



# 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

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**Tuesday, March 18, 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**

**1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PRESENTATION - SMA Healthcare Update - Salvatore Gintoli, MA, Vice President - Community Engagement \(Presentation Only\)](#)
- 1.2. [PRESENTATION - "Litter Hero Award" Special Recognition of Florida Fish and Wildlife Conservation Officer - Lacey Larramore, Solid Waste Resource Liaison \(Presentation Only\)](#)
- 1.3. [PROCLAMATION - Eagle Scout Court of Honor - Jonah Paul Boyer \(Approval Only\)](#)

**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).

**3. ADOPT THE FOLLOWING MINUTES:**

- 3.1. [December 3, 2024 A](#)
- 3.2. [December 3, 2024 B](#)
- 3.3. [December 9, 2024](#)

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

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

**5.1. Budget Amendment**

- 5.1.1. [County Transportation Maintenance Fund - Road and Street Facilities - \\$2,195,281](#)
- 5.1.2. [General Fund - Animal Services - \\$100,000](#)
- 5.1.3. [General Fund - Marion County Public Library System - \\$55,000](#)
- 5.1.4. [General Fund - Planning and Zoning - \\$150,000](#)
- 5.1.5. [Marion County Health Unit Trust Fund - Marion County Health Unit - \\$100,000](#)
- 5.1.6. [Marion County Utility Fund - Utilities Wastewater System - \\$50,000](#)

- 5.1.7. [Medical Examiner Fund - Medical Examiner - \\$2,964](#)
- 5.1.8. [Medical Examiner Fund - Medical Examiner - \\$45,980](#)
- 5.1.9. [Multiple Funds - Silver Springs Shores Library Project - \\$576,970](#)
- 5.1.10. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$47,654](#)
- 5.1.11. [Parks & Recreation Fees Fund - Parks and Recreation Fees - \\$82,005](#)
- 5.1.12. [Stormwater Program Fund - Stormwater Program - \\$40,000](#)

## 5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - Stormwater Program - \\$99,725](#)
- 5.2.2. [Transfer Project Funds and Amend the Capital Improvement Program - Stormwater Program - \\$625,496](#)

## 5.3. Clerk of the Court Items

- 5.3.1. [Marion County Board of County Commissioners Annual Investment Report for Fiscal Year Ended September 30, 2024](#)
- 5.3.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 032480, 039145 and attached list from Solid Waste Department](#)

## 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 to Amend Chapter 5.5, Article II, Subsection 5.5-33 Application for Permits and Subsection 5.5-39 Wind Loads Relating to the Marion County Building Code](#)

## 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 Extension to the Interlocal Agreement Amending the Citrus, Levy, Marion Workforce Consortium to June 30, 2030 \(Budget Impact - None\)](#)

### 7.2. Development Review Committee:

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- 7.2.1. [Request Approval of a Final Plat for Pioneer Ranch Phase 2, Parcel Numbers 35635-000-00 and 35635-000-01, Application Number 31006 \(Budget Impact - None\)](#)
  - 7.2.2. [Request Approval of a Final Plat for Bennett 6, Parcel Number 13338-000-03, Application Number 30747 \(Budget Impact - None\)](#)
  - 7.2.3. [Request Approval of a Final Plat for Aurora Oaks Phase 1, Parcel Number 35460-020-00 Application Number 31216 \(Budget Impact - None\)](#)
  - 7.2.4. [Request Approval of a Final Plat for McGinley Landing Phase 1, Parcel Number 41200-056-13, Application Number 32205 \(Budget Impact - None\)](#)
  - 7.2.5. [Request Approval of a Final Plat for Marion Ranch Phases 3 and 4, Parcel Number 35623-000-00, Application Number 31528 \(Budget Impact - None\)](#)
  - 7.2.6. [Request Approval of a Final Plat for Calesa Township - Perlino Gorge, Parcel Number 3546-600-000, Application Number 31832 \(Budget Impact - None\)](#)
  - 7.3. **Fire Rescue:**
    - 7.3.1. [Request Approval of the Agreement for the Provision of Advanced Life Support Ambulance Standby Services for Music Concert Event between Rock the Country 2025 and Marion County, Florida \(Budget Impact - Neutral\)](#)
  - 7.4. **Human Resources:**
    - 7.4.1. [Request Approval for Creation and Advertisement of 12 Positions in Anticipation of Freedom Public Library Expansion Completion Within the Budget of the Public Library System AA375571](#)
    - 7.4.2. [Request Approval of the Creation of the Following Positions, One \(1\) Permit Manager, Pay Grade 114, One \(1\) Permit Technician, Pay Grade 108, One \(1\) Survey Manager, Pay Grade 114, and One \(1\) Property Agent, Pay Grade 108-111 Also, the Reclassification of the Following Position, One \(1\) Staff Assistant IV, Pay Grade 106 to One \(1\) Title Research Agent, Pay Grade 111, within the Budget of The Office of the County Engineer Transportation BL400541 \(Budget Impact - Expenditure of \\$334,384\)](#)
  - 7.5. **Library Services:**
    - 7.5.1. [Request Approval of the Extension of the Existing Long-Range Plan \(Budget Impact - Neutral\)](#)
  - 7.6. **Procurement Services:**
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- 7.6.1. [Request Approval of Bid Award: 25B-060 Farm Fence - NW/SW 80th Avenue & W HWY 40 Intersection - R&C Construction & Sitework, LLC, Salt Springs, FL \(Budget Impact - Neutral; expenditure of \\$80,424\)](#)
  - 7.6.2. [Request Approval of Change Order 5 to Purchase Order 2400375: Short Water Main Extension Design - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$75,000\)](#)
  - 7.6.3. [Request Approval of Change Order 8 to Purchase Order 2100801: 20Q-190 SW 52nd Street Flood Mitigation Program - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure not to exceed \\$99,725\)](#)
  - 7.6.4. [Request Approval of Contract Renewals: 21B-089-CA-02 Structural Welding and Repair Services for Solid Waste - Alien Engineered Products, LLC, Ocala, FL, and D & S Steel, Inc., Dunnellon, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$100,000\)](#)
  - 7.6.5. [Request Approval of First Contract Amendment: 16Q-052 Marion Oaks Manor Extension \(SW 49th Avenue to CR 475\) - Tillman and Associates Engineering, LLC, Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$627,029\)](#)
  - 7.6.6. [Request Approval of Selection Committee Recommendation: 24Q-268 Hydrogeological Services - RESPEC Company LLC, Sarasota, FL, Jones Edmunds & Associates, Inc., Alachua, FL, and Geosyntec Consultants, Inc., Gainesville, FL \(Budget Impact - None\)](#)
  - 7.6.7. [Request Approval of Third Contract Amendment: 23B-009-CA-03 Guardrail Installation, Maintenance, and Repair - Turtle Infrastructure Partners, LLC, Largo, FL \(Budget Impact - None\)](#)
  - 7.6.8. [Request Ratification of the Emergency Repair Expenditure as Related to Solid Waste Transfer Station Loader L-18 - Beard Equipment Company, Mobile, AL \(Budget Impact - Neutral; expenditure of \\$72,561\)](#)
- 7.7. Transportation - County Engineer:**
- 7.7.1. [Request Approval of the City of Belleview and Marion County Interlocal Agreement, for Milling/Resurfacing and Sidewalk Installations along SE 55th Ave Road \(Budget Impact - Neutral; expenditure of \\$672,000 in Fiscal Year 2026\)](#)

- 7.7.2. [Request Approval of the City of Belleview and Marion County Interlocal Agreement, for Establishment of Marion County as the Sponsor Agency for FM 453543-1 Belleview to Greenway Trail Project, a Resurfacing Project, and a Jurisdictional Transfer, for a portion of SE 102nd Place and SE 52nd Court \(Budget Impact - Neutral; expenditure of \\$1,533,700 in future fiscal years\)](#)
- 7.7.3. [Request Approval of a Resolution and Perpetual Storm Sewer Easement and Non-Exclusive Access Easement Between Marion County and Florida Department of Transportation for Parcels 800.01A, 800.01B, and 800.01C Associated with Interstate 75 Improvements between State Road 200 and State Road 326 \(Budget Impact - Neutral\)](#)
- 7.7.4. [Request Approval of the 2025-26 to 2029-30 Marion County Transportation Improvement Program and Associated Resolution \(Budget Impact - None\)](#)
- 7.7.5. [Request Approval of Marion County Subdivision Improvement Agreement With Letter of Credit for Aurora Oaks Ocala Inc, Associated With Aurora Oaks Phase 1, Application Number 31216 \(Budget Impact - None\)](#)
- 7.8. Utilities:**
- 7.8.1. [Request Approval of Water Main Extension Connection Agreement WME-110-O Between Holiday Builders, Inc, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$14,613\)](#)
- 7.8.2. [Request Approval of Water Main Extension Connection Agreement WME-112-S Between Double Doors Realty, Inc, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$32,757\)](#)
- 7.8.3. [Request Approval of Water Main Extension Connection Agreement WME-087-O Between AT20 Assets, LLC, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$20,776\)](#)
- 7.8.4. [Request Approval of Water Main Extension Connection Agreement WME-088-O Between AT20 Assets, LLC, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$32,318\)](#)
- 7.8.5. [Request Approval of Water Main Extension Connection Agreement WME-090-O Between AT20 Assets, LLC, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$12,769\)](#)
- 7.8.6. [Request Approval of Water Main Extension Connection Agreement WME-094-O Between AT20 Assets, LLC, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$39,815\)](#)
- 7.8.7. [Request Approval of Water Main Extension Connection Agreement WME-096-O Between AT20 Assets, LLC, and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$13,240\)](#)

- 7.8.8. [Request Approval of Water Main Extension Connection Agreement WME-097-O Between Hand to Hand Solutions Inc and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$25,120\)](#)
- 7.8.9. [Request Approval of Service Line and Connection Agreement 2024090772-098-S Between Worldwide Alliance LLC and Marion County Utilities \(Budget Impact - Neutral; \\$13,300\)](#)
- 7.8.10. [Request Approval of State of Florida Department of Environmental Protection Standard Grant Agreement L0070 Between Florida Department of Environmental Protection and Marion County Utilities \(Budget Impact - Neutral\)](#)
- 7.8.11. [Request Approval of Repeal of Resolution 23-R-188 and Approval of its Replacement Resolution to Support Short Water Line Extension Program SWL-032 \(Applicant Florida Land, LLC\) \(Budget Impact - None\)](#)
- 7.8.12. [Request Approval of Repeal of Resolution 23-R-404 and Approval of its Replacement Resolution to Support Short Water Line Extension Program SWL-061 \(Applicant Baxton Homes, LLC\) \(Budget Impact - None\)](#)
- 7.8.13. [Request Approval of Repeal of Resolution 23-R-562 and Approval of its Replacement Resolution to Support Short Water Line Extension Program SWL-088 \(Applicant Pac 3 Properties, LLC\) \(Budget Impact - None\)](#)
- 7.8.14. [Request Approval of Repeal of Resolution 24-R-136 and Approval of its Replacement Resolution to Support Short Water Line Extension Program SWL-105 \(Applicant Décor Enterprise Corp\) \(Budget Impact - None\)](#)

**8. COUNTY ATTORNEY: NONE**

**9. COUNTY ADMINISTRATOR:**

- 9.1. [Request Approval of the Preliminary Engineering Report for SW 38th/40th Street, from SW 80th Avenue to SW 43rd Court \(Budget Impact - None\)](#)

**10. COMMITTEE ITEMS:**

- 10.1. [Board of Adjustment - Request Appointment of One \(1\) Alternate Member for an Unexpired Term Ending January 2026](#)
- 10.2. [Marion Oaks Municipal Services for Recreation and Facilities - Request Appointment of One \(1\) Full Member for a Full Term Ending March 2029](#)

**11. NOTATION FOR ACTION:**

- 11.1. [Request Approval to Schedule a Workshop to Discuss Buffers and Tree Mitigation on Thursday, April 17, 2025, at 2:30 p.m. 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](http://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. [Present Marion County Department of Health DE385L Contract Management Variance Report and DE580L1 Analysis of Fund Equities Report for FY 2024-25](#)
- 14.1.2. [Present Notification of the Performance Evaluation and Merit Increase for the County Administrator](#)
- 14.1.3. [Present Monthly Building Safety Productivity Report for the Month of February 2025](#)
- 14.1.4. [Public Safety Coordinating Council - Presenting Letter of Member Designation - Major Charles McIntosh, Ed.D., M.S., Marion County Sheriff's Office](#)
- 14.1.5. [Present Chamber and Economic Partnership January 2025 Activity](#)
- 14.1.6. [Present Budget Resolutions 2025-100 and 2025-132 Approved on February 18, 2025, by the City of Ocala's Community Redevelopment Agency Board and City Council](#)
- 14.1.7. [Present East Central Florida Regional Planning Council FY 2025 Annual Assessment](#)
- 14.1.8. [Present Community Skills Development Opportunities Contract - Wear Gloves, Inc., Ocala, FL](#)

### 14.2. Present Walk-On Items From Previous BCC Meeting:



- 14.2.1. [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 \(Budget Impact - Neutral\)](#)
- 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 24-23 \(Corrected\), 24-29 \(Corrected\), 25-04, and 25-05 With The Secretary Of State's Office](#)
- 14.4.4. [Present Letter Dated February 26, 2025 From The City Of Belleview, Development Services Department, Regarding Scheduled Meetings For The Annexation Application Relating To Parcel Numbers 36862-000-00, 36872-001-01, and 36872-001-03](#)
- 14.4.5. [Present Report Number PC2025-02: Municipal Services Department - Huntington, Huntington 1st Addition and Huntington Revised Portion Road Improvements Petition Count](#)
- 14.4.6. [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. [Development Review Committee - February 17 and 24, 2025](#)
- 14.5.2. [Land Development Regulation Committee - February 19, 2025](#)
- 14.5.3. [Planning and Zoning Commission - January 27, 2025](#)
- 14.5.4. [Rainbow Lakes Estates Advisory Committee - February 20, 2025](#)
- 14.5.5. [Tourist Development Council - November 21, 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>

**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\(1\) - Water Connection Requirements for Redeemer Christian School Expansion, Parcel Number 36762-001-00, Application Number 32521 \(Budget Impact - None\)](#)
- 15.1.2. [Request for Waiver from Land Development Code Section 6.14.2.C\(2\) - Waste Water Connection Requirements for Redeemer Christian School Expansion, Parcel Number 36762-001-00, Application Number 32470 \(Budget Impact - None\)](#)
- 15.1.3. [Request for Waiver to Major Site Plan from Land Development Code Section 6.8.6.K\(2\) - Buffers for Football Factory, Parcel Number 3137-002-019, Application Number 31248](#)

**15.2. Planning and Zoning Items for Individual Consideration:**

- 15.2.1. [250304ZP - On Top Of the World Bay Laurel Planned Unit Development 'Melody Preserve', Zoning Rezoning from General Agriculture \(A-1\) to Planned Unit Development for 233-unit \(161 Units in Rezoning Parcel\) Age-Restricted, Single-Family Detached Development with Amenities, Zoning Change Also Amends the Existing Bay Laurel PUD That Was Approved in 2005, This Amendment Brings the ±44 Acres into the Bay Laurel PUD, Allows for Outdoor Activities in the Public and Commercial Areas, Moves a Commercial Node From Parcel 35300-000-15 to the Intersection of SW 63rd Street Road, and Realignment SW 90th Terrace Road; Rezoning ±44 Acres of a Total 67.65 Acre Melody Preserve Area, Parcel Account Number 35474-000-00, Site Addresses 7875 and 7895 SW 80th Street, Ocala, FL 34481](#)
- 15.2.2. [25-S05 - Jax Road, LLC., Small-Scale Land Use Change from Public \(P\) to High Residential \(HR\), 29.51 Acres, Parcel Account Number 14976-004-00, No Address Assigned, North Side of the 1600-1700 Block of NE 49th Street, Adjoining the Fore Acres, First Addition, Subdivision](#)

- 15.2.3. [20250305ZP - Jax Road, LLC., Zoning Change from General Agriculture \(A-1\) to Planned Unit Development, 29.51 Acres, Parcel Account Number 14976-004-00, No Address Assigned, North Side of the 1600-1700 Block of NE 49th Street, Adjoining the Fore Acres, First Addition, Subdivision](#)

**15.3. Adoption of Ordinance**