



Ocala City Council Agenda - Final

Tuesday, August 19, 2025

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

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

- a. New Employees
 - Kimberly Matchett, Customer Service Office
 - Kelsey Dos Santos, Electric
 - Christopher Modinger, Electric
 - Isiah Rivas, Electric
 - Clifton Crowe, Water Resources
 - Shane Ferrante, Water Resources
 - Laurie Hornberger, Water Resources
 - Charles Madison, Water Resources
 - Briana Rouse, Water Resources

3. Public Notice**4. Proclamations and Awards**

- 4a. [Presentation of the Mayor's Citizen Recognition Award to Angie Lewis](#)
- 4b. [Presentation of the National Grief Awareness Day Proclamation to Yolanda Mitchum, Grief Recovery Method Specialist and Founder of H3Haven, Inc.](#)
- 4c. [Presentation of the National Fentanyl Prevention and Awareness Day Proclamation to Founder of Picking up the Pieces Michelle Pepin](#)
- 4d. [Presentation of the Florida Lineworker Appreciation Day Proclamation to Marty Penuel, retired OEU employee, and representatives from Ocala Electric Utility](#)
- 4e. [Service Award - Andrew Blaire - Ocala Fire Rescue - 15 Years of Service](#)
- 4f. [Service Award - Carolyn Giese - Finance Department - 20 Years of Service](#)
- 4g. [Service Award - Kenneth Jamerson - Ocala Fiber Network - 20 Years of Service](#)
- 4h. [Service Award - Sergeant Brandon Sirolli - Ocala Police 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 award of the contract for rehabilitation of the Brown residence located at 617 NW First St. to 2W Construction Corporation, for a total project cost not to exceed \\$87,000](#)

Presentation By: James Haynes

- 6b. [Approve award of the contract for rehabilitation of the Brown residence located at 110 SW 24th Avenue to 2W Construction Corporation with a total project cost not to exceed \\$57,100](#)

Presentation By: James Haynes

- 6c. [Approve an Affordable Housing Incentive Fund disbursement to Delva One Construction, LLC for the construction of a new single-family affordable housing unit at 1316 NW Eighth Street, in an amount not to exceed \\$5,699](#)

Presentation By: James Haynes

- 6d. [Approve an Affordable Housing Incentive Fund disbursement to Delva One Construction, LLC for the construction of a new single-family affordable housing unit in the West Ocala Community Redevelopment Agency subarea, in an amount not to exceed \\$9,303](#)

Presentation By: James Haynes

- 6e. [Approve the utilization of Sourcewell's cooperative purchasing agreement with Marathon Equipment Company for the purchase of a 34-cubic-yard roll-off compactor from Tampa Crane & Body in the amount of \\$51,725](#)

Presentation By: Darren Park

- 6f. [Approve the partial release of a utility easement encumbering Parcel 35512-001-00](#)

Presentation By: Stephanie Galarza

- 6g. [Approve the release of a utility easement encumbering Parcels 35512-001-00, 35512-001-01, 35512-001-03, 35512-001-08, 35512-001-09, 35512-001-10, 35512+001-01, 35512-001-04, and 35512-002-00](#)

Presentation By: Stephanie Galarza

- 6h. [Approve the release of a utility easement encumbering Parcels 22854-000-00 and 22852-000-00](#)

Presentation By: Stephanie Galarza

- 6i. [Approve Emerson Pointe Phase 3 Conceptual Subdivision](#)

Presentation By: Aubrey Hale

- 6j. [Approval of the Developer's Agreement for Winding Oaks Residential Phase 2](#)
Presentation By: Jeff Shrum
- 6k. [Approval of the Developer's Agreement for Winding Oaks Residential Phase 4](#)
Presentation By: Jeff Shrum
- 6l. [Adopt Budget Resolution 2025-173 amending the Fiscal Year 2024-25 budget to accept and appropriate a community donation for the National Night Out event in the amount of \\$500](#) **BR-2025-173**
Presentation By: Michael Balken
- 6m. [Approval of and authorization for City Council President to execute an assurance and support letter to Dennis W. Michaud for the West Oak Ocala 1 Business, LLC multifamily housing project component of the Pine Oaks Redevelopment Project](#)
Presentation By: William E. Sexton
- 6n. [Adopt Resolution 2025-35 designating an administrative authority to receive, review, and process plat or replat submittals; designating an administrative official responsible for approving, approving with conditions, or denying proposed plats or replats](#) **RES-2025-35**
Presentation By: William E. Sexton
- 6o. [Approve additional expenditures under the Municipal Election Agreement with the Marion County Supervisor of Elections for the City of Ocala's September 16, 2025, Special Election in the amount of \\$54,236](#)
Presentation By: Angel Jacobs
- 6p. [Approve reappointment of Brian Cretul to a two-year term ending August 6, 2027, and appointment of David Layman to an unexpired two-year term ending August 6, 2026, on the Police Officers' Retirement System Board of Trustees](#)
Presentation By: Angel Jacobs
- 6q. [Approve appointment of Ethan White to an expired four-year term ending March 1, 2028, on the Board of Adjustment](#)
Presentation By: Angel Jacobs
- 6r. [Approve minutes from August 5, 2025 City Council meeting](#)
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

(Second and Final Reading - Wednesday, September 3, 2025)

- 8a.** [Introduce Ordinance 2025-35 to rezone from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320 feet east of the intersection at NE 31st Street and NE Jacksonville Road \(Parcel 24728-000-00\) approximately 7.23 acres \(Case ZON25-0010\) \(Quasi-Judicial\)](#) **[ORD-2025-35](#)**
- 8b.** [Introduce Ordinance 2025-36 to rezone approximately 1.59 acres for the property located at 458 NW First Street \(Parcel 2855-005-000\) including two contiguous parcels to the east \(Parcel 2855-009-000 and 2855-006-000\) from R-3 \(Multi-Family Residential\) and B-3C \(Community Redevelopment Area Mixed Use 2 District\), to B-4, \(General Business\), Case ZON25-0009 \(Quasi-Judicial\)](#) **[ORD-2025-36](#)**
- 8c.** [Introduce Ordinance 2025-37 to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road \(Parcel 29793-002-02\) from B-2, Community Business, to SC, Shopping Center \(Case ZON25-0011\) \(Quasi-Judicial\)](#) **[ORD-2025-37](#)**
- 8d.** [Introduce Ordinance 2025-38 to annex 39.33 acres comprised of two parcels located in the 5100 block along the south side SW 20th Street](#) **[ORD-2025-38](#)**
- 8e.** [Introduce Ordinance 2025-39 to change the Future Land Use designation on approximately 39.33 acres comprised of two parcels \(Parcel 23311-000-00 & Parcel 23817-004-00\) located in the 5100 block, along the south side of SW 20th Street from High Intensity \(County\) to Medium Intensity/ Special District \(City\)\(Case LUC24-45705\) \(Quasi-Judicial\)](#) **[ORD-2025-39](#)**
- 8f.** [Introduce Ordinance 2025-40 to rezone approximately 39.33 acres of property comprised of two parcels \(Parcel 23311-000-00 & 23817-004-00\) located in the 5100 block, along the south side of SW 20th Street from R-3, Multi- Family Residential \(County\), to PD, Planned Development \(Case PD24-45706\) \(Quasi-Judicial\)](#) **[ORD-2025-40](#)**

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

- 9a. [Adopt Resolution 2025-36 to abrogate a 12-foot-wide alleyway lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida \(Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14\), approximately 1.12 acres \(Case ABR24-0019\) \(Quasi-Judicial\)](#) **RES-2025-36**

Presentation By: Endira Madraveren

- 9b. [Adopt Ordinance 2025-34, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas](#)

Presentation By: Sean Lanier

Introduced by: James P. Hilty Sr

10. General Business

- 10a. [Approve Redevelopment Agreement for Project Hometown - Downtown Ocala Marriott AC between the City of Ocala and Domach, LLC, with total City incentives not to exceed \\$5,619,644](#)

Presentation By: Aubrey Hale

- 10b. [Approve Parking Agreement for Project Hometown - Downtown Ocala Marriott AC for dedicated parking spaces in the second City parking garage](#)

Presentation By: Aubrey Hale

- 10c. [Approve the utilization of State of Florida's alternative source agreement with Canon U.S.A., Inc., for citywide copier and printer services with an estimated expenditure of \\$957,096](#)

Presentation By: Christopher Ramos

- 10d. [Approve one-year renewal of contract with Tyler Technologies for ongoing service and maintenance costs for the City's financial and human resource enterprise software, Munis, with an estimated expenditure amount of \\$321,089](#)

Presentation By: Christopher Ramos

- 10e. [Approve renewal of the contract with Wrike, Inc, for cloud-based project management and collaboration software with an estimated expenditure amount of \\$122,760](#)

Presentation By: Christopher Ramos

- 10f. [Approve a one-year renewal of the contract with CentralSquare, for ongoing service and maintenance costs for asset management and work order software, Lucity, with an estimated expenditure amount of \\$113,938](#)

Presentation By: Kelly Vann

- 10g. [Approve the utilization of OMNIA Partners' cooperative purchasing agreement with Synnex Corporation for the purchase of a new digital backup storage system for the Ocala Police Department's Information Technology Department in the amount of \\$118,364](#)

Presentation By: Joshua Sasso

- 10h. [Approve additional expenditures under the agreements with Marion Tree Trimming and Stump Removal, LLC, and Flyway Access, LLC, for citywide tree trimming and removal services in an amount of \\$90,000 for a contract total not to exceed \\$1,341,980](#)

Presentation By: Greg Vandeventer

- 10i. [Approve an interlocal agreement with Marion County for the Emerald Road Extension project in an amount not to exceed \\$2,332,730](#)

Presentation By: Sean Lanier

- 10j. [Adopt Budget Resolution 2025-174 appropriating funds from Marion County for the Emerald Road Extension Project in the amount of \\$1,760,400](#)

BR-2025-174

Presentation By: Sean Lanier

- 10k. [Approve award of the contract for the SW 43rd Court and SW 20th Street signalization project to Traffic Control Devices, LLC, in the amount of \\$1,110,732](#)

Presentation By: Sean Lanier

- 10l. [Approve award of the contract for construction services for the annual sidewalk maintenance and repair program to Marion Rock, LLC, in an amount not to exceed \\$600,000](#)

Presentation By: Sean Lanier

- 10m. [Approve a one-year renewal of the contract with Pace Analytical Services, LLC, for environmental water testing in the amount of \\$105,000](#)

Presentation By: Sean Lanier

- 10n.** [Approve one-year renewal agreements for continuing professional engineering services with multiple firms for citywide projects requiring engineering services](#)

Presentation By: Sean Lanier

- 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**

- 15a.** [Approval of and authorization for City Council President to execute a letter of support for the U.S. Environmental Protection Agency's proposed repeal of greenhouse gases \(GHGs\) emission standards for fossil fuel-fired electric generating units \(EGUs\), published under Docket ID No. EPA-HQ-OAR-2025-0124](#)

Presentation By: William E. Sexton

- 16. Public Comments**
- 17. Informational Items and Calendaring Items**
 - Tuesday, August 26, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium
 - Monday, September 1, 2025 - Labor Day Holiday - City offices closed
 - Wednesday, September 3, 2025 - 3:45pm - CRA Board meeting - Council Chambers
 - Wednesday, September 3, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Thursday, September 11, 2025 - 5:00pm - City Council Special Meeting re: Fire Assessment - Council Chambers
 - Tuesday, September 16, 2025 - 3:45pm - CRA Board meeting - Council Chambers
 - Tuesday, September 16, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Tuesday, September 23, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium

- 17a.** [Fully Executed Contracts Under \\$50,000](#)

- 18. Comments by Mayor**
- 19. Comments by City Council Members**
- 20. Adjournment**