



# 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

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**Tuesday, August 17, 2021**

**9:00 AM**

**McPherson Governmental  
Campus Auditorium**

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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 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 COMMENT**

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 Comment.

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

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 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 - Constitution Week - Elizabeth Coleman, Regent - Ocala Chapter, National Society Daughters of the American Revolution \(Approval and Presentation\)](#)
- 1.2. [PRESENTATION - Update on Health Sciences Technology Education Center - Dr. James Henningsen, President, College of Central Florida \(Presentation Only\)](#)
- 1.3. [PROCLAMATION - National Recovery Month \(Approval Only\)](#)

**2. AGENDA ITEM PUBLIC COMMENT:**

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](http://www.marionfl.org).

**3. ADOPT THE FOLLOWING MINUTES: (1 set)**

- 3.1. [July 7, 2021](#)

**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE****5. CLERK OF THE CIRCUIT COURT:****5.1. Budget Amendment**

- 5.1.1. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$539](#)
- 5.1.2. [Fire Rescue and EMS Fund - Fire Rescue Services - \\$6,390](#)
- 5.1.3. [Fire Rescue and EMS Fund - Fire Rescue Services - \\$20,000](#)
- 5.1.4. [General Fund - Animal Services - \\$12,000](#)
- 5.1.5. [General Fund - Animal Services - \\$43,112](#)
- 5.1.6. [General Fund - COC ESG Cares - \\$43,000](#)
- 5.1.7. [General Fund - COC TANF Grant - \\$9,500](#)
- 5.1.8. [General Fund - Emergency Medical Services - \\$30,000](#)
- 5.1.9. [General Fund - Emergency Medical Services - \\$50,000](#)

- 5.1.10. [General Fund - Facilities Management - \\$30,000](#)
- 5.1.11. [General Fund - Other Recreation Programs - \\$289,801](#)
- 5.1.12. [General Fund - Sheriff Emergency Management Transfer \(EM #9\) - \\$7,000](#)
- 5.1.13. [General Fund - Sheriff Emergency Management Transfer \(EM #10\) - \\$7,000](#)
- 5.1.14. [Infrastructure Surtax Capital Projects - Infrastructure Tax Transportation - \\$1,077,511](#)
- 5.1.15. [Marion County Utility Fund - Utilities Capital Construction - \\$44,993](#)
- 5.1.16. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$21,956](#)
- 5.1.17. [Silver Springs Acres MSBU for Road Maintenance - Silver Springs Acres Road Maintenance - \\$13,585](#)
- 5.1.18. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$16,853](#)
- 5.1.19. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$25,000](#)

**5.2. Project Adjustment**

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program \(CIP\) - General Fund - \\$45,000](#)
- 5.2.2. [Transfer Project Funds and Amend the Capital Improvement Program \(CIP\) - General Fund - \\$150,000](#)

**5.3. Clerk of the Court Items**

- 5.3.1. [Request Approval of the Re-appropriation of Budgeted Funds](#)
- 5.3.2. [Request Renewal of Federal Forestry Shared Revenue for Special Projects FY 21/22](#)

**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 the Adoption of the Resolution for Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Subdivisions Municipal Service Benefit Unit \(MSBU\) for Street Lighting](#)

**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 Blanket Travel Approval for Legislative and Committee Participation for FY 21/22 by Commissioners, the County Administrator, Assistant County Administrators, and Executive Directors \(Budget Impact - None\)](#)
- 7.1.2. [Request Approval to Terminate EIP/EDFIG Agreement Between Mestizo Foods, LLC and City of Ocala, and Rescission of County's Support of Mestizo in the State of Florida's Qualified Target Industry Tax Refund Program \(QTI\) \(Budget Impact - Savings of \\$211,625\)](#)
- 7.1.3. [Request Approval to Terminate EIP/EDFIG Agreement Between Sitel Operating Corporation and City of Ocala \(Budget Impact - Savings of \\$375,000\)](#)
- 7.1.4. [Request Approval of an Interlocal Agreement with the City of Belleview for Animal Control Services within the City of Belleview \(Budget Impact - None\)](#)
- 7.1.5. [Request Approval of an Interlocal Agreement with the Town of McIntosh for Animal Control Services within the Town of McIntosh \(Budget Impact - None\)](#)
- 7.1.6. [Request Approval of an Interlocal Agreement with the Town of Reddick for Animal Control Services within the Town of Reddick \(Budget Impact - None\)](#)

**7.2. Community Services:**

- 7.2.1. [Request Approval of Marion County Standard Professional Services Agreement Between Marion County and Open Arms Village, Inc. for Emergency Solutions Grant - Coronavirus \(ESG-CV\) \(Budget Impact - Neutral; not to exceed \\$157,385\)](#)
- 7.2.2. [Request Approval of Subordination Agreement Between Marion County and J. Santana Arenas Palacios and Pinita Hernandez Arenas \(Budget Impact - None\)](#)
- 7.2.3. [Request Approval of Subordination Agreement and Modification Agreement Between Marion County and Thomas Beylotte \(Budget Impact - None\)](#)

**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 MSBU for Larsen Susser Farms, Parcel Number 08458-002-00, Application Number 27051 \(Budget Impact - None\)](#)

7.3.2. [Request Approval of Waiver Request for LDC 2.16.1.B\(8\)\(g\) - Agricultural Lot Split Establishment of County MSBU for Arthurs Point East, Parcel Number 17295-000-00, Application Number 27055 \(Budget Impact - None\)](#)

**7.4. Fire Rescue:**

7.4.1. [Request Approval of Grant Agreement for Community Paramedicine Services and the Community Paramedic Program Agreement \(Budget Impact - None\)](#)

**7.5. Human Resources:**

7.5.1. [Request Approval of Employer Insurance Renewal for FY 2022 \(Budget Impact - Expenditure of \\$2,650,157 as proposed in the FY 21/22 budget\)](#)

7.5.2. [Request Approval of Resolution for the Creation of One \(1\) Paramedic On-call Job Classification, Pay Grade 99, and One \(1\) Emergency Medical Technician On-call Job Classification, Pay Grade 99, within the Fire Rescue Department Budget AA305526 \(Budget Impact - None\)](#)

7.5.3. [Request Approval of Resolution for the Addition of One \(1\) Conservation Technician, Pay Grade 12, Within the Marion County Soil and Water Conservation District Department Budget AA147537 \(Budget Impact - Neutral\)](#)

**7.6. MSTU:**

7.6.1. [Request Approval to Accept Petitions from Property Owners for Rolling Hills Unit 5 - SW 126th Terrace and SW 45th Street, Plat Book L, Page 077 \(Budget Impact - None\)](#)

**7.7. Procurement Services:**

7.7.1. [Request Approval and Execution of Fifth Contract Amendment: 17P-058-CA-05, License and Services Agreement with Tyler Technologies \(Budget Impact - Neutral; expenditure of \\$387,736 pending approval of FY 21/22 budget\)](#)

7.7.2. [Request Approval of Contract for Bid: 21B-192, Metal Fabrication and Repair Services for Solid Waste - Alien Engineered Products, LLC, Ocala, FL \(Budget Impact - Neutral; annual estimated expenditure of \\$60,000 as proposed in FY 21/22 budget\)](#)

- 7.7.3. [Request Approval of the Fifth Contract Amendment: 16Q-020, SW 49th Court Road - Phase 1A \(from CR 484 to SW 128th Street\) Post Design Services - Kimley-Horn & Associates, Inc., Ocala, FL \(Budget Impact - Neutral; total expenditure of \\$85,155 as approved in the FY 20/21 Budget\)](#)
- 7.7.4. [Request Approval to Reject all Submittals and Approve Debarment: 21B-181, Supply of Solid Waste Compactors and Containers - IES Sales and Service, LLC, Opa Locka, FL \(Budget Impact - None\)](#)
- 7.7.5. [Request Approval of Task Order for Civil/Site Engineers for Miscellaneous Project: 15Q-051-TO-177, SE 64th Avenue Road DRA Stormwater Improvement Silver Acres 1st Addition - Davis Dinkins Engineering, P.A., Ocala, FL \(Budget Impact - Neutral; expenditure \\$65,630\)](#)
- 7.7.6. [Request Approval of Task Order for Pre-Qualified Contractors for Miscellaneous Maintenance for Roads, Right-of-Ways, and Stormwater Management Facilities: 17Q-087-TO-46, Road Overlay - Bay Road - Phase 1 - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$384,224 as approved in the FY 20/21 budget\)](#)
- 7.7.7. [Request Approval of Bid Award: 21B-171, Judicial Center Parking Garage Pressure Washing and Top Floor Repair - Western Specialty Contractors of America, Winter Park, FL \(Budget Impact - Neutral; expenditure of \\$165,638 as approved in FY 20/21\)](#)
- 7.7.8. [Request Approval of First Amendment Service Agreement: 21C-037-CA-01, 800 MHz Radio IQ Networking - CenturyLink Sales Solutions LLC, Ocala, FL \(Budget Impact - None\)](#)
- 7.7.9. [Request Approval of Selection Committee Recommendation: 21Q-095, Marion County Sheriff's Office Helicopter Hangar Design - The Lunz Group, Inc., Lakeland, FL \(Budget Impact - Neutral; expenditure of \\$76,840 as approved in FY 20/21 Budget-Sales Tax Infrastructure Project\)](#)
- 7.7.10. [Request Approval of Change Order 1 to Purchase Order 2100997: 21B-143, Stonecrest and Oak Run Wastewater Treatment Facility \(WWTF\) Painting - Trautman's Painting LLC, Punta Gorda, FL \(Budget Impact - Neutral; additional expenditure of \\$13,900 as approved in FY 20/21 budget\)](#)
- 7.7.11. [Request Approval of Task Order for Prequalified Underground Utilities Contractors: 20Q-173-TO-08, Marion Oaks Parcel Number 8006-0729-02 Water Main Extension 20-SA-24-S - GWP Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$78,552 as approved in FY 20/21 budget\)](#)

7.7.12. [Request Approval of Purchases \\$50,000 and over](#)

**7.8. Utilities:**

7.8.1. [Request Approval of Resolution Regarding the Construction of Main Line Extensions \(Budget Impact - None\)](#)

7.8.2. [Request Approval for Water Main Extension Connection Agreement 21-SA-24-O Between Harold Auguste and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.3. [Request Approval for Water Main Extension Connection Agreement 20-SA-33-S Between D32 Invest, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.4. [Request Approval for Water Main Extension Connection Agreement 20-SA-31-S Between DRC24, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.5. [Request Approval for Water Main Extension Connection Agreement 21-SA-16-S Between A-Plus Homes, Inc. and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.6. [Request Approval for Water Main Extension Connection Agreement 21-SA-37-S Between Maronda Homes, LLC of Florida, Successor by Conversion to Maronda Homes, Inc. of Florida and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.8.7. [Request Approval for Water Main Extension Connection Agreement 20-SA-24-S Between Nova Ocala Real Estate, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

**8. COUNTY ATTORNEY:**

8.1. [Request Consideration of Reduction/Release of Civil Restitution Lien for Anthony J. Young](#)

8.2. [Request Approval to Adopt a Resolution Relating to the Issuance of a Florida Special Obligation Revenue Note](#)

8.3. [Request Approval to Adopt a Resolution Relating to Special Assessment Bond, Series 2021](#)

8.4. [Request Board Direction Regarding National Prescription Opiate Litigation and Decision as to Whether to Support the Mallinckrodt PLC Bankruptcy Plan](#)

**9. COUNTY ADMINISTRATOR:**

9.1. [Request Approval of Proposed County Projects and Consideration for Community Requests for Funding Through the American Rescue Plan](#)

- 9.2. [Request Approval of CARES Act Funding Request from the Town of McIntosh Regarding Request for COVID Related Expenses](#)
- 9.3. [Present Draft Request for Proposal \(RFP\) for the Medical Examiner's Building](#)
- 9.4. [Administrative Updates](#)

**10. COMMITTEE ITEMS:**

- 10.1. [Rainbow Lakes Estates MSD Advisory Committee - Request Appointment of One \(1\) Full Member for an Unexpired Term](#)
- 10.2. [Planning and Zoning Commission - Request Appointment of One \(1\) Alternate Member for a Full Term](#)
- 10.3. [Planning and Zoning Commission - Request Approval to Advertise for 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 Greystone Hills Phase One and Phase Two Municipal Service Benefit Unit \(MSBU\) on Tuesday, October 5, 2021 at 2:00 p.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 the Creation of Oaks at Ocala Crossings South Phase One and Phase Two Municipal Service Benefit Unit \(MSBU\) on Tuesday, October 5, 2021 at 2:00 p.m. or as Soon Thereafter as Possible 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 COMMENT:**

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](http://www.marionfl.org).

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

- 14.1.1. [Present Letter from Charlie Stone, President of Fort King Heritage Association, Proposing a Tribute to Veterans of the Second Seminole War at the Ocala/Marion County Veteran's Memorial Park](#)
- 14.1.2. [Present CEP June 2021 Activity Report and Performance Matrix](#)
- 14.1.3. [Present CEP July 2021 Activity Report and Performance Matrix](#)
- 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 2021-07 MSTU Rolling Hills Unit 5 Road Improvement Petition Count](#)
  - 14.4.2. [Present Report Number 2021-08 Economic Development Financial Incentive Grant Compliance Review: Paramount Transportation Logistic Service, LLC](#)
  - 14.4.3. [Present Regular Report of Utilization for Reserve for Contingencies](#)
  - 14.4.4. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 39672, 34066 and Fire List Attached](#)
  - 14.4.5. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 21-19 and 21-20 with the Secretary of State's Office](#)
  - 14.4.6. [Present Monthly Report for the Building Department Budget and Actual](#)
  - 14.4.7. [Present Administrative Budget Transfer Report](#)
- 14.5. **Present for information and record, minutes and notices received from the following committees and agencies:**
  - 14.5.1. [Code Enforcement Board - June 9, 2021](#)
  - 14.5.2. [Housing Finance Authority - June 9, 2021](#)
  - 14.5.3. [Marion Oaks MSTU Advisory Board for Recreation Services and Facilities - April 13, 2021](#)
  - 14.5.4. [Planning and Zoning Commission - June 28, 2021](#)
  - 14.5.5. [Rainbow Lakes Advisory Committee - May 20, 2021](#)
  - 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.ocalafl.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 - REQUEST PROOF OF PUBLICATION (AT 2:00PM):**

[Present Cover Documents from Planning and Zoning](#)

**15.1. Planning and Zoning Consent Items:**

- 15.1.1. [210710SU - Norman and Maureen Brown, Special Use Permit in A-1, 1.35 Acres](#)
- 15.1.2. [21-L03 - Martelli Farm, LLC. Domenic Martelli, Rural Land and RAC to RAC and Rural Land \(Reconfiguration of Existing RAC - No Increase\), 18.53 Acres \(Transmittal Hearing\)](#)
- 15.1.3. [210801Z - Martelli Farm, LLC. Domenic Martelli, A-1 and B-2 to RAC and RAC to A-1 \(Reconfiguration of Existing RAC-No Increase\), 18.53 Acres \(Information Only\)](#)
- 15.1.4. [21-S04 - Gregory S. and Debra C. Martin, Public to Commercial, 0.62 Acres](#)
- 15.1.5. [210803Z - Gregory S. and Debra C. Martin, A-1 to B-2, 0.62 Acres](#)
- 15.1.6. [21-S05 - Ocala Crossings South, LLC. Bradford Executive Holdings, LLC. Medium Residential to Commercial, 4.81 Acres](#)
- 15.1.7. [210804Z - Ocala Crossings South, LLC. Bradford Executive Holdings, LLC., PUD to B-2, 4.81 Acres](#)
- 15.1.8. [21-S06 - The 603 Acre Land Trust, Stephen Greene, TR, Medium Residential to Commercial, 9.9 Acres](#)
- 15.1.9. [210805Z - The 603 Acre Land Trust, Stephen Greene, TR, PUD and A-1 to PUD, 338.16 Acres](#)
- 15.1.10. [210807Z - Jane Baldwin and Philip Blandeburgo, B-2 to R-1, 0.89 Acres](#)
- 15.1.11. [210808Z - Susan Pierre, B-4 to RR-1, 0.23 Acres](#)
- 15.1.12. [210809Z - Arron Sterling and Maria Bithell, PUD to R-1, 4.21 Acres](#)
- 15.1.13. [210810Z - International Property Services Corp. PSP Trust, John Rudnianyn, TR, B-2 to A-3, 1.5 Acres](#)

15.1.14. [210811Z - M&S Global, LLC. Steve Rudniansyn, TR, A-1 to PUD, 0.54 Acres](#)

15.1.15. [210813SU - Rinker Materials of FL, Inc. CEMEX Construction Materials FL, LLC. Jeffery Bobolts, Special Use Permit in M-2, 3.92 Acres](#)

**15.2. Planning and Zoning Items for Individual Consideration:**

15.2.1. [210815SU - Scott and Sharon Seiler, Special Use Permit in A-1, 67.43 Acres \(REQUEST FOR CONTINUANCE UNTIL SEPTEMBER 14, 2021 BCC/P&Z PUBLIC HEARING AT 2PM\)](#)

15.2.2. [210709SU - Craig T. Berry, Berry Trucking LLC. Special Use Permit in A-1 and B-2, 10 Acres](#)

15.2.3. [210806Z - Coyote Crossings Holdings, LLC. Richard McGinley, Modification of Existing PUD \(191110Z\), 964.07 Acres](#)

15.2.4. [210409SU - Good Shepherd Presbyterian Church of Ocala, Inc. Michael Rauls, Special Use Permit in A-1, 4.99 Acres](#)

15.2.5. [210812Z - Simeon Holdings, LLC. Craig Heron, A-1 and B-2 to B-4, 2.8 Acres](#)

15.2.6. [21-S03 - Mary and Stacey Weeks, Low Residential to Commercial, 3.0 Acres](#)

15.2.7. [210802Z - Mary and Stacey Weeks, B-5 to PUD, 3.0 Acres](#)

**15.3. Adoption of Ordinance**