



Marion County

Board of County Commissioners

Meeting Agenda

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

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Chairman
District 3 – Matt McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Tuesday, May 20, 2025

9:00 AM

**McPherson Governmental
Campus Auditorium**

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****1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PRESENTATION - "Community Impact Award" Recognizing Multiple Organizations for Their Dedication to Environmental Stewardship Through Cleanup Efforts Held Throughout April, in Celebration of Earth Day - Lacey Larramore, Solid Waste Resource Liaison \(Presentation Only\)](#)
- 1.2. [PROCLAMATION - Problem Solving Court Month, Alina Stoothoff, Senior Court Operations Consultant, Fifth Circuit Problem Solving Courts \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION - Older Americans Month, Jennifer Martinez, Executive Director, Marion Senior Services \(Approval and Presentation\)](#)
- 1.4. [PROCLAMATION - Emergency Medical Services Week - James Banta, Fire Chief \(Approval and Presentation\)](#)
- 1.5. [PRESENTATION - Employee Appreciation Month and Ideal Team Players 2025 - Sara Caron, Human Resources Director \(Presentation Only\)](#)
- 1.6. [PROCLAMATION - Eagle Scout Court of Honor - Dylan Hance \(Approval Only\)](#)

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.

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [January 9, 2025](#)
- 3.2. [January 13, 2025](#)
- 3.3. [January 15, 2025](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Request Approval of Research Agreement Between Fifth Judicial Circuit of Florida, Marion County, Florida, and Sam Houston State University for the Evaluation of Marion County, Florida, Diversion Drug Court](#)
- 4.2. [Request Approval of Research Agreement Between Fifth Judicial Circuit of Florida, Marion County, Florida, and The University of Florida Board of Trustees for the Evaluation of Marion County, Florida, Diversion Drug Court](#)

- 4.3. [Request Approval of the Award Agreement 15PBJA-23-GG-02972-MUMU for the FY 2024-25 Marion County Youth Court Program](#)
- 4.4. [Billy Woods, Sheriff - Request \\$1,000 from Law Enforcement Trust Fund for Donation to Florida Association of School Resource Officers](#)
- 4.5. [Billy Woods, Sheriff - Request \\$1,000 from Law Enforcement Trust Fund for Donation to Florida Sheriff's Youth Ranches](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [Building Safety Fund - Building - \\$45,000](#)
- 5.1.2. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$3,588](#)
- 5.1.3. [General Fund - Teen Court - \\$10,000](#)
- 5.1.4. [Insurance Fund - Insurance - \\$2,979](#)
- 5.1.5. [Insurance Fund - Insurance - \\$117,458](#)
- 5.1.6. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transport - \\$540,610](#)
- 5.1.7. [Marion County Utility Fund - Utilities Capital Construction - \\$583,283](#)
- 5.1.8. [Marion County Utility Fund - Utilities Capital Construction - \\$3,500,000](#)
- 5.1.9. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$3,382](#)
- 5.1.10. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$14,500](#)
- 5.1.11. [Silver Springs Shores Special Tax District - Silver Springs Shores - \\$14,000](#)
- 5.1.12. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$235,000](#)

5.2. Clerk of the Court Items

- 5.2.1. [Request Appointment of Two \(2\) Commissioners to Serve on the Value Adjustment Board for 2025 and to Appoint One \(1\) of Those Commissioners to Serve as the Chair to the 2025 Value Adjustment Board per FS 194.015](#)
- 5.2.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 040722, 043380, 044302, 045934, 045936, 047061 and 048570](#)

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.

7.1. Administration:

- 7.1.1. [Request Approval of Resolution Authorizing the Creation of an Animal Shelter Capital Improvements Account for the Specific Purpose of Receiving and Expending Donations \(Budget Impact - None\)](#)

7.2. Animal Services:

- 7.2.1. [Request Approval of the Animal Services Amended Fees and Fines Resolution \(Budget Impact - None\)](#)

7.3. Development Review Committee:

- 7.3.1. [Request Approval of Waiver Request for Land Development Code Section 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Equine Gardens, Parcel Number 12579-002-00, Application Number 31360 \(for Agricultural Lot Split Application Number 31360\) \(Budget Impact - None\)](#)

7.4. Fire Rescue:

- 7.4.1. [Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport \(Level IV\) RG Ambulance Service Inc, D/B/A American Ambulance Modified Operational Restrictions \(Budget Impact - None\)](#)
- 7.4.2. [Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport \(Level IV\) Marion Community Hospital, Inc. D/B/A HCA Florida Ocala Hospital Modified Operational Restrictions \(Budget Impact - None\)](#)
- 7.4.3. [Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport \(Level IV\) AdventHealth Wesley Chapel EMS Modified Operational Restrictions \(Budget Impact - None\)](#)

7.5. Human Resources:

- 7.5.1. [Request Approval of Group Voluntary Vision Insurance with AETNA \(Budget Impact - None\)](#)

- 7.5.2. [Request Approval of Group Dental Insurance Renewal with Florida Combined Life \(Budget Impact - None\)](#)
- 7.5.3. [Request Approval of Long Term Disability Insurance Renewal with The Standard Insurance Company \(Budget Impact - Expenditure of \\$735,000\)](#)
- 7.5.4. [Request Approval of Life Insurance Renewal with The Standard Insurance Company \(Budget Impact - Expenditure of \\$581,560\)](#)
- 7.5.5. [Request Approval of Health Insurance Costs at Rate of Five \(5\) Percent to Both Employer and Employee \(Budget Impact - Expenditure of \\$35,876,682\)](#)

7.6. Procurement Services:

- 7.6.1. [Request Approval of Bid Award: 24B-244 Construction of Taxiway Alpha and Construction of Airfield Electrical Vault - C.W. Roberts Contracting, Inc., - Ocala, FL \(Budget Impact - Neutral; expenditure of \\$6,873,842\)](#)
- 7.6.2. [Request Approval of Bid Award: 25B-068 Rainbow Lakes Estates Community Hall Clubhouse Interior Remodel Project - GSB Construction & Development, Inc. \(Budget Impact - Neutral; expenditure of \\$213,500\)](#)
- 7.6.3. [Request Approval of Bid Award: 25B-073 CR 484 at SW 135th St. Rd., TIP449317 - Superior Asphalt, Inc., Bradenton, FL \(Budget Impact - Neutral; expenditure of \\$513,001\)](#)
- 7.6.4. [Request Approval of Bid Award: 25B-093 Judicial Center Parking Garage Clean and Repair Floors 1 through 4 \(Budget Impact - Neutral; expenditure not-to-exceed \\$474,303\)](#)
- 7.6.5. [Request Approval of Bid Exemption: 25BE-115 Grant Writing Consulting Services - Informed by Data, LLC, St. Augustine, FL \(Budget Impact - estimated annual expenditure \\$85,000\)](#)
- 7.6.6. [Request Approval of Change Order 1 & 2 to Purchase Order 02500658: 24B-277 SW 40th/49th Avenue Phase I Signalization - Traffic Control Devices, LLC, Altamonte Springs, FL \(Budget Impact - Neutral; additional expenditure of \\$22,354\)](#)
- 7.6.7. [Request Approval of Contract Amendment and Restatement: 19B-111 Yard Waste Mulching and Disposal - D&G Solutions Group, LLC, Ocala, FL \(Budget Impact - None\)](#)
- 7.6.8. [Request Approval of First Contract Amendment: 23Q-096-CA-01 Baseline Landfill Master Planning and Landfill Capacity Design - Jones Edmunds & Associates, Inc. Gainesville, FL \(Budget Impact - None\)](#)

- 7.6.9. [Request Approval of First Contract Renewal: 22PB-071-CA-01 Commercial and Residential Building Inspection and Plans - City of Clermont Contract Number 2021-071 - Willdan Engineering Inc., Anaheim, CA \(Budget Impact - Neutral; \\$450,000\)](#)
- 7.6.10. [Request Approval of Piggyback: 25PB-113 PLC, SCADA, and Implementation - DSI Innovations LLC, Thomasville, NC \(Budget Impact - Neutral; estimated annual expenditure of \\$250,000\)](#)
- 7.6.11. [Request Approval to Reject All Bids: 25B-089 DRA Fence Line Treatment \(Budget Impact - None\)](#)
- 7.6.12. [Request Approval of Selection Committee Recommendation: 24Q-093 Northwest Regional Water Treatment Plant Design - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$757,437\)](#)
- 7.6.13. [Request Approval of Sole Source Declaration: 25SS-092 No Smoke Exhaust System - Beecher Emission Solution Technologies, LLC, Horseheads, NY \(Budget Impact - Neutral; estimated annual expenditure of \\$119,952\)](#)
- 7.6.14. [Request Approval of Sole Source Declaration: 25SS-114 Thioguard Odor and Corrosion Control, Premier Magnesia, LLC, Waynesville, NC \(Budget Impact - Neutral; estimated annual expenditure of \\$250,000\)](#)
- 7.6.15. [Request Approval of Standardization and Purchase of Armor Tuff Flooring - 25ST-101 Armor Tuff Tiles \(Budget Impact - Neutral; annual expenditure of \\$200,000\)](#)
- 7.6.16. [Request Approval of Task Order for Engineering Design Support Services: 20Q-074-TO-35 Salt Springs Water Treatment Plant - Tillman and Associates Engineering, LLC, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$524,387\)](#)

7.7. Tourist Development:

- 7.7.1. [Request Approval of Tourist Development Council Funding Request for Bid Fee for JLC Airshow Management LLC for the Wings Over Ocala Airshow for 2026 and 2027 \(Budget Impact - Neutral; expenditure of \\$200,000 total, \\$100,000 per event year\)](#)
- 7.7.2. [Request Approval of Tourist Development Council Request for Room Night Generating Event - Cal Ripken T-Ball/Rookie B State Tournament Hosted by Rotary Sportsplex - Cal Ripken Baseball Association, Inc. \(Budget Impact - Neutral; expenditure of up to \\$10,500\)](#)

7.8. Transportation - County Engineer:

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- 7.8.1. [Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project for Parcel Number 3482-001-016 \(Budget Impact - Neutral; expenditure of \\$22,000\)](#)
 - 7.8.2. [Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-001-017 \(Budget Impact - Neutral; expenditure of \\$22,000\)](#)
 - 7.8.3. [Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-002-001 \(Budget Impact - Neutral; expenditure of \\$22,000\)](#)
 - 7.8.4. [Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-004-022 \(Budget Impact - Neutral; expenditure of \\$22,000\)](#)
 - 7.8.5. [Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-005-026 \(Budget Impact - Neutral; expenditure of \\$22,000\)](#)
 - 7.8.6. [Request Approval of Agreement Concerning Maintenance of Access Road for 484 Road Runner Resources, LLC, Parcel Identification Number 8009-1277+13 \(Budget Impact - None\)](#)
 - 7.8.7. [Request Approval of the Release of a Subdivision Improvement Agreement with Surety Bond Associated with Stone Creek by Del Webb Solaire Phase 1 \(Budget Impact - None\)](#)
 - 7.9. **Utilities:**
 - 7.9.1. [Request Approval of Water Main Extension Connection Agreement WME-095-S Between Gumontano, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$52,204\)](#)
 - 7.9.2. [Request Approval of Water Main Extension Connection Agreement WME-109-S Between Zabala Design Homes, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$117,120\)](#)
 - 7.9.3. [Request Approval of Water Main Extension Connection Agreement WME-113-O Between Double Doors Realty, Inc. and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$700\)](#)
 - 7.9.4. [Request Approval of Water Main Extension Connection Agreement WME-114-O Between Double Doors Realty and Marion County Utilities \(Budget Impact - Neutral; \\$700\)](#)
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- 7.9.5. [Request Approval of First Amendment to Water System Developer's Service Agreement 21-01 Between Golden Ocala Equestrian Land, LLC and Marion County \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Consideration of Reduction and/or Release of Civil Restitution Liens for Michael John Lanctot](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Present Recommended Short-list of Names for the New Library Branch located in the Silver Spring Shores Area](#)

10. COMMITTEE ITEMS:

- 10.1. [Planning and Zoning Commission - Request Appointment of One Full Member for an Unexpired Term, Ending September 2025](#)
- 10.2. [Value Adjustment Board - Request Appointment of One Full Citizen Member, for a Full Term, Ending May 2026](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, June 4, 2025, at 10:00 a.m., or as Soon Thereafter, and Tuesday, July 1, 2025, at 5:30 p.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule Public Hearing to Consider Adopting the 2025 Marion County Comprehensive Plan and Appraisal Report on Tuesday, June 17, 2025 at 10:00 a.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium](#)

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.

13. COMMISSIONER ITEMS: NONE

13.1. Commission Comments

13.2. Commission Calendar

- 13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

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- 14.1.1. [Present Notification of the Appointment of Daisy Diaz as Veterans Services Director](#)
 - 14.1.2. [Present Monthly Building Safety Productivity Report for the Month of April 2025](#)
 - 14.1.3. [Planning and Zoning Commission - Present Resignation from William P. Heller](#)
 - 14.1.4. [Present Letters from the City of Ocala Dated May 1, 2025 Regarding Proposed EMS Impact Fees and City Recommendations for Transportation Impact Fee Update](#)
 - 14.1.5. [Present Solid Waste Monthly Operations Report for March 2025](#)
 - 14.1.6. [Present Letter from Seminole County to Citrus County Regarding a Plan for Reassignment of Lake County from the Medical Examiner District 5 to District 4](#)
 - 14.2. **Present Walk-On Items From Previous BCC Meeting: NONE**
 - 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 Monthly Report for the Building Department Budget and Actual](#)
 - 14.4.2. [Present Administrative Budget Transfer Report for FY 2024-25](#)
 - 14.4.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 23-26 \(Corrected\), 24-30 \(Corrected\), 24-31 \(Corrected\), 25-10, 25-11, 25-12, 25-13 and 25-14 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. [Board of Adjustment - February 3 and April 4, 2025](#)
 - 14.5.2. [Development Review Committee - April 14, 21, and 28, 2025](#)
 - 14.5.3. [Planning and Zoning Commission - March 31, 2025](#)
 - 14.5.4. [Tourist Development Council - March 28, 2025](#)
 - 14.5.5. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
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- 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>

15. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 2:00PM):

[Present Cover Documents from Planning and Zoning Commission Public Hearing](#)

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1. [Request for Waiver 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 \(Budget Impact - None\)](#)

15.2. Planning and Zoning Items for Individual Consideration:

- 15.2.1. [250508ZP - Maro Management, LLC, Zoning Change from Planned Unit Development to Planned Unit Development to Amend the Existing Maro 111 Planned Unit Development \(Formerly Maro 200 PUD\) to Revise the Townhome Development Standards to Reduce the Minimum Townhome Unit Width from 25-feet to 20-feet for a Maximum Total of 499 Residential Units with No Other Changes Proposed, ±111.13 Acres, Parcel Account Number 35770-055-05, No Address Assigned, Located on the South Side of the 7800 Block of SW Hwy 200](#)
- 15.2.2. [250509ZP - CORTA Ocala, LLC, Zoning Change from Planned Unit Development to Planned Unit Development to Amend the Existing Planned Unit Development \(240506ZP\) to Include One \(1\) Additional Parcel and to Modify Ingress and Egress, ±9.13 Acre Tract, Parcel Account Numbers \(Multiple, 16 Parcels in Total\) 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034, 3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039, 3501-200-040, 3501-400-002, 3501-400-003, and 3501-400-004, Site Addresses \(Multiple\) 8410, 8422, 8424, 8426, 8428, 8430, 8440 SW Hwy 200, Ocala, FL 34481](#)

15.3. Adoption of Ordinance