



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, March 19, 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 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

1. PROCLAMATIONS AND PRESENTATIONS:

- 1.1. [PROCLAMATION - Marion County Day- Amanda Tart, Assistant County Administrator \(Approval and Presentation\)](#)
- 1.2. [PRESENTATION - Unveiling of the Second No Horsin' Around with Marion Anti-Littering Campaign Bus - Mark Johnson, Solid Waste Director \(Presentation Only\)](#)

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. [October 3, 2023](#)
- 3.2. [October 4, 2023](#)
- 3.3. [October 10, 2023](#)
- 3.4. [October 17, 2023](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Award Agreement for FY 2022 Marion County Youth Court Programs](#)
- 4.2. [Billy Woods, Sheriff - Request \\$1,000 from Law Enforcement Trust Fund for Donation to Florida Sheriff's Youth Ranches](#)
- 4.3. [Request Approval to Designate Court Administration to Serve as the Lead Applicant for the United States Department of Justice, Office of the Justice Programs, Bureau of Justice Assistance, "Adult Treatment Court Grant Program" FY 2024 on Behalf of Marion County to Expand the Services of the Misdemeanor and Felony Diversion Drug Courts](#)

5. CLERK OF THE CIRCUIT COURT:

- 5.1. **Budget Amendment**
 - 5.1.1. [American Rescue Plan Local Fiscal Recovery Fund - Utilities Line Extensions - \\$650,000](#)

- 5.1.2. [American Rescue Plan Local Fiscal Recovery Fund - Utilities Line Extensions - \\$760,229](#)
- 5.1.3. [General Fund - Clerk to County Commission Transfer - \\$25,101](#)
- 5.1.4. [General Fund - Finance and Administration - \\$10,000](#)
- 5.1.5. [General Fund - Public Safety Communications - \\$272,621](#)
- 5.1.6. [General Fund - Teen Court - \\$10,000](#)
- 5.1.7. [Infrastructure Surtax Capital Project Fund - Infrastructure Tax Sheriff Jail - \\$180,648](#)
- 5.1.8. [Marion County Utility Fund - Utilities Management - \\$40,320](#)
- 5.1.9. [Marion County Utility Fund - Utilities Management - \\$50,000](#)
- 5.1.10. [Series 2022A Capital Projects Fund - Series 2022A - \\$13,529](#)

5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - Stormwater Program - \\$350,763](#)

5.3. Clerk of the Court Items

- 5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 045850, 047624, 052185 and IT List Attached](#)

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: First of Two Community Services Public Needs Hearing for the County's Proposed Five Year 2024-2028 Consolidated Plan and Proposed 2024-2025 Annual Action Plan](#)
- 6.2. [PUBLIC HEARING: First of Two Public Hearings for Consideration of an Ordinance as a Result of an Application Submitted by Horse Farms Forever, Inc. to Amend the Land Development Code Regarding Section 4.2.23 - Rural Commercial Classification's Intent, Permitted Uses, Development Standards and Design Standards](#)

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. Community Services:

7.1.1. [Request Approval of First Amendment to Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and Arnette House, Inc. \(Budget Impact - Neutral, \\$107,823\)](#)

7.1.2. [Request Approval of First Amendment to Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and Blessed Trinity Catholic Church Brother's Keeper \(Budget Impact - Neutral, \\$101,823\)](#)

7.2. MSTU:

7.2.1. [Request Adoption of Initial Assessment Resolution for Oakhurst No. 1 Improvement Area Pursuant to Capital Improvement Ordinance Number 09-10 \(Budget Impact - None\)](#)

7.3. Parks and Recreation:

7.3.1. [Request Approval of Amendment 1 to Grant Agreement with the Florida Fish and Wildlife Conservation Commission for Improvements at Heagy-Burry Boat Ramp](#)

7.4. Procurement Services:

7.4.1. [Request Approval of Bid Award: 24B-062, Wrigley Field Safety Netting - West Coast Netting, Inc. d/b/a/ The Net House, Cocoa, FL \(Budget Impact - Neutral; expenditure of \\$216,900 as approved in the FY 2023-24 budget\)](#)

7.4.2. [Request Approval of Bid Award: 24B-080 NW 110th Ave Rd Resurface \(NW Highway 225 to Highway 316\) - C.W. Roberts Contracting, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$856,968 as approved in the FY 2023-24 budget\)](#)

7.4.3. [Request Approval of Bid Award: 24B-082 CR 320 Resurface \(County Line to NW 221st St Road\) - Superior Asphalt, Inc., Bradenton, FL \(Budget Impact - Neutral; expenditure of \\$1,767,830 as approved in the FY 2023-24 budget\)](#)

7.4.4. [Request Approval of Bid Award: 24B-084 Marion County Drainage Retention Area Mowing - Pure Cuts Lawn & Maintenance, LLC, Ocala, FL, Sulter Precision Cuts, LLC, Ocala, FL, and Silver Star Landscape, LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$99,654 as approved in the 2023-24 budget\)](#)

7.4.5. [Request Approval of Bid Award: 24B-092, Annual Water Service Installations/Replacements - T&C Underground, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$186,250 as approved in the FY 2023-24 budget\)](#)

- 7.4.6. [Request Approval of Bid Award: 24B-096, Refrigerant Removal & Disposal - HVAC Concepts, LLC., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$95,000 as approved in the FY 2023-24 budget\)](#)
- 7.4.7. [Request Approval of Bid Award: 24B-099, Mowing Maintenance for Baseline Landfill and Recycling Center - Southern Lawn Care Mid Florida, Inc., Anthony, FL \(Budget Impact - Neutral; expenditure of \\$60,000 as approved in the FY 2023-24 budget\)](#)
- 7.4.8. [Request Approval of Bid Award: 24B-102, End of Life Electronics Processing - Electronic Recycling Center, Inc., Miami, FL \(Budget Impact - Neutral; expenditure of \\$50,000 as approved in the FY 2023-24 budget\)](#)
- 7.4.9. [Request Approval of Bid Award: 24B-118, Water Main Crew Line - Sod Restoration Services - Signature Sod Service, LLC, Summerfield, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$177,000 pending approval of FY 2023-24 Budget\)](#)
- 7.4.10. [Request Approval of Cabinetry Purchase for Marion County Jail - Classic Kitchens, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$80,216 as approved in FY 2023-24 Infrastructure Surtax budget\)](#)
- 7.4.11. [Request Approval of Change Order 2 to Purchase Order 2400620: 23B-194 Signal Loop Detection Repairs - Taylormade Loops, LLC, Ocala, FL \(Budget Impact - Neutral; expenditure of \\$21,970 as approved in the FY 2023-24 budget\)](#)
- 7.4.12. [Request Approval of Second Contract Amendment: 20B-100-CA-02 Fence Line and Rip Rap Herbicide Spraying - Estate Management Services, Inc., Brunswick, GA \(Budget Impact - Neutral; estimated expenditure of \\$71,000 as approved in the FY 2023-24 budget\)](#)
- 7.4.13. [Request Approval of Second Contract Amendment: 22P-179-CA-02, Marion Oaks Water Main Extension Project - Quality Enterprises USA, Inc., Naples, FL \(Budget Impact - Neutral; expenditure of \\$14,499,145 as approved in FY 2023-24 budget\)](#)
- 7.4.14. [Request Approval of Selection Committee Recommendation: 24P-026 Temporary Staffing/Executive Recruiting - Ad-Vance Talent Solutions, Inc. \(Budget Impact - Neutral\)](#)
- 7.4.15. [Request Approval of Selection Committee Recommendation: 24Q-055, Fire Station 11 Construction Manager at Risk - Dinkins Construction, LLC, Ocala, FL \(Budget Impact - None\)](#)

- 7.4.16. [Request Approval of Selection Committee Recommendation: 24Q-057, Fleet Services New Facility Construction Manager at Risk - Dinkins Construction, LLC, Ocala, FL \(Budget Impact - None\)](#)
- 7.4.17. [Request Approval of Task Order for Pre-Qualified Contract: 22Q-141-TO-02, DRA 3127 Erosion Repair - Major Maintenance Project - Hartman Civil Construction Company, Inc., Hernando, FL \(Budget Impact - Neutral; expenditure of \\$106,288 as approved in FY 2023-24 budget\)](#)
- 7.4.18. [Request Approval of Third Contract Amendment: 20B-102-CA-03 Drainage Retention Area Mowing - C&C Solutions, LLC, Ocala, FL, C&K Clean Cuts Lawn Service and Enterprise, LLC, Reddick, FL, M. Hughes Services, LLC, Ocala, FL, and Top-Quality Lawn Management, LLC, Ocala, FL \(Budget Impact - Neutral; estimated expenditure of \\$551,381 as approved in the FY 2023-24 budget\)](#)
- 7.4.19. [Request Approval of Purchases \\$50,000 and Over](#)
- 7.5. **Solid Waste:**
 - 7.5.1. [Request Approval of Resolution Establishing Fees \(aka "Gate Rates"\) for the Disposal of Solid Waste at the County's Solid Waste Management Facilities \(Budget Impact - Neutral\)](#)
- 7.6. **Tourist Development:**
 - 7.6.1. [Request Approval of Tourist Development Council Funding Request for CSF Aquatics, LLC for the Florida Swimming FLAGS Spring Championship for 2024, 2025, and 2026 \(Budget Impact - Neutral; expenditure of \\$45,000 total, \\$15,000 per year as approved in the FY 2023-24 budget\)](#)
 - 7.6.2. [Request Approval of Tourist Development Council Funding Request for CSF Aquatics, LLC for the Florida Swimming Senior Spring Championship for 2024, 2025, and 2026 \(Budget Impact - Neutral; expenditure of \\$75,000 total, \\$25,000 per year as approved in the FY 2023-24 budget\)](#)
 - 7.6.3. [Request Approval of Tourist Development Council Funding Request for CSF Aquatics, LLC for the USA Swimming Speedo Sectionals for 2024, 2025, and 2026 \(Budget Impact - Neutral; expenditure of \\$75,000 total, \\$25,000 per year as approved in the FY 2023-24 budget\)](#)
- 7.7. **Transportation - County Engineer:**

- 7.7.1. [Request Approval of a Florida Department of Transportation State Funded Grant Agreement and Resolution for Design of the Proposed Cross Florida Greenway Baseline Road to Santos Paved Trail Project in Marion County \(Budget Impact - Grant Revenue of \\$584,246\)](#)
- 7.7.2. [Request Approval of a Grant of General Utility Easement Between Marion County and HP-212015 Ocala, LLC for a Portion of Parcel Numbers 3502-002-004 and 35300-031-08 \(Budget Impact - None\)](#)
- 7.7.3. [Request Approval of a Purchase Agreement Associated with the SW 49th Avenue Segment F Road Improvement Project for Parcel 8001-0122-17 \(Budget Impact - Neutral; expenditure of \\$39,200 as approved in the FY 2023-24 budget\)](#)
- 7.7.4. [Request Approval of a Purchase Agreement Associated with the SW 49th Avenue Segment F Road Improvement Project for Parcel 8001-0122-16 \(Budget Impact - Neutral; expenditure of \\$298,300 as approved in the FY 2023-24 budget\)](#)

7.8. Utilities:

- 7.8.1. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-086 \(Applicant - Doco Group, LLC\) \(Budget Impact - Neutral; expenditure of \\$44,704 as approved in FY 2023-24 budget\)](#)
- 7.8.2. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-093 \(Applicant - Fipeco Enterprise, LLC\) \(Budget Impact - Neutral; expenditure of \\$55,245 as approved in FY 2023-24 budget\)](#)
- 7.8.3. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-095 \(Applicant - Baxton Homes, LLC\) \(Budget Impact - Neutral; expenditure of \\$57,753 as approved in FY 2023-24 budget\)](#)
- 7.8.4. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-104 \(Applicant - TSBP PManagement, LLC\) \(Budget Impact - Neutral; expenditure of \\$83,297 as approved in the FY 2023-24 budget\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR: NONE

10. COMMITTEE ITEMS:

- 10.1. [Board of Adjustment - Request Appointment of One Alternate Member for an Unexpired Term Ending June 2026](#)

- 10.2. [Industrial Development Authority - Request Appointment of Two Full Members for Full-Terms Ending March 2028](#)
- 10.3. [Rainbow Lakes Estates MSD Advisory Committee - Request Appointment of One Full Member for an Unexpired Term Ending December 2024](#)
- 10.4. [Tourist Development Council - Request Appointment of One Full Member \(Collector\) for a Full-Term Ending Feb 2028](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule Second Hearing for Planning and Zoning 2404 Case Cycle Meeting on Wednesday, April 17, 2024 at 1:00 p.m. in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule A Public Hearing for Case Number 240306ZP - On Top of the World Communities LLC, Zoning Change on Monday, April 22, 2024 at 9:00 a.m. in the McPherson Governmental Campus Auditorium](#)
- 11.3. [Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance to Amend the Name of the Municipal Service Taxing Unit and to Increase the Maximum Assessment Rate for Doublegate Municipal Service Taxing Unit for General Services on Tuesday, April 23, 2024 at 10:00 a.m. or as Soon Thereafter in the McPherson Governmental Campus Auditorium](#)
- 11.4. [Request Approval to Schedule and Advertise a Public Hearing to Consider a Rate Resolution to Increase the Current Assessment Rate Associated with Doublegate Subdivision Municipal Service Taxing Unit \(Proposed Doublegate Subdivision Municipal Benefit Unit\) for General Maintenance and Capital Improvements on Tuesday, May 14, 2024 at 9:30 a.m. or as 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:**

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- 14.1.1. [Present Monthly Building Safety Productivity Report for the Month of February 2024](#)
 - 14.1.2. [Present Ocala Metro Chamber and Economic Partnership Activity and Performance Matrix Report for February 2024](#)
 - 14.2. **Present Walk-On Items From Previous BCC Meeting:**
 - 14.2.1. [Walk-On - Request Approval to Execute the Defense and Refund Agreement Between Marion County and Marion County School Board Regarding the Proposed Marion County Educational System Impact Fee Ordinance](#)
 - 14.3. **General Informational Items:**
 - 14.3.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>
 - 14.4. **Clerk of the Court:**
 - 14.4.1. [Present Administrative Budget Transfer Report for FY 2023-24](#)
 - 14.4.2. [Present Memorandum From Gregory C. Harrell, Clerk of The Circuit Court and Comptroller, Regarding the Filing of Ordinances 24-03, 24-04, 24-05 and 24-06 with the Secretary of State's Office](#)
 - 14.4.3. [Present Monthly Report for the Building Department Budget and Actual](#)
 - 14.4.4. [Present Regular Report of Utilization for Reserve for Contingencies](#)
 - 14.4.5. [Present Winter 2024 Newsletter from the Rainbow River Conservation, Inc.](#)
 - 14.5. **Present for information and record, minutes and notices received from the following committees and agencies:**
 - 14.5.1. [Board of Adjustment - February 5, 2024](#)
 - 14.5.2. [Dog Classification Board - February 6 and 21, 2024](#)
 - 14.5.3. [Development Review Committee \(DRC\) - February 19, 2024](#)
 - 14.5.4. [Districts 5 and 24 Medical Examiner Advisory Committee - November 8, 2023](#)
 - 14.5.5. [Parks & Recreation Advisory Council \(PRAC\) - October 25, 2023](#)
 - 14.5.6. [Planning and Zoning Commission - January 29, 2024](#)
 - 14.5.7. [Public Safety Coordinating Council \(PSCC\) - October 16, 2023](#)
 - 14.5.8. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
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- 14.5.9. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.10. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.11. 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 Paradise Home Regarding Building Safety Permit Number 2023092436 for a Residential Manufactured Home, Parcel Number 3137-120-000, Application Number 30921 \(Budget Impact - None\)](#)

15.2. Planning and Zoning Consent Items:

- 15.2.1. [Request Approval for the SW 100th Street East Planned Unit Development \(211009Z, fka New Strategy Holdings, LLC., Coba Homes, Inc.\) Final Planned Unit Development Master Plan/Preliminary Plat, Parcel Number 35695-033-00, Current Owner Ocala SW 100th, LLC](#)

15.3. Planning and Zoning Items for Individual Consideration:

- 15.3.1. [24DA-02 - PUBLIC HEARING: Second of Two Public Hearings for Presentation and Discussion of a Chapter 163, F.S. Development Agreement \(Agreement, 24-DA02\) Between Marion County, Florida and Jerry and Karen Cauthen, Related to Rezoning Application Number 231206ZC](#)
- 15.3.2. [231206ZC - Jerry and Karen Cauthen, Zoning Change from General Agriculture \(A-1\) to Rural Commercial \(RC-1\), 11.06 Acre Portion of 38.62 Acres, Parcel Account Number 07263-000-00, No Address Assigned](#)

15.4. Adoption of Ordinance