

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

Tuesday, August 5, 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.

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, August 5, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public Hearing for Final Public Comment on the FY 2025-2026 Annual Action Plan for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG)

Wednesday, August 6, 2025

- 1:00 p.m. Public Hearing to Consider East Lake/Woodmar Road Improvement Project

Wednesday, August 13, 2025

- 9:00 a.m. Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code

Monday, August 18, 2025

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

Tuesday, August 19, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 10:00 a.m. Public Hearing Continuation - 250406ZC - Gary W. Smallridge and 4 C 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.
- 2:00 p.m. Commission Meeting (Planning & Zoning) Regularly scheduled for the third Tuesday of every month
- 10:00 a.m. Public Hearing for Consideration of a Road Closure Petition Associated with the Revised Map of Goodwins Additions Stanton, closing a portion of High Street (SE 141st Terrace) and Rapello Avenue located in Section 21, Township 17, Range 24

Wednesday, September 3, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month. *Moved to Wednesday for Labor Day holiday*
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 5:30 p.m. Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code

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 Commissioner McClain, to approve agenda items 1.1. through 1.4. The motion carried 5 / 0.

- 1.1. PROCLAMATION - Purple Heart Day - Daisy Diaz, Veterans Services Director (Approval and Presentation)

PRESENTED

- 1.2. PRESENTATION - PTSD Awareness Day Presentation of Checks to Benefiting Organizations - Roger Waddell, Public Relations Specialist (Presentation Only)

PRESENTED

- 1.3. PRESENTATION - City/County Bowling League Presentation to Animal Services - Jimmy Cowan, Property Appraiser (Presentation Only)

PRESENTED

- 1.4. PRESENTATION - Mission: Bus Brigade, School Supply Drive - Amanda Tart, Assistant County Administrator (Presentation Only)

PRESENTED

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.

Charles Calhoun - Veterans programs.

Would like to see a parade for July 4th for America's 250th birthday

Joseph Walker - 8.1

3. ADOPT THE FOLLOWING MINUTES:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 3.1. The motion carried 5 / 0.

- 3.1. March 17, 2025

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 4.1. The motion carried 5 / 0.

- 4.1. Request Approval of Traffic Enforcement Agreement Between William "Billy" Woods, Sheriff of Marion County, Marion County Board of County Commissioners, and Ocala Preserve Association, Inc.

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 5.1.23. including consent agenda items 7.4.2., 7.4.3., 7.4.4., 7.5.4., 7.4.10., 7.4.11., 7.2.1., 7.2.2., and 7.2.3. The motion carried 5 / 0.

- 5.1.1. American Rescue Plan Local Fiscal Recovery Fund - Utilities Line Extensions - \$475,765
Agenda item 5.1.1. is related to Consent agenda items 7.4.2., 7.4.3., and 7.4.4.
- 5.1.2. Budget Transfer from Multiple Funds to Building Safety - \$39,140
- 5.1.3. County Transportation Maintenance Fund - Transportation - \$15,000
- 5.1.4. Fine and Forfeiture Fund - Sheriff Regular Transfer - \$44
- 5.1.5. Fine and Forfeiture Fund - Sheriff Regular Transfer - \$3,956
- 5.1.6. Fire, Rescue and EMS Fund - Fire Rescue Services - \$32,929
- 5.1.7. Fire, Rescue and EMS Fund - Fire Rescue Services - \$80,000
- 5.1.8. Fire, Rescue and EMS Fund - Fire Rescue Services - \$1,253,505
- 5.1.9. General Fund - Multiple Cost Centers - \$9,465
- 5.1.10. General Fund - Public Safety Radio - \$74,900
- 5.1.11. General Fund - Sheriff Jail Transfer - \$2,760
- 5.1.12. Impact Fee West District Fund - Impact Fees West District - \$450,000
Agenda item 5.1.12. is related to Consent agenda item 7.5.4.
- 5.1.13. Marion County Utility Fund - Utilities Management - \$100,000
Agenda item 5.1.13. is related to Consent agenda item 7.4.10.
- 5.1.14. Marion County Utility Fund - Utilities Wastewater System - \$18,000
Agenda item 5.1.14. is related to Consent agenda item 7.4.11.
- 5.1.15. Marion Oaks MSTU - Marion Oaks Recreation - \$2,450
- 5.1.16. Multiple Funds - Sheriff Operations - \$497,821
- 5.1.17. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$8,000
- 5.1.18. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$14,224
- 5.1.19. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$49,733
- 5.1.20. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$56,113
- 5.1.21. Parks and Recreation Fees Fund - Parks and Recreation Fees - \$444,246

Agenda item 5.1.21. is related to Consent agenda items 7.2.1., 7.2.2., and 7.2.3.

5.1.22. Public Assistance ERA2 Fund - Other Human Services - \$700,000

5.1.23. Transfer from County Transportation Maintenance Fund to the Rainbow Lakes Estates MSTU for Road Improvement Fund - \$25,000

5.2. Project Adjustment

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 5.2. The motion carried 5 / 0.

5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Stormwater Program - \$405,631

5.3. Clerk of the Court Items

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 5.3. The motion carried 5 / 0.

5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 039431, 039484, and 039496

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. FINAL PUBLIC HEARING for the Community Services' 2025-2026 Annual Action Plan

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 McClain, second by Commissioner Stone, to approve agenda items 7.1.1. through 7.6.7. with the exception of agenda items 7.4.2., 7.4.3., 7.4.4., 7.5.4., 7.4.10., 7.4.11., 7.2.1., 7.2.2., and 7.2.3. which were approved with the budget amendments. The motion carried 5 / 0.

7.1. Attorney:

7.1.1. Request Approval of Resolution Releasing Mineral Rights in Connection With the Sandy Clay, LLC Parcel (Budget Impact - None)

7.2. Community Services:

7.2.1. Request Approval of First Amendment Marion County Standard Professional Services Agreement Emergency Rental Assistance 2

Program Between Marion County and Catholic Charities of Central Florida, Inc. d/b/a Blessed Trinity Catholic Church Brother's Keeper (Budget Impact - Neutral; not to exceed \$250,000)

Agenda item 7.2.1. is related to Clerk of Court, Budget Amendment item 5.1.22.

- 7.2.2.** Request Approval of First Amendment Marion County Standard Professional Services Agreement Emergency Rental Assistance 2 Program Between Marion County and Neighborhood Housing & Development Corporation (Budget Impact - Neutral; not to exceed \$250,000)

Agenda item 7.2.2. is related to Clerk of Court, Budget Amendment item 5.1.22.

- 7.2.3.** Request Approval of Marion County Standard Professional Services Agreement with the United States Department of the Treasury for Emergency Rental Assistance 2 Program Between Marion County and The Salvation Army (Budget Impact - Neutral; not to exceed \$200,000)

Agenda item 7.2.3. is related to Clerk of Court, Budget Amendment item 5.1.22.

7.3. Human Resources:

- 7.3.1.** Request Approval of the Reclassification of One (1) Trial Court Staff Attorney Position, Pay Grade 112 Exempt, to One (1) Trial Court Staff Attorney Position, Pay Grade 114 Exempt, within the Budget of Court Innovations CE270606 (Budget Impact - Reoccurring Expenditure of \$10,083)

7.4. Procurement Services:

- 7.4.1.** Request Approval of Bid Award: 25B-120 DRA 3794 Erosion Repair - Major Maintenance Project - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$654,937)

- 7.4.2.** Request Approval of Change Order 1 to Purchase Order 2401187: 21Q-227-TO-13 Phase 1 of Marion Oaks Water Main Extension Construction Phase Services - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$89,920)

Agenda item 7.4.2. is related to Clerk of Court, Budget Amendment item 5.1.1.

- 7.4.3.** Request Approval of Change Order 1 to Purchase Order 2401307: 21Q-227-TO-14 Phase 2 of Silver Springs Shores Septic to Sewer Construction Phase - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$182,145)

Agenda item 7.4.3. is related to Clerk of Court, Budget Amendment item 5.1.1.

- 7.4.4.** Request Approval of Change Order 1 to Purchase Order 2500129: 21Q-227-TO-15 Phase 1 of the Silver Springs Shores Septic to Sewer Construction Phase Services - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$203,700)
- Agenda item 7.4.4. is related to Clerk of Court, Budget Amendment item 5.1.1.**
- 7.4.5.** Request Approval of Selection Committee Recommendation: 25Q-085 Bridge Repairs - North Florida Professional Services, Inc., Lake City, FL (Budget Impact - Neutral; expenditure of \$233,910)
- 7.4.6.** Request Approval of Sole Source Declaration: 25SS-149 Traffic Signal Video Detection Equipment - Iteris, Inc., Santa Ana, CA (Budget Impact - Neutral; estimated annual expenditure of \$150,000)
- 7.4.7.** Request Approval of Task Order: 23Q-087-TO-42 County Wide Sidewalk Improvements - Halff Associates, Inc., Tavares, FL (Budget Impact - Neutral; expenditure of \$394,510)
- 7.4.8.** Request Approval of Task Order: 23Q-087-TO-43 Malauka Connector (PER Services) - Guerra Development Corp., Ocala, FL (Budget Impact - Neutral; expenditure of \$138,920)
- 7.4.9.** Request Approval of Task Order: 23Q-173-CA-04 Pre-Qualified AXIS Security Video Surveillance Systems, Solid Waste Security Video Surveillance System Replacement - DAB Consulting, Inc., Gainesville, FL (Budget Impact - Neutral; expenditure of \$57,052)
- 7.4.10.** Request Approval of Task Order for Engineering Design Support Services: 20Q-074-TO-41 SW 49th North Phase - Water Main Extension - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$94,420)
- Agenda item 7.4.10. is related to Clerk of Court, Budget Amendment item 5.1.13.**
- 7.4.11.** Request Approval of Purchases \$50,000 and Over
- Agenda item 7.4.11. is related to Clerk of Court, Budget Amendment item 5.1.14.**

7.5. Transportation - County Engineer:

- 7.5.1.** Request Approval of a State of Florida Department of Transportation State-Funded Grant Agreement and Supporting Resolution for the NW 49th Street Project from NW 70th Avenue (CR 225A) to NW 44th Avenue, FPN: 2453201-1-54-01 (Budget Impact - Revenue; grant of up to \$1,500,000)
- 7.5.2.** Request Approval of Standard Form 424D - Statement of Assurances for Construction Programs for Subgrant Agreement Between the Division of Emergency Management and Marion County for the SW 52nd Street Flood Mitigation Project (Agreement Number H0445) (Budget Impact - None)

7.5.3. Request Approval of a State of Florida Department of Transportation Locally Funded Agreement Supplemental Amendment Number 1 and Supporting Resolution Concerning County Road 484 (at the intersection of Marion Oaks Boulevard) Project (Budget Impact - Neutral)

7.5.4. Request Approval of a Purchase Agreement Associated with the SW 80th Street Road Improvement Project for Parcel 3545-001-001 (Budget Impact - Neutral; expenditure of \$230,000)

Agenda item 7.5.4. is related to Clerk of Court, Budget Amendment item 5.1.12.

7.5.5. Request Approval of the Release of a Subdivision Improvement Agreement with Bond Associated with Spires 27 Apartments (Budget Impact - None)

7.6. Utilities:

7.6.1. Request Approval to Repeal Initial Resolution 24-R-261 and Approve the Replacement Resolution for Project MCIH-MO9-01: In-House Water Line Extension Program within Marion Oaks Unit 9 (Budget Impact - None)

7.6.2. Request Approval of Resolution for Project MCIH-KC22-01: In-House Water Line Extension Program within Kingsland Country Estates (Budget Impact - Neutral; expenditure of \$21,177)

Agenda item 7.6.2. is related to Clerk of Court, Budget Amendment item 5.1.1.

7.6.3. Request Approval of Resolution for Project MCIH-MO12-01: In-House Water Line Extension Program within Marion Oaks Unit 12 (Budget Impact - Neutral; expenditure of \$34,738)

Agenda item 7.6.3. is related to Clerk of Court, Budget Amendment item 5.1.1.

7.6.4. Request Approval of Water Main Extension Connection Agreement WME-100-S Between JNY Alpha, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$44,967)

7.6.5. Request Approval of Water Main Extension Connection Agreement WME-107-S Between Booming Homes, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$41,310)

7.6.6. Request Approval of Water Main Extension Connection Agreement WME-117-S Between Larson Brothers Holdings, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$142,953)

7.6.7. Request Approval of Water Main Extension Connection Agreement WME-120-O Between VSJ Enterprise, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$15,223)

8. COUNTY ATTORNEY:

- 8.1. Request for Designation of a County Representative for Dispute Resolution Mediation and Proceedings under Section 70.51, Florida Statutes (Florida Land Use and Environmental Dispute Resolution Act) Initiated by Lake Louise, LLC (Budget Impact - None)

Chairman Bryant as representative.

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

9. **COUNTY ADMINISTRATOR:**

- 9.1. Request Approval of Marion County's State Legislative Priorities for the 2026 Legislative Session

Agenda item was revised to include a copy of the document with markups and a clean copy.

Community outreach - appropriations swimming to silver springs
Section 1 remained unchanged, with no amendments or modifications
Section 2, number 2 was removed
Section 3, number 1 was replaced with section 4, number 4, and section 3, number 3 was removed
Section 4, number 4 was moved to section 3, number 1

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

10. **COMMITTEE ITEMS: NONE**

11. **NOTATION FOR ACTION: NONE**

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.

Joseph Walker - code enforcement
Susan Grimstead – swales on NE 30th Ct

13. **COMMISSIONER ITEMS:**

Purple Heart recipient – F.L. Brown

13.1. **Commission Comments**

Chairman Bryant - Huge thank you to our team.

Commissioner McClain

- Met with House Majority Whip from Ohio looking to move to Marion County and said that County is incredibly clean and one of the most beautiful counties they have seen.
- Thank you to Marion County Parks & Rec and everyone for the fundraiser for Tom Allman. Raised around \$11,000 for the family.

Vice Chair Zalak

- Welcome Cal Ripken families to Marion County to play baseball.
- Would like to pursue office of second VP for Florida Association of Counties (FAC).

Motion by Chairman Bryant, second by Commissioner McClain, to approve Vice Chair Zalak running for second VP at FAC. The motion carried 5 / 0.

Commissioner Curry

- Heartwarming regarding the purple heart recipient. Hammet Bowen is the only one in Marion County to receive this award. Would like to know more about recipients service in the future and make it more personal. A quarterly veterans meeting is held that includes different veterans groups in the community. Will work with them to come up with ideas.

Vice Chair Zalak - love the banners and would love to enhance these items.

Commissioner Stone – will discuss ideas with Commissioner Curry for the Historical Community.

Chairman Bryant – document those stories and have them available.

Charlie Calhoun – a book was created in the past with war stories from Veteran's experiences. Time for a documentary to memorialize these events to pass on.

DIRECTION TO STAFF: Add agenda topic to discuss during next quarterly meeting for veterans coordinating council.

13.2. Commission Calendar

- 13.2.1.** Present Commission Calendar

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.1.** Present Solid Waste Monthly Operations Report for June 2025
- 14.1.2.** Present Update on 2022-26 Strategic Plan Empowering Marion for Success II for July 2025
- 14.1.3.** Present the Monthly Building Safety Productivity Report for the Month of June 2025
- 14.1.4.** Present Letters of Support to the East Central Florida Regional Planning Council Dated July 18, 2025 Regarding Florida Commerce Technical Assistance Grant Proposal

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

14.3. Clerk of the Court:

- 14.3.1.** Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-27, 25-28, and 25-29 With the Secretary of State's Office
- 14.3.2.** Present Update for Sheriff Budget FY 2025-26
- 14.3.3.** Present Update for Property Appraiser Budget FY 2025-26
- 14.3.4.** Present Administrative Transfer Report for FY 2024-25
- 14.3.5.** Present Regular Report of Utilization for Reserve for Contingencies

14.4. Present for information and record, minutes and notices received from the following committees and agencies:**14.4.1.** Code Enforcement Board - June 11, 2025**14.4.2.** Development Review Committee - June 30 and July 7, 2025**14.4.3.** Land Development Regulation Committee - June 18, 2025**14.4.4.** License Review Board - June 10, 2025**14.5. General Informational Items:****14.5.1.** Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>**14.5.2.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>**14.5.3.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>**14.5.4.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>**14.5.5.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>