



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, Vice Chair
District 2 – Kathy Bryant, Commissioner
District 3 – Jeff Gold, Commissioner
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Tuesday, May 17, 2022

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.

-Zoning Meeting

-Public Comments during the 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. [PROCLAMATION - Emergency Medical Services Week - Rodney Mascho, Deputy Chief, Marion County Fire Rescue \(Approval and Presentation\)](#)

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 sets)

- 3.1. [February 2, 2022](#)
3.2. [February 7, 2022](#)
3.3. [February 17, 2022](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:
NONE

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [County Transportation Maintenance Fund - Transportation - \\$7](#)
5.1.2. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$3,000](#)
5.1.3. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$27,949](#)
5.1.4. [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$844,203](#)
5.1.5. [General Fund - County Administrator - \\$9,756](#)
5.1.6. [General Fund - Fleet Management - \\$1,209,597](#)
5.1.7. [General Fund - General Government Capital - \\$149,995](#)
5.1.8. [General Fund - Sheriff Emergency Management Transfer - \\$19,005](#)
5.1.9. [Impact Fee West District - Impact Fees West District - \\$844](#)

- 5.1.10. [Infrastructure Surtax Capital Projects Fund - Infrastructure Tax Sheriff Regular - \\$50,000](#)
- 5.1.11. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$10,000](#)
- 5.1.12. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$15,000](#)
- 5.1.13. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$32,000](#)
- 5.1.14. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$450,000](#)
- 5.1.15. [Stormwater Program - Stormwater Program - \\$13,500](#)
- 5.1.16. [Stormwater Program - Stormwater Program - \\$650,000](#)

5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program \(CIP\) - Marion County Utility Fund - \\$223,000](#)

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.

7.1. Community Services:

- 7.1.1. [Request Approval of Marion County Standard Professional Services Agreement HOME Developer Community Housing Development Organization Project Between Marion County and Habitat for Humanity of Marion County, Inc. \(Budget Impact - Neutral; not to exceed \\$400,000\)](#)
- 7.1.2. [Request Approval of Marion County State Housing Initiatives Partnership \(SHIP\) Local Housing Assistance Plan \(LHAP\) 2019-2022 Technical Revision to Florida Housing Finance Corporation \(Budget Impact - None\)](#)

7.2. Development Review Committee:

- 7.2.1. [Request Approval of a Final Plat for Foxwood III Commercial Subdivision, Application Number 27937 \(Budget Impact - None\)](#)
- 7.2.2. [Request Approval of a Final Plat for Deer Path North Phase 2 Subdivision, Application Number 27841 \(Budget Impact - None\)](#)

7.3. Fire Rescue:

- 7.3.1. [Request Approval of the Third Amendment to the Interlocal Agreement Between the School Board of Marion County, Florida and Board of County Commissioners of Marion County, Florida \(Budget Impact - Neutral\)](#)
- 7.3.2. [Request Approval of the First Amendment to Facility Agreement Between Marion County and Lions Eye Institute for Transplant and Research, Inc. \(Budget Impact - None\)](#)

7.4. Human Resources:

- 7.4.1. [Request Approval of Group Dental Insurance Renewal with Florida Combined Life \(Budget Impact - None; premium paid 100% by employees and retirees\)](#)

7.5. Procurement Services:

- 7.5.1. [Request Approval of Selection Committee Recommendation: 22Q-077, Pressure Washing & Painting Contract Services - Quick Painting Group Corp, Orlando, FL \(Budget Impact - None\)](#)
- 7.5.2. [Request Approval of Selection Committee Recommendation: 22Q-120, Pre-Qualified Auto Repair Body Shops - Michael Lessard, Inc d/b/a Perfection Collision Carstar, Ocala, FL \(Budget Impact - Neutral; expenditure estimated at \\$40,000 as approved in the FY 21/22 budget\)](#)
- 7.5.3. [Request Approval of Bid Exemption: 22BE-165, Armed and Unarmed Security Services - Giddens Security Corporation, Jacksonville, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$1,026,500 as approved in the FY 21/22 budget\)](#)
- 7.5.4. [Request Approval of Bid Rejection: 22B-010, Fore Acres First Addition Road Improvement Project \(Budget Impact - None\)](#)
- 7.5.5. [Request Approval of Contract for Bid: 21B-192, Metal Fabrication and Repair Services for Solid Waste - D&S Steel, Inc., Dunnellon, FL \(Budget Impact - Neutral; annual expenditure not to exceed \\$60,000 as approved in the FY 21/22 budget\)](#)
- 7.5.6. [Request Approval of Bid Award: 22B-090, Banyan Road Resurface \(SE 58th Avenue to Almond Road\) and SE 4th Place/SE 61st Court Resurface \(from SE 5th Street to SE 3rd Place\) - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$599,824 as approved in the FY 21/22 budget\)](#)

- 7.5.7.** [Request Approval of Bid Award: 22B-096, SW 83rd Place Road/SW 189th Court Road Resurface \(1/4 mile East of SW 196th Avenue Road to SW 190th Avenue Road\) - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$484,424 as approved in the FY 21/22 budget\)](#)
- 7.5.8.** [Request Approval of Bid Award: 22B-097, East/South Hwy 25 \(CR 25\) \(SE 141st Avenue Road to SE Hwy 464\) - Anderson Columbia Co., Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$1,166,328 as approved in the FY 21/22 budget\)](#)
- 7.5.9.** [Request Approval of Bid Award: 22B-117, Stonecrest Waste Water Treatment Facility \(WWTF\) Rehabilitation - SGS Contracting Services, Inc., High Springs, FL \(Budget Impact - Neutral; expenditure of \\$791,700 as approved in the FY 21/22 budget\)](#)
- 7.5.10.** [Request Approval of Bid Award and Contract: 22B-131, Yard Waste Box Replacement - D&S Steel, Inc., Dunnellon, FL \(Budget Impact - Neutral; expenditure of \\$85,500 as approved in the FY 21/22 budget\)](#)
- 7.5.11.** [Request Approval of Contract Renewal: 18P-095-CA-06, Occupational Medical Care Provider Services Agreement - Concentra Health Services, Inc., Addison, TX \(Budget Impact - Neutral; estimated expenditure of \\$341,000 as proposed in the FY 22/23 budget\)](#)
- 7.5.12.** [Request Approval of Third Contract Renewal: 19B-111, Yard Waste Mulching - D&G Solutions Group LLC, Ocala, FL \(Budget Impact - Neutral; annual expenditure of \\$850,000 as approved in the FY 21/22 budget\)](#)
- 7.5.13.** [Request Approval of Change Order 2 to Purchase Order 2200626: 22B-038, CP 79 Silver Springs Shares Unit 68 Innovative Stormwater Retrofit - Environmental Conservation Solutions, Orlando, FL \(Budget Impact - Neutral; additional expenditure of \\$21,154 as approved in the FY 21/22 Budget\)](#)
- 7.5.14.** [Request Approval of Task Order for Construction Manager: 20Q-161-TO-09, Fire Station Kitchen Remodels \(#1, 4, 10, 12, & 15\) - Ethridge Construction of Marion County, Inc., Ocala, FL \(Budget Impact - Neutral; project cost is \\$244,723\)](#)
- 7.5.15.** [Request Approval of Task Order for Civil/Site Engineers for Miscellaneous Projects: 15Q-051-TO-200, Silver Springs Shores Unit 16 Water and Sewer Extensions - Davis Dinkins Engineering, PA, Ocala, FL \(Budget Impact - Neutral; project cost is \\$60,356\)](#)

- 7.5.16. [Request Approval of Task Order for HVAC/Mechanical Services: 21Q-118-TO-04, Fire Station #22 AHU Replacements - Air Mechanical & Service Corporation, Tampa, FL \(Budget Impact - Neutral; expenditure of \\$61,996 as approved in the FY 21/22 budget\)](#)
- 7.5.17. [Request Approval of Task Order for Pre-Qualified Contract: 17Q-087-TO-54, Miscellaneous Maintenance for Roads, Right-of-Ways, and Stormwater Facilities - Hartman Civil Construction Company, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$72,950 as approved in the FY 21/22 budget\)](#)
- 7.5.18. [Request Approval of Task Order for Civil/Site Engineers for Miscellaneous Projects: 15Q-051-TO-201, CP-80 Stormwater Retrofit DRA 7322 and 7403 - Guerra Development Corporation, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$55,256 as approved in the FY 21/22 budget\)](#)
- 7.5.19. [Request to Terminate Contract: 21B-110, Street Sweeping - Star Cleaning USA, Inc., Hialeah, FL \(Budget Impact - None\)](#)
- 7.5.20. [Request to Terminate Contract: 20B-141-CA-01, Drainage Retention Area Mowing Area V - Five Zones - John the Lawn and Sons, Inc., Ocala, FL \(Budget Impact - None\)](#)
- 7.5.21. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.6. **Solid Waste:**
 - 7.6.1. [Request Approval of Resolution Establishing Residential Tire Fees for the Disposal of Solid Waste at the County's Solid Waste Management Facilities \(Budget Impact - Increase Disposal Revenue of \\$175,000 Annually\)](#)
- 7.7. **Transportation - County Engineer:**
 - 7.7.1. [Request Approval of a Purchase Agreement Associated with the Silver Springs Shores Septic to Sewer Utility Project \(Budget Impact - Neutral; expenditure of \\$30,000 as approved in the FY 21/22 budget\)](#)
 - 7.7.2. [Request Approval of a Purchase Agreement Associated with the Silver Springs Shores Septic to Sewer Utility Project \(Budget Impact - Neutral; expenditure of \\$27,500 as approved in the FY 21/22 budget\)](#)
 - 7.7.3. [Request Approval of Third Modification to Subgrant Agreement Between the Division of Emergency Management and Marion County for the Country Gardens Subdivision Flood Mitigation Project \(Agreement Number H0446\) \(Budget Impact - None\)](#)

7.7.4. [Request Approval of Amendment 2 to Cost Share Agreement 36905 Between the St. Johns River Water Management District \(SJRWMD\) and Marion County for the Silver Springs Shores Unit 23 Innovative Stormwater Retrofit - CP 75 \(Budget Impact - None; reimbursement of up to \\$273,514\)](#)

7.7.5. [Request Approval of an Improvement Agreement for Deer Path North Phase 2 Subdivision, Application Number 27841 \(Budget Impact - None\)](#)

7.8. Utilities:

7.8.1. [Request Approval of First Amendment to Water Main Extension Connection Agreement 21-SA-77-O Between Socorro Partners, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.2. [Request Approval of Water Main Extension Connection Agreement 21-SA-124-O Between Socorro Partners, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.3. [Request Approval of Water Main Extension Connection Agreement 21-SA-133-O Between Lennar Homes, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.4. [Request Approval of Water Main Extension Connection Agreement 21-SA-135-O Between Maria W Rosa and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.5. [Request Approval of Water Main Extension Connection Agreement 21-SA-137-O Between FL Acquisition, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.6. [Request Approval of Water Main Extension Connection Agreement 21-SA-142-O Between GenStar Builders, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.7. [Request Approval of Water Main Extension Connection Agreement 21-SA-159-S Between Worldwide Alliance, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.8. [Request Approval of Water Main Extension Connection Agreement 21-SA-165-O Between Activation Investment Group, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

9.1. [Request Approval of Agreement Between Marion County and Homeowner for State Housing Initiatives Partnership Housing Rehabilitation and Selection of Payment Option](#)

9.2. [Vendor Liaison Presentation - Delia Frosolono, Procurement](#)**10. COMMITTEE ITEMS:****10.1.** [WellFlorida Council - Request Appointment of One \(1\) Full Member for a Full Term](#)**10.2.** [Value Adjustment Board - Request Appointment of One \(1\) Full Member for a Full Term](#)**10.3.** [Board of Adjustment - Request Appointment of One \(1\) Full Member for a Full Term](#)**11. NOTATION FOR ACTION:****11.1.** [Request Approval to Schedule and Advertise a Public Hearing to Consider an Inventory List of County Owned Real Property Held in Fee Simple Title that is Appropriate for Use as Affordable Housing on Tuesday, June 21, 2022, at 10:00 a.m. or as Soon Thereafter as Possible in the McPherson Governmental Campus Auditorium](#)**11.2.** [Request Approval to Schedule and Advertise a Public Hearing for Public Comment for the Proposed Fiscal Year \(FY\) 22/23 Annual Action Plan for Community Development Block Grant \(CDBG\), HOME Investment Partnership Consortium \(HOME\), and Emergency Solutions Grant \(ESG\) Funds on Friday, July 1, 2022 at 10:00 a.m. in the McPherson Governmental Campus Auditorium](#)**12. COMMISSIONER ITEMS:****12.1. Commission Comments****12.2. Commission Calendar****12.2.1.** [Present Commission Calendar](#)**13. 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 .

14. NOTATION FOR RECORD:**14.1. County Administrator Informational Items:****14.1.1.** [Present Notice from Florida Department of Transportation \(FDOT\) Dated April 27, 2022 Regarding Community Outreach on Proposed Northern Turnpike Extension Project](#)

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- 14.1.2. [Present Letter to Florida Department of Economic Opportunity \(FDEO\) Dated April 18, 2022 Regarding Support of Community Planning Technical Assistance Grant Program](#)
 - 14.1.3. [Present Classification and Compensation Study Analysis for Marion County, FL Dated April 28, 2022](#)
 - 14.1.4. [Present CEP April 2022 Activity Report and Performance Matrix](#)
 - 14.1.5. [Present Monthly Building Safety Productivity Report for the Month of April 2022](#)
 - 14.1.6. [Present Solid Waste and Utilities Organization Charts](#)
 - 14.1.7. [Present Notification of the Appointment of Earl Hahn as Marion County Growth Services Director](#)
- 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:**
- 14.4.1. [Present Report Number 2022-03: Emergency Rental Assistance Program \(ERA1\)](#)
 - 14.4.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 37567 and 40754](#)
 - 14.4.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinance 22-16 with the Secretary of State's Office](#)
 - 14.4.4. [Present Administrative Budget Transfer Report for FY 2021-22](#)
 - 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 - April 4, 2022](#)
 - 14.5.2. [Hills of Ocala MSTU Advisory Council - February 7, 2022](#)
 - 14.5.3. [Housing Finance Authority - March 16, 2022](#)
 - 14.5.4. [Planning & Zoning Commission - March 28, 2022](#)
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- 14.5.5. [Rainbow Lakes Advisory Committee - March 17, 2022](#)
- 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 <http://www.ocalafll.org/tpo>
- 14.5.9. 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](#)

15.1. Planning and Zoning Consent Items:

- 15.1.1. [220501SU - Wade and Pamela Scott, Pamela's Precious Poodles, Doodles and Poos, Special Use Permit in A-1, 2.5 Acres](#)
- 15.1.2. [220505Z - Platinum Property Pros, LLC. - R-O to R-1, 0.28 Acres](#)
- 15.1.3. [22-L05 - Ocala SW 80th Avenue, LLC., Low Residential to Medium Residential, 102.26 Acres; Low Residential to High Residential, 30.0 Acres \(Transmittal Hearing\)](#)
- 15.1.4. [220510Z - Ocala SW 80th Avenue, LLC., A-1 to PUD \(Ocala SW 80th Avenue\), 132.26 Acres \(Information Only\)](#)
- 15.1.5. [22-S09 - 4C Family Trust, LLC., Public Use to Rural Land, 25.36 Acres](#)
- 15.1.6. [220511Z - 4C Family Trust, LLC., G-U and A-1, 25.36 Acres](#)

15.2. Planning and Zoning Items for Individual Consideration:

- 15.2.1. [22-S07 - Akshar Development, LLC. Paresh Patel, Commercial to Urban Residential, 19.65 Acres \(Requesting a Continuance until June 21, 2022\)](#)
- 15.2.2. [220408Z - Akshar Development, LLC. Paresh Patel, A-1 and B-2 to PUD \(The Vue\), 19.65 Acres \(Requesting a Continuance until June 21, 2022\)](#)
- 15.2.3. [161207Z - USA Ymor Lime Investments LP, PUD Extension Request](#)
- 15.2.4. [22-S05 - PC200-1, LLC. and PC200-2, LLC., Commercial to Urban Residential, 17.4 Acres](#)

- 15.2.5. [220307Z - PC200-1, LLC. and PC200-2, LLC., B-4 to PUD \(Palm Cay Townhomes & Apartments\), 37.46 Acres](#)

15.3. Adoption of Ordinance