

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

August 19, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 9:01 a.m. on Tuesday August 19, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

INVOCATION AND PLEDGE OF ALLEGIANCE:

The meeting opened with invocation by Chairman Bryant 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; and Commissioner Matthew McClain, District 3. Commissioner Michelle Stone, District 5, was absent due to a prior commitment. Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyouunes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart and Director of Internal Services Mike McCain.

ANNOUNCEMENTS:

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

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

1. PROCLAMATIONS AND PRESENTATIONS:

1.1. PROCLAMATION - Fentanyl Awareness and Education Day - Robin Lanier, Vice President of Marion County Services, SMA Healthcare (Approval and Presentation)
The Board presented the Proclamation designating August 21, 2025 as "Fentanyl Awareness and Education Day" to Robin Lanier, Vice President of Marion County Services, SMA Healthcare and several representatives from other healthcare organizations.

Robin Lanier, Vice President of Marion County Services, SMA Healthcare, expressed her appreciation to the community, the Marion County Hospital District (MCHD), the Opioid Settlement Committee, and Lutheran Services for their support. She stated through this support, SMA Healthcare has been able to expand its residential treatment beds for substance abuse by 50 percent (%), which includes accepting women with infants. Ms. Lanier advised that last year, through SMA's collaboration with Ocala Fire Rescue (OFR) and Marion County Fire Rescue (MCFR), approximately 2,222 contacts were made with citizens who had overdosed. She noted of those contacts, 65% received and stayed in treatment for at least 90 days.

Chief Executive Officer (CEO) Curt Bromund, MCHD, expressed his appreciation to SMA Healthcare and Beacon Point who also offer services to those who are uninsured or underinsured, noting there is no barrier now in Marion County.

August 19, 2025

Ocala Police Chief Mike Balken advised that his predecessor, Chief Greg Graham, created an amnesty program which allows an addict to approach a police officer anywhere in the City of Ocala to turn over their drugs or paraphernalia and not fear prosecution or arrest.

Court Operations Specialist Alina Stoothoff advised that Drug Court programs offer the chance for offenders to receive treatment, which tremendously reduces recidivism rates.

1.2. PRESENTATION - "Community Impact Award" Recognizing Individuals and Organizations for Their Dedication to Environmental Stewardship Through Cleanup Efforts - Lacey Laramore, Solid Waste Resource Liaison (Presentation Only)

Resource Liaison Lacey Laramore, Solid Waste, presented the following recommendation:

Description/Background: Marion County is committed to eliminating litter and preserving the beauty of our community. This ongoing effort would not be possible without the dedication of remarkable individuals and organizations who step up, take action, and lead by example.

The Community Impact Award was created to honor these contributions and recognize those making a meaningful difference in the fight against litter in Marion County.

Budget/Impact: None.

Recommended Action: Presentation only.

Resource Liaison Lacey Laramore, Solid Waste, presented the "Community Impact Award" to Miguel Sanchez in recognition of his outstanding contribution in the fight against litter. She advised that Mr. Sanchez founded a volunteer group known as the Marion Oaks Beautification Crew, which meets monthly to clean up the community. Ms. Laramore stated Mr. Sanchez also took the initiative to collaborate with local schools to secure approval for high school students to earn volunteer hours through his organization. She expressed her appreciation to Mr. Sanchez for his dedication to keeping Marion Oaks clean and enjoyable for everyone.

Chairman Bryant advised that the Municipal Services (MS) Department, on behalf of the Marion Oaks General Services Advisory Board, also presented Mr. Sanchez and the entire Marion Oaks Beautification Crew with a Certificate of Achievement.

Mr. Sanchez expressed his appreciation to the Board, BCC staff and the volunteers who helped support this effort.

Marion Oaks Municipal Service Taxing Units (MSTU) Advisory Board Chairman Henry Munoz commented on a recent cleanup event wherein volunteers collected 49.78 tons of litter and trash.

1.3. PRESENTATION - Recognition of Master Gardener Volunteer Selected as Grand Marshal for Great Southeast Pollinator Census - Jeremy Rhoden, Extension Agent I, Cooperative Extension Services (Presentation Only)

Cooperative Extension Services Director Crystal McCazzio presented the following recommendation:

Description/Background: In 2024, the Marion County Master Gardener Volunteers led a statewide initiative to include Florida in The Great Southeast Pollinator Census, which was created by the University of Georgia in 2019, and expanded into South Carolina, North Carolina, and Alabama. The census is a two-day event in August that invites citizens across these five states to participate in pollinator

counting in their yards, local parks, recreation areas, etc. Participants sit in front of a blooming plant for 15 minutes and record the number and type of insect they see land on the plant. Once completed, the counts are uploaded to the Great Southeast Pollinator Census website, contributing to pollinator conservation one count at a time.

This year, the census is on August 22nd and 23rd, 2025. Each year, the census coordinator chooses a Grand Marshal to officially kickoff the census, and we are proud to announce that Deb Mackey, a Marion County Master Gardener Volunteer, was selected to commence the Great Southeast Pollinator Census across all five states! Last year was Florida's first year participating and had over 2,800 Floridians participate in the census across 53 counties. Deb was especially instrumental in promoting the census, sharing resources, and advocating for pollinator sustainability. Thanks to her efforts, and those in her committee, Marion County set the stage for the census and has been recognized across the southeast.

Budget/Impact: None.

Recommended Action: Presentation only.

Urban Horticulture Agent/Master Gardener Volunteer Coordinator, Jeremy Rhoden, Cooperative Extension Services, advised that he is also the State Coordinator for the Great Southeast Pollinator Census. He stated over the past 2 years, Marion County Master Gardeners have worked tirelessly to increase public awareness, promote research based gardening practices, and mobilized community action around pollinator conservation. Mr. Rhoden commented on the importance of animal pollinators to life on earth, noting flowering plants also play an essential role in sequestering carbon and producing the oxygen we breathe. He advised that research shows that more than 40% of insect pollinators, particularly bees and butterflies, are at risk of extinction globally, noting habitat loss, pesticide exposure, climate change, disease, and the spread of invasive plants and animals are all contributing to their decline. Mr. Rhoden stated urban landscape such as home gardens, community parks and small green spaces can be powerful microhabitats for pollination.

Mr. Rhoden provided a brief overview of the importance of the pollinator census and advised of the creation of the Pollinator Ambassador Academy, which is a 1 day advanced pollinator training course designed to equip participants with the tools and resources needed to promote pollinator conservation. To date, approximately 170 individuals from 25 Florida Counties have come to Marion County to become certified pollinator ambassadors.

Mr. Rhoden advised that Deb Mackey, a Marion County Master Gardener Volunteer, was selected as the 2025 Grand Marshal for Great Southeast Pollinator Census. He stated the Census is this Friday and Saturday, August 22 and 23, 2025.

Mr. Rhoden advised that thanks to Marion County's efforts, over 2,800 Floridians participated in last year's Census event and planted 110 new sustainable pollinator habitats across the State. He stated after last year's successful event, Marion County was invited to collaborate with scientists from the United Kingdom (UK). Mr. Rhoden noted Marion County has become a leader in environmental stewardship, public education and scientific innovation.

Chairman Bryant congratulated Ms. Mackey on being chosen as the 2025 Grand Marshal for Great Southeast Pollinator Census.

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.

Joseph Walker, SE 54th Place, Ocklawaha, addressed the Board in regard to Agenda Items 9.1. through 9.3. He expressed concerns relating to new developments being constructed without the requirement to put in sidewalks or to maintain the public rights-of-way (ROWS). Mr. Walker commented on the need to ensure that developers are cleaning up their sites during and after development.

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

Commissioner Bryant out at 9:45 a.m.

Mr. Walker referred to Item 9.3. as it related to the request to amend the fee schedule for construction permits and opined that there needs to be a larger fine for those who are caught building structure, electrical, gas, mechanical or plumbing systems before obtaining the necessary permits.

Commissioner Bryant returned at 9:45 a.m.

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

Henry Munoz, Marion Oaks Boulevard, addressed the Board in regard to Agenda Item 9.2. and requested the County Engineer provide an update relating to the road project. He opined that the project is going to alleviate a lot of the issues.

Chairman Bryant advised that County Engineer Steven Cohoon will provide an update when the Board considers the request for Item 9.2.

Chairman Bryant advised that public comment is now closed.

3. ADOPT THE FOLLOWING MINUTES: (3 Sets)

3.1. March 18, 2025

3.2. March 25, 2025

3.3. March 27, 2025

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to adopt the meeting minutes of March 18, 25, and 27, 2025. The motion was unanimously approved by the Board (4-0).

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

4.1. Request Approval of Traffic Enforcement Agreement Between William "Billy" Woods, Sheriff of Marion County, Marion County Board of County Commissioners, and Greystone Hills Homeowners' Association, Inc.

The Board considered the following recommendation from General Counsel Marissa Duquette, Marion County Sheriff's Office (MCSO):

Description/Background: The Sheriff has agreed to provide traffic enforcement over private roads within the community of the Greystone Hills Homeowners' Association, Inc. The attached agreement describes the service area, duties and responsibilities of the parties. The agreement will commence upon signature by all parties and shall be in effect for a term of one year. Thereafter, the agreement shall automatically renew for successive one (1) year terms, unless terminated by either party with 30 day written notice.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Traffic Enforcement Agreement between William "Billy" Woods, Sheriff of Marion County, Marion County Board of County Commissioners, and Greystone Hills Homeowners' Association, Inc.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to approve and authorize the Chairman and Clerk to execute the Traffic Enforcement Agreement between Sheriff Woods, MCSO, BCC, and Greystone Hills Homeowners' Association, Inc. The motion was unanimously approved by the Board (4-0).

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

Clerk Harrell advised that Agenda Item 5.1.1. relates to Consent Agenda Item 7.5.14. Upon motion of Commissioner McClain, seconded by Commissioner Zalak, the Board adopted the following Budget Amendment Resolutions and approved Consent Item 7.5.14. (Purchases \$50,000 and Over) as presented by Clerk Harrell:

- 5.1.1. 25-R-272 - Building Safety Fund - Building - \$30,000**
- 5.1.2. 25-R-273 - County Transportation Maintenance Fund - Transportation - \$15,000**
- 5.1.3. 25-R-274 - Fine and Forfeiture Fund - Sheriff Regular Transfer - \$392**
- 5.1.4. 25-R-275 - General Fund - Law Library - \$3,500**
- 5.1.5. 25-R-276 - General Fund - Public Defender Technology - \$11,597**
- 5.1.6. 25-R-277 - General Fund - Public Safety Communications - \$29,000**
- 5.1.7. 25-R-278 - General Fund - Public Safety Communications - \$95,332**
- 5.1.8. 25-R-279 - General Fund - Sheriff Jail Transfer - \$34,601**
- 5.1.9. 25-R-280 - General Fund - Sheriff Jail Transfer - \$36,841**
- 5.1.10. 25-R-281 - General Fund Grants - Continuum of Care Program - \$45,317**
- 5.1.11. 25-R-282 - Impact Fee West District Fund - Impact Fees West District - \$1,525,330**
- 5.1.12. 25-R-283 - Marion County Utility Fund - Multiple Cost Centers - \$150,000**
- 5.1.13. 25-R-284 - Marion County Utility Fund - Multiple Cost Centers - \$462,000**
- 5.1.14.a. 25-R-285 - Multiple Funds - Impact Fees - \$4,278**
- 5.1.14.b. 25-R-286 - Multiple Funds - Impact Fees - \$4,278**
- 5.1.15. 25-R-287 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$65,000**
- 5.1.16. 25-R-288 - Parks Capital Project Fund - Parks and Recreation Improvement - \$50,337**
- 5.1.17. 25-R-289 - Solid Waste Disposal Fund - Solid Waste Disposal - \$5,000**
- 5.1.18. 25-R-290 - Solid Waste Disposal Fund - Solid Waste Disposal - \$2,050,941**

(Ed Note: CID is the acronym for Criminal Investigative Division.)

5.2. Clerk of the Court Items

5.2.1. Request Renewal of Federal Forestry Shared Revenue for Special Projects FY 2025-26

Budget Director Audrey Fowler presented the following recommendation:

Description/Background: Before September 30, prior to each fiscal year, the Board is required to designate the percentage of Federal Forestry Shared Revenue to be set aside for special projects, 15%-20% (currently 15%). Also, the Board must designate the type of projects to be funded, Title II or Title III. Title III grants must not exceed 7%. These annual designations are necessary in order for the county

to continue to receive such portion of funding from Federal Forestry Shared Revenues. Lack of designation of these funds for special projects will result in the 15% portion of revenues to revert back to the Treasury of the United States.

While potential funding reductions under the Big Beautiful Bill may impact our ability to receive these revenues, the designation of Federal Forestry revenue as required in prior years serves as a mechanism to preserve Marion County's eligibility should funding remain available.

Budget/Impact: None; provides funding for qualified Title II programs \$469,813 (8%) and Title III programs \$411,086 (7%).

Recommended Action: Motion to authorize the Chairman to notify the Office of the Florida Department of Financial Services of the County's designation to set aside the 15% of Forestry Shared Revenues with Title II receiving 8% and Title III receiving 7%.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to authorize the Chairman to notify the Office of the Florida Department of Financial Services of the County's designation to set aside the 15% of Forestry Shared Revenues with Title II receiving 8% and Title III receiving 7%. The motion was unanimously approved by the Board (4-0).

5.2.2. Request Approval of the Re-appropriation of Budgeted Funds

Budget Director Fowler presented the following recommendation:

Description/Background: Prior to the end of each fiscal year, county department heads review their current year expenditures relative to the current budget. In some instances, it is determined that capital or operational appropriations will not be expended in the current fiscal year. Department heads submit a list of such items that they request to "carry forward" to the next fiscal year. These requests are reviewed and approved by the Assistant County Administrators and County Administration and are herein submitted for the Board's approval. Attached is the Re-appropriation of Budgeted Funds Report.

Budget/Impact: Neutral; funding for "carry forward" re-appropriations are available in the current fiscal year.

Recommended Action: Motion to approve the requests for the re-appropriation of budgeted funds to be incorporated in the FY 2025-26 tentative budget.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to approve the requests for the re-appropriation of budgeted funds to be incorporated in the fiscal year (FY) 2025-26 tentative budget. The motion was unanimously approved by the Board (4-0).

5.2.3. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 039038, 040744, 040816, 52760, 52761, list from 5th Circuit and list from Fleet

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to approve the Disposition of Property forms 039038, 040744, 040816, 52760, 52761, list from 5th Circuit and list from Fleet. The motion was unanimously approved by the Board (4-0).

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 Bouyouunes advised that he is pulling Consent Agenda Item 7.5.5. from Board consideration and will bring the matter back at a later date.

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

7.1. Attorney:

7.1.1. Request Approval of the Lease Renewal Agreement Between 2275 Biscayne Holdings, LLC, and Marion County for the Tax Collector Office Space Located at 17860 SE 109th Avenue, Units 601B/602, Summerfield, Florida 34491 (Villages Branch) (Budget Impact - Neutral; projected increase of \$11,385)

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

Description/Background: The Marion County Tax Collector, George Albright, requests that Marion County enter into a Lease Renewal agreement with 2275 Biscayne Holdings, LLC, for a term of five (5) years commencing October 1, 2025, through September 30, 2030.

The Marion County Tax Collector has negotiated terms for the renewal of the 2010 lease with the new owners of the shopping center, 2275 Biscayne Holdings, LLC, who acquired the property in March 2022 at a mortgage foreclosure sale. At the time of purchase the shopping center had suffered years of deferred maintenance. The County has enjoyed a flat base rental rate (\$15.00 sf) for the past 5 years with annual Common Area Maintenance (CAM) increases. The rental rate began below market rate in year one and by the end of the 5-year lease (September 2025) is significantly below the area's market rental rate. Shortly after purchasing the shopping center the new owners began correcting the deferred maintenance, brought it up to a much better standard of operation, replaced the roof, and gave the entire center a major facelift. The center now has little vacancy. According to management, the last major item to improve is the parking lot which they anticipate to begin in 2026.

The base rental rate is currently \$15.00/sf. The annual base rental rate is currently \$32,175.00 which equates to \$2,681.25 per month. The monthly CAM is currently at \$8.37/sf which equates to \$1,496.14. Accordingly, the current monthly rental expenditure is \$4,177.14. For FY 2024-25 the total rental expenditure for this branch office will be \$50,125.68.

The Lease Renewal increases the base rental rate to \$20.00/sf. The annual base rental rate from October 1, 2025, through September 30, 2026, would be \$42,900.00, which equates to \$3,575.00 per month. The monthly CAM for September through December 2025 will remain at \$1,496.14. Accordingly, the new monthly rental expenditure on October 1, 2025, will be \$5,071.14.

The base rental rate for the 5-year term is set to adjust annually on October 1st based upon the Consumer Price Index at that time using the formula set forth in Section 7 of the lease. CAM changes annually in the month of January. Shopping center management does not anticipate large increases in CAM going forward as the majority of the deferred maintenance has been rectified. Should the annual

CAM increase in line with the average of the last 3 years, the estimated annual increase in CAM is \$880.00 for 2026.

The market rental rates for this area and this shopping center are \$23.50 to \$30.00 per square foot. Based upon available market data, the owner of this shopping center has been renewing existing tenants slightly below the area's market rate. New tenant leases are being placed at higher rates.

The budget impact for FY 2025-26 for the base rent increase is \$10,725.00. The budget impact for the FY 2025-26 fiscal year for the projected/estimated CAM increase is \$659.97. Accordingly, the projected budget impact for FY 2025-26 is an increase of \$11,384.97 over FY 2024-25.

Budget/Impact: Neutral; projected increase of \$11,384.97 over FY 2024-25.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Lease Renewal between 2275 Biscayne Holdings, LLC, and Marion County for the Tax Collector office space located at 17860 SE 109th Avenue, Units 601B/602, Summerfield, Florida 34491 (Villages branch).

7.2. Community Services:

7.2.1. Request Approval of Marion County Cooperation Agreement Concerning Community Development Block Grant, HOME Investment Partnerships Program and Emergency Solutions Grant Program Between Marion County and the City of Belleview (Budget Impact - None)

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

Description/Background: The Housing and Community Development Act of 1974 authorizes urban counties the ability to enter into Cooperation Agreements with local governments to carry out eligible activities under the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant Program (ESG) programs. Marion County extended this opportunity to five municipalities-Ocala, Dunnellon, Belleview, Reddick, and McIntosh-offering them the option to participate in the County's federal grant programs or apply independently through the State of Florida.

The City of Belleview has elected to enter into a three-year Cooperation Agreement with Marion County for the 2026-2028 program period.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize Chairman and Clerk to execute the Cooperation Agreement with the City of Belleview.

7.2.2. Request Approval of First Amendment to Marion County Standard Professional Services Agreement Emergency Rental Assistance 2 Program Between Marion County and Interfaith Emergency Services, Inc. (Budget Impact - Neutral; not to exceed \$50,000)
The Board accepted the following recommendation as presented by Community Services Director Butler:

Description/Background: On March 11, 2021, the U.S. Department of the Treasury created the Emergency Rental Assistance 2 (ERA2) Grant Fund to support rental assistance and prevent homelessness.

On April 15, 2025, the Board of County Commissioners awarded \$350,000 in ERA2 funding to Interfaith Emergency Services, Inc. for the provision of

emergency housing services. The agency is currently assisting approximately 40 families per month through rental assistance.

Staff recommends approval of an amendment to increase Interfaith Emergency Services, Inc. ERA2 allocation by \$50,000, bringing the total award to \$400,000. Based on the agency's performance and demonstrated need, the additional funding is projected to support a total of approximately 200 families or individuals. The amendment also includes the following provisions:

- An upfront advancement of funds to support immediate service delivery
- Authorization for the County Administrator to approve reallocation of ERA2 funds among subrecipient agencies, based on recommendations provided by the Community Services Director, to ensure full expenditure by the federal deadline of September 30, 2025.

Budget/Impact: Neutral, not to exceed \$50,000.

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 Interfaith Emergency Services, Inc.

7.3. Fire Rescue:

7.3.1. Request Approval of the Public Emergency Medical Transportation Letters of Agreement with Florida Community Care, Humana, Simply, Sunshine, and United Healthcare (Budget Impact - Estimated Revenue of \$3,346,939)

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

Description/Background: On September 17, 2024, the Marion County Board of County Commissioners executed the Public Emergency Medical Transportation Letter of Agreement with the Agency for Health Care Administration (AHCA). Intergovernmental transfers (IGT) to draw funds from AHCA were allowed once this letter of agreement was executed.

This step of the process is to execute the Public Emergency Medical Transportation Letters of Agreement with Florida Community Care, Humana, Simply, Sunshine, and United Healthcare in order to have those Medicaid Managed Care Organizations listed under Region B, of which Marion County resides, to obtain the funds in the IGT process to pass through to Marion County Fire Rescue into the Emergency Medical Services fund.

Budget/Impact: Estimated Revenue of \$3,346,938.58.

Recommended Action: Motion to approve and authorize the Chairman to execute the Public Emergency Medical Transportation Letters of Agreement with the Florida Community Care, Humana, Simply, Sunshine, and United Healthcare.

7.4. Human Resources:

7.4.1. Request Approval of Firefighter Cancer Presumption Policy Renewal for FY 2025-26 (Budget Impact - Neutral; expenditure of \$110,458)

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

Description/Background: Marion County Fire Rescue is requesting to renew a Firefighter Cancer Presumption Policy pursuant to the Florida Firefighter Cancer and Death Benefit Laws. The policy premiums are being funded out of the Fire

Rescue Fund and paid out of the Insurance Fund. The Fire Rescue Fund will cover 100% of the premium.

This Renewal establishes the Firefighter Cancer Policy that will provide coverage for Firefighters who meet the statutory requirements if an eligible diagnosis is received after the insurance policy effective date. This premium is for the policy for coverage from October 1, 2025, to September 30, 2026, and will be renewed on an annual basis. The future cost for the policy is subject to change per number of covered personnel fulfilling the statutory requirements.

Additionally, per 112.1816 Florida Statutes, a firefighter may elect to receive a one-time lump sum payout in the amount of \$25,000 in lieu of filing a Workers' Compensation claim. Employees must meet certain statutory requirements to be deemed eligible to receive said payout.

Budget/Impact: Neutral; expenditure of \$110,458.

7.4.2. Request Approval of the Following Changes To Be Made of the FY 2025-26 Proposed Budget: Reclassification of One (1) Deputy County Engineer Position, Eight (8) Engineer Positions, Three (3) OCE Engineering Project Manager Positions, One (1) Traffic Operations Manager Position, One (1) Transportation Engineer Position, One (1) Utilities Engineering Manager Position, One (1) Assistant County Engineer - Road Maintenance Position, One (1) County Surveyor Position, One (1) Stormwater Engineer Position, and One (1) Utilities Deputy Director Position within the Office of County Engineer and Utilities Department (Budget Impact - Expenditure of \$50,768 in ZF440536, \$62,301 in BL400541 and a Savings of \$32,529 in EK430538)

The Board accepted the following recommendation as presented by Human Resources (HR) Sara Director Caron:

Description/Background: Over the past year, several engineering roles within the Utilities Department have remained open, forcing reliance on external consultants or third-party providers-often at costs two to three times higher than doing the work in-house. Staff engineers, by contrast, minimize these expenses by managing design, project oversight, reviews, troubleshooting, and regulatory compliance internally. This approach not only retains technical expertise within the department but also guarantees that outside assistance is utilized only when essential.

Investing in recruitment and retraining of qualified engineering professionals ensures the safe, reliable, and efficient delivery of water and wastewater services. These staff members apply engineering principles across planning, design, review, and infrastructure management-upholding regulatory compliance, boosting performance, and supporting operational needs.

In response to these challenges, a comprehensive staffing analysis was conducted. This benchmarked Marion County Utilities (MCU) positions against comparable organizations, clarified job responsibilities, and generated strategies to enhance recruitment and retention. Based on the findings, the Director of Utilities recommends reclassifying the following positions Utilities Engineering Manager, Utilities Deputy Director, and Engineer.

The recommended changes by the Utilities Director impact engineering-related positions that are cross-departmental. Therefore, the County Engineer is recommending the reclassification of the following positions Engineer, Deputy County Engineer, OCE Engineering Project Manager, Traffic Operations Manager,

Assistant County Engineer - Road Maintenance, County Surveyor, Stormwater Engineer and Transportation Engineer.

The reclassifications presented in this item will be added to the proposed budget. Effective upon approval of this item, the Utilities Department will initiate the recruitment of vacant positions at the new pay grades.

Budget/Impact: Expenditure of \$50,768 in ZF440536, \$62,301 in BL400541, and a Savings of \$32,529 in EK430538.

Recommended Action: Motion to authorize the Budget Director to make the following changes to the FY 25/26 proposed budget: Reclassification of One (1) Deputy County Engineer position pay grade 119 to pay grade 121; Eight (8) Engineer positions from pay grade 113-117 to pay grade 115-119; Three (3) OCE Engineering Project Manager positions, pay grade 112-116 to pay grade 114-118; One (1) Traffic Operations Manager position pay grade 117 to pay grade 119; One (1) Transportation Engineer position pay grade 117 to pay grade 119; One (1) Assistant County Engineer - Roads Maintenance position pay grade 118 to One (1) OCE Assistant Director position pay grade 120; One (1) County Surveyor Position pay grade 116 to One (1) OCE Assistant Director position pay grade 120; One (1) Stormwater Engineer pay grade 117 to One (1) OCE Assistant Director position pay grade 120; One (1) Utilities Engineering Manager position pay grade 118 to One (1) Utilities Assistant Director of Engineering position, pay grade 120; and One (1) Utilities Deputy Director position from pay grade 119 to pay grade 121.

7.5. Procurement Services:

7.5.1. Request Approval of Bid Award: 25B-080 Timucuan Road Culvert Replacement - Commercial Industrial Corp, Ocala, FL (Budget Impact - Neutral; expenditure of \$1,672,583)

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

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid seeking qualified and experienced contractors for replacement of a triple barrel culvert crossing along SE Timucuan Road. The project involves dewatering, maintenance of traffic, temporary road construction and removal, construction of headwalls and approaches, construction of reinforced concrete pipe (RCP) culvert piping or box culvert, wetland restoration and related planting, project earthwork, and roadway paving and marking. One (1) submittal was received; the tabulation is listed below:

Vendor – Location	BID
Commercial Industrial Corp. – Ocala, FL	\$1,672,582.50

Steven Cohoon, P.E., County Engineer, recommends that Commercial Industrial Corp. receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a contract draft. Pending approval at today's meeting, the contract will be sent to Commercial Industrial Corp. for signatures. Upon return, it will be routed for the County Attorney, Clerk, and Chairman's signatures.

Budget/Impact: Neutral; expenditure of \$1,672,582.50. Up to a ten percent (10%) contingency may be added to the purchase order in accordance with the

Procurement Manual. Funding comes from line EK430538-563102 - SMC0001MA (Stormwater Program).

Recommended Action: Motion to approve the recommendation and allow staff to issue the contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 25B-080.

7.5.2. Request Approval of Task Order: 23Q-087-TO-38 Timucuan Road Culvert Replacement Project, Civil Site Engineers for Miscellaneous Projects - Ardurra Group Inc, Ocala, FL (Budget Impact - Neutral; expenditure of \$59,460)

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

Description/Background: On June 6, 2023, the Board approved contracts with multiple firms to provide various civil site-related engineering services for the County. Firms were selected based on the area of specialty and equitable distribution of work among all firms in accordance with §287.055 Consultant's Competitive Negotiation Act (CCNA).

Ardurra Group Inc (Ardurra) has been chosen to provide Engineer of Record Services during construction related to the Timucuan Road Culvert Replacement Project, located along Timucuan Road between the Bird Island subdivision and Johnson, Wallace E Jr. subdivision. The purpose of this project is to re-establish/improve flow exchange in Lake Weir between the north and south side of the causeway. As the Engineer of Record, Ardurra will perform services including, but not limited to, attending pre-construction meetings, responding to inquiries, and preparing an updated Construction Plan Set to incorporate any required changes prior to project commencement. Ardurra will provide engineering support throughout construction to monitor construction compliance with the project documents and provide field reports. At project closeout, Ardurra will perform a final walkthrough and review the final surveys as well as any additional permitting closeout with other agencies.

A copy of Ardurra's proposal is attached for review and will become part of the project file and backup to the purchase order.

Budget/Impact: Neutral; expenditure not to exceed \$59,460. Funding is from EK430538-563102 (Stormwater Program).

Recommended Action: Motion to approve and authorize staff to release the purchase order to Ardurra Group Inc. for work under 23Q-087.

7.5.3. Request Approval of Bid Award: 25B-117 SR 326 Water Main from US Hwy 441 to CR 25A - Integrity Site Development, Inc., Anthony, FL (Budget Impact - Neutral; expenditure of \$1,916,168)

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

Description/Background: On behalf of Marion County Utilities (MCU), Procurement issued a solicitation for the installation of a 16-inch water main along SR 326, from US Hwy 441 to CR 25A. This project is part of the Lowell Service Area Improvement initiative, which aims to provide safe, potable water to the Lowell community in response to groundwater contamination in the area.

Listed below are the eight (8) bids that were received in response to the solicitation:

Firm - Location	Bid
Integrity Site Development - <i>Anthony, FL</i>	\$1,916,167.37
T & C Underground, Inc. - <i>Ocala, FL</i>	\$2,300,316.50
Hartman Civil Construction, Corp - <i>Ocala, FL</i>	\$2,387,738.00
Commercial Industrial, Corp - <i>Ocala, FL</i>	\$2,515,765.00
GWP Construction - <i>Ocala, FL</i>	\$2,663,485.60
Midsouth, Inc. - <i>Bushnell, FL</i>	\$2,800,293.80
EZ Contracting, LLC - <i>Tampa, FL</i>	\$2,764,743.43
Art Walker Construction - <i>Lowell, FL</i>	\$2,995,541.93

MCU Director, Tony Cunningham requests that Integrity Site Development, Inc. receive the award as the lowest, most responsive and most responsible bidder. Attached for review is a draft contract. Upon approval at today's meeting, it will be sent to the Firm for signatures and once returned will be forwarded to Legal, the Clerk and Chairman.

Budget/Impact: Neutral; expenditure of \$1,916,167.37 Funding comes from line ZF448536-563102 (Marion County Utility Fund), Project UTC000205. A ten percent (10%) contingency may be added to the purchase order, per the Procurement Manual.

Recommended Action: Motion to approve recommendation and allow staff to issue a contract and upon approval from Legal, authorize the Clerk and Chairman to execute the contract under 25B-117.

7.5.4. Request Approval of Bid Exemption: 25BE-158 Premier Plus 9-1-1 Services - Kraus Associates, Inc. d/b/a AK Associates, Concord, NH (Budget Impact - Neutral; annual expenditure of \$93,000)

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

Description/Background: On behalf of 9-1-1 Management, Procurement is requesting Board approval of a bid exemption to purchase AK Elite Premier Maintenance Services to support the County's Vesta 911 system, which is utilized by our Public Safety Answering Points (PSAPs).

To pursue cooperative purchasing opportunities, multiple Florida counties were contacted to determine whether a piggyback arrangement was possible. Through this outreach, we learned that several other counties are also obtaining these services through solicitation waivers, and no active contracts were identified that would allow Marion County to piggyback.

Kraus Associates, Inc. d/b/a AK Associates has provided a five-year quote specifically addressing the County's system configuration and ongoing needs. Their familiarity with the Vesta platform and existing presence in the region ensures continuity of service and reduces the risk associated with transitioning to a new vendor for this mission-critical system. Although other vendors may offer similar services, AK Associates is well positioned to meet the County's technical and operational requirements with minimal disruption.

This bid exemption is in the best interest of Marion County due to the lack of viable cooperative purchasing options and the importance of maintaining the reliability and performance of the County's emergency communications infrastructure.

Below is the five-year cost breakdown for AK Associates' services; these amounts do not include Motorola software support pass-through costs, which will be billed separately by AK Associates:

Fiscal Year	Cost
2025-26	\$93,000
2026-27	\$93,000
2027-28	\$95,000
2028-29	\$95,000
2029-30	\$97,000

Attached for review are the following documents: AK Associates-signed Maintenance Service Contract, AK Associates-signed Quote, Solicitation Waiver, and an approved LRM from Legal. Upon approval at today's meeting, the appropriate documents will be presented to the Clerk and Chairman for execution. Budget/Impact: Neutral; expenditures by fiscal year are as follows:

FY 2025-26: \$93,000

FY 2026-27: \$93,000

FY 2027-28: \$95,000

FY 2028-29: \$95,000

FY 2029-30: \$97,000

Funding for the first fiscal year is from account CM313525-546301.

Recommended Action: Motion to approve the Bid Exemption and authorize the Chairman and Clerk to execute the Maintenance Service Contract, Quote, and Solicitation Waiver under 25BE-158.

7.5.5. Request Approval of Contract Amendment: 25B-095-CA-01 Water and Wastewater Laboratory Analysis - Advanced Environmental Laboratories, Inc., Jacksonville, FL (Budget Impact - Neutral; additional annual expenditure of \$42,350)

Description/Background: On June 3, 2025, the Board approved a contract with Advanced Environmental Laboratories, Inc.(AEL) on behalf of Marion County Utilities (MCU) for water and wastewater laboratory analysis services. These services are critical for routine water quality monitoring, compliance in the event of a water line break, and meeting regulatory requirements established by the Florida Department of Environmental Protection (FDEP).

Due to recent regulatory changes, additional testing is now required for the presence of per- and polyfluoroalkyl substances (PFAS), a group of human-made chemicals commonly referred to as "forever chemicals" due to their persistence in the environment and the human body.

The new FDEP requirements mandate PFAS testing at 28 MCU facilities.

Attached for review is the draft contract amendment reflecting this additional scope of work. Upon Board approval at today's meeting, the amendment will be sent to AEL for signature, after which it will be routed to Legal, the Clerk, and Chairman for final signatures.

Budget/Impact: Neutral: estimated annual expenditure is \$42,350; however, this will be based on the actual needs of the department. Annual expenditures shall not exceed approved FY budgeted amounts and shall be based on contracted pricing. Funding is from line ZF442533-534101 (Marion County Utility Fund).

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the contract amendment under 25B-095-CA-01.

(Ed. Note: This Item was pulled from consideration by County Administrator Bouyounes).

7.5.6. Request Approval of Contract Renewal: 22B-199-CA-01 Lift Station Emergency and Rehabilitations - RCM Utilities LLC, Eustis, FL (Budget Impact - Neutral; estimated annual expenditure of \$337,609)

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

Description/Background: On September 7, 2022, the Board approved a contract with RCM Utilities LLC (RCM) on behalf of Marion County Utilities (MCU) for the completion of emergency repairs and rehabilitations of Marion County lift stations. These services are required when MCU staff are unable to perform the work due to limitations in manpower, workload, or equipment restraints.

RCM has agreed to maintain their current pricing for the renewal period and has received favorable performance evaluations throughout the term of the existing contract. Based on their satisfactory performance and continued need for services, MCU recommends renewing the contract with RCM for an additional one (1) year term.

Attached for review is the draft contract amendment. Upon approval at today's meeting, the contract will be sent to the firm, and upon return, will be forwarded to the County Attorney, Clerk and Chairman for signatures.

Budget/Impact: Neutral: estimated annual expenditure is \$337,608.10, however this will be based on the actual needs of the department. Annual expenditures shall not exceed approved FY budgeted amounts and shall be based on contracted pricing. Funding is from lines ZF445535-546101, ZF445535-546105, ZF445535-546301, ZF448536-563102 (Marion County Utility Fund), Project UTC000059.

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chair and Clerk to execute the contract renewal under 22B-199-CA-01.

7.5.7. Request Approval of First Contract Amendment: 23C-219 First Due First Responder Software, Locality Media, d/b/a First Due, Garden City, NY (Budget Impact - Neutral; additional expenditure of \$27,235)

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

Description/Background: On December 19, 2023, the Board approved the purchase of the First Responder Software for Marion County Fire Rescue (MCFR). This platform is designed to replace fragmented and outdated software systems with modern integrated solutions that enhances operational efficiency, safety and interoperability across all MCFR operations.

This First Contract Amendment seeks to add implementation services and accessibility features to the software, ensuring a seamless transition and full utilization of the platform capabilities.

Attached for review is a draft of the amendment. The software services are being provided by Locality Media, Inc. dba First Due, with the purchase being made through Carahsoft Technology Corp., the authorized reseller under National

Association of State Procurement Officials (NASPO) Cloud Solutions Contract No. 4323000-NASPO-16-ACS. Upon approval at today's meeting the amendment will be sent to First Due for signature and, once returned, will be routed through to Legal, the Clerk and Chairman for final execution.

Budget/Impact: Neutral; additional expenditure of \$27,234.68. Funding is from line EF300522-552106 (Fire, Rescue and EMS Fund).

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the First Contract Amendment with Locality Media, Inc. d/b/s First Due, under 23C-219.

7.5.8. Request Approval of Project Amendment: 06Q-098-PA-10A, NE 35th Street PH 1B - Final Design Services - Guerra Development Corp., Ocala, FL (Budget Impact - Neutral; expenditure of \$212,775)

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

Description/Background: On April 17, 2007, the Board approved contracts with three firms-Guerra Development Corp.(Guerra), TBE Group, and American Consulting - for engineering and design services on various transportation projects. At its April 21, 2009 meeting, the Board approved a project amendment under the continuing contract with Guerra for design services on the segment of NE 35th Street between US 441 and CR 200A. Subsequently, the project was split into two phases for design and construction, Phase 1A and Phase 1B. Phase 1A limits were from US 441 to 600 feet east of West Anthony Road and was constructed from 2019 to 2020. Phase 1B limits were from 600 feet east of West Anthony Road to CR 200A. Phase 1B design was completed, but it has not yet been constructed.

The amendment being presented today is for final design services to update the original Phase 1B design work initiated in 2009. The updated scope of work includes plan revisions, field surveys, drainage design, verification of existing utilities, new utility design and plans, signage and pavement marking plans, signalization plans, a maintenance of traffic (MOT) plan, quantity estimation, special provisions, permitting, plan reviews, site visits, and coordination with the County, regulatory agencies, and design subconsultants. It also includes environmental, cultural, and archaeological review.

Attached for review is a draft amendment. If approved at today's meeting, it will be sent to Guerra for signature and, upon return, forwarded to the County Attorney, Clerk, and Chairman for execution.

Budget/Impact: Neutral; expenditure of \$212,775. Funding is from VJ738541-563220 - STC073894 (Infrastructure Surtax Capital Project Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue the amendment, and upon approval by Legal, authorize the Chairman to execute the amendment with Guerra Development Corp. under 06Q-098.

7.5.9. Request Approval of Second Contract Amendment: 22BE-165-CA-02 Armed and Unarmed Security Services - Giddens Security Corporation, Jacksonville, FL (Budget Impact - Neutral; estimated annual expenditure of \$1,100,000)

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

Description/Background: On May 17, 2022, the Board approved a bid exemption to award a contract to Giddens Security Corporation (Giddens) for the County's armed and unarmed security services. This contract also included money courier services for various County departments, billed at an hourly rate.

On February 4, 2025, the Board approved a standardized rate of \$40.00 per pickup to offset increased insurance costs due to a higher volume of funds being transported. This followed the Clerk's Office transition from Brinks to Giddens for courier services. The contract was also renewed at that time for a three-year term through June 30, 2025. Although the contract expired on June 30, 2025, both Giddens and the County have mutually agreed to continue operating under the terms and conditions of the existing agreement until a formal amendment is executed.

The second amendment to the contract, presented for consideration today, extends the contract through June 30, 2027. It also includes a 2.5% rate increase, with the option for an additional 2.5% increase to be considered annually on the anniversary of the effective date, subject to mutual agreement.

Attached for review is the draft contract amendment. Upon Board approval, the amendment will be sent to Giddens for signature, after which will be routed to Legal, the Clerk, and Chairman for final signatures.

Budget/Impact: Neutral; estimated annual expenditure is \$1,100,000. The funds for this contract are allocated across multiple departments within the county. Each department will contribute to the costs associated with the armed courier services, based on its specific needs and usage requirements.

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the amendment under 22BE-165.

7.5.10. Request Approval of Second Contract Amendment: 22Q-228-CA-02 Geotechnical Engineering Services – Professional Service Industries, Inc., Geo-Technologies, Inc., Universal Engineering Sciences, LLC, Central Testing Laboratory, ECS Florida, LLC (Budget Impact - None)

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

Description/Background: On October 17, 2023, the Board approved contracts with five (5) firms to deliver geotechnical engineering services accessible to all county departments. These services encompass a range of tasks, including material testing, laboratory analysis, geotechnical exploration, and other related activities. On behalf of the Office of the County Engineer, Procurement advertised this solicitation with a contract term of five (5) years with two (2) additional renewal terms of two (2) years each. However, the contract agreements for this service listed a term of one (1) year with one (1) annual renewal option.

The error was made inadvertently, and to adhere to the advertised solicited term, Procurement requests permission to amend contract 22Q-228 Geotechnical Engineering Services with the correct term.

Attached for review is an identical draft amendment that will be sent to all contracted firms under this agreement. Upon approval at today's meeting, the contract will be sent to all vendors for signature, and once returned, will be forwarded to Legal, the Clerk, and the Chairman for signatures.

Budget/Impact: None.

Recommended Action: Motion to approve request and allow staff to issue Contract Amendment, and upon approval from Legal, authorize the Chairman and Clerk to execute the second amendment to the agreement under 22Q-228.

7.5.11. Request Approval of Selection Committee Recommendation: 25Q-090, Solid Waste Engineering Services - Stearns, Conrad and Schmidt Consulting Engineers, Inc. d/b/a SCS Engineers, Tampa, FL, S2L, Incorporated, Maitland, FL, Jones Edmunds & Associates Inc, Gainesville, FL, Integrity Environmental Solutions, LLC, Monroe, NC (Budget Impact - None)

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

Description/Background: On behalf of Marion County Solid Waste (SW), a Request for Qualifications (RFQ) was advertised to contract with qualified firms capable of providing professional services on an as needed basis. Services generally fall into one of five (5) major categories: engineering services, construction management & quality assurance, environmental compliance & testing services, special services, and environmental construction, maintenance and repair. Four (4) submittals were received and evaluated by the Selection Committee, with all four (4) being recommended for contract. Solid Waste Director, Mark Johnson, supports the Selection Committee's recommendation, as this number supports the amount of effort needed to fairly manage and equitably distribute task orders over the five (5) year contract term.

Proposed classification rates were provided to all firms for review, and the negotiation team established a standardized fee schedule and scope, as outlined in the attached draft contract.

Upon approval at today's meeting, identical contracts will be sent out to each firm, and once returned, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: None; task orders will be negotiated individually, as assigned. Task orders that exceed the County Administrator's approval threshold will be brought before the Board for review and approval.

Recommended Action: Motion to approve recommendation, allow Staff to issue contracts, and upon approval by Legal, authorize the Chairman to execute contracts for Stearns, Conrad, and Schmidt, Consulting Engineers, Inc. d/b/a SCS Engineers, S2L Incorporated, Jones, Edmunds and Associates, Inc, Integrity Environmental Solutions LLC under RFQ 25Q-090.

7.5.12. Request Approval of Task Order: 24Q-268-TO-01 Hydrogeological Services - Jones Edmunds & Associates, Inc., Alachua, FL (Budget Impact - Neutral; expenditure of \$349,311)

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 firms to provide Hydrogeological Services for Marion County Utilities (MCU). MCU has selected Jones Edmunds & Associates, Inc.(JE) to provide professional services in support of submitting a modified Water Use Permit (WUP) request to the Southwest Florida Water Management District (SWFWMD), as well as

renewing the existing Consumptive Use Permit (CUP) with the St. Johns River Water Management District (SJRWMD).

Due to continued growth and development throughout the region of Marion County, MCU is experiencing increased water demand. In response, the department must pursue a modification to the existing WUP to request a higher withdrawal limit as well as adjusting the CUP withdrawal limit and addressing Request for Additional Information from SJRWMD. This effort requires extensive analysis and groundwater modeling to address Minimum Flows and Levels (MFLs) regulatory requirements, future water supply needs justification and other extensive regulatory requirements. The overall goal is to secure a plan and permit allocation for the future water supply for Marion County.

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

Budget/Impact: Neutral; expenditure of \$349,310.60. Funding is from lines ZF442533-531109 (Marion County Utility Fund).

Recommended Action: Motion to allow staff to issue 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-01.

7.5.13. Request Approval to Terminate Contract: 21Q-095 Marion County Sheriff's Office Helicopter Hangar Design - The Lunz Group, Inc., Lakeland, FL (Budget Impact - None)
The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On August 17, 2021, the Board approved a contract with The Lunz Group, Inc. to provide architectural design services for the Marion County Sheriff's Office (MCSO) Helicopter Hangar project. On behalf of Facilities Management, Procurement is now requesting Board approval to formally terminate the existing contract with The Lunz Group for this project.

Since the time of the original contract award, the cost of the initial design has changed such that it is now under the threshold required for a standalone Request for Qualifications (RFQ). This allows MCSO to utilize an architect under the County's existing continuing contract, eliminating the need for a separate solicitation.

The decision to transition design services is intended to better align with MCSO's operational needs and project vision. A separate agenda item will be presented for the Board's consideration to approve a new professional services agreement with Partin Architecture for continued architectural support on the hangar project. Upon Board approval of this termination request, Procurement will proceed with coordinating the contract closeout with The Lunz Group.

Budget/Impact: None.

Recommended Action: Motion to terminate the contract with The Lunz Group under 21Q-095.

August 19, 2025

7.5.14. 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.

Pending Requisition/Stingray Chevrolet, LLC - Marion County Building Safety requests approval to purchase two (2) 2025 Chevrolet Silverado 1500, Crew Cab, 4WD in the amount of \$47,692.50 each. Total expenditure of \$95,385. Funds are available in line EP318524-564101 This purchase is exempt from the competitive bidding process requirements under FSA-AVP 1.0; HCSO 2024-005

Recommended Action: Motion to approve requested purchases.

(Ed. Note: This Item was addressed with Budget Amendment Resolution Item 5.1.1.).

7.6. Solid Waste:

7.6.1. Request Approval for State of Florida Department of Environmental Protection Standard Grant Agreement HW604 (Budget Impact - None)

The Board accepted the following recommendation as presented by Solid Waste Director Mark Johnson:

Description/Background: The Florida Department of Environmental Protection (FDEP) Grant Agreement HW604 establishes the terms on a cost reimbursement basis for Marion County to host a hazardous waste cooperative collection event for Sumter County and their residents. Marion County Board of County Commissioners approved an Interlocal Agreement with Sumter County on December 3, 2013, to provide the residents and small businesses in Sumter County with a cost-effective opportunity to properly dispose of hazardous waste during planned hazardous waste collection events conducted in Sumter County, which take place twice every year.

The FDEP agreement will provide 75% reimbursement for the collection and disposal cost. Sumter County has agreed, through the Interlocal Agreement, to provide the remaining 25% of the collection costs. Reimbursable costs to include Marion County's labor, supplies, advertisement, on-site packaging, transportation, and proper disposal of collected hazardous waste.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman to execute the State of Florida Department of Environmental Protection Standard Grant Agreement HW604.

7.7. Transportation - County Engineer:

7.7.1. Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for Clayton Property Group, Inc. dba Highland Homes for Vista Trace, Application Number 32298 (Budget Impact - None)

The Board accepted the following recommendation as presented by County Engineer Steven Cohoon, Office of the County Engineer (OCE):

Description/Background: The Vista Trace Final Plat was approved by the Development Review Committee on August 4, 2025. Land Development Code Section 2.18.4.D states that a security, limited to an irrevocable letter of credit,

bond, or other form approved by the County Attorney, shall be provided in the amount of 120 percent of the estimated cost of remaining improvements.

The County Attorney's office has reviewed and approved the Subdivision Improvement Agreement with Surety Bond in the amount of \$5,839,654.10, including landscaping.

This subdivision is located in the southwest portion of the County containing 170 lots, 7 tracts, and 1.17 miles of road on approximately 51.51 acres.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Marion County Subdivision Improvement Agreement with Surety Bond and to authorize the Chairman and Clerk to execute the same.

7.7.2. Request Approval of the Release of a Subdivision Improvement Agreement with Irrevocable Letter of Credit Associated with Clearlake Ranches (Budget Impact - None)
The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve the Release of a Subdivision Improvement Agreement with Irrevocable Letter of Credit associated with Clearlake Ranches. The improvements were inspected on July 2, 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.

7.7.3. Request Approval of Withlacoochee Regional Water Supply Authority Local Government Water Supply and Conservation Funding Assistance Program Project Grant Agreement for FY 2025-26 (Budget Impact - Neutral; credit up to \$18,285)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: As a member of the Withlacoochee Regional Water Supply Authority (WRWSA), the Board is eligible to and has applied for WRWSA's Water Conservation Grant. The grant will reimburse up to 50% of the County's dollars spent on water use efficiency initiatives. The requested amount of cooperative funding for FY 2025-26 is \$36,570.00. To complete the application, the agreement is required, which confirms that the Board will budget matching funds. Such funding is proposed in the FY 2025-26 Budget.

Budget/Impact: Neutral; credit up to \$18,285.00 (\$10,000 in grant revenue for fund AA433537 [Water Resources]; \$4,850 in grant revenue for fund ZF440369 [Utilities - Water Operations]; and (\$3,435 in grant revenue for fund EK430337 [Stormwater]).

Recommended Action: Motion to approve the attached WRWSA Water Supply Funding Assistance Agreement as presented and authorize the Chairman and Clerk to execute the same.

7.7.4. Request Approval of Fifth Modification to Subgrant Agreement Between the Division of Emergency Management and Marion County (Agreement Number H0445) for the SW 52nd Street Flood Mitigation Project (Budget Impact - None)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: Following Hurricane Irma, the County was partially approved for Hazard Mitigation Grant Program (HMGP) funding for flood mitigation relief for SW 52nd Street and surrounding subdivisions (HMGP project number 4337-358-R). The agreement for the project was approved and signed by the Board on March 24, 2020. The grant agreement was executed by the State on June 22, 2020. The Board awarded the design of the project to Kimley-Horn on March 16, 2021 following selection by the Request for Qualifications (RFQ) Selection Committee.

A Cultural Resource Assessment Survey (CRAS) was requested to be performed as part of a Federal Emergency Management Agency (FEMA) review of project documents. This request stemmed from input of the Seminole Tribe of Florida as part of the FEMA review process. The CRAS was not part of the original agreement or subsequent modifications. This modification extends the agreement expiration and provides additional funding associated with the requested CRAS.

The previous agreement deadline was March 31, 2024; the new agreement deadline is September 30, 2025. The previous agreement budget was \$202,103 (Federal Share \$151,577.25; County Share \$50,525.75); the new agreement budget is \$301,828 (Federal Share \$226,371; County Share \$75,457).

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman to execute the Fifth Modification to Subgrant Agreement Number H0445 for the SW 52nd Street Flood Mitigation Project.

7.7.5. Request Approval of a Florida Department of Transportation State-Funded Grant Supplemental Agreement and Supporting Resolution for Additional Right-of-Way for the Emerald Road Extension Project from SE 92nd Loop to Florida Northern Railroad FPN: 450340-1-44-01 (Budget Impact - Neutral)

The Board accepted the following recommendation to adopt Resolution 25-R-291 as presented by County Engineer Cohoon, OCE:

Description/Background: The County previously entered into a State-Funded Grant Agreement with the Florida Department of Transportation (FDOT), for Grant Agreement Contract Number G2I31 FPN 450340-1-44-01, also known as the Emerald Road Extension Project from SE 92nd Loop to Florida Northern Railroad. This Supplemental Agreement (SA) reflects an increase in right-of-way costs in the amount of \$1,362,812.00, resulting from the addition of two parcels (37508-000-00 and 37517-000-00) and revised parcel square footage measurements. This results in an updated agreement amount of \$2,589,797.00. State funding remains unchanged from the aforementioned State-Funded Grant Agreement at \$325,000. The Marion County funding increased from \$901,985.00 to a total of \$2,264,797.00 Budget/Impact: Neutral. This is included in the 2024/2025 Transportation Improvement Plan as project numbers STC073865 and TIP073865, and Cost Centers 738 and 760.

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

Resolution 25-R-291 is entitled:

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SUPPLEMENTAL AGREEMENT TO THE APPROVED STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STATE-FUNDED GRANT AGREEMENT PER RESOLUTION NO. 23-R-80, AND AUTHORIZING THE CHAIR AND CLERK TO EXECUTE SAME; PROVIDING AN EFFECTIVE DATE.

7.7.6. Request Approval of a Purchase Agreement Associated with the SW 80th Street Road Improvement Project for Parcel 3545-002-010 (Budget Impact - Neutral; expenditure of \$15,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Purchase Agreement in the amount of \$15,000 plus closing costs for parcel 3545-002-010 associated with the SW 80th Street Road (from SW 80th Avenue to SW Hwy 200) Improvement Project. This is a vacant lot consisting of .12 acres. The negotiated agreement is inclusive of any and all costs associated with this transaction.

Budget/Impact: Neutral; expenditure - \$15,000 plus closing cost (TIP077586 - TIP ROADS - EXPANS ROW - 762T B0762541-561301).

Recommended Action: Motion to approve the Purchase Agreement and authorize Chairman and Clerk to execute the same.

7.7.7. Request Approval of a Resolution to Vacate that Certain Portion of the Plat of Antoona Heights, Plat Book 9002, Page 250 (Formerly Plat Book B Page 250) - (Budget Impact - Revenue \$500)

The Board accepted the following recommendation to adopt Resolution 25-R-292 as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request for approval of a Resolution by Petitioner Bellehaven Development Group, LLC to vacate parcel 37912-000-00 in subdivision Antoona Heights, as recorded in Plat Book 9002, Page 250 (Formerly Plat Book B Page 250). The City of Belleview approved a Resolution vacating the plat of Antoona Heights. The Development Review Committee considered this request on June 23, 2025, and it was the committee's recommendation that the petition be granted.

Budget/Impact: Revenue of \$500 - Plat Vacate - BL400341 - 341903.

Recommended Action: Motion to adopt a Resolution to vacate parcel 37912-000-00 in subdivision Antoona Heights as recorded on Plat Book 9002, Page 250 (Formerly Plat Book B Page 250) and to authorize Chair and Clerk to execute the same.

Resolution 25-R-292 is entitled:

RESOLUTION TO VACATE A PORTION OF PLAT OF ANTOONA HEIGHTS AS RECORDED IN PLAT BOOK 9002 PAGE 250 (FORMERLY PLAT BOOK B PAGE 250) PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

7.7.8. Request Approval of a Supplemental Easement Between Duke Energy Florida, LLC d/b/a Duke Energy and Marion County on a Portion of the Right-of-Way Dedicated on the Plat of Complex Two Hundred, Plat Book X, Page 53 and a Related Check Authorization (Budget Impact - Revenue \$46,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Supplemental Easement between Duke Energy Florida, LLC. d/b/a Duke Energy and Marion County concerning Duke Energy's use of a portion of the SW 91st Avenue public right-of-way dedicated on the Plat of Complex Two Hundred, Plat Book X, Page 53 in Section 26 Township 16 Range 20. Duke Energy is in the process of modifying the existing transmission system between Ross Prairie and Shaw Transmission Substation.

Budget/Impact: Revenue of \$46,000 - BL400369-369050.

Recommended Action: Motion to approve the attached Supplemental Easement and related Check Authorization, and authorize Chairman and Clerk to execute the same.

7.7.9. Request Approval for Ratification of Easement Between Duke Energy Florida, LLC d/b/a Duke Energy and Marion County Associated with Parcel 35011-004-00 (Budget Impact - Neutral)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Ratification of Easement Between Duke Energy Florida, LLC d/b/a Duke Energy and Marion County for an easement recorded in Official Record Book 8544, Page 981 and re-recorded in Official Record Book 8584, Page 1752. This is associated with parcel 35011-004-00 located in Section 24, Township 16, Range 20. Marion County had an Order of Taking from West Star Development, Inc. in 1991 in which the County acquired a portion of the property (Official Record Book 1765, Page 1708). Duke Energy is requesting Marion County to ratify or reaffirm 10 feet of the 14 feet easement Duke Energy acquired from West Star Development, Inc.

Budget/Impact: None.

Recommended Action: Motion to approve the Ratification of Easement and authorize Chair and Clerk to execute the same.

7.7.10. Request Approval of a Master Real Estate Agency Disclosure Between Marion County and American Acquisition Group, LLC, Associated with the SW/NW 80th/70th Avenue Segment 3 Road Improvement Project (Budget Impact - None)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Master Real Estate Agency Disclosure between Marion County and American Acquisition Group, LLC (AAG) associated with the SW/NW 80th/70th Avenue Segment 3 Road Improvement Project (approximately 900 feet north of SR 40 to approximately 600 feet south of US 27). AAG has been retained to act on behalf of Marion County to assist in the right-of-way acquisition process related to this project.

In accordance with Florida Statute, this disclosure form identifies AAG as a “single agency firm” representing Marion County as a buyer. Single agents may represent either a buyer or a seller, but not both, in a real estate transaction. This disclosure is required at first contact to potential sellers and buyers prior to discussion of negotiations, price, terms, or conditions of a potential sale.

Budget/Impact: None.

Recommended Action: Motion to approve the Master Real Estate Agency Disclosure and authorize the Chairman and Clerk to execute the same.

7.7.11. Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for Pulte Home Company for Stone Creek Del Webb Solaire Phase 2 & 3, Application Number 32569 (Budget Impact - None)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: The Stone Creek Del Webb Solaire Phase 2 & 3 Final Plat was approved by the Development Review Committee on August 4, 2025. The Final Plat will be forwarded to Administration for review and signature once the Subdivision Improvement Agreement with Bond is approved by the Board of County Commissioners. Land Development Code Section 2.18.4.D states that a security, limited to an irrevocable letter of credit, bond, or other form approved by the County Attorney, shall be provided in the amount of 120 percent of the estimated cost of remaining improvements.

The County Attorney's office has reviewed and approved the Subdivision Improvement Agreement with Surety Bond in the amount of \$7,998,744.00, including landscaping.

This subdivision is located in the southwest portion of the County containing 270 lots, 13 tracts, and 2.04 miles of road on approximately 85.05 acres.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Marion County Subdivision Improvement Agreement with Surety Bond and to authorize the Chairman and Clerk to execute the same.

7.8. Utilities:

7.8.1. Request Approval of Water Main Extension Connection Agreement WME-116-S Between Green Cane, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$40,352)

The Board accepted the following recommendation as presented by 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 a building permit for a parcel 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 the parcel, ending at the farthest corner. 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 extend main beyond Owner's obligation to interconnect the mains and "close a loop," which improves the system hydraulics within the neighborhood.

Total Project Cost	\$ 40,352	\$ 39,652 construction + \$700 design
Per Parcel Cost	\$ 13,450.67	Three (3) total parcels

Budget/Impact: Neutral; project cost is \$40,352 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 a construction purchase order to T&C Underground under 22P-146.

7.8.2. Request Approval of Water Main Extension Connection Agreement WME-119-S Between Skyhome Building Services, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$128,342)

The Board accepted the following recommendation as presented by 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 a building permit for a parcel 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 the parcel, ending at the farthest corner. 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 a loop," which improves the system hydraulics within the neighborhood.

Total Project Cost	\$128,341.50	\$ 126,941.50 construction + \$1,400 design
Per Parcel Cost	\$ 5,347.56	24 total parcels

Budget/Impact: Neutral; project cost is \$128,341.50 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 a construction purchase order to T&C Underground under 22P-146.

7.8.3. Request Approval of Water Main Extension Connection Agreement WME-077-S Between K Hovnanian Aspire at Marion Oaks, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$159,762)

The Board accepted the following recommendation as presented by 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 a building permit for a parcel 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 the parcel, ending at the farthest corner. 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 a loop," which improves the system hydraulics within the neighborhood.

Total Project Cost	\$ 159,762	\$ 158,362 construction + \$1,400 design
Per Parcel Cost	\$ 9,397.76	17 total parcels

Budget/Impact: Neutral; project cost is \$159,762 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 a construction purchase order to T&C Underground under 22P-146.

7.8.4. Request Approval of Water Main Extension Connection Agreement WME-124-S Between K Hovnanian Aspire at Marion Oaks, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$31,723)

The Board accepted the following recommendation as presented by 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 a building permit for a parcel 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 the parcel, ending at the farthest corner. 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 a loop," which improves the system hydraulics within the neighborhood.

Total Project Cost	\$ 31,723	\$ 31,023 construction + \$700 design
Per Parcel Cost	\$ 4,531.86	Seven (7) total parcels

Budget/Impact: Neutral; project cost is \$31,723 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 a construction purchase order to T&C Underground under 22P-146.

7.8.5. Request Approval of Amendment 1 to Agreement LPS0081 Between Florida Department of Environmental Protection and Marion County Utilities (Budget Impact - Neutral)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: On July 18, 2023, the Board approved the Florida Department of Environmental Protection (FDEP) Grant Agreement LPS0081 to eliminate Onsite Sewage Treatment and Disposal Systems (OSTDS) for three commercial properties within the State Road 200 corridor. The benefit of this project is to remove approximately four (4) commercial septic tanks, which will reduce the nitrogen pollutant loads within the Rainbow Springs Basin Management Action Plans (BMAPs). The grant covers the design construction of on-site and off-site wastewater improvements for connection to the adjacent central sewer collection systems, wastewater capital charges, and the abandonment of the on-site septic tanks with a completion date of December 31, 2025.

This Amendment extends the project's expiration date from December 31, 2025, to March 31, 2028, to allow more time for completion. FDEP also made some minor revisions to the existing Agreement, which include:

- Adding new compensation requirements for board members (Attachment 1, Section 8).
- Removing the need for the grantee to submit copies of subcontracts (Attachment 2, Section 11).
- Replacing several attachments:
 - Attachment 3 is replaced with Attachment 3-1 (Revised Grant Work Plan).
 - Attachment 5 is replaced with Attachment 5-1 (Revised Special Audit Requirements Form).
 - Exhibit A is replaced with Exhibit A-1 (Revised Progress Report Form).

All other terms and conditions of the original Agreement remain the same.

Budget/Impact: Neutral.

Recommended Action: Motion to approve and authorize the Chairman to execute the Amendment NO.1 to Agreement LPS0081.

8. COUNTY ATTORNEY:

8.1. Request Approval of Resolution Providing Statement of No Objection for Creation of Uplands Stewardship District (Budget Impact - None)

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: In accordance with Section 189.031(2)(e)4., Florida Statutes, a local governing body or appropriate administrator must provide a written statement of no objection to the proposed creation of an independent special district. On Top of the World Communities, LLC is seeking the approval of the Uplands Stewardship District by the Florida Legislature in the upcoming 2026 legislative session. The Uplands Stewardship District is planned to encompass

approximately 5,189 acres generally along the undeveloped western side of On Top of the World's land holdings. The Uplands Stewardship District would not eliminate any existing Community Development Districts (CDD) within the On Top of the World Community. The Bay Laurel Center CDD will continue to serve the area within the Uplands Stewardship District with potable and wastewater services.

What is a Stewardship District?

Recognizing that very large tracts of land have a longer build out period, and in cases where there has been a desire to preserve portions of the property for conservation purposes, the Florida Legislature has created a number of "stewardship districts" by special act since 2004. The Legislature recognized that projects of this type are better served by a single independent special district over the entire area to allow for a more thoughtful, coordinated, and long-term financing and management of horizontal development and environmental conservation or preservation. Stewardship districts are akin to Chapter 190 CDD but with a longer period of landowner involvement and a charter specifically adopted by the legislature. For On Top of the World, the Uplands Stewardship District is expected to be a significant source for the financing and maintenance of infrastructure for the project.

Are There Other Stewardship Districts?

Since 2004, the Florida Legislature has established approximately 18 stewardship districts around the State. Example real estate projects utilizing stewardship district include Lakewood Ranch (Manatee and Sarasota counties), Babcock Ranch (Charlotte and Lee counties), Ave Maria (Collier County), Wellen Park (Sarasota County), Viera (Brevard County), Wildlight (Nassau County), and Sunbridge (Osceola and Orange counties).

How are Stewardship Districts Established?

The Florida legislature establishes stewardship districts by special act (which is, like other legislation, also signed into law by the Governor). A member of the local Marion County legislative delegation sponsors the special act, after considering the same at meetings held in the local area. As these are "local bills," the establishment of such districts follows a strict procedural and noticing time line that occurs well in advance of the regular legislative session.

What is the role of Marion County in this process?

Unlike with a CDD, which places the onus of establishment on Marion County to review and process a petition and conduct a local public hearing, with a stewardship district the burden of creation is on the Florida Legislature. Marion County is asked to issue a written statement indicating that it does not object to the creation of the stewardship district. The local legislative delegation (the members of the Florida House and Florida Senate for Marion County) will then meet locally and consider whether to vote to approve the district. Formal notice is then published in the local newspaper. Once the Florida legislative session commences the bill will go through several committee hearings and ultimately be voted upon first by the Florida House and then the Senate.

After creation, the interface between the Uplands Stewardship District and Marion County is the same as with a CDD. All of the same requirements are included in the bill creating the stewardship district: provision of annual budgets to Marion County for review; provision of annual audits; requirements that the debt of the stewardship district cannot become the debt of Marion County; requirements

making clear that all actions of the district must be pursuant to and subject to the Marion County's comprehensive plan, ordinances, regulations, and codes. In all respects, these requirements mirror those placed upon CDDs.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the resolution indicating a position of no objection to the creation of Uplands Stewardship District and finding that the Uplands Stewardship District is consistent with the local government plans.

County Attorney Matthew G. Minter advised that the request is for adoption of a Resolution providing for a statement of no objection for the creation of the Uplands Stewardship District. He stated a Stewardship District is somewhat similar to a CDD and usually deals with a larger tract of land that anticipates a longer term buildout. Mr. Minter clarified that a Stewardship District has different procedures for establishment than a CDD. He advised that a Stewardship District only comes in front of the BCC for the County to issue a written statement of no objection to the establishment of the District and then it goes before the State Legislature for adoption of a Special Act that would be approved by the Governor. Mr. Minter stated a Stewardship District does not impair the County's Comprehensive Land Use Plan, Land Development Code (LDC), or any County Ordinance. It does provide better opportunities for financing and maintenance of infrastructure for those larger tracts of lands.

Special Counsel Jonathan Johnson, Kutak Rock, LLP, West College Avenue, Tallahassee, appeared on behalf of On Top of the World (OTOW) communities. He advised that Stewardship Districts were established in 2004, noting examples include Lakewood Ranch (Manatee and Sarasota counties), Babcock Ranch (Charlotte and Lee counties), and Ave Maria (Collier County). Mr. Johnson opined that the request would help from an economic development perspective, provide for one point of contact for the future development of those lands, as well as ensuring transparency of the project.

In response to Commissioner Curry, Mr. Johnson clarified that this will not have an effect on the County's ability to impose millage or other assessments, noting only the properties within the District would pay those assessments.

Commissioner Zalak commented on the creation and composition of the Stewardship District Board of Supervisors as it relates to population and questioned when that Board could begin imposing ad valorem taxes. Mr. Johnson advised that the Stewardship District Board could elect to impose ad valorem taxes at any time; however, the Board may not exercise the ad valorem taxing power authorized by this Act until such time as all members of the Board are elected by qualified electors of the District.

Reggie Bouthillier, East College Avenue, attorney representing OTOW, advised that he is present to answer any questions the Board may have.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to adopt Resolution 25-R-293 approving and authorizing the Chairman and Clerk to execute the Resolution indicating a position of no objection to the creation of Uplands Stewardship District and finding that the Uplands Stewardship District is consistent with the local government plans. The motion was unanimously approved by the Board (4-0).

Resolution 25-R-293 is entitled:

A RESOLUTION OF THE MARION COUNTY BOARD OF COUNTY
COMMISSIONERS RELATING TO PROPOSED SPECIAL LEGISLATION
TO CREATE THE UPLANDS STEWARDSHIP DISTRICT; STATING THAT
THE COUNTY HAS NO OBJECTION TO CREATION OF THE DISTRICT

BY ENACTMENT OF THE LEGISLATION PROVIDED TO THE COUNTY AS PROVIDED IN SECTION 189.031(2)(E)4., FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS: Chairman Bryant advised that former Emergency Management Director Chip Wildy is in the audience.

Chip Wildy, Murphy, North Carolina, advised that he is in town and wanted to stop in and say hello, noting he thinks about the BCC often.

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

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 Adoption of a Resolution to Close and Abandon a Portion of High Street (SE 141st Terrace) and Rapello Avenue in Subdivision Goodwins Additions Stanton Located in Section 21 Township 17 Range 24 (Budget Impact - None) County Engineer Cohoon, OCE, presented the following recommendation:

Description/Background: This is a request to consider approval of a Resolution by Petitioner Kathleen O. Dudley to close and abandon a portion of High Street (SE 141st Terrace) and Rapello Avenue in subdivision Goodwins Additions Stanton located in Section 21 Township 17 Range 24 to renounce and disclaim any right of the County and the general public. The Development Review Committee considered this request on June 23, 2025, and it was the committee's recommendation that the petition be granted.

Budget/Impact: None.

Recommended Action: Motion to adopt the Resolution to close and abandon a portion of High Street (SE 141st Terrace) and Rapello Avenue located in subdivision Goodwins Addition Stanton located in Section 21 Township 17 Range 24 and authorize the Chairman and Clerk to execute the same.

Deputy Clerk Windberg presented proof of publication of Legal ad No. 11499434 entitled, "Notice of Public Hearing to Close and Abandon Road(s)" published in the Star Banner newspaper on July 21, 2025. The Notice states the Board will consider the petition by Kathleen O. Dudley, to close and abandon a portion of High Street (SE 141st Terrace) and Rapello Avenue in Subdivision Goodwins Additions Stanton.

County Engineer Cohoon, OCE, provided a brief overview of the request, noting staff did not receive any letters of objection. He stated all utility easements will remain.

James Hartley, SE 36th Avenue, attorney representing the applicant advised that the request relates to a ROW created on a plat from 1914 that was never developed. He stated all of the property owners adjacent to the proposed vacation, as well as the utility company have consented to the request.

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 McClain, seconded by Commissioner Curry, to adopt Resolution 25-R-294 to close and abandon a portion of High Street (SE 141st Terrace) and Rapello Avenue located in subdivision Goodwins Addition Stanton located

August 19, 2025

in Section 21 Township 17 Range 24 and authorize the Chairman and Clerk to execute the same. The motion was unanimously approved by the Board (4-0).

Resolution 25-R-294 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; INCORPORATING RECITALS; PROVIDING A FINDING THAT CHAPTER 336, FLORIDA STATUTES, AUTHORIZES AND EMPOWERS THE BOARD TO ACT ON THE PETITION TO VACATE, ABANDON, DISCONTINUE AND CLOSE CERTAIN ROADS AND TO RENOUNCE AND DISCLAIM ANY RIGHTS AND OBLIGATIONS OF MARION COUNTY AND THE PUBLIC IN AND TO ANY LAND IN CONNECTION WITH SAID CERTAIN ROADS; PROVIDING A FINDING THAT SAID CERTAIN ROADS ARE NOT A PORTION OF FEDERAL OR STATE HIGHWAY SYSTEM; PROVIDING A FINDING THAT THE ROADS ARE NOT BEING USED BY THE GENERAL PUBLIC AS ROADS; PROVIDING A FINDING THAT IT IS NOT THE INTENT OF THE BOARD TO VACATE ANY EASEMENTS FOR PUBLIC UTILITIES THAT MAY EXIST WITHIN SAID CERTAIN ROADS; PROVIDING A FINDING THAT VACATING, ABANDONING, DISCONTINUING, AND CLOSING SAID CERTAIN ROADS AND DISCLAIMING ANY RIGHTS AND OBLIGATIONS OF MARION COUNTY AND THE PUBLIC IN AND TO ANY LAND IN CONNECTION WITH SAID CERTAIN ROADS WOULD BENEFIT THE GENERAL PUBLIC WELFARE AND WOULD BE IN THE BEST INTEREST OF THE PUBLIC; VACATING, ABANDONING, DISCONTINUING, AND CLOSING SAID CERTAIN ROADS; RENOUNCING AND DISCLAIMING ANY RIGHTS AND OBLIGATIONS OF MARION COUNTY AND THE PUBLIC IN AND TO ANY LAND IN CONNECTION WITH SAID CERTAIN ROADS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

6.2. PUBLIC HEARING for 250406ZC - Gary W. Smallridge and 4C Family Trust, LLC, Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned Deputy Director Ken Weyrauch, Growth Services, presented the following recommendation:

Description/Background: Randal Alvord, agent for the applicants, has filed an application to rezone two parcels from General Agriculture (A-1) to Light Industrial (M-1) on behalf of Gary W. Smallridge and Thomas Conrad, to change a ±30.21-acre site. The Parcel Identification Numbers for the two properties are 41520-001-04 & 41520-101-04 (No assigned addresses). The legal description is provided within the application. The subject properties are metes and bounds parcels located immediately west of the Three C's Industrial Park, on the south side of CR 484, which is approximately 3.32 miles due east of I-75. The site is located outside of the Urban Growth Boundary (UGB) and in the County-wide Secondary Springs Protection Zone (SS-SPOZ).

No letters of opposition or support have been received to date. Three letters of support have been received. No code cases have been found to be active at this location.

The applicants appeared at the Planning and Zoning Commission regarding this item on March 31, 2025, and requested a continuation of the application's consideration to enable the applicant to further address and staff's recommendation regarding the intensity of the proposed land use. The Planning and Zoning Commission voted to continue consideration of this application to the Planning and Zoning Commission's public hearing on May 28, 2025, at 5:30 p.m. As such, the Board of County Commissioners' consideration of this item was rescheduled and advertised accordingly. This Board of County Commissioners hearing was conducted on June 16, 2025.

At the board meeting on June 16, 2025, this item was discussed and was continued so that this request can come back as A-1 to B-4 instead of A-1 to M-1. The County Attorney has stated that the B-4 zoning is less intense and is available for the Board of County Commissioners to approve. Growth services worked with the applicant and as long as all uses proposed are conducted being in a completely enclosed building then this zoning is appropriate.

Budget/Impact: None.

Recommended Action: Staff recommends denial. Planning and Zoning Commission recommends approval.

Deputy Clerk Windberg presented proof of publication of Legal ad No. 11531604 entitled, "Notice of Intention to Consider Adoption of an Ordinance" published in the Star Banner newspaper on August 4, 2025. The Notice states the Board will consider an Ordinance approving Comprehensive Plan Amendment, zoning changes and/or Special Use Permits (SUP).

Growth Services Director Chuck Varadin provided a brief overview of the zoning request, noting the request was originally heard by the BCC on June 16, 2025. He stated it is his understanding that the applicant would like to continue this hearing to a later date.

Austin Dailey, SE 11th Avenue, attorney representing the applicant, advised that the applicant agrees with Mr. Varadin and would like to request a continuance, noting he is working with staff to create a Developer's Agreement that fits what County staff is looking for.

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 McClain, seconded by Commissioner Curry, to continue the public hearing until Tuesday, September 16, 2025 at 2:00 p.m. The motion was unanimously approved by the Board (4-0).

9. COUNTY ADMINISTRATOR:

9.1. 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)

Mr. Bouyouunes noted this Item is being brought back to the Board from a previous zoning meeting.

Building Safety Director Michael L. Savage, Sr. on behalf of the Development Review Committee (DRC), presented the following recommendation:

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 drainage retention area (DRA) is to east. Applicant states that buffers in these areas provide no benefit to the native vegetation in the area.

The subject property is located in the southeast-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. The Board tabled this waiver July 15, 2025, as the applicant was not present and to give the applicant time to reach out the School Board. The School Board responded that they have no issue with the buffer requirement being waived. An email stating this is in the attachments.

Budget/Impact: None.

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

Growth Services Director Varadin provided a brief overview of the waiver request. He advised that the applicant is willing to place a Type "C" buffer along the ROW, noting the request is to waive a buffer along the west and south sides of the property site. Mr. Varadin referred to the Agenda packet and stated there is a letter from the Marion County School Board advising that they do not object to the waiver request.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to approve the waiver request. The motion was unanimously approved by the Board (4-0).

9.2. Present Updates to and Request Approval of the Preliminary Engineering Report for SW 49th Avenue North Phase, Including Intersection Control Recommendations and Alternative Drainage Retention Area Pond Sites (Budget Impact - None)

County Engineer Cohoon, OCE, presented the following recommendation:

Description/Background: This is a request to approve the updates to the Preliminary Engineering Report (PER) for the SW 49th Avenue North Phase project (between Marion Oaks Trail and SW 95th Street), which includes intersection control recommendations and updated drainage retention area (DRA) locations. The original PER for SW 49th Avenue North Phase was approved by the Board of County Commissioners in November 2023. Since then, updated traffic analyses and design evaluations have been completed, including Intersection Control Evaluations for SW 100th Street, SW 103rd Street Road, and SW 115th Street Road. Each intersection was assessed under both signalized and roundabout control scenarios for 2027 and 2047 peak hour conditions.

Although both traffic control types met acceptable Level of Service (LOS) thresholds, roundabout control was found to offer improved safety performance, reduced vehicle delays and queue lengths, and more efficient traffic flow. Accordingly, roundabouts are recommended at all three intersections. These are anticipated to be accommodated within existing or planned rights-of-way, with grading tie-ins required.

Additionally, updating the PER proposes a revised location for two DRAs to optimize design and permitting considerations.

Budget/Impact: None.

Recommended Action: Motion to approve the updated Preliminary Engineering Report for the SW 49th Avenue North Phase project, including the selection of roundabout control at SW 100th Street, SW 103rd Street Road, and SW 115th Street Road, and approval of the proposed alternative DRA pond sites.

County Engineer Cohoon, OCE, advised that this is a request to approve the updates to the PER for the SW 49th Avenue North Phase project (between Marion Oaks Trail and SW 95th Street), which was previously approved in 2023 and includes intersection control recommendations and updated DRA locations.

Amber Gartner, Kimley Horn and Associates, SE 17th Street, presented a brief PowerPoint presentation as shown on the overhead screens. She stated the project is currently in the design phase on the SW 49th Avenue North Phase project, noting the updates include the current needs of the project. Ms. Gartner advised that within the corridor there are 2 existing signalized intersections at the very north end at SW 95th Street, as well as SW 103rd Street Road, noting there is also a planned traffic signal at the intersection of SW 100th Street per a previous Developer's Agreement. She stated during the design, staff evaluated the 2 existing signalized intersections, the proposed signalized intersection, as well as another location along the corridor for alternative traffic control including a roundabout and a two-way stop. Ms. Gartner commented on the number of residential street connections along this roadway, noting staff reviewed an Intersection Control Evaluation based on the Florida Department of Transportation (FDOT) criteria and performed an operation analysis to compare the different alternative intersection control types for this project. She advised that the Intersection Control Evaluation for these three locations (SW 100th Street, SW 103rd Street Road and SW 115th Street Road) showed that both control types (signal versus roundabout) provide acceptable operations/level of service (LOS); signalized control shows higher delay and queueing for eastbound/westbound side streets; signalized control generally shows higher queueing; Intersection Control Evaluation ranks signal control higher in the capacity evaluation, and roundabout control higher in the safety evaluation. Ms. Gartner stated based on all of these considerations, it was recommended that roundabout control be implemented at those three intersections because it allows for continuous traffic flow through the intersection; promotes reduced travel speeds; has reduced conflict points; has higher safety performance; and lowers operating and maintenance costs. She stated the roundabout alternatives are anticipated to be constructed within the existing/planned ROW and does not necessitate additional ROW acquisition; however, grading tie-ins will be required.

Ms. Gartner provided a brief overview of the pavement marking and signage related to this project, which will be consistent with the Manual on Uniform Traffic Control Devices (MUTCD) and FDOT Design Manual (FDM). She noted pavement markings/lane arrows will be implemented to clearly guide drivers through the intersection. Directional signs and guide signs will be installed on all approaches of the roundabout to provide drivers with an early indication of which lane to use for specific movements. Ms. Gartner stated there will be a shared use path for pedestrians and bicyclist on the east side, as well as a sidewalk on the west side of the road. She advised that Rectangular Rapid Flashing Beacons (RRFB's) will be installed at all 4 crosswalks to provide additional visibility for pedestrians crossing the roadway, noting the crossing will also be lighted for pedestrian crossing at night.

Ms. Gartner provided a brief overview of the updated DRA locations, which were previously proposed along the east side of SW 49th Avenue within the planned ROW. She advised that along this corridor staff will be constructing 8 new DRAs, including 2 that were previously identified in the PER as preferred locations. She advised that the first previous DRA location was known as DRA 7-E-1; however, due to poor soil conditions in this area, this DRA is proposed to be moved to the northwest corner of SW 49th Avenue

August 19, 2025

and SW 116th Place. The second location was known as DRA 2-W-4, which is a series of 3 parcels owned by the same property owner. Ms. Gartner stated the PER previously identified the center parcel as the DRA location; however, the new recommendation would be to place the DRA on the southern property to maintain more contiguous developable space for the property owner.

County Attorney Minter commented on the 2 DRA relocations and questioned whether staff took other factors into consideration including long range planning, alternate sites, safety, environmental factors and costs. Ms. Gartner confirmed it was done.

General discussion ensued.

In response to Commissioner Zalak, Ms. Gartner advised that the existing traffic signals at Marion Oaks Trail and SW 95th Street will remain, noting no other traffic signal will be added to this North Phase corridor.

General discussion resumed.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to approve the updated PER for the SW 49th Avenue North Phase project, including the selection of roundabout control at SW 100th Street, SW 103rd Street Road, and SW 115th Street Road, and approval of the proposed DRA sites. The motion was unanimously approved by the Board (4-0).

In response to Chairman Bryant, Mr. Cohoon advised that splitting the project into 2 phases, the North Phase and South Phase, allows staff more time to be able to go after grant funding. He noted the North Phase is primarily the one that will impact the residential component and the South Phase goes through the Greenway. Mr. Cohoon advised that staff should be able to advertise for construction of the North Phase next FY, noting the South Phase portion of the project is still being worked out with the Greenway Authority.

9.3. Request Approval of Resolution Authorizing a Reduction in Certain Fees and Charges for Building Permits and Adding Fees for Metal Buildings and Electronic Recording of Notice of Commencements (Budget Impact - None)

Building Safety Director Savage presented the following recommendation:

Description/Background: Florida Statutes 553.80(7)(a) states the governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s.125.56(2), Florida Statutes.

The Building Safety Department is requesting to amend the fee schedule for construction permits by reducing square footage fees from Resolution 20-R-207 by 50% for two (2) years, then reducing fees from Resolution 20-R-207 by 15% permanently thereafter. The schedule also adds fees for metal buildings with and without electric and Notice of Commencement electronic recording fees. The Resolution will have an effective date of October 1, 2025.

Budget/Impact: None, reduction of carry forward funds.

Recommended Action: Motion to approve the Resolution authorizing a reduction in certain fees and charges for building permits and adding fees for metal buildings and electronic recording of notice of commencements and authorize the Chairman and Clerk to execute the same.

Building Safety Director Savage advised that the proposed Resolution seeks to reduce permitting fees for certain charges relating to building permits, adding fees for metal buildings, and to add fees for electronic filings (e-filings) of Notice of Commencements (NOCs). He clarified that staff are seeking a reduction of the current square footage (sf) building permit fees as established in 20-R-207 by a total of 50% beginning October 1,

2025 for a two-year period and to then to have those current fees be reduced by 15% effective October 1, 2027. Mr. Savage addressed the 50% reduction for the first 2 years, noting FS 553.80(7)(a) states the Building Department can only Carry Forward an average of 4-Years of operating funds and the 50% reduction will bring the Department into compliance with that Statutory requirement. He commented on the addition of metal building permit fees with or without electricity, noting currently if you have a residential structure and want to add a metal accessory structure it would cost \$150.00 plus \$00.29 per square foot (sf) and a commercial structure would cost \$300.00 plus \$00.39 per sf. Under the new proposal beginning October 1, 2025, (at the 50% reduction rate) the cost would be a \$150.00 fee and \$00.10 per sf for a metal building with electric and \$150.00 fee and \$00.09 per sf without electricity. Then beginning October 1, 2027 those fees would go to \$150.00 fee and \$00.20 per sf (with electric) and \$150.00 fee and \$00.18 per sf (without electric).

Mr. Savage commented on the e-filings for NOCs, noting staff have been working on this project for the past couple of years. He stated if the Board approves the proposed Resolution, Marion County would only be the second jurisdiction in the State to offer this service. Mr. Savage advised that these recording fees would be paid by the customer and there would be no additional charges by the Building Department.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to adopt Resolution 25-R-295 authorizing a reduction in certain fees and charges for building permits and adding fees for metal buildings and electronic recording of NOCs and authorizing the Chairman and Clerk to execute the same. The motion was unanimously approved by the Board (4-0).

Resolution 25-R-295 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AUTHORIZING A REDUCTION IN CERTAIN FEES AND CHARGES FOR BUILDING PERMITS; ADDING FEES FOR METAL BUILDINGS; ADDING FEES FOR ELECTRONIC RECORDING OF NOTICE OF COMMENCEMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Clerk Harrell expressed his appreciation to Mr. Savage for his work with the Clerk's Office relating to e-filings for NOCs, noting this will be a great benefit for the citizens and contractors.

10. COMMITTEE ITEMS:

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

Executive Assistant Jennifer Clark, Commission Office, presented the following recommendation:

Caroline W. Ruff-Looney, CEO for the Central Florida Community Action Agency (CFCAA), has requested the re-appointment of Cheryl Butler, Marion County Community Services Director, to their Board of Directors as the Public Sector Representative. This appointment is for a one (1) year term, commencing October 1, 2025 and ending September 30, 2026.

Mrs. Butler is recommending that Kendall Stephens, Community Development Ambassador, be appointed. Mrs. Stephens is highly qualified to represent Marion County on the CFCAA board.

Budget/Impact: None.

Recommended Action: Motion to appoint Kendall Stephens as the Public Sector Representative to the Central Florida Community Action Agency, at the request of Cheryl Butler, Community Services Director.

Clerk Harrell advised that Ms. Kendall Stephens received the appropriate votes.

A motion was made by Commissioner McClain, seconded by Commissioner Zalak, to appoint Kendall Stephens as the Public Sector Representative to the CFCAA Board of Directors. The motion was unanimously approved by the Board (4-0).

10.2. Land Development Regulation Commission - Request to Declare Seat Vacant and Authorize the Advertisement of One (1) Full Member Position for an Unexpired Term Ending August 2026

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

Description/Background: James Stockton was reappointed to the Land Development Regulation Commission ("LDRC") on August 16, 2022, as a full member for a term ending August 2026.

Mr. Stockton has not attended any LDRC meetings since December 18, 2024. Additionally, he has not responded to communications from staff, and all efforts to contact him have been unsuccessful.

Pursuant to Commission Policy 22-01 for Citizen Advisory Boards, Section II, B. Attendance Requirements for Citizen Advisory Board Members, all advisory board members are required to faithfully attend meetings on a regular basis. If any member fails to attend three successive meetings without prior approval of the chairman of such board, or if any member fails to attend forty percent (40%) or more of all meetings within any calendar year, such fact shall be reported to the Board of County Commissioners (BCC). The BCC may declare the seat held by such member to be vacant and may appoint a new member without notice.

Budget/Impact: None.

Recommended Action: Motion to declare James Stockton's seat on the Land Development Regulation Commission vacant and authorize the advertisement of one (1) full member position for an unexpired term ending August 2026.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to declare James Stockton's seat on the LDRC vacant and authorize the advertisement of 1 full member position for an unexpired term ending August 2026. The motion was unanimously approved by the Board (4-0).

10.3. Code Enforcement Board - Request Appointment of One (1) Full Member for a New Term Ending August 2028, One (1) Alternate Member for a New Term Ending August 2028; and One (1) Alternate Member for an Unexpired Term, Ending February 2026

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

Description/Background: The Code Enforcement Board currently has two (2) alternate member vacancies and one (1) full member term expiring at the end of August 2025. Four applications were received during the advertisement period, including one from the incumbent full member, who has requested consideration for reappointment to a new term. The applicants are as follows:

- Thomas Gaver (Incumbent Full Member)

- James Barnhart (New)
- David Francis (New)
- Jeffrey Ball (New)

Budget/Impact: None.

Recommended Action: Motion to appoint three (3) of the four (4) applicants to serve in the following capacity:

- One (1) Full member for a new term ending August 2028;
- One (1) Alternate member for a new term ending August 2028;
- One (1) Alternate member for an unexpired term, ending February 2026.

Clerk Harrell advised that Mr. Thomas Gaver, Mr. Jeffrey Ball and Mr. David Francis received the appropriate votes.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to appoint Thomas Gaver to serve as a full member on the Code Enforcement Board for a new term ending August 2028, Jeffrey Ball to serve as an alternate member for a new term ending August 2028, and David Francis to serve as an alternate member for an unexpired term ending February 2026. The motion was unanimously approved by the Board (4-0).

10.4. Planning and Zoning Commission - Request to Appoint One (1) Alternate Member for a New Term, Ending August 2029

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

Description/Background: The Planning and Zoning Commission has one (1) alternate member term expiring at the end of August 2025. Five applications were received during the advertisement period, including one from the incumbent member, who has requested consideration for reappointment to a new term. The applicants are as follows:

- Thomas Fischer (*Incumbent Alternate Member*)
- Len Racioppi (New)
- William "Nate" Chambers (New)
- Steve Koch (New)
- Cristina Larrson (New)

Budget/Impact: None.

Recommended Action: Motion to appoint one (1) applicant as alternate member to the Planning and Zoning Commission, for a new term ending August 2029.

Clerk Harrell advised that Mr. Len Racioppi received the appropriate votes.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to appoint Len Racioppi as an alternate member on the Planning and Zoning (P&Z) Commission for a new term ending August 2029. The motion was unanimously approved by the Board (4-0).

10.5. Rainbow Lakes Estates Municipal Services District Advisory Committee - Request to Appoint One (1) Member to an Unexpired Term Ending May 2027, and One (1) Member to an Unexpired Term Ending December 2028

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

August 19, 2025

Description/Background: There are two seats vacant on the Rainbow Lakes Estates Advisory Committee. Three applications were received for the Board's consideration:

- Amber Bonlander
- Pamela Spicuzza
- Stephen Stritzinger

Budget/Impact: None.

Recommended Action: Motion to select two of the three applicants to fill the vacant seats and serve the remainder of the unexpired terms ending in May 2027 and December 2028, respectively.

Clerk Harrel advised that Mr. Stephen Stritzinger and Ms. Amber Bonlander received the appropriate votes.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to appoint Stephen Stritzinger as a full member of the Rainbow Lakes Estates Municipal Services District Advisory (RLE-MSD) Committee for an unexpired term ending May 2027 and Amber Bonlander as a full member for an unexpired term ending December 2028. The motion was unanimously approved by the Board (4-0).

10.6. Tourist Development Council - Request to Appoint One (1) Full Non-Collector Member to an Unexpired Term Ending February 2026

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

Description/Background: The Tourist Development Council currently has one (1) vacancy for a full non-collector member, resulting from an incumbent's resignation. Of the two applications received, one was deemed eligible for the Board's consideration. The eligible application was submitted by Robert Walker.

Budget/Impact: None.

Recommended Action: Motion to appoint Robert Walker as a full non-collector member of the Tourist Development Council, to serve the remainder of the unexpired term ending in February 2026.

Clerk Harrell advised that Mr. Robert Walker received the appropriate votes.

A motion was made by Commissioner Curry, seconded by Commissioner McClain, to appoint Robert Walker as a full non-collector member to the Tourist Development Council (TDC) for an unexpired term ending February 2026. The motion was unanimously approved by the Board (4-0).

11. NOTATION FOR ACTION:

11.1. Request Approval of Letter of Reference in Support of Chief James Banta's Application for the Chief Fire Officer Designation through the Center for Public Safety Excellence

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

Description/Background: Marion County Fire Chief James Banta is in the process of applying for the Chief Fire Officer (CFO) designation through the Center for Public Safety Excellence, and part of the application requires letters of reference supporting his experience and leadership background.

Budget/Impact: None.

Recommended Action: Motion to ratify letter supporting Chief James Banta's application for the Chief Fire Officer (CFO) designation through the Center for Public Safety Excellence.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to ratify the letter supporting Chief James Banta's application for the CFO designation through the Center for Public Safety Excellence. The motion was unanimously approved by the Board (4-0).

11.2. Request Approval to Schedule and Advertise a Workshop to Discuss Proposed Evaluation and Appraisal Report Based Amendments to the Marion County Comprehensive Plan on September 10, 2025, at 2:00 p.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium

Growth Services Deputy Director Weyrauch presented the following recommendation:

Description/Background: The Marion County Board of County Commissioners, Growth Services, and consultant Kimley-Horn have conducted a series of ten (10) workshops to review Evaluation and Appraisal Report (EAR) based amendments to the Marion County Comprehensive Plan. Following those workshops, two in-person community meetings were held - one in Marion Oaks and one in Silver Springs Shores - to present and receive public input on the proposed Comprehensive Plan changes and Planned Service Areas (PSAs). The Marion Oaks meeting also included citizen feedback on a potential project to develop the neighborhood greenbelts into a trails and recreation network.

There is also an online survey being conducted through August 31, 2025 that everyone in the public is encouraged to participate in. It can be found at: <https://www.marionfl.org/agencies-departments/departments-facilities-offices/growth-services/planning-zoning/ear>

Today, Growth Services is asking the Board to schedule a workshop to review the results of the community meetings and the survey on Wednesday, September 10, 2025, at 2:00 p.m., or as soon thereafter, in the McPherson Governmental Campus Auditorium. During this workshop, they will also discuss the adoption and transmittal process of the proposed comprehensive plan amendments.

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise a workshop to discuss EAR based proposed amendments to the Marion County Comprehensive Plan on Wednesday, September 10, 2025, at 2:00 p.m., or as soon thereafter, in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to schedule and advertise a workshop to discuss EAR based proposed amendments to the Marion County Comprehensive Plan on Wednesday, September 10, 2025, at 2:00 p.m., or as soon thereafter, in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (4-0).

11.3. Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, September 3, 2025, at 5:30 p.m., or as Soon Thereafter, and Tuesday, September 16, 2025, at 10:00 a.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: In January 1, 2023, Chapter 50 of the Florida Statutes, Legal and Official Advertisements, provided that a governmental agency may publish certain statutorily required legal advertisements, publications, or notices on the publicly accessible website of the county in which it lies if doing so would cost less than publishing legal notices in a newspaper. The County intends to publish statutorily required advertisements, publications, and notices on a publicly accessible website to the extent authorized by state law.

Staff has submitted Land Development Code (LDC) Amendment Applications to review and update to allow for use of the publicly accessible website:

- LDC Article 1, Division 2, Definitions
- LDC Article 2, Division 4, Land Development Code Amendment, Section 2.4.4 Completion and Close Out
- LDC Article 2, Division 7, Zoning Change, Section 2.7.1., Applicability

The proposed revisions are to be considered by the Land Development Regulation Commission (LDRC) in a public hearing to be held on August 20, 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, September 3, 2025, at 5:30 p.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium.
- Tuesday, September 16, 2025, at 10:00 a.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; on Wednesday, September 3, 2025, at 5:30 p.m. and Tuesday, September 16, 2025 at 10:00 a.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to schedule and advertise BCC two Public Hearings to consider revisions to LDC Article 2, Division 21, Major Site Plan, Section 2.21.1, Applicability; on Wednesday, September 3, 2025, at 5:30 p.m. and Tuesday, September 16, 2025 at 10:00 a.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (4-0).

11.4. Request Approval to Schedule and Advertise a Public Hearing on Tuesday, September 16, 2025 at 10:00 a.m., or as soon thereafter, to Consider an Ordinance Relating to Public Notice and Legal Advertisements

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: In January 1, 2023, Chapter 50 of the Florida Statutes, Legal and Official Advertisements, provided that a governmental agency may publish certain statutorily required legal advertisements, publications, or notices

on the publicly accessible website of the county in which it lies if doing so would cost less than publishing legal notices in a newspaper. The County intends to publish statutorily required advertisements, publications, and notices on a publicly accessible website to the extent authorized by state law.

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise a Public Hearing to consider an Ordinance Relating to Public Notice and Legal Advertisements on Tuesday, September 16, 2025 at 10:00 a.m., or as soon thereafter in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to schedule and advertise a Public Hearing to consider an Ordinance Relating to Public Notice and Legal Advertisements on Tuesday, September 16, 2025 at 10:00 a.m., or as soon thereafter in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (4-0).

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 Bryant opened the floor to public comment.

Gerri Gerthie, SE 137th Place, Summerfield, commented on the community projects her and her team have worked on and raised funds for over the years including the Bellevue Splash Pad, as well as launching a County Fair in 2017. She stated all of the money donated in sponsorships was given to Marion County Public Schools (MCPS) for their Middle and High School Bands. Ms. Gerthie stated the Fair then moved to the Interstate 75 (I-75) Flea Market; however, there were parking issues that occurred when the fair was held at that space, noting people were parking in neighborhoods adjacent to the Flea Market. She advised that this year when she went to pull the Special Event Permit, she was informed that the Fair could only run for 7 consecutive days rather than 11 days allowed in the past. Ms. Gerthie requested the Board to help resolve this issue.

General discussion ensued.

In response to Commissioner Zalak, Growth Services Director Varadin advised that Article 3, Section 32, of the Land Development Code states that no property shall have more than a cumulative total of 4 Special Events in a calendar year, shall not exceed more than 1 per quarter, and the duration of any Special Event shall not exceed 7 calendar days. He noted there is no waiver for this type of event.

Chairman Bryant expressed concern with people parking in neighborhoods where they should not be parking for this event.

General discussion ensued.

In response to Chairman Bryant, Ms. Gerthie advised that she pays to have 6 MCSO Deputies and the Carnival pays for an additional 12 Security Officers to be present during the event.

Commissioner Zalak suggested County Legal to possibly create a waiver for this type of event.

Chairman Bryant cautioned that creating a waiver could have unintended consequences. Commissioner McClain stated he is currently working with staff on updating the Special Events Ordinance.

August 19, 2025

General discussion ensued.

Chairman Bryant requested Commissioner McClain take the lead on this and work with staff to determine if the BCC can help Ms. Gerthie.

Donald Lenio, SW 14th Avenue Road, advised that he lives near the Highway 484 and I-75 road project, noting this project is derelict and has become like a third world Country that has lasted over 3 years. He stated there has been zero work done in the last 5 months. Mr. Lenio requested the BCC intervene and get this project restarted.

Chairman Bryant advised that this is a FDOT project and the BCC has been in constant contact with the State relating to this project. She stated she will ensure Mr. Lenio's public comment is relayed to FDOT to try and get some answers as to the status of the project. In response to Chairman Bryant, County Engineer Cohoon advised that staff will try and seek some additional information and clarification on this project. He provided a brief overview of the back and forth communication staff has had with FDOT relating to this project. Mr. Cohoon requested Mr. Lenio's contact information, noting he will provide him with an update as soon as he can reach out to FDOT.

Henry Munoz, Marion Oaks Boulevard, opined that the bridge is the main issue with the Highway 484 and I-75 road project and it needs to be fixed.

Joseph Walker, SE 54th Place Road, Ocklawaha, presented a 4 page handout relating to the accumulation of junk on a piece of property located on Highway 40 and SE 180th Avenue in Silver Springs. He expressed concern that the property is continually full of junk and nothing is being done.

Chairman Bryant advised that public comment is now closed.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Commissioner McClain advised that he had nothing further to add.

Commissioner Zalak advised that he had nothing further to add.

Commissioner Curry advised that he had nothing further to add.

Chairman Bryant advised that staff is looking for feedback relating to the proposed Comprehensive Plan updates, noting citizen input helps guide growth, development and community priorities to reflect what matters most to County residents. She urged citizens to take the survey and to learn more about Marion County's Comprehensive Plan at www.marionfl.org/EAR.

13.2. Commission Calendar

13.2.1. Present Commission Calendar

The Chairman acknowledged receipt of the Commission calendar covering the period of August 19, 2025 through September 16, 2025.

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

14.1.1. Present FY 2025-26 Proposed Budget Workshop Notes, Direction to Staff, and Responses

14.1.2. Pine Run MSTU Advisory Council - Present Resignation from Michael Whipple

14.1.3. Present Chamber and Economic Partnership July 2025 Activity

14.1.4. Present Art Donation for Display in Public Place Acceptance Agreement for Molly's Statue

14.2. Present Walk-On Items From Previous BCC Meeting: NONE

14.3. General Informational Items: NONE

14.4. Clerk of the Court:

14.4.1. Present Administrative Budget Transfer Report for FY 2024-25

14.4.2. Present Monthly Report for the Building Department Budget and Actual

14.4.3. Present Memorandum From Gregory C. Harrell, Clerk Of The Circuit Court And Comptroller, Regarding The Filing Of Ordinances 25-29 (Corrected), 25-30, 25-31, 25-32 and 25-33 With The Secretary Of State's Office

14.4.4. Present Regular Report of Utilization for Reserve for Contingencies

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

14.5.1. Development Review Committee - July 14, 21 and 28, 2025

14.5.2. Land Development Regulation Committee - July 2, 2025

14.5.3. Planning and Zoning Commission - June 30, 2025

14.5.4. Housing Finance Authority - May 21, 2025

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

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

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

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

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

There was a recess at 11:05 a.m.

The meeting reconvened at 2:00 p.m. with all members present, except Commissioner Stone.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Transportation Planner Ken Odom, Planners Kathleen Brugnoli, Sara Wells and Erik Kramer, Staff Assistants Autumn Williams and 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. 11531267 entitled, "Notice of Public Hearing by Marion County Board of County Commissioners to Consider Requests for Reasonable

August 19, 2025

Accommodations" published in the Star Banner newspaper on August 4, 2025. The Notice stated the Board will consider approval of a reasonable accommodation application.

The second Proof of Publication is Legal ad No. 11531168 entitled, "Notice of Intention to Consider Adoption of an Ordinance" published in the Star Banner newspaper on August 4, 2025. The Notice stated the Board will consider adopting an Ordinance approving zoning changes and Special Use Permits (SUP).

County Attorney Matthew G. Minter provided a brief overview of the process for today's Reasonable Accommodation and SUP hearings.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

15.1. DRC Waiver Requests and Public Hearings:

15.1.1. Request for Waivers from the Land Development Code Concerning Buffers and Ornamental Trees Requirements for Davis Dinkins Engineering, Parcel Number 24141-000-00, Application Number 32134 for Headsprings, LLC (Budget Impact - None)

The Board considered the following recommendation from Building Safety Director Savage, on behalf of the Development Review Committee (DRC):

Description/Background: The Applicant, Davis Dinkins Engineering, requested multiple waivers to the Land Development Code (LDC) siting:

- Section 2.12.4. - Landscape requirements, which states "Show location and dimensions of required land use buffering."
- Section 6.8.6.A, which states "It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and the uses may be considered compatible."
- Section 6.8.7.A, which states "A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement."

The applicant believes the buffers proposed are consistent with adjacent and connected development for uniformity, and consistent with the plan presented in Special Use Permit (SUP) 24101SE, approved by the BCC in February 2024.

These waiver requests were denied by the Development Review Committee (DRC) on July 14, 2025.

Upon meeting with the applicant, staff understands the waiver requests are as follows:

- Section 6.8.6, more particularly 6.8.6.K.(3), and 6.8.7.A as the buffer adjacent to Baseline Road is under a powerline corridor. Therefore, the applicant would like to replace the shade tree requirement with ornamental trees, and the change in tree type can support a reduction in the buffer from 15 feet wide to 10 feet wide.
- Section 6.8.7.D.(2) which requires parking lot islands to contain shade trees. For those islands closest to the overhead powerline corridor along Baseline Rd, the applicant would like to replace the shade tree requirement with ornamental trees.

This waiver consideration is for Headsprings, LLC., a proposed multi-story hotel in Silver Springs on approximately 4.22 acres.

Staff supports these waiver requests.

Budget/Impact: None.

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

Parks and Recreation Director Jim Couillard commented on the waiver request to reduce the buffer width along Baseline Road by 5 feet, which mimics the buffer installed at the north end at the existing Holiday Inn Express. He stated the applicant is also requesting to only use ornamental and other trees in the buffer area, as well as utilizing ornamental trees in the parking lot islands.

Jimmy Gooding, SE 36th Avenue, attorney on behalf of the applicant, urged the Board to grant the waiver requests.

Chairman Bryant opened the floor to public comment.

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

In response to Commissioner Zalak, Mr. Couillard advised that the ornamental trees would be in exchange for the required shade trees.

A motion was made by Commissioner Curry, seconded by Commissioner Zalak, to disagree with the DRC and approve the waiver request. The motion was unanimously approved by the Board (4-0).

15.1.2. Request for Waiver from Land Development Code Section 6.13.3(C)(5) - Types of Stormwater Management Facilities for a Standalone Waiver for Stanton Weirsdale Drainage Retention Area, Parcel Number 49794-000-00, Application Number 33066 (Budget Impact - None)

The Board considered the following recommendation from Building Safety Director Savage, on behalf of the DRC:

Description/Background: The Land Development Code (LDC) requires a retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant palette meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.

The Applicant, NV5, requests relief from this requirement. Due to the size of the site and the size of the required drainage retention area, it will be difficult to provide the required landscaping. This DRA is being constructed within an existing neighborhood as a retrofit to reduce existing flooding issues and space utilized for landscaping will reduce the area/volume available for the DRA. Existing utility access will also make establishment and maintenance very difficult.

The subject property is located in the southeast portion of the County on approximately 0.81 acres.

Total project area is approximately 0.81 acres.

This Waiver Request was denied by the Development Review Committee (DRC) July 21, 2025.

Budget/Impact: None.

August 19, 2025

Recommended Action: Motion to uphold DRC's decision.

County Engineer Steven Cohoon, Office of the County Engineer (OCE), advised that he represents the applicant, NV5, which is the vendor providing the design services for the County's Stanton Weirsdale project. He stated this is a joint project between Community Services and OCE to provide flood relief in the area. Mr. Cohoon advised that the waiver request relates to the curvilinear language recently discussed through the Code revision process, as well as the landscaping component. The applicant is requesting relief from both of those requirements. He stated this project is maximizing the site as much as it can to try to address the approximate 9 acres of watershed.

Mr. Cohoon referred to the site plan shown on the overhead screens.

Chairman Bryant advised that this project would address a long ongoing flooding problem in that area.

Mr. Cohoon stated it will be a significant benefit to the community. He stated Agenda Item 15.1.3 is for the same project and is a waiver request relating to buffers. Mr. Cohoon opined that the buffer language was intended to be applicable for vertical construction. He stated Section 6.13.3 was intended to provide landscaping in the curvilinear components, but he does not believe it was intended for Type C and Type B buffers to be installed for every government parcel that is a DRA.

Mr. Cohoon reiterated that staff is trying to maximize the site and provide as much benefit to the community as possible. He stated OCE has not allocated any funding for this project for buffers or landscaping.

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 Zalak, seconded by Commissioner Curry, to disagree with the DRC and approve the waiver request. The motion was unanimously approved by the Board (4-0).

15.1.3. Request for Waiver from Land Development Code Section 6.8.6(J) - Required Buffer Types between Land Uses for a Standalone Waiver for Stanton Weirsdale Drainage Retention Area, Parcel Number 49794-000-00, Application Number 33178 (Budget Impact - None)

The Board considered the following recommendation from Building Safety Director Savage, on behalf of the DRC:

Description/Background: The Land Development Code (LDC) requires buffers with the intent to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long-term continuance of either use is not threatened by such impacts and the uses may be considered compatible. Based on the proposed use and the adjacent uses, land development code appears to require buffers.

The Applicant, NV5, requests complete relief from this requirement. Due to the size of the site and the size of the required drainage retention area, it will be difficult to provide the required buffers. This drainage retention area (DRA) is being constructed within an existing neighborhood as a retrofit to reduce existing flooding issues and space utilized for landscaping will reduce the area/volume available for the DRA. Existing utility access will also make establishment and maintenance of required buffer landscaping very difficult.

The subject property is located in the southeast portion of the County on approximately 0.81 acres.

Total project area is approximately 0.81 acres.

This Waiver Request was denied by the Development Review Committee (DRC) August 11, 2025.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC's decision.

This matter was addressed with Agenda Item 15.1.2.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to disagree with the DRC and approve the waiver request. The motion was unanimously approved by the Board (4-0).

15.1.4. Present Update Regarding Waiver Request from Land Development Code Section 6.14.2.C(2) - Waste Water Connection Requirements for Stickney Dental & Aesthetics, Parcel Number 35483-102-00, Application Number 32349 (Budget Impact - None)

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

Description/Background: During the May 20, 2025, regular Board of County Commissioners (BCC) meeting, the Stickney Dental owner requested a waiver to sewer connection due to excessive cost. The BCC granted a waiver but requested that Marion County Utilities (MCU) evaluate options to construct a master lift station that would serve Stickney Dental and the surrounding area.

An analysis was completed for a potential master lift station designed to serve Stickney Dental and the surrounding area, which includes serving a significant potential area on the south side of SR-200. The cost to construct the master lift station and force main to connect to the existing force main on the north side of SR-200 is approximately \$880,024. If the station was constructed, all future development in this area would be required to construct sewer mains to connect to this master station and pay their portion of the lift station and force main costs in addition to capital charges to connect.

Based on this analysis and per direction from the BCC, it is in the best interest of the county to allow Stickney Dental to construct a septic system. The cost of constructing a master lift station at this time, with only a small user to connect, is a significant financial risk for MCU. If/when a large development comes to this area, a master lift station can be constructed, either by the developer or MCU, with the possibility for rebate/reimbursement as other developments are constructed and connected. At that time, Stickney Dental would be required to connect to the master lift station within 365 days and pay their portion of the construction cost as well as capital charges.

Budget/Impact: None.

Recommended Action: For information only.

Utilities Director Tony Cunningham provided a brief update on waiver request originally granted on May 20, 2025. He stated the Board directed staff to evaluate options to construct a master lift station that could serve multiple developments in that area, noting connecting to a centralized system is the best for an individual development, County and the environment. Mr. Cunningham advised that it would cost approximately \$880,000.00 to construct a lift station and a force main to serve this general area. He opined that it is not cost feasible to move forward, noting when larger future development happens in the area the infrastructure could be considered at that time.

August 19, 2025

Chairman Bryant advised that the waiver request was granted when the matter was originally brought before the Board, with the caveat that the applicant would connect if the County was able to build the infrastructure. She stated if capacity does become available in the future the applicant will have a year to connect.

Mr. Cunningham advised that during the waiver request approval there was discussion relating to connecting to the County system in the future if it is built, but he is unclear if that was included in the motion.

Chairman Bryant advised that this is just an update and no action is required. Mr. Cunningham concurred.

In response to Commissioner Curry, Mr. Cunningham advised that the applicant is required to install an enhanced septic system.

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.

P&Z PUBLIC HEARING ON JULY 28, 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 5-0

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 McClain, seconded by Commissioner Curry, to approve Consent Agenda Items 15.2.1 through 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 (4-0).

The motion approved the Consent Agenda items as follows:

15.2.1. 250801SU - Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship, Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472

The Board adopted Resolution 25-R-296 granting a petition by Wings of Faith Fellowship, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the operation of a K-5 private school and learning center, in a Single-Family Dwelling (R-1) zone, on an approximate 4.10 Acre Parcel, on Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472

Resolution 25-R-296 contains the following Conditions:

1. The Special Use Permit shall run with the Wings of Faith Church. Should the property be sold, the Special Use Permit shall be terminated.

2. A buffer shall be installed on the west side of the Wings of Faith Campus adjacent to the three single-family residential dwellings (9021-0413-08, 9021-0413-09, and 9021-0413-11). The buffer shall consist of a six-foot vinyl opaque fence on the exterior with a single line hedgerow (to reach six feet within three years) on the interior of the opaque fence.
3. The private school facilities shall be limited to a maximum of forty (40) students in the first year, encompassing Kindergarten and 1st Grade. Each successive year shall allow the addition of one grade and twenty students, up to 5th Grade, and a total of one hundred and twenty (120) students. This capacity is only assigned to K-5 students. It does not include VPK or daycare students. Only existing structures on site currently shall be utilized for the private school. Any increase in the number of students or buildings will require obtaining a new/revised Special Use Permit.
4. A traffic study will be required to be submitted and approved prior to commencement of K-5 operations.
5. This Special Use Permit does not grant extension to daycare operations under SUP 110605SU or food pantry activities under SUP 130603SU.
6. A traffic control plan shall be submitted to Marion County Engineering and Growth Services and approved prior to K-5 operations commencing. This plan will specifically detail the requirement of maintaining all queuing vehicles for daycare, food pantry, and K-5 operations on-site without overflow onto the local roadways.
7. The Special Use Permit shall expire August 18, 2030; however, it may be renewed administratively for up to 3 consecutive five-year periods 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).

15.2.2. 250803SU - Vikings, LLC, Special Use Permit for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-123-00 and 34546-122-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

The Board adopted Resolution 25-R-297 granting a petition by Vikings, LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the renewal and extension for a temporary golf pro-shop facility (200601SU), in a Planned Unit Development (PUD) zone, on an approximate 1.77 Acre Tract, on Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

August 19, 2025

Resolution 25-R-297 contains the following Conditions:

1. The site shall be developed and operated consistent with the concept plan provided for Special Use Permit requests 070606SU, 100709SU, 150602SU, and 200601SU.
2. Any expansion of building structures or impervious areas beyond that permitted by the concept plan shall require a new/revised Special Use Permit
3. The ingress/egress shall be limited to existing driveways off NW 70th Street and shall maintain paved aprons consistent with Land Development Code requirements.
4. No change in operations or services provided shall be permitted.
5. A six (6) feet opaque fence or an equivalent form of screening at the northwestern corner of the parking lot shall be provided to buffer adjacent residential properties. The existing buffer along the rest of the property shall be maintained.
6. The Special Use Permit shall terminate upon closure or sale of the business.
7. The Special Use Permit shall expire on August 18, 2030; the applicant shall submit a new Special Use Permit application to continue the uses after August 18, 2030.

15.2.3. 250804SU - Clifford Mynes and Suzi X, Special Use Permit to Allow for a Private Family Burial of Two (2) Plots, in a General Agriculture (A-1) Zone, 10.98 Acres, Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

The Board adopted Resolution 25-R-298 granting a petition by Clifford Mynes and Suzi X, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a private family burial of two (2) plots, in a General Agriculture (A-1) zone, on an approximate 10.98 Acre Parcel, on Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

Resolution 25-R-298 contains the following Conditions:

1. The site shall be developed and operated consistent with the submitted conceptual site plan and the conditions as provided with this approval.
2. The cemetery shall be developed in accordance with all applicable state and federal regulations, with the exception of funding requirements for perpetual maintenance.
3. The cemetery shall consist of a maximum of two (2) burial sites and shall be limited to a maximum of a 20'x20' area, as depicted on the conceptual plan.
4. An opaque fence with a secured gate enclosing the proposed burial site shall be installed upon the first on-site burial.
5. Upon the first on-site burial within the cemetery, a notice indicating the initiation of the cemetery shall be recorded in the Marion County Public Records, including identifying, at a minimum, the cemetery site with its specific boundaries by legal description, number of plots/spaces, and the conditions of this Special Use Permit.

15.3. Planning and Zoning Items for Individual Consideration:

15.3.1. 250808RA - Consideration for Carilla Clark, Reasonable Accommodation for One (1) Potbellied Pig, in a Mixed Residential (R-4) Zone, 0.23 Acres, Parcel Account Number 32654-010-07, Site Address 2160 SE 176th Avenue, Silver Springs, FL 34488

The Board considered a petition by Carilla Clark, 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 one (1) potbellied pig, on the subject property, and what reasonable conditions might improve the effect of those situations, in a Mixed Residential (R-4) zone, on an approximate 0.23 Acre Parcel, on Parcel Account Number 32654-010-07, Site Address 2160 SE 176th Avenue, Silver Springs, FL 34488

Deputy Director Ken Weyrauch, Growth Services Department, provided a brief overview of the request for one (1) potbellied pig in a R-4 zoned property.

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

1. The property owner shall maintain a well-kept area for the pot-bellied pig.
2. Waste produced by the animals must be collected weekly and disposed of at an approved waste management facility to minimize impacts on neighboring properties.
3. Fencing around the pen must be kept secure and in good condition at all times.
4. The applicant acknowledges that only one (1) pot-bellied pig, as prescribed by her doctor, is permitted on the property.
5. The applicant agrees that this permit applies solely to the one (1) pot-bellied pig listed.
6. The applicant must notify Growth Services Planning and Zoning if the potbellied pig passes away.
7. Under this Reasonable Accommodation, Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.
8. The pot-bellied pig must be supervised whenever it is outdoors during the day.
9. The Reasonable Accommodation is attached to the applicant, not the property, and does not transfer with ownership.

In response to Commissioner Curry, Mr. Weyrauch advised that up to 29 dogs/cats and 6 hens are allowed in R-4 prior to a SUP being required, noting any livestock would require a SUP or Reasonable Accommodation. He stated the applicant does have quail and rabbits at the subject property.

Carilla Clark, SE 176th Avenue, advised that "Leo" the pot-bellied pig is neutered; therefore, he does not have any aggressive or testosterone driven urges. She advised that she had Leo over a year prior to moving to this property, noting she was told by her realtor that the pot-bellied pig would not be an issue. Ms. Clark commented on the steps taken to mitigate the impact of the pig on the neighbors, as well as the negative response she has received from neighbors. She advised that she is a single mother of two children and cares for 2 adults with mental disabilities within the home. Ms. Clark provided a brief overview of her educational, professional and mental health history.

In response to Chairman Bryant, Ms. Clark advised that there are 4 dogs, 2 cats, 5 rabbits, 15 quail and 1 pot-bellied pig on the property. She stated all the animals are pets, noting

August 19, 2025

they do eat the quail eggs. Ms. Clark advised that the cats remain indoors and dogs are only outside when a person is with them. Both the cats and the dogs are spayed/neutered. She stated the quail and rabbits are outside in separate enclosures.

Mr. Minter questioned whether the applicant will be able to abide by the Condition requiring someone to supervise the pot-bellied pig when it is outside. Ms. Clark advised that she works remotely and is home all day; therefore, she is able to accommodate that Condition.

In response to Chairman Bryant, Ms. Clark stated Leo is approximately 80 pounds, but they are working on lowering his weight.

Mr. Weyrauch advised that today staff received a petition containing 69 signatures in opposition of the Reasonable Accommodation.

Chairman Bryant opened the floor to public comment.

Chris Carrubba, SE 175th Terrace Road, Silver Springs, commented on the smell coming from the property, noting the pig enclosure is located 12 feet from his well. He expressed safety concerns relating to the structure that was constructed to the house the pig during the day.

Tyme Stemen, SE 176th Avenue, Silver Springs, advised that the Property Owner Association (POA) has bylaws against farm animals. She commented on concerns relating to water contamination, who will respond when Conditions are violated, and food left out attracting other animals to the area.

Clint Myers, SE 176th Avenue, Silver Springs, Chairman of the POA, advised that part of the reason many purchased homes in this area was because no livestock was allowed. He expressed concern with the odor.

Glenn Lafflin, SE 176th Avenue, Silver Springs, advised that he has no interest in having livestock in the area. He expressed concerns relating to odors, vaccinations and the impact to the health of the surrounding people with the pig on the property.

Kay Nonnenberg, SE 176th Avenue, Silver Springs, commented on the limited lot sizes and the POA conditions for the neighborhood, which do not allow poultry, birds, livestock or other such animals on the site. She stated an emotional support animal is supposed to be with the person it is providing the support to, but the pig is outside more than it is inside.

Terri McDonald, SE 177th Avenue, Silver Springs, Secretary for the POA, advised that in October of 2024 she was contacted by the title company regarding the subject property being sold, noting she responded on October 20, 2024 with a copy of the bylaws and restrictive covenants and requested it be provided to the purchaser.

In response to Chairman Bryant, Ms. McDonald advised that the title company was PropLogix and the point of contact was Kirsten Nagle.

Ms. McDonald advised that when the annual dues letters were sent out in February 2025 the property still had not changed names. She stated members of the community approached her during a POA meeting on February 22, 2025 requesting information on what was being done about the pig, which is when she was made aware of the pig. On February 27, 2025 a Code Enforcement complaint was filed on behalf of the homeowners. Ms. McDonald advised that the POA has been in place since at least 1980 and the covenants were last updated in October 2008, noting Condition 9 clearly states "no poultry, birds, livestock or other animals shall be kept...". She urged the Board to deny the Reasonable Accommodation request.

In response to Chairman Bryant, Ms. McDonald advised that the previous owners did live on the property. She stated once she was aware of the name of the new owner in March

a copy of the covenants was sent to Ms. Clark. Ms. McDonald advised that she did not follow up with the title company prior to today's meeting to determine if the covenants were provided to the new owner at closing.

Chairman Bryant advised that by law all of the POA covenants should have been provided at closing.

Mr. Minter questioned if Ms. McDonald lives near the subject property. Ms. McDonald advised that she lives one street over from the property, but she also owns a lot facing SE 176th Avenue down one lot from the subject property.

In response to Mr. Minter, Ms. McDonald advised that prior to the POA meeting she was not aware of the pig, noting she rarely goes outside and did not smell the pig.

Colleen Leary, SE 176th Avenue, Silver Springs, advised that she understands mental health issues, but the guidelines in place to make the community safe need to be followed. She commented on bears in the area and opined that livestock does not belong in a residential area.

Brandy Powell, SE 175th Terrace Road, advised that she lives directly behind the subject property and expressed concern with the feces coming through the fence onto her property.

Walter Felix, SE 176th Avenue, Silver Springs, advised that when Ms. Clark first moved to the site, she requested a copy of the POA rules from his wife, which was provided. He commented on the odor and flies coming from the subject property.

Chairman Bryant advised that public comment is now closed.

Agricultural Investigator Justin McClure, Marion County Sheriff's Office (MSCO), advised that he visited the site on July 8, 2025 after being contacted by Growth Services staff to conduct a welfare check on the pig. He stated the pig is morbidly obese, but it appeared to be in good condition from a welfare standpoint. Mr. McClure advised that there is nothing required in the State of Florida for pigs to be vaccinated, noting different veterinarians have different recommendations.

In response to Commissioner Zalak, Mr. McClure advised that he did not detect an odor when he was on site.

Ms. Clark stated the pig does not have access to the well and she cleans up the animal waste every day. She advised that statements made previously relating to her cursing at neighbors were fabricated. Ms. Clark stated a neighbor provided her with a list of rules, but there was nothing indicating they were official rules.

In response to Chairman Bryant, Ms. Clark advised that she was not provided POA disclosure form to sign. She stated she was not aware of the POA, noting the only thing she was aware of was a \$30 annual fee for a dock. Ms. Clark advised that the property was listed on Zillow and she was unsure of the realtors name.

Chairman Bryant advised that testimony provided today states there is a POA in place, noting the applicant is out of compliance with the animals on the property with the exception of the domestic animals (dogs and cats).

General discussion ensued.

Mr. Minter advised that the County does not have the legal authority to enforce deed restrictions, noting those are private issues between members of the POA. He stated if the Board grants the Reasonable Accommodation request it does not absolve the obligation to comply with the deed restrictions. Mr. Minter addressed rule 6 of the covenants, which states "No animals or fowl (chickens, ducks, etc.) shall be kept or maintained on any lot except usual domestic pets not to exceed three per lot, to be controlled and not allowed to run at large." He opined that rabbits are not considered

August 19, 2025

typical domestic animals, noting the applicant has more than the 3 allowed animals onsite. Mr. Minter commented on the differing testimony relating to odors.

Mr. Minter advised that under both the American's with Disabilities ACT (ADA) and the Religious Discrimination Act there are provisions in the Statute for reasonable accommodations, noting in order for it to be approved it has to be a reasonable accommodation under the totality of the circumstances. It is up to the Board to determine whether the request as presented in total is reasonable and if not if there are any further conditions or mitigations that can be required to accommodate the request and protect the concerns of the surrounding property owners.

In response to Commissioner McClain, Mr. Weyrauch provided a brief overview of the proposed Conditions.

General discussion ensued.

Chairman Bryant advised that the only way she can support the request is if the applicant removes the rabbits and quail from the property. She stated the number of dogs and cats will be something the applicant has to work out with the POA.

Commissioner Curry expressed opposition to the proposed request, noting the animals would be better suited on agriculturally zoned property and not in a neighborhood with a POA.

A motion was made by Commissioner Curry, seconded by Commissioner Zalak, to deny the Reasonable Accommodation request.

In response to Chairman Bryant, Mr. Minter advised that if approved by the Board the POA could still challenge in court. He reiterated that just because the request is made does not mean it is reasonable.

Chairman Bryant opined that it is unreasonable to have the number of animals currently onsite, noting removing the other animals that are not supposed to be onsite may make the request more reasonable. She stated the Board has the authority to grant the request with the Condition that the applicant has to get rid of the poultry and rabbits.

Commissioner Zalak stated all animals should be required to be located inside the residence except for when they are being walked.

Mr. Minter advised that the applicant needs to be aware that if a Condition is violated the entire Reasonable Accommodation can be revoked.

The motion tied 2-2 with Chairman Bryant and Commissioner McClain dissenting.

Chairman Bryant opined that if the request is approved then Conditions can be put into place to better accommodate the neighbors.

General discussion ensued.

Mr. Minter advised that the Board would only be enforcing the Conditions imposed by the Reasonable Accommodation.

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

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to approve the Reasonable Accommodations with Conditions 1 through 5, listed below.

In response to Commissioner Bryant, Ms. Clark advised that she understands the Conditions being imposed and the consequences if not followed.

Chairman Zalak stated an approval does not indemnify the POA.

Mr. Minter clarified that approval by the Board will not guarantee the association will not challenge the applicant's ability to keep the pot-bellied pig in court.

The motion passed 3-1 with Commissioner Curry dissenting.

The Reasonable Accommodation Conditions are as follows:

1. The property owner shall maintain a well-kept area for the pot-bellied pig.

2. Waste produced by the animals must be collected weekly and disposed of at an approved waste management facility to minimize impacts on neighboring properties.
3. Fencing around the pen must be kept secure and in good condition at all times.
4. The applicant acknowledges that only one (1) pot-bellied pig, as prescribed by her doctor, is permitted on the property.
5. The applicant agrees that this permit applies solely to the one (1) pot-bellied pig listed.
6. The applicant must notify Growth Services Planning and Zoning if the pot-bellied pig passes away.
7. Under this Reasonable Accommodation, Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.
8. The pot-bellied pig must be supervised whenever it is outdoors during the day.
9. The Reasonable Accommodation is attached to the applicant, not the property, and does not transfer with ownership.
10. No animals, other than dogs and cats, are permitted on site with the pig.
11. Applicant has to comply within fourteen (14) days from the August 19, 2025, public hearing with the removal of quail and rabbits.
12. No animals are permitted to be kept outdoors.

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

There was a recess at 3:43 p.m.

The meeting reconvened at 3:53 p.m. with all members present, except Commissioner Stone.

15.3.2. 250802SU - Partners Self Storage, LLC, Special Use Permit to Allow for Outdoor Storage of RVs, Boats, and Trailers, in a Community Business (B-2) Zone, 11.0 Acre Tract, Parcel Account Numbers 39169-000-00 and 39169-003-00, Site Address 7655 E Highway 25, Bellevue, FL 34420

The Board considered a petition by Partners Self Storage, LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for outdoor storage of vehicles, in a Community Business (B-2) zone, on an approximate 11.0 Acre Tract, on Parcel Account Numbers 39169-000-00 and 39169-003-00, Site Address 7655 E Highway 25, Bellevue, FL 34420

P&Z PUBLIC HEARING ON JULY 28, 2025

250802SU Planning and Zoning Commission Recommendation

Motion was made by Mr. Krioter, seconded by Mr. Bonner, 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, 5-0.

Planner Erik Kramer, Growth Services, provided a brief overview of the SUP request to allow for outdoor storage of Recreational Vehicles (RVs), boats and trailers in a B-2 zone.

Commissioner Zalak out at 3:59 p.m.

Mr. Kramer advised that the Commercial future land use and B-2 zoning allow mini-storage/self-storage warehouses and offices by-right, but B-2 zoning requires all commercial activity to be indoors. He stated the outdoor storage of vehicles is compatible with East Highway 25's "collector" roadway classification, noting the Land Development Code (LDC) and SUP Conditions will address compatibility concerns with adjacent residential uses.

Commissioner Zalak returned at 4:01 p.m.

Mr. Kramer commented on the differences between buffers and screens. He advised that the concept plan shows a 20 foot Type B buffer along the west and north boundaries; a 10 foot Type D buffer along the east boundary and no buffer along the south. The LDC requires the Type B buffer along the west and north boundaries; a 20 Foot Type B and 15 foot Type C buffer along the east; and a 15 foot Type C along the South boundary. Mr. Kramer provided a brief overview of what is required in a Type C and Type B buffer.

It was noted that Growth Services Department staff and the P&Z Commission recommend approval of the SUP with the following Conditions:

1. The project shall be developed consistent with the conditions outlined herein and with the project's Concept Plan (Dated 03/2025). The outdoor storage parking use shall be limited to RVs, boats, trailers, or any licensed and registered vehicle.
 - a. The parking of refrigerated tractor-trailer units, running/idling tractor trailer cab units, and/or similar vehicles that require continuous or periodic engine operation to maintain particular vehicle conditions are prohibited on the site.
2. Site access shall be determined during the Development Review phase of development.
3. The outdoor vehicle storage parking spaces shall be located internal to the site and predominantly screened by pull-up/self-storage buildings, consistent with the Concept Plan (Dated 03/2025). The vehicle storage area clusters may be covered as elected by the applicant/owner/developer.
 - a. In the event that gaps between pull-up / mini-storage buildings are provided to comply with Building/Fire Code requirements, the gaps between the buildings shall be filled with an opaque vinyl privacy fence reaching at least 6-feet in height. The opaque fencing combined with the buildings shall form a continuous screen blocking views from adjacent properties and E Hwy 25.
4. Landscape area buffers shall be provided and maintained along the site's boundaries consistent with the following:
 - a. North, East, and West, where pull-up/self-storage buildings are located and abut existing residential properties – a modified 20' B-Type no-touch buffer. The blank rear-wall of the storage building(s) and fencing outlined in condition 3.a shall serve as the required buffer wall. The storage buildings and fences shall be located on the perimeter of the development area with the outdoor storage being internal to the storage buildings. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing

buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.

- b. West, where pull-up / self-storage buildings are not located and where there is an adjacent existing residential property – a modified 20' B type no-touch buffer. There shall be an opaque vinyl privacy fence reaching at least 6-feet in height running parallel with the preserved trees. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
- c. East, where pull-up / self-storage buildings are not located and where there is an adjacent public use – a 20' no-touch buffer. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation shall be planted and maintained according to the LDC.
- d. South, along E Hwy 25 – a 15' C-Type buffer.

5. No trees shall be removed from the property prior to obtaining Development Review Committee site plan approval.
6. Provision of utilities shall be determined during the Development Review phase of development.
7. Screening for on-site refuse and service areas shall be determined during the Development Review phase of development.
8. Exterior lighting shall comply with applicable sections of the LDC and shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses.
9. The Special Use Permit shall not have a time-based expiration date and shall run with the property.
10. Expansion of the mini-storage facility consistent with the overall site's zoning is permitted. Outdoor parking may not take place on the expansion unless there are revisions to the LDC or a new Special Use Permit (or then equivalent) is obtained.

Ethan White, Klein & Klein, LLC, SE 11th Avenue, attorney on behalf of the applicant, advised that the applicant agrees with all Conditions proposed by staff. He stated there is a lot of vegetation along the west, north and eastern perimeter of the parcel, which will assist with light and sound concerns. Mr. White commented on lighting concerns expressed during the P&Z Commission meeting, which have been addressed by the applicant.

Commissioner Zalak advised that he is not in favor of a vinyl fence.

In response to Commissioner Zalak, Mr. White advised the building and fencing will be approximately 10 to 12 feet, noting the goal is to not be able to see the vehicles. He stated the application is for outdoor parking without covering.

Commissioner Zalak questioned if the applicant would have to come back before the Board if they wanted to add a covered facility. Mr. Weyrauch advised that the SUP does not address covered parking, but the Board could add a Condition to address the matter.

August 19, 2025

Commissioner Zalak stated he does not want to see the items being stored onsite, noting other facilities have been built without considering the viewshed.

Mr. Bouyounes opined that the tree buffer will mitigate the viewshed issue from the sides, but will not from the roadway.

Mr. White advised that there will be a Type C buffer along E Highway 25.

Commissioner Zalak requested the matter be brought back before the Board if they choose to have covered parking.

General discussion ensued.

Chairman Bryant opened the floor to public comment.

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

Mr. Minter clarified that the Board is not requiring the applicant to provide covered outside storage.

Commissioner Zalak advised that if the applicant wanted to provide covered outside storage they would have to request a modification of the SUP.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to adopt Resolution 25-R-299 approving the zoning change request with Conditions 1 through 11, as amended below, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (4-0).

Resolution 25-R-299 includes the following Conditions:

1. The project shall be developed consistent with the conditions outlined herein and with the project's Concept Plan (Dated 03/2025). The outdoor storage parking use shall be limited to RVs, boats, trailers, or any licensed and registered vehicle.
 - a. The parking of refrigerated tractor-trailer units, running/idling tractor-trailer cab units, and/or similar vehicles that require continuous or periodic engine operation to maintain particular vehicle conditions is prohibited on the site.
2. Site access shall be determined during the Development Review phase of development.
3. The outdoor vehicle storage parking spaces shall be located internally to the site and predominantly screened by pull-up/self-storage buildings, consistent with the Concept Plan (Dated 03/2025). Covered parking is not allowed by this Special Use Permit. If desired, the developer/property owner must submit a new SUP application to allow covered parking to address the potential need for additional buffering and screening.
 - a. In the event that gaps between pull-up / mini-storage buildings are provided to comply with Building/Fire Code requirements, the gaps between the buildings shall be filled with an opaque vinyl privacy fence reaching at least 6-feet in height. The opaque fencing combined with the buildings shall form a continuous screen blocking views from adjacent properties and E Hwy 25.
4. Landscape area buffers shall be provided and maintained along the site's boundaries consistent with the following:
 - a. North, East, and West, where pull-up/self-storage buildings are located and abut existing residential properties - a modified 20' B-

Type no-touch buffer. The blank rear wall of the storage building(s) and fencing outlined in condition 3. a shall serve as the required buffer wall. The storage buildings and fences shall be located on the perimeter of the development area, with the outdoor storage being internal to the storage buildings. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.

- b. West, where pull-up/self-storage buildings are not located and where there is an adjacent existing residential property - a modified 20' B-type no-touch buffer. There shall be an opaque vinyl privacy fence reaching at least 6-feet in height running parallel with the preserved trees. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
- c. East, where pull-up/self-storage buildings are not located and where there is an adjacent public use - a 20' no-touch buffer. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation shall be planted and maintained according to the LDC.
- d. South, along E Hwy 25 - a 15' C-Type buffer.

5. No trees shall be removed from the property prior to obtaining Development Review Committee site plan approval.
6. Provision of utilities shall be determined during the Development Review phase of development.
7. Screening for on-site refuse and service areas shall be determined during the Development Review phase of development.
8. Exterior lighting shall comply with applicable sections of the LDC and shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses. Light produced on the subject property shall be shielded from the roadway and property lines.
9. The Special Use Permit shall not have a time-based expiration date, subject to compliance with the conditions of the Special Use Permit, wherein non-compliance may result in revocation of the Special Use Permit consistent with Marion County regulations effective at that time.
10. The Special Use Permit shall run with the property.
11. Expansion of the mini-storage facility consistent with the overall site's zoning is permitted. Outdoor parking may not take place on the expansion unless there are revisions to the LDC or a new Special Use Permit (or its equivalent) is obtained.

Commissioner McClain out at 4:23 p.m.

15.3.3. 250502SU - Jacquelyn Brady and Fish Hawk Spirits, LLC, Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13 Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

The Board considered a petition by Jacquelyn Brady and Fish Hawk Spirits, LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for the operation of an artisanal micro-distillery, in a General Agriculture (A-1) zone, on an approximate 2.13 Acre Tract, on Parcel Account Numbers 2091-008-003 and 2091-008-002, Site Address 16350 SW 20th Lane, Ocala, FL 34481

P&Z PUBLIC HEARING ON JULY 28, 2025

250502SU 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, 5-0.

Planner Kathleen Brugnoli, Growth Services, provided a brief overview of the SUP request to allow for the operation of an artisanal micro-distillery in a A-1 zone.

Commissioner McClain returned at 4:24 p.m.

Ms. Brugnoli advised that in 2012 this came before the Board as a micro-distillery in a 288 square foot accessory building as hobby use. There was to be no commercial traffic or on-site sales. In 2015 it came back before the Board for renewal with the same Conditions and use as before. She stated somewhere between 2015 and when the modification was requested in 2021 structures were built on site without permits. The 2021 modification added a second acquired lot, expanded the distillery operation and facilities, added the open air gift shop and tasting area, and renewed/extended the SUP. Ms. Brugnoli stated staff's concerns are as follows: the SUP expired December 29, 2024; there was a Building Code case generated on August 7, 2025 relating to the commercial structure with bar, electric, and plumbing without a permit; tours were limited to 16 people at a time in 2015 and 2021, but the website states up to 18 people; website offers location for private events, which was not listed as a permitted use within the SUP Conditions; a major site plan was required with the SUP in 2021 and was never provided; structures are not permitted through the Building Department; the well/septic on-site was installed for a single-family residence, not a business; and raised beds are encroaching on the neighboring parcel.

It was noted that Growth Services Department staff and the P&Z Commission recommend denial of the SUP. If the Board grants the SUP, staff recommends the following alternate approval Conditions:

1. Access to the site shall be from SW 20th Lane.
2. Convert one of the existing parking spaces to be for disabled permit parking and indicate this with a sign and lined parking space.
3. Clearly indicate on site plan where parking spaces are and how many are provided.
4. The applicant must acquire necessary permits for well/septic and the uses taking place on the property as required by DEP and DOH.

5. A minimum 6' opaque fence is required along the eastern boundary line screening all distillery operations and parking from the eastern neighboring property.
6. Any exterior lighting added will need to be placed in a way that does not illuminate off-site onto neighboring properties.
7. No commercial signage shall be allowed on-site.
8. Site plan review through Development Review Committee will take place within 45 days of the approval of this special use permit.
9. Raised beds encroaching on the neighboring property to the east will be moved and placed entirely on the subject property.
10. The site shall be developed and operated consistent with the Special Use Permit Application, the submitted conceptual plan, and the conditions as provided with this approval.
11. The Special Use Permit shall expire on 08/18/2030
12. The Special Use Permit shall automatically be revoked if:
 - A site plan review with Development Review Committee has not been completed within 45 days from the date of approval of this Special Use Permit.
 - Building permits for all unpermitted work are not completed within 90 days from the date of approval of this Special Use Permit.
13. The artisanal micro-distillery structures and operations shall be conducted consistent with the following:
 - On PID# 2091-008-002:
 - Distillery storage building (DSP Bonded Storage) – 8' x 26' = 208 SF
 - On PID# 2091-008-003:
 - Main distillery building (SDP General Premise and DSP Bonded Production) – 38' x 32' = 1,1216 SF
 - Gift shop/tasting room – 24' x 32' = 768 SF
 - South accessory/processing areas:
 - Ice Machine & Chiller – 8 x 11' = 88 SF
 - Smoker Area – 20' x 11' = 220 SF
 - Grinding Area – 11' x 11' = 121 SF
 - Malt Room (shed) – 11'2" x 11' = 123 SF
 - Cleaning Area – 2'9" x 11' = 30 SF
 - Gift shop/tasting room single-stall restroom – (currently ±4' x SF ±4' = ±16 SF),
 - SW Corner - Metal storage shed – ±10' x ±12' = 120 SF
14. Tasting room events shall be conducted by appointment only, with a maximum of eighteen (18) participants per tasting event. Tasting events will be limited to one event per day, Thursday through Sunday, and all tasting events will conclude at or before 8 p.m.
15. All gift shop operations and sales shall be conducted as part of the tasting room operation/experience; no independent commercial sales shall occur on-site.
16. A corporate business officer and/or partner in Fish Hawk Spirits, LLC, shall reside on-site on Parcel Number 2091-008-003

17. The Special Use Permit shall run with the owners (Jacquelyn F. Brady and Fish Hawk Spirits, LLC) and leasing operator, Fish Hawk Spirits, LLC, and not the property. In the event Jacquelyn F. Brady sells the property to Fish Hawk Spirits, LLC the Special Use Permit will remain valid with Fish Hawk Spirits, LLC then identified as the owner/operator. Any other change in ownership and/or any change in the leading operator shall cause the Special Use Permit to expire; however a new Special Use Permit Application to modify the ownership and leasing operator requirements may be submitted for consideration through the Special Use Permit review process (or review process equivalent at that time).

Joe Faino, NW Highway 335, Williston, Chief Financial Officer (CFO) of Fish Hawk Spirits, LLC, advised that the business has been in operation since 2012 under the initial SUP, noting the business also has a Federal and State Permit. He stated this is a business and was never intended to be hobby. Mr. Faino provided a brief overview of the business and its operations. He advised that 9 of the proposed Conditions have already been met, 12 should be completed within 60 days and 6 will incur a considerable amount of time and cost. Mr. Faino stated he was instructed that a minor site plan could be submitted to DRC for review.

Mr. Faino commented on the capital investment made into the business, noting upon review of the Conditions he determined it would cost an additional \$250,000.00 to \$275,000.00 to meet every Condition and take approximately 6 months. He stated the proposed SUP will expire in 2030 and expressed concern with investing funds with no promise of the business being allowed to continue past 2030.

Mr. Faino advised that the business showcases the natural ingredients and resources that are available in the State of Florida, noting all alcohol is made onsite. He stated this is the second distillery in Marion County that might have to close. Mr. Faino advised that if the SUP is denied 6 employees will lose their jobs.

Commissioner Zalak expressed support for the business, but expressed concern with the location. He stated the business has been given a lot of time to come into compliance, noting the permitting issues need to be addressed.

Chairman Bryant questioned if there would be a more appropriate location for this business long term. Mr. Faino advised that growth is something they are looking for, but right now they are trying to keep it as small and authentic as possible. He stated he has looked into other locations.

General discussion ensued relating to agritourism.

Commissioner Curry expressed concern with the lack of compliance to the required 2021 SUP Conditions.

Mr. Faino advised that when he committed to some of the Conditions in 2021 he was unaware of the associated costs.

General discussion ensued.

Chairman Bryant recommended approving the SUP for a shorter period of time, which would allow the applicant to operate while looking for a more appropriate long term location to run this business.

Commissioner Zalak opined that the Board could continue this matter to give the applicant time to look for a different location.

General discussion resumed.

Chairman Bryant opened the floor to public comment.

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

August 19, 2025

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to continue this matter until Tuesday, February 17, 2026 at 2:00 p.m.

Mr. Bouyounes clarified that staff will not take Code Enforcement action until after the matter is brought back before the Board.

The motion was unanimously approved by the Board (4-0).

15.4. Adoption of Ordinance

15.4.1. Zoning

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 Zalak, seconded by Commissioner Curry, to adopt Ordinance 25-37 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 (4-0).

Ordinance 25-37 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING 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 4:55 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

August 19, 2025

DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK