



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 – Matthew McClain, Commissioner
District 4 – Carl Zalak, III, Vice-Chair
District 5 – Michelle Stone, Commissioner

Tuesday, January 21, 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 also held on the third Tuesday of each month at 2 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.

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

1. PROCLAMATIONS AND PRESENTATIONS:

- 1.1. [CERTIFICATE OF RECOGNITION - Friends of the Christmas Parade Committee - Sue Mosley, Committee Chairman \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - National Registered Nurse Anesthetists Week - Donna Varadin, MSN, CRNA \(Approval and Presentation\)](#)
- 1.3. [PRESENTATION - Present Funds Raised From 2024 Jamboree to Three Local Foundations - Amanda Tart, Assistant County Administrator \(Presentation Only\)](#)
- 1.4. [PRESENTATION - Employee of the Quarter for October - December 2024 - Sara Caron, Human Resources Director \(Presentation Only\)](#)
- 1.5. [PRESENTATION - Employee Service Awards - Sara Caron, Director of Human Resources \(Approval and Presentation\)](#)
- 1.6. [PRESENTATION - Recognition of the Employee Academy Graduating Class - Amanda Tart, Assistant County Administrator \(Approval and Presentation\)](#)

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. [September 12, 2024](#)
- 3.2. [September 17, 2024](#)
- 3.3. [September 23, 2024 A](#)
- 3.4. [September 23, 2024 B](#)
- 3.5. [September 23, 2024 C](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Billy Woods, Sheriff - Request \\$56,100 from Law Enforcement Trust Fund for Donation to Multiple Agencies](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \\$56,100](#)
- 5.1.2. [County Transportation Maintenance Fund - Road and Street Facilities - \\$356,167](#)
- 5.1.3. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$8,226](#)
- 5.1.4. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$25,612](#)
- 5.1.5. [General Fund - Clerk to County Commission Transfer - \\$68,000](#)
- 5.1.6. [General Fund - Community Services - \\$10,289](#)
- 5.1.7. [General Fund - Emergency Medical Services - \\$15,000](#)
- 5.1.8. [General Fund - Multiple Departments - \\$54,663](#)
- 5.1.9. [General Fund - Procurement Services - \\$1,015](#)
- 5.1.10. [General Fund - Sheriff Jail Transfer - \\$46](#)
- 5.1.11. [General Fund Grants - Continuum of Care Program - \\$35,000](#)
- 5.1.12. [General Fund Grants - CDBG Cares Program - \\$196,394](#)
- 5.1.13. [General Fund Grants - Multiple Cost Centers - \\$551,334](#)
- 5.1.14. [Infrastructure Surtax Capital Project Fund - Multiple Cost Centers - \\$7,505,077](#)
- 5.1.15. [Local Housing Assistance Trust Fund - State House Initiative Partner - \\$34,000](#)
- 5.1.16. [Marion County Utility Fund - Utilities Capital Construction - \\$4,809](#)
- 5.1.17. [Marion Oaks MSTU - Marion Oaks Recreation - \\$93,748](#)
- 5.1.18. [Multiple Funds - Multiple Cost Centers - \\$200,000](#)
- 5.1.19. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$6,000](#)
- 5.1.20. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$25,000](#)
- 5.1.21. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$48,450](#)
- 5.1.22. [Silver Springs Shores Special Tax District - Silver Springs Shores - \\$15,500](#)
- 5.1.23. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$32,135](#)

5.1.24. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$1,000,000](#)

5.2. Project Adjustment

5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \\$41,020](#)

5.3. Clerk of the Court Items

5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 037719, 039046 and 046921](#)

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 an Ordinance Amending Chapter 3 and Chapter 14 of the Marion County Code Relating to The Consumption of Alcohol on Marion County Property](#)

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. Community Services:

7.1.1. [Request Approval of Agreement for Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and Interfaith Emergency Services \(Budget Impact - Neutral; not to exceed \\$184,971\)](#)

7.1.2. [Request Approval of Agreement Between Marion County and Homeowner for State Housing Initiatives Partnership Housing Rehabilitation and Selection of Payment Option \(Budget Impact - Neutral; not to exceed \\$150,000\)](#)

7.1.3. [Request Approval of Interlocal Agreement for Contribution and Expenditure of Individual Opioid Settlement Funds \(Budget Impact - Additional Revenue approximately \\$3,000\)](#)

7.1.4. [Request Approval of Second Amendment to American Rescue Plan Act Grant Agreement Between Community Foundation for Ocala/Marion County, Inc and Marion County \(Budget Impact - None\)](#)

7.1.5. [Request Approval of a Second Modification Agreement Between Marion County and Barbara Schwaite \(Budget Impact - None\)](#)

7.2. Development Review Committee:

- 7.2.1. [Request Approval of a Final Plat/Replat for Cheon Residence, A Hamlet Subdivision, Application Number 31910 \(Budget Impact - None\)](#)

7.3. Fire Rescue:

- 7.3.1. [Request Approval of the First Amendment for the Provision of Advanced Life Support Ambulance Standby Services for Equestrian Events between ARENA HORSE SHOWS OF OCALA, L.L.C. and Marion County, Florida \(Budget Impact - None\)](#)
- 7.3.2. [Request Approval of the Third Amendment to Community Paramedic Program Agreement \(Budget Impact - Revenue of \\$100,000\)](#)

7.4. Human Resources:

- 7.4.1. [Request Approval of the Deletion of Three \(3\) Light Equipment Operator Positions, Pay Grade 202, and the Creation of Two \(2\) Development Review Coordinator Positions, Pay Grade 109, within the Budget of Office of the County Engineer BL400541 \(Budget Impact - Savings of \\$16,108\)](#)
- 7.4.2. [Request Approval of the Reclassification of 101 Positions within the Budget of The Office of the County Engineer BL400541 \(Budget Impact - Expenditure of \\$315,367\)](#)

7.5. Information Technology

- 7.5.1. [Request Approval of Second Amendment to the Interagency Agreement for the Enterprise Resource Planning System \(Budget Impact - None\)](#)

7.6. Parks & Recreation:

- 7.6.1. [Request Adoption of Revised Southeastern Livestock Pavilion Fees Resolution and Exhibit "A" Fee Schedule \(Budget Impact - Additional Revenue; approximately \\$19,000\)](#)
- 7.6.2. [Request Adoption of Revised Marion County Airport Fees Resolution and Exhibit "A" Fee Schedule \(Budget Impact - Additional Revenue; approximately \\$48,000\)](#)
- 7.6.3. [Request Adoption of Revised Parks & Recreation Fees Resolution and Exhibit "A" Fee Schedule \(Budget Impact - Additional Revenue; approximately \\$258,000\)](#)
- 7.6.4. [Request Adoption of Resolution Providing for the Permitting of the Sale, Distribution and Consumption of Alcoholic Beverages on County Property \(Budget Impact - None\)](#)

7.7. Procurement Services:

- 7.7.1. [Request Approval of Bid Award: 25B-028 Sennebogen Excavator - Sennebogen LLC, Stanley, NC \(Budget Impact - Neutral; expenditure of \\$432,135\)](#)
- 7.7.2. [Request Approval of Bid Award: 25B-030 Marion Oaks Community Center Re-Roof - Big D Roofing Services, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$275,375\)](#)
- 7.7.3. [Request Approval of Bid Award: 25B-031 2024 Marion Oaks Resurfacing Project - Superior Asphalt Inc., Brooksville, FL \(Budget Impact - Neutral; expenditure of \\$3,057,607\)](#)
- 7.7.4. [Request Approval of Bid Award: 25B-039 Deer Creek and Woods & Meadows Water Treatment Plant Decommission - A & A Trucking and Excavating, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$50,894\)](#)
- 7.7.5. [Request Approval of Bid Award: 25B-040 Annual Hydrant Valve-Flushing Maintenance - Hydromax USA LLC, Flower Mound, TX \(Budget Impact - Neutral; estimated expenditure of \\$84,000\)](#)
- 7.7.6. [Request Approval of Bid Award: 25B-053 Well Repairs and Maintenance - A.C. Schultes of Florida, Inc., Gibsonton, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$200,000\)](#)
- 7.7.7. [Request Approval of Change Order 1 to Purchase Order 02500656: FL AG Lawn Equip 25101900-21-STC - Deere & Company; Cary, NC \(Budget Impact - Neutral; additional expenditure of \\$1,582\)](#)
- 7.7.8. [Request Approval of Change Order 2 to Purchase Order 2500286: 21P-061 Debris Response Operations, Phase 4, Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA \(Budget Impact - Neutral; expenditure of \\$99,271\)](#)
- 7.7.9. [Request Approval of Change Order 2 to Purchase Order 2500289: 18P-150 Debris Management Operations - Debris Recovery Service - Miller Pipeline, LLC, Indianapolis, IN \(Budget Impact - additional expenditure of \\$1,000,000\)](#)
- 7.7.10. [Request Approval of Contract: 25C-062 Stryker Lifepak Agreement - Stryker Sales, LLC, Chicago, IL \(Budget Impact- Neutral; expenditure of \\$4,276,722\)](#)
- 7.7.11. [Request Approval of Contract Renewal: 22Q-056-CA-01, Roofing Trade Contract Services - Big D Roofing Services, Inc., Ocala, FL and Advanced Roofing, Inc., Sanford, FL \(Budget Impact - None\)](#)

- 7.7.12. [Request Approval of Eighth Contract Amendment: 18Q-160-CA-08 Southwest/Northwest 80th Avenue Segment 1 - Guerra Development Corp., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$378,775\)](#)
- 7.7.13. [Request Approval of First Amendment to the State of Florida Department of Management Services State-Funded Agreement for Next Generation Core Services Implementation Project \(Budget Impact - None\)](#)
- 7.7.14. [Request Approval to Reject All Bids: 24B-008 CR 484 at Marion Oaks Boulevard \(Budget Impact - None\)](#)
- 7.7.15. [Request Ratification of Emergency Demolition & Asbestos Abatement of Ocala RV Community Motel - 25BE-056 Ocala RV Community Motel Demolition - A&A Trucking & Excavating, Ocala, FL, ACME Asbestos Abatement & Remediation, West Palm Beach, FL \(Budget Impact - Neutral; combined expenditure of \\$133,794\)](#)
- 7.7.16. [Request Approval of Purchases \\$50,000 and Over](#)

7.8. Transportation - County Engineer:

- 7.8.1. [Request Approval of Third Amendment to Water Tower License Agreement between Marion County and Cellco Partnership \(Budget Impact - Revenue Increase of \\$3,996 annually\)](#)
- 7.8.2. [Request Approval to Declare Parcel Numbers 1806-002-030 and 9033-1112-05 as Surplus and Authorize Staff to Proceed with Donation to Kasher and Patel Real Estate Investment Group, LLC for Affordable Housing \(Budget Impact - None\)](#)
- 7.8.3. [Request Approval of Subdivision Improvement Agreement and Supplemental Agreement with Surety Bond and Letter of Credit for Freedom Commons Development, LLC Associated with Marion Ranch Phases 3 & 4, Application Number 31528 \(Budget Impact - None\)](#)
- 7.8.4. [Request Approval of Subdivision Improvement Agreement and Supplemental Agreement with Surety Bond and Letter of Credit for 95th Street Holdings, LLC Associated with Pioneer Ranch Phase 2, Application Number 31006 \(Budget Impact - None\)](#)
- 7.8.5. [Request Adoption of a Resolution Approving the Dedication of a Parcel of Property Containing a Drainage Retention Area \(DRA; Parcel 8009-1277+13\) in Marion Oaks Unit Nine Pursuant to Section 95.361\(2\), Florida Statutes, and Authorizing the Recording of a Maintenance Map in Connection Therewith \(Budget Impact - None\)](#)

7.9. Utilities:

- 7.9.1. [Request Approval of Water Main Extension Connection Agreement WME-071-O Between Brite Properties of Florida, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$38,139\)](#)
- 7.9.2. [Request Approval of Water Main Extension Connection Agreement WME-073-S Between Brite Properties of Florida, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$30,112\)](#)

8. COUNTY ATTORNEY

- 8.1. [Request Approval of Resolutions Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW 40th/SW 49th Avenue Phase 1 Road Improvement Project in Marion County, Florida](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Request for Waiver from Land Development Code Section 6.14.2.B\(1\)\(a\) - Water Connection for Marco Enderica, Parcel Number 9018-0319-08, Application Number 32239 \(Budget Impact - None\)](#)
- 9.2. [Request for Waiver from Land Development Code Section 6.14.2.C\(1\) - Water System Connection for 441 Kalasa, Parcel Number 3924-021-024, Application Number 32224 \(Budget Impact - None\)](#)
- 9.3. [Request for Waiver from Land Development Code Section 6.14.2.C\(2\) - Wastewater System Connection for 441 Kalasa, Parcel Number 3924-021-024, Application Number 32224 \(Budget Impact - None\)](#)
- 9.4. [Request for Direction on Lake County's Intent to Change Medical Examiner Districts](#)
- 9.5. [Present Hurricane Milton Debris Removal Update](#)

10. COMMITTEE ITEMS:

- 10.1. [Board of Adjustment - Request to Rescind Benjamin Whitaker's Appointment to the Board of Adjustment](#)
- 10.2. [Marion County Historical Commission - Request Appointment of One Full At-Large Member, for a Full-Term Ending January 2029](#)
- 10.3. [Public Safety Coordinating Council - Request to Ratify Additional Members as Required for the Criminal Justice, Mental Health, and Substance Abuse Reinvestment Grant](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance to Amend Chapter 5.5 of the Marion County Code Related to Building and Building Regulations on Tuesday, February 18, 2025, at 10:00 a.m. in the McPherson Government Campus Auditorium](#)

- 11.2. [Request Approval to Schedule a Workshop to Discuss Marion County Fire Rescue Assessment Rates on Thursday, February 27, 2025, at 3:00 p.m. in the McPherson Governmental Campus Auditorium](#)
- 11.3. [Request Approval to Schedule a Joint Workshop with the Board of County Commissioners and City of Ocala City Council on Thursday, March 13, 2025 at 9:00 a.m. in the McPherson Government Campus Auditorium](#)
- 11.4. [Request Ratification of Letter of Support for the Estella Byrd Whitman Wellness and Community Resource Center 2025 Appropriations Request from the Florida House of Representatives Dated December 23, 2024](#)

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:

13.1. Commission Comments

13.2. Commission Calendar

13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.1. [2025 Schedule of Regular Board of County Commissioners Meetings](#)
- 14.1.2. [Present the 2024-25 Commission Liaison and Projects Chart](#)
- 14.1.3. [Present Annual State of Florida Report for Marion County From the Ocala Metro Chamber and Economic Partnership](#)
- 14.1.4. [Present Approved District Office Lease Agreements](#)
- 14.1.5. [Present Chamber and Economic Partnership November 2024 Activity](#)
- 14.1.6. [Present Final Ocala/Marion County Tourism Placemaking Plan and Feasibility Analysis and Ocala/Marion County Tourism, Multi-Use Entertainment Facility and Hotel Conference Analysis](#)
- 14.1.7. [Present Monthly Building Safety Productivity Reports for the Months of October, November, and December 2024](#)
- 14.1.8. [Present Update on 2022-26 Strategic Plan Empowering Marion for Success II for January 2025](#)
- 14.1.9. [Present Solid Waste Department Update for November 2024](#)

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- 14.1.10. [Southwest Florida Water Management District - Present Letter Dated December 10, 2024 Regarding the Annual Habitat Letter](#)
- 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 Administrative Budget Transfer Report for FY 2024-25](#)
- 14.4.2. [Present Constitutional Officers' and Commissioners' Bonds Pursuant To Chapter 137.05, Florida Statutes](#)
- 14.4.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 24-30 and 24-31 with the Secretary Of State's Office](#)
- 14.4.4. [Present Monthly Report for the Building Department Budget and Actual](#)
- 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 - November 13, 2024](#)
- 14.5.2. [Development Review Committee - November 25 and December 9, 2024](#)
- 14.5.3. [Land Development Regulation Committee - August 7, 21, September 18, October 2, 16, and November 20, and December 4, 2024](#)
- 14.5.4. [License Review Board - November 12, 2024](#)
- 14.5.5. [Public Safety Coordinating Council - July 15, 2024](#)
- 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>