

**Official Minutes of
MARION COUNTY
BOARD OF COUNTY COMMISSIONERS**

May 20, 2025

CALL TO ORDER:

The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 9:03 a.m. on Tuesday May 20, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

INVOCATION AND PLEDGE OF ALLEGIANCE:

The meeting opened with invocation by Chairman Bryant and the Pledge of Allegiance to the Flag of our Country.

9:00 AM ROLL CALL:

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart, and Executive Director of Internal Services Mike McCain.

ANNOUNCEMENTS:

Chairman Bryant addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

Chairman Bryant advised that she would like to move forward item 1.2 at this time.

1. PROCLAMATIONS AND PRESENTATIONS:

Upon motion of Commissioner Zalak, seconded by Commissioner Curry, the BCC approved and/or ratified the following:

1.2. PROCLAMATION - Problem Solving Court Month, Alina Stoothoff, Senior Court Operations Consultant, Fifth Circuit Problem Solving Courts (Approval and Presentation) The Board presented the Proclamation designating the Month of May 2025 as "Problem Solving Court Month" to Fifth Judicial Circuit Administrative Judge Steven G. Rodgers, County Court Judge Robert Landt, and several members of Court staff. Chairman Bryant noted Alina Stoothoff was absent due to a prior commitment.

Chairman Bryant commented on the importance of what Problem Solving Court's do for the citizens of Marion County, particularly in regards to veterans, mental health, and drug courts. She expressed appreciation for the work that staff does for the lives of those affected and their families.

Administrative Judge Steven G. Rodgers, 5th Judicial Circuit, expressed his appreciation to the Board and County staff for their support. He provided a brief overview of the felony prison diversion drug court graduations on Tuesdays and the felony pretrial diversion drug court graduations on Thursdays and encouraged public attendance to see how people's lives have been affected. He noted it costs the County roughly \$70.00 per day, per inmate in the Marion County Jail.

1.1. PRESENTATION - "Community Impact Award" Recognizing Multiple Organizations for Their Dedication to Environmental Stewardship Through Cleanup Efforts Held Throughout April, in Celebration of Earth Day – Lacey Larramore, Solid Waste Resource Liaison (Presentation Only)

Solid Waste Resource Liaison Lacey Larramore presented the following recommendation:

Description/Background: Marion County is committed to eliminating litter and preserving the beauty of our community. This ongoing effort would not be possible without the dedication of remarkable individuals and organizations who step up, take action, and lead by example.

To honor these contributions, we created the Community Impact Award-a recognition of those making a meaningful difference in the fight against litter in Marion County.

In celebration of Earth Day and its message of global environmental responsibility, these outstanding organizations organized special cleanup events throughout the month of April, demonstrating their commitment to a cleaner, healthier future for all.

Budget/Impact: None.

Recommended Action: Presentation only.

Solid Waste Resource Liaison Lacey Larramore advised that when the Litter Task Force was formed staff wanted to be able to recognize individuals and organizations that are making a positive impact in the fight against litter. She stated to honor these efforts, staff created the Community Impact Award, which celebrates those making a meaningful difference in keeping our community clean. Ms. Larramore advised that today Staff are presenting 5 organizations with the Community Impact Award for their outstanding contributions during the month of April for Earth Month, noting they organized special cleanups that totaled 38.52 tons of trash collected throughout the community.

In response to Chairman Bryant, Recreation Leader Shawn Hannigan, Parks and Recreation, stated Litter Gitter's is a collaboration between a few of the Department's programs, noting some core members are volunteers for the litter clean-up in addition to the homeschool ecology class. He advised that the group cleared nearly 1,000 pounds (lbs) of trash in just a few hours.

Chairman Bryant expressed appreciation to the Litter Gitters group for also teaching the young children of Marion County about littering, which was an original goal of the Litter Task Force.

Angelo Ippolito, Central Florida Dog Hunters Association, expressed his gratitude for staff's support, noting he has dealt with forestry cleanup for a few years. He stated he is proud to have a group that continues to do this cleanup now and in the past.

Ms. Laramore advised that the group cleaned more than 10 tons of trash.

In response to Chairman Bryant, Mr. Ippolito clarified that the Central Florida Dog Hunters Association focuses on the Ocala National Forest (ONF) area north of Highway (HWY) 40.

District Ranger Carrie Sekarak, United States Forest Service (USFS), expressed appreciation towards Recreation Management Specialist Lorena Cortes Torres, USFS, who is absent today; however, she serves as the Volunteer and Partnership Coordinator capturing the energy from the communities that value the ONF. She advised that with Ms. Torres' assistance and support of the Central Florida Dog Hunters Association and many

residents of the ONF community there have been ongoing cleanups annually during Earth Month and Public Lands Days in September.

Chairman Bryant advised that the ONF is over 500 square miles (mi²) and 386,000 acres in size. She commented on ensuring the natural resource that is the forest can be enjoyed for generations to come.

In response to Chairman Bryant, Ernie Saco, Gambler 500, stated the Gambler 500 takes \$500.00 cars and then drives 500 navigational miles through the ONF to leave the forest cleaner than when they arrived by picking up trash. He acknowledged the other representatives present today.

Chairman Bryant expressed her appreciation for every organization present today and the work they are doing to keep Marion County clean.

1.3. PROCLAMATION - Older Americans Month, Jennifer Martinez, Executive Director, Marion Senior Services (Approval and Presentation)

The Board presented the Proclamation designating the Month of May, 2025 as “Older Americans Month” to Marion Senior Services Executive Director Jennifer Martinez, Chairman Rhoda Walkup, Board of Directors, Marion Senior Services, and several other representatives.

Commissioner McClain stated Marion County is notably a great place to retire and that the knowledge and experience older Americans bring to our County is invaluable. He advised that these individuals serve in a range of capacities from caretakers and volunteers to leaders and mentors. Commissioner McClain expressed his appreciation for the older Americans and pledged to honor and help them as much as possible.

Executive Director Jennifer Martinez, Marion Senior Services, introduced Board of Directors Chairman Rhoda Walkup, Marion Senior Services, and advised that the organization has been serving older Americans in the County for over 52 years. She stated their population continues to grow. Ms. Martinez advised that staff wants to continue to support Marion County’s seniors through programs like Meals-On-Wheels, transit services, and in-home support. She expressed her gratitude for the support from the Board, community, and other partners.

1.4. PROCLAMATION - Emergency Medical Services Week - James Banta, Fire Chief (Approval and Presentation)

The Board presented the Proclamation designating May 18 through May 24, 2025 as “Marion County Emergency Medical Services Week” to Fire Chief James Banta and several other representatives.

Deputy Chief Robert Kruger, Marion County Fire Rescue (MCFR), stated Emergency Medical Services week of 2025 could not happen without the support of all of the providers in the community and as well as the Board. He stated there are hundreds of providers in Marion County that take care of the community visitors. He noted that both hospital systems this year are hosting events for all of their providers.

Deputy Chief Kruger advised that the Community Paramedicine program targets high system utilizers (individuals that have called 9-1-1 more than 7 times a month or 3 times per week). He stated community paramedicine staff will go to the individuals’ homes to determine what resources they need to keep them out of the hospital system, reducing 9-1-1 calls and the burden on the community as a whole. Deputy Chief Kruger advised that 500 individuals have been seen since the inception of the program in 2001, noting a reduction of more than 50 percent (%) in 9-1-1 calls by those enrolled in the program.

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Commissioner Zalak expressed his appreciation for the program and the partnership of Marion County, MCFR and the hospital systems.

Chief Banta advised that there are many more Emergency Medical Services (EMS) professionals than what is seen here today. He expressed his appreciation to the Board and County for funding the top-tier service they are able to offer Marion County citizens.

1.5. PRESENTATION - Employee Appreciation Month and Ideal Team Players 2025 - Sara Caron, Human Resources Director (Presentation Only)

Human Resources Director Sara Caron presented the following recommendation:

Description/Background: Every year since 2018, the County has held an annual Employee Appreciation Day and since 2021, an Employee Appreciation Month to celebrate the hard work County employees do every day.

As part of the Annual Employee Appreciation celebration, the County awards a selection of County employees and one (1) director as prestigious *Ideal Team Players*. This award is given to those who encompass the virtues of humble, hungry, and smart in the workplace. An Ideal Team Player is someone who goes beyond the call of duty, puts the team's interest above their own, and is willing to hold themselves accountable for results and improvement within the organization. During April, we awarded (5) Ideal Team Player employees and today we will award one (1) Ideal Team Player director. These award winners are here today to be presented to the Board along with a summary of the overall Employee Appreciation Month event.

Budget/Impact: None.

Recommended Action: For presentation only.

Human Resources (HR) Director Sara Caron presented a video recapping the 2025 Employee Appreciation Month event. She expressed her gratitude to the Board for the support they and County Administration provided.

ACA Amanda Tart advised that the 2025 "Ideal Team Player Director" is Facilities Management Director Jared Goodspeed and provided an overview of Mr. Goodspeed's many accomplishments.

Mr. Goodspeed expressed gratitude for his team.

Ms. Tart recognized the 2025 "Ideal Team Players": Public Services Librarian Kimberly Drexle, Library System; Program Coordinator Jessica Hahn, Animal Services; Administrative Manager Jamie Davis, Solid Waste; Executive Coordinator Coral Gowen, Administration; and Multimedia Technician Austin Wicker, Public Relations.

Chairman Bryant expressed appreciation for the work performed by these award recipients.

1.6. PROCLAMATION - Eagle Scout Court of Honor - Dylan Hance (Approval Only)

The Board approved the Proclamation congratulating Dylan Hance upon attaining the status of Eagle Scout in the Boy Scouts of America organization.

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.

Chairman Bryant opened the floor for public comment.

Charlie Calhoun, American Legion Post #354, expressed gratitude to the Board for support of the Memorial Honor Guard. He noted that the guard was able to put up 8 banners of the County's hometown heroes in and around the town square as well as city hall. Mr. Calhoun advised that the Quick Response (QR) code included on the banners in the town square tells the history and story of each individual. He commented on the donation of 100 handmade urns to the Unclaimed Veteran Burial program from On Top of the World's (OTOW) Woodshop Club. Mr. Calhoun stated the success of the From Westport to West Point program that brings service academies and representatives of West Point to recruit individuals from local high schools. He advised that the Memorial Honor Guard has 9 mentors in the Veterans court.

Chairman Bryant stated the County is blessed to have veterans that have integrated into the community of Marion County. She opined that our veterans' groups are strong, set examples, teach, lead, and mentor in all areas while volunteering time and treasure.

Henry Munoz, Marion Oaks Boulevard, addressed the Board regarding Agenda Item 7.6.3. (Request Approval of Bid Award: 25B-073 CR 484 at SW 135th St. Rd., TIP449317 – Superior Asphalt, Inc., Bradenton, FL). He commented on the project and expressed concern relating to the removal of a warning signal.

Chairman Bryant advised that public comment is now closed.

3. ADOPT THE FOLLOWING MINUTES: (3 Sets)

3.1. January 9, 2025

3.2. January 13, 2025

3.3. January 15, 2025

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to adopt the meeting minutes of January 9, 13 and 15, 2025. The motion was unanimously approved by the Board (5-0).

Chairman Bryant advised that Item 4.3 coincided with Budget Amendment Resolution 5.1.3.

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

4.1. Request Approval of Research Agreement Between Fifth Judicial Circuit of Florida, Marion County, Florida, and Sam Houston State University for the Evaluation of Marion County, Florida, Diversion Drug Court

The Board considered the following recommendation from Trial Court Administrator Jeffrey Fuller, Court Administration:

Description/Background: The Bureau of Justice Assistance, Treatment Court Discretionary Grant Program, Bureau of Justice Assistance Award 15PBJA-24-GG-03923-DGCT, has provided funding to support research by the Marion County Adult Pre-Plea Diversion Drug Court, an evidence-based program designed to reduce recidivism and support the rehabilitation of individuals with substance abuse disorders. As part of our ongoing commitment to program improvement and outcome evaluation, we are requesting to enter into a research agreement between Court Administration, Marion County Board of County Commissioners, and Sam Houston State University (SHSU) for independent assessment of the program's effectiveness.

Budget/Impact: Grant revenue in the amount of \$62,133 will be used over the 4-year grant period for SHSU to evaluate the project for the Bureau of Justice Assistance grant.

Recommended Action: Motion to approve the Agreement between Fifth Judicial Circuit, Florida, Marion County, Florida, and Sam Houston State University and authorize the Chairman and Clerk to execute agreement.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the Agreement between Fifth Judicial Circuit, Florida, Marion County, Florida, and Sam Houston State University and authorize the Chairman and Clerk to execute agreement. The motion was unanimously approved by the Board (5-0).

4.2. Request Approval of Research Agreement Between Fifth Judicial Circuit of Florida, Marion County, Florida, and The University of Florida Board of Trustees for the Evaluation of Marion County, Florida, Diversion Drug Court

The Board considered the following recommendation from Trial Court Administrator Fuller, Court Administration:

Description/Background: The Bureau of Justice Assistance, Treatment Court Discretionary Grant Program, Bureau of Justice Assistance Award 15PBJA-24-GG-03923-DGCT, has provided funding to support research by the Marion County Adult Pre-Plea Diversion Drug Court, an evidence-based program designed to reduce recidivism and support the rehabilitation of individuals with substance abuse disorders. As part of our ongoing commitment to program improvement and outcome evaluation, we are requesting to enter into a research agreement between Court Administration, Marion County Board of County Commissioners, and The University of Florida Board of Trustees (UF) for an independent assessment of the program's effectiveness.

Budget/Impact: Grant revenue in the amount of \$88,081 will be used over the 4-year grant period for UF to evaluate the project for the Bureau of Justice Assistance grant.

Recommended Action: Motion to approve the Research Agreement between Fifth Judicial Circuit of Florida, Marion County, Florida, and The University of Florida Board of Trustees and authorize the Chairman and Clerk to execute agreement.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the Research Agreement between Fifth Judicial Circuit of Florida, Marion County, Florida, and The University of Florida Board of Trustees and authorize the Chairman and Clerk to execute agreement. The motion was unanimously approved by the Board (5-0).

4.3. Request Approval of the Award Agreement 15PBJA-23-GG-02972-MUMU for the FY 2024-25 Marion County Youth Court Program

The Board considered the following recommendation from Trial Court Administrator Fuller, Court Administration:

Description/Background: This award agreement is part of a recurring federal grant that is aimed at supporting the Youth Court program. The funding allows us to continue to offer meaningful interventions that help reduce recidivism and support successful outcomes for at-risk youth.

Budget/Impact: Grant revenue in the amount of \$10,000 will be used to provide drug screening for juveniles in Marion County Youth Court programs for FY 2024-25.

Recommended Action: Motion to approve and allow the Chairman to execute the award agreement.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve and allow the Chairman to execute the award agreement and to adopt Budget Amendment Resolution 25-R-150. The motion was unanimously approved by the Board (5-0).

5.1.3 25-R-150 – General Fund – Teen Court - \$10,000

4.4. Billy Woods, Sheriff - Request \$1,000 from Law Enforcement Trust Fund for Donation to Florida Association of School Resource Officers

The Board considered the following recommendation from Sheriff William “Billy” Woods, Marion County Sheriff’s Office (MCSO):

Description/Background: The Sheriff has certified that this request meets the requirements of Chapter 932 of the Florida Statutes and that there are no recurring expenses for subsequent fiscal years.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the request to expend \$1,000 from the Law Enforcement Trust Fund (LETf) for the Florida Association of School Resource Officers.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the request to expend \$1,000 from the Law Enforcement Trust Fund (LETf) for the Florida Association of School Resource Officers. The motion was unanimously approved by the Board (5-0).

4.5. Billy Woods, Sheriff - Request \$1,000 from Law Enforcement Trust Fund for Donation to Florida Sheriff’s Youth Ranches

The Board considered the following recommendation from Sheriff Woods, MCSO:

Description/Background: The Sheriff has certified that this request meets the requirements of Chapter 932 of the Florida Statutes and that there are no recurring expenses for subsequent fiscal years.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the request to expend \$1,000 from the Law Enforcement Trust Fund (LETf) for the Florida Sheriff’s Youth Ranches.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the request to expend \$1,000 from the LETf for the Florida Sheriff’s Youth Ranches. The motion was unanimously approved by the Board (5-0).

5. CLERK OF THE CIRCUIT COURT:

5.1. Budget Amendment

Upon motion of Commissioner Stone, seconded by Commissioner McClain, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell:

5.1.1. 25-R-151 - Building Safety Fund - Building - \$45,000

5.1.2. 25-R-152 - Fine and Forfeiture Fund - Sheriff Regular Transfer - \$3,588

5.1.3. 25-R-150 - General Fund - Teen Court - \$10,000 was adopted with Item 4.3.

- 5.1.4.** 25-R-153 - Insurance Fund - Insurance - \$2,979
 - 5.1.5.** 25-R-154 - Insurance Fund - Insurance - \$117,458
 - 5.1.6.** 25-R-155 - Infrastructure Surtax Capital Project Fund - Infrastructure Tax Transport - \$540,610
 - 5.1.7.** 25-R-156 - Marion County Utility Fund - Utilities Capital Construction - \$583,283
 - 5.1.8.** 25-R-157 - Marion County Utility Fund - Utilities Capital Construction - \$3,500,000
 - 5.1.9.** 25-R-158 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$3,382
 - 5.1.10.** 25-R-159 - MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \$14,500
 - 5.1.11.** 25-R-160 - Silver Springs Shores Special Tax District - Silver Springs Shores - \$14,000
 - 5.1.12.** 25-R-161 - Solid Waste Disposal Fund - Solid Waste Disposal - \$235,000
- (Ed. Note: MSTU is the acronym for Municipal Services Taxing Unit and CID is the acronym for Criminal Investigation Unit)

5.2. Clerk of the Court Items

5.2.1. Request Appointment of Two (2) Commissioners to Serve on the Value Adjustment Board for 2025 and to Appoint One (1) of Those Commissioners to Serve as the Chair to the 2025 Value Adjustment Board per FS 194.015

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to appoint Commissioner Curry and Commissioner McClain to serve on the 2025 VAB, and for Commissioner McClain to serve as Chairman. The motion was approved (4-1) with Commissioner Curry dissenting.

5.2.2. Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 040722, 043380, 044302, 045934, 045936, 047061 and 048570

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to approve the Acquisition or Disposition of Property forms 040722, 043380, 044302, 045934, 045936, 047061 and 048570. The motion was unanimously approved (5-0).

6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am: NONE

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. Upon motion of Commissioner Stone, seconded by Commissioner Curry, the Board acted on the Consent Agenda as follows:

7.1. Administration:

7.1.1. Request Approval of Resolution Authorizing the Creation of an Animal Shelter Capital Improvements Account for the Specific Purpose of Receiving and Expending Donations (Budget Impact - None)

The Board accepted the following recommendation to adopt Resolution 25-R-162 as presented by ACA Angel Roussel, Administration:

Description/Background: During the strategic planning workshop in January 2022, the Board provided consensus to construct a new facility as part of the County Capital Improvement Plan to allow for a centralized operation and improve the environment of the animals. At this time, construction of the new shelter has begun.

The County recently received donations to finalize funding construction of the initial phases of the project which include 200 dog kennels.

To help fund additional improvements such as playgrounds, trails, shade structures, benches or additional kennels, County staff are collecting donations from the community. In order to limit the use of the donations, the finance department has recommended to present a resolution creating an account where donations can be deposited and used for this sole purpose.

Budget/Impact: None.

Recommended Action: Motion to adopt Resolution related to Marion County Animal Shelter Capital Improvements Project Account.

Resolution 25-R-162 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AUTHORIZING THE CREATION OF A MARION COUNTY ANIMAL SHELTER CAPITAL IMPROVEMENTS PROJECT ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

7.2. Animal Services:

7.2.1. Request Approval of the Animal Services Amended Fees and Fines Resolution (Budget Impact - None)

The Board accepted the following recommendation to adopt Resolution 25-R-163 as presented by Animal Services Director Kyra Lynch:

Description/Background: This amendment updates the Animal Services Fees and Fines Resolution to align with the recently revised Animal Control Ordinance. Changes include adjustments to select fees and penalties to reflect updated enforcement provisions and operational needs. The goal is to ensure consistency, clarity, and continued support of our mission while keeping fees current with industry standards.

Budget/Impact: None.

Recommended Action: Motion to approve the Fees and Fines Resolution.

Resolution 25-R-163 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PROVIDING FOR FEES AND COSTS CONCERNING THE REGULATION OF ANIMALS WITHIN MARION COUNTY AND SERVICES AVAILABLE TO THE COMMUNITY; PROVIDING FOR A SCHEDULE OF FINES AND PENALTIES; PROVIDING AN EFFECTIVE DATE.

7.3. Development Review Committee:

7.3.1. Request Approval of Waiver Request for Land Development Code Section 2.16.1.B(8)(g) - Agricultural Lot Split Establishment of County Municipal Services Benefit Unit for Equine Gardens, Parcel Number 12579-002-00, Application Number 31360 (for Agricultural Lot Split Application Number 31360) (Budget Impact - None)

The Board accepted the following recommendation as presented by Building Safety Director Michael Savage, on behalf of the Development Review Committee (DRC):

Description/Background: Section 2.16.1.B(8)(g) of the Land Development Code (LDC) states a County Municipal Services Benefit Unit (MSBU) shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted

by the Board upon review and recommendation by the Development Review Committee (DRC).

This Agricultural Lot Split is located in the northwest portion of the county containing 8 lots on approximately 80 acres. The LDC Section 2.16.1 allows 10 lots of 10 acres each for an Agricultural Lot Split.

The Applicant requests to allow an easement agreement that stipulates maintenance. DRC reviewed the request by the applicant, and after discussion acted on April 21, 2025 to recommend approval to the Board, ensuring the covenants stated access via the common easement would not be maintained by Marion County.

Budget/Impact: None.

Recommended Action: Motion to approve the Agricultural Lot Split without the creation of a MSBU subject to providing the appropriate documentation that the property owners will provide maintenance.

7.4. Fire Rescue:

7.4.1. Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport (Level IV) RG Ambulance Service Inc, D/B/A American Ambulance Modified Operational Restrictions (Budget Impact - None)

The Board accepted the following recommendation as presented by Fire Chief James Banta, MCFR:

Description/Background: The Marion County Board of County Commissioners approved a Certificate of Public Convenience and Necessity on March 19, 2024, authorizing RG Ambulance Service Inc, d/b/a American Ambulance to provide interfacility basic life support (BLS) and advanced life support (ALS) transports between University of Florida Shands facilities. The latest revision further expands operational permissions allowing American Ambulance to transport BLS and ALS patients from any of the University of Florida Shands hospitals, freestanding emergency departments, and University of Florida Shands-operated facilities within Marion County to any University of Florida Shands facility in the county as well as to patient homes, skilled nursing facilities (SNF), and assisted living facilities (ALF). To support EMS system coordination, the restrictions now allow Marion County Fire Rescue (MCFR) to authorize phased expansion of American Ambulance's transport services beyond interfacility transfers to include special events, SNFs, ALFs, and 911 calls under MCFR oversight.

Budget/Impact: None.

Recommended Action: Motion to approve the Certificate of Public Convenience and Necessity for Advance Life Support - Transport (Level IV) RG Ambulance Service Inc, D/B/A American Ambulance Modified Operational Restrictions.

7.4.2. Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport (Level IV) Marion Community Hospital, Inc. D/B/A HCA Florida Ocala Hospital Modified Operational Restrictions (Budget Impact - None)

The Board accepted the following recommendation as presented by Fire Chief Banta, MCFR:

Description/Background: The Marion County Board of County Commissioners approved a Certificate of Public Convenience and Necessity on May 3, 2022, authorizing Marion Community Hospital, Inc. D/B/A HCA Florida Ocala Hospital

(HCA) to provide interfacility basic life support (BLS) and advanced life support (ALS) transports between HCA facilities. The 2022 agreement required HCA to transport 90% of all such patients, which was increased to 100% in a February 14, 2024, modification. The latest revision further expands operational permissions allowing HCA to transport BLS and ALS patients from any of its hospitals, freestanding emergency departments, and HCA-operated facilities within Marion County to any HCA facility in the county as well as to patient homes, skilled nursing facilities (SNF), and assisted living facilities (ALF). To support EMS system coordination, the restrictions now allow Marion County Fire Rescue (MCFR) to authorize phased expansion of HCA's transport services beyond interfacility transfers to include special events, SNFs, ALFs, and 911 calls under MCFR oversight.

Budget/Impact: None.

Recommended Action: Motion to approve the Certificate of Public Convenience and Necessity for Advance Life Support - Transport (Level IV) Marion Community Hospital, Inc. D/B/A HCA Florida Ocala Hospital Modified Operational Restrictions.

7.4.3. Request Approval of the Certificate of Public Convenience and Necessity for Advance Life Support - Transport (Level IV) AdventHealth Wesley Chapel EMS Modified Operational Restrictions (Budget Impact - None)

The Board accepted the following recommendation as presented by Fire Chief Banta, MCFR:

Description/Background: The Marion County Board of County Commissioners approved a Certificate of Public Convenience and Necessity on November 8, 2021, authorizing AdventHealth Wesley Chapel EMS to provide interfacility basic life support (BLS) and advanced life support (ALS) transports between AdventHealth facilities. The 2021 agreement required AdventHealth to transport 90% of all such patients, which was increased to 100% in a February 14, 2024, modification. The latest revision further expands operational permissions, allowing AdventHealth to transport BLS and ALS patients from any of its hospitals, freestanding emergency departments, and AdventHealth operated facilities within Marion County to any AdventHealth facility in the county as well as to patient homes, skilled nursing facilities (SNF), and assisted living facilities (ALF). To support EMS system coordination, the restrictions now allow Marion County Fire Rescue (MCFR) to authorize phased expansion of AdventHealth's transport services beyond interfacility transfers to include special events, SNFs, ALFs, and 911 calls under MCFR oversight.

Budget/Impact: None.

Recommended Action: Motion to approve the Certificate of Public Convenience and Necessity for Advance Life Support - Transport (Level IV) AdventHealth Wesley Chapel EMS Modified Operational Restrictions.

7.5. Human Resources:

7.5.1. Request Approval of Group Voluntary Vision Insurance with AETNA (Budget Impact - None)

The Board accepted the following recommendation as presented by HR Director Caron:

Description/Background: AETNA provides the County's Group Voluntary Vision insurance plan. There is no rate increase.

Employees and retirees pay 100% of the premium.

Coverage Enrollment	Monthly Premium
Employee Only:	\$5.86
Employee Plus One:	\$11.34
Employee Plus Two or More:	\$18.50

Budget/Impact: None; employees and retirees pay 100% of the premium estimated to be \$320,000 for FY 2025-26.

Recommended Action: Board motion to approve Vision Insurance renewal with AETNA to be effective October 1, 2025.

7.5.2. Request Approval of Group Dental Insurance Renewal with Florida Combined Life (Budget Impact - None)

The Board accepted the following recommendation as presented by HR Director Caron:

Description/Background: Florida Combined Life (FCL) is the County's current Group Voluntary Dental Plan provider. The proposed renewal represents no increase to rates and no plan design changes. FCL provides two dental plan choices, a low option and high option, for employees to choose the plan which most appropriately meets their own individual and family needs. The plan designs and coverage encourage employees to use in-network providers to obtain the most cost-effective coverage.

The Group Dental plan is a voluntary insurance plan. Employees and retirees pay 100% of the premium.

Budget/Impact: None; employees and retirees pay 100% of the premium estimated to be \$1,800,000 for FY 2025-26.

Recommended Action: Motion to approve dental insurance renewal with Florida Combined Life to be effective October 1, 2025.

7.5.3. Request Approval of Long Term Disability Insurance Renewal with The Standard Insurance Company (Budget Impact – Expenditure of \$735,000)

The Board accepted the following recommendation as presented by HR Director Caron:

Description/Background: The proposed renewal from The Standard represents no rate increase as it is the second year of a two-year rate guarantee. Marion County pays the Long Term Disability (LTD) premium based on the premium rate per \$100 of covered payroll.

The LTD policy provides income replacement coverage at 66 2/3% of salary up to \$10,000 maximum, to an employee who is unable to perform the essential functions of their own job for up to 24 months following a 120-day waiting period. Coverage may continue past 24 months only if employee is approved by Social Security as totally disabled and unable to perform the essential functions of any job.

The Standard has been the County's LTD insurance company for many years and has provided excellent coverage and service to Marion County and their employees.

<u>COVERAGE</u>	<u>CURRENT RATE</u>	<u>RENEWAL RATE</u>
66 2/3% of Salary	.389 per \$100 covered payroll	.389 per \$100 covered payroll

Budget/Impact: Expenditure of \$735,000; total LTD premiums are estimated at \$735,000 which is included in the proposed FY 2025-26 Budget.

Recommended Action: Motion to approve the Long Term Disability renewal with The Standard Insurance Company to be effective October 1, 2025.

7.5.4. Request Approval of Life Insurance Renewal with The Standard Insurance Company (Budget Impact - Expenditure of \$581,560)

The Board accepted the following recommendation as presented by HR Director Caron:

Description/Background: The FY 2025-26 proposed renewal from The Standard represents no rate increase as a result of negotiations and is the first year of a two-year rate guarantee.

The Basic and Accidental Death and Dismemberment coverage provided to active employees is one times salary, paid 100% by the County. Employee supplemental and dependent coverage is voluntary and paid 100% by employees.

Retirees have the option to keep 100% of their Basic and Supplemental coverage at the time of retirement and pay 100% of the premium, based on an age step rate. Employees retiring prior to October 1, 2009 are able to keep \$10,000 of basic coverage at the group composite rate with all other coverage based on an age step rate.

Budget/Impact: Expenditure of \$581,560 - Total Group Life Insurance premium is estimated at \$1,596,254, with anticipated contributions from employees and retirees of \$1,014,694 for a total cost to Marion County of \$581,560 which is included in the proposed FY 2025-26 budget.

Recommended Action: Board Motion to approve the Group Life Insurance renewal with The Standard Insurance Company to be effective October 1, 2025.

7.5.5. Request Approval of Health Insurance Costs at Rate of Five (5) Percent to Both Employer and Employee (Budget Impact - Expenditure of \$35,876,682)

The Board accepted the following recommendation as presented by HR Director Caron:

Description/Background: Marion County offers group health insurance to all full-time employees and dependents of the Board of County Commissioners, Clerk of Court, Sheriff, Property Appraiser, Tax Collector, Supervisor of Elections, and Hospital District. The County became self-insured effective October 1, 2020 with Florida Blue providing claims administration services and reinsurance.

This year's actuarial funding recommendation, considering claims through March 2025, represents a 5% increase. Total incurred claims from April 2024 through March 2025 were \$39.6 million. The current county reserve amount exceeds the 60-day reserve funding required by the State, which is \$6.4 million.

The last increase was in FY 2023-24 at the amount of 4.9% for the employee. In FY 2022 23 and FY 2024-25, there was no increase in premium rates.

Since the implementation of self-insurance and in an effort to assist in mitigating long-term healthcare costs, the County has engaged the services of My Health Onsite for an employee clinic, which will provide both personal and occupational health to employees and their dependents. The clinic is anticipated to open in August, with the first year of expenses being fully funded from previous reserve accounts.

The total proposed health insurance cost includes the Employee Assistance Program and Wellness incentives for a total of \$44.8 million; with employees and

retirees having a 5% increase to their current contribution, for a total remaining cost to the County of \$35.9 million.

Budget/Impact: Expenditure of \$35,876,682; The total estimated group healthcare cost is \$44,831,442, with employee and retiree contributions of \$8,954,760, leaving a total estimated impact of \$35,876,682 to the budget.

Recommended Action: Motion to approve health insurance premium costs at a rate of 5% to both employer and employee, to include retiree rates, in order to fund the costs of premiums, claims, Employee Assistance Program, and Wellness Incentives, effective October 1, 2025.

7.6. Procurement Services:

7.6.1. Request Approval of Bid Award: 24B-244 Construction of Taxiway Alpha and Construction of Airfield Electrical Vault - C.W. Roberts Contracting, Inc., - Ocala, FL (Budget Impact - Neutral; expenditure of \$6,873,842)

The Board accepted the following recommendation as presented by Procurement Services Director Susan Olsen:

Description/Background: On behalf of Marion County Parks & Recreation, Procurement advertised a bid seeking a qualified contractor to construct Taxiway Alpha and an airfield electrical vault for the Marion County Airport. Work also includes existing pavement removal, excavation, limerock reclamation, electrical demolition, installation of vault electrical system, and installing solid sod. One (1) submittal was received, and the tabulation is below:

Firm Name - <i>Location</i>	Bid Price
C.W. Roberts Contracting, Inc. – <i>Ocala, FL</i>	\$6,873,841.82

Jim Couillard, Parks & Recreation Director, recommends that C.W. Roberts Contracting, Inc. receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a draft contract and if approved at today's meeting, it will be sent to the contractor for signatures. Upon return, it will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$6,873,841.82. Funding is from BQ415542-563102-MAC202202 (Marion County Airport Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 24B-244.

7.6.2. Request Approval of Bid Award: 25B-068 Rainbow Lakes Estates Community Hall Clubhouse Interior Remodel Project – GSB Construction & Development, Inc. (Budget Impact - Neutral; expenditure of \$213,500)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Municipal Services Department, Procurement advertised a bid seeking a qualified contractor to remodel the interior of the Rainbow Lakes Estates Community Hall. The project includes demolition, replacement of the interior components, and painting. One submittal was received, and the tabulation is below:

Firm Name - <i>Location</i>	Bid Price
GSB Construction & Development – <i>Leesburg, FL</i>	\$213,500

Chad Wicker, Municipal Services Director, recommends that GSB Construction and Development receive the award as the most responsive, responsible bidder. Attached for review is a contract draft. Pending approval at today's meeting, it will be sent to GSB Construction & Development, Inc. for signature and upon return, will be forwarded to the County Attorney, Clerk and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$213,500. Up to 10% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from HA500519-563901 (RLE Muni Service District).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 25B-068.

7.6.3. Request Approval of Bid Award: 25B-073 CR 484 at SW 135th St. Rd., TIP449317 - Superior Asphalt, Inc., Bradenton, FL (Budget Impact - Neutral; expenditure of \$513,001)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid seeking qualified and experienced contractors to construct a westbound left turn lane on CR 484 at SW 135th St. Rd. The work includes milling, paving and widening the existing roadway, earthwork, grading swales, establishing sod, signing and pavement markings. Two (2) submittals were received; the tabulation is below:

Vendor - <i>Location</i>	Bid
Superior Asphalt, Inc. - <i>Bradenton, FL</i>	\$513,001
C.W. Roberts Contracting, Inc. - <i>Ocala, FL</i>	\$615,485

Steven Cohoon, P.E., County Engineer, recommends that Superior Asphalt, Inc. receive the award as the lowest, most responsive, and most responsible bidder. Attached for review is a contract draft and pending approval at today's meeting, it will be sent to Superior Asphalt, Inc. for signatures. Upon return, it will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral: expenditure of \$513,001. Up to 10% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from GB772541-563512-TIP449317 (Impact Fee-West District) \$249,115 and BL760541-563220-TIP449317 (CNTY Trans Maint Fund) \$263,886.

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 25B-073.

7.6.4. Request Approval of Bid Award: 25B-093 Judicial Center Parking Garage Clean and Repair Floors 1 through 4 (Budget Impact - Neutral; expenditure not-to-exceed \$474,303)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Facilities Management, Procurement advertised a bid for qualified and experienced contractors to perform pressure washing and structural repairs at the Judicial Center Parking Garage. The scope of work includes addressing spalling, cracking, and the repair of all expansion joints on floors 1 through 4.

The project will be completed on a turnkey basis, inclusive of all labor and materials necessary to deliver a fully completed repair. The total bid amount is not-to-exceed \$474,302.25 which includes a base bid of \$399,302.25 and a \$75,000.00 allowance for unforeseen repairs. There were two (2) submittals received, a summary of the bid tabulation is listed below:

Vendor - Location	Bid
RMK Consulting, LLC d/b/a Kodiak Property Maintenance - Orlando, FL	\$399,302.25
Razorback LLC - Tarpon Springs, FL	\$655,340.00

Facilities Director, Jared Goodspeed, recommends RMK Consulting, LLC d/b/a Kodiak Property Maintenance to receive the award as the lowest, most responsive and responsible bidder.

Attached for review is a contract draft. Pending approval today's meeting, it will be sent to RMK Consulting, LLC d/b/a Kodiak Property Maintenance for signature and upon return, will be forwarded to the County Attorney, Clerk and Chairman for signatures.

Budget/Impact: Neutral; expenditure not-to-exceed \$474,302.25. Funding is from AA707712-563102 with Project Code FMC000028 (General Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract under 25B-093.

7.6.5. Request Approval of Bid Exemption: 25BE-115 Grant Writing Consulting Services - Informed by Data, LLC, St. Augustine, FL (Budget Impact - estimated annual expenditure \$85,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Community Services, Procurement is requesting Board approval of a bid exemption for grant writing consulting services. Informed by Data, Inc. has been a longstanding and trusted partner, working closely with the County's Community Services to address homelessness and housing instability. Their deep familiarity with our systems and proven ability to deliver tailored, effective solutions make them uniquely qualified to meet our community's needs. Due to anticipated expenditures now exceeding the \$50,000 annual threshold, this bid exemption requires Board approval to ensure uninterrupted and efficient delivery service. Bringing in a new provider would risk costly delays and service gaps for vulnerable residents. Granting this exemption will allow the County to continue partnering with an organization that has demonstrated expertise, responsiveness, and a strong commitment to equity and efficiency.

Attached is the solicitation waiver for review. Upon approval at today's meeting, it will be presented to the Chairman for signature.

Budget/Impact: Neutral; estimated annual expenditure of \$85,000. From account number AG349564-534101- 349COC (Continuum of Care Program). Annual

expenditures shall not exceed the approved fiscal year's budgeted amounts without being brought back to the Board for approval.

Recommended Action: Motion to approve the Bid Exemption and authorize the Chairman to execute the Solicitation Waiver under 25BE-115.

7.6.6. Request Approval of Change Order 1 & 2 to Purchase Order 02500658: 24B-277 SW 40th/49th Avenue Phase I Signalization - Traffic Control Devices, LLC, Altamonte Springs, FL (Budget Impact - Neutral; additional expenditure of \$22,354)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 1, 2024, the Board awarded a contract to Traffic Control Devices, LLC under Bid 24B-277 for Phase 1 of a signalization project to installed a mast arm signal for SW 40th/49th Avenue at SW 43rd Street Road. Purchase Order 02500658 was originally issued for \$649,869. Change Order 1 requests approval to add \$10,039 to the project to include the addition of one (1) Vehicle Detection System (\$13,575) and one (1) Vehicle Detection System Cabinet (\$4,527). There is also a deduction of one (1) Signal Priority and Preemption System Detector that gives a credit of \$8,063 being used to help cover the additional items.

Change Order 2 requests approval to add \$12,315 to PO 02500658 for the additional material cost of a Managed Field Ethernet Switch per attached Proposal from Traffic Control Devices, LLC.

Attached for review is a copy of Change Order 1 & 2 and the Proposals from Traffic Control Devices, LLC. Upon approval at today's meeting, both Change Orders will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$22,354, bringing the project's total cost to \$672,223. Funding is available in VJ738541-563220 (STC073804) (Infrastructure Surtax Capital Project Fund).

Recommended Action: Motion to approve Change Orders, authorize the Chairman to execute, and allow staff to process Change Order 1 & 2 to Purchase Order 02500658 for Traffic Control Devices, LLC under project 24B-277.

7.6.7. Request Approval of Contract Amendment and Restatement: 19B-111 Yard Waste Mulching and Disposal - D&G Solutions Group, LLC, Ocala, FL (Budget Impact - None)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On March 19, 2019, the Board approved a contract with D&G Solutions Group, LLC (D&G) for yard waste mulching and disposal. Yard waste at the Baseline Landfill and the 18 recycling centers are comprised of green and dried material such as leaves, limbs, fronds, branches, and dirt collected from residential and commercial sources.

The contract amendment and restatement, being presented today, updates and clarifies several key areas. Table 1 was amended and renamed "Pricing Table" to incorporate pricing for both inbound and outbound materials. This revision breaks out the grinding and management fees for inbound materials and introduces distinct rates for Clean Haul/Disposal and Dirty Haul/Disposal. Obsolete language referencing historical stockpile materials was removed. References to the Florida Administrative Code were replaced with broader language referencing applicable

state and federal laws to ensure regulatory compliance. Additionally, the contract language was updated for improved clarity and consistency, specifically in sections related to required processing and hauling, compensation, and the method of payment.

Attached for review is a D&G signed contract. Upon approval at today's meeting, it will be sent to Legal for approval and once returned, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: None; the contract amendment does not result in any financial impact to the existing budget.

Recommended Action: Motion to approve Contract Amendment and Restatement, and upon approval by Legal, authorize the Chairman to execute contract with D&G Solutions Group, LLC under 19B-111.

7.6.8. Request Approval of First Contract Amendment: 23Q-096-CA-01 Baseline Landfill Master Planning and Landfill Capacity Design - Jones Edmonds & Associates, Inc. Gainesville, FL (Budget Impact - None)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On November 7, 2023, the Board of County Commissioners approved a contract with Jones Edmonds & Associates, Inc. (JEA) to provide professional consulting services related to the development of master plans, technical studies, and implementation of recommendations for the Baseline Landfill.

The proposed First Amendment extends the contract term by two (2) years, with one (1) additional one-year renewal option. It also incorporates the original scope of services outlined in the solicitation, which was inadvertently omitted from the executed contract. In addition, the amendment establishes a task order framework, allowing the County to authorize services on an as-needed basis. Pricing for each task order will be negotiated at the time of project initiation, based on the defined scope of work, prevailing market conditions, established hourly rates, and mutual agreement between the County and JEA. If approved, this First Amendment will be effective immediately and extend the contract term through May 31, 2027.

Budget/Impact: None; extending the term of the contract and incorporating the scope of services carries no budget impact. Task orders will be negotiated individually as projects are assigned. Any task order exceeding \$50,000 will be presented to the Board for review and approval.

Recommended Action: Motion to approve the First Contract Amendment, allow staff to issue contract, and upon approval by Legal, authorize the Chairman to execute contract with Jones Edmonds & Associates, Inc. under 23Q -096.

7.6.9. Request Approval of First Contract Renewal: 22PB-071-CA-01 Commercial and Residential Building Inspection and Plans - City of Clermont Contract Number 2021-071 - Willdan Engineering Inc., Anaheim, CA (Budget Impact - Neutral; \$450,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On February 17, 2022, the Board approved Marion County Building Safety to piggyback the City of Clermont's contract with Willdan Engineering Inc. for plans review and inspection services.

On October 26, 2024, the City of Clermont renewed its contract with Willdan Engineering Inc. for one year, extending the agreement through October 25, 2025. The City's contract also includes the option for two (2) additional one-year renewal terms. A price increase was approved by the City of Clermont, effective October 26, 2024.

Attached for review are the City of Clermont's contract amendments, scope of work and updated fee schedule. Pending Board approval at today's meeting, the amendment will be sent to the contractor for execution and, upon return, forwarded to the County Attorney, Clerk, and Chairman for final signatures.

To align with the master contract's terms, the County's piggyback agreement will automatically renew in accordance with the City of Clermont's renewal schedule, subject to continued availability of funding and satisfactory performance.

Budget/Impact: Neutral; estimated annual expenditure of \$450,000.

Recommended Action: Motion to approve the contract amendment to renew the piggyback agreement with Willdan Engineering Inc. under current pricing, to include automatic renewal provisions consistent with the City of Clermont's contract, and to authorize the Chairman and Clerk to execute the agreement under 22PB-071.

7.6.10. Request Approval of Piggyback: 25PB-113 PLC, SCADA, and Implementation - DSI Innovations LLC, Thomasville, NC (Budget Impact - Neutral; estimated annual expenditure of \$250,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: Marion County Utilities (MCU) requests approval to piggyback Orange County's contract with DSI Innovations LLC for programmable logic control (PLC), supervisory control and data acquisition (SCADA) services, and related implementation.

MCU relies on PLC systems and SCADA to operate its major treatment plants and requires advanced electrical and electron controls to ensure regulatory compliance. In emergency situations that exceed the technical capabilities of MCU staff, it is critical to have an experienced integrator under contract to provide immediate support and implementation. DSI Innovations LLC has a proven track record of delivering these specialized services and is well qualified to support MCU's operational needs.

Attached for the Board's consideration is the Solicitation Waiver. Pending approval at today's meeting, the waiver will be presented for the Chairman's signature. The accompanying contract is provided for reference only at this time. Upon execution of the waiver, the contract will be forwarded to the selected firm for signature. Once returned, it will be routed to Legal, the Chairman and Clerk for final execution.

Budget/Impact: Neutral; estimated annual expenditure of \$250,000. Funding is from line ZF448536-563102 (Marion County Utility Fund), Project UTC000053.

Recommended Action: Motion to approve the piggyback purchase under contract 25PB-113; authorize the Chairman to sign the Solicitation Waiver; and authorize the Chairman and Clerk to execute the contract upon completion of legal review.

7.6.11. Request Approval to Reject All Bids: 25B-089 DRA Fence Line Treatment (Budget Impact - None)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer (OCE), Procurement advertised a bid solicitation for a qualified contractor to provide vegetation control services along fence lines and rip-rap in county-maintained drainage retention areas (DRA) and county-maintained rights-of-way.

Upon bid opening, four (4) submittals were received; however, discrepancies in the scope of work were discovered resulting in skewed bid numbers.

After a thorough review, OCE recommends rejecting all submitted bids and re-advertising the solicitation with a corrected scope of work.

Budget/Impact: None; rejecting all bids carries no budget impact.

Recommended Action: Motion to reject all bids under 25B-089 and allow staff to re-advertise a new bid at a later date.

7.6.12. Request Approval of Selection Committee Recommendation: 24Q-093 Northwest Regional Water Treatment Plant Design - Kimley-Horn and Associates, Inc., Ocala, FL (Budget Impact - Neutral; expenditure of \$757,437)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Utilities, Procurement issued a Request for Qualifications (RFQ) seeking a qualified firm to provide design, permitting, and construction phase services for the Northwest Regional Water Treatment Plant project, with the objective of delivering a fully operational facility to service water to that area of Marion County.

The Selection Committee reviewed three (3) proposals and evaluated them based on established criteria. The score and rankings are as follows:

Firm Name - <i>Location</i>	Score	Rank
Kimley-Horn and Associates, Inc. - <i>Ocala, FL</i>	680	1
Carollo Engineers, Inc. - <i>Jacksonville, FL</i>	625	2
Halff Associates, Inc. - <i>Tavares, FL</i>	615	3

All three firms were shortlisted and invited to participate in Phase II, which included formal presentations. Following these presentations and further deliberations, the Selection Committee recommended awarding the contract to Kimley-Horn and Associates, Inc.

Attached for review is the draft contract. If approved at today's meeting, the contract will be routed to the firm for signatures. Once executed, it will be forwarded to Legal, the Clerk and Chairman for final execution.

Budget/Impact: Neutral; expenditure of \$757,437. Funding for this project is from line ZF448536-563102 (Marion County Utility Fund), Project UTC000093.

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the contract to Kimley-Horn and Associates, Inc. under 24Q-093.

7.6.13. Request Approval of Sole Source Declaration: 25SS-092 No Smoke Exhaust System - Beecher Emission Solution Technologies, LLC, Horseheads, NY (Budget Impact - Neutral; estimated annual expenditure of \$119,952)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Fire Rescue (MCFR), Procurement requests a waiver of the formal bid process to declare Beecher Emission Solution Technologies, LLC a sole source provider and to purchase their Ward Diesel No Smoke Exhaust System. No Smoke is an apparatus-mounted, direct source capture system that works automatically to remove diesel exhaust from the fire stations and on-scene. Since it is apparatus mounted, No Smoke allows for any configuration of vehicle parking and gives you the ability to move vehicles to different stations as circumstances require. Diesel engine exhaust is carcinogenic to humans (Group 1). Diesel engine exhaust causes cancer of the lung and has also been linked to cancer of the urinary bladder. No Smoke automatically provides complete protection from harmful diesel exhaust whenever you exit and re-enter the station. The Ward Diesel No Smoke Exhaust System will replace our current direct capture system, Plymovent No Smoke will allow for cost savings as the current Plymovent system will require station installation and vehicle retrofits.

Attached for review is a draft Solicitation Waiver. Upon approval at today's meeting, it will be sent to the Chairman for signature.

Budget/Impact: Neutral; estimated annual expenditure of \$119,952. Funding is from EF300522-546301 (Fire, Rescue and EMS Fund).

Recommended Action: Motion to approve the request and declare Beecher Emission Solution Technologies, LLC the sole source provider for No Smoke Exhaust System under 25SS-092.

7.6.14. Request Approval of Sole Source Declaration: 25SS-114 Thioguard Odor and Corrosion Control, Premier Magnesia, LLC, Waynesville, NC (Budget Impact - Neutral; estimated annual expenditure of \$250,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Utilities (MCU), Procurement requests a waiver of the formal bid process to declare Premier Magnesia, LLC a sole source provider for Thioguard odor and corrosion control products and associated parts and services.

MCU intends to use Thioguard to reduce the production of hydrogen sulfide (H₂S) gases in the Oak Run community sewer force mains. Thioguard is a proprietary and patented product that achieves uniquely consistent and significant H₂S reduction and alkalinity increase in the sewer system, which has many benefits including odor reduction for the residents, structural integrity of the County's sewer system, and reduction of corrosion impacts.

Attached for review is a drafted Solicitation Waiver. Pending approval at today's meeting, it will be presented for the Chairman's signature.

Budget/Impact: Neutral; estimated annual expenditure of \$250,000. Funding is from line ZF445535-552108 (Marion County Utility Fund).

Recommended Action: Motion to approve the request and declare Premier Magnesia, LLC the sole source provider for Thioguard Odor and Corrosion Control products, parts and services under contract 25SS-114.

7.6.15. Request Approval of Standardization and Purchase of Armor Tuff Flooring - 25ST-101 Armor Tuff Tiles (Budget Impact - Neutral; annual expenditure of \$200,000)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Fire Rescue, Procurement is requesting approval to standardize the use of Armor Tuff Flooring. This flooring solution includes professional installation by the manufacturer and comes with a 25-year lifetime warranty. Due to ongoing issues with epoxy bay floors-such as wear, bubbling, cracking, and peeling-Fire Rescue is seeking a more durable alternative. Armor Tuff's ultra-high-performance PVC polymer industrial-grade interlocking floor tiles offer superior resistance to impact, moisture, and abrasion. These tiles maintain their shape, do not crack, and provide reliable protection even under extreme heat or cold conditions.

Attached for review is the bid exemption form. Pending approval at today's meeting, the form will be presented for the Chairman's signature.

Budget/Impact: Neutral; annual expenditure of \$200,000. Funding comes from EF300522-562101 - Fire, Rescue and EMS Fund.

Recommended Action: Motion to approve and authorize the Chairman to execute the Standardization for Armor Tuff Flooring and allow staff to purchase the equipment listed under 25ST-101.

7.6.16. Request Approval of Task Order for Engineering Design Support Services: 20Q-074-TO-35 Salt Springs Water Treatment Plant - Tillman and Associates Engineering, LLC, Ocala, FL (Budget Impact - Neutral; expenditure of \$524,387)

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: Marion County Utilities (MCU) has assigned Tillman and Associates Engineering, LLC, to provide comprehensive engineering design services for the relocation of the Salt Springs Water Treatment Plant. The scope of work includes stormwater pipe design and gutter spread analysis, a critical component of drainage planning that determines the extent to which water travels across the roadway surface before being captured by inlets or other drainage infrastructure. This analysis is essential to ensure compliance with regulations established by the St. Johns River Water Management District (SJRWMD) and the National Pollutant Discharge Elimination System (NPDES).

Additional services will include geotechnical investigations, tree protection measures, landscape design, preparation of a major site plan, and a preliminary design report. Tillman and Associates Engineering, LLC, will also be responsible for obtaining necessary permits from the Florida Department of Environmental Protection (FDEP), engineering services for well construction, and submitting a modification request for the existing Consumptive Use Permit. The task order encompasses the development of technical specifications, final design of the new water treatment plant, and coordination of demolition and relocation activities to a site located approximately one mile northwest of the current facility. These efforts will support the effective planning, regulatory compliance, and implementation of the new facility.

Attached for review is a draft contract. If approved at today's meeting, it will be forwarded to the firm for execution, and upon return, will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$524,386.10. Funding for this project is from line ZF448536-563102 (Marion County Utility Fund), Project UTC000234.

Recommended Action: Motion to approve the recommendation and authorize staff to release the purchase order to Tillman and Associates Engineering, LLC under 20Q-074.

7.7. Tourist Development:

7.7.1. Request Approval of Tourist Development Council Funding Request for Bid Fee for JLC Airshow Management LLC for the Wings Over Ocala Airshow for 2026 and 2027 (Budget Impact - Neutral; expenditure of \$200,000 total, \$100,000 per event year)

The Board accepted the following recommendation as presented by Tourist Development Director Loretta Shaffer:

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. This funding contract is for the Wings Over Ocala Florida Airshow hosted by JLC Airshow Management LLC to be held May 2026 and May 2027 at the Ocala International Airport. The estimated economic impact for this event is \$4,509,024 and is anticipated to produce a 19% return on investment. This event was recommended for funding by the TDC at their regularly scheduled meeting on April 25, 2023, and subsequently approved by the Board of County Commissioners (BCC) on June 20, 2023. The 2025 event scheduled for May was cancelled due to Ocala/Marion County not being selected to host the event. An updated agreement is being presented to the BCC for approval of the TDC recommendation of funding for the 2026 and 2027 events in the amount of \$100,000 per event year.

Budget/Impact: Neutral; expenditure of \$200,000 total, \$100,000 per event year. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute attached funding agreement. Approval of this agreement is an acknowledgement that the event promotes tourism in the State of Florida and one of its primary purposes is the attraction of tourists.

7.7.2. Request Approval of Tourist Development Council Request for Room Night Generating Event - Cal Ripken T-Ball/Rookie B State Tournament Hosted by Rotary Sportsplex - Cal Ripken Baseball Association, Inc. (Budget Impact - Neutral; expenditure of up to \$10,500)

The Board accepted the following recommendation as presented by Tourist Development Director Shaffer:

Description/Background: The Tourist Development Council (TDC) seeks funding approval for organizations that have festivals, events, or programs which support the TDC's mission of growing the economy and accelerating prosperity in Marion County through effective destination sales and marketing. The Room Night Generating Event Funding Program is intended to position Marion County as a

must-experience destination in Florida through bringing quality events and initiatives to Marion County. This funding contract is for Cal Ripken T-Ball/Rookie B State Tournament hosted by Rotary Sportsplex – Cal Ripken Baseball Association, Inc., to be held June 5-8, 2025, at Rotary Sportsplex. This event was recommended for funding in the amount of \$10,500 by the TDC at their regularly scheduled meeting on March 28, 2025.

Budget/Impact: Neutral; expenditure of up to \$10,500. Funding from CP155552-548101.

Recommended Action: Motion to approve the Tourist Development Council funding request and authorize the Chairman and Clerk to execute the attached funding agreement.

7.8. Transportation - County Engineer:

7.8.1. Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project for Parcel Number 3482-001-016 (Budget Impact - Neutral; expenditure of \$22,000)

The Board accepted the following recommendation as presented by County Engineer Steven Cohoon, OCE:

Description/Background: This is a request to approve and execute the attached Purchase Agreement in the amount of \$22,000 plus closing cost for parcel number 3482-001-016, a vacant lot consisting of 0.24 acres. It is one of several lots that is being constructed as a drainage retention area (DRA) to support the Dunnellon Oaks Improvement Area Project, a road assessment project being performed by the Municipal Services Department. The negotiated agreement is inclusive of any and all cost associated with this transaction.

Budget/Impact: Neutral; Expenditure - \$22,000 plus closing cost (BL765541-563400).

Recommended Action: Motion to approve the attached Purchase Agreement and authorize Chairman and Clerk to execute the same.

7.8.2. Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-001-017 (Budget Impact - Neutral; expenditure of \$22,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve and execute the attached Purchase Agreement in the amount of \$22,000 plus closing cost for parcel number 3482-001-017, a vacant lot consisting of 0.24 acres. It is one of several lots that is being constructed as a drainage retention area (DRA) to support the Dunnellon Oaks Improvement Area Project, a road assessment project being performed by the Municipal Services Department. The negotiated agreement is inclusive of any and all cost associated with this transaction.

Budget/Impact: Neutral; Expenditure - \$22,000 plus closing cost (BL765541-563400).

Recommended Action: Motion to approve the attached Purchase Agreement and authorize Chairman and Clerk to execute the same.

7.8.3. Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-002-001 (Budget Impact - Neutral; expenditure of \$22,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve and execute the attached Purchase Agreement in the amount of \$22,000 plus closing cost for parcel number 3482-002-001, a vacant lot consisting of 0.23 acres. It is one of several lots that is being constructed as a drainage retention area (DRA) to support the Dunnellon Oaks Improvement Area Project, a road assessment project being performed by the Municipal Services Department. The negotiated agreement is inclusive of any and all cost associated with this transaction.

Budget/Impact: Neutral; Expenditure - \$22,000 plus closing cost (BL765541-563400).

Recommended Action: Motion to approve the attached Purchase Agreement and authorize Chairman and Clerk to execute the same.

7.8.4. Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-004-022 (Budget Impact - Neutral; expenditure of \$22,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve and execute the attached Purchase Agreement in the amount of \$22,000 plus closing cost for parcel number 3482-004-022, a vacant lot consisting of 0.23 acres. It is one of several lots that is being constructed as a drainage retention area (DRA) to support the Dunnellon Oaks Improvement Area Project, a road assessment project being performed by the Municipal Services Department. The negotiated agreement is inclusive of any and all cost associated with this transaction.

Budget/Impact: Neutral; Expenditure - \$22,000 plus closing cost (BL765541-563400).

Recommended Action: Motion to approve the attached Purchase Agreement and authorize Chairman and Clerk to execute the same.

7.8.5. Request Approval of a Purchase Agreement Associated with the Municipal Services, Dunnellon Oaks Improvement Area Project Parcel Number 3482-005-026 (Budget Impact - Neutral; expenditure of \$22,000)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve and execute the attached Purchase Agreement in the amount of \$22,000 plus closing cost for parcel number 3482-005-026 associated with the Dunnellon Oaks Roadway Improvement Project. This is a vacant lot consisting of .23 acres. The project includes the construction of approximately 2.2 miles of new roadway and the implementation of a comprehensive stormwater management plan to address drainage needs within the project boundaries. The negotiated agreement is inclusive of any and all cost associated with this transaction.

May 20, 2025

Budget/Impact: Neutral; Expenditure - \$22,000 plus closing cost (BL765541-563400).

Recommended Action: Motion to approve the attached Purchase Agreement and authorize Chairman and Clerk to execute the same.

7.8.6. Request Approval of Agreement Concerning Maintenance of Access Road for 484 Road Runner Resources, LLC, Parcel Identification Number 8009-1277+13 (Budget Impact - None)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: Pursuant to Resolution No. 22-R-576 (the "PUD Resolution"), County approved a Planned Unit Development ("PUD") for real property then owned by Coyote Crossings Holdings, LLC. Paragraph 11 of the conditions of the PUD Resolution required the construction of a vehicular access road (the "Access Road") to connect the PUD development with the adjoining Marion Oaks Subdivision.

The Access Road is being built on Marion County Tax Parcel Identification Number: 8009-1277+13, which parcel (the "Road Access Parcel") has been dedicated to County pursuant to Section 95.361 (2), Florida Statutes, as set forth in Resolution No. 25-R-35 recorded in OR Book 8524, Page 963, Public Records of Marion County, Florida.

This agreement establishes maintenance of the required Access Road by the Developer until transfer of property to the property owner's association.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Marion County Subdivision Improvement Agreement with Surety Bond and to authorize the Chairman and Clerk to execute the same.

7.8.7. Request Approval of the Release of a Subdivision Improvement Agreement with Surety Bond Associated with Stone Creek by Del Webb Solaire Phase 1 (Budget Impact - None)

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve the Release of a Subdivision Improvement Agreement with Surety Bond associated with Stone Creek by Del Webb Solaire Phase 1. The improvements were inspected on March 14, 2025 and a Certification of Satisfactory Completion letter was sent to the Developer. The release will be recorded in the Public Record for proper satisfaction of the surety bond.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Release and to authorize the Chairman and Clerk to execute the same.

7.9. Utilities:

7.9.1. Request Approval of Water Main Extension Connection Agreement WME-095-S Between Gumontano, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$52,204)

The Board accepted the following recommendation as presented by Utilities Director Tony Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) and would be required to install the water main across the parcel's entire frontage and end the system at the farthest end of the property corner. The County has the necessary funding in place to use the share methodology to interconnect the mains and "close the loop", which improves the system hydraulics within the neighborhood.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances to permit MCU to enter into a Share Agreement whereby each parcel connecting to the MCU system pays only their share of the project based upon MCU low bid contractor's price for the work.

Total Project Cost	\$52,204	\$51,504 construction + \$700 design
Per Parcel Cost	\$5,800.44	Nine (9) total parcels

Budget/Impact: Neutral; project cost is \$52,204 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

7.9.2. Request Approval of Water Main Extension Connection Agreement WME-109-S Between Zabala Design Homes, LLC and Marion County Utilities (Budget Impact - Neutral; expenditure of \$117,120)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) by installing the water main across the parcel's entire frontage and end the system at the farthest property corner. The County has the necessary funding in place to use the share methodology to interconnect the water mains to "close a loop", which improves the system hydraulics within the neighborhood.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances to permit MCU to enter into a Share Agreement whereby each parcel connecting to MCU system pays only their share of the project based upon MCU low bid contractor's price for the work. The water main extension, as designed, will serve a total of 14 parcels along the route.

Total Project Cost	\$117,120	\$116,420 construction + \$700 design
Per Parcel Cost	\$8,365.71	14 total parcels

Budget/Impact: Neutral; project cost is \$117,120 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

7.9.3. Request Approval of Water Main Extension Connection Agreement WME-113-O Between Double Doors Realty, Inc, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$700)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which will result in installing 142 feet of water main across the parcel's frontage. The water main extension will serve a total of three (3) parcels along the route. MCU's \$700 cost is for design fee only, as the property owner is using their own underground utility contractor to complete the work

Total Project Cost	\$15,604	\$14,904 construction + \$700 design
Per Parcel Cost	\$5,201.33	Three (3) total parcels

Budget/Impact: Neutral; project cost is \$700. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the subject Water Main Extension Connection Agreement.

7.9.4. Request Approval of Water Main Extension Connection Agreement WME-114-O Between Double Doors Realty and Marion County Utilities (Budget Impact - Neutral; \$700)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which will result in installing 132 feet of water main across the parcel's frontage and will create a benefit to one (1) additional parcel. MCU's \$700 cost is for design fee only, as the property owner is using their own underground utility contractor to complete the work.

Total Project Cost	\$15,604	\$14,904 construction + \$700 design
Per Parcel Cost	\$7,802	

Budget/Impact: Neutral; project cost is \$700. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Water Main Extension Connection Agreement.

7.9.5. Request Approval of First Amendment to Water System Developer's Service Agreement 21-01 Between Golden Ocala Equestrian Land, LLC and Marion County (Budget Impact - None)

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: On January 19, 2021, the Board formalized an agreement with Golden Ocala Equestrian Land, LLC. This Water System Developer's Agreement outlined the expansion of the county's water utility system, including the development of a new Regional Water Plant (RWP) to serve the WEC and the broader northwest area (construction of a new plant called the NW Regional Water Treatment Plant).

At the time, the overall cost of the RWP was not anticipated to exceed \$5,000,000 and the Developer desired to fast track the construction due to the system limitations that existed. The developer agreed to design, permit, and construct the RWP ("Regional Water Plant") and new On-Site Improvements. The developer agreed to fund the RWP improvements up to a total cap of \$5,000,000 in exchange of credits. The developer completed a portion of the work primarily site design, 30% treatment plant design and constructing and testing of the production wells.

At this time, the construction of the RWP is anticipated to exceed \$10,000,000 and system improvements have been completed to provide sufficient capacity for approximately the next 5 years. Due to the change in circumstances, County staff and the developer have agreed that subject to board approval and pursuant to this first amendment, County shall complete the construction of the RWP and incorporate the wells constructed by the developer.

Through this amendment, developer agrees to pay the unused balance of the \$5,000,000 originally agreed to. The developer will receive credits for the contribution.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the First Amendment Developer's Agreement 21-01.

8. COUNTY ATTORNEY:

8.1. Request Consideration of Reduction and/or Release of Civil Restitution Liens for Michael John Lanctot

County Attorney Matthew G. Minter, Legal, presented the following recommendation:

Description/Background: On April 23, 2025, the County Attorney's Office received a request from Michael John Lanctot, requesting a Release/Reduction of his Civil Restitution Liens from Case No. 2011-MM-799, recorded at OR Book 5567, Page 1575 on September 8, 2011, Case No. 2011-MM-9752, recorded at OR Book 5627, Page 113 on January 30, 2012 and Case No. 2011-CT-9893, recorded at OR Book 5625, Page 1752 on January 30, 2012. Mr. Lanctot is requesting a reduction of the Civil Restitution/Cost of Incarceration Liens totaling \$18,342.34, with \$10,500.00 remaining in judgments and \$7,842.34 in interest.

On January 27, 2011, Mr. Lanctot was issued a Notice to Appear for Retail Petit Theft Prior Offense (First Degree Misdemeanor) in Case No. 2011-MM-799. On

March 28, 2011, he was sentenced to 30 days in Jail; however, that sentence was stayed until May 27, 2011 pending his compliance of provisions of the sentence. Mr. Lanctot failed to comply with the provisions so a Commit Order was issued. On July 16, 2011, he was picked up on the commit and served 30 days in jail. On September 8, 2011 the Court imposed a Judgment of Cost of incarceration of \$1,500.00 (sentence 30 days x \$50 per day). For this case, he served 26 days in the Marion County jail and was an Inmate Worker for 14 days. He still owes \$392.56 in other fines and court costs for this case.

On December 11, 2011, he was arrested for Retail Petit Theft Prior Offense (First Degree Misdemeanor) in Case No. 2011-MM-9752. On December 12, 2011, he was adjudicated guilty and was sentenced to 90 days in jail. The Court imposed a Judgment of Cost of incarceration of \$4,500.00 (sentence 90 days x \$50 per day). He was not an Inmate Worker during this incarceration. He still owes \$184.60 in other court costs and fines for this case.

Also, on December 11, 2011, Mr. Lanctot received a criminal citation for Driving While License Suspended/Revoked in Case No. 2011-MM-9893. On December 22, 2011 he was adjudicated guilty of Driving While License Suspended/Revoked Prior Offense and sentenced to 90 days in jail. The Court imposed a Judgment of Cost of incarceration of \$4,500.00 (sentence 90 days x \$50 per day). He was not an Inmate Worker during this incarceration. He still owes \$463.00 in other court costs and fines for this case.

For these cases, Mr. Lanctot was sentenced and served 206 days in jail, of which he served 14 days as an inmate worker. Therefore, he was in jail for 192 days where he was not an inmate worker.

Mr. Lanctot owns a property in Marion County, parcel 24420-000-00 with an assessed value of \$175,762. Mr. Lanctot is trying to release/reduce his liens to sell his property.

Budget/Impact: None.

Recommended Action: Motion to approve or deny Michael John Lanctot's request for a Reduction and/or Release of the Civil Restitution Liens recorded in OR Book 5567, Page 1575 on September 8, 2011, recorded at OR Book 5627, Page 113 on January 30, 2012 and recorded at OR Book 5625, Page 1752 on January 30, 2012.

Mr. Minter provided a brief overview of the Civil Restitution Liens to the Board and introduced Michael John Lanctot, NE 23rd Street.

In response to Mr. Minter, Mr. Lanctot stated his name and address for the record.

Mr. Minter advised that Mr. Lanctot is requesting the reduction or elimination of civil restitution liens including \$10,500.00 remaining in judgements and \$7,842.00 in interest. He stated Mr. Lanctot served 192 days in jail with 14 days of his time as an inmate worker. Mr. Minter commented on the applicant's need for the liens against him to be reduced or released to assist him in selling his property.

In response to Mr. Minter, Mr. Lanctot stated his property is not worth the estimated value, noting it needs major improvements.

Chairman Bryant questioned whether the property was actively on the market. Mr. Lanctot advised that the property is not currently on the market but that he has taken some calls of those interested in the property. He noted these calls were not serious offers.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to waive all interest fees, credit the 14 days as an inmate worker and reduce the total lien to \$9,600.00. The motion passed unanimously by the Board (5-0).

9. COUNTY ADMINISTRATOR:

9.1. Present Recommended Short-list of Names for the New Library Branch located in the Silver Spring Shores Area

County Administrator Mounir Bouyounes, Administration, presented the following recommendation:

Description/Background: A new Marion County Public Library branch is slated to open in the Fall of 2025. Renovation is underway to convert the existing Silver Spring Shores Youth Activity building into a new library service point and branch of the Marion County Public Library System.

Commission Policy 24-06, Naming and Renaming of County Properties, was followed for the purpose of short-listing names for Commission consideration and selection for the new library. As a result of Facebook posts, in-library submittals, outreach events and email submittals almost 300 names were received and considered.

The ad hoc Facilities Naming Committee, appointed by the County Administrator, met to discuss the names submitted as well as consider recommendations of their own. Committee members included Commissioner Craig Curry, Assistant County Administrator Amanda Tart, Library Director Julie Sieg, Historical Commission member Rebecca Long and Silver Spring Shores MSTU board member Stanley Saint-Louis.

The Committee recommends the following names:

1. Shores Public Library
2. Silver Spring Shores Public Library

Also attached is the full report from the Committee including supporting information regarding the recommended names.

Budget/Impact: None.

Recommended Action: Motion to select a name for the new library to serve the Silver Spring Shores community and surrounding area.

A motion was made by Commissioner Curry, seconded by Commissioner Zalak, to name the new library branch located in the Silver Springs Shores area as the "Silver Springs Shores Public Library". The motion was unanimously approved by the Board (5-0).

Mr. Bouyounes requested to bring forward Item 14.1.1. It was the general consensus of the Board to concur.

14.1.1. Present Notification of the Appointment of Daisy Diaz as Veterans Services Director

ACA Tart presented the following recommendation:

Description/Background: Following a broad search and an interview round with the most qualified candidates, Daisy Diaz received the highest composite ranking from the interview panel.

The first-round interview panel consisted of the Director of Parks & Recreation, the Director of Public Library Services, and an Assistant County Attorney. In addition to the first interview panel, Ms. Diaz completed a second-round interview with an Assistant County Administrator and the County Administrator. After the second-round interview process, it is evident that Ms. Diaz possesses both the skillset and the experience to lead the Veterans Services Department to the next level of success.

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This memorandum shall serve as a notification to the Board of the appointment of Daisy Diaz as the next Veterans Services Director. Ms. Diaz's starting salary is \$91,416.00. Barring any discussion from the Commission, Ms. Diaz will be considered confirmed.

Budget/Impact: None.

Recommended Action: None required.

Mr. Bouyounes introduced Daisy Diaz as the new Veteran Services Director.

Director Daisy Diaz, Veteran Services, expressed appreciation toward the Board for giving her the opportunity to help Marion County grow and serve veterans.

In response to Chairman Bryant, Ms. Diaz commented on her background in the Navy and Veteran Services, noting that this is where she found her calling. She opined the amount of organizations in the area that are pro-veteran makes her proud to be here. Ms. Diaz commented on the growth and potential of Marion County.

Chairman Bryant questioned how many veterans are served in Marion County. Ms. Diaz advised that The County serves between 36,000 and 44,000 veterans.

In response to Chairman Bryant, Ms. Diaz gave a brief overview of the Memorial Day Event on Monday, May 26th, 2025 at 10:00 a.m. at the Veterans Park Pavillion and encouraged the public to participate.

Mr. Bouyounes requested to bring forward Item 14.1.6. It was the general consensus of the Board to concur.

14.1.6. Present Letter from Seminole County to Citrus County Regarding a Plan for Reassignment of Lake County from the Medical Examiner District 5 to District 4

County Administrator Bouyounes presented the following recommendation:

Description/Background: Present letter dated April 18, 2025, to Citrus County from Seminole County regarding a plan for reassignment of Lake County from Medical Examiner District 5 to District 24.

Budget/Impact: None.

Recommended Action: For information only.

Mr. Bouyounes advised that if the Board agrees with the reassignment of Lake County, then Lake County and Seminole County will begin work on their own Medical Examiner Facility and move into that. He stated the remaining counties of District 5 will stay in their existing facility in Leesburg. Mr. Bouyounes advised that the other option presented would be that the remaining Counties of District 5 will build their own new facility. Lake County and Seminole County as District 24 will remain in their building in Leesburg. He noted this conversation took Place during the Districts 5 & 24 Medical Examiner Advisory Committee Meeting on May 14, 2025, and these were the options presented by Lake and Seminole County. Mr. Bouyounes advised that the members of the Committee took this information and are working on providing different options to be considered at the June 19, 2025, Districts 5 & 24 Medical Examiner Advisory Committee Meeting.

Mr. Bouyounes presented a 1 page handout entitled " RE: Options regarding the Lake County reassignment request as stated in the letter from Lake County and Seminole County dated April 18, 2025" and provided a brief overview of the 4 Options. He stated he is not looking for an answer today, just discussion, noting there will need to be a decision at the June 3, 2025 meeting, so that the Board can state Marion County's position at the June 19, 2025 meeting.

Commissioner Stone stated the 4 options presented today are great, noting all 4 Counties requested the Lake County's Board representative to reconsider leaving at the last

meeting. She advised that the members prefer District 5 stay, but the Board respects the decision of District 24 to exit as soon as they have a plan in place. Commissioner Stone stated the Board would be willing to reconsider how billing is done today. She advised that currently billing is based on population versus basing it on activity load.

Mr. Minter opined that the benefit of having these options is not just to convince Lake County or Seminole County to change their position, but ultimately if the parties cannot agree with each other then it is their intent to go back to the State Medical Examiner Commission to ask them to approve the exit of Lake County into District 24. He stated it is not enough to for the County to object, noting if the Board gets back to the State Medical Examiner's Commission it is incumbent on them to present viable options to what is being requested.

Commissioner McClain questioned whether there has been an indication on whether Seminole County or Lake County will return any share of the funding. Mr. Bouyounes advised that the Board has sent a reimbursement request to all of the Counties, noting Citrus County has already paid; Sumter County and Hernando County support the reimbursement; Lake County is reconsidering at their next meeting; and Seminole County said no until they can perform their own investigation into more documents. Mr. Bouyounes advised that he offered to make the County's files available for Seminole County's auditor to review. He opined that before realignment can happen agreements need to be put into place. Mr. Bouyounes advised that the funding that exists for both Districts; however, if there is a split it is staff's intention to keep Marion County whole.

Commissioner Curry expressed his appreciation to Commissioner Stone for the time and effort she has put into representing the Board at the meetings.

Commissioner Zalak commented on the existing facility being located in Lake County, noting if they choose to leave District 5 and keep the building, then the remaining members of District 5 should receive the funding for a new building through some State mechanism.

Commissioner Stone expressed her gratitude of MCFR's efforts as well as to Mr. Bouyounes.

(Ed. Note: The Deputy Clerk was in receipt of a 1 Page handout that included the 4 options regarding the Lake County reassignment request.)

10. COMMITTEE ITEMS:

10.1. Planning and Zoning Commission - Request Appointment of One Full Member for an Unexpired Term, Ending September 2025

Executive Assistant Gennifer Medina, Commission Office, presented the following recommendation:

Description/Background: The Planning and Zoning Commission has one (1) vacancy for a full member to fill an unexpired term ending in September 2025. The following individuals have submitted applications for the Board's consideration:

- Mary Vazquez
- William "Nate" Chambers
- Renee Michel
- Donald Johnson
- Len Racioppi
- Paul Stentiford

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- Kyle Haines

Budget/Impact: None.

Recommended Action: Motion to appoint one (1) applicant as full member to the Planning and Zoning Commission, for an unexpired term ending September 2025. Clerk Harrell advised that Donald Johnson received the appropriate votes.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to appoint Donald Johnson as a full member to the Planning and Zoning Commission, for an unexpired term ending September 2025. The motion was unanimously approved by the Board (5-0).

10.2. Value Adjustment Board - Request Appointment of One Full Citizen Member, for a Full Term, Ending May 2026

Executive Assistant Medina, Commission Office, presented the following recommendation:

Description/Background: The Value Adjustment Board needs to appoint a citizen member for the 2025-26 cycle. The incumbent is eligible for reappointment and applied during the advertisement period. No other applications were received.

- Lee Black (Incumbent) - Federal Employee

Budget/Impact: None.

Recommended Action: Motion to reappoint Mr. Lee Black to the Value Adjustment Board as the Citizen Member for the 2025 -26 cycle.

Clerk Harrell advised that Lee Black received the appropriate votes.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to reappoint Lee Black to the Value Adjustment Board as the citizen member for the 2025-26 cycle. The motion was unanimously approved by the Board (5-0).

11. NOTATION FOR ACTION:

11.1. Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Wednesday, June 4, 2025, at 10:00 a.m., or as Soon Thereafter, and Tuesday, July 1, 2025, at 5:30 p.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium

Growth Services Director Chuck Varadin presented the following recommendation:

Description/Background: Staff has submitted a Land Development Code (LDC) Amendment Application to review and update LDC Section 4.2.30. Government Use (G-U).

Staff has also submitted an LDC Amendment Application to review and update LDC Section 4.3.12. Roadside Vendors.

Staff has also submitted an LDC Amendment Application to review and update LDC Article 1, Division 2, Definitions, and Article 5, Division 3, Floodplain Management.

The proposed revisions are to be considered by the Land Development Regulation Commission (LDRC) in a public hearing to be held on May 21, 2025, at 5:30 p.m., consistent with LDC Section 2.4.3.

LDC Section 2.5.5.A(1) requires the Board to consider the adoption of the proposed amendments in two advertised public hearings for each revision to the LDC. At least one hearing is to be held after 5:00 p.m. on a weekday, unless the

Board, by a majority plus one vote, elects to conduct that hearing at another time of day. Further, the second public hearing shall be held at least ten days after the first hearing. The following dates and times are being requested to conduct each of the required public hearings and accommodate the required advertising to consider the proposed Amendments:

- Wednesday, June 4, 2025, at 10:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium and
- Tuesday, July 1, 2025, at 5:30 p.m., or as soon thereafter as possible, in the McPherson

Governmental Campus Auditorium.

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise Board of County Commissioners two Public Hearings to consider revisions to LDC Section 4.2.30, Section 4.3.12, and Article 1, Division 2, Definitions, and Article 5, Division 3, Floodplain Management on Wednesday, June 4, 2025, at 10:00 a.m. and Tuesday, July 1, 2025, at 5:30 p.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium.

General discussion ensued.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to schedule and advertise Board of County Commissioners two Public Hearings to consider revisions to LDC Section 4.2.30, Section 4.3.12, and Article 1, Division 2, Definitions, and Article 5, Division 3, Floodplain Management on Wednesday, June 4, 2025, at 10:00 a.m. and Tuesday, July 1, 2025, at 5:30 p.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (5-0).

11.2. Request Approval to Schedule Public Hearing to Consider Adopting the 2025 Marion County Comprehensive Plan and Appraisal Report on Tuesday, June 17, 2025 at 10:00 a.m., or as Soon Thereafter, in the McPherson Governmental Campus Auditorium
Growth Services Director Varadin presented the following recommendation:

Description/Background: The following date and time are being requested to conduct the required public hearing and accommodate the required advertising to consider the proposed Amendments:

- Tuesday, June 17, 2025, at 10:00 a.m. or as soon thereafter, in the McPherson Governmental Campus Auditorium

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise Board of County Commissioners Public Hearing to consider Approval of the Final 2025 Evaluation and Appraisal Report (EAR) on Tuesday, June 17, 2025, at 10:00 a.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to schedule and advertise Board of County Commissioners Public Hearing to consider Approval of the Final 2025 Evaluation and Appraisal Report (EAR) on Tuesday, June 17, 2025, at 10:00 a.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (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.

Chairman Bryant opened the floor for public comment.

Louine Ek, SW 59th Street, expressed her appreciation for the leadership in Marion County. She commented on her request for the Board to consider June as "Faith and Family Month". Ms. Ek presented a 2 page handout entitled "Faith and Family Month June: Moving Families Forward by Faith" and provided a brief overview of the letters.

Joseph Walker, SE 54th Place, Ocklawaha, expressed his concern with debris dumping and rodent presence in District 1. He also commented on an unmaintained fence by the Forest library.

Commissioner Curry advised that Mr. Walker can contact Ms. Larramore for assistance in getting this cleaned up.

Commissioner Zalak opined that the problem is most likely coming from people being denied at the dumpsite nearby.

Mr. Goodspeed advised that along with the Parks Department, Solid Waste and Facilities Management removed debris in the area and put bars in place during the month of April to prevent larger vehicles from entering the site.

Commissioner Zalak stated he is worried this will continue to be a problem.

Commissioner Stone questioned what Solid Waste sites are willing to take. Mr. Bouyounes advised that not all recycling centers take furniture.

Chairman Bryant advised that public comment is now closed.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

Commissioner Curry congratulated Jared Goodspeed. He commented on his upcoming absence at the scheduled State of the County address due to a prior commitment to attend the East Central Florida Regional Planning Council (ECFRPC) meeting.

Commissioner Stone stated she attended the Daytona Safety First Matters Meeting for District 5. She recognized the Marion County Public Relations Team (PIO) and the Transportation Planning Organization (TPO) for bringing home the Outreach Award in Community Engagement. Commissioner Stone expressed her appreciation for Mr. Goodspeed taking charge in the new animal shelter project.

Commissioner Zalak expressed his gratitude to Mr. Goodspeed and the Facilities Management team.

Chairman Bryant commented on her attendance at Veterans Memorial Park for an Eagle Scout dedication and Scout Nick Eggers project. She encouraged the public to come see the display. Chairman Bryant commented on the Memorial Day Event on Monday, May 26, 2025 at 10:00 a.m.

13.2. Commission Calendar

13.2.1. Present Commission Calendar

The Chairman acknowledged receipt of the Commission calendar covering the period of May 20, 2025 to June 3, 2025.

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.2.** Present Monthly Building Safety Productivity Report for the Month of April 2025
- 14.1.3.** Planning and Zoning Commission - Present Resignation from William P. Heller
- 14.1.4.** Present Letters from the City of Ocala Dated May 1, 2025 Regarding Proposed EMS Impact Fees and City Recommendations for Transportation Impact Fee Update
- 14.1.5.** Present Solid Waste Monthly Operations Report for March 2025

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 Monthly Report for the Building Department Budget and Actual
- 14.4.2.** Present Administrative Budget Transfer Report for FY 2024-25
- 14.4.3.** Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 23-26 (Corrected), 24-30 (Corrected), 24-31 (Corrected), 25-10, 25-11, 25-12, 25-13 and 25-14 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.** Board of Adjustment - February 3 and April 4, 2025
- 14.5.2.** Development Review Committee - April 14, 21, and 28, 2025
- 14.5.3.** Planning and Zoning Commission - March 31, 2025
- 14.5.4.** Tourist Development Council - March 28, 2025
- 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>

There was a recess at 10:53 a.m.

The meeting reconvened at 2:01 p.m. with all members present except Commissioner Michelle Stone.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Transportation Planner Ken Odom, Administrative Staff Assistant Autumn

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Williams, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and ACA Tracy Straub.

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

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

Deputy Clerk Mills-McAllister presented Proof of Publication of Legal ad No. 11268933 entitled, “Notice of Intention to Consider Adoption of an Ordinance” published in the Star Banner newspaper on May 5, 2025. The Notice stated the Board will consider adopting an Ordinance approving Comprehensive Plan Amendment, zoning changes and Special Use Permits (SUP).

Mr. Minter provided a brief overview of the process for today’s DRC Waiver requests, zoning and Special Use Permit hearings.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

15.1. DRC Waiver Requests and Public Hearings:

15.1.1. Request for Waiver from Land Development Code Section 6.14.2.C(2) - Waste Water Connection Requirements for Stickney Dental & Aesthetics, Parcel Number 35483-102-00, Application Number 32349 (Budget Impact - None)

The Board considered the following recommendation from Building Safety Director Michael Savage, on behalf of the Development Review Committee (DRC):

Description/Background: The Land Development Code states all new development shall connect to an existing central sewer system if a system with available capacity has a treatment plant or sewer line within a connection distance of 400 feet, times the total number of equivalent residential units (ERCs) within the project at build out. Otherwise, the project shall comply with the following as applicable.

The applicant, Loyde W. Sadlowski Inc, requests a waiver since the main is located on the opposite side (north) of SR 200. The cost of construction of the force main, list station, boring under SR 200, as well as the right-of-way and driveway repairs is costly compared to an onsite system acceptable to the environmental health regulations.

The subject property is located in the southwest portion of the County, on approximately 1.41 acres.

This waiver request was denied by the Development Review Committee (DRC) on April 21, 2025. However, DRC requested that should the Board grant the waiver, a condition be added that the development is required to hook up to sewer, if provided, on the south side of SR 200, within one year of availability.

Budget/Impact: None.

Recommended Action: Motion to uphold DRC’s action and deny the waiver request.

Utilities Director Tony Cunningham provided an overview of the waiver request relating to connecting to an existing central sewer system, noting the subject parcel falls within the connection distance to the County’s sewer force main on the north side of State Road 200 (S.R. 200). He stated it is important to be consistent with the County’s Land Development Code (LDC) and for Commercial Development to connect to sewer. Mr.

Cunningham provided an overview of what the applicant will be required to do relating to the connection.

In response to Commissioner Curry, Mr. Cunningham advised that the applicant provided a cost estimate for building the lift station, force main and connection of roughly \$250,000.00. He stated the applicant also provided an estimate for a nutrient reducing septic system, which would be required if the waiver is granted, of approximately \$14,600.00. Mr. Cunningham stated water is available and the applicant is making that connection. He advised that it is not in the County's current Capital Budget or Capital Improvement Plan (CIP) to run the facilities under S.R. 200. Mr. Cunningham commented on the challenges associated with providing sewer in that location, noting the property is not owned by the utility. He stated another option if the Board chooses to approve the waiver is to have a mandatory connection requirement in the event sewer is more readily available on that side of the road. Mr. Cunningham advised that the cost to connect if sewer were readily available would be roughly \$5,000.00 to \$6,000.00. He stated if there were a master station located in that area and gravity sewer were available, no lift station would be required by the applicant.

Austin Dailey, SE 11th Avenue, attorney on behalf of the applicant, advised that this dental practice has been in operation under this ownership for 17 years, noting it was purchased from an individual that ran it for a long time prior to that. He stated the applicant wants to move to the new location and construct a facility on the site. Mr. Dailey commented on the request for a nitrogen reducing septic system in place of connecting. He advised that the waiver process does not exist to allow for the avoidance of regulations, but rather to provide relief in circumstances where rigid application of those rules would cause unnecessary hardship. Mr. Dailey clarified that the request is to postpone connection until it becomes readily available, rather than never connecting. He addressed the logistics relating to the property connecting at this time. He stated there are just 3 parcels along the road and anyone else would have to come down S.R. 200 or through the applicant's property, making the benefit minimal. Mr. Dailey stated this is a low intensity use, with one practitioner and 8 to 9 employees in an 8 hour shift. He reiterated there is not any cost sharing or requirement that others connect, noting if the applicant is required to build this line they will have to dedicate it to the public allowing others to connect for a nominal sum while the applicant is burdened with a \$250,000.00 bill. Mr. Dailey advised that the Florida Community Planning Act (CPA) emphasizes that the LDC should avoid imposing burdens on property owners that are not proportionate to the public benefit provided. He stated Florida law recognizes the onsite sewage treatment and disposal systems (OSTDS) as a legitimate and safe alternative to central sewer providing they meet the design requirements and are permitted by the Department of Health (DOH), which they will be. Mr. Dailey advised that it is the intent of the Legislature that the OTSDS will be permitted where adequate public facilities are not available. He commented on the Florida Administrative Code's definition of available, noting the State rules are much more permissive than the County rules. Mr. Dailey stated he is requesting the Board approve DRC's alternative proposal to connect within a year of sewer connection being available within connection distance and on the applicant's side of S.R. 200.

Mr. Cunningham clarified that when he responded to Commissioner Curry relating to the cost to connect that was for 1 ERC and this project is roughly 4 ERCs, which is closer to \$20,000.00 for the future connection. He advised that the applicant would be required to install an ENR (enhanced nitrogen reducing) septic system. Mr. Cunningham stated when these parcels were originally platted the force main along S.R. 200 was not there.

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Chairman Bryant commented on the proposed use as a dental office and questioned whether there is some kind of system in place to capture certain materials and prevent them from going into the septic tank. She stated the applicants are shaking their heads in agreement from the audience.

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

Commissioner Zalak advised that when the lines were run the intent was for these parcels to hook up. He commented on the possibility of having Mr. Cunningham move things around within his Capital budget to facilitate a lift station. Commissioner Zalak stated the County could then charge to connect as those other units come online. He opined that it is similar to running lines in Marion Oaks; however, this will be done on a commercial scale.

In response to Chairman Bryant, Mr. Cunningham advised that if the County were to build a station and spread the cost over those lots, it would include all the costs not just the Capital charge. He commented on the challenge associated with identifying the best location for the lift station and all of the benefitting lots, which may not be the parcel the applicant is bringing forward. Mr. Cunningham stated there would need to be easements for the force main to get back out. He opined that it would take roughly 30 days for an analysis to determine if there is a way to solve the larger issue. Mr. Cunningham advised that if the location for the force main is not on this applicant's parcel, more time would be needed to acquire the real estate.

Commissioner Zalak opined that the real estate acquisition can be done in conjunction with the analysis.

Chairman Bryant stated the applicant is likely in the permitting phase of the project.

Commissioner Zalak stated most individuals will not build in this location due to the lack of or cost of associated infrastructure.

Chairman Bryant advised that Mr. Cunningham can work on the analysis; however, she does not want to stop the applicant from moving forward with their project. She requested information relating to the status of this project.

Jim Sanborn, SW 80th Street, stated the applicant is in the permitting process and has received their first round of comments relating to the building permit. He advised that the applicant should have the architectural/structural components in a couple of weeks.

In response to Chairman Bryant, Mr. Sanborn stated the applicant is ready to break ground in 30 days of receiving the site plan approval if everything goes as planned.

Commissioner Zalak stated it can be done.

Commissioner Stone opined that the timeline as it affects this project would be too onerous; however, she is in agreement with allowing Mr. Cunningham to see how to provide service for that side of the road in the future. She advised that she is in favor of a connection requirement and associated timeline in the future once utilities are placed on that side of S.R. 200.

Commissioner Zalak stated the infrastructure will not cross the road without a catalyst, noting it should be this project. He advised that whoever the applicant hired to perform the due diligence should have known they needed to connect to the sewer.

In response to Chairman Bryant, Mr. Sanborn stated the digging and installation of the septic tank can be done near the end of the project. He advised that there is approximately 8 months of construction.

Chairman Bryant commented on possibly tabling the decision for 30 days, while ensuring the applicant is still able to move forward during the time the County is determining if it

can bring the facilities across the road. If staff can bring the sewer connection across S.R. 200 the applicant would connect, and if not, they could install the enhanced septic system. Mr. Dailey requested the waiver be granted and if the County puts the lift station in and requires the applicant to connect in a couple of months, they will not install the septic and will connect.

Mr. Cunningham stated the challenge for him would be if it is determined the County can do a lift station, force main and work it all out there is also the time frame for getting it built. He clarified that there is more involved than just getting the infrastructure across S.R. 200, noting the cost of the lift station alone is the largest portion of the applicant's cost. Mr. Cunningham opined that even if there is a force main in place, he believes there would be a similar conversation taking place.

In response to Chairman Bryant, Mr. Cunningham advised that the applicant has to have a lift station, noting the concept is the County looking at a location where they could install a "master" lift station to serve multiple developments and allow them to share the cost. Commissioner Zalak noted this would prevent each parcel from having to install individual lift stations.

Mr. Cunningham stated after the 30 days he will have direction relating to whether there is path forward or not.

Chairman Bryant advised that the waiver will be granted, and the applicant can move forward; however, if Mr. Cunningham can get the necessary infrastructure across S.R. 200, then the waiver does not stand, and the applicant will have to pay their proportionate share to connect to sewer.

Mr. Dailey questioned whether the applicant could install the septic system if the infrastructure is not completed when they finish construction. He advised that the applicant or their representatives will be in touch in 30 days, noting they do not want to purchase a septic tank if it is not needed.

Mr. Cunningham questioned whether there is a parameter relating to the cost for the Master lift station and the subsequent proportionate shares.

Commissioner Zalak stated if the lift station is in place, the applicant will not have a legal argument.

Chairman Bryant advised that this is a commercial project and once it goes in, others will follow. She stated getting the infrastructure on the other side of S.R. 200 will be a cost savings for the applicant so they should not have an issue relating to the cost of the connection.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to disagree with the DRC and grant the waiver request for a 30 day period while it is determined if a location for a lift station can be identified and connection to sewer can be provided during the construction period for this project, with the caveat that the applicant will be required to connect when sewer is available. The motion passed unanimously (5-0).

15.2. Planning and Zoning Items for Individual Consideration:

15.2.1. 250508ZP - Maro Management, LLC, Zoning Change from Planned Unit Development to Planned Unit Development to Amend the Existing Maro 111 Planned Unit Development (Formerly Maro 200 PUD) to Revise the Townhome Development Standards to Reduce the Minimum Townhome Unit Width from 25-feet to 20-feet for a Maximum Total of 499 Residential Units with No Other Changes Proposed, ±111.13 Acres, Parcel Account Number 35770-055-05, No Address Assigned, Located on the

May 20, 2025

South Side of the 7800 Block of SW Hwy 200 P&Z PUBLIC HEARING ON February 24, 2025

Deputy Director Ken Weyrauch, Growth Services, presented the following recommendation:

Description/Background: Tillman and Associates Engineering, LLC., filed a rezoning application to amend the Maro 111 (originally Maro 200) Planned Unit Development (PUD - 170405Z, Approved 4/18/2017) as a rezoning from PUD to PUD, on behalf of Maro Management, LLC., on a ±111.13 acre site. The Parcel Identification Number for the property is 35770-055-05; no address is currently assigned to the property that is located on the south side of the 7800 block of SW Hwy 200. Staff notes that the PUD was approved in 2017, and has received a series of extensions per the Land Development Code (LDC) and Florida Statutes due to State of Florida Emergency Declarations - the PUD's current expiration date is January 13, 2027. The PUD Amendment proposes to reduce the minimum width of the PUD's townhouse dwelling units from 25' to 20' that will also result in an adjustment to the reduce each end-unit townhouse's unit minimum width from 40' to 35', along with a reduction in the minimum lot size from 4,000 SF to 2,000 SF. Staff notes the Development Review Committee (DRC) approved a final PUD Master Plan for the project on 12/9/2024; however, the developer is now proposing a townhouse lot minimum width reduction, which must be approved as a PUD Amendment and before the final PUD Master Plan may be updated for re-review through the DRC review process.

The site is located in the Urban Growth Boundary, in the Silver Springs Secondary Springs Protection Zone (S-SPOZ), and in Marion County's SW Utility Service Area. The Countryside Farms Subdivision adjoins the site's north and east sides, while the Hidden Lake Subdivision adjoins the site's south side. Lands west of the site are approved as the West Point PUD (20151214Z; a multiple-family residential development). This PUD includes a requirement to provide for cross-access connections to SW 80th Avenue through adjoining commercial properties to the northwest and to the West Point PUD to the southwest; no connections are proposed to Countryside Farms, SW 100th Street, SW 74th Terrace, or the Hidden Lake Subdivision.

Staff notes that as of May 8, 2025, one opposition email referencing two adjoining properties was received, and members of the public spoke at the Planning and Zoning Commission public hearing in opposition to the project.

Staff recommends APPROVAL WITH CONDITIONS of the applicant's request because it is consistent with LDC Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan (MCCP), and that the rezoning is compatible with land uses in the surrounding area, and with LDC Section 4.2.31 on Planned Unit Development. The proposed PUD will not adversely affect the public interest based on the intensity of use, consistency with the Comprehensive Plan, and compatibility with the surrounding uses.

The Planning and Zoning Commission, on motion by Commissioner Behar, seconded by Commissioner Kroitor, voted to agree with staff's findings and recommendation for approval with a vote of 5-1, with Commissioner Bonner dissenting.

Budget/Impact: None.

Recommended Action: Staff recommends approval with development conditions. Planning and Zoning Commission recommends approval with conditions.

Senior Planner Chris Rison, Growth Services, provided a brief overview of the request to amend the Maro 111 (originally Maro 200) Planned Unit Development (PUD).

In response to Chairman Bryant, Mr. Rison advised that the 322 single-family townhomes are what is currently approved. He stated the only change to this request is to reduce the width of the townhouse from 25 feet (ft.) to 20 ft.

Mr. Rison resumed his overview.

Mr. Rison commented on the access of the project relating to SW 100th Street, noting there is no access from Hidden Lake unlike the coordinated access from the adjoining PUD for West Point Village.

Mr. Rison provided a brief overview relating to the history of this PUD, noting the PUD Master Plan did not require approval by the Board, but did go through the DRC process. He stated if this change is approved, the applicant would have to go back and fix the final PUD plan.

In response to Chairman Bryant, Mr. Rison stated there were Master Plans submitted. He referred to a slide on the screen showing the 2017 PUD Concept Plan and the final PUD Master Plan, noting the applicant decided to forego the commercial activity area and spread the single family out over a larger area. Mr. Rison advised that the 2017 Concept Plan proposed 322 townhomes and the same number of detached single family residential (SFR) units (177).

Commissioner Stone questioned the change relating to commercial use on the property.

Mr. Rison stated the applicant had 3 uses and chose not to utilize one of them.

Commissioner Zalak commented on the amount of floor area ratio (FAR) relating to this project.

In response to Commissioner Zalak, Mr. Rison stated the residential units are based on their residential land use designation not the commercial.

Commissioner Stone questioned how the Board ensures the commercial component is constructed on future projects, noting the lack of commercial development contributes to road issues. She commented on the need for individuals to drive places to get goods and services they need.

Chairman Bryant advised that the applicant is requesting an amendment so if Commissioner Stone wants something changed she can ask.

Commissioner Stone stated she wants the Commercial component to be added back to the project.

Mr. Rison referred to a slide on the overhead screens depicting the predevelopment standards that were approved and the modification that changes the townhouse width and their lot size.

Chairman Bryant commented on the changes to smaller units and smaller lots.

Mr. Rison advised that there will be a front and backyard; however, the interior lots have a zero lot line (shared lot line). He stated the end units have a 15 ft. side setback.

Mr. Rison provided an overview of the preliminary landscape buffers for the final PUD plan, noting there will be a Type D buffer with a wall on the north and east boundary with Countryside Farms and a Type C buffer to the west and south with Hidden Lake subdivision.

Chairman Bryant stated it should be specified that the wall will be constructed of concrete. David Tillman, Tillman and Associates Engineering, LLC, SE 16th Avenue, on behalf of the owner, advised that there is no plan to have a fence, noting a wall was specified.

Mr. Rison clarified that the wall will be located on the inside of the buffer.

In response to Chairman Bryant, Mr. Rison stated there is a no touch buffer in this location.

Mr. Rison resumed his overview of the request.

It was noted that both Growth Services Department staff and the P&Z Commission recommend approval of the amended PUD with the following Conditions:

1. A Modified Type "D" Buffer (minimum 30' wide, no minimum shrub requirements, a minimum 6' high wall along the outer boundary, with the buffer as a separate "tract" to be dedicated to and managed by the POA or its equivalent) shall be provided along the full east and north overall property boundaries adjoining the Countryside Farms Subdivision as shown on the PUD Conceptual Plan, as provided in Figure 6.
2. Development of the Commercial Area/Site shall comply with the Marion County Land Development Code's B-1 (Neighborhood Business) zoning classification provisions, or their equivalent, as may be amended from time to time (e.g., permitted uses, design/ development standards such as but not limited to parking, setback, buffers, etc.).
3. The parallel access connection from the site's northwest corner area extending to SW 80th Avenue shall be obtained and established with the initial development of the project and shall be fully completed and in-place as a minimum subdivision improvement for the project or first phase if the project is phased at a later date; with the project final plat (or first phase as noted) indicating and referencing the location and OR Book and Page of the ingress egress easement authorizing the parallel access connection. Alternative access and emergency access shall be provided for the project via the West Point PUD (20151214Z) to the west of the site.
4. The developer shall implement and use the coordinated access connection to and through the West Point PUD (20151214Z) for additional general day-to-day access and emergency access to SW 80th Avenue. The developer will undertake all appropriate design and necessary construction to complete the connection as part of the development's improvements for the southern portion/phase of the project prior to receiving final inspection approval to obtain certificates of occupancy for that portion/phase as indicated in Figure 6.
5. The project shall be limited to a maximum total of 499 site-built dwelling units consisting of a maximum of 177 SFR detached residential units (Standard and/or Villa) and a maximum of 322 townhouses (as a series of multi-story multi-unit/family buildings). Their development shall be consistent with the PUD Conceptual Plan; however, development of the townhouses may be reduced or eliminated in favor of the development of additional SFR detached residential units, subject to compliance with the minimum lot design standards herein and the project-wide maximum gross number of 499 dwelling units as provided in Tables B, C, D, and E, as amended, and listed below:

TABLE B. LAND USE AND PROJECT MAXIMUM DEVELOPMENT AMOUNTS			
Future Land Use Designation	Acres	Development Amounts	
		Min-Max Potential	Current PUD Approval

Commercial (FAR 1.0 or 8 du/ac)	4 (1 ac. – Access Flag) (3 ac. - Comm. Tract)	130,680 SF (48 DU)	B-1 Uses, comply with FAR
Medium Residential (1-4 du/ac)	51	51-204 DUs	177 SFR Villas (35%)
High Residential (4-8 du/ac)	56	204-448 DUs	322 MFR T-home (65%)
Proposed Total Units	111	255-652	499 (77%)
Remaining Units			153 (23%)
Proposed Gross Density			4.75 (107 ac)

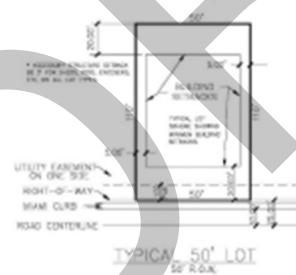
TABLE C. PROPOSED AMENDED PROJECT DESIGN & DEVELOPMENT STANDARDS

Type		Minimum		Minimum Setbacks			Height
		Width	Area	Front	Rear	Side	
SFR	Standard-Principle Structure	50'	5,500 SF	20'	20'	5'	40'
	Accessory Structure	N/A	N/A	20'	3'	3'	20'
	Villa - Principle Structure	50'	5,000 SF	20'	20'	5'	40'
	Accessory Structure	N/A	N/A	20'	3'	3'	20'
MFR Townhouse	Overall Principal Structure	50'	5,000 SF	20'	20'	15'	50'
	Principle Structure – Interior Unit (U) & Lot (L)	U – 20' L – 20'	U – 1,200 SF L – 2,000 SF	20'	20'	0'	40'
	Principle Structure – Exterior Unit (U) & Lot (L)	U – 20' L – 35'	U – 1,200 SF L – 3,500 SF	20'	20'	0'/15'	40'
	Accessory Structure	N/A	N/A	2'-	5'	15' or 0' for shared wall	20'
COM	Primary	Will follow B-1 (Neighborhood Business) Standards					
	Accessory Structure	Will follow B-1 (Neighborhood Business) Standards					

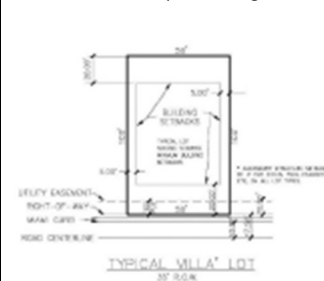
Accessory Structure = e.g., Pool, Pool Screen Enclosure, Add-on Screen Enclosure, or Storage Shed, etc.
N/A = Not Applicable

TABLE D. DESIGN TYPICALS

SFR – Standard Lot (No change from current PUD.)



SFR – Villa Lot (No change from current PUD.)



Townhouse – Original APPROVED TYPICAL TOWNHOUSE DETAIL	Townhouse – Proposed PROPOSED TYPICAL TOWNHOUSE DETAIL
TABLE E. BUFFER DESIGN TYPICALS Modified Type "C" Buffer MODIFIED TYPE 'C' BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.	
10' BUFFER 10' DRIVEWAY 10' PROPOSED ROADWAY - 35' MIN. R/W 5' UTILITY EASEMENT 10' DRIVEWAY 10' PROPOSED ROADWAY - 35' MIN. R/W	Modified Type "D" Buffer MODIFIED TYPE 'D' BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITH A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. 10' BUFFER 10' DRIVEWAY 10' PROPOSED ROADWAY - 35' MIN. R/W 5' UTILITY EASEMENT 10' DRIVEWAY 10' PROPOSED ROADWAY - 35' MIN. R/W

Mr. Tillman advised that the portion of the project that was designated for Commercial is way off the frontage, noting the majority was left as open space. He stated the lots overlap it at the end of the cul-de-sac depicted on the plan. Mr. Tillman advised that it was not seen as a viable piece of Commercial property that would ever get developed due to the separation from the roadway. He commented on the existing Commercial near the project.

Commissioner Stone opined that the residents of the PUD would utilize some of the Commercial if it were constructed.

Mr. Tillman stated it would make more sense to serve both this community and travelers on S.R. 200 and SW 80th Avenue by developing the Commercial property outside of this development.

Mr. Tillman advised that the reason for the request is because the project was under contract with a builder that has a 20 ft. product and that is all they build. He stated the Master Plan shows a significant reduction from the original townhome request and has more single family homes. Mr. Tillman advised that the builder does not want to come up with a new marketing plan for a product they do not have.

In response to Chairman Bryant, Mr. Tillman stated Taylor Morrison is the builder. He advised that this is not a downgrade in the quality of the product, noting it is just a change in the width. Mr. Tillman clarified that the builder has the ability to build smaller but can still go up in the size. He stated there may be a reduction in the maximum.

Commissioner Zalak stated even if the square footage is reduced, the builder can keep the 1,500 sf minimum.

Mr. Tillman advised that Taylor Morrison is going to build a range of sizes for this project (1,200 to 2,000 sf). He opined that the size of a home does not dictate the quality of the product.

In response to Chairman Bryant, Mr. Tillman stated the lots for the SFR homes are 50 ft. Commissioner Zalak requested a tree survey be completed around the subject parcel so there is not another clear cut subdivision off of S.R. 200. He advised that he is willing to negotiate if the applicant can keep the existing buffer, otherwise he is not.

Commissioner McClain stated he is good with the project either way, noting he appreciated that there will be some 1,200 sf homes in the development. He advised that 1,200 sf homes are selling for roughly \$54,000.00 less in Marion County than 1,500 sf homes.

Chairman Bryant stated the price may not necessarily be that much cheaper due to this being a high end builder.

Commissioner McClain stated in general the going rate is approximately \$180.00 per sf.

Chairman Bryant questioned how the applicant will clear the site.

In response to Chairman Bryant, Commissioner Zalak advised that the applicant would be burning the trees. He stated it can be prevented by making this a Condition of the PUD.

Commissioner Zalak advised that the applicant took a risk by bringing the request forward. He stated this project was approved 8 years ago and a lot has changed. Commissioner Zalak advised that this project would not have been approved today.

Chairman Bryant questioned where the secondary access for the development is located. Mr. Tillman stated there are 3 access points: one that goes out to S.R. 200; one that connects adjacent to Bank of America (BOA); and one on the south end that connects just north of SW 100th Street.

In response to Chairman Bryant, Mr. Tillman advised that the third access is a full access point.

Mr. Rison stated it was coordinated that this development would have access through the West Point PUD.

In response to Chairman Bryant, Mr. Rison advised that this is not going to connect to Hidden Lakes subdivision.

Mr. Tillman concurred, noting it is a Condition of the PUD. He commented on the possibility of the applicant walking away from the project and another party coming in and possibly wanting to build a larger number of townhomes, increasing the density on the

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property. Mr. Tillman opined that this change makes sense due to the increase in SFR units and the decrease in overall units on the property.

In response to Chairman Bryant, Mr. Tillman stated this proposed layout has 329 SFR homes and 120 townhome units.

Commissioner Stone questioned if the builder has anything constructed in Florida, noting when searching their website her query yields no matching results.

Mr. Tillman advised that they have built in Florida and indicated something is not working on the website.

Chairman Bryant stated the PUD was originally approved for 322 townhomes and 177 SFR units.

In response to Chairman Bryant, Mr. Tillman reiterated the proposal is for 329 SFR and 120 townhomes, or 50 units less than the original PUD.

Commissioner Zalak commented on the impacts of clear cutting and burning the debris on properties.

Mr. Tillman stated there needs to be work done relating to the language relating to burning and the Code. He advised that there should be a criterion in regard to burning, noting it can be done in a very clean and efficient manner.

Chairman Bryant commented on a previous project near Cherrywood Estates, noting despite assurances that burn curtains were going to be used, they were not, and it caused issues.

Mr. Tillman opined that is why the language should be codified, so projects can be shut down if developers do not do what is agreed upon.

Chairman Bryant stated the reduction to 120 townhomes is good faith to her and she is willing to grant the 5 foot difference in the lot size, especially since there will be more SFR units.

Mr. Tillman advised that the developer is only under contract and does not yet own the property. He stated if he takes entitlements away from the current owner and then they drop out of contract, he will have hurt the developer at the end of the day.

Commissioner Zalak commented on the request, noting this is the Board's opportunity to change the PUD and not approve it the next time it comes back.

In response to Chairman Bryant, Mr. Rison stated the PUD will expire in 2027.

Mr. Tillman advised that there is a Governor's order in place the applicant will use to extend the PUD beyond 2027.

Chairman Bryant stated she would rather see 120 townhomes vs. 322 along with the 329 SFR units. She advised that she does not want to see that heavily wooded 111 acres be clear cut.

Mr. Rison stated the eastern boundary will have a Type D buffer.

Commissioner Zalak opined that residents on the eastern boundary will only have protection from the buffer wall, noting the trees being planted will be the minimum requirement.

Mr. Rison advised that the minimum is a 3.5 caliper.

Chairman Bryant questioned if the 30 foot wide landscape strip can be left untouched.

Mr. Tillman commented on a gap beyond the 30 feet that exists on his plan, noting he would have to put his grading in that area. He stated if the Board wants a 30 ft. no touch buffer with the existing Conditions, he is agreeable. Mr. Tillman advised that if additional Conditions are going to be required he will have to withdrawal, noting it would lower the value of the developer's property.

In response to Chairman Bryant, Mr. Rison stated the buffer on the north side is also 30 ft.

Chairman Bryant advised that she prefers to see a 30 ft. no touch buffer around the perimeter of the property.

Mr. Tillman opined that there is no reason to have that on the west side of the project. He stated the north and east sides are along Countryside Estates, noting there is not enough room on the south side next to Hidden Lakes. Mr. Tillman advised that the lots are 50 ft. on the south side and are adjacent to lots that are approximately 80 to 90 feet.

Mr. Rison stated there is a facility near the property called Sod Central, which has an active application now that will likely be before the Board next month. He advised that the proposal is for a skilled nursing facility with memory care.

Chairman Bryant opened the floor to public comment.

Paul Saunders, SW 74th Avenue, did not appear when called upon to speak.

Chairman Bryant advised that public comment is now closed.

Mr. Tillman advised that Mr. Saunders left the premise, noting they spoke earlier, and he became angry.

In response to Chairman Bryant, Mr. Tillman stated Mr. Saunders expressed concern relating to the buffer between his property and this development. He advised that if the Board was asking to increase the units to 60 feet he would not argue; however, increasing them to 70 feet would result in a loss of 7 units.

Commissioner Zalak stated the Board can allow Mr. Tillman more time.

Mr. Tillman commented on issues relating to tabling this matter.

Chairman Bryant opined that the matter could come back before the Board at the next scheduled BCC meeting rather than waiting for the next zoning hearing.

Mr. Tillman requested the Board provide a list of issues to attempt to work through and he will do so and bring it back.

Chairman Bryant advised that the Board is concerned with the buffers and would love to see some of the natural buffer remain. She stated the tree survey Commissioner Zalak requested should be completed. Chairman Bryant commented on the number of units within the community, and the limited amenities being provided.

In response to Chairman Bryant, Mr. Tillman advised that he will determine if there are existing specimen trees on the property that can be utilized as an amenity.

Chairman Bryant requested Mr. Tillman bring back the price point on these homes. She stated the Board will be in chambers on Friday, May 23, 2025, noting if that is too soon the matter can come back on June 3, 2025. Mr. Tillman advised that he will be ready to come back on Friday May 23, 2025, at 1:30 p.m.

In response to Mr. Tillman, Commissioner Zalak requested he bring back pictures from the tree survey, what the boundary looks like and what can be saved.

Mr. Tillman stated based on the request he will need to come back on June 3, 2025 rather than May 23, 2025, at 10:00 a.m..

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to continue this Item to June 3, 2025 immediately following the scheduled public hearings. The motion passed unanimously (5-0).

Mr. Tillman confirmed the Board was requesting there be no touch buffers on the north, south and east sides if possible, identifying where else trees can be saved in and around the development, the price point, 70 ft. lots on the south side, and pictures of trees the applicant is looking at saving.

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Chairman Bryant stated there has to be a plan for clearing brought forward that makes sense.

Commissioner Zalak requested the applicant give the Board the authority to shut down the project if it is not done properly.

Mr. Bouyounes commented on a previous discussion relating to the Board's authority. He stated the only Condition that can be added is no burning onsite, noting that is not practical.

Mr. Tillman advised that the cost of clearing is exorbitant if the material has to be hauled. Chairman Bryant requested Mr. Tillman provide a plan that works and will not generate calls from constituents relating to smoke and ash.

Commissioner Zalak stated the project will be significantly better if the applicant does not clear cut. He commented on adding language that the burning will occur in the middle of the property.

Mr. Tillman opined that the location for the burning should be moved to the north and as far as they can to the west to create that separation.

In response to Commissioner Stone, Mr. Tillman advised that the Board could dictate the clearing must all be done at once. Commissioner Stone requested that be included.

15.2.2. 250509ZP - CORTA Ocala, LLC, Zoning Change from Planned Unit Development to Planned Unit Development to Amend the Existing Planned Unit Development (240506ZP) to Include One (1) Additional Parcel and to Modify Ingress and Egress, ±9.13 Acre Tract, Parcel Account Numbers (Multiple, 16 Parcels in Total) 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, 3501-400-002, 3501-400-003, and 3501-400-004, Site Addresses (Multiple) 8410, 8422, 8424, 8426, 8428, 8430, 8440 SW Hwy 200, Ocala, FL 34481

Deputy Director Weyrauch, Growth Services, presented the following recommendation:

Description/Background: CORTA OCALA, LLC filed a Planned Unit Development (PUD) amendment to request two modifications of the approved PUD master plan. The amendment includes 1) adding one ±0.48-acre parcel (3501-400-002) to the Corta Commons PUD; and 2) modifying ingress and egress at SW 100th St by removing approved access through the rear side of Wawa and adding additional cross access and external access through adjacent corner parcel (Samira Villas Lot 1 - PID 3501-400-001). The added parcel is currently zoned as Community Business (B-2) and requested rezoning to PUD as part of a total ±9.22-acre mixed-use PUD. The subject property sits in the Commercial (COM) land use designation. The site is located within the Urban Growth Boundary and the Silver Springs Secondary Springs Protection Zone. Portions of the site are located in the FEMA Flood Zone A/AE and Zone X.

The Corta Commons PUD concept plan, which was rezoned from Community Business (B-2) to PUD, was approved in May 2024 to allow a mixed-use development consisting of 30 multi-family dwelling units (1.625 acres) and commercial uses (7.1 acres). The commercial component includes a Sprouts Farmers Market, retail shops, a free-standing Chipotle with a drive-thru, and an additional free-standing store. The final Site Plan for Corta Commons PUD was approved by the Board of County Commissioners in August 2024.

Budget/Impact: None.

Recommended Action: Staff recommends approval with conditions. Planning and Zoning Commission recommends approval with conditions.

Deputy Director Ken Weyrauch, Growth Services, provided a brief overview of the request to amend the Corta Commons PUD. He stated there are 2 requests for this PUD amendment; 1) add 1 parcel to make it a total of 9.22 acres; and 2) modify the ingress and egress. Mr. Weyrauch advised that Sprouts have announced they are opening on July 11, 2025, they have a major site plan that was approved with the previously approved PUD, and there have been several waivers that went through DRC to allow permits to be approved so stores can open before all of the improvements are completed. He stated as of today there are onsite/offsite improvements that are not complete, and the buffers are not fully installed. Mr. Weyrauch referred to photographs of the buffers from the rear on SW 84th Avenue Road as seen on the overhead screens, noting they were taken over the weekend. He advised that the additional parcel will be used for drainage. Mr. Weyrauch stated there was an access that went to the rear of the Wawa and all the way out to SW 100th Street, which the applicant is proposing to eliminate. He advised that the applicant is requesting to use the ingress/egress easement that goes through Samira Villas, noting they own 3 of the 4 lots but not the existing developed quadplex lot on lot 1. Mr. Weyrauch commented on the Community Business (B-2) commercial zoning; however, the site and plat are very much intended to be residential. He stated the County's LDC states a change to a PUD's access must come before the BCC. Mr. Weyrauch quoted from LDC Sec. 4.1.4.O, "Use of residentially zoned property for access. No land which is residentially zoned shall be used for driveway, walkway, or access purposes to any land which is zoned for commercial, industrial, or institutional use." He advised that the covenants and restrictions clearly show that the subdivision is intended to be residential. Mr. Weyrauch stated the easement currently being used for construction access is the easement for the Samira Villas subdivision that is being requested to be used for ingress and egress of this PUD. He noted the traffic study was approved without the third access point and it is not needed. He advised that staff is requesting an agreement between the PUD owner and the owner of Lot 1 in Samira Villas stating they support the applicant's request for public access to come in and out of this easement. Mr. Weyrauch commented on the applicant's ability to upgrade that easement to a standardized road and there would be public access for commercial use. He stated Growth Services staff are requesting if this amendment is approved the agreement is to be in place and on file in their office before the major site plan or final plats can be approved. Mr. Weyrauch advised that as of today staff do not have an agreement. He stated Condition 22 relates to this request, noting there is an alternative for Condition 22 that is similar. Mr. Weyrauch advised that the P&Z Commission recommended deleting Condition 22 and keeping Condition 24 (Condition 25 in staff's report). He stated staff are requesting to keep Condition 22, not add Condition 25 and keep Condition 15, which the applicant wants to delete. Mr. Weyrauch advised that Condition 15 states, "An easement agreement with the property owners to use the cross access through adjacent properties shall be obtained before the site plan is approved". He stated this Condition is for more than just the easement through Samira Villas, it also applies to the cross access to the east and west along the frontage of S.R. 200.

It was noted that Growth Services Department staff and the P&Z Commission recommend approval of the zoning change with the following Conditions.

1. The PUD is restricted to a total of 30 dwellings units multifamily and 7.59-acre commercial uses consistent with the Marion County Land

Development Code, the PUD Application, PUD Site Plan (dated 03/27/2025; Attachment B), and following conditions.

2. Buffers shall be provided as shown on the submitted Master Plan and the following requirements:
 - A. Buffers along SW Highway 200 shall be Type-C per LDC,
 - B. Buffers along the property boundary of multifamily area shared with the existing adjoining commercial uses on the west side of the property shall be Type-A per LDC,
 - C. Buffers between proposed parcel 5 (multi-family) and parcels 2 & 3 (commercial) shall be modified Type B/C as 10' wide on each lot totaling 20' wide landscape strip without a wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer, subject to the approval of the Marion County Landscape Architect,
 - D. Buffers along SW 84th Road Avenue shall be a 25' wide landscape buffer from the right of way SW 84th Ave. Road. A minimum 8' wall or a minimum 2' high berm topped with a minimum 6' high opaque privacy fence shall be provided along the full length of the southeast boundary of the site along the SW 84th Ave Rd. The choice of landscape material will be subject to the approval of the Marion County Landscape Architect,
 - E. Buffers between the added parcel #3501-400-002 and adjacent residential use parcel 3501-400-001 shall be provided per LDC requirement,
 - E.F. Buffer types and illustrations shall be submitted with the site plan phase for approval.
3. ~~(Not Used) Before submitting the site plan, the Operational Traffic Study shall be completed to the satisfaction of the County Traffic Engineer and Planning Director, and adequate provision shall be made for the coordination of improvements with the PUD.~~
4. ~~(Not Used) Submit the traffic methodology for approval. A review of PUD will not be completed until the traffic methodology is properly approved.~~
5. ~~(Not Used) Depends on the study result and recommendation in the Traffic Method Study and Traffic Operational Study, the ingress/egress at the property of Wendy's may or may not be necessary to the development of the subject parcel. If the Traffic Method Study and Traffic Operational Study indicate the necessity for cross access and drive in/out at Wendy's, the developer must secure agreement with Wendy's prior to Site Plan approval. The Traffic Method Study and Traffic Operational Study are subject to the review and approval by the County Traffic Engineer.~~
6. All access point locations shall be worked out to the satisfaction of the Development Review Committee during the time of Development Review before the Site Plan approval.
7. All internal and external vehicle circulation shall be paved.

8. Show multimodal facilities on the Site Plan. Include multimodal path for pedestrians, bikes, and golf carts externally and internally.
9. Show accessible pedestrian connections from PUD area to all adjacent land uses on the site plan.
10. Show accessible sidewalks along at least one side of internal roads and connections to multimodal paths.
11. Show parking calculation on the site plan.
12. The PUD shall connect to Marion County Utility. Developer shall work with Marion County Utilities regarding water and sewer connection extension during the site plan phase of the project. The owner will be responsible for funding the extension of the utility line to the property.
13. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site.
14. Stormwater review during the Development Review phase will determine the size and depth of the retention area needed to serve the development. Please ensure LDC 6.13 is met with the Major Site Plan.
15. An easement agreement with the property owners to use the cross access through adjacent properties shall be obtained before the site plan is approved.
16. On the Site Plan, provide a typical illustration and table showing all setbacks.
17. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Multiple Family Dwelling (R-3) zoning classification of the LDC.
18. On the Site Plan, provide a typical illustration and table showing a maximum height limits for principal and accessory structures.
19. The multiple-family structure may not exceed a height that is twice the height of the closest existing single-family residence.
20. If single-family residential classification zoned land directly adjacent to the PUD is vacant land, then the height of a multiple-family structure within the PUD shall not exceed the maximum height allowed in the abutting residential single-family residential classification.
21. ~~(Not Used) The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.~~
Conditions below are recommended to consider if the request #2 (use cross access through parcel 3501-400-001) is approved by the Board:
22. Prior to completion and approval of the Site Plan, a cross access easement reflecting the revised use and configuration of the cross-access through Parcel 3501-400-001 shall be submitted and approved to the satisfaction of the County Engineer and Growth Services director, in a form acceptable to the County Office of Engineer. The easement shall be signed by all affected property owners.
22. Alternative for #22 above: Prior to completion and approval of the Site Plan, provide the County Engineer and Growth Services director a copy of the easement to ensure that all affected property owners are in agreement with the access through Parcel 3501-400-001.

23. The cross-access driveway connecting the approved PUD development site to SW 100th St shall be designed and constructed in accordance with County standards and as approved by the County Engineer. Condition and Modification Proposed by the Applicant for Board's Consideration:
24. Use of northeasterly cross access easement shall require grant of easement or similar instrument confirming consent of adjacent owner for public use of the easement area. Review of the foregoing instrument and opening of the cross access easement area may be approved by the Office of the County Engineer and shall not constitute a modification requiring additional approval of the Board of County Commissioners.
The applicant also requests the deletion of approved Condition #15. However, the approved PUD plan includes not only the newly added cross-access but also several previously approved cross-access points through other parcels. Therefore, Condition #15 should remain in place to cover easement requirement with all adjacent owners for cross access uses.

Commissioner Zalak commented on the denial by Wawa to grant cross access in the rear, noting they have provided it in the front. Mr. Weyrauch concurred, noting they were required to grant that access.

In response to Commissioner Zalak, Mr. Weyrauch stated the rear access is required by one of the clients within the PUD. He advised that the traffic study suggested that additional access is not needed.

Rob Batsel, SE 36th Avenue, on behalf of the applicant, stated this is extremely time sensitive for his client, noting Cory Presnik, Principal, Corta is present today. He advised that the applicant agreed to come back through this process due to language in the Code relating to a change in external access on collector or arterial roads the matter comes back to the Board. Mr. Batsel stated the move from the rear of Wawa to utilizing this process is why the matter is back before the Board.

Commissioner Zalak questioned the request for a third access.

Mr. Batsel advised that staff would not approve a site plan showing a stub-out to an easement that is different than the approved PUD plan.

Commissioner Zalak stated the applicant does not need access in that location.

Mr. Batsel advised that his client intends to use that access, noting he purchased 3 of the 4 lots in the subdivision with a platted easement for ingress/egress of owners of lots within the subdivision. He stated the easement will be improved to meet County specifications.

Mr. Batsel advised that the property has been zoned B-2 since 1986.

In response to Mr. Batsel, Commissioner Stone stated B-2 zoning used to allow multi-family housing at that time. She advised that this is an old zoning, and a lot has since changed.

Senior Planner Chris Rison, Growth Services, stated in the 1980s B-2 zoning allowed residential uses including both single family homes and multi-family developments. He stated Samira Villas was set up to be a residential development. Mr. Rison commented on the Hidden Lakes subdivision, which was also commercially zoned and built as a single family home residential subdivision. He advised that the County no longer allows residential as a permitted activity in a commercial zoning.

Commissioner Zalak advised that even though Samira Villas is built as residential, it is zoned B-2. He questioned why it is being interpreted that the applicant cannot run the easement and use it from a commercial perspective.

Mr. Rison stated it was set up as a residential community, which was their restrictions that are technically still effective due to a renewal clause. He advised that the association became defunct, noting it was administratively dissolved. Mr. Rison stated staff's concern involves language in the Code that commercial, industrial or institutional traffic being routed through a residential subdivision is not the appropriate activity. He noted this is the reason for staff's request that there be an agreement acknowledging that with the existing owner of Lot 1 in Samira Villas.

Mr. Batsel commented on the enforcement of private declarations, which is not within the jurisdiction of the County. He advised that his client needs to deal with his neighbor to figure out the issue relating to the easement; however, he does not need to do so for reasons relating to this application.

Chairman Bryant advised that the project already has 2 accesses and questioned why this one is so important. Commissioner Curry stated staff informed him there was a conflict between Wawa and Tropical Smoothie due to Wawa selling the Tropical Smoothies.

Mr. Batsel concurred, noting if an individual is selling something competitive in any way with Wawa's products, they can refuse to grant the cross access. He advised that when Wawa was coming through their site plan process, the Board could have required them to grant access at all cross access locations. The County did not do that and only required the cross access at the front location. He commented on providing a way for individuals travelling southwest to go to a light at a controlled intersection (SW 100th Street) to make a left hand turn.

In response to Chairman Bryant, Mr. Batsel stated an individual could go through the front of Wawa, around and down to the access point the applicant originally wanted them to use. He advised that his clients cannot be prevented from using that access; however, there was going to be a separate access between the properties at the southeast corner in a back drive aisle behind the Wawa straight out to that driveway cut apron.

Chairman Bryant questioned how close the rear access for Wawa is in relation to the requested access and if having 2 accesses close together will create a safety issue. Mr. Batsel stated the Office of the County Engineer (OCE) recommended approval subject to a couple Conditions at DRC. One Condition is that the access be built to County specifications.

Commissioner Zalak questioned if the applicant will be making the improvements within the existing easement and whether there will be a need for additional property. Mr. Batsel advised that the improvements will be completed by the applicant; however, the matter of additional property is a private one.

Mr. Batsel stated his request is for an amendment to the PUD plan, which will stub out at that easement. He advised that if the applicant brings in plans and an application to improve it and build it to County specifications, all property owners are not included on the application, so they have to work with that individual.

Commissioner Zalak inquired as to how the construction on the easement will be performed. Mr. Batsel advised that without the Conditions concerning some easement or the property owner's expressed consent, the applicant cannot get the permit until the other owner is on it as an applicant. He stated page 10 of 10 on the staff report contains Alternate Condition 22 requiring a grant of easement or similar instrument confirming consent of the adjacent owner for public use of the easement area, which must be approved by OCE. Mr. Batsel advised that Alternate Condition 22 is in addition to

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Condition 23, which states the applicant must improve it in accordance with County standards as approved by the County Engineer.

In response to Chairman Bryant, Mr. Batsel stated page 6 of 10 on the staff report states, "Traffic supports the use of cross-access through the existing driveway on the residential corner parcel; however, this support is contingent upon the following conditions:" He advised that those Conditions require the applicant provide some instrument that shows the adjacent owner gave consent or granted an easement that is sufficient within the discretion of the County Engineer. Mr. Batsel stated the other Condition is that it be built to County specifications. He advised that Wawa has barricaded their rear access on SW 100th Street to prevent the applicant from going through.

ACA Tracy Straub stated Wawa has a cross access easement at the front of S.R. 200, noting that is where the access lies. She advised that they cannot prohibit access connection at that point. Ms. Straub stated there is no point that was provided at the rear end even though when entering from the S.R. 200 side, individuals make their way to the rear access point. She advised that OCE looked at the accesses and determined from a volume standpoint, traffic is still coming out on a side street. Ms. Straub stated her preference would have been to merge those 2 traffic sources next to each other and not have parallel cars competing for interest trying to come out at the same time. She advised that the volume from the Wawa and from the Sprouts development is going to be a much greater volume than what that quadraplex has been seeing. Ms. Straub stated the quadraplex had to be left untouched when staff were initially reviewing Wawa and the Sprouts due to the lack of ownership relationships. She advised that now that the applicant has established an ownership relationship by purchasing one of the adjacent parcels that the easement crosses. Ms. Straub stated they can use that access from the standpoint of do they physically have access to that location, noting it is preferable to merge the 2 with the Wawa. She reiterated that Wawa cannot be forced to open up the back end.

Commissioner Zalak questioned why it is not mandated that cross access will be given during the site plan process. Ms. Straub advised that they were mandated to give cross access, noting when the Wawa came in, there was no relationship to the back end where there was a quadraplex, and the second parcel was part of the quadraplex. She stated there was no thought that the southern end of the Wawa was critical.

Commissioner Zalak questioned why it is not just open-ended. Ms. Straub advised that a lot of owners do not want that and frown upon blanket cross access over an entire parcel. She stated there are reasons including insurance that applicants come back and change that or are unable to get approval.

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

Chairman Bryant stated she understands that there is a residential unit under B-2 zoning and she understands staff's reasoning for not wanting to grant that access. She advised that for individuals who are not using the Wawa and are coming in off of SW 100th Street, it is safer to have a straight shot to the Sprouts and other commercial offerings than to try to weave in through the Wawa or to have to go out to S.R. 200 for access.

Mr. Bouyounes commented on the applicant securing consent from the adjacent property owner relating to the improvements for that easement.

Mr. Batsel stated it is a private matter that this Board does not need to address, noting it is included in the Condition he provided. He advised that with Condition 23 included, those improvements cannot be permitted unless the applicant has the consent of that owner.

Mr. Batsel stated his request is approval subject to Conditions 1 through 21 and Condition 23.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to adopt Resolution 25-R-164 approving the zoning change from PUD to PUD, with Conditions 1 through 18, as amended below, agreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will not adversely affect the public interest, is consistent with the Comprehensive Plan and is compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-164 contains the following Conditions:

1. The PUD is restricted to a total of 30 dwelling units, multifamily, and 7.59-acres of commercial uses consistent with the Marion County Land Development Code, the PUD Application, PUD Site Plan (dated 03/27/2025; Attachment B), and the following conditions.
2. Buffers shall be provided as shown on the submitted Master Plan and the following requirements:
 - A. Buffers along SW Highway 200 shall be Type-C per LDC.
 - B. Buffers along the property boundary of the multifamily area shared with the existing adjoining commercial uses on the west side of the property shall be Type-A per LDC.
 - C. Buffers between proposed parcel 5 (multi-family) and parcels 2 & 3 (commercial) shall be modified to Type B/C as 10' wide on each lot, totaling 20' wide landscape strip without a wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turf grass, shall comprise at least 50 percent of the required buffer, subject to the approval of the Marion County Landscape Architect.
 - D. Buffers along SW 84th Road Avenue shall be a 25' wide landscape buffer from the right of way SW 84th Ave. Road. A minimum 8' wall or a minimum 2' high berm topped with a minimum 6' high opaque privacy fence shall be provided along the full length of the southeast boundary of the site along the SW 84th Ave. Rd. The choice of landscape material will be subject to the approval of the Marion County Landscape Architect.
 - E. Buffers between the added parcel #3501-400-002 and the adjacent residential use parcel 3501-400-001 shall be provided per LDC requirement.
 - F. Buffer types and illustrations shall be submitted with the site plan phase for approval.
3. All access point locations shall be worked out to the satisfaction of the Development Review Committee during the time of Development Review before the Site Plan approval.
4. All internal and external vehicle circulation shall be paved.
5. Show multimodal facilities on the Site Plan. Include multimodal paths for pedestrians, bikes, and golf carts externally and internally.

6. Show accessible pedestrian connections from the PUD area to all adjacent land uses on the site plan.
7. Show accessible sidewalks along at least one side of internal roads and connections to multimodal paths.
8. Show parking calculation on the site plan.
9. The PUD shall connect to Marion County Utilities. The developer shall work with Marion County Utilities regarding water and sewer connection extension during the site plan phase of the project. The owner will be responsible for funding the extension of the utility line to the property.
10. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site.
11. Stormwater review during the Development Review phase will determine the size and depth of the retention area needed to serve the development. Please ensure LDC 6.13 is met with the Major Site Plan.
12. An easement agreement with the property owners to use the cross-access through adjacent properties shall be obtained before the site plan is approved.
13. On the Site Plan, provide a typical illustration and table showing all setbacks.
14. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similarly to the Multiple Family Dwelling (R-3) zoning classification of the LDC.
15. On the Site Plan, provide a typical illustration and table showing a maximum height limit for principal and accessory structures.
16. The multiple-family structure may not exceed a height that is twice the height of the closest existing single-family residence.
17. If single-family residential classification zoned land directly adjacent to the PUD is vacant land, then the height of a multiple-family structure within the PUD shall not exceed the maximum height allowed in the abutting residential single-family residential classification.
18. The cross-access driveway connecting the approved PUD development site to SW 100th St shall be designed and constructed in accordance with County standards and as approved by the County Engineer.

15.3. Adoption of Ordinance

15.3.1. Zoning

The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Mills-McAllister regarding petitions for rezoning and Special Use Permits heard earlier in the meeting.

A motion was made by Commissioner Curry, seconded by Commissioner Stone, to adopt Ordinance 25-16 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (5-0).

Ordinance 25-16 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA, APPROVING A REZONING
APPLICATION AND AUTHORIZING IDENTIFICATION ON THE
OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

NEW BUSINESS: Chairman Bryant advised that she has selected her new Parks and Recreation appointee, and it will be Kathy Funk.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak to approve the appointment of Kathy Funk to the Parks and Recreation Advisory Council. The motion was unanimously approved by the Board (5-0).

NEW BUSINESS: Commissioner Zalak commented on a letter from the Ocala Metro Chamber and Economic Partnership (CEP) addressed to Chairman Bryant relating to Impact Fees.

Chairman Bryant questioned if there is any substantial evidence the CEP can provide to support their request.

Mr. Bouyounes advised that a letter can be sent to them requesting more information be provided prior to Friday's public hearing relating to Transportation Impact Fees.

There being no further business to come before the Board, the meeting thereupon adjourned at 3:57 p.m.

Kathy Bryant, Chairman

Attest:

Gregory C. Harrell, Clerk

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