

# 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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**Wednesday, March 5, 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**

**Wednesday, March 5, 2025**

- 2:00 p.m. Public Hearing to Consider an Ordinance to Amend Chapter 16-73 of the Marion County Code Related to the Solid Waste Residential Assessment.

**Thursday, March 6, 2025**

- 2:00 p.m. Workshop Transportation Improvement Program (TIP).

**Tuesday, March 11, 2025**

- 2:30 p.m. Workshop Regarding the Comprehensive Plan Evaluation and Appraisal Report.

**Wednesday, March 12, 2025**

- 9:00 a.m. Joint Meeting With Marion County Public Schools, Municipalities and Marion County Board of County Commissioners at the Southeastern Livestock Pavilion Auditorium.

**Thursday, March 13, 2025**

- 9:00 a.m. Joint Workshop with the City of Ocala.

**Monday, March 17, 2025**

- 1:30 p.m. Commission Meeting (Zoning) Scheduled for the third Monday of every month.

**Tuesday, March 18, 2025**

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m.\* Public Hearing To Consider an Ordinance to Amend Chapter 5.5 of the Marion County Code Related to Building and Building Regulations.
- 2:00 p.m.\* Commission Meeting (Zoning) Regularly scheduled for the third Tuesday of every month.

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

**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 Stone, second by Vice Chair Zalak, to approve agenda items 1.1. through 1.6. The motion carried 5 / 0.**

- 1.1. PRESENTATION - Unveiling of the Third No Horsin' Around with Marion Anti-Littering Campaign SunTran Bus - Lacey Larramore, Solid Waste Resource Liaison (Presentation Only)

**PRESENTED**

- 1.2. PROCLAMATION - Colorectal Cancer Awareness Month - Lisa McGuire, Director of Oncology for HCA Ocala, Cancer Alliance of Marion County (Approval and Presentation)

**PRESENTED**

- 1.3. PROCLAMATION - Marion County Girl Scout Week - Raey Morrison, Volunteer, Marion County Girl Scouts (Approval and Presentation)

**PRESENTED**

- 1.4. PROCLAMATION - Gardening Month - John Holcombe, Master Gardener Volunteer President and Spring Festival Director (Approval and Presentation)

**PRESENTED**

Plant clinics and seminars on gardening through Extension Department  
Marion County Master Gardener Facebook page has a lot of information  
Phone number is: (352) 671-8400

- 1.5. PRESENTATION - East Central Florida Planning Council Diamond Awards Presented to Marion County - Amanda Tart, Assistant County Administrator (Presentation Only)

**PRESENTED**

- 1.6. PROCLAMATION - Irish American Heritage Month (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).

Henry Munoz - 7.5.1. - concerned about adding traffic lanes; hoping there's more opportunity for public input

Mr. Cohoon - related to agreement with FDOT for safety reasons regarding County Road 484 and Marion Oaks Blvd

Joseph Walker - 8.1., 9.1., 9.2. – hold people accountable for property cleanup

**3. ADOPT THE FOLLOWING MINUTES:**

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

3.1. November 19, 2024

3.2. November 20, 2024

3.3. November 21, 2024

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE**

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

**5.1. Budget Amendment**

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda items 5.1.1. through 5.1.9. The motion carried 5 / 0.**

5.1.1. County Transportation Maintenance Fund - Road and Street Facilities - \$15,000

5.1.2. General Fund - Adult Diversion Drug Court - \$248,620

- 5.1.3. General Fund - Procurement Services - \$15,000
- 5.1.4. Insurance Fund - Insurance - \$135,000
- 5.1.5. Insurance Fund - Insurance - \$41,669,642
- 5.1.6. Medical Examiner Fund - Medical Examiner - \$20,000
- 5.1.7. Marion County Utility Fund - Utilities Management - \$50,000
- 5.1.8. Silver Springs Shores Special Tax District - Silver Springs Shores - \$15,000
- 5.1.9. Stormwater Fund - Stormwater Program - \$773,878

## 5.2. Project Adjustment

- 5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$1,851,163

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

## 5.3. Clerk of the Court Items

- 5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 038785, 041382, 043911, 046964, and 050106

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 5.3.1. The motion carried 5 / 0.**

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

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.

## 7. CONSENT:

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

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 7.1.1. through 7.6.5. The motion carried 5 / 0.**

### 7.1. Administration:

- 7.1.1. Request Approval to Donate a Marion County Vehicle to Wear Gloves (Budget Impact - None)

### 7.2. Community Services:

- 7.2.1. Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and The Salvation Army (Budget Impact - Neutral; not to exceed \$192,518)

### 7.3. Parks & Recreation:

- 7.3.1. Request Approval of Tree Mitigation Payment - Aurora Oaks Phase 1 (Budget Impact - Revenue; \$190,970 to Tree Mitigation Fund)
- 7.3.2. Request Approval of Tree Mitigation Payment - Racetrac Summerfield (Budget Impact - Revenue; \$209,158 to Tree Mitigation Fund)

**7.4. Procurement Services:**

- 7.4.1. Request Approval of Bid Award: 25B-048 Scrap Metal Recycling Services - Trademark Metal Recycling LLC, Ocala, FL (Budget Impact - Revenue; approximately \$650,000 annually)
- 7.4.2. Request Approval of Bid Award: 25B-061 Utilities Maintenance Mowing - Southern Lawn Care Mid Florida, Inc., Anthony, FL (Budget Impact - Neutral; estimated expenditure of \$210,351)
- 7.4.3. Request Approval of Change Order 1 to Purchase Order 2500776: 25Q-002 SW 40th Ave/SW 49th Ave Phase I - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$2,195,281)  
**Revision to include Change Order missing from agenda item.**
- 7.4.4. Request Approval of Change Order 4 to Purchase Order 2401661: 18P-017 Utilities Financial Consultant - Stantec Consulting Services, Inc., Denver, CO (Budget Impact - Neutral; expenditure of \$43,030)
- 7.4.5. Request Approval of Contract Amendments for Firm Name Change and Merger: 23Q-087-01, Civil Site Engineers for Miscellaneous Projects and 24Q-113-CA-01 Land Surveying Services - NV5, Inc., Alachua, FL (Budget Impact - None)
- 7.4.6. Request Approval of Contract Renewal: 24B-059-CA-01 Mowing and Grounds Maintenance Services for Fire Stations - Southern Lawn Care Mid Florida, Inc., Anthony, FL (Budget Impact - Neutral; annual expenditure of \$100,000)
- 7.4.7. Request Approval of Contract Renewal: 24B-118-CA-01 Water Main Crew Line - Sod Restoration - Signature Sod Farm, LLC., Summerfield, FL (Budget Impact - Neutral; expenditure of \$177,000)
- 7.4.8. Request Approval of Fifth Contract Amendment: 21Q-042-CA-05 Limerock Supplier - Commercial Industrial Corp., Ocala, FL (Budget Impact - Neutral; estimated expenditure of \$75,000)
- 7.4.9. Request Approval of Third Contract Amendment: 21P-060-CA-03 Debris Response Operations, Phase 3 Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA (Budget Impact - None; approval carries no immediate budget impact)
- 7.4.10. Request Approval of Third Contract Amendment: 21P-061-CA-03 Debris Response Operations Phase 4 Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA (Budget Impact - None; approval carries no immediate budget impact)

- 7.4.11. Request Approval to Reject All Bids: 25Q-059 Asphalt Services (Budget Impact - None)
- 7.4.12. Request Approval of Sole Source Declaration: 25SS-076 Veolia Water Technologies, Raleigh, NC (Budget Impact - Neutral; estimated annual expenditure of \$300,000)
- 7.4.13. Request Approval for Task Order for Miscellaneous Maintenance for Roads, Right-of-Ways, and Stormwater Maintenance Facilities: 22Q-141-TO-04 MP 78 Erosion Repair - Major Maintenance Project - GWP Construction, Inc, Ocala, FL (Budget Impact - Neutral; expenditure of \$523,466)
- 7.4.14. Request Approval of Vehicle and Vehicle Equipment for Marion County Sheriff's Office - Multiple Suppliers (Budget Impact - Neutral; combined expenditure of \$3,713,094)
- 7.4.15. Request Ratification of Bulk Order Purchase for Fire Rescue: 13ST-232 Standardization of Dell Products and Accessories - Dell Marketing LP, Atlanta, GA (Budget Impact - Neutral; expenditure of \$109,574)
- 7.4.16. Request Approval of Purchases \$50,000 and Over

#### **7.5. Transportation - County Engineer:**

- 7.5.1. Request Approval of a Locally Funded Agreement Between the State of Florida Department of Transportation and Marion County and a Resolution for the Construction Engineering Inspection of Intersection Improvements at the Intersection of County Road 484 and Marion Oaks Boulevard FPN: 449277-1-62-01 (Budget Impact - Neutral expenditure of \$103,125)
- 7.5.2. Request Approval of Interlocal Agreement Concerning Utility Adjustments, Relocations, Abandonments and Extensions of City of Ocala Water and Sewer Facilities in Conjunction with Marion County's Design Build Construction Project for SW 40th/49th Avenue Improvements from SW 66th Street to SW 43rd Street Road (Budget Impact - Neutral; additional expenditure of \$2,195,281)
- 7.5.3. Request Approval of the Release of a Subdivision Improvement Agreement with Letter of Credit Associated with Sunset Hills Phase 2 Subdivision (Budget Impact - None)
- 7.5.4. Request Approval of Second Amendment to Master Stormwater Easement Agreement (Concerning Relocation of DRA-N1B and DRA-N1C) Between 95th Street Holdings, LLC and Marion County (Budget Impact - None)

#### **7.6. Utilities:**

- 7.6.1. Request Approval of Water Main Extension Connection Agreement WME-083-S Between RACO Construction Group, LLC, and Marion

County Utilities (Budget Impact - Neutral; expenditure of \$30,205)

- 7.6.2. Request Approval of Water Main Extension Connection Agreement WME-086-O Between Activation Investment Group, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$14,844)
- 7.6.3. Request Approval of Water Main Extension Connection Agreement WME-089-O Between Alexandra Osejo and Marion County Utilities (Budget Impact - Neutral; expenditure of \$30,232)
- 7.6.4. Request Approval of Water Main Extension Connection Agreement WME-102-S Between H. Stuart Investments, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$29,441)
- 7.6.5. Request Approval of Water Main Extension Connection Agreement WME-115-S Between OXE Investments, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$29,581)

## 8. COUNTY ATTORNEY:

- 8.1. Request Approval of Auto Liability Settlement in the Civil Action Case, Carmen Haley v. Marion County Board of County Commissioners, Case No. 2022-CA-1205

**Motion by Commissioner Stone, second by Vice Chair Zalak, to approve agenda item 8.1. The motion carried 5 / 0.**

**Motion by Vice Chair Zalak, second by Commissioner Stone, to consider walk-on agenda item 8.2. The motion carried 5 / 0.**

- 8.2. WALK ON: Request Approval of Property Acquisition Agreement, in lieu of Condemnation, Associated with the NW 49th St Phase 3A Road Project, Parcel ID #13550-000-00 (Budget Impact - Neutral)

**Motion by Commissioner Stone, second by Commissioner McClain, to approve walk-on agenda item 8.2. The motion carried 5 / 0.**

## 9. COUNTY ADMINISTRATOR:

- 9.1. Request for Release of Lien on Code Enforcement Case Number 767636; Parcel Number 14432-000-02

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 9.1. The motion carried 5 / 0.**

**Paid \$1,500, which covers administrative costs**

- 9.2. Request for Release of Lien on Code Enforcement Case Numbers 564174, and 570613; Parcel Number 5115-031-013

**Motion by Commissioner Stone, second by Commissioner McClain, to waive interest and reduce lien from \$19,922 to \$4,350 and apply the \$500 payment, for a total amount due of \$3,850. The motion carried 4 / 1.**

**Work with Chuck Varadin to set up payments and no interest will accrue.**

## 10. COMMITTEE ITEMS:

- 10.1. Request Approval to Name Trevor Knight, Water Resources Liaison, as an Alternate for the Withlacoochee Regional Water Supply Authority

**Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 10.1. The motion carried 5 / 0.**

11. **NOTATION FOR ACTION:**

- 11.1. Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Tuesday, March 25, 2025, at 9:00 a.m., or as Soon Thereafter, and Tuesday, April 8, 2025, at 6:00 p.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 11.1. The motion carried 5 / 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 5:00p.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) .

Gerri Gerthe - thank you for county support; need help with acquiring land for fair  
Joseph Walker - posting numbers correctly on homes; challenges with GPS in area

**DIRECTION TO STAFF:** ordinance needs to be updated for addresses to be identified from the road.

13. **COMMISSIONER ITEMS:**

13.1. **Commission Comments**

Commissioner Stone

- NACo was well presented; appreciate opportunity to go; serve on technology committee, a lot of good information; great meeting with Congresswoman Kat Cammack.

Commissioner McClain

- Met with Senator staff at NACo conference, appreciate the opportunity.

Vice Chair Zalak

- Great conference, serve on environment and land use committee; interesting energy conversations; tree mitigation - see how we're using dollars; implement edible gardens on campus; suggest to plant buffers to see how they grow.

Chairman Bryant

- Saw developments in another county that appeared to require trees in yard; update land development code to require planting trees during new development.

**DIRECTION TO STAFF:** schedule workshop to discuss buffers and tree mitigation.

13.2. **Commission Calendar**

- 13.2.1. Present Commission Calendar

14. **NOTATION FOR RECORD:**

14.1. **County Administrator Informational Items:**

- 
- 14.1.1. Present Florida Job Growth Grant Fund October 1 - December 30, 2024, Quarterly Report
  - 14.1.2. Present Chamber and Economic Partnership January 2025 Activity
  - 14.1.3. Present Letter Received on February 20, 2025 From the Nature Explorers Club of Del Webb Spruce Creek Golf and Country Club Expressing Gratitude to Marion County Parks & Recreation Ma Barker House Tours
  - 14.2. Present Walk-On Items From Previous BCC Meeting:**
    - 14.2.1. WALK ON: Request Approval of Resolution Pursuant to Florida Statute 145.022, Establishing Salary for George Albright, Tax Collector of Marion County
    - 14.2.2. WALK-ON George Albright, Tax Collector - Request Approval for Marion County to Provide Payment of The Monthly Rental for One-Half of The Month of January 2025 and for The Months of February and March 2025 Until a Fourth Lease Renewal Agreement with Ocala Springs Shopping Center, LLC (Budget Impact - \$7,525)
  - 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 Administrative Budget Transfer Report
    - 14.4.2. Present Letter Received on February 12, 2025 From Citrus County Board of County Commissioners Expressing Gratitude for Marion County’s Letters of Support Relating to the Barge Canal Boat Ramp Project
    - 14.4.3. Present Memorandum From Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-01, 25-02, 25-03 and 25-03 (Corrected) with the Secretary of State’s Office.
    - 14.4.4. Present Regular Report of Utilization of Reserve for Contingencies
    - 14.4.5. Present Report Number PC2025-01: Municipal Services Department - Edge Water Estates, Edgewater Estates Replat, and Sunset Lake Tract 7 Road Improvement Petition Count
  - 14.5. Present for information and record, minutes and notices received from the following committees and agencies:**
    - 14.5.1. Code Enforcement Board - January 8, 2025
    - 14.5.2. Development Review Committee - February 3 and 10, 2025
    - 14.5.3. Districts 5 and 24 Medical Examiner Advisory Committee - November 13, 2024
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- 14.5.4.** Land Development Regulation Committee - January 15 and February 5, 2025
- 14.5.5.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.6.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.7.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.8.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>