

# Marion County

## Board of County Commissioners

### Action Summary – FINAL

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

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**Tuesday, May 6, 2025**

**9:00 AM McPherson Governmental Campus  
Auditorium**

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The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is held on the Monday before the third Tuesday of each month at 1:30 p.m. Should additional time be needed, the zoning portion will continue on the following Tuesday at 2:00 p.m.

All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

#### PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

#### -Regular BCC Meeting

-There are two (2) public comment portions on the agenda, one reserved for comments related to items specifically listed on the agenda, and one for all other comments.

-To be allotted five (5) minutes, you must sign up the Friday prior to the meeting that you wish to speak at. You can sign up online at <https://marionfl.org/comment> or via phone at 352-438-2300.

-Those who do not submit a request in advance (by 5:00 p.m. the Friday prior) are still welcome to sign up at the desk located in the foyer of the commission auditorium on the day of the meeting, but will only be allotted two (2) minutes.

#### -BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

**CALL TO ORDER  
INVOCATION AND PLEDGE OF ALLEGIANCE  
9:00 AM ROLL CALL  
ANNOUNCEMENTS**

**Tuesday, May 6, 2025**

- 10:00 a.m. Public Hearing to Consider a Development Agreement between Marion County, Florida, and 484 RR Resources, LLC., CC Holdings, LLC., John Alvarez Investment Group, LLC., AAW, LLC., and MGL Development, LLC., Related to the Florida Crossroads Commerce Park Phase 2
- 3:00 p.m. Workshop to Discuss the Transportation Impact Fees

**Monday, May 19, 2025**

- 1:00 p.m. Commission Meeting (Planning & Zoning) Scheduled for the third Monday of every month.

**Tuesday, May 20, 2025**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month.

**Friday, May 23, 2025**

- 1:30 p.m. Public Hearing Regarding Fire/EMS Impact Fees
- 2:00 p.m. Public Hearing Regarding Transportation Impact Fees

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

**1. PROCLAMATIONS AND PRESENTATIONS:**

**Motion by Commissioner Curry, second by Commissioner Stone, to approve agenda items 1.1. through 1.8. The motion carried 5 / 0.**

**1.1.** PROCLAMATION - Melanoma Awareness Month - Jessica Strange, Advocate/Volunteer, Melanoma Research Foundation (Approval and Presentation)

**PRESENTED**

**1.2.** PROCLAMATION - Motorcycle Safety Awareness Month - Greg Smale, President, American Bikers Aiming Towards Education (Approval and Presentation)

**PRESENTED**

**1.3.** PROCLAMATION - National Hospital Week - Alan Keesee, Chief Executive Officer, HCA Florida Ocala Hospital (Approval and Presentation)

**PRESENTED**

**1.4.** PRESENTATION - Present Patricia Gabriel with an Award for Her Service to the Parks & Recreation Advisory Council and Marion County - Jim Couillard, Parks & Recreation Director (Presentation Only)

**PRESENTED**

- 1.5. PRESENTATION - FY 2022-23 Certificate of Achievement for Excellence in Financial Reporting, FY 2022-23 Award for Outstanding Achievement in Popular Annual Financial Reporting, and FY 2024-25 Distinguished Budget Presentation Awarded to the Marion County Clerk of Court and Comptroller's Office - Gregory C. Harrell, Clerk of the Circuit Court and Comptroller (Presentation Only)

**PRESENTED**

- 1.6. PROCLAMATION - National Travel and Tourism Week - Loretta Shaffer, Marion County Tourism Development Director (Approval and Presentation)

**PRESENTED**

- 1.7. PROCLAMATION - Building Safety Month - Mike Savage, Building Safety Director (Approval and Presentation)

**PRESENTED**

- 1.8. PROCLAMATION - Eagle Scout Court of Honor - Jonah Paul Emerson (Approval Only)

## 2. AGENDA ITEM PUBLIC COMMENTS:

Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or submit the request online at: [www.marionfl.org](http://www.marionfl.org).

Joseph Walker - 9.2.

Bridgett Bitter - 9.1.

## 3. ADOPT THE FOLLOWING MINUTES:

**Motion by Commissioner Curry, second by Commissioner McClain, to approve agenda items 3.1. through 3.3. The motion carried 5 / 0.**

3.1. December 11, 2024

3.2. December 17, 2024

3.3. December 19, 2024

## 4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

## 5. CLERK OF THE CIRCUIT COURT:

**Motion by Commissioner Curry, second by Commissioner Stone, to approve agenda items 5.1.1. through 5.1.9. including consent agenda item 7.6.5. The motion carried 5 / 0.**

### 5.1. Budget Amendment

5.1.1. 911 Management Fund - 911 Management - \$103,721

5.1.2. County Transportation Maintenance Fund - Road & Street Facilities - \$878,007

- 5.1.3. Fire, Rescue and EMS Fund - Fire Rescue Services - \$1,116,450
- 5.1.4. General Fund - County Administrator - \$1,340
- 5.1.5. General Fund - Juvenile Dependency Drug Court - \$419,604
- 5.1.6. General Fund Grants - Continuum of Care Program - \$47,337
- 5.1.7. Infrastructure Surtax Capital Project Fund - Infrastructure Tax Sheriff Patrol - \$37,979
- 5.1.8. Infrastructure Surtax Capital Project Fund - Multiple Cost Centers - \$1,350,000  
**This agenda item is related to Consent Agenda item 7.6.5.**
- 5.1.9. Multiple Funds - Multiple Cost Centers (Opioid Settlement) - \$3,107,435

## 5.2. Clerk of the Court Items

- 5.2.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 029194, 032793, 033059, 035099, 039898, 040691, 040740, 040803, 042408, 043073, 044411, 044539, 044644, 045258, 047791, 047931, 049360, 049361, 049362, 050689, 050690, 050872 and 54044

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 5.2.1. The motion carried 5 / 0.**

## 6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am:

Public participation is encouraged. When prompted, please step up to the podium and state your name and address for the record. Please limit your comments to the specific issue being addressed.

- 6.1. PUBLIC HEARING: Second of Two Public Hearings to Approve a Development Agreement (Agreement, 25-01DA) between Marion County, Florida, and 484 Road Runner Resources, LLC, Coyote Crossing Holdings, LLC, John Alvarez Investment Group, LLC, AAW, LLC, and MGL Development, LLC, Related to the Florida Crossroads Commerce Park (North and South), Phase 2

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 6.1. The motion carried 5 / 0.**

## 7. CONSENT:

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Commissioner.

**Motion by Commissioner Curry, second by Commissioner McClain, to approve agenda items 7.1.1. through 7.9.2., excluding 7.6.5. which was approved with the budget amendment. The motion carried 5 / 0.**

**7.1. Administration:**

- 7.1.1. Request Approval of a Memorandum of Understanding Regarding Aircraft Hangars Between the Board of County Commissioners of Marion County and William "Billy" Woods, as Sheriff of Marion County (Budget Impact - Neutral)
- 7.1.2. Request Approval of the Disposition and Transfer of Five (5) Vehicles from the Department of Health to the Department of Environmental Protection (Budget Impact - None)

**7.2. Community Services:**

- 7.2.1. Request Approval of the First Amendment to the Marion County Standard Professional Facilities Agreement Home Investment Partnerships American Rescue Plan Program between Marion County and Wear Gloves, Inc. (Budget Impact - Neutral; not to exceed \$100,000)
- 7.2.2. Request Approval of Certification by State or Local Official of Public Housing Agency Plans Consistency with the Consolidated Plan or State Consolidated Plan for Ocala Housing Authority's FY 2026 Annual Agency Plan (Budget Impact - None)

**7.3. Development Review Committee:**

- 7.3.1. Request Approval of a Final Plat for Pioneer Ranch Phase 5, Parcel Number 35700-000-04 Application Number 31007 (Budget Impact - None)

**7.4. Human Resources:**

- 7.4.1. Request Approval to Amend Contract with The Standard Insurance Company to Increase Maximum Payout to \$750,000 (Budget Impact - Neutral)

**7.5. Parks & Recreation:**

- 7.5.1. Request Approval of Public Transportation Grant Agreement and Resolution Approving Grant Funds Between the Florida Department of Transportation and Marion County (Budget Impact - Neutral; revenue from grant of \$607,108)

**7.6. Procurement Services:**

- 7.6.1. Request Approval of Bid Award: 25B-070 CR 484 at Marion Oaks Blvd Intersection - Superior Asphalt, Inc., Bradenton, FL (Budget Impact - Neutral; expenditure of \$657,001)
- 7.6.2. Request Approval of Change Order 3 to Purchase Order 2401663: Employee Health Clinic Design - Architecture Studios, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$10,900)

- 7.6.3.** Request Approval of Contract Renewal: 21P-115 KP Hole Livery Services - Rainbow River Kayak Adventures, LLC, Dunnellon, FL (Budget Impact - Neutral; estimated expenditure of \$191,000)
- 7.6.4.** Request Approval of Contract Renewal: 22Q-073-CA-01 Tree Services Contract - Flyway Access LLC dba Conrad Tree Service, Ocala, FL and Enviro Tree Service LLC, Apopka, FL (Budget Impact - None)
- 7.6.5.** Request Approval of Not-to-Exceed Expenditure: 20Q-161-TO-45 Marion County Sheriff's Office Martel Phase 2 Driving Pad - Dinkins Construction LLC, Ocala, FL (Budget Impact - Neutral; total expenditure not-to-exceed \$3,794,925)
- This agenda item was approved with Clerk of the Court, budget amendment item 5.1.8.**
- 7.6.6.** Request Approval of Task Order for Architectural Services: 20Q-170-TO-28 Baseline Scale House - Monarch Design Group, Gainesville, FL - (Budget Impact - Neutral; Expenditure of \$61,434)
- 7.6.7.** Request Approval of Task Order for Architectural Services: 20Q-170-TO-29 Marion County Belleview Health Department - Monarch Design Group, Gainesville, FL (Budget Impact - Neutral; Expenditure of \$443,920)
- 7.6.8.** Request Approval of Task Order for Civil Site Engineers for Miscellaneous Projects: 23Q-087-TO-39 SW 90th St., New 2 Lane Rd - TIP075875 - Tillman & Associates Engineering, LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$489,203)
- 7.6.9.** Request Approval of Purchases \$50,000 and Over

**7.7. Tourist Development:**

- 7.7.1.** Request Approval of Tourist Development Council Request for Bid Fee Funding - Babe Ruth 16-18 World Series Hosted by Babe Ruth League, Inc. (Budget Impact - Neutral; expenditure of \$50,000)
- 7.7.2.** Request Approval of Tourist Development Council Request for Bid Fee Funding - Cal Ripken 8U World Series Hosted by Babe Ruth League, Inc. (Budget Impact - Neutral; expenditure of \$5,000)

**7.8. Transportation - County Engineer:**

- 7.8.1.** Request Approval of a Purchase Agreement and Permanent Drainage Easement Associated with the CR 225A and Hwy 27 Intersection Improvement Project (Budget Impact - Neutral; expenditure of \$26,876)
- 7.8.2.** Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for 95th Street Holdings, LLC for Pioneer Ranch Phase 5 Subdivision, Application Number 31007 (Budget Impact - None)

**7.9. Utilities:**

- 7.9.1.** Request Approval of Federally Funded Subaward and Grant Agreement H1106 Between State of Florida, Division of Emergency Management and Marion County Utilities (Budget Impact - Neutral; grant revenue \$548,581, Marion County Utilities budgeted expenditure \$182,861)
- 7.9.2.** Request Approval of Assignment Agreement Between 80th Avenue Holdings, LLC and Marion County Utilities (Budget Impact - None)

**8. COUNTY ATTORNEY:**

- 8.1.** Request Consideration of Reduction and/or Release of Civil Restitution/Cost of Incarceration Liens for Levi Miles Collis
- Reduce lien to \$5,100 and waive the interest of \$1,780.
- Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 8.1. The motion carried 5 / 0.**

**9. COUNTY ADMINISTRATOR:**

- 9.1.** Request for Waiver from Land Development Code Section 6.14.2.B(1)(a) - Water Connection for Bridget Bitter, Parcel Number 4551-006-010, Application Number 32640 (Budget Impact - None)
- Motion by Chairman Bryant, second by Commissioner McClain, to approve agenda item 9.1. The motion carried 5 / 0.**
- 9.2.** Request for Release of Lien on Code Enforcement Case Numbers 571485 and 591524; Parcel Number 11497-001-00
- Reduce lien to \$1,495.24.
- Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 9.2. The motion carried 5 / 0.**
- 9.3.** Fire Assessment Update
- Continue with the recommended 5-year average of \$283.97 and the initial rate resolution will come back on the June 3, 2025, BCC meeting.

**10. COMMITTEE ITEMS: NONE****11. NOTATION FOR ACTION:**

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 11.1 and 11.2. Agenda item 11.3. was pulled. The motion carried 5 / 0.**

- 11.1.** Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance to Amend Chapter 2, Article IX of the Marion County Code Related to Surplus Real Property Disposition on Tuesday, June 3, 2025, at 10:00 a.m. in the McPherson Government Campus Auditorium
- 11.2.** Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance Amending the Marion County Code, Chapter 2 Administration, Article III, Officer and Employees, Division 2, County Administrator on Tuesday, June 3, 2025 at 10:00 a.m., or as Soon Thereafter in the McPherson Governmental Campus Auditorium

- 11.3. Request Approval to Proceed with Community Meetings and Schedule a Consideration Workshop for the FY 2024-25 Proposed Pavement Condition Index Projects on Monday, June 9, 2025, at 9:30 a.m. in the McPherson Governmental Campus Auditorium

**DIRECTION TO STAFF:** Forgo PCI projects for 2025. Date not approved.

**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](http://www.marionfl.org).

Esmie Dunbar – Nurses Week – patient awareness in medical field

**13. COMMISSIONER ITEMS:**

**13.1. Commission Comments**

**Commissioner Stone**

- Happy to be back this week.
- Motorcycle awareness month is May, but every day is motorcycle awareness.

**Commissioner McClain**

- Early Learning Coalition surprised with an award for Community Partner of the Year for participation in the Dolly Parton Imagination Library. Thank you to the Board, County Admin and the library for their support.

**Chairman Bryant**

- Thank you for the conversation on the Fire Assessment.
- 2026 Stormwater Calendar photo contest. This year's theme is wildflower waters and must feature a Marion County body of water. More information can be found at [www.marionfl.org/stormwater](http://www.marionfl.org/stormwater) The deadline is May 30th.
- This Saturday May 10th, you can Stamp out Hunger. Simply place nonperishable food items in your mailbox.

**13.2. Commission Calendar**

- 13.2.1. Present Commission Calendar

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

- 14.1.1. Present Monthly Building Safety Productivity Report for the Month of March 2025
- 14.1.2. Present Resignation - Pine Run Municipal Services Taxing Unit Advisory Council - Tom Dean
- 14.1.3. Present Resignation - Pine Run Municipal Services Taxing Unit Advisory Council - Jerry Lawson, Jr.
- 14.1.4. Present Resignation - Code Enforcement Board - Len Racioppi
- 14.1.5. Present Executed Donation Agreement Between Greenwood Motor Lines, Inc, d/b/a R+L Carriers and Marion County for the New Animal Services Shelter

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- 14.1.6. Present Executed Donation Agreement Between the Saint Bernard Foundation and Marion County for the New Animal Services Shelter
  - 14.1.7. Present United Way 211 Transition to The Right Service at the Right Time
  - 14.1.8. Present Letter to Seminole County Regarding the Medical Examiner Facility
  - 14.2. **Present Walk-On Items From Previous BCC Meeting:**
    - 14.2.1. WALK-ON: Presented on April 15, 2025, as Agenda Item 8.2. - Request Approval of Resolution to Establish Marion County Representatives to Appear Before the Florida Fishing and Wildlife Conservation Commission in its Consideration of Adoption of a Proposed Silver Glen Springs Protection Zone
    - 14.2.2. WALK ON: Presented on April 15, 2025, as Agenda Item 9.3. - Request Approval of Resolution Supporting Executive Order 25-44, Entitled Ensuring Government Efficiency, and Collaboration With The Governmental Efficiency Team ("EOG DOGE") To Identify Unnecessary Local Government Spending, Increase Operational Efficiencies, and Reduce The Burden On Taxpayers; and Providing For An Effective Date
  - 14.3. **General Informational Items:**
    - 14.3.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>
  - 14.4. **Clerk of the Court:**
    - 14.4.1. Present Report No. PC2025-03: Municipal Services Department - Rainbow Park Unit 3 (SW 157th Ct, SW 38th St. Rd, and SW 40th St) Road Improvements Petition Count
    - 14.4.2. Present Marion County Community Redevelopment Agency 2023-24 Fiscal Year Annual Report, Silver Springs Community Redevelopment Area
    - 14.4.3. Present Homesteaded Parcel which the County May Purchase (within 90 Days from March 19, 2025) for the Opening Bid Amount, Pursuant to Chapter 197.502(6)(C), Florida Statutes and 12D-13.063(5)(2) of the Florida Administrative Code
    - 14.4.4. Present Administrative Budget Transfer Report for FY 2024-25
    - 14.4.5. 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. Code Enforcement Board - March 12, 2025
    - 14.5.2. Dog Classification Board - February 19, 2025
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- 14.5.3.** Development Review Committee - March 24, 31, and April 7, 2025
- 14.5.4.** Land Development Regulation Commission - April 2, 2025
- 14.5.5.** License Review Board - March 11, 2025
- 14.5.6.** Marion Oaks Municipal Services Advisory Board - January 14, 2025
- 14.5.7.** Public Safety Coordinating Council - October 21, 2024
- 14.5.8.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.9.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.10.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.11.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>