

Marion County

Board of County Commissioners

Action Summary

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

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****Tuesday, January 6, 2026**

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

Tuesday, January 20, 2026

- 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.

Monday, January 26, 2026

- 9:00 a.m. Workshop Budget Strategic Planning Workshop

Tuesday, January 27, 2026

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

Tuesday, February 3, 2026

- 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 an Ordinance to Establish the Canterwood Acres Community Development District

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 Vice Chair McClain, to approve agenda items 1.1. through 1.4. The motion carried 5 / 0.

- 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.

Micah Hiatt – Request a waiver for a \$500.00 dollar lien reduction.

3. ADOPT THE FOLLOWING MINUTES:

Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda items 3.1. through 3.5. The motion carried 5 / 0.

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

Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda item 4.1. The motion carried 5 / 0.

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

Motion by Commissioner Bryant, second by Commissioner Curry, to approve agenda items 5.1.1. through 5.1.9. with the approval of consent item 7.2.5. which relates to agenda item 5.1.3. The motion carried 5 / 0.

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.

Motion by Commissioner Bryant, second by Vice Chair McClain, to approve agenda items 7.1.1 through 7.4.1. with the revision of agenda item 7.2.9. The motion carried 5 / 0.

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)

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| 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 | |
| | Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda item 8.1. The motion carried 5 / 0. | |
| 8.2. | Request Consideration of Reduction and/or Release of Civil Restitution Lien for Sarah Ames | |
| | A promissory note with the conditions for repayment of \$1,250.00 will take effect if Ms. Ames doesn't show proof of employment within 180 days. If proof of employment is provided, the promissory note will be forgiven. | |
| | Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda item 8.2. with conditions. The motion carried 5 / 0. | |
| 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.

John Scott

Robert Meegan

Joseph Walker

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

- **Commissioner Stone:**
 - Run for the Springs 5k - Saturday, February 28, 2026, at 8:00 a.m.
- **Commissioner Bryant:**
 - Wash your hands during Flu Season.
- **Commissioner Curry:**
 - Homes for Veterans presented a mortgage free home for a homeless Staff Seargent who now lives in Marion County. She will be invited by Commissioner Curry to the next Quarterly Veterans meeting.

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 Bellevue Annexation Ordinance No. 2025-10

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| 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>

Meeting went into Recess
Meeting reconvened

15. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 1:30PM):

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

Present Cover Documents from Planning and Zoning Commission Public Hearing

15.1. Planning and Zoning Consent Items:

Motion by Commissioner Bryant, second by Commissioner Curry, to approve agenda items 15.1.2 through 15.1.3., pulling agenda item 15.1.1. for individual discussion. The motion carried 5 / 0.

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

Motion by Commissioner Bryant, second by Commissioner Curry, to approve agenda item 15.1.1. The motion carried 5 / 0.

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 Yuriel 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

Only four female goats will be approved to remain on the property while the male goat will need to leave. However, if one goat passes away, the applicant will have to come back to the Board for the approval of another goat. The applicant's Semi truck will also have to be moved to a different location.

Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda item 15.2.1. with conditions. The motion carried 3 / 2.

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

Motion by Commissioner Curry, second by Vice Chair McClain, to approve agenda item 15.2.2. The motion carried 5 / 0.

15.3. Adoption of Ordinance

Motion by Vice Chair McClain, second by Commissioner Bryant, to approve agenda item 15.3. The motion carried 5 / 0.