition for a General Rate Increase with the Florida Public Service Commission](#)
- 14.1.3. [Present the Approved State Housing Initiative Partnership Program \(SHIP\) Annual Report and Local Housing Incentives Certification \(Budget Impact - None\)](#)
- 14.1.4. [Present Letter Dated December 18, 2025, Regarding the City of Belleview Annexation Ordinance No. 2025-10](#)
- 14.1.5. [Present Letter Dated November 12, 2025, Regarding Lockheed Martin Missiles and Fire Control Facility Notice of Intent to Restrict Groundwater Usage as an Institutional Control; FDEP WCU Site ID: FLD061993606](#)

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

- 14.2.1. [WALK ON: Presented on December 16, 2025, as Agenda Item 15.1.3. - Request Approval of Amendment Number Three to Agreement LPS0052 Between Florida Department of Environmental Protection and Marion County Utilities \(Budget Impact - None\)](#)

14.3. Clerk of the Court:

- 14.3.1. [Present Report No. 2025-04 Operating Parts and Supplies Inventories FY 2024-25](#)
- 14.3.2. Present Administrative Budget Transfer Report FY 2025-26
- 14.3.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-54, 25-55 and 25-56 with the Secretary of State's Office](#)
- 14.3.4. [Present Letter Dated December 10, 2025 from the City of Ocala, Regarding the Ocala Community Redevelopment Agency and Notice of the Adoption of Resolution 2026-8 Regarding the Downtown, East Ocala, West Ocala, and the North Magnolia Community Redevelopment Plan](#)
- 14.3.5. [Present Constitutional Officers' and Commissioners' Bonds Pursuant to Chapter 137.05, Florida Statutes](#)
- 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. [Code Enforcement Board - October 8, 2025](#)
- 14.4.2. [Development Review Committee \(DRC\) - November 24 and December 8, 2025](#)
- 14.4.3. [License Review Board - October 14, 2025](#)
- 14.4.4. [Historical Commission - September 8, October 13 and November 10, 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 1:30PM):

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

15.1. Planning and Zoning Consent Items:

- 15.1.1. [260103ZC - Gustavo Fernandez, Zoning Change from Single Family Dwelling \(R-1\) to Rural Residential \(RR-1\) Zone, for All Permitted Uses, 0.77 Acre Parcel, Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491](#)
- 15.1.2. [260105SU - Victor Scine, on Behalf of Property Owner AFMA Ocala, LLC, Special Use Permit to Allow for the Operation of a Commercial Nursery, in a Single-Family Dwelling \(R-1\) Zone, 3.13 Acre Tract, Parcel Account Numbers 37052-000-00, 37053-000-00 and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420](#)
- 15.1.3. [260106ZC - LJP & Company LLC and LouAnn & Joseph R. Papp II, Zoning Change from Single Family Dwelling \(R-1\) to Residential Agriculture Estate \(A-3\) zone, for All Permitted Uses, 20.0 Acre Tract, Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned](#)

15.2. Planning and Zoning Items for Individual Consideration:

- 15.2.1. [260108RA - Consideration for Yurriel Perez & Emelina Rosell, Reasonable Accommodation Four \(4\) Goats, in a Single-Family Dwelling \(R-1\) Zone, 1.03 Acre Parcel, Parcel Account Number 1753-028-027, Site Address 7498 SW 204th Avenue, Dunnellon, FL 34431](#)
- 15.2.2. [26-S01 - Sheik Hafeez Rahaman & Bibi Shimoon Rahaman, Small-Scale Land Use Change from High Residential to Medium Residential, 4.47 Acre Parcel, Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480](#)

15.3. Adoption of Ordinance