



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, Vice-Chair
District 3 – Matthew McClain, Commissioner
District 4 – Carl Zalak, III, Commissioner
District 5 – Michelle Stone, Chair

Tuesday, September 17, 2024

9:00 AM

**McPherson Governmental
Campus Auditorium**

WE ARE AWARE OF THE FORMATTING ISSUES WITHIN OUR AGENDA AND WE ARE WORKING WITH OUR VENDOR GRANICUS TO CORRECT. WE APOLOGIZE FOR THE INCONVENIENCE.

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

*****WE ARE AWARE OF THE FORMATTING ISSUES WITHIN OUR AGENDA AND WE ARE WORKING WITH OUR VENDOR GRANICUS TO CORRECT. WE APOLOGIZE FOR THE INCONVENIENCE.*****

1. PROCLAMATIONS AND PRESENTATIONS:

- 1.1. [PROCLAMATION - Eagle Scout Court of Honor - Gabe Maldonado \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - Give4Marion Day - Lauren Deiorio, President and Executive Director, Community Foundation for Ocala \(Approval and Presentation\)](#)
- 1.3. [PRESENTATION - Bronze Flagler Award from VISIT FLORIDA to the Ocala/Marion County Visitors and Convention Bureau for Mobile Marketing for the OcalaMarion Travel Guide App - Loretta Shaffer, Tourism Development Director \(Presentation Only\)](#)
- 1.4. [PROCLAMATION - Second Bethlehem Baptist Association 150th Anniversary \(Approval Only\)](#)

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.

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [May 15, 2024](#)
- 3.2. [May 21, 2024](#)
- 3.3. [May 28, 2024](#)

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 - \\$50,000](#)

- 5.1.2. [County Transportation Maintenance Fund - Transportation - \\$100,000](#)
- 5.1.3. [Fine and Forfeiture Fund - State Attorney Technology - \\$23,500](#)
- 5.1.4. [General Fund - Animal Services - \\$13,591](#)
- 5.1.5. [General Fund - Belleview Sportsplex - \\$11,200](#)
- 5.1.6. [General Fund - Detention and Corrections - \\$5,000](#)
- 5.1.7. [General Fund - Fleet Management - \\$10,000](#)
- 5.1.8. [General Fund - Legislative - \\$75,913](#)
- 5.1.9. [General Fund - Public Safety Communications - \\$23,730](#)
- 5.1.10. [Insurance Fund - Insurance - \\$14,000](#)
- 5.1.11. [Insurance Fund - Insurance - \\$126,000](#)

5.2. Clerk of the Court Items

- 5.2.1. [Request Adoption of the Capital Improvement Program Fiscal Years 2024-25 - 2028-29](#)
- 5.2.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 039050, 040808A and Facilities List Attached](#)

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 Blanket Travel for Fiscal Year 2024-25 \(Budget Impact - None\)](#)

7.2. Attorney:

- 7.2.1. [Interlocal Agreement Between Citrus, Hernando, Lake, Marion, Seminole and Sumter Counties for Cost Share of Medical Examiner Services and Related Matters \(Budget Impact - None\)](#)

7.3. Community Services:

- 7.3.1. [Request Approval of Marion County Standard Professional Services Agreement Emergency Solutions Grant Program Between Marion County and Catholic Charities of Central Florida, Inc. d/b/a Blessed Trinity Catholic Church Brother's Keeper \(Budget Impact - Neutral, expenditure not to exceed \\$62,696\)](#)
- 7.3.2. [Request Approval of State Housing Initiatives Partnership Program Annual Report and Local Housing Incentives Certification \(Budget Impact - None\)](#)

7.4. Fire Rescue:

- 7.4.1. [Request Approval of the Public Emergency Medical Transportation Letter of Agreement with the Agency for Health Care Administration \(Budget Impact - Estimated Revenue of \\$3,346,939\)](#)
- 7.4.2. [Request Approval of the Amendment of the Purchase Order Agreement 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 \(Budget Impact - Neutral; revenue of \\$264,733\)](#)

7.5. Growth Services:

- 7.5.1. [Request Approval for the April 1, 2024, University of Florida Bureau of Economic and Business Research Preliminary Annual Population Estimates for Marion County \(Budget Impact - None\)](#)

7.6. Human Resources:

- 7.6.1. [Request Approval of Broker Renewal with Combined Insurance Services, Inc. \(Budget Impact - Neutral; as proposed in the FY 2024-25 budget\)](#)

7.7. Procurement Services:

- 7.7.1. [Request Approval of Bid Award: 24B-249 NW 60th Avenue Resurface \(W HWY 326 to NW 100th Street\) - Art Walker Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$1,087,326 as approved in the FY 2023-24 budget\)](#)
- 7.7.2. [Request Approval of Bid Award: 24B-256 Marion County Sheriff Office Domestic Waterline - GWP Construction, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$396,967 as approved in the FY 2023-24 budget\)](#)

- 7.7.3. [Request Approval of Change Order 1 to Purchase Order 02300714 for Utilities Engineering Design Services: 20Q-074-TO-18, I-75 Interchange at 49th Street Road - Kimley-Horn and Associates, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$44,040 as approved in FY 2023-24 budget\)](#)
- 7.7.4. [Request Approval of Contract Amendment: 20P-162-CA-02, Background Screenings for Employees and Volunteers/Interns - Accurate Background Check, Inc., Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$53,000, pending approval of FY 2024-25 budget\)](#)
- 7.7.5. [Request Approval of Contract Renewal: 21P-102-CA-02, Countywide Personal Protection Equipment - Safety Products, Inc., Lakeland, FL \(Budget Impact - Neutral\)](#)
- 7.7.6. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.8. **Public Safety Communications:**
 - 7.8.1. [Request Approval of Interlocal Agreement with Marion County Public Schools for use of the Marion County 7/800 MHz Radio Communications System \(Budget Impact - None\)](#)
- 7.9. **Tourist Development:**
 - 7.9.1. [Request Approval of Tourist Development Council Funding Request for Miss Rodeo Florida Association, Inc. \(Budget Impact - Neutral; expenditure of up to \\$2,800 as approved in the FY 2023-24 budget\)](#)
 - 7.9.2. [Request Approval of Tourist Development Council Funding Request for Fiddler's Turkey Run, LLC. \(Budget Impact - Neutral; expenditure of up to \\$5,040 as approved in the FY 2023-24 budget\)](#)
 - 7.9.3. [Request Approval of Tourist Development Council Funding Request for Ocala Comic Con, LLC \(Budget Impact - Neutral; expenditure of up to \\$4,200 as approved in the FY 2023-24 budget\)](#)
 - 7.9.4. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Acadia Acres, LLC \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)
 - 7.9.5. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for College of Central Florida Foundation, Inc. for the benefit of Appleton Museum of Art \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)

- 7.9.6. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Diamondz and Pearlz Event Center \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)
- 7.9.7. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Farm to You Revue, LLC, d.b.a. Beautiful Creatures Animal Ranch \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)
- 7.9.8. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Gypsy Gold, LLC \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)
- 7.9.9. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for James Two Brothers Distillers, LLC \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)
- 7.9.10. [Request Approval of Tourist Development Council Funding Request for Marketing Assistance Funding Program Reimbursement for Rainbow Springs Art, Inc. \(Budget Impact - Neutral; expenditure of \\$5,000 as proposed in the FY 2024-25 budget\)](#)

7.10. Transportation - County Engineer:

- 7.10.1. [Request Approval of Withlacoochee Regional Water Supply Authority Local Government Water Supply and Conservation Funding Assistance Program Project Grant Agreement for FY 2024-25 \(Budget Impact - Neutral; credit up to \\$13,238\)](#)
- 7.10.2. [Request Approval of the FY 2024-25 Stormwater Education and Water Use Efficiency Plans \(Budget Impact - Neutral\)](#)
- 7.10.3. [Request Approval to Declare Parcel Number 03903-000-00 as Surplus and Approve Sale and Purchase Agreement and Statute 125 Deed Between Marion County and Faith Blossom Farm, LLC \(Budget Impact - Revenue of \\$1,218\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

- 9.1. [Request for Release of Lien on Code Enforcement Case Number 903312; Parcel Number 14794-000-00](#)

- 9.2. [Request Approval of the Airport Improvement Program Grant Agreement Between the U.S. Department of Transportation Federal Aviation Administration and Marion County \(Budget Impact - Neutral; revenue from grant of \\$6,381,966\)](#)

10. COMMITTEE ITEMS:

- 10.1. [Board of Adjustment - Request Appointment of One Full Member for an Unexpired Term Ending January 2026](#)
- 10.2. [Hills of Ocala MSTU for Recreation Advisory Council - Request Appointment of One \(1\) Full Member for a Full Term, Ending October 2028](#)
- 10.3. [Marion Oaks MSTU for Recreation and Facilities - Request Appointment of One \(1\) Full Member, for an Unexpired Term, Ending February 2027](#)
- 10.4. [Request Approval of a Resolution Appointing Eleven \(11\) Committee Members to the Affordable Housing Advisory Committee](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Reschedule a Public Hearing for Dunnellon Oaks Road Improvement Project from Wednesday, October 16, 2024 at 2:00 p.m. to Thursday, November 21, 2024 at 2:00 p.m. or 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 Chamber and Economic Partnership May 2024 Activity](#)
- 14.1.2. [Present Resignation from the Code Enforcement Advisory Board - William Miller](#)

- 14.1.3. [Present Letter Dated August 26, 2024, from Utilities, Inc. of Florida Regarding an Application for an Increase in Water and Wastewater Rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk and Seminole Counties](#)
- 14.1.4. [Present Letters Dated September 5, 2024 Thanking the Purple Heart Veterans Who Were Recognized in the August 7 Regular Meeting of the Board of County Commissioners](#)
- 14.1.5. [Present East Central Florida Regional Planning Council FY 2025 Annual Assessment](#)
- 14.1.6. [Present County's Annual Membership Dues to The Florida Association of Counties for Fiscal Year 2024-25](#)
- 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 Administrative Budget Transfer Report for FY 2023-24](#)
 - 14.4.2. [Present Monthly Report for the Building Department Budget and Actual](#)
 - 14.4.3. [Present Memorandum from Gregory C. Harrell, Clerk of The Circuit Court and Comptroller, Regarding the Filing of Ordinances 23-29 \(Corrected\), 23-30 \(Corrected\), 24-07 \(Corrected\), 24-15 \(Corrected\), 24-09 \(Corrected\), 24-22 and 24-23 With the Secretary of State's Office](#)
 - 14.4.4. [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. [Development Review Committee - August 19, 2024](#)
 - 14.5.2. [Land Development Regulation Committee - August 7, 2024](#)
 - 14.5.3. [Marion County Fire Rescue and EMS Advisory Board - May 15, 2024](#)
 - 14.5.4. [Planning and Zoning Commission - July 29, 2024](#)
 - 14.5.5. [Tourist Development Council - June 27, 2024](#)
 - 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 <https://ocalamariontpo.org>
- 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 Commission Past Public Hearing](#)

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1. [Request for Waiver from Land Development Code Section 6.14.2.B\(1\)\(a\) - Water Connection for Clayton Homes of Ocala, Inc., Parcel Number 3137-004-022, Application Number 31887 \(Budget Impact - None\)](#)

15.2. Planning and Zoning Consent Items:

- 15.2.1. [240901SU - Ocala Korean Baptist Church, Inc., Special Use Permit to Build and Operate a Private Christian School in a General Agriculture \(A-1\) Zone, 10.0 Acres, Parcel Account Number 35520-000-00, Site Address 7710 SW 38th Avenue, Ocala, FL 34476](#)
- 15.2.2. [240905ZC - Fito and Wilda Briseus, Zoning Change from a Single-Family Dwelling \(R-1\) to Residential Estate \(R-E\), 1.06 Acres, Parcel Account Number 9044-0000-09, No Address Assigned](#)
- 15.2.3. [240906ZC - Theresa Blue, Zoning Change from Mixed Residential \(R-4\) to Single-Family Dwelling \(R-1\), 0.53 Acres, Parcel Account Number 13960-001-00, Site Address 3801 NW 20th Avenue, Ocala, FL 34475](#)
- 15.2.4. [240907ZC - US 441 Development LLC, Zoning Change from Community Business \(B-2\) to Heavy Business \(B-5\), 2.54 Acres, Parcel Account Number 36862-000-00, Site Address 9946 S US Highway 441, Belleview, FL 34420](#)
- 15.2.5. [240908ZP - DT Marion Holdings, LLC and Sunset Hills Development, LLC, Zoning Change to Amend the Planned Unit Development \(PUD\) Master Plan, to Include Five Additional Lots and Not to Exceed 350 Units Total, 0.69 Acre Portion of a 2.07 Acre Tract, Parcel Account Numbers 48271-000-00 and Portion of 48206-000-00, No Address Assigned](#)

- 15.2.6. [24-S08 - John Noble Rutledge III, Small Scale Land Use Amendment from Medium Residential \(MR\) to High Residential \(HR\), 0.64 Acres, Parcel Account Numbers 2303-015-065 and 2303-015-005, Site Address 311 NW 60th Avenue, Ocala, FL 34482](#)

15.3. Planning and Zoning Items for Individual Consideration:

- 15.3.1. [240903SU - NE Ocala LLC, Special Use Permit to Allow for Non-Hazardous Polypropylene Drainage Pipe Extrusion, Outdoor Storage, and 36 Silos that are 60' in Height in a Heavy Business \(B-5\) and Planned Unit Development \(PUD\) Zone, 196.15 Acre Tract, Parcel Account Numbers 37513-001-00, 37513-001-01, and 37513-001-02, Site Address 6045 SE 83rd Street, Ocala, FL 34472](#)
- 15.3.2. [221108ZP - 9494 Summerfield, LLC, Request for Master Plan Approval for Planned Unit Development \(PUD\) of 9494 Summerfield, a Proposed Mixed-Use Development Consisting of Indoor Self-storage Facilities, Commercial Retail and Office Space and 78 Single-Family Residential \(SFR\) Units with Accompanying Amenities, 39.27 Acres, Parcel Account Number 48320-000-00, Site Address 9494 SE Hwy 42, Summerfield, FL 34491](#)
- 15.3.3. [230109ZP - Continuation of Consideration for BaseDev Land Trust/Dimino Holdings Associates, LLC, Zoning Change from Single Family Dwelling \(R-1\) and Planned Unit Development \(PUD\) to Planned Unit Development \(PUD\), ±52.15 Acres, Parcel Account Numbers 37515-004-00 and 37515-004-02, No Address Assigned](#)
- 15.3.4. [Revocation Hearing Regarding 211216SU - Bissoondial Bisram \(Landowner\) and Ricardo Rosales Sanzo and Dunia Ruiz Aguila \(Agents\), Special Use Permit for Parking of One Semi-Truck and One 53, Dry-VanTrailer, in a General Agriculture \(A-1\) Zone, 1.14 Acres, Parcel Account Number 2331-009-018, Site Address 7745 SW 15th PL, Ocala, FL 34474, in Relation to Application 240603SU \(REQUEST TO CONTINUE TO OCTOBER 17, 2024 AT 2 P.M.\)](#)

15.4. Adoption of Ordinance