

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, August 4, 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, August 4, 2026

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Final Public Hearing for the Fiscal Year 2026-27 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program and Emergency Solutions Grant.

Wednesday, August 5, 2026

- 2:00 p.m. Workshop for Parks & Recreation regarding department funding (cont'd).

Tuesday, August 18, 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.

Tuesday, August 25, 2026

- 2:00 p.m. Transportation Planning Organization regularly scheduled for the fourth Tuesday of the month.

Tuesday, September 1, 2026

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 2:00 p.m. Workshop to discuss Data Centers

***Or as soon thereafter as possible.**

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

1. PROCLAMATIONS AND PRESENTATIONS:

Meeting went into recess at 9:20 a.m.

Meeting reconvened at 9:26 a.m.

Motion by Commissioner Bryant, second by Commissioner Stone, to approve agenda items 1.1. and 1.2. The motion carried 5 / 0.

- 1.1. PROCLAMATION - Purple Heart Day - Daisy Diaz, Veterans Services Director (Approval and Presentation)**

PRESENTED

- 1.2. PRESENTATION - Mission: Bus Brigade, School Supply Drive - Bobbi Perez, Human Resources Director (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.

Busy Shires- would like agenda item 7.3.1 pulled from consent agenda to be heard publicly.
Steven Cohoon can review details with her.
Joseph Walker-agenda items 8.1 & 9.1.

3. ADOPT THE FOLLOWING MINUTES:

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

3.1. May 18, 2026

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

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

4.1. Billy Woods, Sheriff - Request Approval of Expenditure of \$22,500 from Law Enforcement Trust Fund

Agenda Item 4.1. is related to 5.1.1.

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

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 5.1.1. through 5.1.16. The motion carried 5 / 0.

5.1.1. Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \$22,500

Agenda Item 5.1.1. is related to Consent Agenda Item 4.1.

5.1.2. Building Safety Fund – Building Safety - \$1,107

5.1.3. County Transportation Maintenance Fund - Transportation - \$70,000

5.1.4. County Transportation Maintenance Fund - Transportation - \$90,000

5.1.5. Fine and Forfeiture Fund - State Attorney - \$20,000

5.1.6. General Fund - Court Administration Tech - \$13,000

5.1.7. General Fund - Cooperative Extension Service - \$11,000

- 5.1.8. General Fund – Public Safety Communications - \$30,500
- 5.1.9. General Fund – Public Safety Communications - \$340,905
- 5.1.10. General Fund – Public Safety Radio - \$18,500
- 5.1.11. Insurance Fund – Employee Health - \$8,500,000
- 5.1.12. Multiple Fund - Sheriff Operating - \$497,821
- 5.1.13. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$98,240
- 5.1.14. Solid Waste Disposal Fund - Solid Waste Recycling - \$41,000
- 5.1.15. Solid Waste Disposal Fund - Solid Waste Disposal - \$43,500
- 5.1.16. Solid Waste Disposal Fund - Solid Waste Collection - \$95,000

5.2. Project Adjustment

Motion by Vice Chair McClain, second by Commissioner Stone, to approve agenda items 5.2.1. through 5.2.3. with Consent Agenda Item 7.3.3. The motion carried 5 / 0.

- 5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Projects - \$116,110
Agenda Item 5.2.1. is related to Consent Agenda Item 7.3.3.
- 5.2.2. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Projects - \$3,000,000
- 5.2.3. Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \$78,765

5.3. Clerk of the Court Items

- 5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 040815 and lists from Solid Waste and Utilities

Motion by Commissioner Stone, second by Vice Chair McClain, 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. FINAL PUBLIC HEARING for the Community Services' 2026-2027 Annual Action Plan for the Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant
Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 6.1. The motion carried 5 / 0.

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- 6.2.** CONTINUED PUBLIC HEARING from July 21, 2026, to Consider Adoption of the Evaluation and Appraisal Report Large-Scale Text Amendment to Amend the Marion County Comprehensive Plan (25-L05) After the Evaluation and Appraisal Report

Motion by Commissioner Curry, second by Commissioner Stone, 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 Commissioner Curry, to approve agenda items 7.1.1. through 7.6.2. excluding agenda item 7.3.1. which was pulled for individual consideration. The motion carried 5 / 0.

7.1. Community Services:

- 7.1.1.** Request Approval of Florida Housing Finance Corporation Local Government of Opportunity Funding Form and Marion County Community Services Preliminary Loan Commitment Agreement for Construction Financing Letter for Madison Oaks West II, LLC (Budget Impact - Neutral; not to exceed \$460,000)
- 7.1.2.** Request Approval of Certification by State or Local Official of Public Housing Agency Plans Consistency with the Consolidated Plan or State Consolidated Plan for Ocala Housing Authority FY 2026 Annual Agency Plan (Budget Impact - None)
- 7.1.3.** Request Approval to Execute Assignment and Assumption of Mortgage and Other Loan Documents Between Marion County, CASA of Marion and LOTUS Marion (Budget Impact - None)
- 7.1.4.** Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Arnette House (Budget Impact - Neutral; not to exceed \$25,000)
- 7.1.5.** Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant Between Marion County and Project Hope of Marion County (Budget Impact – Neutral; not to exceed \$128,775)
- 7.1.6.** Request Approval of the Marion County Standard Professional Services Agreement Emergency Solutions Grant LOTUS Marion Inc. (Budget Impact - Neutral; not to exceed \$230,222.37)
- 7.1.7.** Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Marion County Veterans Helping Veterans, Inc. (Budget Impact - Neutral; not to exceed \$100,000)

- 7.1.8. Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Neighborhood Housing and Development Corporation (Budget Impact - Neutral; not to exceed \$264,500)
- 7.1.9. Request Approval of the Marion County Standard Professional Services Agreement Temporary Assistance for Needy Families Grant with Neighborhood Housing and Development Corporation (Budget Impact - Neutral; not to exceed \$30,627.10)
- 7.1.10. Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with Ocala Housing Authority (Budget Impact – Neutral; not to exceed \$33,000)
- 7.1.11. Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant with United Way of Marion County (Budget Impact - Neutral; not to exceed \$82,500)

7.2. Parks & Recreation:

- 7.2.1. Request Approval of Memorandum of Agreement Between Wings of Faith Fellowship Church of God Inc. and Marion County for Use of Park Facility Space for Food Distribution Services (Budget Impact - None)

7.3. Procurement Services:

- 7.3.1. Request Approval of Bid Award: 26B-085 NW 70th/80th Avenue, Segment 3 - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$22,914,383.42)

Steven Cohoon gave an overview of this bid. Construction will start in approximately 30-45 days from now.

Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda item 7.3.1. The motion carried 5 / 0.

- 7.3.2. Request Approval of Bid Award: 26B-095 2026 Marion Oaks Overlay Units 9, 10 and 12 - C.W. Roberts Contracting Inc., Tallahassee, FL (Budget Impact - Neutral; annual expenditure of \$1,654,141.70)
- 7.3.3. Request Approval of Change Order to Purchase Order 2501316: 22Q-152 SW 38th/40th Street Phase A and SW 38th Street Phase B (from SW 80th Avenue to SW 43rd Court) - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$116,110)
- 7.3.4. Request Approval of Contract Amendment: 18Q-160-CA-14 SW/NW 80th/70th Avenue Widening Preliminary Engineering Report - Guerra Development Corporation, Ocala, FL (Budget Impact - Neutral; total expenditure of \$189,415)

- 7.3.5.** Request Approval of Contract Amendment: 25B-141-CA-02 Marion County Annual Sidewalk Repair - Hartman Civil Construction Co., Inc., Ocala, FL (Budget Impact - Neutral; estimated annual expenditure of \$400,000)
- 7.3.6.** Request Approval of Contract Amendment: 26PB-086 On-Call Professional Services - Raftelis Financial Consultants, Inc., Longwood, FL (Budget Impact - None)
- 7.3.7.** Request Approval of Contract Amendment (renewal): 24BE-007-CA-01 Visitor Tracking & Economic Impact Study - Downs & St. Germain, LLC., Sarasota, FL (Budget Impact - Neutral; annual expenditure is estimated at \$75,000)
- 7.3.8.** Request Approval of Contract Amendment with Florida Stone: 21Q-042-CA-06, Limerock Supplier - Quikrete Aggregates, Atlanta, GA (Budget Impact - None)
- 7.3.9.** Request Approval of Sole Source Declaration: 26SS-111 HIVENT, HIBOCS, HICARB, and HIVON Odor Control Equipment, Media, Parts, Services - Heyward Florida Incorporated, Winter Park, FL (Budget Impact - Neutral; estimated expenditure of \$100,000)
- 7.3.10.** Request Ratification of Emergency Procurement: Sinkhole Remediation at Rainbow Lakes Estates Community Center- Foundation Services of Central Florida, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$ \$158,926.25)
- 7.3.11.** Request Approval of Purchases \$50,000 and Over

7.4. Solid Waste:

- 7.4.1.** Request Approval of Letter to the Florida Fish and Wildlife Conservation Commission to Award Grant Funding for the Bear-Resistant Container Program (Budget Impact - None)

7.5. Transportation - County Engineer:

- 7.5.1.** Request Approval of a Purchase Agreement Associated with the NW 49th Street Phase 3 Road Improvement Project for a Portion of Parcel 13561-001-01 (Budget Impact - Neutral; expenditure of \$10,000)
- 7.5.2.** Request Approval of a Utility Easement Between Marion County and The Florida Governmental Utility Authority in Association with the Transfer of Chatmire Roads (Budget Impact - None)
- 7.5.3.** Request Approval of a Purchase Agreement Associated with the SW 80th Avenue Segment 1B Improvement Project for a Portion of Parcel 21357-006-00 (Budget Impact - Neutral; expenditure of \$9,440)

- 7.5.4.** Request Approval of Purchase Agreement in Association with the Marion County Sheriff's Office Expansion for Parcel 21935-002-00 (Budget Impact – Neutral; expenditure of \$1,250,000)

7.6. Utilities:

- 7.6.1.** Request Approval of Water Main Extension Connection Agreement WME-130-S Between Worldwide Alliance LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$134,632.50)
- 7.6.2.** Request Approval of Water Main Extension Connection Agreement WME-137-S Between Araujo Menezes LLC and Marion County (Budget Impact - Neutral; expenditure of \$70,413)

8. COUNTY ATTORNEY:

- 8.1.** Request Board Authorization for County Attorney and County Engineer to Proceed with the Acquisition of Certain Property Interests from William Andrew Carrigan, Jr. and Jeanne Marie Reynolds Carrigan, or their Successors in Interest, for the NW 49th Street Phase 3 Road Construction Project, Within the Purchase Price and Other Parameters Described Herein (Budget Impact - Neutral; expenditure of \$626,247.00)

Motion by Commissioner Stone, second by Commissioner Bryant, to approve agenda item 8.1. The motion carried 5 / 0.

9. COUNTY ADMINISTRATOR:

- 9.1.** Request for Release of Lien on Code Enforcement Case Number 583492-JB; Parcel Number 1328-014-028.

Motion by Vice Chair McClain, second by Commissioner Stone, to approve agenda item 9.1. and reduce the lien to pay the hard costs of \$3,926.02. The motion carried 5 / 0.

- 9.2.** Present Report for Shocker Park Tourism Evaluation

PRESENTED

DIRECTION TO STAFF: Bring back a long range tourism process/plan with budgets.

10. COMMITTEE ITEMS:

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

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

Re-appoint Kendall Stephens as the Public Sector Representative to the CFCOA.

11. NOTATION FOR ACTION:

Motion by Vice Chair McClain, second by Commissioner Curry, to approve agenda items 11.1. and 11.2. The motion carried 5 / 0.

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- 11.1 Request Ratification of Letter Supporting Fort McCoy Meat, LLC Grant Proposal Under the United States Department of Agriculture Meat and Poultry Processing Expansion Program – Phase 4
 - 11.2. Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, August 26, 2026, at 9:00 a.m., and Monday, September 14, 2026, at 5:30 p.m., with Each Hearing to be Held 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.

Bob Burton-data centers and Ballard Partners-data centers are going to be used for Flock cameras.

Joel Hickman-apologized about the last meeting for when he said the resident had to wait 60 days to meet with Commissioners, he misunderstood her and she has since met with the Commissioners. He asks that the upcoming workshop for data centers be postponed until after the new Commissioners are elected. Submitting a petition to postpone the workshop with over 5,000 signatures from residents. Petition was handed to Mr. Minter and then passed to the Clerk. Commissioner Bryant feels the Commissioners do not need to rush and have a workshop at this time; there have been no applications submitted; put a 6 month moratorium in effect and then have a workshop. Commissioner Curry stated he doesn't know if 6 months is enough time. Commissioner McClain agrees to have a moratorium in place and still have the workshop to see how things work out in other counties in Florida. We need to have steps in place. Mr. Minter indicated, like other applications, a moratorium will need to be heard through a public hearing process and brought to the Board.

DIRECTION TO STAFF: Initiate the process to put a 12-month moratorium in place to give time to investigate all water, electric, etc., but still have the workshop. Look for a new date, Commissioner Curry cannot make September 1st.

Joseph Walker-strip mall in District 4. Thank you for getting this cleaned up. Winn Dixie property at Forest Library needs cleaned up.

Matthew Perry-data centers environmental factors and utility taxes towards citizens.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

No 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 Letter Dated July 8, 2026, from Troutman Pepper Locke LLP Regarding Registration of Kinetic ABS FL LLC to Assume Windstream's Assets and Provide Communications Services in the County of Marion, FL's Public Right-of-Way Pursuant to Florida Statute § 337.401(3)(a)
- 14.1.2. Present East Central Florida Regional Planning Council Roll Up Report for the Fourth Quarter of 2026
- 14.1.3. Present Update on 2022-26 Strategic Plan Empowering Marion for Success II for August 2026
- 14.1.4. Present Monthly Building Safety Productivity Report for the Month of June 2026
- 14.1.5. Present Solid Waste Monthly Operations Report for May 2026 and June 2026
- 14.1.6. Present Letter Dated July 13, 2026, from the Florida Department of Juvenile Justice Regarding the County's Shared Cost for the State's Fiscal Year
- 14.2. **Present Walk-On Items From Previous BCC Meeting: NONE**
- 14.3. **Clerk of the Court:**
 - 14.3.1. Present Report No. 2026-04 Interim Construction Audit of Silver Springs Shores Phase II Septic to Sewer Project
 - 14.3.2. Present Update for Property Appraiser Budget Fiscal Year 2026-27
 - 14.3.3. Present Update for Sheriff Budget Fiscal Year 2026-27
 - 14.3.4. Present Budget Adjustments to the Tentative Budget Fiscal Year 2026-27
 - 14.3.5. Present Administrative Budget Transfer Report for Fiscal Year 2025-26
 - 14.3.6. Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 26-26, 26-27, and 26-28 with the Secretary of State's Office
 - 14.3.7. 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 (CEB) - June 10, 2026
 - 14.4.2. Development Review Committee (DRC) - July 6 and 13, 2026
 - 14.4.3. Housing Finance Authority - June 17, 2026

14.4.4. Land Development Regulation Commission - July 1 and 15, 2026

14.4.5. License Review Board - March 10 and May 12, 2026

14.4.6. Marion County Historical Commission - June 8, 2026

14.4.7. Opioid Settlement Committee - January 9, April 16, June 12, September 11, 2025 and January 8, 2026

14.4.8. Planning and Zoning Commission - April 27, 2026

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>