

Marion County

Board of County Commissioners

Action Summary **Final**

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

Tuesday, February 18, 2025

**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 held on the Monday before the third Tuesday of each month at 1:30 p.m. Should additional time be needed, the zoning portion will continue on the following Tuesday at 2:00 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**

Tuesday, February 18, 2025

- 10:00 a.m. Public Hearing to Consider an Ordinance to Amend Chapter 5.5 of the Marion County Code Related to Building and Building Regulations
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency
- 2:00 p.m. Commission Meeting (Zoning) Regularly scheduled for the third Tuesday of every month.

Monday, February 24, 2025

- 2:00 p.m. Workshop Regarding the Comprehensive Plan Evaluation and Appraisal Report

Thursday, February 27, 2025

- 3:00 p.m. Workshop to Discuss Marion County Fire Rescue Assessment Rates

Wednesday, March 5, 2025

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 2:00 p.m. Public Hearing to Consider an Ordinance to Amend Chapter 16-73 of the Marion County Code Related to the Solid Waste Residential Assessment

Thursday, March 6, 2025

- 2:00 p.m. Workshop Regarding the Transportation Improvement Program (TIP)

Present: Chairman Kathy Bryant, Vice Chair Carl Zalak III, Commissioner Craig Curry, Commissioner Michelle Stone, and Commissioner Matt McClain

1. PROCLAMATIONS AND PRESENTATIONS:

Motion by Commissioner Stone, second by Vice Chair Zalak, to approve agenda items 1.1 through 1.4. The motion carried 5 / 0.

1.1. PROCLAMATION - Engineers Week - Amber L. Gartner, P.E., on behalf of the Florida Engineering Society (Approval and Presentation)

PRESENTED

1.2. PROCLAMATION - Ocala Chapter, National Society Daughters of the American Revolution Month and 100th Anniversary - Renee Coventry, Regent, Ocala Chapter (Approval and Presentation)

PRESENTED

1.3. PROCLAMATION - 2025 Southeastern Youth Fair (Approval Only)

1.4. PROCLAMATION - Eagle Scout Court of Honor - Baylie Ayala (Approval Only)

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.

Robert Quirk 6.1.

3. ADOPT THE FOLLOWING MINUTES:

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda items 3.1. through 3.3. The motion carried 5 / 0.

- 3.1. October 29, 2024
- 3.2. November 5, 2024
- 3.3. November 7, 2024

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. George Albright, Tax Collector - Request for Board of County Commissioners to Select Newspaper to Advertise Real Estate and Personal Property with Delinquent Taxes Pursuant to Chapter 197.402, Florida Statutes

Motion by Vice Chair Zalak, second by Commissioner Stone, to select the Voice of South Marion and approve agenda item 4.1. The motion carried 5 / 0.

Motion by Vice Chair Zalak, second by Commissioner Stone, to consider the walk on agenda items 8.2. and 8.3. The motion carried 5 / 0.

5. CLERK OF THE CIRCUIT COURT:**5.1. Budget Amendment**

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 5.1.1 through 5.1.16 and consent items 7.8.3, 7.8.4., and 7.8.5. The motion carried 5 / 0.

- 5.1.1. 2nd Local Option Fuel Tax Fund - Transportation Improvement 2nd 5 Cents - \$9,998,263
- 5.1.2. Building Safety Fund - Building - \$180,000
- 5.1.3. County Transportation Maintenance Fund - Road and Street Facilities - \$5,049,840
- 5.1.4. Fine and Forfeiture Fund - Sheriff Regular Transfer - \$8,278
- 5.1.5. General Fund - Clerk to County Commission Transfer - \$6,213

- 5.1.6. General Fund - Fleet Management - \$9,000
- 5.1.7. General Fund - Multiple Cost Centers - \$31,000
- 5.1.8. General Fund - Multiple Cost Centers - \$241,959
- 5.1.9. General Fund - Sheriff Emergency Management Transfer - \$7,360
- 5.1.10. General Fund - Sheriff Jail Transfer - \$6,461
- 5.1.11. Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transport - \$926,372
- 5.1.12. Insurance Fund - Employee Health - \$49,240,169
- 5.1.13. Marion County Utility Fund - Utilities Water System - \$100,000
- 5.1.14. MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$60,933
- 5.1.15. Multiple Funds - Multiple Cost Centers - \$100,581
- 5.1.16. Parks and Recreation Fees Fund - Parks and Recreation Fees - \$1,841,864

5.2. Clerk of the Court Items

- 5.2.1. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 040716, 040733 and 050817

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 5.2.1. The motion carried 5 / 0.

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 an Ordinance to Amend Chapter 5.5 of the Marion County Building Code

Motion by Vice Chair Zalak, second by Commissioner Stone, to continue agenda item 6.1. until March 18, 2025. The motion carried 5 / 0.

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.

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda items 7.1. through 7.11.3., with the exception of 7.8.3., 7.8.4., and 7.8.5. which were approved under budget amendment. The motion carried 5 / 0.

7.1. Administration:

- 7.1.1. Request Approval of Small Project Completion and Certification Form for Hurricane Idalia Damages (Budget Impact - Additional Revenue of \$14,097)

7.2. Attorney:

- 7.2.1. Request Approval of Settlement Agreement for Water and Wastewater Improvements related to Oak Trace Villas Phase 2 and Phase 3 Development

7.3. Community Services:

- 7.3.1. Request Approval of a Fourth Modification Agreement Between Marion County and Willie Mae Scott and Calvosia Lamar Bradley (Budget Impact - None)
- 7.3.2. Request Approval of the Second Amendment to Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and Ocala Housing Authority (Budget Impact - Neutral; not to exceed \$184,973)

7.4. Development Review Committee:

- 7.4.1. Request Approval of a Final Plat for Harmony Estates, Parcel Numbers 47659-000-01 and 47659-000-02, Application Number 32085 (Budget Impact - None)
- 7.4.2. Request Approval of Waiver Request for Land Development Code Section 2.16.1.B(8)(g) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Dungarven Ridge, Parcel Number 02691-000-00, Application Number 32273 (for Agricultural Lot Split Application Number 32272) (Budget Impact - None)

7.5. Fire Rescue:

- 7.5.1. Request Approval of the Grant Agreement for Community Paramedicine Services between the Community Foundation for Ocala/Marion County and Marion County (Budget Impact - Revenue of \$100,000)
- 7.5.2. Request Approval of Purchase Agreement Amendment 101 between Lutheran Services Florida and Marion County Board of County Commissioners d/b/a Marion County Fire Rescue for Coordinated Opioid Recovery Network of Addiction Care (Budget Impact - Neutral)

7.6. Growth Services:

- 7.6.1. Request for Approval for Assignment of Transferrable Development Credits (TDC 2009-01A) from Weyerhaeuser Company (Successor to Plum Creek Land Company and Plum Creek Timberlands, L.P.) to Weyerhaeuser NR Company for 558 Transferable Development Credits

7.7. Human Resources:

- 7.7.1.** Request Approval of the Reclassification of One Staff Assistant Position, Pay Grade 104 Non-Exempt, to One 911 Specialist Position, Pay Grade 103-108 Non-Exempt, within the Budget of 911 Management CM313525 (Budget Impact - Savings of \$2,362)

7.8. Procurement Services:

- 7.8.1.** Request Approval of Bid Award 24B-280: MCSO Jail Boiler Replacement - Air Mechanical & Service Corp., Tampa, FL (Budget Impact - Neutral; expenditure of \$336,981)
- 7.8.2.** Request Approval of Bid Award: Q25-047 Marion Oaks Community Center Walking Trail Resurfacing Project - Superior Asphalt, Inc., Brooksville, FL (Budget Impact - Neutral; expenditure of \$59,901)
- 7.8.3.** Request Approval of Bid Award: 25B-009 Rotary Sportsplex Field Improvements - Daly & Zilch, Inc., Lecanto, FL (Budget Impact - Neutral; expenditure of \$1,861,675)

Agenda item 7.8.3. was approved with Clerk of the Court, budget amendment item 5.1.16.

- 7.8.4.** Request Approval of Contract: 24C-255 Rotary Sportsplex Synthetic Turf Installation - Astroturf Corporation, Dalton, GA (Budget Impact - Neutral; expenditure of \$2,286,266)

Agenda item 7.8.4. was approved with Clerk of the Court, budget amendment item 5.1.16.

- 7.8.5.** Request Approval of Contract: 24C-258 Rotary Sportsplex Sports Lighting - Musco Sports Lighting, LLC, Oskaloosa, IA (Budget Impact - Neutral; expenditure of \$338,875)

Agenda item 7.8.5. was approved with Clerk of the Court, budget amendment item 5.1.16

- 7.8.6.** Request Approval of Change Order 3 for Purchase Order 2500467: 24B-256, Marion County Sheriff Office Domestic Waterline - GWP Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$53,580)

- 7.8.7.** Request Approval of Contract: 25C-075 Drug Treatment Providers - CATS, Inc., Ocala, FL and Perspectives II, LLC, Summerfield, FL (Budget Impact - None)

- 7.8.8.** Request Approval of Contract Amendment: 21Q-042-CA-04 Limerock Supplier - MJ Stavola Farms, Inc., Ocala, FL and Commercial Industrial Corp., Ocala, FL (Budget Impact - Neutral; expenditure not to exceed \$300,000)

- 7.8.9.** Request Approval of Contract Renewal: 21B-254-CA-02 Supply of Custom Solid Waste Compactors and Containers - Reaction Distributing, Inc., Ajax, Ontario (Budget Impact - Neutral; estimated annual expenditure of \$216,114)

- 7.8.10. Request Approval of Contract Renewal: 21P-235-CA-01 - Weeks Auction Company, LLC, Ocala, FL (Budget Impact - Neutral)
- 7.8.11. Request Approval of Ninth Contract Amendment: 18Q-160-CA-09 Southwest/Northwest 80th Avenue Widening Preliminary Engineering Report - Guerra Development Corp., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$388,530)
- 7.8.12. Request Approval of Selection Committee Recommendation: 24Q-279 Fire Training Facility - A&E Services - Monarch Design Group, LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$354,755)
- 7.8.13. Request Approval of Selection Committee Recommendation: 24Q-295 Tourism Photography and Video - Digital Fury, LLC, Ocala, FL and Maven Photo and Film, Ocala, FL (Budget Impact - Neutral; expenditure of \$250,000)
- 7.8.14. Request Approval of Task Order for Civil/Site Engineers for Miscellaneous Projects: 23Q-087-TO-34 Stormwater Asset Study - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$75,475)
- 7.8.15. Request Approval of Purchases \$50,000 and Over

7.9. Public Safety Communications:

- 7.9.1. Request Approval of Acceptance of a 2023 Starcraft 26BH Travel Trailer by Marion County Public Safety Communications for Record (Budget Impact - None)

7.10. Transportation - County Engineer:

- 7.10.1. Request Approval to Declare Parcel Numbers 1806-002-030 and 9033-1112-05 as Surplus and Authorize Staff to Proceed with Donation to Kasher and Patel Real Estate Investment Group, LLC for Affordable Housing (Budget Impact - None)
- 7.10.2. Request Approval of Marion County Subdivision Improvement Agreement with Surety Bond and Supplement to Marion County Subdivision Improvement Agreement with Surety Bond for 95th Street Holdings, LLC Associated with Pioneer Ranch Phase 2, Application Number 31006 (Budget Impact - None)
- 7.10.3. Request Approval of Marion County Subdivision Improvement Agreement With Bond and Supplement To Marion County Subdivision Improvement Agreement with Bond for Freedom Commons Development, LLC Associated with Marion Ranch Phases 3 & 4, Application Number 31528 (Budget Impact - None)

7.11. Utilities:

- 7.11.1. Request Approval of Water Main Extension Connection Agreement WME-040-O Between Logainvestment, LLC and Marion County
-

(Budget Impact - Neutral; expenditure of \$43,555)

7.11.2. Request Approval of Water Main Extension Connection Agreement WME-085-S Between Holiday Builders, Inc. and Marion County Utilities (Budget Impact - Neutral; expenditure of \$23,826)

7.11.3. Request Approval of Agreement Between Fluidyne Corporation and Marion County Utilities (Budget Impact - Neutral; expenditure of \$140,000)

8. COUNTY ATTORNEY:

8.1. Request Approval of Resolutions Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW 40th Avenue / SW 49th Avenue Improvement Phase 1 Project in Marion County, Florida

Motion by Chairman Bryant, second by Commissioner Stone, to approve agenda item 8.1. The motion carried 5 / 0.

8.2. WALK ON: Request Approval of Resolution Pursuant to Florida Statute 145.022, Establishing Salary for George Albright, Tax Collector of Marion County

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 8.2. The motion carried 5 / 0. This item was presented after agenda item 4.1.

8.3. WALK-ON George Albright, Tax Collector - Request Approval for Marion County to Provide Payment of The Monthly Rental for One-Half of The Month of January 2025 and for The Months of February and March 2025 Until a Fourth Lease Renewal Agreement with Ocala Springs Shopping Center, LLC (Budget Impact - \$7,525)

Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 8.3. The motion carried 5 / 0. This item was presented after agenda item 4.1.

9. COUNTY ADMINISTRATOR:

9.1. Request Approval of Marion County's Federal Legislative Priorities for the 119th Congress

Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 9.1. The motion carried 5 / 0.

9.2. Present Information Technology Department Update

PRESENTED

9.3. Update Regarding Fire Rescue and Transportation Impact Fee Studies and Other Fees and Assessments

PRESENTED

DIRECTION TO STAFF: Find a date for a public hearing after the joint workshop with the City of Ocala.

Motion by Vice Chair Zalak, second by Commissioner Stone, to

approve agenda item 9.3. The motion carried 5 / 0.

- 9.4. Update on Proposal for Microchip Scanner Discussion from Previous Board Meeting

PRESENTED

DIRECTION TO STAFF: Look into other locations to have chip readers throughout the County.

10. COMMITTEE ITEMS:

- 10.1. Rainbow Lakes Estates Municipal Services District Advisory Committee - Request Appointment of One Member for a Full-Term Ending March 2029, or an Unexpired Term Ending December 2028

Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 10.1. and elect John Conner for a full-term expiring March 2029. The motion carried 5 / 0.

11. NOTATION FOR ACTION: NONE

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

Louine Ek – words of encouragement from the bible, Proverbs 3

Joseph Walker – maintaining fire hydrants

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Commissioner Curry

- House Bill 105 decoupling. Maybe something the Commission wants to do to support the thoroughbred horse racing industry within our community. Something to think about to possibly support.

Commissioner Stone

- Appropriate to offer a letter of support for House Bill 105. It would have an impact to our equine community. Also, Run for the Springs is this Saturday at Carney Island.

Commissioner McClain

- Did some good things at Parks. Getting some eminent domain and building some roads. Our IT is doing some great things. Our teams are doing a great job.

Vice Chair Zalak

- Commissioners, thank you all for what you do. Would like the decoupling to be a State priority to support the thoroughbred industry. Figure out how to use our influence, possibly lobby on behalf of Marion County.

Chairman Bryant

- A lot of great things on the agenda today. Appreciate the thoughtful debate on impact fee agenda item. Super proud of the entire Marion County team.

13.2. Commission Calendar

13.2.1. Present Commission Calendar

14. NOTATION FOR RECORD:**14.1. County Administrator Informational Items:**

14.1.1. Present Monthly Building Safety Productivity Report for the Month of January 2025

14.1.2. Present Letter from Florida Department of Commerce, Bureau of Community Planning and Growth Acknowledging the Marion County Comprehensive Plan Evaluation and Appraisal Notification

14.2. Present Walk-On Items From Previous BCC Meeting:

14.2.1. Walk-On Item - Request Approval Of Two STIPULATED ORDERS OF TAKING AND FINAL JUDGMENTS Related To Two Properties To Be Acquired For The 49th Avenue South Phase Road Improvement Project We Have Reached A Settlement With Attorney Joseph M. Hanratty As To Parcel Nos. 10 AR - Dorothy Anthony, And 42 AL - ACTDT BROWN, LLC Our Road Contractor Is Commencing Work On This Project And These Acquisitions Will Expedite That Work We Are Requesting Board Approval Of These Settlements

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

14.4.2. Present Monthly Report for the Building Department Budget and Actual

14.4.3. 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 Adjustments - November 4, 2024

14.5.2. Development Review Committee - January 13 and 27, 2025

14.5.3. Planning and Zoning Commission - December 30, 2024

14.5.4. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

14.5.5. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>

14.5.6. Transportation Planning Organization (TPO) - For Minutes and Agendas,

Visit the Website at <https://ocalamariontpo.org>

- 14.5.7. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

Meeting went into Recess at 11:24am

Meeting reconvened at 2:00pm

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

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1.** Request for Waiver from Land Development Code Section 6.8.6.K(2) - (3) - Buffers for a Minor Site Plan for Iglesia Cristiana Fe Y Esperanza, Inc., aka: Faith and Hope Church, Parcel Number 8002-0000-04, Application Number 31560 (Budget Impact - None)

Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda item 15.1.1. The motion carried 5 / 0.

- 15.1.2.** Request for Waiver from Land Development Code Section 6.8.6.K(2) - Buffers for a Minor Site Plan for Kendrick Baptist Church, Parcel Number 13457-000-00, Application Number 31965 (Budget Impact - None)

Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 15.1.2. The motion carried 5 / 0.

- 15.1.3.** Request for Waiver from Land Development Code Section 6.12.12.A. -D. - Sidewalks for a Minor Site Plan for Kendrick Baptist Church, Parcel Number 13457-000-00, Application Number 31965 (Budget Impact - None)

Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 15.1.3. The motion carried 5 / 0.

15.2. Adoption of Ordinance

No Ordinance