



Ocala City Council Agenda - Final

Tuesday, November 19, 2024

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

4:00 PM

Council Members

Barry Mansfield, Council President
Kristen Dreyer, Pro Tem
Ire Bethea Sr.
James P. Hilty Sr.
Jay A. Musleh

Mayor

Ben Marciano

City Manager

Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

City Council's Strategic Priorities

Priority 1: Economic hub
Priority 2: Fiscally sustainable
Priority 3: Engaged workforce
Priority 4: Operational excellence
Priority 5: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the City Council should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to City Council if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Council President. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by City Council.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to council members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

1. Call to Order**2. Roll Call****3. Public Notice****4. Proclamations and Awards**

- 4a. [The Mayor's Citizen Recognition Award will be presented to Darrell Tolbert](#)
- 4b. [The Ocala Family Caregivers' Month Proclamation will be presented to Leah Taylor Advocate, Founder, and Co-Leader of MBC Caregivers and to Robby Drescher, caregiver](#)
- 4c. [The Community Paramedicine Recognition Day Proclamation will be presented to Erika Skula, CEO of AdventHealth Ocala and to Ocala Fire Rescue Chief Clint Welborn](#)
- 4d. [The Geographic Information Systems \(GIS\) Day Proclamation will be presented to Christopher Ramos, Director of Information Technology, and GIS Staff members](#)
- 4e. [The 2024 NonProfit Excellence Academy Commendation will be presented to Lauren Deiorio, President & Executive Director of the Community Foundation](#)
- 4f. [Plaque honoring James Richard for 39 years on the Ocala Historic Preservation Advisory Board](#)
- 4g. [Service Award - Christopher Antis - Fleet Department - 20 Years of Service](#)

5. Presentations**6. Consent Agenda**

Consent Agenda items are considered to be routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of Council or the public request specific items to be removed for separate discussion and action.

- 6a. [Approve the purchase of a five-year maintenance agreement with Texas Underground, Inc. for a PipeHunter sewer cleaner in the amount of \\$65,000](#)

Presentation By: Liza Warmuth

- 6b. [Adopt Budget Resolution 2024-114 amending the Fiscal Year 2024-25 budget to accept and appropriate funds from the Florida Department of Transportation to reimburse expenses relating to the Motorcycle Safety Program in the amount of \\$25,000](#)

[BR-2025-114](#)

Presentation By: Michael Balken

- 6c. [Adopt Budget Resolution 2024-115 amending the Fiscal Year 2024-25 budget to accept and appropriate program income for the City of Ocala's Community Development Block Grant program in the amount of \\$3,936](#) **BR-2025-115**
Presentation By: James Haynes
- 6d. [Approve a one-year renewal with North Florida Container & Truck Repair, LLC for dumpster repair services with a maximum expenditure of \\$90,000](#)
Presentation By: Darren Park
- 6e. [Approve the donation of surplus parcel #23561-000-00 to Central Florida Community Land Trust, Inc](#)
Presentation By: Tracy Taylor
- 6f. [Approve a contract with Stanley Creative, LLC for new City ground storage water tank mural in an amount not to exceed \\$60,000](#)
Presentation By: Aubrey Hale
- 6g. [Approve the Maricamp Marketplace Conceptual Subdivision Plan \(SUB24-45629\)](#)
Presentation By: Aubrey Hale
- 6h. [Approve the Ocala West Shopping Center Phase 2 Final Plat \(SUB24-45769\) subject to completion of legal review](#)
Presentation By: Aubrey Hale
- 6i. [Approve reappointment of Celeste Forsythe, Allan Garri, Thomas James, and David Tillman to the Utility Advisory Board for new four-year terms ending November 4, 2028](#)
Presentation By: Angel Jacobs
- 6j. [Approve City Council meeting minutes from November 5, 2024](#)
Presentation By: Angel Jacobs

7. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

8. Introduction and First Readings of Ordinances - None

9. Public Hearings / Second and Final Readings / Adoption of Ordinances

- 9a.** [Adopt Ordinance 2025-1 to rezone approximately 4.63 acres for property located at 1712 SE Lake Weir Avenue \(Parcel 2920-010-008\) from INST, Institutional to B-2A, Limited Community Business \(Case ZON24-45752\) \(Quasi-Judicial\) - Previously postponed from October 15, 2024 City Council meeting. Request to postpone until December 3, 2024 City Council meeting](#)

Presentation By: Aubrey Hale

Introduced by: Jay A. Musleh

- 9b.** [Adopt Ordinance 2024-57 to annex approximately 5.86 acres for property located at 4040 W Silver Springs Boulevard \(Parcel 22866-000-02\), along with the parcel located directly to the south \(Parcel 22866-000-03\) \(Case ANX24-45690\) \(Quasi-Judicial\) - Previously postponed from the September 17, 2024, and November 05, 2024, City Council meetings](#)

Presentation By: Aubrey Hale

Introduced by: Jay A. Musleh

- 9c.** [Adopt Ordinance 2024-58 to change the Future Land Use designation on approximately 5.86 acres located at 4040 W Silver Springs Boulevard \(Parcel 22866-000-02\) along with the parcel located directly to the south \(Parcel # 22866-000-03\) from Commercial \(County\) to Low Intensity \(City\) \(Case LUC24-45691\) \(Quasi-Judicial\) - Previously postponed from the September 17, 2024, and November 05, 2024, City Council meetings](#)

Presentation By: Aubrey Hale

Introduced by: James P. Hilty Sr

- 9d.** [Adopt Ordinance 2024-59 to rezone approximately 5.86 acres, located at 4040 W Silver Springs Boulevard \(Parcel 22866-000-02\) along with the parcel located directly to the south \(Parcel # 22866-000-03\) from B-2, Community Business \(County\), to B-2, Community Business \(City\) \(Case ZON24-45692\) \(Quasi-Judicial\) - Previously postponed from the September 17, 2024, and November 05, 2024, City Council meetings](#)

Presentation By: Aubrey Hale

Introduced by: Ire J. Bethea Sr

- 9e. [Adopt Ordinance 2025-3 to rezone approximately 21.00 acres for property located at 2495 NW 21st Street along with the parcel to the north \(Parcel 21404-000-00 and 21411-000-00\) from INST, Institutional, and R-2, Two-Family Residential, to R-3, Multi-Family Residential \(Case ZON24-45772\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: Ire J. Bethea Sr

- 9f. [Adopt Ordinance 2025-4 to rezone approximately 1.20 acres for property located at the southeast corner of the intersection of East Silver Springs Boulevard and NE 39th Road \(Parcel 27301-000-00\) from Limited Community Business \(B-2A\) to Multi-Family Residential \(R-3\) \(Case ZON24-45770\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: James P. Hilty Sr

- 9g. [Adopt Ordinance 2025-5 to rezone approximately 10.88 acres for property located at 2400 SW College Road \(Parcel 23560-002-02 and 23560-002-12\) from B-4, General Business, to SC, Shopping Center \(Case ZON24-45818\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: Jay A. Musleh

- 9h. [Adopt Ordinance 2025-6 to rezone approximately 12.61 acres for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\) from INST, Institutional to PD, Planned Development \(Case PD24-45735\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: Kristen M. Dreyer

- 9i. [Adopt Resolution 2025-5 for a PD Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\), approximately 12.61 acres \(Case No. PD24-45735\) \(Quasi-Judicial\)](#)

RES-2025-5

Presentation By: Emily W. Johnson

- 9j. [Adopt Ordinance 2025-7 to rezone approximately 30.49 acres for property located at 5019 West Highway 40 along with the parcel to the northwest \(Parcels 23176-003-00 and 23180-000-00\) from Wholesale Business \(B-5\) and No Zoning to Planned Development \(PD\) \(Case PD24-45515\) \(Quasi-Judicial\)](#)

Presentation By: Endira Madraveren

Introduced by: Ire J. Bethea Sr

- 9k. [Adopt Resolution 2025-6 for a Planned Development Plan and PD Standards Book for property located at 5019 West Highway 40 along with the parcel to the northwest \(Parcels 23176-003-00 & 23180-000-00\), approximately 30.49 acres \(Case No. PD24-45515\) \(Quasi-Judicial\)](#)

RES-2025-6

Presentation By: Endira Madraveren

- 9l. [Adopt Ordinance 2025-8 to rezone approximately 1.99 acres for property located at 517 SW 27th Avenue along with the property located directly north \(Parcel 22687-001-00 and 22686-000-00\) from R-2, Two-Family Residential, and INST, Institutional, to B-1, Neighborhood Business \(Case ZON24-45815\) \(Quasi-Judicial\)](#)

Presentation By: Endira Madraveren

Introduced by: James P. Hilty Sr

- 9m. [Adopt Ordinance 2025-9 to rezone approximately 11.62 acres for property located at 3635 and 3521 SW 42nd Street \(Parcels 23901-000-00 and 23900-000-00\) from Community Business \(B-2\) and No Zoning to Planned Development \(PD\) \(Case PD24-45730\) \(Quasi-Judicial\)](#)

Presentation By: Aubrey Hale

Introduced by: Jay A. Musleh

- 9n. [Adopt Resolution 2025-7 for a PD Plan and Standards Book for property located at 3635 and 3521 SW 42nd Street \(Parcels 23901-000-00 and 23900-000-00\), approximately 11.62 acres \(Case PD24-45730\) \(Quasi-Judicial\)](#)

RES-2025-7

Presentation By: Aubrey Hale

10. General Business

- 10a. [Approve the purchase of physical security equipment from Morse Communications, including digital cameras, building access controls, and alarms with an estimated expenditure of \\$442,500](#)

Presentation By: Christopher Ramos

- 10b. [Approve from the City of Ocala to the Transition Life Center and Community, Inc. a special warranty deed for Parcel # 25237-001-00 \(12.23 acres\), a corrected special warranty deed and a quit-claim deed for Parcel # 25237-005-00 \(9.46 acres\), and a Second Amendment to Ground Lease terminating the lease documents](#)

Presentation By: Tye Chighizola

- 10c. [Approve the purchase of fire apparatus for Ocala Fire Rescue from Matheny Motor Truck Co. in the amount of \\$2,610,606](#)

Presentation By: John King

- 10d. [Approve increased funding for manhole rehabilitation coating services with Engineered Sprayed Solutions, LLC for an additional \\$800,000](#)

Presentation By: Sean Lanier

- 10e. [Adopt Budget Resolution 2025-116 amending the Fiscal Year 2023-24 budget to appropriate funds to support expenditures incurred as a result of Hurricane Helene in the amount of \\$600,869](#)

BR-2025-116

Presentation By: Peter Brill

- 10f. [Approve third amendment to the Community Paramedicine Program Agreement with Florida Hospital Ocala, Inc. d/b/a AdventHealth Ocala](#)

Presentation By: Clint Welborn

- 10g. [Approve grant agreement between the City of Ocala and the Community Foundation for Ocala/Marion County for the Community Paramedicine Program in the amount of \\$100,000](#)

Presentation By: Clint Welborn

- 10h. [Adopt Budget Resolution 2025-117 amending Fiscal Year 2024-25 budget to accept and appropriate funding from the Community Foundation Ocala/Marion County for the community paramedicine program in the amount of \\$100,000](#)

BR-2025-117

Presentation By: Clint Welborn

- 10i. [Approve contract for rehabilitation for the Johnson residence located on NW 18th Court Place to Robinrose Construction, LLC for a total project cost not to exceed \\$129,800](#)

Presentation By: James Haynes

- 10j. [Approve contract for rehabilitation for the Boone residence located on NW 20th Ct. to Quality Plus Reconstruction, LLC for a total project cost not to exceed \\$116,880](#)

Presentation By: James Haynes

- 10k. [Approve a three-year contract with Applied Pressure Exterior Cleaning, LLC for the preparation and repainting of signal pole mast arm structures and pedestrian signal assemblies at signalized intersections with an expenditure not to exceed \\$110,880](#)

Presentation By: Darren Park

- 10l. [Approve the purchase of 52 Getac in-car video systems from PCN-Strategies for an estimated expenditure amount of \\$252,374](#)

Presentation By: Jon Guthrie

- 10m. [Approve the transfer of funds from the Power Cost Adjustment over-collection into the Electric Rate Stabilization Reserve fund, to both replenish reserves depleted during high fuel cost periods and restore the Rate Stabilization Reserve funds to the targeted compliance level in the amount of \\$14,187,000](#)

Presentation By: Doug Peebles

- 10n. [Adopt Budget Resolution 2025-118 to amend the Fiscal Year 2023-24 budget, transferring funds from the Electric Power Cost over-recovery to support unfunded capital improvement projects in the amount of \\$1,028,541](#)

BR-2025-118

Presentation By: Doug Peebles

- 10o. [Vote for one applicant for appointment to the Planning and Zoning Commission for the remainder of a three-year term ending March 1, 2026](#)

Presentation By: Angel Jacobs

11. Internal Auditor's Report

12. City Manager's Report

13. Ocala Police Department Report

14. Ocala Fire Rescue Department Report

15. City Attorney's Report

16. Public Comments

17. Informational Items and Calendaring Items

- Thursday, November 28 and Friday, November 29, 2024 - Thanksgiving Day Holiday - City Offices closed
- Tuesday, December 3, 2024 - City Council meeting - 4:00 pm - Council Chambers
- Tuesday, December 17, 2024 - Community Redevelopment Area Agency Meeting - 3:45 pm - Council Chambers
- Tuesday, December 17, 2024 - City Council meeting - 4:00 pm - Council Chambers
- Tuesday, December 24 and Wednesday, December 25 - Christmas Eve and Day - City Offices closed
- Wednesday, January 1, 2024 - New Year's Day - City Offices closed

- 17a. [Executed Contracts Under \\$50,000](#)
- 18. **Comments by Mayor**
- 19. **Comments by City Council Members**
- 20. **Adjournment**