

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, August 20, 2024

**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 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**

Tuesday, August 20, 2024

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
- 2:00 p.m. Commission Meeting (Zoning).

Tuesday, August 27, 2024

- 3:00 p.m. Transportation Planning Organization

Wednesday, September 4, 2024

- 9:00 a.m. Commission Meeting Regularly scheduled for the first and third Tuesday of every month.
Moved to Wednesday in observance of Labor Day
- 10:00 a.m. Public Hearing for the Annual Non-Ad Valorem Special Assessments to Enhance Medicaid Payments
- 1:50 p.m. Commission Meeting to convene a meeting of the Marion County Community Redevelopment Agency meeting to consider the FY24-25 Budget.
- 2:00 p.m. Workshop to Discuss Alternative Waste Management Solutions
- 3:30 p.m. Public Hearing for Consideration of Closing and Abandonment of Road(s) and Simultaneously Conveying the Home Owners' Association, Associated with Quail Meadow

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

1. PROCLAMATIONS AND PRESENTATIONS:

Motion by Commissioner Zalak, second by Vice Chair Bryant, to approve agenda items 1.1. through 1.3. The motion carried 5 / 0.

- 1.1. PROCLAMATION - Smokey Bear's 80th Birthday Celebration - George Risko, Fire Training Officer, Florida Forestry Service (Approval and Presentation)
PRESENTED
- 1.2. PRESENTATION - City/County Bowling League Donation to Animal Services - Jimmy Cowan, Property Appraiser (Approval and Presentation)
PRESENTED
- 1.3. PRESENTATION - Recognition of Animal Services Volunteers - Kyra Lynch, Animal Services Director (Presentation Only)
PRESENTED

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.

Rabbi Mark Rants - agenda item 8.1. - support for Juleon Akana
Bruce MacWhorter - agenda item 9.1.

3. ADOPT THE FOLLOWING MINUTES:

Motion by Vice Chair Bryant, second by Commissioner Curry, to approve agenda items 3.1. through 3.4. The motion carried 5 / 0.

- 3.1. April 16, 2024 A
- 3.2. April 16, 2024 B
- 3.3. April 16, 2024 C
- 3.4. April 17, 2024

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. Request to Adopt by Resolution the Marion County Comprehensive Emergency Management Plan

Motion by Commissioner McClain, second by Vice Chair Bryant, to approve agenda item 4.1. The motion carried 5 / 0.

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

Motion by Vice Chair Bryant, second by Commissioner Curry, to approve agenda items 5.1.1. through 5.1.19., including Consent item 7.4.7. The motion carried 5 / 0.

- 5.1.1. 9-1-1 Management Fund - 9-1-1 Management - \$55,717
- 5.1.2. Budget Transfer from Fire, Rescue and EMS Fund to Insurance Fund - \$51,397
- 5.1.3. Building Safety Fund - Building - \$28,600
- 5.1.4. Building Safety Fund - Building Safety - \$39,000
- 5.1.5. County Transportation Maintenance Fund - Transportation - \$100,000
- 5.1.6. Crime Prevention Fund - Crime Prevention - \$900
- 5.1.7. Fine and Forfeiture Fund - Juvenile Detention - \$114,726
- 5.1.8. Fine and Forfeiture Fund - State Attorney - \$80,982
- 5.1.9. Fire, Rescue and EMS Fund - Fire Rescue Services - \$4,000
- 5.1.10. General Fund - EMS Capital - \$55,523
- 5.1.11. General Fund - Facilities Management - \$55,000
- 5.1.12. General Fund - Finance and Administration - \$10,000

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- 5.1.13. Marion County Health Unit Trust Fund - Marion County Health Unit - \$400,000

This Agenda item was revised to add the re-appropriation of the funds to FY 2024-25 budget.

- 5.1.14. Marion County Utility Fund - Multiple Departments - \$82,000

- 5.1.15. Marion County Utility Fund - Utilities Management - \$15,000

- 5.1.16. Marion County Utility Fund - Utilities Wastewater System - \$53,023

- 5.1.17. Medical Examiner Fund - Medical Examiner - \$3,000

- 5.1.18. Medical Examiner Fund - Medical Examiner - \$8,000

- 5.1.19. Tourist Development Tax Fund - Visitors and Convention Bureau - \$12,400

Agenda item 5.1.19. relates to consent agenda item 7.4.7.

5.2. Project Adjustment

- 5.2.1. Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$226,452

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

5.3. Clerk of the Court Items

Motion by Commissioner McClain, second by Vice Chair Bryant, to approve agenda items 5.3.1. through 5.3.3. The motion carried 5 / 0.

- 5.3.1. Request Renewal of Federal Forestry Shared Revenue for Special Projects FY 2024-25

- 5.3.2. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 033791, 035783, 037556, 039407, 040724, 040884, 045503, 047536 and 050795.

- 5.3.3. Request Approval of the Re-appropriation of Budgeted Funds

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.

Motion by Commissioner McClain, second by Vice Chair Bryant, to approve agenda items 7.1.2. through 7.7.5. with the exception of 7.1.1. which was pulled for individual consideration and 7.4.15 which will return at a later time. The motion carried 5 / 0.

7.1. Administration:

- 7.1.1.** Request Approval of Commission Policy 24-01 Firefighter Cancer Benefits (Budget Impact - None)

Agenda item 7.1.1. was pulled for individual consideration.

A revision was made to update the policy number to 24-03. Legal can modify the release form as they see fit.

Motion by Vice Chair Bryant, second by Commissioner Zalak, to approve agenda item 7.1.1. The motion carried 5 / 0.

- 7.1.2.** Request Approval of Update to Commission Policy 24-02 for Refunds (Budget Impact - None)
- 7.1.3.** Request Approval of First Amendment to Grant Agreement Between Sheltering Hands, Inc. and Marion County (Budget Impact - Neutral; expenditure of \$5,000 as approved in FY 2023-24 budget)
- 7.1.4.** Request Approval of First Amendment to Grant Agreement Between Humane Society of Marion County, Inc. and Marion County (Budget Impact - Neutral; expenditure of \$10,000 as approved in FY 2023-24 budget)
- 7.1.5.** Request Approval of First Amendment to Grant Agreement Between Voices of Change Animal League, Inc. and Marion County (Budget Impact - Neutral; expenditure of \$10,000 as approved in FY 2023-24 budget)

7.2. Fire Rescue:

- 7.2.1.** Request Approval of the Certificate of Public Convenience and Necessity Renewal for Ocala Fire Rescue (Budget Impact - None)
- 7.2.2.** Request Approval of the Renewal of the Agreement for Ambulance Transportation Services between Marion County and Marion Community Hospital, Inc. d/b/a HCA Florida Ocala Hospital (Budget Impact - Revenue of up to \$40,000 with Accompanying Related Expenditures for Fuel, Equipment, and Personnel)
- 7.2.3.** Request Approval of the Renewal of the Agreement for Ambulance Transportation Services between Marion County and Florida Hospital Ocala, Inc., d/b/a AdventHealth Ocala (Budget Impact - Revenue of up to \$40,000 with Accompanying Related Expenditures for Fuel, Equipment, and Personnel)

7.3. Human Resources:

- 7.3.1.** Request Approval of Employer Insurance Renewal for FY 2025 (Budget Impact - Expenditure of \$3,999,963)

7.4. Procurement Services:

- 7.4.1.** Request Approval of Bid Award; 24B-266, Marion Oaks Water

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- Treatment Plant #6 High Service Pump 4 Improvements - Sawcross, Inc., Jacksonville, FL (Budget Impact - Neutral; expenditure of \$282,105 as approved in FY 2023-24 budget)
- 7.4.2.** Request for Approval of Bid Award 24B-271 Stucco Repair - Jail E&F Pods - Chinese Connection Painting, Inc., Ocala, FL (Budget Impact - Neutral; Expenditure of \$245,100 as approved in FY 2023-24 budget)
- 7.4.3.** Request Approval of Bid Award: Q24-265 Marion Oaks Tennis Court Concrete Pad - Construction Genes, LLC, Brooksville, FL (Budget Impact - Neutral; expenditure of \$50,150 as approved in the FY 2023-24 budget)
- 7.4.4.** Request Approval of Bid Exemption: 24BE-293, Hill's Brand Pet Food at Marion County Animal Services - Hill's Pet Nutrition Sales, Inc., Overland Park, KS (Budget Impact - Neutral; expenditure of \$60,000 as approved in the FY 2023-24 budget)
- 7.4.5.** Request Approval of Bid Exemption and Service Agreement: 24BE-289 Emergency Voice, Text Call Routing Services Software - Communications Venture Corporation dba INdigital, Inc., Fort Wayne, IN (Budget Impact - expenditure of \$475,049 as proposed in FY 2024-25 budget)
- 7.4.6.** Request Approval of Change Order 2 to Purchase Order 2400475 - Computer Software for E-books - OneDrive, Inc. Cleveland, OH (Budget Impact - Neutral; additional expenditure of \$35,000 as approved in the FY 2023-24 budget)
- 7.4.7.** Request Approval of Change Order 2 to Purchase Order 2400560: 23P-105 Countywide Gap and Competitive Destination Analysis Study - Hunden Strategic Partners, Inc., Chicago, IL (Budget Impact - Neutral; additional expenditure of \$12,400 as approved in the FY 2023-24 budget)
- Agenda item 7.4.7. was approved with Clerk of Court Budget Amendment item 5.1.19.**
- 7.4.8.** Request Approval of Change Order 3 to Purchase Order 2400375; Short Water Main Extension Design - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$21,000 as approved in the FY 2023-24 budget)
- 7.4.9.** Request Approval of Contract Amendment: 19B-265-CA-03, Bulk Chlorine - Odyssey Manufacturing Company, Tampa, FL (Budget Impact - Neutral; estimated annual expenditure of \$620,323 as proposed in FY 2024-25 budget)
- 7.4.10.** Request Approval of Contract Amendment 22Q-132-CA-01: Waste Water Treatment Facility for Southwest Service Area Project Design - Ardurra Group, Inc., Ocala, FL (Budget Impact - Neutral; expenditure \$1,998,836 as approved in FY 2023-24 budget)
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- 7.4.11.** Request Approval of Contract Renewal: 20P-145, Building Condition and Needs Assessment - Partner Assessment Corporation, DBA Partner Engineering and Science, Inc., Torrance, CA (Budget Impact - Neutral; annual expenditures as approved in the FY 2023-24 budget)
- 7.4.12.** Request Approval of Piggyback: 24PB-290 Pavement Maintenance and Rehabilitation Services - Asphalt Paving Systems, Inc., Zephyrhills, FL (Budget Impact - Neutral; annual expenditure not to exceed \$500,000 as approved in the FY 2023-24 budget)
- 7.4.13.** Request Approval of Second Amendment: 22B-192-CA-02, Waste Tire Transport and Disposal - Liberty Tire Recycling, LLC., Orlando, FL (Budget Impact - Neutral; expenditure of \$200,000 as proposed in FY 2024-25 budget)
- 7.4.14.** Request Approval of Sole Source Declaration: 24SS-285, Hamilton-T1 Ventilators - Hamilton Medical, Inc. Reno, NV (Budget Impact - Neutral; estimated expenditure of \$50,000 as proposed in the FY 2024-25 budget)
- 7.4.15.** Request Approval of Standardization: 24ST-291, Bay Floor Surfacing/Resurfacing Solution - Armor Tuff Flooring, LLC., Florham, NJ (Budget Impact - Neutral; expenditure of \$69,918 as approved in the FY 2023-24 budget)
- Agenda item 7.4.15. was pulled and may come back at a later time.**
- 7.4.16.** Request Approval of Utilities Engineering Design Support Services for Two Task Orders: 20Q-074-TO-29 for a New Maintenance Building at the Silver Springs Shores Waste Water Treatment Plant (East Facility) and 20Q-074-TO-30 for a New Maintenance Building at the Marion Oaks Water Treatment Plant Site #5 (West Facility) - Tillman & Associates Engineering, LLC., Ocala, FL (Budget Impact - Neutral; combined expenditure of \$144,014 as approved in the FY 2023-24 budget)
- 7.4.17.** Request Approval of Task Order for Construction Manager; 20Q-161-TO-43 Fire Station 20 Golden Ocala Remodel and Expansion - Cullison-Wright Construction Corp, Ocala, FL (Budget Impact - Neutral; expenditure of \$3,005,921 as approved in FY 2023-24 budget)
- 7.4.18.** Request Approval of Task Order for Electrical Trades Contract Services: 21Q-219-TO-08, MCFR Headquarters Generator - Chuck's Stokes Electric of Central Fla Inc., Ocala, FL (Budget Impact - Neutral; revenue of \$202,874 with an expenditure of \$22,542 as approved in FY 2024-25 budget)
- 7.4.19.** Request Approval of Task Order for Pre-Qualified Contractor: 20Q-170-TO-25, Human Resources Clinic Construction Drawings - Architecture Studios, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$94,500 as approved in FY 2023-24 budget)
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7.4.20. Request Approval of Purchases \$50,000 and Over

7.5. Tourist Development:

7.5.1. Request Approval of Tourist Development Council Funding for Citrus County Kennel Club Inc. for the Citrus County Kennel Club Horseshoe Cluster for 2024 (Budget Impact - Neutral; expenditure of \$5,012 as approved in the FY 2023-24 budget)

7.6. Transportation - County Engineer:

7.6.1. Request Approval for Payment of Remaining Balance Due for a Previously Approved Relocation Agreement between Marion County and SECO Electric in Association with the SW 49th Avenue - Segment A Road Project (Budget Impact - Expenditure of an additional \$89,831)

7.6.2. Request Approval of Amendment No. A1 to Agreement No. 23PLN63 Between the Florida Department of Environmental Protection and Marion County for the Marion County Vulnerability Assessment including Some Municipalities (Budget Impact - None)

7.6.3. Request Approval of a Resolution to Vacate a Portion of the Plat of Avonlea Phase 1, as Recorded in Plat Book 10, Pages 195-203 (Budget Impact - Revenue of \$500)

7.6.4. Request Approval of the Developer's Agreement for SW 52nd Street Between Marion County, Florida and Aurora Oaks Ocala Inc, a Delaware Corporation (Budget Impact - None)

7.7. Utilities:

7.7.1. Request Approval of Water Main Extension Connection Agreement WME-008 Between Renuka Ramkarran and Marion County Utilities (Budget Impact - None)

7.7.2. Request Approval of Water Main Extension Connection Agreement WME-010 Between Moriah Architectures, LLC and Marion County Utilities (Budget Impact - Neutral; \$25,182 as approved in FY 2023-24 budget)

7.7.3. Request Approval of Water Main Extension Connection Agreement WME-033 Between GCJ Mendes, LLC and Marion County Utilities (Budget Impact - Neutral; \$29,930 as approved in FY 2023-24 budget)

7.7.4. Request Approval of Water Main Extension Connection Agreement WME-044-S Between Worldwide Alliance LLC and Marion County Utilities (Budget Impact - Neutral; \$85,109 as approved in FY 2023-24 budget)

7.7.5. Request Approval of Water Main Extension Connection Agreement WME-084-S Between William Brian Hutchinson Jr. and Marion County Utilities (Budget Impact - Neutral; \$81,296 as approved in FY

2023-24 budget)

8. COUNTY ATTORNEY:

- 8.1. Request Consideration of Release/Reduction of Civil Restitution Liens for Juleon Akana

Motion by Vice Chair Bryant, second by Commissioner Curry, to approve agenda item 8.1. reducing the lien to \$2,900 and waiving the interest. The motion carried 5 / 0.

- 8.2. Request Approval to Adopt a Resolution Relating to Special Assessment Bond, Series 2024

Motion by Commissioner Zalak, second by Vice Chair Bryant, to approve agenda item 8.2. The motion carried 5 / 0.

9. COUNTY ADMINISTRATOR:

- 9.1. Request for Release of Lien on Code Enforcement Case Number 914853; Parcel Number 35301-001-07

Motion by Vice Chair Bryant, second by Commissioner McClain, to approve agenda item 9.1. waiving lien, owner will be responsible to pay the hard costs of \$176.69. The motion carried 5 / 0.

10. COMMITTEE ITEMS:

- 10.1. Marion Oaks MSTU General Services - Request Appointment of One (1) Full Member for an Unexpired Term Ending March 2026

Miguel Santos

Motion by Vice Chair Bryant, second by Commissioner Curry, to approve agenda item 10.1. The motion carried 5 / 0.

- 10.2. Industrial Development Authority - Request Appointment of One (1) Member for a Full Term, Ending August 2028

James Adams Woods

Motion by Vice Chair Bryant, second by Commissioner Zalak, to approve agenda item 10.2. The motion carried 5 / 0.

- 10.3. Land Development Regulation Commission - Request Appointment of One Full Member for a Full Term, Ending August 2028

Chris Howson

Motion by Vice Chair Bryant, second by Commissioner Zalak, to approve agenda item 10.3. The motion carried 5 / 0.

11. NOTATION FOR ACTION:

Motion by Vice Chair Bryant, second by Commissioner McClain, to approve agenda items 11.1. and 11.2. The motion carried 5 / 0.

- 11.1. Request Approval to Schedule and Advertise a Public Hearing for Dunnellon Oaks Road Improvement on Wednesday, October 16, 2024 at 2:00 p.m. or as Soon Thereafter in the McPherson Governmental Campus Auditorium

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- 11.2. Request Approval to Schedule a Joint Workshop with the Board of County Commissioners and the Tourist Development Council on Wednesday, November 20, 2024 at 1:30 p.m. in the McPherson Government Campus Auditorium
- 11.3. Request Approval of Letter of Support for the Heart of Florida Health Center Grant Application Through the Human Services-Health Resources and Services Administration

Motion by Vice Chair Bryant, second by Commissioner Curry, to approve agenda item 11.3. The motion carried 5 / 0.

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.

Bill Dunn - overgrown vegetation and lawn care of properties that are not abandoned
Chair Stone - call code enforcement for health safety reasons

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Vice Chair Bryant - will be late for P&Z and will need to leave early to be at the Canvassing Board.

Chair Stone - primary election day, please remember to vote today, polls close at 7pm; please be a responsible pet owner and spay and neuter your pets; EAR survey ongoing - www.marionfl.org/EAR

13.2. Commission Calendar

- 13.2.1. Present Commission Calendar

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.1. Present Resignation from Marion Oaks Municipal Services Taxing Unit for Recreation Services and Facilities - Carole LaMotte
- 14.1.2. Present Monthly Building Safety Productivity Report for the month of July 2024
- 14.1.3. Present Chamber and Economic Partnership May 2024 Activity
- 14.1.4. Present Ordinance from City of Belleview, Dated June 18, 2024 Regarding the Lake Weir Gardens Road Improvement Project
- 14.1.5. Present Notification of Final Order Revoking the Recertification of the Laborers' International Union of North America (LiUNA) Local 517, Unit 1842 and Unit 1856

- 14.1.6.** Present Notification of Amendment to the Florida Job Growth Infrastructure Grant Agreement with the State of Florida, FloridaCommerce to Facilitate Roadway and Utility Infrastructure Associated with the Florida Crossroads Commerce Park
- 14.2. Present Walk-On Items From Previous BCC Meeting: NONE**
- 14.3. General Informational Items:**
Marion County Evaluation and Appraisal Report and Planning Framework Study (Planned Service Areas) Meeting Dates
- 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 Monthly Report for the Building Department Budget and Actual
- 14.4.2.** Present Memorandum from Gregory C. Harrell, Clerk of The Circuit Court and Comptroller, Regarding the Filing of Ordinances 24-18, 24-19, 24-20 And 24-21 With the Secretary of State's Office
- 14.4.3.** Present Administrative Budget Transfer Report for FY 2023-24
- 14.4.4.** Present Regular Report of Utilization for Reserve for Contingencies
- 14.4.5.** Present Budget Adjustments to the Tentative Budget Fiscal Year 2024-25
- 14.5. Present for information and record, minutes and notices received from the following committees and agencies:**
- 14.5.1.** Dog Classification Board - July 3, 2024
- 14.5.2.** Development Review Committee - July 15 and 22, 2024
- 14.5.3.** Planning and Zoning Commission - June 24, 2024
- 14.5.4.** Rainbow Lakes Estates - May 16, 2024
- 14.5.5.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.6.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.7.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.8.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

Meeting went into Recess 10:13 a.m.

Meeting Reconvened at 2:00 pm**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:**Commissioner Bryant was not present at this time**

- 15.1.1.** Request for Waiver from Land Development Code Section 6.14.2.B(1)(a) - Water Connection for Joan White-Wagoner, Parcel Number 15395-001-00, Application Number 31616

Motion by Commissioner McClain, second by Commissioner Zalak, to approve agenda item 15.1.1. The motion carried 4 / 0.

- 15.1.2.** Request for Waiver from Land Development Code Section 6.14.2.B(1)(a) - Water Connection for Antar Unique Multi Service, LLC, Parcel Number 9024-0542-11, Application Number 31751

Motion by Commissioner Zalak, second by Commissioner Curry, to deny agenda item 15.1.2. The motion carried 4 / 0.

- 15.1.3.** Request for Waiver from Land Development Code Section 6.8.6.K(2) - Buffers for a Major Site Plan for Next Dimension Construction, Parcel Number 47696-000-01, Application Number 30535

Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.1.3. with the condition of adding a 10' fence and 7-gallon sweet viburnum. The motion carried 4 / 0.

15.2. Planning and Zoning Consent Items:

Motion by Commissioner Zalak, second by Commissioner McClain, to approve agenda items 15.2.1. through 15.2.6. with the exception of 15.2.2., 15.2.7 and 15.2.8. which were pulled for individual consideration and 15.2.4. was requested to be brought back for September 9, 2024. The motion carried 4 / 0.

- 15.2.1.** 240802SU - TCVM LTD Corp., Amended Special Use Permit to Expand an Educational Center in a General Agriculture (A-1) Zone, 39.61 Acres, Parcel Account Number 02039-000-00, Site Address 9700 W CR 318, Reddick, FL 32686

- 15.2.2.** 240804SU - Noonan, Diocese of Orlando - Special Use Permit to Allow for the Expansion of an Existing Church Complex in Rural Activity Center (RAC) and Manufactured Housing (M-H) Zone, 8.72 Acres, Parcel Account Number 21108-000-00, Site Address 11153 W HWY 40, Ocala, FL 34482

Commissioner Bryant was present at this time

Agenda item 15.2.2. was pulled for individual consideration

Motion by Commissioner McClain, second by Commissioner Zalak, to approve agenda item 15.2.2. The motion carried 5 / 0.

15.2.3. 240806SU - Jay Fratello, Special Use Permit to Allow for Beer and Wine Sales at a Snack Bar/Cantina that is Within 1,000' of Public Park (Marjorie Harris-Carr Cross Florida Greenway), on 3.61 Acres, Parcel Account Numbers 3137-002-019, 3137-002-17, 3137-002-15, and 3137-002-013, No Address Assigned

15.2.4. 240809SU - Tigo Investment Group, Special Use Permit for Food Truck Park in Community Business (B-2) Zone, 2.0 Acres, Parcel Account Number 41200-079-03, No Address Assigned

Agenda item 15.2.4. was pulled for individual consideration

Motion by Commissioner Zalak, second by Commissioner Curry, to continue agenda item 15.2.4. until September 9, 2024. The motion carried 5 / 0.

15.2.5. 240810ZC - Brandon Jimerson and Bobbie Stutts, Zoning Change from Single-Family Dwelling (R-1) to General Agricultural Estate (A-3), 4.34 Acres, Parcel Account Number 48948-000-00, No Address Assigned

15.2.6. 240811ZC - PAC3 Properties, LLC, Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 1.01 acres, Parcel Account Number 1751-014-017, Site Address 19874 SE 59th Lane, Dunnellon, FL 34431

15.2.7. 24-S07 - Meridian Land Holdings, LLC, Small Scale Land Use Change from Rural Land (RL) and Rural Activity Center (RAC) to Rural Activity Center (RAC), 19.2-Acre Portion of 34.31 Acres, Parcel Account Number 12550-000-00, Site Address 5465 NW 110th Avenue, Ocala, FL 34482

Agenda item 15.2.7. was pulled for individual consideration

Motion by Commissioner Zalak, second by Vice Chair Bryant, to approve agenda item 15.2.7. The motion carried 5 / 0.

15.2.8. 240816ZC - Meridian Land Holdings, LLC, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Rural Activity Center (RAC), 19.20 Acre Portion of 34.31 Acres, Parcel Account Number 12550-000-00, Site Address 5465 NW 110th Avenue, Ocala, FL 34482

Agenda item 15.2.8. was pulled for individual consideration

Motion by Commissioner Zalak, second by Vice Chair Bryant, to approve agenda item 15.2.8. The motion carried 5 / 0.

15.3. Planning and Zoning Items for Individual Consideration:

15.3.1. 240817ZC - Meridian Land Holdings, LLC, Zoning Change from Community Business (B-2) to Rural Commercial (RC-1), 17.60 Acre Portion of 34.31 Acres, Parcel Account Number 12550-000-00, Site Address 5465 NW 110th Avenue, Ocala, FL 34482

Agenda item 15.3.1. was withdrawn by the applicant.

- 15.3.2.** 240703SU - Pinuccia Viola, Special Use Permit for a Dude Ranch in a General Agriculture (A-1) Zone, 8.83 Acres, Parcel Account Number 49448-001-00, Site Address 15021 South CR 25, Weirsdale, FL 32195

Motion by Commissioner Zalak, second by Commissioner McClain, to approve agenda item 15.3.2. The motion carried 5 / 0.

- 15.3.3.** 240808SU - Acristo Investments, LLC, Special Use Permit to Allow for a Warehouse in a Regional Business (B-4) Zone, 1.04 Acres, Parcel Account Number 9025-0621-03, No Address Assigned

Commissioner Bryant was not present at this time

Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.3.3. The motion carried 4 / 0.

- 15.3.4.** 240812ZC - Zuber Mine, Inc, CDH Realty, LLC, and CGB Construction Group, Inc, Zoning Change Request from Single-Family Dwelling (R-1) and Mixed Residential (R-4) to Regional Business (B-4) Zone, 28.22 Acres of 31.31 Acres, Parcel Account Numbers 13338-000-00, 13338-000-01, and 13338-000-03, Historic Site Address 31277 NW 56th Street, Ocala, FL 34482

Motion by Commissioner Zalak, second by Commissioner McClain, to approve agenda item 15.3.4. The motion carried 4 / 0.

- 15.3.5.** 240813ZC - Robert and Julie Gifford, Zoning Change from Regional Business (B-4) to Rural Commercial (RC-1), 2.45 Acres, Parcel Account Number 08465-001-03, No Address Assigned

Motion by Commissioner Zalak, second by Commissioner Curry, to deny agenda item 15.3.5. The motion carried 4 / 0.

- 15.3.6.** 240814ZP - Adena GC Holdings, LLC, Zoning Change to Amend Existing Planned Unit Development (PUD), 659.85 Acres, Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, 544 NW 78th Lane Road, Ocala, FL 34475

Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.3.6. The motion carried 4 / 0.

- 15.3.7.** 240815ZP - Armstrong Land, LLC, Zoning Change to Planned Unit Development (PUD) to Modify the Unit Type from Townhomes to Single-Family Dwellings, 10.33 Acres, Parcel Account Number 9007-0000-12, No Address Assigned

Commissioner Bryant was present at this time

Motion by Commissioner Curry, second by Vice Chair Bryant, to deny this agenda item. The motion failed 2 / 3.

Motion by Commissioner McClain, second by Commissioner Zalak, to approve agenda item 15.3.7. The motion carried 3 / 2.

- 15.3.8.** 240506ZP - A. Saldarriaga Trust, and Whitehill of Ocala, LLC, Requests Approval for the CORTA Commons Planned Unit Development, Final Planned Unit Development Master Plan for Multiple-Use Development Including 30 Dwelling Units (1.625 Acres)

and Commercial Use (7.1 Acres), Parcel Account Numbers 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034, 3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039, 3501-200-040, 3501-400-003 and 3501-400-004, 8.76 Acre Tract, No Address Assigned

Commissioner Bryant was not present at this time

Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.3.8. The motion carried 4 / 0.

- 15.3.9.** 230504SU - Donna Kelley, Special Use Permit Update for Baseball Fields in a General Agriculture (A-1) Zone, 15.46 Acre Tract, Parcel Account Numbers 148-006-00 and 14848 008-00, Site Address 7020 NE 17th Terrace, Ocala FL 34479

15.4. Adoption of Ordinance

Motion by Commissioner Zalak, second by Commissioner Curry, to approve agenda item 15.4. The motion carried 4 / 0.

Chair Stone requested support from the board for a potential discussion with MCPS to discuss land swap, for flyover in Marion Oaks.