



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

Tuesday, December 17, 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 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 - Peace on Earth by the Marion County Volunteer Employee Choir \(Presentation\)](#)
- 1.2. [PRESENTATION - "Litter Hero Award" to Multiple Agencies for Investigation and Cleanup in an Illegal Dumping Case That Lead to an Arrest - Lacey Larramore, Resource Liaison, Solid Waste \(Presentation Only\)](#)
- 1.3. [PRESENTATION - Publix, Coca Cola Florida, Express Care of Belleview and HTM Developers/D.R. Horton Donations to Litter Awareness Campaign - Lacey Larramore, Resource Liaison, Solid Waste \(Presentation Only\)](#)
- 1.4. [PROCLAMATION - Animal Abuser Registry Awareness Month - Lilly Baron, SPCA of Ocala \(Approval and Presentation\)](#)

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. [September 5, 2024 A](#)
- 3.2. [September 5, 2024 B](#)
- 3.3. [September 5, 2024 C](#)
- 3.4. [September 9, 2024](#)
- 3.5. [September 12, 2024](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Request Approval of a Grant Award Acceptance by the Marion County Board of Commissioners for the BJA FY 2024 Comprehensive Opioid, Stimulant, and Substance Use Site-Based Program, Award Number 15PBJA-24-GG-04506-COAP for the Project Titled Marion County \(Florida\) Family Treatment Court](#)
- 4.2. [2023-27 Edward Byrne Memorial Justice Assistance Grant Program - \\$65,805](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [Budget Transfer from Tourist Development Fund to General Fund - \\$500,000](#)
- 5.1.2. [General Fund - County Administrator - \\$25,000](#)
- 5.1.3. [General Fund - Fleet Management - \\$11,250](#)
- 5.1.4. [General Fund - Supervisor of Elections Transfer - \\$472,000](#)
- 5.1.5. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Fire - \\$30,000](#)
- 5.1.6. [Infrastructure Surtax Capital Project Fund - Multiple Cost Center - \\$51,000,000](#)
- 5.1.7. [Opioid Settlements Fund - Opioid Regional Settlements - \\$3,709,750](#)
- 5.1.8. [Multiple Funds - Capital Project Re-appropriation Reconciliation](#)
- 5.1.9. [Multiple Funds - Transportation Improvement Project Re-appropriation Reconciliation](#)

5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - General Fund - \\$185,101](#)
- 5.2.2. [Transfer Project Funds and Amend the Capital Improvement Program - Marion County Utility Fund - \\$1,435,954](#)

5.3. Clerk of the Court Items

- 5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 025555, 039716, 041679, 041680, Clerk Disposition List](#)

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 Adoption of a Resolution to Close and Abandon a Portion of the 20' wide Drainage Right-of-Way Lying North of and Adjacent to Lot 6, Block A, Cedar Shores Industrial Park, Plat Book U, Page 51](#)
- 6.2. [PUBLIC HEARING to Consider Adoption of a Resolution to Close and Abandon a Portion of NW 54th Court Located in Section 28 Township 12 Range 21](#)

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 Second Amendment to Grant Agreement Between Voices of Change Animal League, Inc. and Marion County \(Budget Impact - Neutral; expenditure of \\$60,000\)](#)

7.1.2. [Request Approval of Second Amendment to Grant Agreement Between Humane Society of Marion County, Inc. and Marion County \(Budget Impact - Neutral; expenditure of \\$60,000\)](#)

7.1.3. [Request Approval of Second Amendment to Grant Agreement Between Sheltering Hands, Inc. and Marion County \(Budget Impact - Neutral; expenditure of \\$30,000\)](#)

7.2. Community Services:

7.2.1. [Request Approval of State Housing Initiatives Partnership Marion County Affordable Housing Advisory Committee Affordable Housing Incentive Strategies Recommendations \(Budget Impact-None\)](#)

7.3. Fire Rescue:

7.3.1. [Request Approval of the Federally Funded Subaward and Grant Agreement between the Division of Emergency Management and Marion County Fire Rescue for Agreement Number R1144, 2024 State Homeland Security Grant Program \(Budget Impact - Revenue of \\$47,948\)](#)

7.4. Parks & Recreation:

7.4.1. [Request Approval of Athletic Facility Agreement with Belleview Girls Softball Association, Inc. for Use of Belleview Sports Complex \(Budget Impact - Revenue; estimated \\$3,000 per season\)](#)

7.5. Procurement Services:

7.5.1. [Request Approval of Bid Award: 25B-008 Reddick Park Improvements - Foundation Services of Central Florida, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$287,913\)](#)

7.5.2. [Request Approval of Bid Award: 25B-024 Security Fence Contract - Charles White Fence, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$100,000\)](#)

- 7.5.3. [Request Approval of Change Order 2 to Purchase Order 2401396: 22P-173 Silver Springs Shores Phase II Septic-to-Sewer Project - Wharton-Smith, Inc., Sanford, FL \(Budget Impact - Neutral; additional expenditure \\$832,571\)](#)
- 7.5.4. [Request Approval of Change Order 3 to Purchase Order 2401661: 18P-017 Utilities Financial Consultant - Stantec Consulting Services, Inc., Denver, CO \(Budget Impact - Neutral; expenditure of \\$19,690\)](#)
- 7.5.5. [Request Approval of Contract Renewal: 24BE-032-CA-01, Cleaning Products, Dispensers and Paper/Soap Products - GEM Supply Company, Orlando, FL \(Budget Impact - Neutral; estimated expenditure of \\$143,000\)](#)
- 7.5.6. [Request Approval of NASPO State Contract: 43230000-NASPO-16-ACS Public Engagement Software - Carahsoft Technology Corp., Reston, VA \(Budget Impact - Neutral; expenditure of \\$93,500\)](#)
- 7.5.7. [Request Approval of Not-to-Exceed Expenditure: 20Q-161 Fire Station 13 Interior Demo and Preparation - Dinkins Construction LLC, Ocala, FL \(Budget Impact - Neutral; total expenditure not-to-exceed \\$425,000\)](#)
- 7.5.8. [Request Approval of Not-to-Exceed Expenditure: 24Q-061 State Attorney Fourth Floor Build-Out and Courtroom Expansion - Dinkins Construction LLC, Ocala, FL \(Budget Impact - Neutral; expenditure not-to-exceed \\$5,884,750\)](#)
- 7.5.9. [Request Approval of Selection Committee Recommendation: 24P-264 SELP Bailie Arena Public Address Sound System - EZYPA Operations, LLC \(Budget Impact - Neutral; expenditure of \\$179,200\)](#)
- 7.5.10. [Request Approval of Selection Committee Recommendation: 24Q-108 SW 49th Avenue North - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$2,452,450\)](#)
- 7.5.11. [Request Approval of Selection Committee Recommendation: 25Q-002 SW 40th Avenue/SW 49th Avenue Phase I - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$15,353,772\)](#)
- 7.5.12. [Request Approval of Purchases \\$50,000 and Over](#)

7.6. Transportation - County Engineer:

- 7.6.1. [Request Approval of a Purchase Agreement in the Amount of \\$719,665 for Parcel Number 23867-000-00 for Future Fire Station Project \(Budget Impact - Neutral; expenditure of \\$719,665\)](#)
- 7.6.2. [Request Approval of a Purchase Agreement Associated with SW 38th/40th Street - Phase A Road Improvement Project for Parcel Number 23866-001-00 \(Budget Impact - Neutral; expenditure of \\$656,335\)](#)
- 7.6.3. [Request Approval of a Purchase Agreement Associated with the Country Gardens Flood Relief Project for Parcel 3058-009-000, Located in Country Gardens, Plat Book G, Page 84 \(Budget Impact - Neutral; Expenditure of \\$250,470\)](#)

7.7. Utilities:

- 7.7.1. [Request Approval of Water Main Extension Connection Agreement WME-063-O Between Velmaui Moon Investments, LLC and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$14,125\)](#)
- 7.7.2. [Request Approval of Water Main Extension Connection Agreement WME-080-O Between Holiday Builders, Inc. and Marion County Utilities \(Budget Impact - Neutral; expenditure of \\$19,658\)](#)

8. COUNTY ATTORNEY:

- 8.1. [Request Consideration of Reduction and/or Release of Civil Restitution Lien for Merally Torres Pastrana](#)
- 8.2. [Present Update on Jeremy Hayden Request for Consideration of Reduction and/or Release of his Civil Restitution Lien \(Budget Impact-None\)](#)
- 8.3. [Request Acceptance of Plaintiff's Offer of Settlement and Corresponding Resolution in the Civil Action, Mark Fielding v. Marion County BOCC & Geico, Case No. 2020-CA-1950](#)

9. COUNTY ADMINISTRATOR:

- 9.1. [Request Approval of the First Amendment to the Interlocal Agreement to Distribute, Monitor and Review the Expenditure of Opioid Settlement Funds Between Marion County and Marion County Hospital District \(Budget Impact - Neutral; expenditure of \\$3,709,750\)](#)
- 9.2. [Request Approval to Schedule Additional Board of County Commissioners Planning and Zoning Public Hearings and Update the 2025 Schedule of Meetings](#)
- 9.3. [Present Hurricane Milton Debris Removal Update](#)

10. COMMITTEE ITEMS:

10.1. [Marion County Historical Commission - Request Appointment of One \(1\) Full At-Large Member, for a Full Term Ending December 2028](#)

10.2. [Rainbow Lakes Estates Municipal Services District Advisory Committee - Request Appointment of Two \(2\) Members: One \(1\) Member for a Full Term Ending December 2028, and One \(1\) Member for an Unexpired Term Ending May 2027](#)

11. NOTATION FOR ACTION:

11.1. [Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance Amending Chapter 3 and Chapter 14 of the Marion County Code Relating to The Consumption of Alcohol on Marion County Property on Tuesday, January 21, 2025 at 10:00 a.m. or soon thereafter in the McPherson Governmental Campus Auditorium](#)

11.2. [Request Approval to Schedule the Budget Strategic Planning Workshop on Wednesday, January 29, 2025 at 9:00 a.m. in the McPherson Governmental Campus Auditorium](#)

11.3. [Request Approval to Schedule a Workshop to Present the Impact Fee Studies for Fire Rescue and Transportation on Wednesday, January 29, 2025 at 1:30 p.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium](#)

11.4. [Request Approval to Schedule Additional Workshops Regarding the Comprehensive Plan Evaluation and Appraisal Report on Thursday, February 6, 2025 at 2:30 p.m. and Monday, February 24, 2025 at 2:00 p.m. or as Soon Thereafter 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 Letter from the City of Ocala Office of the City Manager Dated September 30, 2024, and Letter from Marion County Dated December 6, 2024, Regarding Support for the 2025 Patriotic Skies Fourth of July Drone Show](#)
- 14.1.2. [Present Chamber and Economic Partnership November 2024 Activity](#)
- 14.1.3. [Public Safety Coordinating Council - Notification of Member Designation - Sasha Kidney, Assistant State Attorney](#)
- 14.1.4. [Present Update on Errol Todd Matthews Request for Consideration of Reduction and or Release of his Civil Restitution Lien \(Budget Impact-None\)](#)
- 14.1.5. [Present Approved District Office Lease Agreements](#)
- 14.2. **Present Walk-On Items From Previous BCC Meeting: NONE**
- 14.3. **General Informational Items:**
 - 14.3.1. [Marion County Evaluation and Appraisal Report and Planned Service Area Study Update](#)
 - 14.3.2. 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 Letter from Florida Department of Revenue - Rainbow Lakes Estates Truth in Millage Compliance](#)
 - 14.4.2. [Present Letter from Florida Department of Revenue - County Truth in Millage Compliance](#)
 - 14.4.3. [Present Administrative Budget Transfer Report for FY 2024-25](#)
 - 14.4.4. [Present Memorandum from Gregory C. Harrell, Clerk of The Circuit Court And Comptroller, Regarding The Filing of Ordinance 24-29 With The Secretary of State's Office](#)
 - 14.4.5. [Present Monthly Report for the Building Department Budget and Actual](#)
 - 14.4.6. [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 - October 7, 2024](#)
 - 14.5.2. [Development Review Committee - November 18, 2024](#)
 - 14.5.3. [Marion County Fire Rescue and EMS - August 21, 2024](#)

- 14.5.4. [Parks & Recreation Advisory Council Minutes - June 19, 2024](#)
- 14.5.5. [Planning & Zoning Commission - October 28, 2024](#)
- 14.5.6. [Rainbow Lakes Estates Advisory Committee - November 21, 2024](#)
- 14.5.7. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.8. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.9. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.10. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

15. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 2:00PM):

[Present Cover Documents from Planning and Zoning Commission Past Public Hearing](#)

15.1. Planning and Zoning Consent Items:

- 15.1.1. [241203SU - CMD & G Investments, LLC, Raymundo and Pricilla Mallari, and SMA Healthcare, Inc, Special Use Permit to Allow for Operation of a Residential Rehabilitation Facility and Parking Area with No Primary Structure in a Community Business \(B-2\) Zone, 0.85 Acre Tract, on Parcel Account Numbers 8001-0247-01 and 8001-0252-01, Site Address 3590 SW 137th Loop, Ocala, FL 34473](#)
- 15.1.2. [241208ZC - Deborah Mintz, Zoning Change from Rural Industrial \(R-I\) and General Agriculture \(A-1\) to General Agriculture \(A-1\), 4.16 Acre Portion of a 6.69 Acre Parcel, on Parcel Account Number 12812-000-00, Site Address 9664 NW Gainesville Road, Ocala, FL 34482](#)
- 15.1.3. [241202SU - Stephen J. Fredriksen, Jr., Special Use Permit to Allow Three \(3\) Goats in Single-Family Dwelling \(R-1\) Zone, 1.38 Acre Parcel, on Parcel Account Number 4707-087-029, Site Address 9300 SE 157th Place, Summerfield, FL 34491](#)
- 15.1.4. [241207ZC - Margery Ann Longstreet, Zoning Change from General Agriculture \(A-1\) to Residential Estate \(R-E\) for All Permitted Uses, 3.24 Acres, on Parcel Account Number 03428-000-00, Site Address 1853 E Hwy 318, Citra, FL 32113](#)

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- 15.1.5.** [24-S10 - Harold and Kimberly Feaster, Land Use Change from Rural Land \(RL\) to Rural Activity Center \(RAC\), 6.20 Acre Tract, on Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686](#)
- 15.1.6.** [241106ZC - Harold and Kimberly Feaster, Zoning Change from General Agriculture \(A-1\) and Community Business \(B-2\) and Community Business \(B-2\) to Rural Activity Center \(RAC\), 6.20 Acre Tract, on Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686](#)
- 15.2. Planning and Zoning Items for Individual Consideration:**
- 15.2.1.** [241210ZC - GPK Ocala One, LLC - Rezoning from General Agriculture \(A-1\) \(Expired PUD\) to Planned Unit Development \(PUD\) to Allow for a Total Maximum Proposed 158 Single-Family Detached Units, 39.36 Acres, on Parcel Account Number 36640-004-00, No Address Assigned](#)
- 15.2.2.** [240809SU - Tigo Investment Group, Special Use Permit for Food Truck Park in a Community Business \(B-2\) Zone, 2.0 Acres, Parcel Account Number 41200-079-03, No Address Assigned](#)
- 15.2.3.** [241206SU - Eastrock LLC and Summur Limited Liability Co., Special Use Permit to Allow for a Sand Mine Operation in General Agriculture \(A-1\) Zone, 166.64 Acre Tract, Parcel Account Numbers 44844-000-00, 44854-000-00, 44855-000-00, 44863-000-00, 44863-001-00, and 4135-011-000, No Address Assigned](#)
- 15.3. Adoption of Ordinance**