

# 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

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**Tuesday, April 1, 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 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.

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

**Tuesday, April 1, 2025**

- 9:00 a.m. Commission Meeting regularly scheduled for the first and third Tuesday of every month.
- 2:30 p.m. Workshop regarding the Comprehensive Plan Evaluation and Appraisal Report.

**Tuesday, April 8, 2025**

- 4:00 p.m. Workshop regarding Transportation Impact Fees.
- 6:00 p.m. Public Hearing to Consider an Ordinance to Amend the Marion County Land Development Code.

**Monday, April 14, 2025**

- 1:00 p.m. Commission Meeting (Zoning) scheduled for the third Monday of every month.

**Tuesday, April 15, 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 to Consider an Ordinance to Amend Chapter 5.5 of the Marion County Code Related to Building and Building Regulations.
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency.
- 2:00 p.m. Commission Meeting (Zoning) regularly scheduled for the third Tuesday of every month.

**Thursday, April 17, 2025**

- 2:30 p.m. Workshop to discuss Buffers and Tree Mitigation.

**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 1.5. The motion carried 5 / 0.**

- 1.1. PROCLAMATION - National Fair Housing Month - Cheryl Martin, Community Services Director (Approval and Presentation)  
**PRESENTED**
- 1.2. PROCLAMATION - Farmland Preservation Month - Sara Fennessy, Executive Director, Horse Farms Forever (Approval and Presentation)  
**PRESENTED**
- 1.3. PROCLAMATION - Water Conservation Month - Tony Cunningham, Utilities Director (Approval and Presentation)  
**PRESENTED**
- 1.4. PROCLAMATION - Employee Appreciation Month - Sara Caron, Human Resources Director (Approval and Presentation)  
**PRESENTED**

1.5. PRESENTATION - Employee of the Quarter for January - March 2025 -  
Sara Caron, Human Resources Director (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](http://www.marionfl.org).

Glen Fiorello - 11.1.

**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. December 9, 2024

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

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda items 4.1. and 4.2. The motion carried 5 / 0.**

4.1. Billy Woods, Sheriff - Request Approval of 2024-25 Edward Byrne Memorial Justice Assistance Grant Program - Countywide

4.2. Billy Woods, Sheriff - Request \$5,000 from Law Enforcement Trust Fund for Donation to Florida Criminal Justice Executive Institute

**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 5.1.7. The motion carried 5 / 0.**

5.1.1. General Fund - Emergency Medical Services - \$50,000

5.1.2. General Fund - Parks and Recreation - \$952,000

5.1.3. Impact Fee West District Fund - Impact Fees West District - \$6,615,018

5.1.4. Marion County Utility Fund - Utilities Capital Construction - \$5,000

5.1.5. Marion County Utility Fund - Utilities Capital Construction - \$104,630

5.1.6. Medical Examiner Fund - Medical Examiner - \$7,940

5.1.7. Parks and Recreation Fees Fund - Parks and Recreation Fees - \$10,710

**5.2. Project Adjustment**

5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \$282,300

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 5.2.1. The motion carried 5 / 0.**

**5.3. Clerk of the Court Items**

5.3.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 037764, 039489, 045696, 046004, 048576, 050192, 050782, and a list from Fire Rescue

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 5.3.1. The motion carried 5 / 0.**

**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.

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 7.1.1. through 7.7.5. with the exception of 7.3.1. which was pulled for a later date. The motion carried 5 / 0.**

**7.1. Community Services:**

7.1.1. Request Approval of First Amendment to the Agreement Between Marion County and Homeowner for State Housing Initiatives Partnership Housing Rehabilitation (Budget Impact - None)

7.1.2. Request Approval of First Amendment to Marion County Standard Professional Services Agreement Emergency Solutions Grant Program Between Marion County and Saving Mercy Corporation (Budget Impact - Neutral; not to exceed \$17,501)

**7.2. Fire Rescue:**

7.2.1. Request Approval of the Interlocal Agreement between Levy County and Marion County Titled Levy/Marion Mutual-Aid Response Plan (Budget Impact - None)

**7.3. Human Resources:**

7.3.1. Request Approval to Change Pay Grades of 85 Positions; Request Approval to Change Class Title and Pay Grade on 1 Position, within the Utilities Department, Budgets ZF440536, ZF440537, ZF442533, ZF445535 (Budget Impact - Expenditure of \$310,765)

**Agenda item 7.3.1. was pulled to be brought back at a later date.**

**7.4. Procurement Services:**

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7.4.1. Request Approval of Bid Award: 25B-069 Marion County Drainage Retention Area (DRA) Mowing - Top Quality Lawn Maintenance, LLC, Ocala, FL and JCM Outdoor Services LLC, Anthony, FL (Budget Impact - Neutral; estimated annual expenditure of \$71,000)

7.4.2. Request Approval of Bid Award: 25B-082 Marion County Combined Mowing & Litter - Extreme Enterprises of Marion County, Inc., Ocala, FL (Budget Impact - Neutral; estimated annual expenditure of \$1,359,783)

7.4.3. Request Approval of Change Order 1 to Purchase Order 02300859: 2024 International MV607 Chassis - ETR, LLC (Budget Impact - Neutral; additional expenditure of \$5,200)

7.4.4. Request Approval of Change Order 1 to Purchase Order 2500396: Non-Cert/Trainee Classes, Marion County School Board (Budget Impact - Neutral; additional expenditure of \$127,665)

7.4.5. Request Approval of Contract Renewal: 24B-059-CA-01 Mowing and Grounds Maintenance Services for Fire Stations - Southern Lawn Care Mid Florida, Inc., Anthony, FL (Budget Impact - Neutral; annual expenditure of \$100,000)

7.4.6. Request Approval of Second Contract Amendment: 22Q-152 SW 38th/40th St Phase A and SW 38th St Phase B (from SW 80th Ave to SW 43rd Ct) - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$2,042,530)

7.4.7. Request Approval of Selection Committee Recommendation: 25Q-055 Right-of-Way Acquisition, Property Management, and Platting Services - American Acquisition Group, LLC, Tampa, FL, Bowman Consulting, Ltd., Inc., Tampa, FL, and Independence Acquisition & Appraisal, LLC, Thonotosassa, FL (Budget Impact - None)

7.4.8. Request Approval of Selection Committee Recommendation: 25Q-057 Plumbing Services - Balanced Mechanical & Plumbing Services, LLC, Meeks Plumbing, Inc., McCloskey Mechanical Contractors, Inc. (Budget Impact - None)

7.4.9. Request Approval of Selection Committee Recommendation: 25Q-058 HVAC Services - Air Mechanical & Service Corp., Balanced Mechanical & Plumbing Services, LLC, Climate Control Mechanical Services, Inc., Sherman Mechanical Contractors (Budget Impact - None)

7.4.10. Request Approval of Purchases \$50,000 and Over

**7.5. Tourist Development:**

7.5.1. Request Approval of Tourist Development Council Request for Room Night Generating Event - Rock The Country Hosted by RTC Gallatin, LLC (Budget Impact - Neutral; expenditure of up to \$50,000)

7.5.2. Request Approval of Tourist Development Council Funding Request for the USA Swimming Futures Championships Hosted by CSF Aquatics, LLC (Budget Impact - Neutral; expenditure of \$25,000)

7.5.3. Request Approval of Tourist Development Council Funding Request for CSF Aquatics, LLC for the USA Swimming Speedo Sectionals for 2025 and 2026 (Budget Impact - Neutral; expenditure of \$50,000 total, \$25,000 per year)

**7.6. Transportation - County Engineer:**

7.6.1. Request Approval of Proposed 2025-26 to 2029-30 Stormwater Implementation Program and Associated Resolution (Budget Impact - None)

**Motion by Commissioner McClain, second by Commissioner Stone, to Consider the Walk on agenda item 7.6.2. The motion carried 5 / 0.**

7.6.2. WALK ON: Request Approval of an Indemnification Agreement Between Colen Built Development, LLC and Marion County for the Proposed Calesa Township Perlino Grove Subdivision, Application Number 31832 (Budget Impact - None)

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 7.6.2. The motion carried 5 / 0.**

**7.7. Utilities:**

7.7.1. Request Approval of Water Main Extension Connection Agreement WME-082-O Between Hansraj Dwarka and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)

7.7.2. Request Approval of Water Main Extension Connection Agreement WME-092-S Between Worldwide Alliance, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$45,024)

7.7.3. Request Approval of Water Main Extension Connection Agreement WME-099-S Between Holiday Builders, Inc and Marion County Utilities (Budget Impact - Neutral; expenditure of \$75,183)

7.7.4. Request Approval of Water Main Extension Connection Agreement WME-103-O Between Perfect Deed Homes, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)

7.7.5. Request Approval of First Amendment to Marion County Water Main Extension Connection Agreement 21-SA-72-O Between D32 Invest, LLC and Marion County Utilities (Budget Impact - None)

**8. COUNTY ATTORNEY: NONE**

**9. COUNTY ADMINISTRATOR:**

9.1. Present 911 Management Department Update

**PRESENTED**

**9.2.** Present Update on Water Line Extension Program

**PRESENTED**

**9.3.** Interlocal Agreement with East Central Florida Regional Planning Council

**10. COMMITTEE ITEMS: NONE**

**11. NOTATION FOR ACTION:**

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda items 11.2. through 11.4. The motion carried 5 / 0.**

**11.1.** Present Letter to Governor Ron DeSantis in Response to the Florida Department of Government Efficiency Letter to County Officials Dated March 18, 2025

**Motion by Commissioner Curry, second by Commissioner Stone, to approve agenda item 11.1. The motion carried 5 / 0.**

**11.2.** Request Approval to Schedule a Workshop to Discuss Utilities Capital Improvement Program on April 28, 2025, at 10:30 a.m. in the McPherson Governmental Campus Auditorium

**11.3.** Request Approval to Schedule and Advertise a Board of County Commissioners Public Hearing to Consider a Development Agreement (25-01DA) between Marion County, Florida, and 484 Road Runner Resources, LLC., Coyote Crossing Holdings, LLC., John Alvarez Investment Group, LLC., AAW, LLC., and MGL Development, LLC., Related to the Florida Crossroads Commerce Park (North and South), Phase 2, on Tuesday, May 6, 2025, at 10:00 a.m. in the McPherson Campus Auditorium

**11.4.** Request Approval to Schedule Workshop to Discuss the Transportation Impact Fees on Tuesday, May 6, 2025, at 3:00 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) .

**Sarah Edwards, U.S. Small Business Administration - providing an update on their Disaster Loan Assistance Program**

**Joseph Walker - 911 Management Addresses**

**13. COMMISSIONER ITEMS:**

**13.1. Commission Comments**

**Commissioner McClain - Thank you for everyone's help making Marion County Day a success**

**Commissioner Zalak - Explained the General Fund regarding Rock the Country Fire Rescue team**

**Commissioner Stone**

- Thank you all for the hard work of Marion County Day
- Regarding Department of Governmental Efficiency (DOGE), the Clerks website provides a breakdown of the budget for the year, provides a lot of transparency

**Chairman Bryant** - Great day today and on Saturday, good work by all

**13.2. Commission Calendar****13.2.1. Present Commission Calendar****14. NOTATION FOR RECORD:****14.1. County Administrator Informational Items: NONE****14.2. Present Walk-On Items From Previous BCC Meeting:**

**14.2.1.** [WALK-ON: Presented on March 18, 2025, as Agenda Item 8.1. - Request Approval of the Fourth Lease Renewal Agreement Between Ellison Property Management, Agent for the Landlord, Ocala Springs Plaza, LC, and Marion County for the Tax Collector Office Space in the Ocala Springs Shopping Plaza](#)

**14.2.2.** [WALK ON: Presented on March 18, 2025, as Agenda Item 8.2. - Request Approval of a Resolution Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the NW/SW 80th Ave & Hwy 40 Intersection from 1300' South of West Hwy 40 to 1600' North of West Hwy 40 Road and Drainage Improvement Project in Marion County, Florida](#)

**14.2.3.** [WALK ON: Presented on March 18, 2025, as Agenda Item 11.2. - Request Approval to Schedule Workshop to Discuss the Transportation Impact Fees on Tuesday, April 8, 2025, at 10:00 a.m. in the McPherson Governmental Campus Auditorium](#)

**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 Pioneer Ranch Community Development District Proposed Budget FY 2026 as required by FS 190.008

**14.4.3.** Present Marion Ranch Community Development District Proposed Budget FY 2026 as required by FS 190.008

**14.4.4.** Present Memorandum from Gregory C. Harrell, Clerk of The Circuit Court And Comptroller, Regarding The Filing Of Ordinance 25-06 With The Secretary Of State's Office

**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 - February 12, 2025
- 14.5.2.** Development Review Committee - March 3 and 10, 2025
- 14.5.3.** License Review Board - January 14, 2025
- 14.5.4.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.5.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.6.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.7.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>