**Official Minutes of**
**MARION COUNTY**
**BOARD OF COUNTY COMMISSIONERS**

July 15, 2025

**CALL TO ORDER:**
The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 9:00 a.m. on Tuesday July 15, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**
The meeting opened with invocation by Clerk Gregory C. Harrell and the Pledge of Allegiance to the Flag of our Country.

**9:00 AM ROLL CALL:**
Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart and Executive Director of Internal Services Mike McCain.

**ANNOUNCEMENTS:**
Chairman Bryant addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

**1. PROCLAMATIONS AND PRESENTATIONS:**
Upon motion of Commissioner Stone, seconded by Commissioner Curry, BCC approved and/or ratified the following:

**1.1. PRESENTATION** - Veterans Helping Veterans Update - Todd Belknap, Executive Director (Presentation Only)
Executive Assistant Jennifer Clark, Commission Office, presented the following recommendation:

> Description/Background: Veterans Helping Veterans is presenting an update to the Board about several initiatives, including giving thanks for the support of the 2025 PTSD t-shirt drive and walk.
> Budget/Impact: None.
> Recommended Action: Motion for presentation.

Executive Director Todd Belknap, Veterans Helping Veterans, expressed his gratitude for the opportunity to present updates as well as to Executive Assistant Jennifer Clark, Commission Office. He advised that on Saturday June 7, 2025, there was a Veteran Stand Down, noting it was the first one since the COVID-19 pandemic. Mr. Belknap stated it showcased the enthusiastic synergy of the Veteran community that exists in Marion County. He advised that dozens of organizations showed up to assist other veterans who are hurting. Mr. Belknap recalled looking down the hallway to see these warriors interacting with each other, which reminded him of active duty where the comradery was experienced on a daily basis. He stated during the Veteran Stand Down they closed the

breach, circled the wagons and loved on those who came through the door for help. Mr. Belknap advised that it takes a lot for anyone to walk through the door for help. He expressed his appreciation for those that supported the Veteran Stand Down event, noting this year's Veteran Stand Down will be used as a learning curve for next year.
Mr. Belknap advised that on June 27, 2025, Veterans Helping Veterans assisted staff at Marion County Public Relations (PR) with the 2025 PTSD Awareness Walk. He stated after months of planning and coordinating that hundreds of participants showed up and stayed through the poor weather. Mr. Belknap expressed his gratitude for PR Director Bobbi Perez and PR Specialist Roger Waddell as well as the PR team for their selfless devotion and other endeavors in which they are involved. He expressed his appreciation for the people who purchased T-shirts for the 2025 PTSD Awareness Walk including Fire Chief James Banta, Marion County Fire Rescue (MCFR), and Fire Chief Clint Welborn, Ocala Fire Rescue (OFR), who allowed their departments to wear them in support. Mr. Belknap advised that Veterans Helping Veterans is wasting no time swinging into action to spend funds raised by this endeavor. He stated starting August 7, 2025, from 6:00 p.m. to 8:00 p.m., Veterans Helping Veterans will be spearheading Military Reboot, which is a 12-week faith based peer lead course that helps male veterans and active-duty military and their families heal from service-related trauma. Mr. Belknap advised that there will be a Military Reboot female course announced in the coming weeks, noting these programs will take place at Veterans Helping Veterans at no cost to those attending and advanced registration is required at vhvusa.org. He stated there will be a First Responder Reboot program and a Civilian Reboot program in the very near future. Anyone interested in more information can join the group's mailing list or call Veterans Helping Veterans. Mr. Belknap advised that anyone is welcome to a tour of Veterans Helping Veterans. He expressed his appreciation for everyone's support.
Chairman Bryant expressed her gratitude for the work that Mr. Belknap does for the Veterans in Marion County.

**1.2. PRESENTATION** - National Association of Counties National Achievement Award for the Safety Matters Video Series in Collaboration with the Ocala Marion Transportation Planning Organization and the Marion Government 101 Video Series - Amanda Tart, Assistant County Administrator (Presentation Only)
ACA Amanda Tart, Administration, presented the following recommendation:

> Description/Background: Each year, National association of counties (NACo)'s Achievement Awards program recognizing innovative county government programs in 18 categories covering a wide spectrum of county responsibilities. The categories include arts/culture preservation, children and youth, civic education and public information, community and economy development, county administration and management, criminal justice and public safety, county resiliency, financial management, health, human services, information technology, libraries, parks and recreation, personnel management, planning, risk and emergency services, transportation and volunteers.
> Launched in 1970, the program is designed to celebrate innovation in county government.
> For 2025, Marion County won the NACo Achievement Award in the Civic Education and Public Information category for the Marion Government 101 - A guide to all things Government video series as well as an NACo Achievement

Award in the Transportation Category for the Safety Matters Video series in collaboration with the Marion County Transportation Planning Organization (TPO).
Budget/Impact: None.
Recommended Action: Presentation only.

ACA Amanda Tart, Administration, introduced the Marion County PR team, the Transportation Planning organization (TPO) team, and Legislative Manager Mathew Cretul. She advised that each year the NACo achievement awards recognizes outstanding programming in 18 categories aligned with the vast comprehensive services that County governments provide. Ms. Tart stated this program was launched in 1970 and is designed to celebrate innovation within County government, noting this year Marion County received 2 NACo Achievement Awards. She advised that 1 is in the Civic Education and Public Information category for the "Marion Government 101: A Guide to All Things Government" video series and another in the Transportation category for the "Safety Matters" video series created in Collaboration with the TPO. "Marion Government 101" is a video and podcast series that explains how local government works in Marion County covering topics like the BCC, budgeting, the municipalities and key public services presented in a simple form with help from local experts. Ms. Tart advised that the "Safety Matters" video series promotes roadway safety for drivers, pedestrians and cyclists. She stated through partnerships and public education the "Safety Matters" video series encourages shared responsibility in making local roads safer for everyone. Ms. Tart advised that the County is proud to receive these awards. She expressed her appreciation for the BCC's support in bringing these initiatives to life.

Chairman Bryant presented the 2025 Achievement Award Winner certificate from NACo found on page 14 of the Agenda Packet.

TPO Director Rob Balmes stated the TPO was present a month ago for another award and it is an honor to collaborate with the County.

Social Media Coordinator and Administrative Specialist Shakayla Irby, TPO, expressed her appreciation for PR Director Perez, PR Multimedia Technician Austin Wicker and PR Multimedia Manager Jovanny Arenas, noting it has been a great experience and collaboration.

Commissioner Stone advised that Ms. Irby helped write the script for the video series and was produced by Mr. Arenas, Ms. Perez and others from the PR team. She stated the "Safety Matters" videos are designed to save lives and draw attention to helping drivers, pedestrians and all people who utilize roadways to be safe. Commissioner Stone advised that the goal is to have no fatalities within the roadway system. She expressed her gratitude to the recipients for serving citizens and working with the County to make this happen.

Chairman Bryant presented the 2025 Achievement Award Winner certificate from NACo found on page 15 of the Agenda Packet.

Legislative Manager Matt Cretul stated he hopes to take a little bit of the good that is done in County government and show that to people.

Multimedia Manager Jovanny Arenas, PR, advised that the PR team is proud to play their part in getting these messages across. He stated informative media can be found on the County's YouTube channel.

**1.3. PROCLAMATION** - Parks and Recreation Professionals Day - Jim Couillard, Parks & Recreation Director (Approval and Presentation)

The Board approved the Proclamation designating Saturday, July 19, 2025 as "Parks and Recreation Professionals Day" to Jim Couillard and several other representatives.
Chairman Bryant advised that those on stage today represent the Parks and Recreation Department, noting often their work that makes parks available to everyone is forgotten. She stated Parks and Recreation Advisory Council (PRAC) members Chairman Jerry Furlong and Curt Bromand are also present today.
Parks and Recreation Director Jim Couillard advised that two weeks ago the County celebrated Parks and Recreation month, noting today is about recognizing various professionals within the Department and field. He provided a brief overview of the qualifications and role of Certified Parks and Recreation Professionals, noting some even went to college for degrees in Parks and Recreation Management and other allied fields. Mr. Couillard commented on the Certified Playground Safety Inspectors who inspect the roughly 20 to 25 playgrounds in Marion County to assure they are safe for the children in the community and protect the youth. He introduced Project Assistant and Arborist Susan Heyen whose job is to protect the public safety, health and welfare by making sure trees in parks are safe and maintained, noting there are a lot of deaths and injuries associated with poor tree maintenance. Mr. Couillard advised that Parks Designer Joey Amodo and himself are Landscape Architects. He stated landscape architecture is a niche in Marion County and brings a union between landscape architecture, parks and recreation creating a phenomenal force. Mr. Couillard opined the Department designs parks with sociology, human elements, natural elements and good strategy in mind. He advised that individuals like Southeastern Livestock Pavillion (SELP) Manager Holly Castell and others are trained in managing arena floors to keep them safe for public enjoyment. Mr. Couillard commented on the large number of certifications and trainings the Department attends that aim to help protect the community.
Curt Bromand, PRAC, stated it has been an honor to join the council as one of their newer members. He opined the Parks and Recreation Department has done an outstanding job in keeping the public informed and participating in meetings, as well as the professional development they provide to their employees has been tremendous for the community. Mr. Bromand expressed his gratitude for being able to work alongside them.
In Response to Chairman Bryant, Mr. Couillard advised that each BCC member appoints one Citizen from the community to PRAC in order to represent a liaison relationship between the Parks and Recreation Department and the BCC. He stated over the years the relationships with directors and the BCC has grown immensely, noting before that the Department relied on PRAC to be that liaison. Today they not only serve as liaisons but also as consultants and guides to help make sure the decisions and policies Parks and Recreation brings before the Board impacting the County are properly vetted and given the appropriate feedback. Mr. Couillard advised that PRAC's recommendation provide the Department more support when presenting to the Board. He noted they are volunteers and play very important roles in the community. Mr. Couillard expressed his appreciation for PRAC's time.
Chairman Bryant stated the BCC is thrilled to recognize the Parks and Recreation team and how hard they work every day to make sure Marion County parks are open, clean, inviting and being used.

**1.4. PRESENTATION** - Employee Service Awards - Sara Caron, Director of Human Resources (Approval and Presentation)
Human Resources (HR) Director Sara Caron presented the following recommendation:

Description/Background: The Marion County Board of County Commissioners feels it is important to recognize employees for their years of service to the County. For our recognition ceremony, we want to acknowledge those employees who have achieved 15 years of service or more.

Because of the Board's continual and generous support of its employees, the Marion County Board of County Commissioners would like to present the following Employee Service Awards as attached.

Budget/Impact: None.

Recommended Action: Presentation of appropriate awards to the employees on the attached list.

HR Director Sara Caron recognized the following employees for their years of service to the County:

Employee Service Awards
April - June 2025

**30 Years**

| Name | Department | Position Title |
|---|---|---|
| Karlene Newbern | Solid Waste | Solid Waste Supervisor |

**25 Years**

| Name | Department | Position Title |
|---|---|---|
| Stephanie Kash | Animal Services | Animal Services Deputy Director |
| Tina Reynolds | Animal Services | Animal Services Finance Specialist |
| Stephen Johnson | Fire Rescue Services | Lieutenant |

**20 Years**

| Name | Department | Position Title |
|---|---|---|
| Joseph Taddeo | Fire Rescue Services | Captain |
| John Riolo | Fire Rescue Services | Firefighter |
| Joshua Dancsak | Fire Rescue Services | Driving Engineer I |
| Jason Varney | Fire Rescue Services | Lieutenant |
| Danny Michaux | Fire Rescue Services | Lieutenant |
| Christopher Hancock | Fire Rescue Services | Lieutenant |
| Brian Gentry | Fire Rescue Services | Lieutenant |
| Charles Balik | Fire Rescue Services | Battalion Chief |
| Stephen Cabrera | Fire Rescue Services | Paramedic |
| Henry Herrera | Fire Rescue Services | Lieutenant |
| Jonathan Ingram | Fire Rescue Services | Driver Engineer I |
| Mark Kadlecek | Fire Rescue Services | Captain |
| Jeffrey Perkins | Office of the County Engineer | Crew Supervisor |
| Marlon Matchett | Office of the County Engineer | Roads Maintenance Technician I |
| Regena Taylor | Solid Waste | On Call |

**15 Years**

| Name | Department | Position Title |
|---|---|---|
| Jennifer Correnti | Animal Services | Animal Control Supervisor |
| Michael Pye | Fire Rescue Services | Lieutenant |
| Dustin Lindsey | Fire Rescue Services | Lieutenant |
| Christopher Carboni | Fire Rescue Services | Lieutenant |
| Manuel Arias | Fire Rescue Services | Driver Engineer I |
| Nicholas Cooper | Fire Rescue Services | Captain |
| Daniel Smith | Municipal Services | Community Center Supervisor |
| Brenda Wilson | Solid Waste | Litter Crew Leader |

Chairman Bryant passed the gavel to Commissioner Zalak who assumed the Chair.

Commissioner Byrant out at 9:33 a.m.

Commissioner Bryant returned at 9:34 a.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair.

**1.5. PROCLAMATION** - Eagle Scout Court of Honor - Jeremiah Michael Taddeo (Approval Only)
The Board approved the Proclamation congratulating Jeremiah Michael Taddeo upon attaining the status of Eagle Scout in the Boy Scouts of America organization.

**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.
Chairman Bryant opened the floor for public comment.
There being none, Chairman Bryant advised that public comment is now closed.

**3. ADOPT THE FOLLOWING MINUTES: (4 Sets)**
**3.1.** March 6, 2025
**3.2.** March 11, 2025
**3.3.** March 12, 2025
**3.4.** March 13, 2025
A motion was made by Commissioner Stone, seconded by Commissioner Curry, to adopt the meeting minutes of March 6, 11, 12 and 13 2025. The motion was unanimously approved by the Board (5-0).

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:**
**4.1.** Billy Woods, Sheriff - Request $151,000 from Law Enforcement Trust Fund for Donation to Florida Sheriff's Youth Ranches and Community Action Stops Abuse
The Board considered the following recommendation from Sheriff William "Billy" Woods, Marion County Sheriff's Office (MCSO):

> Description/Background: The Sheriff has certified that this request meets the requirements of Chapter 932 of the Florida Statutes and that there are no recurring expenses for subsequent fiscal years.
> Budget/Impact: Neutral.
> Recommended Action: Motion to approve the request to expend $151,000 from the Law Enforcement Trust Fund (LETF) for the Florida Sheriff's Youth Ranches ($1,000) and Community Action Stops Abuse ($150,000).

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the request to expend $151,000 from the LETF for the Florida Sheriff's Youth Ranches ($1,000) and Community Action Stops Abuse ($150,000).The motion was unanimously approved by the Board (5-0).

**4.2.** George Albright, Tax Collector - 2024 Tax Roll Recapitulation
Tax Collector George Albright, Marion County Tax Collector, presented the following recommendation:

> Dear Board
> I am pleased to present the 2024 Tax Roll Recapitulation for errors, insolvencies, double assessments, discounts and other items I am entitled to as credits against the 2024 Assessment Roll.
> Thank you and your staff for your continued support.

Respectfully,
George Albright
Marion County Tax Collector

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the 2024 Tax Roll Recapitulation. The motion was unanimously approved by the Board (5-0).

**4.3.** Request Approval to Amend an Agreement Between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to Provide Funding for a Court Program Specialist I in Post Adjudication Expansion Drug Court (25-26-02) (Budget Impact - None)

Trial Court Administrator Jeffrey K. Fuller, Court Administration, presented the following recommendation:

Description/Background: Request approval to amend an agreement between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to provide funding for a Court Program Specialist I Full Time Employee (FTE) in Post Adjudication Expansion Drug Court (25-26-02). The current agreement was entered into on June 3, 2025, and the amendment is to correct some errors. Namely, the numbering was incorrect, the max cap amount was updated and the removal of the "including taxes/expenses" line under the salary header.

Budget/Impact: None.

Recommended Action: Approval to sign the amended agreement between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to provide funding for a Court Program Specialist I FTE in Post Adjudication Expansion Drug Court.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to authorize the Chairman to sign the amended agreement between the Fifth Judicial Circuit Court and BCC to provide funding for a Court Program Specialist I FTE in Post Adjudication Expansion Drug Court. The motion was unanimously approved by the Board (5-0).

**4.4.** Request Approval to Amend the Agreement Between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to Provide Funding for a Court Program Specialist I in Veterans Treatment Court (25-26-03) (Budget Impact - None)

Trial Court Administrator Fuller, Court Administration, presented the following recommendation:

Description/Background: Request approval to enter into an agreement between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to provide funding for a Court Program Specialist I Full Time Employee (FTE) in Veterans Treatment Court (25-26-03). The current agreement was entered into on June 3, 2025, and the amendment is to correct some errors. Namely, the numbering was incorrect, the max cap amount was updated and the removal of the "including taxes/expenses" line under the salary header.

Budget/Impact: None.

Recommended Action: Approval to sign the amended agreement between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to provide funding for a Court Program Specialist I FTE in Veterans Treatment Court (25-26-03).

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to authorize the Chairman to sign the amended agreement between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to provide funding for a Court Program Specialist I FTE in Veterans Treatment Court (25-26-03). The motion was unanimously approved by the Board (5-0).

**5. CLERK OF THE CIRCUIT COURT:**

**5.1. Budget Amendment**

Clerk Harrell advised that Agenda Item 5.1.1 relates to Agenda Item 4.1.

Upon motion of Commissioner Stone, seconded by Commissioner McClain, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell:

**5.1.1.a.** 25-R-221 - Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - $151,000

**5.1.1.b.** 25-R-222 - Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - $151,000

**5.1.2.** 25-R-223 - Fine and Forfeiture Fund - Sheriff Regular Transfer - $11,500

**5.1.3.** 25-R-224 - General Fund - Sheriff Emergency Management Transfer - $19,500

**5.1.4.** 25-R-225 - General Fund - Sheriff Jail Transfer - $8,442

**5.1.5.** 25-R-226 - General Fund - Supervisor of Elections Transfer - $472,000

**5.1.6.** 25-R-227 - Impact Fee West District Fund - Impact Fee West District - $705,200

**5.1.7.** 25-R-228 - Marion County Utility Fund - Utilities Capital Construction - $168,000

**5.1.8.** 25-R-229 - Marion County Utility Fund - Utilities Management - $400,000

**5.1.9.** 25-R-230 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - $12,969

(Ed. Note: MSTU is the acronym for Municipal Services Taxing Unit and CID is the acronym for Criminal Investigation Division)

**5.2. Clerk of the Court Items**

**5.2.1.** Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 036032A, 037081, 037668, 040778, 042432, 050246, 050816, 050881, 052091, 052137, 54454, 219020

A motion was made by Commissioner Curry, seconded by Commissioner Stone, to approve the disposition of property forms 036032A, 037081, 037668, 040778, 042432, 050246, 050816, 050881, 052091, 052137, 54454 and 219020. The motion was unanimously approved (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.

County Administrator Mounir Bouyounes, Administration, requested Item 7.5.2. be pulled from Consent for discussion. It was the general consensus of the Board to concur.

Upon motion of Commissioner Stone, seconded by Commissioner McClain, the Board acted on the Consent Agenda as follows:

**7.1. Community Services:**

**7.1.1.** Request Approval of State of Florida Department of Children and Families Standard Contract Between Marion County and Department of Children and Families (Budget Impact - Neutral; grant revenue $3,767,547)

The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: Marion County serves as the grant administrator on behalf of the Ocala/Marion Joint Office on Homelessness for Continuum of Care (CoC) FL-514. The County receives funding from the U.S. Department of Housing and Urban Development (HUD) and the Florida Department of Children and Families (DCF) to support local homeless services. These funding sources include the Emergency Solutions Grant (ESG), the Challenge Grant, and the Temporary Assistance for Needy Families (TANF) Grant.

DCF has provided a three-year Unified Contract (Contract number LP034) to the Board of County Commissioners (BCC), with a one-year allocation to be distributed during Fiscal Year 2025-26 to eligible homeless service providers. This agreement is effective July 1, 2025, through June 30, 2028.

Below is a summary of the first-year funding under this agreement:

| Funding Source | FY 2025-26 | FY 2026-27 | FY 2027-28 | Total |
|---|---|---|---|---|
| Lead Agency Staffing | $181,270.61 | $181,270.61 | $181,270.61 | $543,811.80 |
| Challenge Grant | $800,664.84 | $800,664.84 | $800,664.84 | $2,401,955 |
| Emergency Solutions Grant | $242,339.34 | $242,339.34 | $242,339.34 | $727,018 |
| TANF | $31,574.33 | $31,574.33 | $31,574.33 | $94,722.99 |
| Total FY 2025-26 | $1,255,849 | $1,255,849 | $1,255,849 | $3,767,547.36 |

Budget/Impact: Neutral; Grant Revenue $3,767,547.

Recommended Action: Motion to approve and authorize the Chairman to execute the Agreement between Marion County and DCF to include all necessary documents associated with this agreement.

**7.1.2.** Request Approval of First Amendment Marion County Standard Professional Services Agreement Emergency Solutions Grant Program Between Marion County and Catholic Charities of Central Florida, Inc. d/b/a Blessed Trinity Catholic Church Brother's Keeper (Budget Impact - Neutral; not to exceed $76,665)

The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: As an entitlement community, Marion County receives grant funding from the Department of Housing and Urban Development (HUD) that includes Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and County Emergency Solutions Grant (HESG) program. The HESG program helps prevent homelessness and supports emergency housing services.

On September 17, 2024, Marion County entered into a subrecipient agreement with Catholic Charities of Central Florida, Inc. d/b/a Blessed Trinity Catholic Church Brother's Keeper, awarding $62,695.13 under the HESG program. A proposed First Amendment will add $76,665 in additional funds, increasing the total award to $139,360.13 to be expended by September 15, 2025. This funding will support the continued emergency housing services for individuals and families experiencing homelessness or at risk of homelessness. The agency will continue to provide a match and plans to assist approximately 90 families.

Budget/Impact: Neutral; not to exceed $76,665.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documents associated with this First Amendment between Marion County and Brother's Keeper.

**7.1.3.** Request Approval of First Amendment of Marion County Standard Professional Service Agreement Acquisition and Rehabilitation of Rental Housing Project Between S & A Allen S.S. Blvd, LLC and Marion County (Budget Impact - None)
The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On June 18, 2024, the Board approved an Agreement with S & A Allen S.S. Blvd, LLC in the amount of $1,350,000 to acquire and rehabilitate nine (9) rental units located at 3421 NE 10th Street Ocala, FL 34470. Five (5) of the rental units will serve 50% Area Median Income (AMI) households, and four (4) units will serve 80% AMI households.
This Amendment seeks to modify the original Agreement by extending the expiration date by 90 days to November 18, 2025. This extension is necessary due to unforeseen delays regarding tenant's ability to vacate units.
All other terms and conditions of the original agreement remain in effect, including S & A Allen S.S. Blvd, LLC's obligation to rehabilitate each unit to satisfy required repairs, maintain affordability guidelines, and meet income eligibility requirements.
Budget/Impact: None.
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with Marion County Standard Professional Services Agreement between Marion County and S & A Allen S.S. Blvd, LLC.

**7.1.4.** Request Approval of First Amendment of Marion County Standard Professional Service Agreement Acquisition and Rehabilitation of Rental Housing Project Between S & A Allen SR 200, LLC and Marion County (Budget Impact - None)
The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On June 18, 2024, the Board approved an Agreement with S & A Allen SR 200, LLC in the amount of $1,200,000 to acquire and rehabilitate eight (8) rental units located at 3220 SW 26th Street Ocala, FL 34474. Four (4) of the rental units will serve 50% Area Median Income (AMI) households, and four (4) units will serve 80% AMI households.
This Amendment seeks to modify the original Agreement by extending the expiration date by 90 days to November 18, 2025. This extension is necessary due to unforeseen delays regarding tenant's ability to vacate units.
All other terms and conditions of the original agreement remain in effect, including S & A Allen SR 200, LLC's obligation to rehabilitate each unit to satisfy required repairs, maintain affordability guidelines, and meet income eligibility requirements.
Budget/Impact: None.
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with Marion County Standard Professional Services Agreement between Marion County and S & A Allen SR 200, LLC.

**7.1.5.** Request Approval of Marion County Standard Professional Services Agreement New Construction Project Between Marion County and Habitat for Humanity of Marion County, Inc. (Budget Impact - Neutral; not to exceed $2,730,000)
The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On April 15, the Board approved the Local Housing Assistance Plan (LHAP), which serves as the County's policy guiding the distribution of State Housing Initiatives Partnership (SHIP) funding to support affordable housing for low- to moderate-income households. The LHAP includes provisions that allow SHIP funds to be used for the new construction of single-family homes.

Habitat for Humanity of Marion County, Inc. is requesting SHIP funding to construct thirteen (13) new single-family homes for a total amount of $2,730,000. Each home will be:

- Sold to income-eligible homebuyers approved by the County
- Priced at or below $210,000
- Built with concrete block construction and include at least 3 bedrooms and 2 bathrooms

Each homebuyer will receive $75,000 in down payment and closing cost assistance, included in the $210,000 sale price. Upon sale:

Habitat retains $30,000

- Repays $105,000 to the County
- The remaining $75,000 is forgiven as direct assistance to the buyer

Habitat must:

- Complete and sell at least 6 homes within the first 12 months
- Complete and sell all 13 homes within 24 months of the agreement effective date

The County is responsible for verifying all buyer income eligibility prior to closing.

This project supports the Empower Marion for Success II strategic goal to encourage housing development in targeted areas, with a focus on serving households earning up to 140% of the Area Median Income (AMI), and prioritizing those at or below 80% AMI.

Budget/Impact: Neutral; not to exceed $2,730,000.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute all necessary documentation associated with Marion County Standard Professional Services Agreement between Marion County and Habitat for Humanity of Marion County, Inc; and authorize the County Administrator to approve modifications to the agreement as necessary, provided for time extensions and funding obligations that do not exceed a total of $50,000.

**7.2. Development Review Committee:**

**7.2.1.** Request Approval of Waiver Request for Land Development Code Section 2.16.1.B(8)(g) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Irvine Acres, Parcel Number 03150-000-00, Application Number 32670 (for Agricultural Lot Split Application Number 32669) (Budget Impact - None)
The Board accepted the following recommendation as presented by Building Safety Director Michael L. Savage, Sr. on behalf of the Development Review Committee (DRC):

Description/Background: Section 2.16.1.B(8)(g) of the Land Development Code (LDC) states a County Municipal Services Benefit Unit (MSBU) shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the Development Review Committee (DRC).

This Agricultural Lot Split is located in the northwest portion of the county containing 10 lots and an access easement on approximately 104.96 acres. The LDC Section 2.16.1 allows 10 lots of 10 acres each for an Agricultural Lot Split.

The Applicant requests to allow an easement agreement that stipulates maintenance. DRC reviewed the request by the applicant, and after discussion acted on June 9, 2025 to recommend approval to the Board, ensuring the covenants stated access via the common easement would not be maintained by Marion County.

Budget/Impact: None.

Recommended Action: Motion to approve the Agricultural Lot Split without the creation of a MSBU subject to providing the appropriate documentation that the property owners will provide maintenance.

**7.2.2.** Request Approval of Waiver Request for Land Development Code Section 2.16.1.B(8)(g) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Green Leaf, Parcel Number 19999-004-00, Application Number 32908 (for Agricultural Lot Split Application Number 32907) (Budget Impact - None)

The Board accepted the following recommendation as presented by Building Safety Director Savage, on behalf of DRC:

Description/Background: Section 2.16.1.B(8)(g) of the Land Development Code (LDC) states a County Municipal Services Benefit Unit (MSBU) shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the Development Review Committee (DRC).

This Agricultural Lot Split is located in the western portion of the county containing 7 lots and an access easement on approximately 78.28 acres. The LDC Section 2.16.1 allows 10 lots of 10 acres each for an Agricultural Lot Split.

The Applicant requests to allow an easement agreement that stipulates maintenance. DRC reviewed the request by the applicant, and after discussion acted on June 16, 2025 to recommend approval to the Board, ensuring the covenants stated access via the common easement would not be maintained by Marion County.

Budget/Impact: None.

Recommended Action: Motion to approve the Agricultural Lot Split without the creation of a MSBU subject to providing the appropriate documentation that the property owners will provide maintenance.

**7.3. Fire Rescue:**

**7.3.1.** Request Approval and Execution of Agreement for the Provision of Advanced Life Support Ambulance Standby Services for Swimming Events Between National Council of

Young Men's Christian Association of the United States of America and Marion County (Budget Impact - Neutral)

The Board accepted the following recommendation as presented by Fire Chief James Banta, MCFR:

Description/Background: Young Men's Christian Association (YMCA) hosts multiple swimming events in Marion County each year at the Florida Aquatic Swimming and Training (FAST) Center; and the swimming events are an elite caliber with significant interest and, accordingly, draw large crowds of people. YMCA recognizes the dangers inherent in large crowds of people and aquatic athletics, particularly at swim events, and seeks to have emergency medical services (EMS) on standby to provide for its spectators, guests, invitees, exhibitors, participants, vendors, and any other similarly situated persons. The County supports YMCA's concern for the welfare of its attendees and wishes to fulfill the obligations by providing standby emergency medical services.

Budget/Impact: Neutral.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Agreement for the Provision of Advanced Life Support (ALS) Ambulance Standby Servies for Swimming Events Between National Council of Young Men's Christian Association of the United States of America and Marion County.

**7.4. Procurement Services:**

**7.4.1.** Request Approval of Bid Award: 25B-116 Rainbow Lakes Road Improvement Project FY 2024-25 - John L. Finch Contracting Corp., Belleview, FL (Budget Impact - Neutral; expenditure of $927,567)

The Board accepted the following recommendation from Procurement Services Director Susan Olsen:

Description/Background: On behalf of the Marion County Municipal Services Department, Procurement issued invitation to Bid 25B-116 seeking qualified and experienced contractors for the Rainbow Lakes Road Improvement Project. The scope includes reclaiming and widening of the existing roadways from 18 feet to 20 feet of pavement, along with associated clearing and grubbing activities. Five proposals were received; the tabulation is provided below for review and consideration:

| Vendor - *Location* | BID |
|---|---|
| John L Finch Contracting Corp., *Belleview, FL* | $927,566.45 |
| Superior Asphalt Inc., *Oneco, FL* | $964,001.00 |
| C W Roberts Contracting Inc., *Wildwood, FL* | $1,318,183.10 |
| Integrity Site Development, Inc., *Anthony, FL* | $1,144,057.89 |
| Anderson Columbia Co, Inc., *Ocala, FL* | $1,430,288.99 |

Municipal Services Director, Chad Wicker, recommends that John L. Finch Contracting Corp., receive the award as the lowest, most responsive bidder.

Attached for review is a contract draft. Pending approval at today's meeting, it will be sent to John L. Finch Contracting Corp. for signatures. Upon return, it will be forwarded to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; expenditure of $927,566.45. Up to 5% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from HC505541-563220 (RM RLE MSTU ROAD IMPROV).
Recommended Action: Motion to approve the recommendation, allow staff to issue a contract and authorize the Chairman and Clerk to execute the contract with John L. Finch Contracting Corp. under 25B-116.

**7.4.2.** Request Approval of Change Order 1 to Purchase Order 2501416: 20Q-161-TO-47, Silver Springs Shores Youth Center and Library Renovation - Cullison Wright Construction Corp., Ocala, FL (Budget Impact - Neutral; additional expenditure of $25,000)
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On April 6, 2021, the Board approved contracts with six (6) Construction Managers (CM), allowing the County to select a CM based on expertise, capacity and availability. On April 5, 2025, the Board approved a task order with Cullison Wright Construction Corp (CWC) for the Silver Springs Shores Youth Center to Library Renovation project in the amount of $574,970. The project scope included demolition, sitework, concrete and masonry, plumbing, HVAC, electrical work and interior finishes.
Change Order 1 adds $25,000 to cover previously excluded low-voltage electrical items and to make required prevailing wage adjustments in accordance with CDBG guidelines.
Pending approval today, the change order will be presented for the Clerk's and Chairman's signatures.
Budget/Impact: Neutral; additional expenditure of $25,000, bringing the total purchase order amount to $599,970. Funding is from line AG341564-562101 (General Fund Grants), project 341CDBG25C.
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Change Order 1 to Purchase Order 2501416 for Cullison Wright Construction Corp. under 20Q-161-TO-47.

**7.4.3.** Request Approval of Change Order 2 to Purchase Order 2401306: 23Q-087-TO-18 Cedar Hills Water Distribution System – Ardurra Group, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of $59,985)
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On May 21, 2024, the Board awarded a contract to Ardurra Group, Inc. (AG) in the amount of $82,066 to provide engineering design and construction phase services for the extension of Marion County's water distribution system. This extension supports the planned abandonment of the existing Cedar Hills Water Treatment Plant (WTP), and the removal of substandard water mains located within alleys that are difficult to maintain. These improvements will enhance water service reliability and fire protection capabilities in the area.
On July 24, 2024, a line adjustment was completed through Change Order 1, which did not require Board approval.
Following the completion of the initial system modeling, it was determined that water pressures in portions of the service area were unacceptably low due to

significant elevation changes across the Cedar Hills development. After consulting with the Marion County Utilities department and the project engineers, it was concluded that the Cedar Hills WTP must remain in operation to maintain adequate pressure on the west side of the development. Additional design modifications are also needed to meet updated supply and flow requirements for the distribution system. These changes have altered the original project scope.

Change Order 2, which is being presented for Board consideration today, adds $59,985 to the contract, bringing the revised total to $142,051. This additional funding is necessary to support the extended scope and to ensure quality engineering and design services.

Attached for review is a copy of Change Order 2 and the proposal from AG. Upon approval at today's meeting, the change order will be presented to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; additional expenditure of $59,985. Funding is from Capital Improvement Projects (ZF448536-563102, project code UTC000081).

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Change Order 2 to Purchase Order 2401306 for Ardurra Group, Inc., under 23Q-087-TO-18.

**7.4.4.** Request Approval of Change Order 5 to Purchase Order 2401548: 24B-107 NW Hwy 320 Resurface (CR 329 to I-75) – Superior Asphalt, Inc., Oneco, FL (Budget Impact - Neutral; additional expenditure of $22,364)

The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On June 4, 2024, the Board awarded a contract to Superior Asphalt, Inc. under ITB 24B-107, NW Hwy 320 Resurface (CR 329 to I-75) for resurfacing existing pavement, sodding shoulders, removing and adding cross drains and end treatments, and constructing driveways and side street aprons for the Office of the County Engineer (OCE). On October 22, 2024, Procurement issued Change Order 1 to reallocate funds between budget lines, this did not alter the total purchase order amount. Shortly after, Change Order 2 was executed, utilizing $145,756.39 of contingency funds and adding 120 days to the contract to address the removal of a headwall, modification of a doghouse structure, area regrading, erosion mitigation at the fence line, and connection of pipes to an inlet without increasing the purchase order total. On February 10, 2025, Change Order 3 was issued, reflecting a net-zero cost change by offsetting the addition of a doghouse structure, the elimination of side pipes, and modification of a box and mud work with the delivery of a headwall. On May 14, 2025, Change Order 4 was issued as a time only extension, adding 33 days for project closeout. Change Order 5 is now being presented for approval, requesting an additional $22,363.63 to cover finish grading, reinstallation of sod, Maintenance of Traffic (MOT) costs, and final funding to complete the project, along with an additional 31 days for project closeout.

Attached for review is a copy of Change Order 5 and the proposal from Superior Asphalt Inc. Upon approval today's meeting, the change order will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of $22,363.63 bringing the project total cost to $2,067,264.11. Funding is available in VJ738541-563220 (Infrast Surtax Cap Proj Fund).
Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Change Order 5 to Purchase Order 2401548 for Superior Asphalt, Inc. under 24B-107.

**7.4.5.** Request Approval of Contract: 24BE-289 State of Florida Department of Management Services State-Funded Agreement for Next Generation Core Services Implementation Project (Budget Impact - Grant Revenue of $475,049)
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On August 20, 2024, the Board approved a Bid Exemption and executed a service agreement with Communications Venture Corporation dba INdigital, Inc. for the provision of Next Generation Core Services (NGCS) for Marion County 9-1-1 Management. This software supports emergency voice and text call routing, location information database services, network integration, and disaster recovery - delivered via a redundant, private, and secure IP-based network.
Subsequently, on October 15, 2024, the Board approved a State of Florida Department of Management Services (DMS) Agreement related to the reimbursement of NGCS implementation and service costs incurred by Marion County 9-1-1 Management.
The agreement being presented today replaces the October 15, 2024, DMS agreement. This replacement was initiated by the State due to procedural timing constraints associated with the State's fiscal year-end and includes updated dates and extended validity through June 30, 2026. No material changes were made to the scope, funding amount, or substance of the agreement. The revised agreement continues to authorize reimbursement in the amount of $475,048.30 and outlines the terms, deliverables, and cost eligibility criteria in accordance with applicable state policies and procedures.
Attached for review is the agreement with an approved LRM from Legal. Pending Board approval today, it will be presented to the Chairman for signatures before being forwarded to the State for final execution.
Budget/Impact: Grant Revenue of $475,048.30.
Recommended Action: Motion to approve the Agreement and authorize the Chairman to execute the reimbursement under 24BE-289.

**7.4.6.** Request Approval of Contract Award: 25P-014 Solid Waste Alternative Waste Management Methods (Transfer Station Services) - Friends Recycling, LLC, Ocala, FL (Budget Impact - Neutral; estimated expenditure of $500,000)
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On behalf of Solid Waste, a Request for Proposals (RFP) was issued to solicit proposals from qualified firms to provide disposal solutions to Marion County. The County sought proposals addressing three separate items including: use of a transfer station, Class III disposal and Class I disposal. Three (3) firms submitted proposals. Each proposal was responsive to their respective business operations, which were evaluated and ranked by the Selection Committee members: Mark Johnson - Solid Waste, John Corneilson - Utilities, and Sky Wheeler - Tourist Development. Of the proposals, GFL Solid Waste Southeast LLC (GFL) and Friends Recycling LLC (Friends) provided proposals for both the use of a transfer station and Class III disposal. Waste Connections was the only proposer for Class I disposal.

At its June 17, 2025 meeting, the Board approved the initial contract with GFL for the receiving, loading and transportation of delivered waste to the Heart of Florida (HOF) landfill. Negotiations with the second vendor, Friends, have since concluded. The Solid Waste Department now recommends awarding a second contract for transfer station use to Friends. Under the proposed agreement, Friends will provide transfer station services for both Class I and Class III solid waste materials delivered by Marion County at a fixed rate of $8.00 per ton. The transfer station facility is located within six (6) miles of the Marion County Courthouse and will be equipped with certified scales to weigh incoming loads from County collection vehicles and, if applicable, from the public. Friends will be responsible for receiving and loading Class I and Class III materials. Materials will be loaded into transfer trailers to a minimum of 22 tons per load, for final transportation and disposal by the County or a third-party hauler, as elected by the County. The facility's hours of operation will be Monday through Friday from 7:00 AM to 5:00 PM, and Saturday from 7:00 AM to 12:00 PM. The initial contract term is three years, effective through June 30, 2028, with the option to renew for up to three additional one-year terms.

Solid Waste recommends establishing multiple contracts for the use of transfer stations to enhance system reliability and operational flexibility. These contracts will help maintain adequate capacity during planned repairs or maintenance at the existing transfer station. They will also provide essential redundancy and ensure continuity of service in the event of emergencies. Furthermore, access to additional transfer stations will support the diversion of bulky, lightweight materials-such as furniture and mattresses-that can create operational difficulties. Securing this extra capacity will also enable continued waste diversion as our primary facility nears its operational limits.

Attached for review is the draft contract for Friends Recycling LLC. Upon approval at today's meeting, it will be forwarded to Friends for signatures. Once returned, it will be sent to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure of $500,000. Annual expenditure will not exceed approved FY budgeted amounts without being brought back to the Board.

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the contract under 25P-014.

**7.4.7.** Request Approval of Fifth Contract Amendment: 20C-056-CA-05, 9-1-1 VESTA System - CenturyLink Communications, LLC dba Lumen Technologies, Mansfield, OH (Budget Impact - Neutral; expenditure of $62,884)

The Board accepted the following recommendation from Procurement Services Director Olsen:

On March 24, 2020, the Board approved an upgrade to the County's Public Safety Answering Points (PSAPs) 9-1-1 telephone equipment, managed by the 9-1-1 Management Department. CenturyLink Communications, LLC dba Lumen Technologies (Lumen) was, and remains, the contracted provider of maintenance and support for the County's 9-1-1 system and serves as the primary point of contact for all three (3) PSAPs.

On August 20, 2024, the Board approved a bid exemption and service agreement with Communications Venture Corporation dba INdigital, Inc. (INdigital) for the implementation of Next Generation Core Services (NGCS) for Marion County's 9-1-1 system. The NGCS platform provides enhanced emergency communications capabilities including voice and text call routing, location information databases, network integration, and disaster recovery, all delivered over a redundant, secure, IP-based network.

This Fifth Contract Amendment with Lumen supports the necessary Emergency Incident Management (EIM) configuration of legacy circuits currently in place. The amendment enables these circuits to be properly integrated with INdigital's NGCS platform, ensuring full interoperability.

As part of the County's migration to INdigital's NGCS, the EIM module is critical in enhancing real-time operational efficiency and situational awareness for PSAPs. This configuration will allow:

- Seamless integration between existing 9-1-1 call-handling systems and the NGCS environment.
- Real-time monitoring and management of active emergency calls across multiple jurisdictions.
- Display and routing of supplemental information such as precise caller location, incident coordinates, and caller movement data to telecommunicators.
- Support for advanced services including text-to-911 and optimized call routing, particularly for wireless and VoIP calls.
- Built-in disaster recovery and redundancy features to ensure service continuity and information retention during outages or disruptions.

This upgrade is essential to ensure the County can fully leverage the advanced capabilities offered by NGCS, such as ESInet connectivity, IP-based call routing, and improved location accuracy. The EIM configuration enables Marion County's PSAPs to operate on a secure, resilient, and modern emergency communications infrastructure. Approval of this amendment will allow for continued forward progress in modernizing the County's 9-1-1 system and improving public safety response.

Attached for review is a copy of the vendor-signed amendment and an approved LRM from Legal; pending approval at today's meeting, a vendor-signed original will be presented to the Chairman for signature.

Budget/Impact: Neutral; expenditure of $62,883.35. Funding from CM313525-531109 (9-1-1 Management Fund).

Recommended Action: Motion to approve and authorize the Chairman to execute the Fifth Contract Amendment with CenturyLink Communications, LLC dba Lumen Technologies under 20C-056.

**7.4.8.** Request Approval of Piggyback and Second Contract Amendment: 23PB-020, Fire Equipment, Parts and Supplies - Lake County Contract 22-730H - Municipal Equipment Company, LLC, Orlando, FL (Budget Impact - Neutral; estimated expenditure of $50,000)
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On November 1, 2022, Marion County Fire Rescue (MCFR) sought approval to utilize Lake County's competitively awarded Contract no. 22-730H with Municipal Equipment Company, LLC., for the procurement of essential fire equipment, including boots, gloves, and tools. This contract, initially effective through July 31, 2023, with provisions for two additional one-year renewals, was accepted by both parties. The first amendment, extending the agreement through July 31, 2025, was approved by the Board August 15, 2023.

This Second Contract Amendment is being presented to the Board for consideration, aligning with Lake County's renewed contract, extending the term through July 31, 2027.

Attached for review is a copy of the County's contract along with Lake County's contract and all subsequent modifications which harmonize with the master agreement currently in place. This piggyback agreement is structured to automatically renewal, ensuring uninterrupted access to vital Fire Service Equipment. All other terms and conditions of the original agreement remain in effect. Upon approval at today's meeting, the amendment will be presented to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; expenditure is estimated at $50,000 annually; however, this will vary based on the actual need for services. Marion County Fire Rescue will pay for services necessary during the term and total expenditure will not exceed funds approved in each year's budget without being brough back before the Board for approval.

Recommended Action: Motion to approve the Second Contract Amendment to renew the piggyback agreement with Municipal Equipment Company, LLC, including future automatic renewal provisions consistent with Lake County contract, and authorize the Chairman and Clerk to execute the agreement under 23PB-020.

**7.4.9.** Request Approval of Piggyback and Second Contract Amendment: 23PB-021, Fire Equipment, Parts and Supplies - Lake County Contract 22-730K - Ten-8 Fire and Safety, LLC., Orlando, FL (Budget Impact - Neutral; estimated expenditure of $80,000)
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On November 1, 2022, Marion County Fire rescue (MCFR) sought approval to utilize Lake County's competitively awarded Contract 22-730K with Ten-8 Fire and Safety, LLC., for the procurement of essential fire equipment, including boots, gloves and tools. This contract, initially effective through July 31, 2023, with provisions for two additional one-year renewals, was accepted by both parties. The first amendment, extending the agreement through July 31, 2025, was approved by the Board August 15, 2023.

This Second Contract Amendment is being presented to the Board for consideration, aligning with Lake County's renewed contract, extending the term through July 31, 2027.

Attached for review is a copy of the County's contract along with Lake County's contract and all subsequent modifications which harmonize with the master agreement currently in place. This piggyback agreement is structured to automatically renewal, ensuring uninterrupted access to vital Fire Service Equipment. All other terms and conditions of the original agreement remain in effect. Upon approval at today's meeting, the amendment will be presented to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; expenditure is estimated at $80,000 annually, however, this will vary based on the actual need for services. Marion County Fire Rescue will pay for services necessary during the term and total expenditure will not exceed funds approved in each year's budget without being brough back before the Board for approval.

Recommended Action: Motion to approve the Second Contract Amendment to renew the piggyback agreement with Ten-8 Fire and Safety, LLC., including future automatic renewal provisions consistent with Lake County contract, and authorize the Chairman and Clerk to execute the agreement under 23PB-021.

**7.4.10.** Request Approval of Task Order: 20Q-074-TO-36 Maricamp Water Main Replacement - Engineering Design Support Services, Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of $96,583)

The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: On July 21, 2020, the Board approved contracts with five (5) firms to provide Utilities Engineering Design Support Services for Marion County. Under the agreement, Marion County Utilities (MCU) has assigned Kimley-Horn and Associates, Inc. (KHA) to provide comprehensive engineering design services for the replacement of an existing 12-inch water main along SE Maricamp Road. The new water main will consolidate and replace two (2) aging water lines that have experienced frequent leaks. Additionally, the project will complete a loop in the water distribution system, thereby enhancing system reliability and operational efficiency in the area.

As part of the project, KHA will coordinate with survey and geotechnical subconsultants and provide quality assurance and control throughout the project design process. KHA will prepare design plans based on current utility locations and include all necessary technical specifications. The firm will also participate in design review meetings with MCU and the Office of the County Engineer (OCE) staff to ensure alignment throughout the design process. The final design submittal will incorporate all necessary refinements, including vertical alignment and project-specific details. In addition, KHA will support MCU during the bidding phase by providing typical bidding assistance and engaging with prospective bidders as needed.

A copy of KHA's proposal and scope of work is attached for review and will be included as backup documentation for the associated purchase order.

Budget/Impact: Neutral; expenditure of $96,582.50. Funding for this project is from ZF448536-563102 (Marion County Utility Fund), Project UTC000094.

Recommended Action: Motion to approve the recommendation and authorize staff to release the purchase order to Kimley-Horn and Associates, Inc., under 20Q-074.

**7.4.11.** Request Approval of Purchases $50,000 and Over
The Board accepted the following recommendation from Procurement Services Director Olsen:

Description/Background: The item below has been received by Procurement Services and is approved for conformance with the Procurement Code/Manual, pending approval at today's meeting.

Pending Requisition/McKesson Medical Surgical Government Solutions, LLC - Marion County Fire Rescue requests approval to purchase one (1) Aqua Phase Backboard Washer, a specialized sanitation unit engineered to deep clean spinal immobilization boards by efficiently removing biohazardous residues. It ensures complete decontamination and significantly reduces the risk of cross contamination between patients. Total expenditure of $61,015.84; funds are available in line VJ732522-564101-STC0732SG (Infrast Surtax Cap Proj Fund). This purchase meets competitive bidding requirements under Sourcewell contract #041823-MML.

Recommended Action: Motion to approve requested purchase.

**7.5. Transportation - County Engineer:**

**7.5.1.** Request Approval of an Indemnification Agreement Between Pulte Home Company, LLC and Marion County for the Proposed Stone Creek by Del Webb Solaire Phase 2 & 3 Subdivision, Application Number 32569 (Budget Impact - None)
The Board accepted the following recommendation from County Engineer Steven Cohoon, Office of the County Engineer (OCE):

Description/Background: This is a request seeking approval of an Indemnification Agreement associated with Land Development Code Section 2.18.4.E, which allows for up to 10 building lots to be constructed in a subdivision prior to recording the Final Plat. The five (5) conditions outlined in the proposed Indemnification Agreement have been met and the County Attorney's office has approved the proposed agreement for Stone Creek by Del Webb Solaire Phase 1 Subdivision. This will allow up to 20 individual permits for the construction of 10 building lots prior to Final Plat approval.

This subdivision is located in the southwest portion of the County and contains 270 lots and 11 tracts on 85.05 acres with 2.04 miles of private roads.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Indemnification Agreement between Pulte Home Company, LLC and Marion County for the proposed Stone Creek by Del Webb Solaire Phase 2 & 3 Subdivision and authorize the Chairman and Clerk to execute the same.

**7.5.2.** Request Approval of a Perpetual Utility Easement Associated with the Animal Services Complex for Parcel 21630-003-00 and 21630-003-01 (Budget Impact - None)
The Board considered the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Perpetual Utility Easement associated with the Animal Services Complex currently under construction off west SR 40. This easement will allow Sumter Electric Cooperative, Inc. (SECO) to install, maintain, and operate underground power lines and related equipment between the main lines on SR 40 and the Animal Services Complex.

Budget/Impact: None.

Recommended Action: Motion to approve the Perpetual Utility Easement and authorize the Chairman and Clerk to execute the same.

Mr. Bouyounes provided a brief overview of the request, noting after the initial Agenda was published staff was still working on the easement language to make it less restrictive for the proposed site. He stated the revisions were successful. The easement will be perpetual, which is where they will install the power lines to serve the Animal Services center and make crossing the easement similar to a driveway or walking path.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve the Perpetual Utility Easement as revised and authorize the Chairman and Clerk to execute the same. The motion was unanimously approved by the Board (5-0).

**7.5.3.** Request Approval of the Release of a Subdivision Improvement Agreement with Letter of Credit Associated with McGinley Landing Phase 1 (renamed to 1a) (Budget Impact - None)

The Board accepted the following recommendation from County Engineer Cohoon, OCE:

Description/Background: This is a request to approve the Release of a Subdivision Improvement Agreement with Letter of Credit associated with McGinley Landing Phase 1 (renamed to 1a). The improvements were inspected on May 9, 2025 and a Certification of Satisfactory Completion letter was sent to the Developer. The release will be recorded in the Public Record for proper satisfaction of the surety bond.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Release and to authorize the Chairman and Clerk to execute the same.

**7.6. Utilities:**

**7.6.1.** Request Approval of Water Main Extension Connection Agreement WME-093-O Between Pabliny LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of $700)

The Board accepted the following recommendation from Utilities Director Tony Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which results in installing 196 feet of water main across the parcel's frontage. MCU's $700 fee covers only the design of the water main extension, as the property owner selected to use their own underground utility contractor. The project will service a total of three (3) parcels along the route.

| | | |
|---|---|---|
| Total Project Cost | $20,300.00 | $19,600 construction + $700 design |
| Per Parcel Cost | $6,776.67 | Three (3) total parcels |

Budget/Impact: Neutral; project cost is $700. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement.

**7.6.2.** Request Approval of Water Main Extension Connection Agreement WME-091-S Between AT20 Assets LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of $75,351)

The Board accepted the following recommendation from Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property being developed is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner has applied for building permits for two adjacent parcels within the 400' connection distance of the public water main provided by Marion County Utilities (MCU). The owner is required to install the water main across the entire frontage of both parcels, concluding at the farthest corner of the second property.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances to permit MCU to enter into a Share Agreement whereby each parcel connecting to the MCU system is charged for only their share of the total project based upon MCU's low bid for the work. The County has funding in place to use the share methodology to interconnect the mains and "close the loop," which improves the system hydraulics within the neighborhood.

| | | |
|---|---|---|
| Total Project Cost | $75,350.50 | $75,350.50 construction + $1,400 design |
| Per Parcel Cost | $ 4,709.41 | 16 total parcels |

Budget/Impact: Neutral; project cost is $75,350.50 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**7.6.3.** Request Approval of Water Main Extension Connection Agreement WME-118-S Between 6 Grands, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of $25,431)

The Board accepted the following recommendation from Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) by installing the water main across the parcel's entire frontage and end the system at the farthest property corner. The County has the necessary funding in place to use the share methodology to interconnect the water mains to "close a loop", which improves the system hydraulics within the neighborhood.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances to permit MCU to enter into a Share Agreement whereby each parcel connecting to MCU system pays only their share of the project based upon MCU low bid contractor's price for the work. The water main extension will serve a total of two (2) parcels along the route.

| | | |
|---|---|---|
| Total Project Cost | $25,431.00 | $24,731 construction + $700 design |
| Per Parcel Cost | $12,715.50 | Two (2) total parcels |

Budget/Impact: Neutral; project cost is $25,431 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**8. COUNTY ATTORNEY:**

**8.1.** Request Consideration of Reduction and/or Release of Civil Restitution Lien for Cynturia McClendon Smith

County Attorney Matthew G. Minter, Legal, presented the following recommendation:

Description/Background: On June 27, 2025, the County Attorney's Office received a request from Cynturia McClendon Smith for a Release/Reduction of her Civil Restitution Lien from Case No. 2014-CF-0997, recorded in OR Book 6069, Page 609 on July 17, 2014. Ms. McClendon Smith is requesting a reduction of the Civil Restitution/Cost of Incarceration Lien totaling $14,786.27, with $9,000.00 remaining in judgment and$5,786.27 in interest.

On March 24, 2014, Ms. McClendon Smith was arrested for Possession of Cocaine (Third Degree Felony) and Possession of Cannabis Less than 20 Grams (First Degree Misdemeanor) in Case No. 2014-CF-0997. On May 6, 2014, she was sentenced to 180 days in jail; the court imposed a judgment of Cost of Incarceration for $9,000.00 (sentence 180 days x $50 per day). She served 154 days in the Marion County jail and was an Inmate Worker for 108 days. Therefore, she was in jail for 46 days where she was not an inmate worker. She has paid all other fines and court costs for this case.

Ms. McClendon Smith is asking for this release/reduction of her lien to help clear up her background to obtain an administration job with her local church.

Budget/Impact: None.

Recommended Action: Motion to approve or deny Cynturia McClendon Smith's request for a Reduction and/or Release of the Civil Restitution Lien recorded in OR Book 6069, Page 609 on July 17, 2014.

County Attorney Mathew G. Minter, Legal, provided a brief overview of the Civil Restitution Liens. He advised that Cynturia McClendon Smith has paid all other fines relating to the case. Mr. Minter stated she is requesting relief from the Board to facilitate her obtaining an administrative position with her church, noting she has had no known run-ins with law enforcement since, is married and has 2 little boys.

Chairman Bryant advised that she read through the applicants file and letter to the Board. She congratulated Ms. Smith for moving forward from a foolish decision in her youth and a life well lived.

Cynturia McClendon Smith, NE 166th Avenue, Williston, advised that most of her comments were in the original letter she submitted to the BCC. She stated she is trying to build a better life for herself, her husband and her children. Ms. Smith advised that she has a position available at her church ministry where she is employed and is seeking a promotion, noting the liens are hindering this opportunity. Ms. Smith stated her supervisor from Vision Christian Academy and Director of Admission is present in support of her today.

Commissioner Stone opined that there is no life that cannot be turned around. She stated Ms. Smith is a wonderful success story and testimony.
A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to waive all interest fees, credit the 154 days as an inmate worker and reduce the total lien to $2,300.00. The motion passed unanimously by the Board (5-0).
Chairman Bryant congratulated Ms. Smith for moving forward.

**9. COUNTY ADMINISTRATOR:**
**9.1.** Present Community Services and Code Enforcement Update
Community Services Director Butler presented the following recommendation:

Description/Background: On May 22, 2024, the BCC authorized the Community Services Department and the Growth Services Department, through the Code Enforcement Division, to collaborate and coordinate a Neighborhood Cleanup Pilot Program using Community Development Block Grant (CDBG) Funds. The program goal is to address properties in violation of the County's Code of Ordinances that are within Low to Moderate Income Census Communities. This program is in the approved 2025-2026 Action Plan and the Community Services 2025-2028 Five Year Consolidated Plan.

In October 2024, the program began by establishing processes that allowed a Code Enforcement Officer and others to obtain the necessary training to accomplish the stated goals. To date, Community Services and Growth Services have successfully cleaned up and/or demolished structures on approximately 20 properties in the low to moderate income areas of the County.

Community Services and Growth Services have proven that this pilot program is successful and plan to continue the program through FY 2025-26, provided the necessary funding remains available.

Budget/Impact: None.

Recommended Action: For information only.

County Administrator Mounir Bouyounes, Administration, advised that the Neighborhood Pilot Cleanup Program will be tag teamed by both Growth Services and Community Services.
Community Services Director Cheryl Butler introduced Charles Rich to provide an update on how Community Development Block Grant (CBDG) funds have been aiding the Code Enforcement team.
Administrator Charles Rich, Community Services, referred to the map on page 1048 of the Agenda Packet entitled "FY-2024-2025 Community Services Code Enforcement – Neighborhood Cleanups". He advised that staff brought this pilot program to the BCC in May of 2024. Mr. Rich stated the Board provided the vision, the executive management team provided direction and staff executed on the pilot program to commit CDBG funds towards Code Enforcement cases that were creating neighborhood problems. He opined that the County is fortunate Code Enforcement worked to tee up cases that had already been adjudicated through the Code Enforcement Board (CEB) and found to be problematic. Mr. Rich stated this project has been quite successful, noting staff has been able to complete 20 of the cleanups. He introduced Robin Hough to provide further details.
Code Enforcement Manager Robin Hough referred to the PowerPoint presentation as shown on the overhead screens. She stated staff began with $200,000.00 from the CDBG funding; however, some of those funds goes towards the salary of the Code Enforcement officer that is assigned to this project. Ms. Hough referred to the map on the overhead

screen showing all of the abatement projects staff completed this year with the remaining funds. Some of the money is still incumbered with purchase orders for projects that have not been completed but are in the process. She advised that $130,696.00 is what was left of the $200,000.00 for the abatement projects. Ms. Hough stated the Department is nearing the end of this fund ensuring all is spent. She advised that in relation to the BCC General Fund budget the Department normally has in their contractual services for the abatement projects, almost $115,000.00 has been spent and under $50,000.00 is left to complete projects for this fiscal period. Ms. Hough provided a brief overview of examples of cleanups as shown on the overhead screens.
Chairman Bryant stated residents in the cleanup areas are very glad to see the work that is being done and commended Ms. Hough on the success of the program.
Ms. Hough opined that staff has done very well with the funds.

**NEW BUSINESS:** Mr. Bouyounes referred to an electronic message (email) sent out that has a package detailing talking points for the upcoming budget workshops, noting a hard copy will be on the Commissioners desks.

**UPDATE:** Mr. Bouyounes advised that the Board received a letter from Florida's Department of Government Efficiency (DOGE) requesting more information on the County's operation and efficiency. He stated staff is currently consumed with preparing for the budget workshops for the 2025/26 Fiscal Year (FY). Mr. Bouyounes stated while staff is also working to actively address DOGE's new information requests that he is going to ask that their deadline for response be extended to August 4, 2025 so the information is the most accurate the County has.
Chairman Bryant stated she has read the letter and the BCC has been very forward in giving DOGE any information requested. She advised that to her knowledge the information the County has provided in response to their requests has received no feedback. Chairman Bryant opined that the Board has been very thorough and that DOGE will be willing to give the deadline extension knowing the County is in the budget process. She stated Budget Workshops start July 16, 2025, noting if individuals cannot be physically present they can watch online at www.marionfl.org/agendas .

**10. COMMITTEE ITEMS:**
**10.1.** Board of Adjustment - Request to Reappoint One (1) Incumbent Member for a Full Term, Ending May 2028
Executive Assistant Gennifer Medina, Commission Office, presented the following recommendation:

> Description/Background: The term of incumbent Thomas Phillips expired in May 2025. Although no applications were received during the initial advertisement cycle, Mr. Phillips has since submitted an application for reappointment during the current selection period. He wishes to continue serving as a full member of the Board of Adjustment for a new term ending in May 2028.
> No other eligible applications were received during the advertisement period.
> Budget/Impact: None.
> Recommended Action: Motion to reappoint Thomas Phillips as full member of the Board of Adjustment for a term ending May 2028.

Clerk Harrell advised that Thomas Phillips received the appropriate votes.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to reappoint Thomas Phillips as full member of the Board of Adjustment for a term ending May 2028. The motion was unanimously approved by the Board (5-0).

**10.2.** Hills of Ocala MSTU for Recreation Advisory Council - Request to Reappoint One (1) Incumbent Member for a Full Term, Ending May 2029
Executive Assistant Medina, Commission Office, presented the following recommendation:

Description/Background: The term of incumbent Karen Brenay expired in May 2025. Although no applications were received during the initial advertisement cycle, Ms. Brenay has since submitted an application for reappointment during the current selection period. She seeks to continue serving as a full member of the Hills of Ocala MSTU for Recreation Advisory Council for a new term ending in May 2029. No additional applications were received during the advertisement period.

Budget/Impact: None.

Recommended Action: Motion to reappoint Karen Brenay as full member of the Hills of Ocala MSTU for Recreation Advisory Council for a term ending May 2029.

Clerk Harrell advised that Karen Brenay received the appropriate votes.
A motion was made by Commissioner Stone, seconded by Commissioner Curry, to reappoint Karen Brenay as full member of the Hills of Ocala MSTU for Recreation Advisory Council for a term ending May 2029. The motion was unanimously approved by the Board (5-0).

**10.3.** Code Enforcement Board - Request to Appoint One (1) Member to Fill One of Three Vacancies
Executive Assistant Medina, Commission Office, presented the following recommendation:

Description/Background: There are three (3) member vacancies on the Code Enforcement Board, and only one (1) application from Mr. Clifford Wilson was received during the advertisement period.

The vacancies are as follows:

- One (1) full member for an unexpired term, ending August 2026
- One (1) alternate member for an unexpired term, ending February 2026
- One (1) alternate member for a full term, ending July 2028

Budget/Impact: None.

Recommended Action: Motion to appoint Mr. Clifford Wilson to one of the vacant positions on the Code Enforcement Board.

Clerk Harrell advised that Clifford E. Wilson received the appropriate votes.
A motion was made by Commissioner Stone, seconded by Commissioner McClain, to appoint Mr. Clifford Wilson as a full member of the Code Enforcement Board for an unexpired term ending August 2026. The motion was unanimously approved by the Board (5-0).
Chairman Bryant stated if anyone in the public has a willingness to serve on Advisory Boards that there are 2 vacant positions on the CEB, noting both are alternate positions and individuals are welcome to apply by calling (352) 438-2121 for more information.

**10.4.** Fire Rescue / EMS Advisory Board - Request for Ratification of City of Ocala Fire Chief Clint Welborn as the Municipalities Representative for a Full Term Ending July 2029

Executive Assistant Medina, Commission Office, presented the following recommendation:

Description/Background: The current Municipalities Representative on the Fire Rescue/EMS Advisory Board is serving a term that expires at the end of July 2025. The incumbent is eligible for reappointment and has expressed interest in continuing to serve.

Budget/Impact: None.

Recommended Action: Motion to ratify the reappointment of City of Ocala Fire Chief Clint Welborn as the Municipalities Representative for a full term ending July 2029.

Clerk Harrell advised that City of Ocala Ocala Fire Chief Clint Welburn received the appropriate votes.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to ratify the reappointment of City of Ocala Fire Chief Clint Welborn as the Municipalities Representative for a full term ending July 2029. The motion was unanimously approved by the Board (5-0).

**11. NOTATION FOR ACTION:**

**11.1.** Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, August 13, 2025, at 9:00 a.m., or as Soon Thereafter, and Wednesday, September 3, 2025, at 5:30 p.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium

Growth Services Director Chuck Varadin presented the following recommendation:

Description/Background: Staff has submitted Land Development Code (LDC) Amendment Applications to review and update:

- LDC Article 2, Division 21, Major Site Plan, Section 2.21.1, Applicability
- LDC Article 2, Division 22, Stand Alone Permits, Section 2.22.2, Driveway Connection
- LDC Article 6, Division 13, Stormwater Management, Section 6.13.3, Stormwater Management Facilities
- LDC Article 6, Division 13, Stormwater Management, Section 6.13.4, Stormwater Quantity Criteria
- LDC Article 6, Division 13, Stormwater Management, Section 6.13.5, Flood Plain and Protection
- LDC Article 6, Division 13, Stormwater Management, Section 6.13.8, Stormwater Conveyance Criteria
- LDC Article 7, Division 3, Design Details, Section 7.3.1, Transportation and Stormwater, to revise TS034 Drainage Retention Area, to add TS039 Bedding and Trenching with Undercutting, and to add TS040 Bedding and Trenching Without Undercutting
- LDC Article 7, Division 3, Design Details, Section 7.3.2, Utilities, to revise UT102 Type A Bed Trench, and to revise UT103 Type B Bed Trench

The proposed revisions are to be considered by the Land Development Regulation Commission (LDRC) in a public hearing to be held on July 23, 2025, at 5:30 p.m., consistent with LDC Section 2.4.3.

LDC Section 2.5.5.A(1) requires the Board to consider the adoption of the proposed amendments in two advertised public hearings. At least one hearing is to be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote, elects to conduct that hearing at another time of day. Further, the second public hearing shall be held at least ten days after the first hearing. The following dates and times are being requested to conduct the required public hearings and accommodate the required advertising to consider the proposed Amendments:

- Wednesday, August 13, 2025, at 9:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium and
- Wednesday, September 3, 2025, at 5:30 p.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium.

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise Board of County Commissioners two Public Hearings to consider revisions to LDC Article 2, Division 21, Major Site Plan, Section 2.21.1, Applicability; Article 2, Division 22, Stand Alone Permits, Section 2.22.2, Driveway Connection; Article 6, Division 13, Stormwater Management, Section 6.13.3, Stormwater Management Facilities; Article 6, Division 13, Stormwater Management, Section 6.13.4, Stormwater Quantity Criteria; Article 6, Division 13, Stormwater Management, Section 6.13.5, Flood Plain and Protection; Article 6, Division 13, Stormwater Management, Section 6.13.8, Stormwater Conveyance Criteria; Article 7, Division 3, Design Details, Section 7.3.1, Transportation and Stormwater; and Article 7, Division 3, Design Details, Section 7.3.2, Utilities on Wednesday, August 13, 2025, at 9:00 a.m. and Wednesday, September 3, 2025, at 5:30 p.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to schedule and advertise Board of County Commissioners two Public Hearings to consider revisions to LDC Article 2, Division 21, Major Site Plan, Section 2.21.1, Applicability; Article 2, Division 22, Stand Alone Permits, Section 2.22.2, Driveway Connection; Article 6, Division 13, Stormwater Management, Section 6.13.3, Stormwater Management Facilities; Article 6, Division 13, Stormwater Management, Section 6.13.4, Stormwater Quantity Criteria; Article 6, Division 13, Stormwater Management, Section 6.13.5, Flood Plain and Protection; Article 6, Division 13, Stormwater Management, Section 6.13.8, Stormwater Conveyance Criteria; Article 7, Division 3, Design Details, Section 7.3.1, Transportation and Stormwater; and Article 7, Division 3, Design Details, Section 7.3.2, Utilities on Wednesday, August 13, 2025, at 9:00 a.m. and Wednesday, September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (5-0).

**11.2.** Request Adoption of a Resolution to Declare a Public Hearing Date for Consideration of a Road Closure Petition Associated with the Revised Map of Goodwins Additions Stanton on August 19, 2025, at 10:00 a.m., or as Soon Thereafter as Possible in the McPherson Governmental Campus Auditorium

County Engineer Cohoon, OCE, presented the following recommendation:

Description/Background: This is a request for approval and execution of a Resolution declaring a Public Hearing be held to consider a petition made by Kathleen O. Dudley to close and abandon a portion of High Street (SE 141st

Terrace) and Rapello Avenue, located in Section 21, Township 17, Range 24, and to renounce and disclaim any right of the County and the general public.
Budget/Impact: Revenue of $700 - Transportation - BL400341 - 34190012.
Recommended Action: Motion to approve and adopt the Resolution declaring a Public Hearing date to consider closing a portion of High Street (SE 141st Terrace) and Rapello Avenue located in Section 21, Township 17, Range 24 on August 19, 2025, at 10:00 a.m., or as soon thereafter as possible in the McPherson Governmental Campus and authorize the Chair and Clerk to execute the same.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to adopt Resolution 25-R-232 declaring a Public Hearing date to consider closing a portion NW 54th Court located in Section 28 Township 12 Range 21 on December 17, 2024 at 10:00 a.m., or as soon thereafter as possible in the McPherson Governmental Campus Auditorium, and authorize the Chair and Clerk to execute the same. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-232 is entitled:

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, TO DECLARE A PUBLIC HEARING DATE & TIME FOR CONSIDERATION OF CLOSING AND ABANDONMENT OF ROAD(S)

**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 .

Kris Mezini, Cherry Road, commented on a recent experience with the Building Safety Department relating to a solar panel installation inspection. He expressed concern with how the situation was handled and the discrepancies, noting a new inspection should be conducted to verify the results.

Building Safety Director Michael Savage advised that he met with Mr. Mezini’s parents several times over concerns with the installation of the solar panels and also the allegations of a poor inspection. Mr. Savage provided a brief overview of how inspections are scheduled and performed. He advised that he has never received the video of the camera footage. Mr. Savage stated Inspections Manager Mike Biganzoli went back out to the field to check for anything wrong with the installation, noting nothing was found. He provided a brief history of the inspections performed. Mr. Savage advised that in relation to granting the Mezini’s another inspection, he is legally barred from doing so since the permit now has a CO. Florida Building Code section 1.10.1 precludes an inspector from going back out to perform an inspection after that CO has been issued. He clarified that the Department by Statute performs inspections on active building permits, noting this building permit was final. Mr. Savage stated all other partners in the County must sign off if need be and then the report is ran, which is why there is a discrepancy in the date. He advised that he has been dealing with this case for almost 4 years now.

Chairman Bryant clarified that a solar contractor is handling the installation of the solar panels and that is who has made the application with the County on behalf of the homeowner. The multiple inspections were scheduled by that contractor with one failure prior to passing and being issued a CO. She opined that the County has fulfilled their obligation.

Mr. Savage advised that staff also performed a Customer Service quality check to ensure nothing was missed.

In response to Chairman Bryant, Mr. Mezini stated the project still does not comply with any C-codes, which tie in with Florida building codes. For example, it does not have any grounding for an electrical system. He advised that if he were to submit the current paperwork to Duke Energy that they would require a new inspection. Mr. Mezini stated the CO should not have been passed based on the lack of proper inspection to see the grounding wire was still not connected or installed.

Chairman Bryant questioned if this information came from Duke Energy.

Mr. Mezini stated nothing changed aside from the panels increasing from 27 to 30 on the second building inspection, noting the first building inspector failed the system due to the changes in the amount of panels and the final electrical not having any grounding.

Chairman Bryant questioned whether the County's inspection showed the electrical wiring was done properly. Mr. Savage advised that the exact comments from the inspector were "Need revised plans. Rough electric disapproved", but these were his only comments and there were none about grounding.

In response to Chairman Bryant, Mr. Savage advised that is all the information the County has. He stated the final structural inspection that passed on September 30, 2021 says "Met with District Manager. Observed system. No permit available to sign." Final electrical and power inspections passed on the same date with a note that stated "The homeowners would not answer their door." Mr. Savage clarified that the inspector did not know the homeowner was in a meeting at the County Building Safety office at the same time. He noted there is no documentation in relation to a grounding system.

Chairman Bryant advised that in an effort to save time she is suggesting ACA Tracy Straub along with Building Safety Director Savage meet with the Mezini's to get this issue resolved.

General discussion ensued.

Chairman Bryant advised that if the burden of solution falls on Duke Energy then the Mezini's will need to take that up with them or the solar contractor.

Chairman Bryant noted it is the ten o'clock hour. She advised that the Board would continue with the Agenda after the public hearing is concluded.

Commissioner Stone out at 10:08 a.m.

**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 Consider Public Comments for the 2025-2026 Annual Plan for the Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant

Community Services Director Cheryl Butler presented the following recommendation:

Description/Background: Marion County receives federal grant funds through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs as an Entitlement County.

- Marion County partners with the City of Ocala in a HOME Consortium, where the County serves as the lead agency.

- The City of Ocala independently receives its own CDBG funds as an Entitlement City.

Each year, the County submits an Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD). The plan outlines how federal funds will support housing, community development, and homelessness services for low- to moderate-income residents.

This public hearing is the first of two held to gather input for the development of the FY 2025-2026 Annual Action Plan. A 30-day public comment period runs from July 6 to August 6, 2025. Anticipated FY 2025-2026 Allocation are:

- CDBG, $2,173,037.00
- HOME, $891,550.13
- ESG, $190,774.00

Below is the proposed use of funds:

| Proposed Activities for 2025-2026 Annual Action Plan | Anticipated Allocation Amount |
|---|---|
| CDBG | $2,173,037 |
| Public Service | $325,955 |
| Public Infrastructure | $265,137 |
| Nonprofit Public Facility | $565,137 |
| Clearance and Demo/Slum and Blight | $582,201 |
| Administration and Planning | $434,607 |
| HOME | $891,550.13 |
| New Construction | $565,040.13 |
| Housing Rehab/Reconstruction | $237,355 |
| Administration and Planning | $89,155 |
| ESG | $190,774 |
| Street Outreach | $100,000 |
| Homeless Prevention/Rapid Rehousing | $76,466 |
| Administration and Planning | $14,308 |
| Total Anticipated 2025-2026 Funding | $3,255,361.13 |

The public is encouraged to comment on the proposed Annual Action Plan which is published at <https://www.marionfl.org/home/showpublisheddocument/27038/638871418740328210> by submitting written comments to MarionCountyCommunityServices@marionfl.org <mailto:MarionCountyCommunityServices@marionfl.org> or call 352-671-8870. A final public hearing is scheduled for August 5, 2025 to review and approve the final Action Plan.

Budget/Impact: None.

Recommended Action: Take public comment on the 2025-2026 Annual Action Plan and provide staff direction regarding comments. No further action is required during this first hearing.

Deputy Clerk Windberg presented Proof of Publication of legal ad No. 11390305 entitled, “Public Notice – Public Needs Hearing Proposed FY 2025-2026 Annual Action Plan” published in the Star Banner newspaper on July 3, 2025. The Notice states the Board will discuss the HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG) Program through the Marion County and the City of Ocala HOME

Consortium, as well as the housing, community, and economic development needs of Marion County using CDBG funds.

Commissioner Stone returned at 10:09 a.m.

Chairman Bryant passed the gavel to Commissioner Zalak who assumed the Chair.

Commissioner Byrant out at 10:09 a.m.

Community Services Director Cheryl Butler stated this is the first of two public hearings. The County receives entitlement funds from HUD, which is a combination of CDBG, ESG and the HOME. She advised that the County is set to receive approximately $3,255,361.00. Ms. Butler stated the public comment period began July 6, 2025 and runs through August 6, 2025, noting the final public hearing on this plan will be August 5, 2025 at 10:00 a.m. held at the McPherson Governmental Campus Auditorium. Comments can be received at marioncountycommunityservices@marionfl.org or calling (352)671-8870. She introduced Grant Managers Charles Rich and Sean Glancy as representatives to answer any questions.

Chairman Zalak questioned whether staff has any updates for the community at this time. Ms. Butler advised that as part of the Action Plan under the CDBG the County is allocating approximately $582,000.00 for clearance and demolition, which would continue to support the Code Enforcement actions presented earlier in addition to clearance and demolition in the Community Redevelopment Area (CRA) if needed.

Commissioner Bryant returned at 10:11 a.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair.

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

Commissioner Stone stated with there being no further action to be taken that she looks forward to the final public hearing on August 5, 2025.

**6.2.** PUBLIC HEARING: Request Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Kingsland Country Estates Whispering Pines / Kingsland Country Estates Forest Glenn Municipal Service Benefit Unit for Street Lighting, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue

Municipal Services Director Chad Wicker presented the following recommendation:

> Description/Background: It has been determined during the budget process that the fund balance for Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn, Municipal Service Benefit Unit (MSBU) for Street Lighting assessment is not sufficient to sustain the funds beyond this current year. These funds are being used for street lighting within this subdivision.
>
> Currently, the FY 2024-25 annual projected revenue to operating will generate approximately $52,919, with projected expenditures of $67,950, leaving a deficit of $11,647 by FY 2025-26. The increase of the assessment of $45 to $66 will increase the revenue to $77,615 annually, which will begin increasing the fund balance and allow us to offer the same level of service for the next ten years.
>
> Based on discussions with the Marion County Budget Director, staff is recommending an increase from the current annual rate of $45 to $66 annually for the upcoming FY 2025-26 Budget.
>
> Budget/Impact: Estimated annual expenditure of $69,989.
>
> Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Resolution for the Kingsland Country Estates Whispering

Pines/Kingsland Country Estates Forest Glenn MSBU for Street Lighting establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn for Street Lighting.

Deputy Clerk Windberg presented Proof of Publication of a display ad entitled, “Notice of Public Hearing” published in the Star Banner newspaper on June 24, 2025. The Notice states the Board will consider the adoption of a Resolution increasing the assessment rate for the Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Municipal Services Benefit Unit (MSBU) for Street Lighting from $45.00 per parcel per year to $66.00 per parcel per year.

Operations Manager Zachary Jacobson, Municipal Services (MS), referred to the PowerPoint presentation as seen on the overhead screens. He stated both subdivisions are located in District 2, noting their MSBU was established back in 2021 for the purpose of street lighting. With that establishment the Ordinance gave a $100.00 per year per parcel maximum rate; however, it currently sits at $45.00. Mr. Jacobson advised that this does provide around 200 streetlights for these communities. He stated MS is asking this be increased to $66.00 per year per parcel to keep up with expenses, noting they would be in the red come next FY by just short of $12,000.00. Mr. Jacobson advised that while working with the Budget Department and considering the energy rates that have increased over the last year that the change to $66.00 would ensure the streetlighting services over the next 10 years or FY 2034/35. He clarified they have been servicing the area for 5 years and 1,200 parcels pay into this fund, but the increase is inevitable if it is to be sustained.

Chairman Bryant stated Mr. Jacobson works along with the area’s Homeowners Association (HOA). She clarified that this is for these 2 communities and is not a Countywide initiative.

Mr. Jacobson advised that there was no pushback on the proposed increase at the HOA meeting.

Chairman Bryant opened the floor to public comment.

President Richard Kiefer, Kingsland Country Property Owners Association, SW 61st Avenue, stated this is a good thing and provides safety for everyone; however, he would prefer these lights be switched to LED, which would lower the cost.

Commissioner Curry questioned how long the assessment has been at $45.00. Mr. Kiefer advised that it has been just over 2 years, noting it started at $40.00 and went to $45.00.

Commissioner Curry questioned if the increase in the assessment would provide any surplus. Chairman Bryant advised that it is a 10-year plan.

Chairman Bryant advised that public comment is now closed.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to approve and authorize the Chairman and Clerk to execute Resolution 25-R-231 for the Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn MSBU for Street Lighting establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Kingsland Country Estates Whispering Pines/Kingsland Country Estates Forest Glenn for Street Lighting. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-231 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY OF KINGSLAND COUNTRY ESTATES WHISPERING PINES/KINGSLAND COUNTRY

ESTATES FOREST GLENN MUNICIPAL SERVICE BENEFIT UNIT FOR STREET LIGHTING; ESTABLISHING A SPECIAL ASSESSMENT RATE; AND ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE.

**12. GENERAL PUBLIC COMMENTS: CONTINUED**

Chairman Bryant opened the floor to public comment.

Stephen Shives, NE Jacksonville Road, commented on a recent encounter he had with Code Enforcement relating to an event he held on his property over Presidents Day weekend and the property not being used in compliance with the zoning classification. He expressed concern for civil liberties, infringement and vagueness in the language of County Ordinances.

Chairman Bryant opined that while she understands his concerns there are still rules in place when it comes to holding special events on private property; however, it is not just for Mr. Shives but all other neighbors as well. She stated she agrees when the Code Enforcement Officer came out to discuss the situation with Mr. Shives that it may not have been handled in the best manner. Chairman Bryant advised that when there is a large event on private property where there are vendors and tickets sold followed by a neighbor complaint the County is required to follow up on the complaint. She stated she hopes all parties involved can take this as a learning opportunity. Chairman Bryant advised that the BCC encourages Mr. Shives to continue this event in the coming years as long as he obtains the proper permits. She expressed her apologies on behalf of the Board if the Code Enforcement Officer did not handle the situation properly when they first arrived on scene, noting the Board expect all County staff to strive for excellence. Chairman Bryant referenced Marion County's vision statement and its logo.

Mr. Shives opined that the issue comes when the County quotes an Ordinance designated specifically for business transactions and is now expecting the general public as private property owners to know these Ordinances now apply to them, which appears inaccurate. He clarified that tickets were not sold and the public was not invited or allowed at this event. Mr. Shives provided a brief overview of how those who attended were invited. He expressed concern for these kinds of restrictions on private property owners.

Commissioner McClain advised that he met with staff on this issue and spoke with Mr. Shives. He clarified under the Ordinance Mr. Shives was not in compliance; however, Mr. Shives brings up a good point that this Ordinance is too loosely drafted and he has seen more specifications in other Counties in terms of traffic issues or number of attendees. It brings up a good point when it comes to this Ordinance that the Board should look at drafting it a little bit tighter as opposed to casting a wide net. Commissioner McClain provided a personal example of large family gatherings.

Chairman Bryant stated another issue the County is facing is people are buying properties within Marion County and turning them into Vacation Rentals by Owner (VRBO's) advertised to hold weddings and other special events, noting she has requested staff to look into some Ordinances for this. She provided an example of residents with neighboring VRBO's, noting these VRBO's infringe on the neighboring residents right to peace. Chairman Bryant stated she would like to assign Commissioner McClain to be the liaison on these issues.

Ardian Mezini, Cherry Road, expressed concern over the inspection regarding their SolarMax solar panel installation addressed earlier in the meeting. He advised that he sent an email to County Administrator Mounir Bouyounes and spoke with Commissioner

Curry regarding the situation, noting he turned in a flash drive to a staff member after meeting with Commissioner Curry containing the video footage from the day of inspection and pictures of the missing grounding conductor. Mr. Mezini commented on the foreclosure of his house.
In response to Mr. Mezini, Chairman Bryant advised copies of his handouts can be made in the Commission Office for the Board.
Elvira Mezini, Cherry Road, expressed concern over the inspection and conduct of the Building Safety Department.
Chairman Bryant stated the contractor is responsible for notifying the residents when an inspector is coming out. She advised that she will review the footage and follow up.
General discussion ensued.
Henry Munoz, Marion Oaks Boulevard, expressed concern over internet installation for the community auditorium in Marion Oaks and a traffic accident in the same area.
Chairman Bryant advised that public comment is now closed.
(Ed. Note: The Deputy Clerk did not receive a copy of Mr. Mezini's handouts.)

**13. COMMISSIONER ITEMS:**
**13.1. Commission Comments**
Commissioner Curry advised that he recently returned from the NACo meeting in Philadelphia and wanted to recognize Commissioner Zalak for being placed on their Board of Directors. He stated people see the Board in these meetings but not the extracurricular activities they participate in. Commissioner Curry advised that a few years ago Commissioner Bryant had ascended through multiple roles and eventually served as the President for the Florida Association of Counties (FAC), noting not many people take the time and energy to represent the County at a State and national level. He stated he enjoyed the speakers and legislative initiatives presented at NACo.

Commissioner Stone commented on Item 14.4.1 regarding the Medical Examiner's meeting on May 14, 2025. She advised that the next meeting is coming up in August. Commissioner Stone stated the Medical Examiner Advisory Committee has requested County Attorney Minter to work with the other Counties' attorneys to return to the next meeting with some options for moving forward.
County Attorney Minter, Legal, advised that one of the issues is the State Medical Examiner's Commission, noting the Lake County Attorney has advised him they do not intend on trying to appear in front of them in August.
Commissioner Stone stated Lake County advised that they intend to go back to the Medical Examiners Board asking to separate from District 5 and join District 24, but they need options to do this.

Commissioner McClain stated he had nothing further to add.

Commissioner Zalak stated during his time with NACo was a program entitled Secure Rural Schools (SRS), where the County receives funding from having the Ocala National Forest in the community. He advised that this did not get passed as a continuing Resolution or reauthorized in federal congress and it is worth noting. Commissioner Zalak stated in President Trump's budget there is no CBDG or HOME funds, which will leave it up to congress to decide on how it will move forward following September 30, 2025. There are other Federal programs that are going to be changing that could have an impact on Marion County.

Chairman Bryant advised that the full Agenda can be viewed online for every meeting at www.marionfl.org/agendas. She stated this is a way to review each Agenda Item, noting emails with questions are encouraged if individuals are unable to attend. Chairman Bryant provided a brief overview of the items found under Notation for Record, noting these items are what keep the BCC transparent. She stated the County is about to begin the Budget Workshops for FY 2025/26. It involves going through each Department's budget followed by outside agencies budgets and Constitutional Officers budgets. Chairman Bryant advised that when it comes to Constitutional Officers the BCC does not have any authority over their budget proposals; however, they do approve the budget amount. She stated if individuals are confused on where to find specific information they can reach out to any of the County Commissioners via email, calling the office at (352)438-2321, or listening to the Government 101 Podcast. Chairman Bryant stated staff posts information in the newspaper and regularly through social media.

**13.2. Commission Calendar**
**13.2.1.** Present Commission Calendar
The Chairman acknowledged receipt of the Commission calendar covering the period of July 15 through August 19, 2025.
**14. NOTATION FOR RECORD:**
**14.1. County Administrator Informational Items:**
**14.1.1.** Approved Technical Update to Marion County's State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) 2022-2023, 2023-2024, 2024-2025 (Budget Impact - None)
**14.1.2.** Tourist Development Council - Present Resignation from Victoria Billig
**14.1.3.** Public Safety Coordinating Council - Notification of Member Designation - Jeffrey King, Incoming Circuit Five State Probation Administrator
**14.1.4.** Industrial Development Authority - Present Resignation from Roy Hilgenfeldt
**14.1.5.** Present Corrected Contract Number for Fire Station 11 Construction
**14.1.6.** Present Letter Dated June 24, 2025 from the Secretary of the Interior Regarding Funding for 2025 Payments in Lieu of Taxes Program
**14.1.7.** Present Chamber and Economic Partnership June 2025 Activity
**14.1.8.** Present Solid Waste Monthly Operations Report for May 2025
**14.1.9.** Present the Economic and Tourism Development Report for Fiscal Year 2023-24 as Required by Section 288.1226 and 288.904, Florida Statutes

**14.2. Present Walk-On Items From Previous BCC Meeting:**
**14.2.1.** Request Approval of the Lease Renewal Agreement between 15912 STATE ROAD 40, LLC, and Marion County for the Tax Collector office located at 15956 East State Road 40, Silver Springs, Florida 34488 ("Forest office")

**14.3. Clerk of the Court:**
**14.3.1.** Present Report No. 2025-02 Review of Internal Controls Over the Usage of Driver and Vehicle Information Database - Parks and Recreation
**14.3.2.** Present Administrative Budget Transfer Report for FY 2024-25
**14.3.3.** Present Monthly Report for the Building Department Budget and Actual

**14.3.4.** Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances 25-21, 25-22, 25-23, 25-24, 25-25 and 25-26 With The Secretary Of State's Office
**14.3.5.** Present Financial Statements and Independent Auditor's Report For Year Ended September 30, 2024, Prepared by James E. Davis, Certified Public Accountant, For Marion Soil and Water Conservation District
**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.** Districts 5 and 24 Medical Examiner - May 14, 2025
**14.4.2.** Development Review Committee - June 16 and 23, 2025
**14.4.3.** Land Development Regulation Committee - June 4, 2025
**14.4.4.** Planning and Zoning Commission - May 28, 2025
**14.4.5.** Parks & Recreation - May 21, 2025
**14.4.6.** Tourist Development Council - May 21, 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

There was a recess at 10:53 a.m.
The meeting reconvened at 2:01 p.m. with all members present.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Kathleen Brugnoli and Sarah Wells, Staff Assistant Autumn Williams, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and ACA Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

Deputy Clerk Mills-McAllister advised that there are two (2) Proofs of Publication to be presented for this afternoon's meeting.
The first Proof of Publication is Legal ad No. 11433504 entitled, "Notice of Intention to Consider Adoption of an Ordinance", published in the Star Banner newspaper on June 30, 2025. The Notice states the Board will consider The Notice stated the Board will consider adopting an Ordinance approving Comprehensive Plan Amendment, zoning changes and Special Use Permits.
The second Proof of Publication is a Display ad entitled, "Notice of Change of Land Use Marion County Comprehensive Plan" published in the Star Banner newspaper on June

16, 2025. The Notice states the Board will consider T Comprehensive Plan Amendment 25-L03 (Item 15.3.4), Large Scale Future Land Use Map (FLUM) Amendment.

Chairman Bryant advised that Items 15.3.4 and 15.3.5 were continued at the P&Z Commission meeting and the BCC will not be hearing those requests today. She stated individuals that are present to speak to either of those Items will be given the opportunity to provide public comment.

County Attorney Matthew G. Minter provided a brief overview of the process for today's zoning and Special Use Permit hearings.
Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

**15. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 2:00PM):**
**15.1. DRC Waiver Requests and Public Hearings:**
**15.1.1.** Request for Waiver from Land Development Code Section 6.8.6.B - Buffers for Abshier Engineering Inc., Parcel Number 31399-002-00, Application Number 32987 (Budget Impact - None)
The Board considered the following recommendation from Building Safety Director Michael Savage, Sr., on behalf of the Development Review Committee (DRC):

> Description/Background: The Applicant, Abshier Engineering Inc., requested a waiver to Land Development Code (LDC) Section 6.8.6.B, which states, "Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view." The Applicant requests that buffers not be required. Forest High School is to the South and West. A parking lot is West and undeveloped to the South. A DRA is to East. Applicant states that Buffers in these areas provide no.
> The subject property is located in the central portion of the County on approximately 1.00 acre.
> This waiver request was denied by the Development Review Committee (DRC) on June 30, 2025.
> Budget/Impact: None.
> Recommended Action: Motion to uphold DRC's action for the waiver request.

Growth Services Director Chuck Varadin provided an overview of the waiver request by Abshier Engineering Inc., relating to buffers.
Commissioner Stone questioned whether staff is aware if the applicant has spoken to Marion County School Board (MCSB) to see how they would feel about not having the appropriate buffer on their side at Forest High School. Mr. Varadin stated he is unaware if there have been conversations between the parties.
In response to Commissioner Stone, Mr. Varadin advised that notification relating to this application would not have been sent to the school.
A motion was made by Commissioner Zalak, to disagree with the DRC and grant the waiver request relating to a wall and the buffer on the sides; however, the buffer along the roadway is to be in place.
Chairman Bryant commented on waiving the buffers next to the school and the Rotary Sportsplex and questioned if there is a fence in the location.

Mr. Varadin stated there is not a fence. He advised that there could be a Condition requiring the applicant to have a Type C buffer in the event the trees are knocked down or no longer in place.
In response to Chairman Bryant, Mr. Varadin stated it is his belief the business to be expanded is a car lot; however, the applicant did not say for sure. He commented on the Heavy Business (B-5) zoning, noting staff's concern relating to the possible uses under this classification.
Commissioner Zalak withdrew his motion.
Commissioner Stone advised that she is willing to allow the applicant a 30 day extension to allow the applicant to be present and answer the Board's questions.
Chairman Bryant stated that is her preference. She advised that she also wants to have some conversation with the MCSB, noting even though this is a parking lot there is a high school at the location. Chairman Bryant stated there is fencing across the front.
A motion was made by Commissioner Stone, seconded by Commissioner Curry, to continue the matter to August 19, 2025, or the first meeting in August, 2025. The motion passed unanimously (5-0).
Chairman Bryant requested staff meet with the MCSB prior to this Item coming back in August.

**15.1.2.** Request for Waiver from Land Development Code Section 6.8.6.K(5) - Buffers for Tillman & Associates Engineering LLC, Parcel Number 35730-000-00, Application Number 32857 Freedom Commons Phase 5 (Budget Impact - None)
The Board considered the following recommendation from Building Safety Director Savage, on behalf of the DRC:

> Description/Background: The Applicant, Tillman Engineering and Associates LLC, requested a waiver to Land Development Code (LDC) Section 6.8.6.K.(25), which states, "E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer."
> The Applicant requests a waiver for Freedom Commons Phase 5 pursuant to the development conditions (210805Z approved 8/17/2021) and the approved master plan (application request 27553 approved 12/19/22). A type 'E' buffer is required along the west boundary (along neighboring subdivision Ocala Crossings). The applicant suggests that due to the comparable lots at Ocala Crossings (40' wide lots) and Freedom Commons Phase 5 (50' wide lots), the west buffer per the LDC should not be required. Additionally, Ocala Crossings (neighboring development) has installed a privacy fence along the existing lots between the two developments. The Freedom Commons PUD was approved referencing the applicant's provided conceptual plan and General Note 2 on the conceptual plan states that buffers are to be consistent with the LDC unless depicted on the submitted documents. The submitted conceptual plan showed a type 'E' buffer where the proposed waiver is being requested.
> When the original PUD was approved the LDC did not require a buffer between two single-family developments. However, in December of 2024, the Board of County Commissioners approved amendments to the buffer table within the LDC that now requires a type 'E' buffer that is 5 feet wide with at least 4 shade trees for

every 100 lineal feet and a double-stagger row of shrubs or a 5 feet wide strip with a 6 feet tall opaque fence in lieu of vegetation between two single-family developments. The requested waiver was submitted on May 15, 2025.

By the LDC today, if these two subdivisions were to be developed, each would be required to install a type 'E' buffer that is 5 feet wide with the 4 shade trees and shrubs or a 6 feet opaque fence in the 5 feet wide strip. Which would create a 10 feet separation between the two developments.

The subject property is located in the southwest portion of the County on approximately 64.00 acres.

This waiver request was denied by the Development Review Committee (DRC) on June 2, 2025.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's action for the waiver request.

Mr. Varadin commented on the waiver request relating to the Freedom Commons Phase 5 Type E western boundary buffer next to Ocala Crossings South. The 2 Planned Unit Developments (PUDs) were approved around the same time. He stated the applicant has indicated that the buffer is not necessary. Mr. Varadin advised that when the PUD was first approved the Land Development Code (LDC) did not require the Type E buffer, but it was included in the Conceptual Plan and Master Plan. He stated under today's LDC this PUD and Ocala Crossings South both need the 5 foot Type E buffer to create 10 feet of separation, noting the drainage retention area (DRA) is shared by the two developments.

David Tillman, Tillman & Associates Engineering, LLC, SE 16th Avenue, on behalf of the applicant, advised that the applicant for the previous Item, Mr. Abshier, was not able to be present but appreciates the continuance. He presented a 1 page aerial map depicting an existing privacy fence. Mr. Tillman stated this project was ahead of the neighboring development with their zoning application, noting the adjacent property was agricultural at the time. He advised that now that development has built similar homes adjacent to the project being constructed, noting since the lots are the same and there is a vinyl fence on the other PUD's property line the applicant is requesting not to install the plantings relating to the 5 foot Type E buffer adjacent to that fence line.

Commissioner Zalak stated the plantings were included in the PUD and the public hearing was conducted based on that information.

Commissioner McClain advised that he is unsure what the plantings would buffer, noting buffers are not intended to beautify.

Commissioner Stone questioned if there is any cross-access to the communities. Mr. Tillman stated SW 85th Street is a shared access road. He opined that a buffer in this location will not serve any purpose.

Chairman Bryant advised that the Board has changed some of the buffer requirements and there are ongoing conversations. She commented on the lack of separation that plantings/greenery can provide.

Mr. Tillman stated SW 82nd Place Road becomes SW 42nd Avenue.

Chairman Bryant opined that the developments do not interconnect, noting that is just where the entrances are to each of the subdivisions.

Mr. Tillman stated the planting will not serve a purpose.

Chairman Bryant advised that the Board is setting higher standards and holding individuals accountable.

Mr. Varadin commented on a slide seen on the overhead screens showing a portion of the LDC relating to what DRC can amend. He stated due to this being a PUD, the Board is the only entity that can change the buffering.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to agree with the DRC and deny the waiver request. The motion passed unanimously 4-1 with Commissioner McClain dissenting.

**15.2. Planning and Zoning Consent Items:**

Growth Services Director Chuck Varadin advised that the three (3) petitions listed on the Consent Agenda are recommended for approval by both the Planning Division and the P&Z Commission.

Chairman Bryant advised that an individual has signed up to give public comment relating to Item 15.2.1., noting this Item is being pulled and will be heard individually.

P&Z PUBLIC HEARING ON JUNE 30, 2025

Motion was made by Mr. Behar and seconded by Mr. Bonner to agree with staff's findings and recommendation, and recommend approval of the Consent Agenda items.

1. Will not adversely affect the public interest
2. Are consistent with the Marion County Comprehensive Plan
3. Are compatible with the surrounding land uses

The Motion passed unanimously, 4-0.

A motion was made by Commissioner McClain seconded by Commissioner Stone, to approve Consent Agenda items 15.2.2 and 15.2.3, agreeing with Growth Services Department staff and the P&Z Commission recommendations, based on findings that the proposed uses are compatible with the surrounding land uses, are consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

The motion approved the consent agenda items as follows:

**15.2. Planning and Zoning Consent Items:**

**15.2.2.** 250704ZC - Sicurezza, LLC, Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432

The Board granted a petition by Sicurezza, LLC, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Mixed Residential (R-4), for all permitted uses, on an approximate 0.86 Acre Tract, on Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place, Dunnellon, FL 34432

**15.2.3**. 250707ZP - A&B Properties Services, LLC, Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

The Board granted a petition by A&B Properties Services, LLC, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD) for a maximum proposed total of 8 apartment units, for all permitted uses, on an approximate 0.55 Acre

Parcel, on Parcel Account Number 8004-0433-18, Site Address 351 Marion Oaks Boulevard, Ocala, FL 34473

**15.2.1.** 250703ZC - Justin and Katelyn Kardell, Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

The Board granted a petition by Justin and Katelyn Kardell, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), for all permitted uses, on an approximate 0.51 Acre Parcel, on Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

Deputy Growth Services Director Ken Weyrauch provided an overview of the rezoning request from B-1 to R-1.

Chairman Bryant opened the floor to public comment.

Stephen Shives, Jacksonville Road, advised that he is the applicant's father and commented on conflicting land use designations and zoning classifications. He stated there are likely individuals throughout the County that are stuck in a situation where they are forced to request a rezoning or change of land use, which requires a $1,000.00 application fee. He questioned whether the Board could consider expediting these kinds of requests on future applications.

Chairman Bryant stated this happens occasionally, noting some of the zonings are historical while others do not have a land use that is consistent with the zoning. She advised that it is in the public interest that these requests are advertised and the process is followed. Chairman Bryant stated the Board is seeing less of these, noting when zoning was done in the early 1990s some properties were grandfathered in. She stated the zoning classification may have been grandfathered in although the land use was not consistent relating to this property.

In response to Mr. Shives, Chairman Bryant advised that the Board could consider waiving the $1,000.00 fee for individuals that have no other option but to come before the Board to request a change.

Commissioner Stone commented on the Board's previous discussions related to not giving up Commercial space in certain locations. She opined that the County has to get small businesses and Commercial in communities within the Urban Growth Boundary (UGB).

Commissioner McClain questioned what the applicant can currently do with this property.

Commissioner Zalak stated the applicant cannot do anything until the property is brought into compliance.

In response to Commissioner McClain, Commissioner Zalak advised that the State put individuals out of compliance when they mandated the Comprehensive Plan.

Mr. Minter stated Florida Statutes 163.3194 is the consistency Statute, noting it would be illegal for the Board to approve any development order (permits, rezoning, etc.) that is inconsistent with the Comprehensive Plan.

Chairman Bryant commented on bringing properties into compliance. She advised that the owner has to make the request, noting a change from B-1 to R-1, can be considered a taking and the County could be sued. Chairman Bryant opined that in instances like this where an applicant is just trying to come into compliance with the land use the Board could possibly initiate a special exception relating to the fees.

Commissioner Zalak stated it is the State requirement to advertise that drives the cost of applications.
Chairman Bryant requested staff review this application to determine the hard costs.
Commissioner Stone questioned whether the State gave the County the option to not advertise in the newspaper and utilize the County's website instead.
Mr. Bouyounes stated it applies to all advertisements, noting staff are looking at this and will bring the Board a plan.
A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to approve the zoning change from B-1 to R-1, for all permitted uses, on an approximate 0.51 Acre Parcel. The motion was unanimously approved by the Board (5-0).

Commissioner Zalak stated he intended to pull Item 15.2.3 (250707ZP - A&B Properties Services, LLC). He advised that this is going from 4 to 8 units with no landscaping buffer and an 8 foot setback. It was noted for the record that Commissioner Zalak intended to vote against the Item.

**15.3.** Planning and Zoning Items for Individual Consideration:
**15.3.1.** 250702ZC - Kevin & Barbara Marovich, Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476
The Board considered a petition by Kevin and Barbara Marovich, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to General Agriculture (A-1), for all permitted uses, on an approximate 11.78 Acre Parcel, on Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

P&Z PUBLIC HEARING ON JUNE 30, 2025
250702ZC Planning and Zoning Commission Recommendation
Motion was made by Mr. Bonner, seconded by Mr. Behar, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously, 4-0.

Deputy Growth Services Director Weyrauch commented on the rezoning request from R-1 to A-1 to allow farm animals and orchard crop production.
Commissioner Curry out at 2:46 p.m.
Mr. Weyrauch addressed concerns from neighbors relating to private rights-of-way (ROW) the applicant has access to.
Commissioner Curry returned at 2:47 p.m.
Mr. Weyrauch advised that the concerns relate to agricultural uses that would result in the general public utilizing the rear access. He stated the applicant has indicated it is not their intention to use the property in that way; however, the previous owner has used the rear access due to the front driveway flooding.
It was noted that Growth Services Department staff and the P&Z Commission recommend approval of the zoning change.

Kevin Marovich, South Magnolia Avenue, stated he plans to grow vegetables and sell the excess at an offsite wholesale market, noting at this time there are no plans to have public access to the property. He advised that he also plans to have cows on the property.

Barbara Marovich, South Magnolia Avenue, stated she has chickens and wants to sell their eggs.

In response to Chairman Bryant, Mr. Marovich stated he came here to retire and has 3 months left until he does.

Commissioner Curry questioned if there will be heavy equipment that may impact the roadways. Mr. Marovich advised that he does not plan to have anything larger than the tractor used to mow the lawn.

Commissioner Zalak expressed concern relating to the zoning change, noting it opens the property up for a lot. He stated it is in the middle of a lot of R-1.

Chairman Bryant advised that there is agricultural abutting this property.

Commissioner Zalak commented on the possibility of a SUP in place of a zoning change.

Chairman Bryant opened the floor to public comment.

Armando Santos, SW 5th Avenue, expressed concerns relating to damage to the fence and flowerbeds, the applicant trespassing on his property to install a 16 foot wide gate. He stated the gate was finally relocated to another location on the property, which is next to power lines.

In response to Chairman Bryant, Mr. Weyrauch stated there is a 50 foot private ROW between Mr. Santos' and Mr. Marovich's properties.

Chairman Bryant questioned where the gate was located. Mr. Santos advised that it was across the road on his property. He stated there was a survey when he purchased his property and it indicated it is his land.

Commissioner Zalak advised that if part of an individual's property has an access easement, even though they own it they have to deliver access to the property next to it in some cases.

Charmin Reynolds, SW 5th Avenue, commented on the length of time her mother has resided on property in the area and expressed concern relating to traffic and wildlife.

Patrick Deck, SW 5th Avenue, presented 13 photographs and commented on the Federal Emergency Management Agency (FEMA) flood zone designation in this area. He addressed the elevation of the property, removal of trees, heavy equipment, lack of permits, the distance between the telephone pole and the gate in the rear, impacts to his property from the applicant's property during the last hurricane, and kids playing in the area.

Amy Morris, SW 5th Avenue, expressed concern relating to flooding.

Commissioner Curry questioned what the applicant is allowed to do on the 11.78 acre parcel. Mr. Weyrauch advised that the applicant can have 1 home and 1 guest home on the property due to the rural land use. He clarified the applicant can have 1 home and 1 guest home in both R-1 and A-1, noting the applicant could do a family division on the property. Mr. Weyrauch stated this property does not have a FEMA flood zone on it; however, it has the County flood prone designation.

Charlotte Rozanski, South Magnolia Avenue, commented on changes in the area, flooding and access, noting she supports the rezoning request.

Chairman Bryant advised that public comment is now closed.

In response to Chairman Bryant, Mr. Marovich advised that he took down the 16 foot gate and replaced it with an 8 foot version on the other side. He stated the gate was not placed on another property, noting it went right down his fence line on the west side. It is now on

the north side and was put in primarily for emergency vehicle access due to the driveway flooding. Mr. Marrow stated at the closing he was advised that he has rear access.
ACA Tracy Straub stated she has been performing a deed by deed check and in the area that is west of the Marovich's property there is a 25 foot reservation. She advised that she does not see that the applicant has the same reservation referenced in their deed. Ms. Straub stated there is a reference to property to the east that would be a County Road.
Ken Weyrauch stated the applicant has the same 25 foot reservation, which staff was able to locate on a deed.
Chairman Bryant questioned whether it is shared 25 foot easement or if everyone has 25 feet for a total of 50 feet. Senior Planner Chris Rison, Growth Services, advised that the legal descriptions staff can access exclude the east and west 25 feet creating the 50 foot gap between. He stated due to technical issues the information he can access does not technically provide the purpose. Mr. Rison clarified that 50 foot is typically the County's ROW easement access width. He advised that the eastern portion of this parcel was included in the historic plat and the western portion was a general parcel.
Chairman Bryant stated it is 1 parcel now. Mr. Rison concurred.
In response to Commissioner Zalak, Mr. Rison advised that this parcel was vacated out from the plat in 2004.
Commissioner Stone questioned whether there is any agreement or deed restrictions relating to this neighborhood. Mr. Rison reiterated technical difficulties are preventing him from accessing that information; however, it aligns with each side giving 25 feet to leave 50 feet in the center and then it lines up with the roadway from other subdivision to the north.
Chairman Bryant stated this is not a County maintained road; therefore, the applicant would not be able to bring commercial vehicles down this road.
Mr. Rison advised that from the County's approach it has been said individuals putting in a commercial activity/use, there has to be paved access.
In response to Chairman Bryant, Mr. Marovich stated he has no intention of having commercial vehicles come in for the overage of vegetables.
Mrs. Marovich commented on the condition of the pasture when they moved in, noting it was over her waist filled with fallen trees, weeds, hundreds of saplings and they cleaned up the entire pasture in less than 2 weeks. She stated it was mowed and now it is in prime condition, 15 fruit trees and an entire raised vegetable garden have been planted, which is what the dirt was brought in for.
In response to Commissioner Curry, Mr. Marovich advised that this is being considered a family farm, noting they would sell their excess production. He clarified that he is trying to limit the operation to what they need, but there will always be some excess. Mr. Marovich advised that the excess will be transported in crates via a regular pickup truck.
Commissioner Zalak stated if the zoning is changed to A-1, the applicants will have all of the rights under the Right to Farm Act (RTFA), including building lean-tos or constructing barns without permits and inspections. He advised that the Board could approve a SUP to all the things they want to do, noting under the RTFA if they have eggs and an agricultural exemption they can have a farm stand by right. Commissioner Zalak stated under a SUP, the Board can prevent the applicant from having any commercial traffic, building a barn without a permit, etc.
Chairman Bryant refereed to a map as seen on the overhead screens, noting the applicant's home is located halfway up the property. She stated the front of the property

is very heavily treed, it is a known flood prone area, leaving the applicant roughly 5 acres in the rear to plant a garden and have a cow.

Chairman Bryant commented on the map that shows nearby uses, noting the gentleman directly behind the applicant has agricultural land all around his property.

Commissioner Stone stated he knows what he has there in that agricultural environment but does not know what it will be when the applicant changes his zoning.

Commissioner Curry questioned if the applicant could come back for a SUP if the application is denied today. Commissioner Zalak advised that the Board could deny the zoning change, allow the applicant to come back for a SUP and not charge them, have them outline what they want on the property and how they would make that work. He stated the application cannot be changed at this meeting.

Mr. Minter advised that the applicant could come back with a SUP request and the County will waive the application fee, noting it is best if the applicant withdraws this Item.

Mr. Marovich withdrew his request.

In response to Mr. Marovich, Commissioner Zalak stated his main objections include full access to agricultural (raising hogs, chicken coups, etc.) without limits, noting the SUP allows the County to stipulate certain things. He advised that Mr. Marovich can request pigs and during the SUP hearing, a specific number can be determined. Commissioner Zalak stated he believes the applicant has legal access to the road. He suggested Mr. Marovich speak with his neighbors in an attempt to reach a compromise.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to allow the applicant to bring this back as a SUP, waive the application fees and staff will assist with navigating the process for a SUP with Conditions. The motion was unanimously approved by the Board (5-0).

**15.3.2.** 25-S04 - Thomas R. Moore, Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

The Board considered a petition by Thomas R. Moore, for a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Rural Land (RL) to Rural Activity Center (RAC), on an approximate ±18.72 Acre Portion of a 23.62 Acre Parcel, on Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

> P&Z PUBLIC HEARING ON JUNE 30, 2025
> 25-S04 Planning and Zoning Commission Recommendation
> Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend denial of the zoning change based on the following findings of fact:
> 1. Will adversely affect the public interest
> 2. Is not consistent with the Marion County Comprehensive Plan
> 3. Is not compatible with the surrounding land uses
>
> The Motion passed 3-1 with Mr. Lourenco dissenting.

Planner Kathleen Brugnoli, Growth Services, advised that Agenda Items 15.3.2. and 15.3.3. (250207ZC) are companion Items and will be heard at one time. She provided an overview request for a Small-Scale Land Use Change from RL to RAC and the rezoning request from General Agriculture (A-1) to RAC. Ms. Brugnoli advised that the initial submittal was for the property in its entirety, noting it then came in as smaller size falling under the 96-acre maximum. She stated there is still a portion that falls outside of the quarter mile from the center of the RAC. Ms. Brugnoli advised that if the ±18.72 acres were added to the RAC it would bring that up to ±92.12 acres, leaving less than 4 acres in the future if an individual tried to come in for a change and expand on the RAC. She provided a brief overview relating to the potential traffic generation.

Ms. Brugnoli advised that staff were presented with a Developer's Agreement, which addresses the 4.37 acres to remain A-1. She stated there is a portion of the RAC that is vacant and staff received inquiries from an individual interested in purchasing it; however, the party indicated they are interested in splitting the parcel to develop one and sell the other. Ms. Brugnoli advised that there are current opportunities in the RAC where someone could purchase and do by right what is being requested.

It was noted that Growth Services Department staff and the P&Z Commission recommend denial of the Small Scale Comprehensive Plan Amendment and rezoning requests.

Commissioner Stone commented on a change to a RAC in another area, noting it sounds similar to what is being proposed with this application. Ms. Brugnoli stated the other RAC was kept within the parameters of the quarter mile radius, noting they included a something like a general shop that offered equine-type materials (medicine, hay, etc.). She advised that the applicant in that case provided some market analysis data showing why the business would thrive in the location.

Commissioner Stone commented on a church with a cemetery being included in the RAC, noting the Board understood that it would not develop into a business.

In response to Chairman Bryant, Ms. Brugnoli provided a summary of the differences relating to the supporting materials submitted by both applicants.

Commissioner McClain questioned whether one of the parcels had a portion of RAC. Ms. Brugnoli stated it was, noting the applicant kept a portion that was also A-1 and the area that fronted 3 roads was utilized for the RAC.

In response to Commissioner Curry, Ms. Brugnoli advised that RACs are typically kept to a 96-acre maximum, noting this one is currently just over 73 acres. She stated the portion of the property that an individual inquired about possibly splitting is already part of the 73.4 acres that are currently designated RAC. Ms. Brugnoli advised that the 3 parcels currently being used for business (equine center, hardware store and the food store) are roughly 24 acres of the 73 that are currently RAC. She clarified that the remaining approximate 50 acres are being used agriculturally, are vacant or have some kind of residential use on them. Ms. Brugnoli addressed staff comments in regard to sprawl associated with this RAC.

Commissioner Curry stated the applicant has owned the property for a long time, it is contiguous to the RAC and yet the County calls it sprawl due to the lack of development on existing RAC property.

David Tillman, Tillman & Associated Engineering, LLC, SE 16th Avenue, on behalf of the applicant, requested Mr. Moore address the Board.

Thomas Moore, West Highway 326, commented on his 30 years supporting the equine industry in Marion County.

There was a recess at 3:47 p.m.
The meeting resumed at 3:54 p.m. with all members present.

Chairman Bryant requested staff present Item 15.3.6 prior to resuming Items 15.3.2. and 15.3.3.

**15.3.6.** 25-S08 - CCO Hospitality, LLC, Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480

The Board considered a petition by CCO Hospitality, LLC, for a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Rural Land (RL) to Medium Residential (MR), on an approximate ±0.62 Acre Portion of a ±154.74 Acre Parcel, on Parcel Account Number 3634-000-001, Site Addresses 6823 and 6825 SE 12th Circle, Ocala, FL 34480

P&Z PUBLIC HEARING ON JUNE 30, 2025

25-S08 Planning and Zoning Commission Recommendation

Motion was made by Mr. Bonner, seconded by Mr. Behar, to agree with staff's findings and recommendation, and recommend denial of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously, 4-0.

Planner Erik Kramer, Growth Services, provided an overview of the request for a Small-Scale Land Use Change from RL to MR on an approximate ±0.62 Acre Portion of a ±154.74 Acre Parcel. He stated the intention is to create 1 new residential lot within the existing Country Club of Ocala (CCO) subdivision.

It was noted that Growth Services Department staff and the P&Z Commission recommend approval of the Small Scale Comprehensive Plan Amendment request.

Commissioner Stone questioned how close in proximity to the proposed lot were the parcels of the individuals that submitted letters of opposition. Mr. Kramer stated one of the properties is towards the front of the community and separated from the proposed project.

Ethan White, Klein & Klein, LLC, SE 11th Avenue, on behalf of the applicant, stated this is the fifth time the CCO has been through this process. He advised that this parcel is one of several that the CCO had originally set aside for other uses aside from residential, such as construction or as a drainage area. Mr. White stated they were always foreseen as potential units in the future and that is what is happening. He advised that the reason for the application is due to the Comprehensive Plan changing, noting the entire CCO had the RL use designation. Today's change is a simple clean up to bring things into conformity with the corresponding zoning for that entire subdivision. Mr. White commented on the opposition that has been received from residents at the front of the subdivision who are concerned that this lot will not effectively become part of the subdivision, which is not the case. He clarified that the declaration gives the CCO the power to add new lots and then subject them to the declaration, noting the residents of this lot will pay assessments and be subject to the same things as the other lots in the subdivision. Mr. White addressed concerns relating to density, traffic and noise. He stated this is a single residence and will not have an adverse effect on the public interest in the area, nor will it have a major impact on traffic or density.

In response to Commissioner Curry, Mr. White advised that the size of this lot is commensurate with the other lots, noting the full parcel is part of an acre being subjected to the use change. He stated this lot to be incorporated into the subdivision is not adverse to the CCO's declaration or other controlling documents. Mr. White advised that at this

time everything is in order relating to the homeowner's association (HOA).
Commissioner Stone questioned if the lot sizes are an acre. Mr. White advised that they are typically an acre; however, there are some that are under an acre. He stated this lot is not unusual especially compared to the recent lots that were subject to replat and recent use changes.
Chairman Bryant commented on the 2 letters of opposition, noting within that community if the individuals were adverse to this happening, the Board would have heard from those parties.
Commissioner Zalak questioned when the lot was created. Mr. White advised that he is unsure. He questioned whether CCO Hospitality operated the golf course or the entire CCO. Mr. White stated CCO runs the entire subdivision.
Chairman Bryant opened the floor to public comment.
There being none, Chairman Bryant advised that public comment is now closed.
A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the land use change, agreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will not adversely affect the public interest, is consistent with the Comprehensive Plan and is compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

**15.3.2. CONTINUED**
Mr. Tillman read a statement from Mr. Moore into the record. He commented on the request, noting the applicant has been in the community for many years building equipment for the equine industry. Mr. Tillman noted this property has been in Mr. Moore's family for more than 30 years. He stated the property is adjacent to this RAC and does not meet the definition of sprawl in any way. Mr. Tillman stated there is still property available for development in this RAC, noting this request will not close it out. He advised that the quarter acre criteria that it has been stated a portion of the applicant's property is outside of is not how that has ever been interpreted in the past and should not be interpreted that way today. Mr. Tillman stated the quarter acre is the frontage individuals are not supposed to exceed. He advised that the applicant is below that at 1,260 feet not 1,320 feet. Mr. Tillman commented on the piece of property on the northwest corner, noting in 2015 the Board approved expanding the RAC to a corner that is further outside than this request relating to the 1,320 foot radius. He clarified that this was a frontage requirement to ensure the property does not extend beyond the 1,320 feet on the roadway frontage in any direction. Mr. Tillman stated the 85% criteria discussed in relation to expansion of the RAC applies to the creation of new RACs, noting there is no reason not to expand this one that meets all the criteria with the proposed uses falling directly under the zoning criteria. He commented on the purpose of the RAC, noting everything Mr. Moore provides is agricultural products that meet the criteria for this rural area. Mr. Tillman stated the Comprehensive Plan does not mention that the measurement of a RAC shall be done in a radius fashion, in fact the majority of all other RACs are square or rectangular in nature. He advised that this property is eligible for the rezoning and land use request, noting the other properties located within the RCA that have chosen not to develop should not prevent this site from being allowed. He opined that it is almost like this property is being held hostage until those others are fully used. Mr. Tillman advised that there are only 2 existing locations of establishments within the Farmland Preservation Area (FPA) that is a farm and building supply facility, noting the others are either in a different County,

east of Interstate 75 (I-75), or well outside the FPA. This means that higher travelling distances must occur to obtain services and products related to these types of agricultural uses. He stated the applicant has offered a Developer's Agreement to provide the no touch buffer and preserve that all the way around this property, so adjacent owners do not have to worry about incompatibility. Mr. Tillman advised that the buffer is significantly and densely vegetated, noting the applicant intends to maintain that and will replant any gaps that occur as the result of death or decay. He stated the traffic that would be generated by the types of uses being proposed and it is de minimis. Mr. Tillman reiterated the northwest corner of this RAC was rezoned in 2015 by staff and not at the request of a property owner.

Chairman Bryant opened the floor to public comment.

Tim Gant, SW 3rd Street, Micanopy, President of Save Our Rural Areas (SORA), expressed opposition to the project, noting there should be conclusive proof shown that this project is in the public interest and there is a need for change in this location. He commented on the lack of utilization within this and other RACs, which indicates the lack of need. Mr. Gant expressed concern with removing rural land from the FPA without a methodology in place to put something back whether it be in the form of credits or something else. He questioned how binding the Developer's Agreement is and whether the applicant could come and request changes.

Chairman Bryant advised that the applicant has to come back before the Board to change the Developer's Agreement, noting it would depend on the Board at the time, the environment and what it is they are requesting.

Ira Stern, NW 135th Street, Reddick, expressed support for Emergency Medical Services and their quick response time. He commented on the purpose of RACs and the offerings available in the general area and opined that there is not a need to support the proposed project.

Scott Homan, NE 52nd Court, Anthony, expressed support for the change. He commented on working in the area, noting he currently has to drive across town to obtain the same product Mr. Moore plans to sell.

Bonnie Heath, NW 76th Court, expressed concern relating to the project, noting Ocala Breeder's Sales (OBS) has a store roughly 2 miles down the road on Highway 27 that sells most or all of the products Mr. Moore is offering.

Rob Batsel, SE 36th Avenue, on behalf of Perla Boord who owns a 30 acre property on the north boundary of this piece. He opined that there are uses included in the RAC designation that are incompatible with this area (car washes, auto parts, convenience stores, etc.). He urges the Board to deny the request.

Conservation Director Busy Shires, Horse Farms Forever (HFF), NW 90th Avenue, commented on the uses the zoning change would allow the applicant by right and expressed opposition to the project.

Peter Zaloom, NW 35th Lane Road, advised that he is here in support of Nancy and Patrick DeCavaignac who had to leave due to a family emergency. He read Mr. DeCavaignac's letter of opposition into the record.

Chairman Bryant advised that public comment is now closed.

Mr. Tillman addressed comments relating to the utilization of the RAC. He stated the uses individuals are concerned with are not coming to this RAC, noting the 18 acres has been sitting there for years. Mr. Tillman noted those activities are not sustainable in that area and that is not what the applicant is requesting. He commented on the major impact this has on someone's life, noting the earlier reaction from the applicant that caused this matter to be continued. Mr. Tillman advised that the RAC is not taking away from the FPA as it is an allowed zoning within the FPA and the applicant is not proposing anything that would change the character of the area.

He commented on Mr. Heath's remarks relating to OBS store 2 miles away, noting it is inside the City of Ocala and outside of the FPA. He stated there are no businesses in this region that sell exactly this.

In response to Chairman Bryant, Mr. Tillman stated the buffer is primarily what is in the Developer's Agreement; however, the applicant is open to suggestions/modifications.

In response to Commissioner Curry, Mr. Minter opined that the Board would not be legally bound elsewhere if they approved this application today.

Commissioner McClain stated the frustrating part is that RAC was expanded in 2015, but it went to the wrong side and did not include this parcel. He commented on the need to protect the FPA, noting the line is the line.

Commissioner Stone advised that a lot of the supplies being offered here are available within a 5 to 7 mile radius even though it is not in the RAC area.

In response to Commissioner McClain, Chairman Bryant stated the SUP option is not at play in the FPA.

Commissioner Curry commented on property rights and an individual's ability to use their land.

Chairman Bryant questioned if the existing land in the RAC was already being utilized would the Board be more inclined to support the request.

In response to Commissioner Zalak, Ms. Brugnoli stated the rule relates to when a certain percentage of an existing RAC is developed then an individual can propose another RAC within 5 miles.

Commissioner Zalak commented on RACs that are not being used and questioned if the capacity can be shifted to an adjacent property.

Mr. Minter advised that if the Board took that entitlement from an owner it would be an issue.

Commissioner Zalak opined that if the Board is going to do this a better plan is needed relating to how to best to utilize the RACs. He commented on the possibility of allowing a different layout to expand the RAC, noting an individual would be required to give back 2 to 1 to the FPA.

Commissioner McClain advised that his decision may not be any different. He stated he is struggling with the fact that the RAC is empty and there is an individual nearby that wants to be there and is not due to the Board's denial.

In response to Chairman Bryant, Ms. Brugnoli advised that there can be 96 acres within a RAC and this one only has 73.4 at this time.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to deny the land use change, agreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will adversely affect the public interest, is not consistent with the Comprehensive Plan and is not compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

**15.3.3.** 250207ZC - Thomas R. Moore, Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W HWY 326, Ocala, FL

The Board considered a petition by Thomas R. Moore, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to

Rural Activity Center (RAC), for all permitted uses, on an approximate ±18.72 Acre Portion of a 23.62 Acre Parcel, on Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

P&Z PUBLIC HEARING ON JUNE 30, 2025

250207ZC Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend denial of the zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed unanimously, 4-0.

This matter was addressed with Agenda Item 15.3.2.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to deny the zoning change, agreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will adversely affect the public interest, is not consistent with the Comprehensive Plan and is not compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

**15.3.4.** 25-L03 - Estate of Michael Couture, Eva Couture, P.R., Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491 (No Action - Continued by Planning and Zoning Commission to their August 25, 2025 Meeting)

Deputy Growth Services Director Ken Weyrauch presented the following recommendation:

Description/Background: Tillman and Associates Engineering, LLC., filed a large-scale comprehensive plan amendment application (Amendment) on behalf of the Estate of Michael P. Couture, Sr.; Eva Couture, P.R., to change a ±55.00 acre site from Rural Land (RL) to Medium Residential (MR). The Parcel Identification Number for the property is 47667-000-00; the address is 15700 SE 73rd Avenue, Summerfield, on the west side of SE 73rd Avenue, ±0.9 miles north of SE Hwy 42. A concurrent rezoning application to change the site's zoning from General Agriculture (A-1) to Planned Unit Development (PUD) has also been submitted (250706ZP); that concurrent zoning application is dependent upon the granting of this amendment application.

The Amendment site is located in the vicinity of a series of properties that are the subject of a separate upcoming Large-Scale Comprehensive Plan Amendment for a similar future land use designation change for property of related owners and filed by the same applicant. After conferring with Growth Services Staff, the applicant requested to continue this Amendment to enable the two amendments to be considered in a parallel review in order to facilitate coordination between the requests for review and evaluation purposes. The Planning and Zoning Commission voted to continue consideration of this Amendment application to the Planning and Zoning Commission's public hearing on August 25, 2025, at 5:30 p.m. As such, the Board of County Commissioners consideration of this item will be rescheduled and advertised accordingly per the LDC.

Budget/Impact: None.

Recommended Action: No action, information only.
Chairman Bryant opened the floor to public comment.
There being none, Chairman Bryant advised that public comment is now closed.

**15.3.5.** 250706ZP - Estate of Michael Couture, Eva Couture, P.R., Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491 (No Action - Continued by Planning and Zoning Commission to their August 25, 2025 Meeting)
The Board considered a petition by Estate of Michael P. Couture, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Planned Unit Development (PUD) for a maximum proposed total of 175 detached single-family dwelling units, for all permitted uses, on an approximate 55.0 Acre Parcel, on Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

P&Z PUBLIC HEARING ON JUNE 30, 2025
25-S08 Planning and Zoning Commission Recommendation
Motion was made by Mr. Bonner, seconded by Mr. Behar, to agree with staff's findings and recommendation, and recommend denial of the zoning change based on the following findings of fact:

4. Will not adversely affect the public interest
5. Is consistent with the Marion County Comprehensive Plan
6. Is compatible with the surrounding land uses

The Motion passed unanimously, 4-0.
Chairman Bryant opened the floor to public comment.
There being none, Chairman Bryant advised that public comment is now closed.

**15.4. Adoption of Ordinance**
**15.4.1.** 25-S08
A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to adopt Ordinance 25-30 adopting Small Scale Comprehensive Plan Amendment No. 25-S08, disagreeing with the Growth Services staff and agreeing with the P&Z Commission recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, is consistent with Chapter 163, FS and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (5-0).
Ordinance 25-30 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:
25-S08, CCO HOSPITALITY, LLC
+/- 0.62 ACRE PORTION OF A +/-154.74 ACRE PARCEL
PARCEL NO. 3634-000-001
FROM RURAL LAND TO MEDIUM RESIDENTIAL
PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN

EFFECTIVE DATE.

**15.4.2**. The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Mills-McAllister regarding petitions for rezoning and Special Use Permits heard earlier in the meeting.
A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to adopt Ordinance 25-31 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (5-0).
Ordinance 25-31 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

There being no further business to come before the Board, the meeting thereupon adjourned at 4:54 p.m.

________________________________
Kathy Bryant, Chairman

Attest:

________________________________
Gregory C. Harrell, Clerk

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