

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

January 6, 2026

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 January 6, 2026 at the Marion County Governmental Complex located in Ocala, Florida.

INVOCATION AND PLEDGE OF ALLEGIANCE:

The meeting opened with invocation by Commissioner Stone 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 Carl Zalak, III, District 4; Vice-Chairman Matthew McClain, District 3; Commissioner Craig Curry, District 1; Commissioner Kathy Bryant, District 2; 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) Tracy Straub, ACA Angel Roussel, ACA Amanda Tart, and Executive Director of Internal Services Mike McCain.

ANNOUNCEMENTS:

Chairman Zalak addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

NEW BUSINESS:

Representative Judson Sapp, Florida House of Representatives, advised that he and his Office wanted to present a Certificate of Recognition to Commissioner Kathy Bryant, noting she is a dedicated servant who has done so much for Marion County. He stated it was a pleasure working with her.

Commissioner Bryant expressed her appreciation to Representative Sapp for the recognition.

1. PROCLAMATIONS AND PRESENTATIONS:

Upon motion of Commissioner Bryant, seconded by Commissioner McClain, the BCC approved and/or ratified the following:

1.1. PRESENTATION – Employee of the Quarter for October - December 2025 - Jessica James, Acting Director (Presentation Only)

Human Resources (HR) Acting Director Jessica James presented the following recommendation:

Description/Background: The Employee of the Quarter program recognizes employees that go above and beyond to provide exceptional services to the citizens of Marion County and to reward exemplary employees for their accomplishments and contributions. The Employee of the Quarter can be nominated by co-workers, supervisors, citizens, or County Commissioners and must meet certain criteria in order to be qualified for consideration. The Employee

January 6, 2026

of the Quarter is recognized by the Board, receives a day off with pay, and is included in the Ideal Team Player candidate pool. Each year, during Employee Appreciation, the County Administrator awards chosen employees with the Ideal Team Player award.

Budget/Impact: None.

Recommended Action: Presentation of Employee of the Quarter for the quarter ending in December 2025.

Employee of the Quarter Nominees
4th Quarter 2025 (October - December)

Dallas Homan	Community Services
Tosha Harris	Fire Rescue - Prevention
Jason Cambre	Office of the County Engineer
Nathan King	Office of the County Engineer
Wilken Morestant	Office of the County Engineer
KarDasaty Davis	Public Safety Communications
Kassi Pederson	Solid Waste

Acting HR Director Jessica James provided an overview relating to the accomplishments of the Employee of the Quarter for the fourth quarter of 2025. She stated this employee began their journey with Marion County in 2021 and found a home in the Department they serve. Throughout this year, this individual has consistently demonstrated kindness, initiative, and unwavering dedication to the people staff serve. Whether supporting clients through challenging moments, collaborating with coworkers, or stepping in wherever they are needed, the Employee of the Quarter has brought heart and purpose to everything she does. Ms. James advised that this employee is known for turning ideas into action, from coordinating logistics to offering personal touches that make others feel valued, noting her efforts often happen quietly, but their impact is felt widely. This employee does not hesitate to roll up her sleeves, give her time, and contribute her own resources to ensure success. As a Humbleness, Integrity, Commitment, Accountability, Respect, and Discipline (HICARD) hero, she exemplifies what it means to give fully of herself. She stated this employee organized a Thanksgiving outreach project for several community service rehab clients that were alone for the holidays. Ms. James invited everyone to congratulate Dallas Holman of Community Services as the Employee of the Quarter for October through December 2025.

Dallas Homan, Community Services expressed her appreciation for the award.

1.2. PRESENTATION – Recognition of the Employee Academy Graduating Class - Kerry Blood, Talent Manager (Approval and Presentation)

HR Talent Manager Kerry Blood presented the following recommendation:

Description/Background: On September 10, 2025, the Marion County Board of County Commissioners' Employee Academy kicked off its seventh year. The Employee Academy is an initiative derived from the five (5) year "Empowering Marion" Strategic Plan. Employees were encouraged to apply for the twelve week course that took them into all of the departments within the County to gain a more in-depth and understanding of each department.

By participating in the academy, employees learned about the following Marion County departments in the sessions held on Wednesday mornings from 9:00 a.m. to 12:00 p.m.:

September 10	Administration Human Resources Procurement Services Public Relations
September 17	911 Management Information Technology Public Safety Communications
September 24	Building Safety Growth Services
October 1	Office of the County Engineer
October 8	Community Services Public Library System
October 15	Parks & Recreation Southeastern Livestock Pavillion Airport
October 22	Veterans Services Extension Services
October 29	Facilities Management Visitors & Convention Bureau
November 5	Animal Services Solid Waste Department
November 12	Utilities Department
November 19	Fleet Management Fire Rescue
December 3	Marion Oaks Municipal Services

Budget/Impact: None.

Recommended Action: Motion to approve and present the graduating Employee Academy Class of 2025.

Name	Department
Janyll Claussell	Animal Services
Michael Hunter	Animal Services
Lori Zirkle	County Attorney's Office
Tina Myers	Building Safety
Lorna Young	Building Safety
Deborah Lambcke	Community Services
Ondine Wells	Extension Services
Beverly Hooper	Facilities
Deann Broyles	Fire Rescue - Billing
Brianna Pierce	Fire Rescue - Training
Chief David Dickens	Fire Rescue
Daniel Sunday	Fleet
Lester Holly	Growth Services
Cassy Sweeting	Human Resources
Keara Young	Human Resources
Alicia Savage	Information Technology
Asir Khan	Information Technology
Hannah Hirst	Library
Joey Hall	Library
Karen Larson	Library
Dane Scott	Office of the County Engineer
Tina Adams	Parks & Recreation
Katia Murphy	Procurement
Cynthia Leedy	Public Safety Communications
Glendy Johnson	Solid Waste - Litter
Patti Jo Ginn	Utilities
Brandy Raymond	Utilities

HR Talent Manager Kerry Blood presented the Employee Academy Graduating Class of 2025. She provided an overview of the academy, noting this year's class embarked on a 13 week journey that checked them into each County Department where they gained a broader understanding of operations and a new perspective on how that Department's role impacts the County's mission. Ms. Blood called the names of the graduates as they

January 6, 2026

came on stage to accept their certificates.

1.3. PROCLAMATION – Steve Petty Day in Marion County - Steve Petty, Marion County State of Florida Veterans Hall of Fame Recipient (Approval Only)

The Board approved the Proclamation designating January 10, 2026 as “Steve Petty Day”.

ACA Tart, Administration, presented the following recommendation:

Description/Background: This proclamation declares January 10, 2026, “Steve Petty Day” in Marion County and will be formally presented at the January 20, 2026, Commission meeting, where Mr. Petty will also be recognized for his induction into the State of Florida Veterans Hall of Fame.

Retired U.S. Army Captain and Marion County resident Stephen Petty was inducted into the Florida Veterans Hall of Fame on November 6, 2025, in recognition of his distinguished military service and lifelong dedication to veterans. A highly decorated Vietnam War helicopter pilot, Captain Petty earned numerous top military honors for heroism and leadership. Following his service, he continued to support veterans through leadership roles in multiple organizations, expanding access to care and resources. His lasting impact reflected exemplary service, leadership, and commitment to community.

Budget/Impact: None.

Recommended Action: Motion for approval only.

1.4. PROCLAMATION – Eagle Scout Court of Honor - Owen Gehrsitz (Approval Only)

The Board approved the Proclamation congratulating Owen Gehrsitz 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 Zalak opened the floor to public comment.

Micah Hyatt, SE 90th Avenue, Summerfield, advised that he is present today to request a waiver of the \$500.00 lien reduction application fee due to financial hardship. He stated he and his father have been living at the home on SE 90th Avenue in Summerfield since late 2022, and his mom and uncle before that since 2018. Mr. Hyatt advised that he is part of an ongoing title case and the Code Enforcement liens are a major obstacle to resolving and stabilizing the property. He clarified that he and his father were not the ones on the property when the mess was made.

Chairman Zalak requested the County Administrator meet with Mr. Hyatt to go over the waiver process.

ACA Tracy Straub stated there is currently no process in place to waive the fees so staff recommended that Mr. Hyatt come before the Board with his request.

Chairman Zalak requested staff gather all the information from Mr. Hyatt and place the matter on the next available BCC Agenda for Board consideration.

Chairman Zalak advised that public comment is now closed.

3. ADOPT THE FOLLOWING MINUTES: (5 Sets)

- 3.1. July 23, 2025
- 3.2. July 24, 2025 A
- 3.3. July 24, 2025 B
- 3.4. August 5, 2025
- 3.5. August 6, 2025

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to adopt the meeting minutes of July 23, July 24 (2 sets), August 5, and August 6, 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 Approval of Fiscal Year 2025-26 Edward Byrne Memorial Justice Assistance Grant Program - Countywide

The Board considered the following recommendation from Grants Coordinator Caitlyn Rath, Marion County Sheriff's Office (MCSO):

Description/Background: The Board of County Commissioners provided approval to the Marion County Sheriff's Office to apply for funding under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program through the Florida Department of Law Enforcement. Funding will be used for the purchase of handguns for the Marion County Sheriff's Office and operating expenses for the Marion County Public School Police Department.

Budget/Impact: Grant revenue of \$41,997. (No local match required).

Recommended Action: Motion to authorize the Chairman to sign the award agreement.

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to authorize the Chairman to sign the award agreement. The motion was unanimously approved by the Board (5-0).

5. CLERK OF THE CIRCUIT COURT:

5.1. Clerk of the Court Items

Clerk Harrell advised that Budget Amendment Resolution 5.1.3 coincides with Consent Agenda Item 7.2.5.

Upon motion of Commissioner Bryant, seconded by Commissioner Curry, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell, as well as approving Consent Agenda Item 7.2.5.:

- 5.1.1. 26-R-01 - County Transportation Maintenance Fund - Transportation - \$2,000,000
- 5.1.2. 26-R-02 - Fine and Forfeiture Fund - Sheriff Regular Transfer - \$37,500
- 5.1.3. 26-R-03 - General Fund - Consolidated Fleet Facility, Multiple Departments - \$830,116
- 5.1.4. 26-R-04 - Marion County Utility Fund - Utilities Capital Construction - \$23,325
- 5.1.5. 26-R-05 - Marion County Utility Fund - Utilities Capital Construction - \$1,000,000
- 5.1.6a. 26-R-06 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$20,000
- 5.1.6b. 26-R-07 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$41,997
- 5.1.6c. 26-R-08 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$53,240
- 5.1.7. 26-R-09 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$41,463
- 5.1.8. 26-R-10 - Parks and Recreation Fees Fund - Parks & Recreation Fees - \$45,085
- 5.1.9. 26-R-11 - Public Improvement Transportation Capital Projects Fund – Public Improvement Transportation Capital - \$91,027

January 6, 2026

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

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

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 advised of a revision to Consent Agenda Item 7.2.9. to correct a scrivener's error on the Budget/Impact portion of the Memo, noting the language should read, "Budget/Impact: Neutral, additional expenditure not to exceed \$18,103".

Upon motion of Commissioner Bryant, seconded by Commissioner McClain, the Board acted on the Consent Agenda, as revised to correct the scrivener's error on Consent Agenda Item 7.2.9., as follows:

7.1. Administration:

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

The Board accepted the following recommendation as presented by Executive Director of Internal Services Michael McCain, Administration:

Description/Background: In accordance with Ordinance 13-12 (attached), the County Administrator makes this recommendation to award funding from the Marion County Alcohol and Other Drug Abuse Trust Fund to eligible not-for-profit organizations. The Selection Committee reviewed and rated the one proposal received.

The amount awarded will be paid on a reimbursement basis after the agency submits invoices with receipts detailing eligible charges.

It is recommended to award Recovery RX Corp \$5,000.

Budget/Impact: Neutral; expenditure of \$5,000.

Recommended Action: Motion to approve two separate Grant Awards totaling \$5,000 to be reimbursed from the Marion County Alcohol and Other Drug Abuse Trust Fund.

7.2. Procurement Services:

7.2.1. Request Approval of Bid Award: 26B-007 Metal Fabrication and Repair of Roll-Off Containers - Eagle Fabrication & Metalworking Inc., Ocala, FL (Budget Impact - Neutral; estimated annual expenditure of \$75,000)

The Board accepted the following recommendation as presented by Procurement Services Director Susan Olsen:

Description/Background: On behalf of Marion County Solid Waste, Procurement advertised a solicitation seeking bids to provide metal fabrication and repair services for County-owned roll-off containers. The selected contractor will perform repair and refurbishment services for roll-off boxes, including standard 20 CY, 30 CY, 40 CY, and 40 CY compactor receiver boxes. Services will include metal fabrication and repair, welding, paint preparation, and painting, as well as all labor,

materials, tools, equipment, and supervision necessary to complete the work. The contractor will also provide a minimum ninety (90) day warranty on workmanship and materials and comply with all applicable OSHA and County safety regulations. Pricing is based on labor and materials. The total bid costs listed below represent a quantity of one (1) for each itemized item. The estimated annual budget of \$75,000 is intended to cover multiple quantities and services performed on an as-needed basis.

Two (2) submittals were received; the bid tabulation is below:

Firm - Location	Bid
Eagle Fabrication & Metalworking Inc. - Ocala, FL	\$7,978
CW Compactor and Baler LLC - St. Petersburg, FL	\$15,677

Solid Waste Director, Mark Johnson, requests that Eagle Fabrication & Metalworking Inc. receive the award as the lowest, most responsive and responsible bidder.

Attached for review is a draft contract. Upon approval of today's meeting, it will be sent to the vendor for signatures, and upon return will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure is \$75,000 but may vary based on the actual needs of services. Annual expenditures shall not exceed approved fiscal year budget amounts and shall be based on contracted unit pricing without being brought back to the Board. Funding comes from line ZA427534-546301 (Solid Waste Disposal Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval from Legal, authorize the Clerk and Chairman to execute the contract under 26B-007.

7.2.2. Request Approval of Bid Award: 26B-010 NW 44th Avenue Resurface (from NW 60th Street to NW 73rd Place) - C.W. Roberts Contracting, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$361,488)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid seeking qualified and experienced contractors for a resurfacing project. The work for this project includes milling and resurfacing approximately 0.9 miles of road. Resurfacing work is to include milling and overlaying the existing pavement, raising manholes to the new asphalt elevation, and restriping pavement markings.

Four (4) submittals were received; the tabulation is listed below:

Vendor - Location	Bid
C.W. Roberts Contracting, Inc. - Ocala, FL	\$361,487.36
Superior Asphalt, Inc. - Oneco, FL	\$366,001.00
Art Walker Construction, Inc. - Ocala, FL	\$391,344.00
Anderson Columbia Co, Inc. - Ocala, FL	\$438,162.22

Steven Cohoon, P.E., County Engineer, recommends that C.W. Roberts Contracting, Inc., receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a contract draft and pending approval at today's meeting, it will be sent to C.W. Roberts Contracting, Inc., for signatures. Upon return, it will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$361,487.36. Up to 10% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from VJ738541-563220 (Infrastructure Tax Transportation).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 26B-010.

7.2.3. Request Approval of Bid Award: 26B-013 Florida Fish and Wildlife Commission/Withlacoochee Building Re-Roof - Big D Residential Roofing, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$229,975)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Facilities Management, Procurement advertised a bid seeking qualified and experienced roofing contractors to re-roof the Florida (FWC)/Withlacoochee building located at 1241 SW 10th St Ocala FL.

The project involves removing and replacing the existing roofing system, replacing plywood as needed. The roofing contractor must install the new roof in accordance with all roofing system standards and manufacturer recommendations. The scope also includes replacing parapet wall coping with new stainless steel.

Three (3) submittals were received; the tabulation is listed below:

Vendor - Location	Bid
Big D Residential Roofing, Inc. - Ocala, FL	\$229,975.00
Recovery Roofing - Jacksonville, FL	\$255,295.00
Jenkins Roofing, Inc. - Tallahassee, FL	\$347,569.00

Jared Goodspeed, Director of Facilities Management recommends that Big D Residential Roofing, Inc., receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a draft of the contract. Pending approval at today's meeting, it will be sent to Big D Residential Roofing, Inc., for signatures. Upon return, it will be forwarded to Legal, the Clerk, and Chairman to be executed.

Budget/Impact: Neutral; expenditure of \$229,975.00. Up to 10% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from AA180519 (General Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 26B-013.

7.2.4. Request Approval of Bid Award: 26B-026 Marion County Street Sweeping 2026 - USA Services of Florida, LLC, Longwood, FL (Budget Impact - Neutral; expenditure of \$133,694)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer (OCE), Procurement advertised a bid for street sweeping of curbed Marion County

roadways. The work includes routine sweeping of County maintained roads with curb and gutter. Two (2) contractors responded to the bid, see bid tabulation below:

Vendor - Location	Bid
USA Services of Florida, LLC - <i>Longwood, FL</i>	\$133,693.56
United Sweeping, LLC - <i>Orlando, FL</i>	\$175,213.92

Steven Cohoon, P.E., County Engineer, recommends that USA Services of Florida, LLC receive the award as the lowest, most responsible bidder.

Attached for review is a draft of the contract. Upon approval at today's meeting, it will be sent to USA Services of Florida, LLC, for signature, and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; annual expenditure of \$133,693.56. Funding is from EK430538-534101 (Stormwater Program).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute contract with USA Services of Florida, LLC, under 26B-026.

7.2.5. Request Approval of Contract Amendment: 24Q-057-CA-01 Fleet Services New Facility Construction Manager at Risk Construction Services - Dinkins Construction LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$22,111,317)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On March 19, 2024, the Board of County Commissioners approved a Construction Manager at Risk (CMR) contract with Dinkins Construction LLC for the construction of the Fleet Management Department's new facility. This project consolidates operations currently spread across four separate shops into a single, efficient complex. The proposed facility is roughly 60,000 square feet, consisting of a fleet maintenance building and fuel building/island. The fleet maintenance building will house a centralized fleet administration office located at the front of the building, a centralized parts room, and service bays to support maintenance operations.

This agenda item requests approval for a not-to-exceed (NTE) cost of \$22,111,316.35 as follows:

- Fleet Maintenance Building \$20,353,197.04
- Fuel Building/Island \$1,758,119.32

The total available budget is \$22,530,353 which includes \$419,036 for contingency. Dinkins Construction, LLC will complete value-engineering measures and add the realized cost savings to the contingency line item without additional Board approval.

Budget/Impact: Neutral; expenditure of \$22,111,317, up to \$419,036 contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from AA722519-562102 (General Fund) with project code FLC000001.

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, authorize the Chairman and Clerk to execute the contract with Dinkins Construction LLC under 24Q-057, and authorize value-engineering savings to be added to the contingency line item.

(ED. Note: This Item was approved with Budget Amendment Resolution 5.1.3.)

January 6, 2026

7.2.6. Request Approval of Contract Amendment (Renewal): 20P-151-CA-04 Disposition of Unclaimed Bodies - Gratitude and Compassion, LLC dba Roberts of Ocala Funerals and Cremation, Ocala, FL (Budget Impact - Neutral; estimated expenditure of \$46,000)
The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 6, 2020, the Board approved an agreement with Gratitude and Compassion, LLC doing business as Roberts of Ocala Funerals and Cremation ("Roberts") to provide services for care and disposition of unclaimed decedents in Marion County. The services in this agreement include respectful pickup, storage, cremation, disposition of cremated remains, as well as all required legal and administrative documentation.

Roberts has performed these services in a satisfactory and professional manner. Community Service's staff recommends renewing the agreement for an additional five (5) years, extending the term through October 31, 2031.

A draft contract is attached for review. Upon approval at today's meeting the agreement will be sent to Roberts for signature, and upon approval by Legal, it will be forwarded for the Clerk's and Chairman's signatures.

Budget/Impact: Neutral; estimated annual expenditure of \$46,000. Funds are available in line AA335564-531109.

Recommended Action: Motion to approve and allow staff to issue, and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Gratitude and Compassion, LLC dba Roberts of Ocala Funerals and Cremation under 20P-151.

7.2.7. Request Approval of Task Order: 24Q-268-TO-02 Basin Management Action Plans Analysis - Jones Edmunds & Associates, Inc., Alachua, FL (Budget Impact - Neutral; expenditure of \$151,560)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On March 18, 2025, the Board approved contracts with three (3) firms to provide Hydrogeological Services for Marion County Utilities and Office of the County Engineer (OCE).

Pursuant to Florida Statute section 403.067(7) the Florida Department of Environmental Protection (FDEP) adopted updated Basin Management Action Plans (BMAPs) for the Upper Ocklawaha River basin, Orange Creek basin, Silver Springs, Upper Silver River, Rainbow Springs and Rainbow River Groups in June 2025.

The Office of the County Engineer has selected Jones Edmunds & Associates, Inc. to provide professional services to analyze the BMAPs; the planned, and potential projects within the BMAP areas; the existing and proposed non-structural and decentralized policies and initiatives; and identify or modify new and planned projects to create a project list that meets the nutrient reduction goals of the BMAPs.

A draft contract is attached for review. Upon approval at today's meeting, the contract will be forwarded to Jones Edmunds & Associates for signature. Once returned, it will be routed to Legal, the Clerk, and Chairman for final signatures.

Budget/Impact: Neutral; expenditure of \$151,560. Funding is from EK430538 (Stormwater Program) and ZF445535 (Utilities Wastewater System).

Recommended Action: Motion to allow staff to issue the contract and upon approval from Legal, authorize the Clerk and Chairman to execute and authorize staff to issue purchase order to Jones Edmunds & Associates, Inc. under 24Q-268-TO-02.

7.2.8. Request Approval to Reject All Bids: 26B-016 Fire Station #17 Depression Remediation (Budget Impact - None)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Facilities Management, Procurement Services solicited bids to obtain a qualified contractor to perform depression remediation work at Fire Station #17. Two (2) submittals were received and publicly opened in accordance with County procurement procedures.

Following review of the bid results and subsequent discussions between Facilities Management and Procurement Services, it was determined that the low bid was non-responsive and the second low exceeds the project budget. It is in the County's best interest to reject all bids received and the project be re-advertised to allow for further clarification and refinement of the project scope to ensure accurate and competitive pricing.

Budget/Impact: None; rejecting all bids carries no budget impact.

Recommended Action: Motion to reject all bids under 26B-016 and allow staff to re-advertise a new bid at a later date.

7.2.9. Request Ratification of Change Order Four to Purchase Order 02501648: 20Q-161-TO-50 Southeastern Livestock Pavilion Sales Arena Renovation - Cullison Wright Construction Corp, Ocala, FL (Budget Impact - Neutral; additional expenditure of \$18,102)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: During renovation of the Southeastern Livestock Pavilion (SELP) Sales Arena, unforeseen conditions were discovered that were not included in the original scope of work and required immediate correction to avoid delays and ensure code compliance. These conditions include additional electrical work required to meet current code requirements in the amount of \$7,182, correction of a floor depression estimated at \$3,780, and additional HVAC ductwork necessary for proper exhaust fan venting estimated at \$1,600. These changes were necessary for the safe and proper completion of the project and require additional funding beyond the original contract amount. The remaining funds were added to allow for additional circumstances not yet identified. Ratification is requested to approve the associated change order costs incurred due to these unforeseen conditions.

Budget/Impact: Neutral; additional expenditure of \$18,201.20. Funding is from line AA718572-563102 (General Fund) Project Code LPC202003.

Recommended Action: Motion to ratify Change Order Four to Purchase Order 02501648: 20Q-161-TO-50.

(Please Note: This Item was revised to correct a scrivener's error noting the language should read, "Budget/Impact: Neutral, additional expenditure not to exceed \$18,103").

January 6, 2026

7.2.10. Request Approval of Purchases \$50,000 and Over

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

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

1. Pending Requisition / Pat's Pump & Blower, LLC - Office of the County Engineer requests approval for the purchase of one (1) pipe crawler inspection system, to include all specifications detailed on the quote. Total expenditure of \$141,988.57; funds are available in line EK430538-564101 (Stormwater Program). *This purchase meets competitive bidding requirements under the Florida Sheriff's Association contract FSA23-EQ21.1: Equipment.*

Recommended Action: Motion to approve requested purchases.

7.3. Tourist Development:

7.3.1. Request Approval of Tourist Development Council Request for Bid Fee Funding - MLF Heavy Hitters hosted by Major League Fishing, LLC (Budget Impact - Neutral; expenditure of \$75,000)

The Board accepted the following recommendation as presented by Tourist Development Director Loretta Shaffer:

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Bid Fee Event Funding Program is intended to position Marion County as a must-experience destination in Florida through bringing quality events and initiatives to Marion County. This funding contract is for MLF Heavy Hitters hosted by Major League Fishing, LLC. to be held May 16-22, 2026, at Heagy- Burry Boat Ramp - Orange Lake. This event was recommended for funding in the amount of \$75,000 by the TDC at their regularly scheduled meeting on February 27, 2025.

Budget/Impact: Neutral; expenditure of \$75,000. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute the attached funding agreement.

7.3.2. Request Approval of Tourist Development Council Recommendations for Room Night Generating Events (Budget Impact - Neutral; expenditure of up to \$54,000)

The Board accepted the following recommendation as presented by Tourist Development Director Shaffer:

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Room Night Generating Event Funding Program is intended to position Marion County as a must-experience destination in Florida through bringing quality events and initiatives to Marion County. The following funding contracts were recommended for approval by the TDC.

HITS Post Time Farm Premier I and II	\$10,000
HITS Ocala Winter Circuit (Event I, Weeks 1-3)	\$10,000
HITS Ocala Winter Circuit (Event II, Weeks 4-7)	\$10,000
HITS Ocala Winter Circuit (Event III, Weeks 8-10)	\$10,000
Santos Fat Tire Festival	\$10,000
Live Oak International	\$4,000

Budget/Impact: Neutral; expenditure of up to \$54,000. Funding From CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding requests and authorize the Chairman and Clerk to execute the attached funding agreements.

7.4. Transportation - County Engineer:

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

The Board accepted the following recommendation to adopt Resolution 26-R-12 as presented by County Engineer Steven Cohoon, Office of the County Engineer (OCE):

Description/Background: This is a request to approve a Subordination of County Utility Interests Agreement with the Florida Department of Transportation (FDOT) and a supporting Resolution concerning County utility interests on parcels that have been acquired by FDOT for the Interstate 75 (I-75)/NW 49th Street Interchange Project. This particular Subordination impacts FDOT Parcel 107 (PID #13539-002-01). The Florida Department of Transportation will pay to relocate any existing County improvements currently constructed on the property being subordinated.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Subordination Agreement and supporting Resolution and to authorize the Chairman and Clerk to execute the same.

Resolution 26-R-12 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE FLORIDA DEPARTMENT OF TRANSPORTATION AGREEMENT FOR SUBORDINATION OF COUNTY UTILITY INTERESTS.

8.1. Request Consideration of Reduction and/or Release of Civil Restitution Lien for Herbert Lacy Richardson

The Board considered the following recommendation as presented by County Attorney Matthew G. Minter, Legal:

Description/Background: On November 24, 2025, the County Attorney's Office received a request from Herbert Lacy Richardson for a Release/Reduction of his Civil Restitution Liens from Case No. 2013-CT-3286, recorded at OR Book 5882, Page 305 on June 24, 2013; Case No. 2014-MM-410, recorded at OR Book 6029, Page 1593 on April 25, 2014; Case No. 2016-MM-865, recorded at OR Book 6387, Page 0443 on May 6, 2016; Case No. 2016-MM-6080, recorded at OR Book 6924, Page 1583 on March 5, 2019; and Case No. 2017-CT-4847, recorded at OR Book

January 6, 2026

6747, Page 1266 on April 12, 2018. Mr. Richardson is requesting a reduction of the Civil Restitution/Cost of Incarceration Liens totaling \$16,413.24, with \$10,800.00 remaining in judgment and \$5,613.24 in interest.

On May 5, 2013, Mr. Richardson was arrested for Driving While License Suspended Revoked Cancel-Prior Offense (First Degree Misdemeanor) in Case No. 2013-CT-3286. On May 6, 2013, he was sentenced to five (5) days in Jail; the Court imposed a Judgment of Cost of incarceration of \$250.00 (sentence 5 days x \$50 per day). He served three (3) days in the Marion County jail and was not an inmate worker. He has enrolled in a payment plan for all other fines and court costs for this case (\$257.60).

On January 28, 2014, Mr. Richardson was arrested for Violation of Domestic Violence Injunction (First Degree Misdemeanor) in Case No. 2014-MM-410. On March 24, 2014, he was sentenced to 60 days in Jail; the Court imposed a Judgment of Cost of incarceration of \$3,000.00. He served 53 days in the Marion County jail and was an Inmate Worker for 25 days. Therefore, he was in jail for 28 days where he was not an inmate worker. He has enrolled in a payment plan for all other fines and court costs for this case (\$189.20).

On February 9, 2016, Mr. Richardson was arrested for Battery (First Degree Misdemeanor) in Case No. 2016-MM-865. On March 9, 2016, he was sentenced to 100 days in Jail; the Court imposed a Judgment of Cost of incarceration of \$1,550.00. He served 86 days in the Marion County jail and was an Inmate Worker for 61 days. Therefore, he was in jail for 25 days where he was not an inmate worker. He has enrolled in a payment plan for all other fines and court costs for this case (\$685.52).

On November 5, 2016, Mr. Richardson was arrested for Violation of Domestic Violence Injunction (First Degree Misdemeanor) in Case No. 2016-MM-6080. On December 13, 2016, he was sentenced to 90 days in Jail; the Court imposed a Judgment of Cost of incarceration of \$4,500.00. He served 79 days in the Marion County jail and was an Inmate Worker for 40 days. Therefore, he was in jail for 39 days where he was not an inmate worker. He has enrolled in a payment plan for all other fines and court costs for this case (\$185.72).

On August 22, 2017, Mr. Richardson was issued a Criminal Citation for No Motor Vehicle Registration (Second Degree Misdemeanor) in Case No. 2017-CT-4847. On October 14, 2017, he was sentenced to 30 days in Jail, suspended upon successful completion of non-confinement conditions. On February 23, 2018, the Court issued a commitment for him to serve his 30 days and imposed a Judgment of Cost of incarceration of \$1,500.00. He served 30 days in the Marion County jail and was not an inmate worker. He has enrolled in a payment plan for all other fines and court costs for this case (\$466.00).

In his request, Mr. Richardson stated that he completed a program at Logos Lodge and graduated successfully in October 2025. He has chosen to remain at Logos Lodge as a Student in Leadership Training for one (1) year, which is an unpaid program. He is asking for consideration to allow him to repay his debts through his community service work at Logos Lodge

Budget/Impact: None.

Recommended Action: Motion to approve or deny Herbert Lacy Richardson's request for a Reduction and/or Release of the Civil Restitution Liens recorded in OR Book 5882, Page 305 on June 18, 2013, in OR Book 6029, Page 1593 on April

16, 2014, in OR Book 6387, Page 7443 on May 4, 2016, in OR Book 6924, Page 1583 on February 27, 2019, and in OR Book 6747, Page 1266 on April 12, 2018. County Attorney Matthew G. Minter, Legal, advised that the applicant had a pretty bad run of events with the law enforcement between 2013 and 2018, resulting in some of the highest liens that the BCC has been asked to reduce or release to date. The unique thing about this request compared to other liens that the Board has encountered before is that Mr. Richardson is not just asking for the Board to reduce or release the lien. Instead, he is asking that even though he has graduated from the program at Logos Lodge, he wants to stay there an additional year and that he would be allowed to repay his debts through community service work at Logos Lodge.

Chairman Zalak advised that the Board did work with one of the other applicants before that was part of the Logos Lodge program who was able to work off his debt through the program, which has seemed to provide a great community benefit.

Herbert Lacy Richardson, NE 11th Street, applicant, advised that he has had a long road of addiction that he is overcoming and recovering from, noting he wants to give others hope as well by staying at the Logos Lodge and being a leader of this program. He stated he is doing everything possible to right his wrongs.

Greg Cronmiller, Chief Executive Officer (CEO) and Founder of Logos Lodge, SE 108th Place, provided a brief background of how he met Mr. Richardson. He stated Mr. Richardson is now one of Logos Lodge leaders on their job sites and is moving into the Servant Leadership Training (SLT) program.

Commissioner Stone stated the last time the Board allowed this, there was a report presented to the County on a monthly basis in order to keep track of community service times and questioned whether this would be that same course of action. Mr. Cronmiller stated a tracking sheet would be provided to the County.

Mr. Bouyounes clarified that those reports would be submitted to ACA Amanda Tart. He questioned whether the Board wanted to waive the interest and reduce the liens down to \$6,250.00, which would be equivalent to a whole year of community service.

ACA Amanda Tart advised that the way she and Mr. Cronmiller worked it out for the last gentleman that did this, a rate of \$20.00 per hour was allowed; therefore, in this case it would be a total of 312 hours of community service that Mr. Richardson would need to work. She stated she would work with Mr. Cronmiller to determine a timeline for completion of those 312 hours. Ms. Tart advised that once those hours have been completed, staff will provide the report to the County Attorney's Office to record with the Clerk of Court.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to waive the interest incurred, reduce the lien to \$6,250.00 and approve the request to allow Mr. Richardson to work community service hours with Logos Lodge with the annual repayment of 312 hours at \$20.00 per hour. The motion was unanimously approved by the Board (5-0).

8.2. Request Consideration of Reduction and/or Release of Civil Restitution Lien for Sarah Ames

The Board considered the following recommendation as presented by County Attorney Minter, Legal:

Description/Background: On December 9, 2025, the County Attorney's Office received a request from Sarah Ames for a Release/Reduction of her Civil Restitution Lien from Case No. 2018-MM-3257, recorded at OR Book 6993, Page

January 6, 2026

540 on June 27, 2019. Ms. Ames is requesting a reduction of the Civil Restitution/Cost of Incarceration Lien totaling \$3,659.27, with \$2,550.00 remaining in judgment and \$1,109.27 in interest.

On May 31, 2018, Ms. Ames was arrested for Resist or Obstruct Officer without Violence (First Degree Misdemeanor) in Case No. 2018-MM-3257. On November 19, 2018, she was sentenced to a maximum of 51 days in Jail; the Court imposed a Judgment of Cost of incarceration of \$2,550.00 (sentence 51 days x \$50 per day). She served a total of 25 days in the Marion County jail and was not an Inmate Worker. She has paid all other fines and court costs for this case.

Ms. Ames is asking for this release/reduction of her lien to help clear up her background in order to obtain healthcare employment.

Budget/Impact: None.

Recommended Action: Motion to approve or deny Sarah Ames's request for a Reduction and/or Release of the Civil Restitution Lien recorded in OR Book 6993, Page 540 on June 27, 2019.

Mr. Minter stated this second Item is also a lien reduction request from Sarah Ames. He advised that Miss Ames has a current lien totaling \$3,659.27, which includes \$1,109.27 of interest that goes back to 2018.

Sarah Ames, Randall Avenue, Oak Hill, stated she was incarcerated in the Marion County Jail for a period of 51 days during her years of active addiction, being completely irresponsible, and not making good choices. She advised that since then, she has turned her life around and was lucky enough to get sober in 2021, noting as part of taking responsibility for that period of her life, she settled her Court fines, fees and costs, or so she thought. Ms. Ames noted over the past several months she has been working to obtain a background exemption through the Florida Agency for Healthcare Administration (AHCA) in order to pursue a career in the healthcare industry. She stated while gathering all the required documents, including documents showing there are no fees, fines, costs or liens owed, she quickly became aware there is in fact an outstanding balance of incarceration in the amount of \$2,500.00 and acquiring interest at a fluctuating rate. Ms. Ames clarified that her background exemption being granted or denied depends on all costs being rendered, which why she is requesting a reduction or release of lien. In response to Commissioner Bryant, Ms. Ames stated she has employment pending the outcome of her background exemption through AHCA; however, she is currently not working.

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to rescind the lien in its entirety, including any interest accrued.

General discussion ensued.

Commissioner Stone withdrew her motion and Commissioner Bryant withdrew her second.

A motion was made by Commissioner Stone, seconded by Commissioner Bryant, to rescind the lien in its entirety, including any interest accrued with the requirement that Ms. Ames must provide proof of employment within 180 days with the condition that should the applicant fail to show the required proof then the BCC directs staff to reassess the amount owed of \$1,250.00 and direct the applicant to setup a payment plan.

General discussion ensued.

Commissioner McClain expressed concern that the Board is not setting a precedent of waving these fees entirely when this is \$50.00 per day owed for the cost of incarceration to County taxpayers.

General discussion resumed.

Mr. Minter advised that legal will create a Promissory Note for the applicant to sign that will cover the details of providing proof of employment.

Chairman Zalak clarified that the applicant would also provide all documentation from AHCA as backup/supplemental information to the Promissory Note. He stated once the proof of employment is provided the County will forgive the Promissory Note.

The motion was approved by a vote of 4-1 with Commissioner McClain dissenting.

9. COUNTY ADMINISTRATOR:

9.1. 2026 Pre-Session Legislative Briefing

The Board considered the following recommendation as presented by Legislative Manager Mathew Cretul, Administration:

Description/Background: A briefing for the Board ahead of the 2026 State Legislative Session highlighting session dates, bills, and delegate members.

Budget/Impact: None.

Recommended Action: Presented for information and discussion purposes.

Legislative Manager Mathew Cretul, Administration, provided a brief update in advance of the 2026 State Legislative Session, noting Session begins Tuesday, January 13, 2026 in Tallahassee and the deadline to file Bills is Friday, January 9, 2026. He stated there were 98 Bills filed yesterday alone and Session is expected to end on March 13, 2026. Mr. Cretul noted property taxes and growth management are expected to be the big items that Legislatures will be looking at this Session. He advised that as Session begins, Administrative staff will be providing the BCC weekly Bill-trackers and updates. Mr. Cretul advised that all County appropriation requests and attestation forms have been filed. He commented on Marion County's Delegation, which includes Florida Senator Stan McClain, and House of Representatives members Judson Sapp, Richard Gentry, Ryan Chamberlin, J.J. Grow, and Yvonne Hayes Hinson.

Mr. Cretul advised that Speaker of the House of Representatives Daniel Perez has released the formal House Bill (HB) tax package as shown on the overhead screens (page 579 of the Agenda). He stated 7 out of 8 of those are joint Resolutions, which means they would need a companion Senate Bill (SB). Those would then go to a vote of the residents of the State of Florida to determine if the proposed Constitutional Amendment is something that they want. The final Bill (HB 0215), Ad Valorem Taxation, is a general Bill that will go through the traditional Bill process. He advised that these are not the only Bills that were submitted so far as it relates to property tax, noting there have been a lot of attempts to determine the future of property taxes around the State of Florida. Mr. Cretul referred to the next slide, noting the highlighted Bills are ones that Marion County delegate members filed. The next slide reflects the top Bills that Marion County is monitoring including HB 0027 (term limits for members of Boards of County Commissioners and District School Boards), SB 0048 (Housing), SB 0208 (Land Use and Development Regulations), SB 0218 (Land Use Regulations), SB 0354 (Blue Ribbon Projects), and SB 0380 (Legal Notices). Other top Bills Marion County is monitoring include SB 0548 (Growth Management); SB 0686 (Agricultural Enclaves), SB 0718 (Water Management), SB 0840 (Land Use Regulations for Local Governments Affected by Natural Disasters), HB 0927 (Local Land Planning and Development), and SB 0948 (Local Government Land Development Regulations and Orders). Mr. Cretul commented on a Bill that the Legislature is looking at, which would redefine how the Water Management Districts (WMDs) are either set up or what they are authorized to do.

January 6, 2026

In response to Commissioner Stone, Mr. Cretul advised that in regard to allowing swimming at Silver Springs, the project is currently at the Department of Environmental Protection (DEP) for permitting consideration.

General discussion ensued with regard to swimming in Silver Springs.

Commissioner Bryant suggested Chairman Zalak draft a letter to be sent to the Governor's office outlining the agreement and the things that were agreed upon between the County and the State. It was the general consensus of the Board to concur.

Commissioner Curry commented on the ad valorem tax bills that are being submitted, noting what he has heard is sales taxes could increase to 12% or the possibility of imposing a transaction fee on real estate dealings should property taxes be removed.

General discussion ensued in regard to property taxes.

Mr. Cretul advised that staff have seen some good movement related to the County's request for State funding for the Lowell Municipal Water project, noting DEP is being very proactive in support of the request. Staff believe they have located a potential funding stream from different State programs that will allow for principal forgiveness loans and are in the process of applying for now, which should get the project to a good level of completion with no local dollars spent.

Mr. Cretul advised that the Governor has mentioned either calling a Special Session related strictly to redistricting the Federal Congressional seats or bringing it up during the Session at some point. He stated Marion County is currently represented by Representative Kat Cammack in Congressional District 3 and Representative Randy Fine in Congressional District 6.

In response to Chairman Zalak, Mr. Cretul advised of SB 1066, which would create the "Northeast Florida Rivers, Springs, and Community Investment Act" requiring DEP to develop a project plan for the restoration of the Ocklawaha River.

Commissioner Bryant expressed frustration with the confines of the State Statute that governs the Tourist Development Council (TDC) tax and what the County can and cannot use that revenue for. She opined that the community has some needs those dollars should be able to contribute to in order to make the County a tourist destination (i.e., Shocker Park improvements). Commissioner Bryant advised that she had a conversation with Senator McClain yesterday about possibly looking at adding some language to the Statute that would allow local governments to use a percentage of those tax revenues for initiatives that would benefit local communities as well as the tourism sector. Commissioner Bryant stated tourism can put a strain on infrastructure and the County needs to be able to recoup some of those tourism dollars to put back into the community. General discussion ensued.

10. COMMITTEE ITEMS: NONE

11. NOTATION FOR ACTION: NONE

12. GENERAL PUBLIC COMMENTS:

Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or sign up online at: www.marionfl.org.

Chairman Zalak opened the floor to public comment.

John Scott, SW 80th Avenue, advised that he came to the BCC a couple of months ago

and complained about the unkempt condition out by Westport High School. He expressed his appreciation to the Board, who sent staff out there and took care of it, noting he could not have done a better job if he had hired a professional landscaper.

Commissioner Stone expressed her appreciation to staff for a job well done.

Mr. Scott commented on the widening of SW 80th Avenue, noting although he and his neighbors would benefit from that expansion, it does affect the way he uses his land because the BCC has allowed everyone around him to change the way their land is used. He clarified that one of his neighbors sold 80 acres to the Marion County School Board (MCSB) years ago and now he can see the bleachers of Westport High School from his living room. Mr. Scott stated his other neighbor just received a land use change from the BCC that will allow for high density. He advised that what is stopping him from requesting a land use change for his property is the \$3,000.00 application fee, noting he would like to request the Board waive that fee.

Chairman Zalak stated the Board would not waive the required application fee.

Mr. Scott expressed concern that the proposed roundabout on SW 80th Avenue would have an impact on the way he has used his property for the last 30 years.

County Engineer Steven Cohoon advised that this will be a three legged roundabout as it relates to parcels in question that Mr. Scott owns just to the west of the County's right of way (ROW). He clarified that the three legged roundabout will have a parallel access road contiguous to the County's right-of-way (ROW) that will allow Mr. Scott to ingress and egress.

Chairman Zalak requested Mr. Cohoon meet with Mr. Scott to review the proposed roundabout access. He recommended that Mr. Scott also meet with Growth Services Director Chuck Varadin to review the land use options and what would be viable for his property prior to Mr. Scott spending the \$3,000.00 application fee.

Robert Meegan, SE 158th Street, Summerfield, addressed the Board in regard to excessive speeding and the unsafe road conditions in the Orange Blossom Hills neighborhood. He stated he spoke with County Engineer Cohoon who agreed that at least one of the intersections in particular needs a four way stop instead of a two way stop. Mr. Meegan noted he is the Vice President of the Community Center, and constantly receives complaints from residents having to pull their kids off the road because they almost got hit by a car. He stated a lot of people cut through the neighborhood to alleviate the traffic light at SE Highway 42 and Highway 441. Mr. Meegan questioned if the County could look at speed tables similar to what Mount Dora has, and if the community would fundraise for the materials, if the County would put them in. He stated he spoke with Mr. Cohoon who advised him that it would be an unfeasible option, and suggested the community establish a Homeowners Association (HOA) to put gates up within the community. He opined that it would cost too much to put gates up for all of the streets within their community. Mr. Meegan stated Mr. Cohoon also suggested putting in sidewalks; however, that would also be a costly option. He commented on some empty land in the subdivision and suggested it be turned into a walking trail because there is no park in his growing neighborhood.

Chairman Zalak clarified that the County does not install speed tables/speed bumps, noting just as many people that like them, hate them and complain about them damaging vehicles. In regard to the request for a park, Chairman Zalak stated if the neighborhood is willing to do something, then the County may be able to negotiate a Memorandum of Understanding (MOU) to do certain services in the park along with the HOA. He noted the County has done that in other places where the residents help maintain the park and

January 6, 2026

perform some of the upkeep and then the County is able to make some capital improvements over time.

Commissioner McClain advised that he has been out to the Orange Blossom Hills neighborhood with the County Engineer and the MCSO to discuss some of these issues, noting there is an intersection that does need to be further looked at in regard to a possible four way stop. He stated he would meet with Mr. Meegan to look at some other options the County can do out there in regard to enforcing and reducing speeding traffic.

Commissioner Bryant suggested Mr. Meegan reach out to the County's Municipal Services (MS) Department, noting the County has municipal services taxing authorities in a couple of other communities and it works really well. She stated there would be a very small assessment for each homeowner that ends up going to the entire community, and then the MS Department manages the recreational aspect of it. Commissioner Bryant clarified that the Board of County Commissioners in no way, shape or form has any oversight over the MCSO, noting a conversation with their office as far as the enforcement side is going to be the proper channel.

Mr. Meegan advised that he had previously applied for a waiver to hook up to County water; however, he ended up hooking up to the centralized system. He commented on the condition of his water filter after 2 weeks of being on the County's system. Mr. Meegan clarified that he is on a dead-end system, meaning the water goes to a point and stops. He advised that water should be on a loop system, so it does not hit stagnant, noting County staff put in a "blow-off" valve to try and fix the issue. Mr. Meegan opined that the County should have put it in a loop when it was originally engineered so water would not be stagnant.

ACA Angel Roussel advised that there are certain limits for natural minerals (i.e., iron) in the water where it is acceptable, but if it exceeds those limits the County definitely filters those systems.

Utilities Director Tony Cunningham advised that Mr. Meegan's property is located in the east side consolidated area, noting the water quality report and the consumer confidence report, both stated that the systems do meet all primary and secondary drinking water standards. He stated Mr. Meegan's property is at the end of a dead end line and so staff worked with him and installed an auto flusher. Mr. Cunningham clarified that in the long term there will be a loop system, noting there is a development to the south that looks like it will be coming in soon and staff will be able to loop the system that way.

Chairman Zalak requested Mr. Cunningham work with Mr. Meegan to resolve this issue. Melody Buzard, SE Highway 42, Summerfield, addressed the Board in regard to the possibility of ending or amending property taxes and expressed concern that if there is more than one option placed on a ballot, it would reduce the chances of getting any of them passed.

Joseph Walker, SE 54th Place, Ocklawaha, presented a 1 page electronic mail (email) response from Solid Waste Resource Liaison Lacey Larramore dated December 22, 2025, regarding litter, the need for proper signage for boundaries of County owned properties, water retention area (WRA) maintenance, and illegal dumping. He expressed his appreciation to Ms. Larramore for her help in this matter.

Commissioner Bryant out at 10:43 a.m.

Mr. Walker commented on barbed wire fencing that is lying on the ground behind the library. He addressed illegal dumping issues behind the Tractor Supply store.

Chairman Zalak advised that public comment is now closed.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Commissioner Stone wished everyone a Happy New Year. She advised that today is "National takedown your Christmas tree Day".

Commissioner Stone referred to the banner as seen on the overhead screens and addressed the upcoming "Run for the Springs" event to be held on Saturday, February 28, 2026 at Silver Springs State Park. She advised that the registration fees go towards educating the public on how to improve waterways and protect the springs.

Commissioner Byrant returned at 10:46 a.m.

Commissioner Stone expressed her appreciation to Ms. Louine Ek for her prayers for the BCC, noting her most recent prayer was from Isaiah 40:31 "Those who entwine their hearts with Yahweh will experience divine strength. They will rise up on soaring wings and fly like eagles, run their race without growing weary, and walk through life without giving up".

Commissioner Bryant wished everyone a Happy New Year. She reminded everyone that it is flu season and to wash their hands to help stop the spread.

Commissioner Curry advised that on December 30, 2025, he and Chairman Zalak attended an event held by Chase Bank; wherein the organization presented a mortgage free home to a former Staff Sergeant in Marion County who had been in foreign action, had quite a bit of trauma from her days in the military, and was living under a bridge. She was found by an individual and referred to Homes for Veterans. He stated this is the first time in Marion County that this particular organization has donated to a veteran, but it seems like there will be more. Commissioner Curry advised that Homes for Veterans, in conjunction with Chase Bank and Lowe's, have donated 1,100 homes to veterans across the Country.

Commissioner McClain wished everyone a Happy New Year.

Chairman Zalak expressed his appreciation to Commissioner Curry for bringing the veteran community together in a way that that has not been done before in Marion County. He advised that Chase Bank donates funding to help the Homes for Veterans 501c3 organization.

13.2. Commission Calendar

13.2.1. Present Commission Calendar

The Chairman acknowledged receipt of the Commission calendar covering the period of January 6 through February 3, 2026.

14.1. County Administrator Informational Items:

14.1.1. Present Resignation from Land Development Regulation Commission - Jonny Heath

14.1.2. Present Email Dated December 23, 2025, Regarding Docket No. 20250052-WS; CSWR-Florida Filed a Petition for a General Rate Increase with the Florida Public Service Commission

14.1.3. Present the Approved State Housing Initiative Partnership Program (SHIP) Annual Report and Local Housing Incentives Certification (Budget Impact - None)

January 6, 2026

14.1.4. Present Letter Dated December 18, 2025, Regarding the City of Belleview Annexation Ordinance No. 2025-10

14.1.5. Present Letter Dated November 12, 2025, Regarding Lockheed Martin Missiles and Fire Control Facility Notice of Intent to Restrict Groundwater Usage as an Institutional Control; FDEP WCU Site ID: FLD061993606

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

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

14.3. Clerk of the Court:

14.3.1. Present Report No. 2025-04 Operating Parts and Supplies Inventories FY 2024-25

14.3.2. Present Administrative Budget Transfer Report FY 2025-26

14.3.3. Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-54, 25-55 and 25-56 with the Secretary of State's Office

14.3.4. Present Letter Dated December 10, 2025 from the City of Ocala, Regarding the Ocala Community Redevelopment Agency and Notice of the Adoption of Resolution 2026-8 Regarding the Downtown, East Ocala, West Ocala, and the North Magnolia Community Redevelopment Plan

14.3.5. Present Constitutional Officers' and Commissioners' Bonds Pursuant to Chapter 137.05, Florida Statutes

14.3.6. Present Regular Report of Utilization for Reserve for Contingencies

14.4. Present for information and record, minutes and notices received from the following committees and agencies:

14.4.1. Code Enforcement Board - October 8, 2025

14.4.2. Development Review Committee (DRC) - November 24 and December 8, 2025

14.4.3. License Review Board - October 14, 2025

14.4.4. Historical Commission - September 8, October 13 and November 10, 2025

14.5. General Informational Items:

14.5.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>

14.5.2. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

14.5.3. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>

14.5.4. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>

14.5.5. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

There was a recess at 10:52 a.m.

The meeting reconvened at 1:31 p.m. with all members present.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planner Kathleen Brugnoli, Administrative Manager Autumn Williams, Administrative Staff Assistant Kim Lamb, 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.

15. PLANNING & ZONING AND DRC WAIVER REQUESTS (AT 2:00PM):

Deputy Clerk Lewter 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. 11926090 entitled, "Notice of Public Hearing by Marion County Board of County Commissioners to Consider Requests for Reasonable Accommodations" published in the Star Banner newspaper on December 22, 2025. The Notice states the Board will consider approval of a reasonable accommodation application.

The second Proof of Publication is Legal ad No. 11926034 entitled, "Notice of Intention to Consider Adoption of an Ordinance" published in the Star Banner newspaper on December 22, 2025. The Notice states the Board will consider adopting an Ordinance approving Comprehensive Plan Amendments, zoning changes and Special Use Permits. 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.

15.1. 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.

P&Z PUBLIC HEARING ON DECEMBER 29, 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, 5-0

Chairman Zalak opened the floor to public comment.

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

Commissioner Bryant request Agenda Item 15.1.1 be considered individually.

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to approve Consent Agenda Items 15.1.2 and 15.1.3, 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:

15.1.2. 260105SU - Victor Scine, on Behalf of Property Owner AFMA Ocala, LLC, Special Use Permit to Allow for the Operation of a Commercial Nursery, in a Single-Family Dwelling (R-1) Zone, 3.13 Acre Tract, Parcel Account Numbers 37052-000-00, 37053-000-00 and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420

The Board adopted Resolution 26-R-13 approving a petition by AFMA Ocala, LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the operation of a commercial nursery, in a Single-Family Dwelling (R-1) zone, on an approximate 3.13 Acre Tract, on Parcel Account Numbers 37052-000-00, 37053-000-00 and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420

Resolution 26-R-13 contains the following Conditions:

1. A commercial driveway that meets the requirements of the Office of the County Engineer will be required to access SE 62nd Avenue Road.
2. The Special Use Permit runs with the owner and not the property.
3. A modified Type 'C' buffer will be required on the east side of the subject parcel, fronting SE 62nd Avenue Road. Due to ROW limitations and an existing stockade fence, this buffer shall be required to be five feet (5') in width, but shall be comprised of the requirements that would be normally required in a typical Type 'C' buffer. (i.e. fifteen feet in width).
4. The southern and western buffers shall utilize evergreen ornamental trees on the interior border of the existing fence. The type of tree is at the discretion of the applicant, but the tree line canopy shall be continuous with no gaps in order to block the line of sight and help mitigate dust from the subject parcel. Where greenhouses are to be constructed, the applicant shall utilize the spaces between the greenhouses and the western border wall as the storage area for larger plants in the inventory in order to provide additional buffering.
5. The applicant must begin the site plan process within six months of approval of this SUP. And the primary office building shall be permitted and under construction within one year of the approval of this SUP. Until that time, the temporary building currently serving as the office shall be permitted to continue to operate in that capacity. An ADA-compliant parking stall and a temporary ADA bathroom shall be available on site before the business is open to the public.
6. The primary office will be required to hook up to the City of Belleview municipal water services, as the water line is currently available on SE 62nd Avenue Road adjacent to the subject parcels.
7. The existing well may be used for irrigation and general water services until such time that the primary building receives a Certificate of Occupancy. The existing well may continue to be utilized for the irrigation of the plant inventory afterwards.
8. The existing paver pads shall be permitted to be utilized for storage. However, stored materials, other than plants, shall not be stored more than six feet high within eight feet of the southern or western fence lines.
9. Commercial vehicles that are not operational and/or are not for specific use by the nursery operations shall not be stored on site.

10. The Special Use Permit shall expire January 20, 2031; however, it may be renewed administratively for up to 3 consecutive times by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
- There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit.
 - Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

15.1.3. 260106ZC - LJP & Company LLC and LouAnn & Joseph R. Papp II, Zoning Change from Single Family Dwelling (R-1) to Residential Agriculture Estate (A-3) zone, for All Permitted Uses, 20.0 Acre Tract, Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned

The Board approved a petition by LJP & Company LLC and LouAnn & Joseph R. Papp II, for a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from Single Family Dwelling (R-1) to Residential Agriculture Estate (A-3) zone, for all permitted uses, on an approximate 20.0 Acre Tract, on Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned

15.1.1. 260103ZC - Gustavo Fernandez, Zoning Change from Single Family Dwelling (R-1) to Rural Residential (RR-1) Zone, for All Permitted Uses, 0.77 Acre Parcel, Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491

The Board considered a petition by Gustavo Fernandez, for a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from Single Family Dwelling (R-1) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.77 Acre Parcel, on Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491

Commissioner Bryant advised that there are Code Enforcement actions on the subject parcel going back to 2020. She questioned if this zoning change will clear those issues and if the proper permits have been obtained. Deputy Director Ken Weyrauch, Growth Services, advised that there was a Building Code violation, noting if the zoning change is approved it would clear the violation and allow for a manufactured home on the site.

In response to Chairman Zalak, Commissioner Bryant advised that the existing manufactured home was placed on the site in 2020 without the proper permit.

Mr. Weyrauch advised that the zoning change is one of the options the applicant had to clear the violation and obtain the proper permits.

Commissioner Bryant questioned what company placed the mobile home on the site without the property permits. Mr. Weyrauch stated staff does not know.

Gustavo Fernandez, SE 151st Lane Road, applicant, advised that after he purchased the property he found out the previous owner did not complete the permitting process. He

January 6, 2026

stated when he tried to start the permitting process over he was informed by staff that the zoning did not allow the home.

In response to Commissioner Bryant, Mr. Fernandez advised that he does not know what company originally put the home on the site. He stated he has hired FL Mobile Home Services, LLC to assist with the permitting process.

Commissioner Bryant requested staff find out what company placed the mobile home on this property without the proper permits.

ACA Tracy Straub advised that the applicant has applied for the new permit. She stated the previous permit application lists owner/agent as the entity who pulled the permit.

Commissioner Bryant questioned if this matter had come before the Board previously. Mr. Weyrauch advised that it has not, but it is similar to a case that did come before the Board for a different parcel.

In response to Commissioner Bryant, Ms. Straub advised that she will work with staff to ensure the applicant is not hindered by the old permit.

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to approve the zoning change from R-1 to RR-1. The motion was unanimously approved by the Board (5-0).

15.2. Planning and Zoning Items for Individual Consideration:

15.2.1. 260108RA - Consideration for Yuriel Perez & Emelina Rosell, Reasonable Accommodation Four (4) Goats, in a Single-Family Dwelling (R-1) Zone, 1.03 Acre Parcel, Parcel Account Number 1753-028-027, Site Address 7498 SW 204th Avenue, Dunnellon, FL 34431

The Board considered a petition by Yuriel Perez & Emelina Rosell, for a Reasonable Accommodation under the Fair Housing Act, providing the opportunity for neighboring property owners to present any factual information that should be considered with respect to any adverse impacts that may affect neighboring properties by the application to keep four (4) goats, on the subject property, and what reasonable conditions might improve the effect of those situations, in a Single-Family Dwelling (R-1) zone, on an approximate 1.03 Acre Parcel, on Parcel Account Number 1753-028-027, Site Address 7498 SW 204th Avenue, Dunnellon, FL 34431

Planner Kathleen Brugnoli, Growth Services Department, provided a brief overview of the reasonable accommodation request for four (4) goats on a R-1 zoned property. She stated 15 people were notified, noting 5 letters of support were received and 1 letter in opposition. Ms. Brugnoli advised that the request is a result of a Code Enforcement violation case. There were cows, goats and a commercial vehicle present onsite when the case was initiated. She stated a follow up visit was performed and the cows and commercial vehicle were not onsite.

Ms. Brugnoli advised that the goats are kept in an enclosure towards the rear of the property, noting the waste is collected daily and removed from the site weekly. She stated the animals are for personal use and not used for commercial use, sale or breeding.

It was noted Growth Services staff recommended approval with the following Conditions:

1. The property owner shall maintain a well-kept area for the goats.
2. Waste produced by the animals shall be collected daily and stored in sealed containers to avoid odors, pests, etc. and will be disposed of weekly at an offsite disposal center.

3. The property owner will maintain the fenced area to ensure it is always secure and in good condition.
4. The applicant acknowledges that only four (4) goats, as prescribed by her doctor, are permitted on the property.
5. The applicant must notify the Growth Services Director if one of the goats passes away.
6. Under this Reasonable Accommodation, Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.
7. The Reasonable Accommodation is attached to the applicant, not the property, and does not transfer with ownership.

Ms. Brugnoli advised that staff visited the site on January 5, 2026 and there were 7 goats present, as well as a tractor trailer. She stated the tractor trailer left the site during the site visit, noting tractor trailers are allowed on site as long as they are there less than 1 hour. Commissioner Curry stated the note provided by the applicant is from a nurse practitioner from Miami. He questioned if staff does any investigation to verify the note. Ms. Brugnoli advised that staff does not check the validity of the note, but they could go forward. In response to Commissioner Curry, Mr. Minter advised that there is no requirement that a physician is the one who has to sign the note.

Mr. Brugnoli stated staff only ensures that the issuing entity is licensed.

Commissioner Stone questioned if there was any explanation provided as to why there were additional goats onsite. Ms. Brugnoli advised that staff has not had a chance to follow up with the applicant after the site visit.

Marianne Lopez, Code Enforcement, advised that when she spoke with the applicant she was informed that two of the babies were going to be gone, which would leave 4 females and 1 male. She stated the doe was bred prior to the reasonable accommodation request being filed.

In response to Commissioner Stone, Ms. Lopez advised that the request is to have 4 females, noting the applicant would have to rehome the male.

Esther Torres, SW 204th Avenue, Dunnellon, advised that she is present today to translate for the applicant, Emelina Rosell, SW 204th Avenue, Dunnellon. She stated the goats are being requested for medical reasons.

Chairman Zalak questioned why the request is for 4 goats. Ms. Torres advised that the applicant has raised the goats from babies and has grown attached to them. She stated they are working on rehoming the male goat.

Ms. Lopez advised that goats are a herd animal and do not do well alone.

Ms. Torres stated her brother Luz Collado lives next door to the applicant and also does not object to the goats being onsite.

Ms. Brugnoli advised that the letter of opposition came from a parcel to the north. She stated the neighbor's complaint was in reference to property values. Ms. Brugnoli reiterated that the request is a result of a Code Enforcement case.

Commissioner Zalak questioned if the applicant was provided the list of what is permitted on her property. Ms. Torres advised that she has read all the information to the applicant. She stated the neighbor who was complaining no longer lives in the area.

Chairman Zalak opened the floor to public comment.

Adriana Fernandez, SW 204th Avenue, expressed support for the reasonable accommodation request, noting she enjoys seeing the goats on the property.

Ms. Torres stated the goats are wonderful animals, noting her grandkids like to visit with

January 6, 2026

the goats.

Chairman Zalak advised that public comment is now closed.

Ms. Brugnoli advised that the complaints to Code Enforcement and the letter of opposition were received from the same person.

Commissioner Zalak requested the Institute of Food and Agricultural Science (IFAS) recommendations and standards are included in staff reports going forward for these types of cases.

Ms. Straub advised that part of the Code revision is for staff to review what is in the Code compared to the IFAS standards and reconcile the two.

General discussion ensued.

Commissioner Bryant clarified that the semi-truck is not permitted in R-1 zoning.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Resolution 26-R-14, approving the Reasonable Accommodations with Conditions 1 through 7, as amended.

In response to Commissioner Stone, Ms. Torres advised that hay and feed are brought on site for the goats.

Chairman Zalak opined that the request for 4 goats is too many and he would not be supporting the motion.

Commissioner Curry concurred, noting it is too many goats on the subject parcel. He expressed concern with the precedents being set by approving these Reasonable Accommodation requests.

The motion was passed 3-2, with Chairman Zalak and Commissioner Curry dissenting.

Resolution 26-R-14 includes the following Conditions:

1. The property owner shall maintain a well-kept area for the goats.
2. Waste produced by the animals shall be collected daily and stored in sealed containers to avoid odors, pests, etc. and will be disposed of weekly at an offsite disposal center.
3. The property owner will maintain the fenced area to ensure it is always secure and in good condition.
4. The applicant acknowledges that only four (4) female goats, as prescribed by her Florida licensed health care professional, are permitted on the property.
5. The applicant must notify the Growth Services Director if one of the goats passes away. Goats that pass away cannot be replaced with new goats.
6. Under this Reasonable Accommodation, Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.
7. The Reasonable Accommodation is attached to the applicant, not the property, and does not transfer with ownership.

15.2.2. 26-S01 - Sheik Hafeez Rahaman & Bibi Shimoon Rahaman, Small-Scale Land Use Change from High Residential to Medium Residential, 4.47 Acre Parcel, Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480

The Board considered a petition by Sheik Hafeez Rahaman & Bibi Shimoon Rahaman, for a Land Use Change, Articles 2 and 4, of the Marion County Land Development Code, from High Residential (HR) to Medium Residential (MR), on an approximate 4.47 Acre Parcel, on Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480

P&Z PUBLIC HEARING DECEMBER 29, 2025

26-S01 Planning and Zoning Commission Recommendation

Motion was made by Mr. Bonner, seconded by Mr. Lourenco, to agree with staff's findings and recommendation, and recommend approval of the land use 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, 5-0.

Deputy Director Weyrauch, Growth Services, provided a brief overview of the request for a land use change from HR to MR. He advised that staff notified 49 neighboring property owners and received 1 letter of opposition. Mr. Weyrauch stated the current density would require a minimum of 17 units, with a maximum of 35 units. He advised that approving the reduced density would allow a minimum of 4 units and a maximum of 17 units.

In response to Commissioner Bryant, Mr. Weyrauch advised that the site would have well and septic.

Mr. Weyrauch provide a brief history of the site and its previous land uses. He stated staff and the P&Z Commission are recommending approval of the land use change.

Sheik Hafeez Rahaman, Juniper Loop, applicant, advised that the intent is to divide the parcel into 4 parts, which would allow for approximately 1 acre parcels.

Chairman Zalak opened the floor to public comment.

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

A motion was made by Commissioner Curry, seconded by Commissioner McCain, 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. Adoption of Ordinance

15.3.1. 26-S01

A motion was made by Commissioner McClain, seconded by Commissioner Bryant, to adopt Ordinance 26-01 adopting Small Scale Comprehensive Plan Amendment No. 26-S01, agreeing with the Growth Services staff and 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, and is consistent with Chapter 163, FS and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (5-0).

Ordinance 26-01 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:

26-S01, SHEIK HAFEEZ RAHAMAN & BIBI SHIMOON
RAHAMAN

+/- 4.47 ACRE PARCEL
PARCEL NO. 9024-0000-02

FROM HIGH RESIDENTIAL TO MEDIUM RESIDENTIAL

January 6, 2026

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

15.3.2. Zoning

The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Thornton regarding petitions for rezoning and Special Use Permits heard earlier in the meeting.

A motion was made by Commissioner McClain, seconded by Commissioner Bryant, to adopt Ordinance 26-02 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 26-02 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REASONABLE ACCOMMODATION, 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 2:14 p.m.

Carl Zalak, III, Chairman

Attest:

Gregory C. Harrell, Clerk