



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

Tuesday, October 19, 2021

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.

-If you wish to address the commission regarding any of the items on the agenda you may do so when the Chairman opens the floor for Public Comments.

-Public Comments during the morning portion of the meeting will be limited to two (2) minutes per speaker, unless you signed up beforehand, in which you will be allowed five (5) minutes.

-Public Comments during the zoning portion of the meeting will be limited to two (2) minutes per speaker.

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.

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.

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 - Cybersecurity Awareness Month - Tom Northey, Director - Information Technology \(Approval and Presentation\)](#)
- 1.2. [PRESENTATION - Employee Services Awards - Amanda Tart, Executive Director of Administrative Services \(Approval and Presentation\)](#)
- 1.3. [PRESENTATION - Employee of the Quarter for July - September 2021 - Amanda Tart, Executive Director of Administrative Services \(Approval and Presentation\)](#)

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: (4 sets)

- 3.1. [July 15, 2021](#)
- 3.2. [July 16, 2021](#)
- 3.3. [July 20, 2021](#)
- 3.4. [August 3, 2021](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Billy Woods, Sheriff - Request Approval of the Annual Federal Equitable Sharing Agreement and Certification](#)
- 4.2. [Jon Lin, Trial Court Administrator - Request Acknowledgement of Receipt of Final Report Criminal Justice, Mental Health, and Substance Abuse \(CJMHS\) Reinvestment Grant Program, Program Status Report by Grant Awardee LSF Health Systems](#)

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

- 5.1.1. [2021A Capital Projects Fund - Series 2021A - \\$1,113,511](#)
- 5.1.2. [Fire Rescue and EMS Fund - Fire Rescue Services - \\$150,000](#)

- 5.1.3. [General Fund - Coronavirus Relief - \\$70,000](#)
- 5.1.4. [General Fund - General Government Capital - \\$121,928](#)
- 5.1.5. [General Fund - Legislative - \\$10,660](#)
- 5.1.6. [General Fund - Public Safety Communications - \\$380,626](#)
- 5.1.7. [General Fund - Sheriff Capital - \\$75,000](#)
- 5.1.8. [Marion County Utility Fund - Utilities Capital Construction - \\$50,735](#)
- 5.1.9. [Marion County Utility Fund - Utilities Management - \\$782,809](#)
- 5.1.10. [Medical Examiner Fund - Medical Examiner - \\$14,400](#)
- 5.1.11. [Parks and Recreation Fees Fund - Parks and Recreation Fees - \\$2,672](#)
- 5.1.12. [Stormwater Program - Stormwater Program - \\$123,196](#)

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. Administration:

- 7.1.1. [Request Approval of Agreement Between Marion County, Florida and the Ocala/Marion County Chamber of Commerce D/B/A Ocala Metro Chamber and Economic Partnership for Economic Development and Small Business Incubator Services for the Period Beginning October 1, 2021 to September 30, 2022 \(Budget Impact - None\)](#)

7.2. Community Services:

- 7.2.1. [Request Approval to Authorize the County Administrator to Endorse and Release Homeowner Insurance Claim Payment for State Housing Initiatives Partnership \(SHIP\) Purchase Assistance Program on Behalf of Jeremy and Nicole Gatch \(Budget Impact - None\)](#)

7.3. Development Review Committee:

7.3.1. [Request Approval of Waiver Request for LDC 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County Municipal Service Benefit Unit \(MSBU\) for Sabal Ridge Farms, Parcel Number 02970-001-00, Application Number 27287 \(Budget Impact - None\)](#)

7.4. Facilities Management:

7.4.1. [Request Approval of Facilities Management to Acquire Used Vehicles from Building Safety \(Budget Impact - Neutral; expenditure of \\$30,900 as approved in FY 20/21\)](#)

7.5. MSTU:

7.5.1. [Request Approval to Accept Petitions from Property Owners for Quail Creek, Plat Book W, Page 96 \(Budget Impact - None\)](#)

7.5.2. [Request Approval to Accept Petitions from Property Owners for Belleview Heights Unit 9 - SE 131st Place, Plat Book F, Page 117 \(Budget Impact - None\)](#)

7.5.3. [Request Acceptance of Bluefields Improvement Area into Warranty Period and Authorize Chairman to Execute Letter to Contractor \(Budget Impact - None\)](#)

7.6. Procurement Services:

7.6.1. [Request Approval of Selection Committee Recommendation: 21P-165, Brand Development - Zehnder Communications, Inc., New Orleans, LA \(Budget Impact - Neutral; expenditure not to exceed \\$118,540\)](#)

7.6.2. [Request Approval of Selection Committee Recommendation: 21P-166, Media Planning and Buying - Miles Partnership, LLLP, Sarasota, FL \(Budget Impact - Neutral; expenditure of \\$563,490 as approved in FY 21/22\)](#)

7.6.3. [Request Approval of Bid Award: 21B-240, Rainbow Park Units 1 and 2 Road Grading - John L. Finch Contracting Corp., Summerfield, FL \(Budget Impact - Neutral; expenditure of \\$56,400 as approved in FY 21/22 budget\)](#)

7.6.4. [Request Approval and Renewal of Marion County Fire Rescue \(MCFR\) Active Wear Agreement: 19B-204, MCFR Active Wear for Fire Personnel - Warrior Supply Depot, Inc., Jacksonville, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$50,000 as approved in FY 21/22 budget\)](#)

7.6.5. [Request Approval of Change Order 2 to Purchase Order 2000604: 18Q-160, SW/NW 80th/70th Avenue Widening Preliminary Engineering Report - Guerra Development Corp., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$112,290 as approved in the FY 21/22 budget\)](#)

- 7.6.6. [Request Approval of Selection Committee Recommendation and Award: 21P-136, Communications Voice, Data and Logging Recorder System - Word Systems, Inc., Indianapolis, IN \(Budget Impact - Neutral; expenditure of \\$813,543 as approved in FY 21/22 budget\)](#)
- 7.6.7. [Request Approval of Bid Award: 21B-239, Babe Ruth ADA Sidewalk Improvements - Algat Enterprises, Inc., Orlando, FL \(Budget Impact - Neutral; expenditure of \\$108,600 as approved in FY 21/22 budget\)](#)
- 7.6.8. [Request Approval of Task Order for Program Management Services for RESCUE Grant Projects; 21Q-227-TO-01, Concept and Planning Phase - Kimley-Horn & Associates, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$73,630 as approved in American Rescue Plan Budget\)](#)
- 7.6.9. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.7. **Tourist Development:**
- 7.7.1. [Request Approval of Room Night Generating Events Funding Program Guidelines and Application \(Budget Impact - None\)](#)
- 7.8. **Transportation - County Engineer:**
- 7.8.1. [Request Approval of a Resolution to Vacate a Portion of the Language as Shown on the Plat of Silver Acres First Addition a Resubdivision of Tract "AB" Silver Springs Shores Unit Number 21, as Recorded in Plat Book 2, Page 129-130 \(Budget Impact - Revenue of \\$350\)](#)
- 7.8.2. [Request Approval to Authorize the County Administrator to Execute an "As Is" Residential Contract for Sale and Purchase with Addenda Associated with the SW 49th Avenue - North Phase Road Improvement Project \(STC073814\) \(Budget Impact - Expenditure up to 10% above the approved appraisal amount, surcharge and closing costs as approved in FY 21/22 budget\)](#)
- 7.8.3. [Request Approval of an Assignment and Assumption of Site License Agreements and a Settlement Agreement and Release Associated with a Communications Tower Agreement Between L3Harris Technologies, Inc. and Marion County \(Budget Impact - Revenue of \\$56,000\)](#)
- 7.8.4. [Request Approval of a Permanent Drainage Easement Associated with the CR 225A and Hwy 27 Intersection Improvement Project \(Budget Impact - None\)](#)

- 7.8.5. [Request Approval of a Purchase Agreement Between LC Stevenson and Marion County \(Budget Impact - Neutral; expenditure of \\$5,400 as approved in the FY 21/22 budget\)](#)
- 7.8.6. [Request Approval of a Purchase Agreement Associated with the CR 225A and Hwy 27 Intersection Improvement Project \(Budget Impact - Neutral; expenditure of \\$10,643 as approved in the FY 21/22 budget\)](#)
- 7.8.7. [Request Approval of a Purchase Agreement Associated with the CR 225A and Hwy 27 Intersection Improvement Project \(Budget Impact - Neutral; expenditure of \\$50,503 as approved in the FY 21/22 budget\)](#)
- 7.8.8. [Request Approval of a Purchase Agreement Between Dinkins & Dinkins, LLC and Marion County Associated with the NW/SW 80th Avenue and W HWY 40 Intersection Improvement Project \(STC073868\) \(Budget Impact - Neutral; expenditure of \\$3,015,358 as approved in the FY 21/22 budget\)](#)

7.9. Utilities:

- 7.9.1. [Request Approval for Water Main Extension Connection Agreement 21-SA-42-O Between FL Acquisitions, LLC. and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.2. [Request Approval for Water Main Extension Connection Agreement 21-SA-41-O Between FL Acquisitions, LLC. and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.3. [Request Approval for Water Main Extension Connection Agreement 21-SA-54-O Between FL Acquisitions, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.4. [Request Approval for Water Main Extension Connection Agreement 21-SA-34-O Between Soraya Resende Investments, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.5. [Request Approval for Addendum to Water Service Line Extension Agreement 20-SA-07 Between Nova Ocala Real Estate, LLC. and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.6. [Request Approval for Addendum to Water Service Line Extension Agreement 20-SA-09 Between Tenico Construction Corp. and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.7. [Request Approval for Residential Septic To Sewer Initiative Agreement Between Affordable Living Properties, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

- 7.9.8. [Request Approval for Marion County Commercial Septic to Sewer Initiative Agreement Between Trinity Baptist Church and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

- 9.1. [Commission Liaison Chart Discussion](#)

10. COMMITTEE ITEMS:

- 10.1. [Planning & Zoning Commission - Request Appointment of Two \(2\) Full Members for Full Terms](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise a Public Hearing for the Creation of Liberty Village Phase 1 Municipal Service Benefit Unit \(MSBU\) on Tuesday, November 16, 2021 at 10:00 a.m. or Immediately Soon Thereafter in the McPherson Governmental Campus Auditorium](#)

- 11.2. [Request Ratification of Letter to Marion County Hospital District Regarding Funding Support for Construction of the Center for Nursing Education at the College of Central Florida](#)

- 11.3. [Request Ratification of Letter to Senator Jennifer Bradley in Support of the College of Central Florida's Pursuit of State Funding for the Center of Nursing Education on the Ocala Campus](#)

12. COMMISSIONER ITEMS:

- 12.1. [Request Approval of Renewal of Surety Bonds for Commissioners Bryant, Curry, Gold, Stone, and Zalak \(Budget Impact - Neutral; expenditure of \\$500 as approved in FY 21/22 budget\)](#)

12.2. Commission Comments

12.3. Commission Calendar

- 12.3.1. [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 Letter from Candler Hills East Community Development District Dated September 29, 2021 Regarding the FY 2022 Meeting Schedule](#)
- 14.1.2. [Present Letter from Indigo East Community Development District Dated September 29, 2021 Regarding the FY 2022 Meeting Schedule](#)
- 14.1.3. [Present CEP September 2021 Activity Report and Performance Matrix](#)
- 14.1.4. [Present Letter to Senator Bradley and Members of the Delegation Dated October 5, 2021 Regarding 2022 State Legislative Priorities](#)
- 14.1.5. [Present Letter from the City of Dunnellon Regarding Support of Multi-Modal Improvements Appropriations Request Dated October 6, 2021](#)
- 14.1.6. [Present Notice for the Rainbow Springs State Park Public Meeting Regarding the Unit Management Plan Scheduled for In-Person on Wednesday, October 20, 2021 at 8:00 a.m.](#)
- 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 Administrative Budget Transfer Report for FY 2020-21](#)
 - 14.4.2. [Present Monthly Report for the Building Department Budget and Actual](#)
 - 14.4.3. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 195050, 29564, 31599, 42325, 43149, 44003, 45260, 46928, 46934, 46965, 46966, 47832, 49160, 49518, 50198, 54364 and Clerk of Court, IT, State Attorney, and Court Administration Lists Attached](#)
 - 14.4.4. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 21-25, 21-26, 20-27, and 21-28 with the Secretary of State's Office](#)
 - 14.4.5. [Present Letter Dated September 27, 2021 from Cold Springs Improvement District, Regarding Scheduled Meetings for Fiscal Year 2021/2022](#)
 - 14.4.6. [Present Letter from The Early Learning Coalition, Regarding Scheduled Meetings for Fiscal Year 2021/2022](#)
 - 14.4.7. [Present Letter from The Southwest Florida Water Management District \(SWFWMD\) Dated September 20, 2021 Regarding Scheduled Meetings for Fiscal Year 2022](#)

-
- 14.4.8. [Present Letter Dated September 27, 2021 from Utopia of Marion County Community Development District Regarding Scheduled Meetings for Fiscal Year 2021/2022](#)
 - 14.4.9. [Present Regular Report of Utilization for Reserve for Contingencies](#)
 - 14.4.10. [Present Administrative Budget Transfer Report for FY 21/22](#)
- 14.5. Present for information and record, minutes and notices received from the following committees and agencies:**
- 14.5.1. [Board of Adjustment - July 12, 2021](#)
 - 14.5.2. [Early Learning Coalition of Marion County - June 10, 2021](#)
 - 14.5.3. [Housing Finance Authority - August 11, 2021](#)
 - 14.5.4. [License Review Board - August 10, 2021](#)
 - 14.5.5. [Marion County Hospital District \(MCHD\) - August 30, 2021](#)
 - 14.5.6. [Marion Oaks MSTU General Services Advisory Board - May 11, 2021](#)
 - 14.5.7. [Parks & Recreation Advisory Council \(PRAC\) - August 18, 2021](#)
 - 14.5.8. [Planning and Zoning Commission - August 23, 2021](#)
 - 14.5.9. [Tourist Development Council - August 26, 2021](#)
 - 14.5.10. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
 - 14.5.11. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
 - 14.5.12. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <http://www.ocalaf1.org/tpo>
 - 14.5.13. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>
- 15. PLANNING & ZONING - REQUEST PROOF OF PUBLICATION (AT 2:00PM):**
- [Present Cover Documents from Planning and Zoning](#)
- 15.1. Planning and Zoning Consent Items:**
- 15.1.1. [21-L03 - Martelli Farm, LLC. Domenic Martelli, Rural Land and RAC to RAC and Rural Land \(Reconfiguration of Existing RAC- 1.5 acre Increase\), 18.53 Acres \(Transmittal Hearing\)](#)

-
- 15.1.2. [210801Z - Martelli Farm, LLC. Domenic Martelli, A-1 and B-2 to RAC and RAC to A-1 \(Reconfiguration of Existing RAC-1.5 acre increase\), 18.53 Acres \(Information Only\)](#)
 - 15.1.3. [21-L04 - Marion County Property Rights Amendment \(Transmittal Hearing\)](#)
 - 15.1.4. [211002SU - Ismael Morejon Gonzalez, Special Use Permit in A-1, 1.07 Acres](#)
 - 15.1.5. [211005Z - Bruce Denson, Bradley Denson and Donna Heilman, B-5 to M-1, 5.11 Acres](#)
 - 15.1.6. [211011Z - Aldana Contracting, LLC. Travis Aldana, Sr., B-4 to RR-1, 0.92 Acres](#)
 - 15.1.7. [211015Z - Elmer Wayne Cates Trust, Southeast Trust Company, LLC. TR, A-1 and B-2 to A-1, 8.5 Acres](#)
- 15.2. Planning and Zoning Items for Individual Consideration:**
- 15.2.1. [21-S09 - Kapildeo Shamnarine, Rural Land to Commercial, 3.0 Acres](#)
 - 15.2.2. [211001SU - Antonio and Jennifer Tuggerson, Special Use Permit in A-1, 3.0 Acres](#)
 - 15.2.3. [211004SU - Evangelical Bible Mission, Inc., Gerald Bustin, Special Use Permit for 3 Horses in R-3, 3.0 Acres](#)
 - 15.2.4. [211006Z - Armstrong Land, LLC., R-1 to PUD \(Whisper Woods\), 10.33 Acres](#)
 - 15.2.5. [211007Z - D32 Invest, LLC., Werner Macedo, PUD to PUD \(Carissa Oaks\), 16 Acres](#)
 - 15.2.6. [211013Z - Longreen Farm, Inc., David Hooper, A-1 to PUD \(Ocala South Townhomes\), 36.09 Acres](#)
 - 15.2.7. [210502Z - Maro Investment Ocala, LLC. Rock Cloutier, Modification and Renewal of a PUD, 221.75 Acres](#)
 - 15.2.8. [211018Z - Marco Polo Builders, Inc. Katica Pavicic, PUD to PUD \(Marco Polo Apartments\), 69.15 Acres](#)
- 15.3. Adoption of Ordinance**