



# 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, June 3, 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 1:00 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 - Recognition of the 2025 Citizens Academy Graduating Class - Bobbi Perez, Public Relations Director \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - Faith and Family Month - Louine Ek \(Approval and Presentation\)](#)
- 1.3. [PRESENTATION - Florida Department of Transportation Outreach Award for the Safety Matters Video Series - Rob Balmes, Director, Transportation Planning Organization \(Presentation Only\)](#)
- 1.4. [PROCLAMATION - Men's Health Month \(Approval Only\)](#)
- 1.5. [PROCLAMATION - Eagle Scout Court of Honor - Patrick John Shields \(Approval Only\)](#)

**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. [January 21, 2025](#)
- 3.2. [January 22, 2025](#)
- 3.3. [January 29, 2025 A](#)
- 3.4. [January 29, 2025 B](#)

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:**

- 4.1. [Request Approval to Enter Into an Agreement Between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to Provide Funding for a Court Program Specialist I in Post Adjudication Expansion Drug Court \(25-26-02\) \(Budget Impact - Neutral; \\$78,575\)](#)
- 4.2. [Request Approval to Enter Into an Agreement Between the Fifth Judicial Circuit Court and Marion County Board of County Commissioners to Provide Funding for a Court Program Specialist I in Veterans Treatment Court \(25-26-03\) \(Budget Impact - Neutral; \\$77,671\)](#)

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

**5.1. Budget Amendment**

- 5.1.1. [American Rescue Plan ERA2 Fund - Other Human Services - \\$1,150,000](#)
- 5.1.2. [Budget Transfer from Law Enforcement Trust Fund to MSTU for Law Enforcement - \\$2,000](#)
- 5.1.3. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$500,000](#)
- 5.1.4. [General Fund - Emergency Medical Services - \\$125,000](#)
- 5.1.5. [General Fund - Finance and Administration - \\$15,000](#)
- 5.1.6. [General Fund - Procurement Services - \\$36,279](#)
- 5.1.7. [General Fund Grants - Emergency Solutions Program - \\$151,235](#)
- 5.1.8. [Impact Fee Funds East and West - Multiple Departments - \\$10,362](#)
- 5.1.9. [Marion County Utility Fund - Utilities Water System - \\$50,000](#)

**5.2. Clerk of the Court Items**

- 5.2.1. [Budget Development Update and Presentation of Detailed Budget Workshop Schedule](#)
- 5.2.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 039140 and 182830](#)

**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 2, Article IX of the Marion County Code Related to Surplus Real Property Disposition](#)
- 6.2. [PUBLIC HEARING to Consider an Ordinance to Amend Chapter 2 Administration, Article III, Officer and Employees, Division 2, County Administrator and Article VII, Procurement Code Section 2-237, Authority of County Administrator of the Marion County 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 Funding Request for the 2025 Fourth of July Celebration Hosted by the City of Ocala \(Budget Impact - Neutral; expenditure of \\$12,200\)](#)

**7.2. Community Services:**

- 7.2.1. [Request Approval of Emergency Solutions Grants Program RUSH Funding Agreement Between Marion County and U.S. Department of Housing and Urban Development \(Budget Impact - Neutral; not to exceed \\$151,235\)](#)
- 7.2.2. [Request Approval of First Amendment of Marion County Standard Professional Services Agreement and Mortgage Modification of State Housing Initiative Partnership New Construction Project Between Marion County and Saving Mercy Corporation \(Budget Impact - Neutral; not to exceed \\$1,782,886\)](#)
- 7.2.3. [Request Approval of Florida Housing Finance Corporation Local Government Verification of Contribution - Loan Form Between Marion County and Carrfour Apartments, LLLP \(Budget Impact - Neutral; not to exceed \\$100,000\)](#)
- 7.2.4. [Request Approval of the Third Amendment to Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and Ocala Housing Authority, Inc. \(Budget Impact - None\)](#)

**7.3. Development Review Committee:**

- 7.3.1. [Request Approval of a Final Plat for Debonair Estates Phases 1 and 2, Parcel Numbers 13668-000-02, 12673-000010, 12674-001-01, 12673-000008, 12673-000009, 12672-000-00 Application Number 32856 \(Budget Impact - None\)](#)
- 7.3.2. [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 Chateau, Parcel Number 12580-001-00, Application Number 31363 \(for Agricultural Lot Split Application Number 31362\) \(Budget Impact - None\)](#)
- 7.3.3. [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 Paradise, Parcel Number 12462-002-00, Application Number 31358 \(for Agricultural Lot Split Application Number 31356\) \(Budget Impact - None\)](#)

**7.4. Human Resources:**

- 7.4.1. [Request Approval of Employer Insurance Renewal for FY 2025-26 \(Budget Impact - Neutral; expenditure of \\$4,004,252\)](#)

**7.5. Library Services:**

- 7.5.1. [Request Approval of Marion County Public Library System Operational Plan of Service, 2025-2030 \(Budget Impact - None\)](#)

**7.6. Parks & Recreation:**

- 7.6.1. [Request Approval of the Airport Infrastructure Grant Agreement Between the U.S. Department of Transportation Federal Aviation Administration and Marion County \(Budget Impact - Neutral; grant revenue of \\$447,988\)](#)

**7.7. Procurement Services:**

- 7.7.1. [Request Approval of Bid Award: 25B-094 Sale of Lead Acid Batteries - Trademark Metals Recycling, LLC Tampa, FL \(Budget Impact - Revenue; estimated \\$150,000 annually\)](#)
- 7.7.2. [Request Approval of Bid Award: 25B-095 Water and Wastewater Laboratory Analysis - Advanced Environmental Laboratories, Inc., Jacksonville, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$140,000\)](#)
- 7.7.3. [Request Approval of Bid Award: 25B-103 Bulk Oil and Fluids - Clardy Oil Company, Ocala, FL and Palmdale Oil Company, Ft. Pierce, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$95,000\)](#)
- 7.7.4. [Request Approval of Change Order 1 to Purchase Order 2401732: 24Q-226 Cross Florida Greenway Baseline Rd. to Santos Paved Trail - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$15,730\)](#)
- 7.7.5. [Request Approval of Contract Renewal: 20P-145 Building Condition and Needs Assessment - Partner Assessment Corporation, DBA Partner Engineering and Science, Inc., Torrance, CA \(Budget Impact - None\)](#)
- 7.7.6. [Request Approval of Contract Renewal: 22B-155-CA-01 Emergency and Scheduled Repairs of Utility Infrastructure - T&C Underground, Inc., Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$191,098\)](#)
- 7.7.7. [Request Approval of Contract Renewal: 22Q-077-CA-01, Pressure Washing & Painting Contract Services - Quick Painting Group Corp, Orlando, FL \(Budget Impact - None\)](#)
- 7.7.8. [Request Approval of First Contract Amendment: 23Q-163-CA-01 Engineering Consulting Services for Marion County Airport-Parallel Taxiways - Hoyle Tanner & Associates, Inc., Oviedo, FL \(Budget Impact - Neutral; expenditure of \\$438,414\)](#)

- 7.7.9. [Request Approval of First Contract Amendment and Change Order 1 to Purchase Order 2301458: 23Q-067-CA-01 Irish Acres to Silver Springs Regional Water Main Interconnect - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$77,888\)](#)
- 7.7.10. [Request Approval for Ratification of ArcGIS Urban and ArcGIS Online Professional Plus Annual Subscription Purchase for Growth Services: 23BE-132 - Environmental Systems Research Institute, Inc., Redlands, CA \(Budget Impact - Neutral; expenditure of \\$59,400\)](#)
- 7.7.11. [Request Approval of Task Order for Engineering Design Support Services: 20Q-074-TO-36 Maricamp Water Main Replacement - Kimley-Horn and Associates, Inc., Raleigh, NC \(Budget Impact - Neutral; expenditure of \\$96,583\)](#)
- 7.7.12. [Request Approval of Purchases \\$50,000 and Over](#)

**7.8. Tourist Development:**

- 7.8.1. [Request Approval of Tourist Development Council Request for Room Night Generating Event Funding for the Dixie Softball State Tournament Hosted by the Belleview Girls Softball Association, Inc. \(Budget Impact - Neutral; expenditure of up to \\$12,012\)](#)
- 7.8.2. [Request Approval of Tourist Development Council Funding Request for City of Ocala, for Benefit of, the Recreation and Parks Division/Department for the Patriotic Skies Event \(Budget Impact - Neutral; expenditure of \\$6,100\)](#)

**7.9. Transportation - County Engineer:**

- 7.9.1. [Request Approval of a Florida Department of Transportation State - Funded Grant Supplemental Agreement and Resolution for Design of the Proposed Dunnellon Trail Project in Marion County \(Budget Impact - Neutral\)](#)
- 7.9.2. [Request Approval of a Florida Department of Transportation State - Funded Grant Supplemental Agreement and Resolution for Construction of the Proposed Dunnellon Trail Project in Marion County \(Budget Impact - Decrease; reduction in grant and estimated expenditures by \\$589,417\)](#)
- 7.9.3. [Request to Approve a Resolution Associated with a Release of Easement Between Marion County and the State of Florida Department of Transportation for Parcel Numbers 3196-002-005 and 3196-002-006 Related to a Road Construction Project on State Road 40 \(Budget Impact - None\)](#)

7.9.4. [Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for R.L.R. Investments, LLC for Debonair Estates Phases 1 and 2 Subdivision, Application Number 32856 \(Budget Impact - None\)](#)

7.9.5. [Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond for Spires 27, LLC for Spires 27 Apartments, Project 2022030292 \(Budget Impact - None\)](#)

**8. COUNTY ATTORNEY:**

8.1. [Request Consideration of Reduction and/or Release of Civil Restitution Lien for Robert Strickland](#)

8.2. [Request Approval of Amended and Restated Initial Assessment Resolution for Fire Rescue](#)

8.3. [Request Authorization to Proceed with the Filing of Legal Action for an Abatement of a Nuisance \(Remove Unsafe Building/Structure\) on Property Owned by the Estates of Christal Norris and Carl Norris](#)

**9. COUNTY ADMINISTRATOR:**

9.1. [Update on the Reassignment Request of Lake County from Medical Examiner District 5 to District 24](#)

**10. COMMITTEE ITEMS: NONE**

**11. NOTATION FOR ACTION:**

11.1. [Request Approval to Sign Letter of Support for Vice Chair Carl Zalak's Nomination to be Considered to Serve as a Florida Member on the National Association of Counties Board of Directors](#)

11.2. [Request Approval to Schedule a Special Board Meeting on Thursday, July 24, 2025 at 1:30 p.m. in the McPherson Governmental Campus Auditorium to Set the Proposed \(Maximum\) Millage Rates and Schedule the First Public Hearings for FY 2025-26](#)

11.3. [Request Approval to Schedule and Advertise a Public Hearing for East Lake - Woodmar Road Improvement on Wednesday, August 6, 2025 at 1:00 p.m. in the McPherson Governmental Campus Auditorium](#)

11.4. [Request Approval to Schedule and Advertise a Public Hearing to Adopt Annual Rate Resolutions and Certify Non-Ad Valorem Assessment Rolls for Fire Rescue, Solid Waste and Stormwater Services on Wednesday, September 10, 2025, at 2:00 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 Chamber and Economic Partnership April 2025 Activity](#)**

**14.1.2. [Present Solid Waste Monthly Operations Report for April 2025](#)**

**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 Report No. 2025-01 Revenue Control Review of Parks Operations - Parks & Recreation Department](#)**

**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 \(Corrected\), and 25-12 \(Corrected\) With the Secretary of State's Office](#)**

**14.4.4. [Present Constitutional Officers' and Commissioners' Bonds Pursuant to Chapter 137.05, Florida Statutes](#)**

**14.4.5. [Present Lands Available for Taxes Which the County May Purchase \(Within 90 Days from August 12, 2025\) for the Opening Bid Amounts, Pursuant to Chapter 197.542\(1\), Florida Statutes](#)**

**14.4.6. [Present Regular Report of Utilization for Reserve for Contingencies](#)**

**14.4.7. [Present Report No. PC2025-04 Belleview Heights Unit 8 \(SE 44th Ave\)](#)**

**14.4.8. [Present Report No. PC2025-05: Horse Park Lane Access Rd- SW 123rd Place Road Improvements 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 - April 9, 2025](#)
- 14.5.2. [Districts 5 & 24 Medical Examiner Advisory Committee - February 12, 2025](#)
- 14.5.3. [Development Review Committee - May 5, and 12, 2025](#)
- 14.5.4. [Housing Finance Authority - March 19 and April 16, 2025](#)
- 14.5.5. [Land Development Regulation Committee - April 16, 2025](#)
- 14.5.6. [License Review Board - April 8, 2025](#)
- 14.5.7. [Tourist Development Council - April 24, 2025](#)
- 14.5.8. [Dog Classification Board - April 2, 2025](#)
- 14.5.10. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.11. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.12. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.13. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>