



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, Vice-Chair
District 3 – Matthew McClain, Commissioner
District 4 – Carl Zalak, III, Commissioner
District 5 – Michelle Stone, Chair

Tuesday, February 6, 2024

9:00 AM

**McPherson Governmental
Campus Auditorium**

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 first and 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

1. PROCLAMATIONS AND PRESENTATIONS:

- 1.1. [PRESENTATION - No Horsin' Around with Marion Anti-Littering Campaign Update \(Presentation Only\)](#)
- 1.2. [PRESENTATION - Ocala Metro Chamber and Economic Partnership Incubator Update - Kevin Sheilley, President and CEO \(Presentation Only\)](#)
- 1.3. [PRESENTATION - United Way 211 Update - Robert Haight, President and CEO, United Way of Marion County \(Presentation Only\)](#)
- 1.4. [PRESENTATION - Employee of the Quarter for October - December 2023 - Amanda Tart, Assistant County Administrator \(Presentation\)](#)
- 1.5. [PRESENTATION - Recognition of the Employee Academy Graduating Class - Amanda Tart, Assistant County Administrator \(Approval and Presentation\)](#)

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.

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [August 1, 2023](#)
- 3.2. [August 11, 2023](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:
NONE

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [20% Gas Tax Construction Fund - Road Construction 20% Gas Tax - \\$3,990,729](#)
- 5.1.2. [Fire Rescue and EMS Fund - Fire Rescue Services - \\$37,000](#)
- 5.1.3. [General Fund - Legislative - \\$8,546](#)
- 5.1.4. [General Fund - Sheriff Emergency Management Transfer - \\$5,000](#)

- 5.1.5. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \\$235,000](#)
- 5.1.6. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transportation - \\$2,300,000](#)
- 5.1.7. [Marion County Utility Fund - Utilities Capital Construction - \\$24,515](#)
- 5.1.8. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$3,000](#)

5.2. Clerk of the Court Items

- 5.2.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 0245800, 037000, 043802, 045852, 045853, 045854, 045855, 046509-046441, 046967, 047676, 048323, 049442, and IT list attached](#)

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 Revisions to the Procurement Ordinance](#)
- 6.2. [PUBLIC HEARING: Continuation of the Second of Two Public Hearings to Consider an Amended and Restated Development Agreement to a Chapter 163, F.S. Development Agreement \(Modification, 23-DM10\) Between Marion County, Florida and DDMM Villages, LLC \(fka Utopia 42, LLC\), Digvijay Gaekwad, and Villages of Marion County GP, LLC, Related to the Utopia/Gaekwad Village Planned Unit Development \(PUD, 220102Z\)](#)
- 6.3. [PUBLIC HEARING to Consider Adoption of a Resolution to Close and Abandon SW 60th Road and SW 60th Court, Bahia Oaks Unit Number Four, Plat Book L, Page 70, and Declaration Granting Easements](#)

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 an Economic Development Financial Incentive Grant Agreement Between Marion County and Citron Energy Florida, LLC \(Budget Impact - None for This Fiscal Year; up to \\$90,000 over three years once project begins\)](#)

7.2. Community Services:

- 7.2.1. [Request Approval of Marion County Standard Professional Services Agreement Emergency Solutions Grant Program Between Marion County and City of Ocala \(Budget Impact - Neutral; not to exceed \\$105,000\)](#)
- 7.2.2. [Request Approval of Marion County Standard Professional Services Agreement State Housing Initiative Partnership New Construction Project Financing Between Marion County and Crystal Park Apartments, LLC \(Budget Impact - Neutral; not to exceed \\$1,000,000\)](#)
- 7.2.3. [Request Approval of Marion County Standard Professional Facilities Agreement Community Development Block Grant Program Between Marion County and Florida Center for the Blind, Inc. \(Budget Impact - Neutral; not to exceed \\$200,000\)](#)
- 7.2.4. [Request Approval of Subordination Agreement Between Marion County and Marion County Children's Advocacy Center \(Kimberly Center\) \(Budget Impact - Neutral\)](#)

7.3. Development Review Committee:

- 7.3.1. [Request Approval of a Final Plat for Stone Creek by Del Webb Sundance Phase 3, Project Number 2007110019, Application Number 30493 \(Budget Impact - None\)](#)

7.4. Procurement Services:

- 7.4.1. [Request Approval of Contract Agreement 23C-219 First Due First Responder Software - Carahsoft Technology Corp., Reston, VA \(Budget Impact - Neutral; expenditure of \\$97,824 as approved in the FY 2023-24 budget\)](#)
- 7.4.2. [Request Approval of Second Contract Amendment: 21P-060-CA-02, Debris Response Operations, Phase 3 Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA \(Budget Impact - None; approval provides no immediate budget impact\)](#)
- 7.4.3. [Request Approval of Second Contract Amendment: 21P-061-CA-02, Debris Response Operations Phase 4 Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA \(Budget Impact - None; approval provides no immediate budget impact\)](#)
- 7.4.4. [Request Approval of Selection Committee Recommendation: 24Q-044 Consultant for Growth Services Evaluation and Appraisal Report - JBrown Professional Group, Inc, Gainesville, FL \(Budget Impact - Neutral; expenditure of \\$185,000 as approved in FY 2023-24 budget\)](#)

- 7.4.5. [Request Approval of Contract Renewal: 21B-089-CA-01 Structural Welding and Repair Services for Solid Waste - D&S Steel, Inc., Dunnellon, FL and Alien Engineered Products, LLC, Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$50,000 as approved in FY 2023-24 budget\)](#)
- 7.4.6. [Request Approval of Selection Committee Recommendation: 23P-064 Parks and Recreation Picnic Pavilions - Jim's Complete Construction, LLC \(Budget Impact - None\)](#)
- 7.4.7. [Request Approval of Task Order for Parks and Recreation Picnic Pavilions: 23P-064-TO-01 Ocala Park Estates Picnic Pavilion Construction - Jim's Complete Construction, LLC, St. Cloud, FL \(Budget Impact - Neutral; expenditure of \\$50,224 as approved in the FY 2023-24 budget\)](#)
- 7.4.8. [Request Approval of Task Order for Construction Manager: 20Q-161-TO-39, Facilities Management Maintenance Warehouse Storage Mezzanine - Dinkins Construction, LLC, Ocala, FL \(Budget Impact - Neutral; project cost is \\$223,613 as approved in FY 2023-24 budget\)](#)
- 7.4.9. [Request Approval of the Top Ranked Firm for: 24Q-054 Animal Services New Facility Construction Manager at Risk - D.E. Scorpio Corporation dba Scorpio, Gainesville, FL \(Budget Impact - None\)](#)
- 7.4.10. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.5. Transportation - County Engineer:**
- 7.5.1. [Request Approval of a Purchase Agreement Associated with the SW 49th Avenue North Road Improvement Project for Parcel 3578-001-003 \(Budget Impact - Neutral; expenditure of \\$478,900 as approved in the in FY 2024-25 budget\)](#)
- 7.5.2. [Request Approval of a Purchase Agreement Associated with the SW 49th Avenue Segment F Road Improvement Project for Parcel 8009-1185-09 \(Budget Impact - Neutral; expenditure of \\$285,638 as approved in the FY 2024-25 budget\)](#)
- 7.5.3. [Request Approval of Improvement Agreement with Surety Bond for Stone Creek by Del Webb Sundance Phase 3 Subdivision, Application Number 30493 \(Budget Impact - None\)](#)
- 7.5.4. [Request Approval of the Release of a Subdivision Improvement Agreement with Irrevocable Letter of Credit with Greystone Hills Phase 2 Subdivision by Rolling Hills Development, Inc. \(Budget Impact - None\)](#)
- 7.6. Utilities:**

- 7.6.1. [Request Approval of Attached Policy 24-01 Establishing Credit Associated with Limited Liability Company \(LLC\) Utility Account\(s\) \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Approval to Appoint Commissioner Bryant as a Member of the County Canvassing Board and Appoint Commissioner Zalak as an Alternate Member](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Request for Release of Lien on Code Enforcement Case Numbers 440396JB and 440396RM; Parcel Number 14570-000-00](#)
- 9.2. [Request Board Consideration of Union County's Interest in Marion County Outgoing Vehicles Approved for Disposition Through Auction](#)
- 9.3. [Request Approval to Submit the Marion County City/County Opioid Abatement Plan and 2023-24 Priority List to the Department of Children and Families](#)

10. COMMITTEE ITEMS: NONE

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise a Public Hearing for Oakhurst Number 1 Road Improvement Project on Wednesday, March 20, 2024 at 2:00 p.m. or as Soon Thereafter as Possible \(Budget Impact - None\)](#)
- 11.2. [Request to Schedule a Community Services Strategic Plan Workshop for its Five-Year Consolidated Plan Priorities and Community Services Funding Priorities for May 29, 2024 at 1:30 p.m. \(Budget - None\)](#)
- 11.3. [Request Approval to Schedule and Advertise Two Public Hearings to Consider an Amendment\(s\) to the Marion County Land Development Code Related to Section 4.2.23 - Rural Commercial \(RC-1\) zoning classification's intent, permitted uses, development standards and design standards on Tuesday, March 19, 2024 at 10:00 a.m., and Tuesday, April 16, 2024 at 5:30 p.m., with each hearing to begin at the appointed time or as soon thereafter as possible, 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.

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 Notification of the Appointment of Michael Chad Wicker as MSTU Director](#)
- 14.1.2. [Present 2023 Annual Report of the Marion County Local Mitigation Strategy and Confirmation of Compliance from the State of Florida Division of Emergency Management](#)
- 14.1.3. [Present 2024 Pre-session Report from GrayRobinson, P.A.](#)
- 14.1.4. [Present CEP December 2023 Activity](#)
- 14.1.5. [Present Letter from Florida Department of Transportation Dated January 4, 2024 Regarding I-75 at NW 49th Street Interchange Funding Update](#)
- 14.1.6. [Present Letter of Ratification to ARC of Marion Providing for Initial Due Diligence for the Purchase of ARC Marion Property \(Budget Impact - None\)](#)
- 14.1.7. [Present Letter to the United States Department of Transportation in Support of the Florida Department of Transportation's Consolidated Rail Infrastructure and Safety Improvements Grant Application](#)
- 14.1.8. [Present Letters Dated January 30, 2024 Expressing Support for the Florida Center for the Blind's Appropriation Request for a New Youth Education Center](#)
- 14.1.9. [Present Monthly Building Safety Productivity Report for the Month of December 2023](#)
- 14.1.10. [Present Regular Report of Utilization for Reserve for Contingencies](#)
- 14.1.11. [Present Update on 2022-26 Strategic Plan Empowering Marion for Success II for January 2024](#)

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:

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- 14.4.1. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 23-33, 23-34, 23-35, 23-36, 23-37 and 23-38 with the Secretary of State's Office](#)
 - 14.4.2. [Southwest Florida Water Management District \(SWFWMD\) - Present Letter Dated December 6, 2023 Regarding the Annual Habitat Letter](#)
 - 14.4.3. [Present Administrative Budget Transfer Report for FY 2023-24](#)
 - 14.4.4. [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. [Board of Adjustment - December 4, 2023](#)
 - 14.5.2. [Development Review Committee - December 18, 2023](#)
 - 14.5.3. [License Review Board - December 12, 2023](#)
 - 14.5.4. [Planning and Zoning Commission - November 27, 2023](#)
 - 14.5.5. [Southwest Florida Water Management District - Present Letter Dated January 3, 2024 Regarding the Revised Annual Habitat Letter](#)
 - 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>