



Marion County

Board of County Commissioners

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Vice-Chair
District 3 – Matthew McClain, Commissioner
District 4 – Carl Zalak, III, Commissioner
District 5 – Michelle Stone, Chair

Tuesday, April 16, 2024

9:00 AM

**McPherson Governmental
Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its regularly scheduled meeting held the first and third Tuesday of each month at 9 a.m. unless otherwise noted. The zoning portion of the meeting is also held on the third Tuesday of each month at 2 p.m.

All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-Regular BCC Meeting

- There are two (2) public comment portions on the agenda, one reserved for comments related to items specifically listed on the agenda, and one for all other comments.

- To be allotted five (5) minutes, you must sign up the Friday prior to the meeting that you wish to speak at. You can sign up online at <https://marionfl.org/comment> or via phone at 352-438-2300.

- Those who do not submit a request in advance (by 5:00 p.m. the Friday prior) are still welcome to sign up at the desk located in the foyer of the commission auditorium on the day of the meeting, but will only be allotted two (2) minutes.

-BCC Planning and Zoning Meeting

- Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER**INVOCATION AND PLEDGE OF ALLEGIANCE****9:00 AM ROLL CALL****ANNOUNCEMENTS****1. PROCLAMATIONS AND PRESENTATIONS:**

- 1.1. [PROCLAMATION - Girl Scout Gold Award - Kameryn Knowles \(Approval and Presentation\)](#)
- 1.2. [PROCLAMATION - Girl Scout Gold Award - Emilie Youmans \(Approval and Presentation\)](#)
- 1.3. [PROCLAMATION - Litter Awareness Week - Mark Johnson, Solid Waste Director \(Approval and Presentation\)](#)
- 1.4. [PRESENTATION - Employee Services Awards - Sara Caron, Director of Human Resources \(Approval and Presentation\)](#)
- 1.5. [PRESENTATION - Employee of the Quarter for January - March 2024 - Sara Caron, Human Resources Director \(Presentation\)](#)
- 1.6. [PROCLAMATION - National Day of Prayer \(Approval Only\)](#)
- 1.7. [PROCLAMATION - Howard Mautner Day \(Approval Only\)](#)

2. AGENDA ITEM PUBLIC COMMENTS:

Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or submit the request online at: www.marionfl.org.

3. ADOPT THE FOLLOWING MINUTES:

- 3.1. [November 21, 2023](#)
- 3.2. [December 5, 2023](#)
- 3.3. [December 7, 2023](#)
- 3.4. [December 13, 2023 A](#)
- 3.5. [December 13, 2023 B](#)
- 3.6. [December 13, 2023 C](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [2023 - 2024 Edward Byrne Memorial Justice Assistance Grant Program - Marion County Public Schools](#)

5. CLERK OF THE CIRCUIT COURT:**5.1. Budget Amendment**

- 5.1.1. [County Transportation Maintenance Fund - Road and Street Facilities - \\$898,078](#)
- 5.1.2. [General Fund - County Administrator - \\$1,500](#)
- 5.1.3. [General Fund - Sheriff Emergency Management Transfer - \\$319](#)
- 5.1.4. [General Fund - Sheriff Jail Transfer - \\$510](#)
- 5.1.5. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$3,130](#)
- 5.1.6. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$40,320](#)
- 5.1.7. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$52,399](#)

5.2. Project Adjustment

- 5.2.1. [Transfer Project Funds and Amend the Capital Improvement Program - American Rescue Plan Local Fiscal Recovery Fund - \\$150,060](#)
- 5.2.2. [Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \\$80,000](#)
- 5.2.3. [Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \\$866,000](#)

5.3. Clerk of the Court Items

- 5.3.1. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 046289 and 050089](#)

6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am:

Public participation is encouraged. When prompted, please step up to the podium and state your name and address for the record. Please limit your comments to the specific issue being addressed.

- 6.1. [PUBLIC HEARING: Continuation of a Request for Approval for the SW 100th Street East Planned Unit Development \(East PUD, 211009Z, fka New Strategy Holdings, LLC., Coba Homes, Inc.\) Final PUD Master Plan/Preliminary Plat, Parcel Number 35695-033-00, Current Owner Ocala SW 100th, LLC \[Continuation from March 19, 2024\]](#)
- 6.2. [PUBLIC HEARING: Reconsideration of a Request for Approval for the SW 100th Street West Planned Unit Development \(West PUD, 211008Z, fka Enrique Suarez, New Strategy Holdings, LLC\) Final PUD Master Plan/Preliminary Plat, Parcel Number 35695-011-01, Current Owner Ocala SW 100th LLC \[Reconsideration Approved and Scheduled March 19, 2024\]](#)

7. CONSENT:

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Commissioner.

7.1. Administration:

7.1.1. [Request Approval of Federally Funded Subaward and Grant Agreement Between Marion County and the State of Florida's Division of Emergency Management for Hurricane Idalia \(Budget Impact - Additional Revenue of \\$14,097\)](#)

7.1.2. [Request Approval for Travel to Savannah, GA for Ocala CEP Annual Quest Trip, April 30 - May 2, 2024 \(Budget Impact - Neutral; \\$2,000.00 per traveler\)](#)

7.2. Community Services:

7.2.1. [Recommend Approval for Staff to Draft the Marion County Opioid Settlement Fund Plan \(Budget Impact - None\)](#)

7.3. Fire Rescue:

7.3.1. [Request Approval of Modification #1 to Subgrant Agreement between the Division of Emergency Management and Marion County Fire Rescue TF8 Contract Number R0614, 2022 State Homeland Security Grant Program \(Budget Impact - Revenue of \\$78,694\)](#)

7.4. Procurement Services:

7.4.1. [Request Approval of Bid Award: 24B-098 NW 193rd St Resurface \(HWY 329 to US HWY 441\) - Anderson Columbia Co., Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$2,897,403 as approved in the FY 2023-24 budget\)](#)

7.4.2. [Request Approval of Change Order 1 to Purchase Order 2400360: 18P-021-CA-03, VCB Website Development - Tempest Interactive Media, LLC, Philadelphia, PA \(Budget Impact - Neutral; additional expenditure of \\$7,000 as approved in the FY 2023-24 budget\)](#)

7.4.3. [Request Approval and Contract Renewal of Agreement: 21B-078-CA-01 Bulk Motor Oil and Fluids - Palmdale Oil Company, LLC, Palm Beach Gardens, FL \(Budget Impact - Neutral; annual estimated expenditure of \\$70,210 as approved in FY 2023-24 budget\)](#)

7.4.4. [Request Approval of First Contract Amendment: 23P-082-CA-01 Photography Services - Maven Photo and Film LP., Ocala, FL, Digital Fury, LLC, Ocala, FL \(Budget Impact -Neutral; expenditure of \\$54,800 as approved in FY 2023-24 budget\)](#)

- 7.4.5. [Request Approval of First Contract Amendment Renewal: 21P-115-CA-01 KP Hole Park Livery Services - Rainbow River Kayak Adventures, LLC, Dunnellon, FL \(Budget Impact - Neutral; estimated annual expenditure \\$186,000 as approved in FY 2023-24 budget\)](#)
- 7.4.6. [Request Approval of Piggyback and Contract: 24PB-255 Valve Maintenance, Repair, and Flushing Services - Seminole County Contract IFB-603974-CAR - Hydromax USA, LLC, Evansville, IN \(Budget Impact - Neutral; expenditure of \\$90,000 as approved in the FY 2023-24 budget\)](#)
- 7.4.7. [Request Approval of Selection Committee Recommendation: 24Q-056, Freedom Library Remodel and Addition Construction Manager at Risk - Charles Perry Partners, Inc., Gainesville, FL \(Budget Impact - None\)](#)
- 7.4.8. [Request Approval of Selection Committee Recommendation: 24Q-071, Marion County Sheriff Office Operations Building Remodel Construction Manager at Risk - D.E. Scorpio Corporation dba Scorpio, Gainesville, FL \(Budget Impact - None\)](#)
- 7.4.9. [Request Approval of Selection Committee Recommendation: 24Q-061, State Attorney Fourth Floor Build-Out and Courtroom Expansion Construction Manager at Risk - Dinkins Construction, LLC, Ocala, FL \(Budget Impact - None\)](#)
- 7.4.10. [Request Approval of Third Amendment to the Service Agreement: 21C-037-CA-03, 800 MHz Radio IQ Networking - CenturyLink Sales Solutions LLC, Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$13,600 as approved in FY 2023-24 budget\)](#)
- 7.4.11. [Request Approval of Purchases \\$50,000 and Over](#)

7.5. Tourist Development:

- 7.5.1. [Request Approval of Tourist Development Council Funding Request for American Junior Golf Association, INC. for the Billy Horschel Junior Championships presented by Zurich for 2024, 2025, and 2026 \(Budget Impact - Neutral; expenditure of \\$30,000 total, \\$10,000 per year as approved in the FY 2023-24 budget\)](#)
- 7.5.2. [Request Approval of Tourist Development Council Funding Request for Southeastern Fastpitch Inc. \(Budget Impact - Neutral; expenditure of up to \\$7,700 approved in the FY 2023-24 budget\)](#)
- 7.5.3. [Request Approval of Tourist Development Council Funding Request for Southeastern Fastpitch Inc. for Rip It to Win It Ocala Super Series May \(Budget Impact - Neutral; expenditure of up to \\$7,700 approved in the FY 2023-24 budget\)](#)

- 7.5.4. [Request Approval of Tourist Development Council Funding Request for Hooked on Wild Waters LLC for the Ocalapalooza Kayak Fishing Tournament for 2025 \(Budget Impact - Neutral; expenditure of \\$17,000 as approved in the FY 2023-24 budget\)](#)

7.6. Transportation - County Engineer:

- 7.6.1. [Request Approval and Execution of Easement Number 33579 Between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and Marion County Associated with a Well Monitoring Site on or Across Parcel Numbers 40741-000-00 and 40736-00-00 \(Budget Impact - None\)](#)
- 7.6.2. [Request Approval of a Florida Department of Transportation State Funded Grant Agreement and Resolution for Design of the Proposed Cross Florida Greenway Baseline Road to Santos Paved Trail Project in Marion County \(Budget Impact - Neutral; expenditure of up to \\$898,078\)](#)
- 7.6.3. [Request Approval of Amendment 2 to Cooperative Funding Agreement 22CF0003725 Between the Southwest Florida Water Management District and Marion County for the Rainbow Springs 5th Replat Stormwater Retrofit Project \(Project Number WR10\) \(Budget Impact - Neutral; reimbursement of up to \\$267,150\)](#)
- 7.6.4. [Request Approval of the Release of a Subdivision Improvement Agreement with Surety Bond Associated with Stone Creek by Del Webb Saratoga Phase 2 and 3 \(Phase 2\) \(Budget Impact - None\)](#)

7.7. Utilities:

- 7.7.1. [Request Approval of Repeal of Resolution 23-R-122 and Approve the Replacement Resolution to Support Short Water Line Extension Program SWL-022 \(Applicant - New Build Venture Corporation\) \(Budget Impact - None\)](#)
- 7.7.2. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-111 \(Applicant - Booming Homes, LLC\) \(Budget Impact - Neutral; expenditure of \\$26,710 as approved in FY 2023-24 budget\)](#)
- 7.7.3. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-102 \(Applicant - Baxton Homes, LLC\) \(Budget Impact - Neutral; expenditure of \\$186,475 as approved in FY 2023-24 budget\)](#)
- 7.7.4. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-105 \(Applicant - Décor Enterprise Corporation\) \(Budget Impact - Neutral; expenditure of \\$42,640 as approved in FY 2023-24 budget\)](#)

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- 7.7.5. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-108 \(Applicant - Booming Homes, LLC\) \(Budget Impact - \\$62,418 as approved in FY 2023-24 budget\)](#)
 - 7.7.6. [Request Approval of Short Water Line Extension Program Resolution to Support SWL-131 \(Applicant - LogalInvestment LLC\) \(Budget Impact - \\$58,881 as approved in FY 2023-24 budget\)](#)
 - 7.7.7. [Request Approval of Water Main Extension Connection Agreement WME-062-S between Bionatural Solutions Group, LLC and Marion County Utilities \(Budget Impact - \\$26,077 as approved in FY 2023-24 budget\)](#)
8. **COUNTY ATTORNEY: NONE**
9. **COUNTY ADMINISTRATOR:**
- 9.1. [Present Update on Water Line Extension Programs](#)
10. **COMMITTEE ITEMS:**
- 10.1. [Housing Finance Authority - Request Appointment of One \(1\) Full Member for a Full Term Ending April 2028, and One \(1\) Alternate Member for an Unexpired Term, Ending September 2026](#)
 - 10.2. [Code Enforcement Board - Request Appointment of One \(1\) Alternate Member for an Unexpired Term, Ending February 2026](#)
11. **NOTATION FOR ACTION:**
- 11.1. [Request Approval to Authorize the Chair to Execute Letter of Support for City of Dunnellon's USDA Rural Development Grant Application for Utility Truck and Equipment](#)
 - 11.2. [Request Approval to Schedule a Workshop to Discuss the Marion County Silver Springs Community Redevelopment Area \(Silver Springs CRA\) Draft Master Plan Update \(Update\) on Wednesday, May 15, 2024, at 2:00 p.m.](#)
 - 11.3. [Request Approval to Schedule a Workshop to Discuss Land Development Code Buffer Requirements and Designs on Wednesday, May 15, 2024, at 2:00 p.m. or as soon thereafter](#)
 - 11.4. [Request Approval to Schedule and Advertise a Public Hearing to Discuss Modifying and Amending Ordinance Number 2022-43 to Include the In-House Water Main Extension Program on Tuesday, May 21, 2024 at 10:00 AM or As Soon Thereafter](#)
 - 11.5. [Request Approval to Schedule and Advertise a Public Hearing for Lake Weir Gardens, Lake Weir Gardens Replat Bk 1, Belleview Oaks Estates and Pinewood Estates Road Improvement on Tuesday, May 28, 2024 at 10:00 a.m. or as Soon Thereafter](#)
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- 11.6. [Request to Reschedule a Community Services Strategic Plan Workshop for its Five-Year Consolidated Plan Priorities and Community Services Funding Priorities for Wednesday, May 29, 2024 at 3:30 p.m. \(Budget - None\)](#)

12. GENERAL PUBLIC COMMENTS:

Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or sign up online at: www.marionfl.org.

13. COMMISSIONER ITEMS:

13.1. Commission Comments

13.2. Commission Calendar

- 13.2.1. [Present Commission Calendar](#)

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.1. [Present Resignation from the Housing Finance Authority Advisory Board - Jose M. Alonso](#)
- 14.1.2. [Present Letter from City of Dunnellon Requesting the Dunnellon Trail Project \(Florida Department of Transportation Financial Project Numbers: 450918-1-34-01 and 450918-1-54-01\) be Terminated](#)
- 14.1.3. [Present 2024 Post-session Report from GrayRobinson, P.A.](#)
- 14.1.4. [Present Letters dated April 1, 2024 Regarding a Programmatic Request to Support Increasing DHS Grant Funding](#)
- 14.1.5. [Present Update on 2022-26 Strategic Plan Empowering Marion for Success II for April 2024](#)
- 14.1.6. [Present Monthly Building Safety Productivity Report for the Month of March 2024](#)
- 14.1.7. [Present Notification of the Performance Evaluation and Merit Increase for the County Administrator](#)
- 14.1.8. [Present Chamber and Economic Partnership March 2024 Activity](#)

14.2. Present Walk-On Items From Previous BCC Meeting:

14.3. General Informational Items:

- 14.3.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>

14.4. Clerk of the Court:

- 14.4.1. [Present Administrative Budget Transfer Report for FY 2023-24](#)
- 14.4.2. [Present Report Number 2024-01 Internal Controls Over the Usage of Driver and Vehicle Information Database - Human Resources Department](#)
- 14.4.3. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.4.4. [Present Regular Report of Utilization for Reserve for Contingencies](#)

14.5. Present for information and record, minutes and notices received from the following committees and agencies:

- 14.5.1. [Board of Adjustment - March 4, 2024](#)
- 14.5.2. [Development Review Committee \(DRC\) - March 18, 2024](#)
- 14.5.3. [Planning and Zoning Commission - February 26, 2024](#)
- 14.5.4. [Tourist Development Council - January 25, 2024](#)
- 14.5.5. [Central Florida Community Land Trust \(HFA Subcommittee\) - January 17 and February 21, 2024](#)
- 14.5.6. [Housing Finance Authority - February 21, 2024](#)
- 14.5.7. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.8. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.9. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.10. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

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

[Present Cover Documents from Planning and Zoning Commission Past Public Hearing](#)

15.1. DRC Waiver Requests and Public Hearings:

- 15.1.1. [Request for Waiver from Land Development Code \(LDC\) Section 6.14.2.B\(1\)\(b\)\(3\) - Water Connection for Tommy Tapley regarding Building Safety Permit Number 2023111415 for a New Single-Family Residence, Parcel Number 13535-004-01, Application Number 31201 \(Budget Impact - None\)](#)

15.2. Planning and Zoning Consent Items:

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- 15.2.1. [240407ZC - Domenic and Marianna Martelli, Zoning Change from Heavy Business \(B-5\) to General Agriculture \(A-1\), for All Permitted Uses, 265.28-acre Portion of a 703.98-acre Tract, Parcel Account Number 21317-000-00 \(portion\) and 21317-000-01 \(portion\), Site Address 13123 SW 41st Pl, Ocala, FL 34481](#)
 - 15.2.2. [240301SU - Jimmy and Kathleen Bryan, Special Use Permit to Allow for Three Horses in Single Family Dwelling \(R-1\), 2.97 Acres, Parcel Account Number 1802-017-032, Site Address 4729 SW Floral Court, Dunnellon, FL 34431](#)
 - 15.2.3. [240302SU - Marion County Public Safety Communications, Special Use Permit to Allow for a 250' Tower, Single-Family Dwelling \(R-1\) Zone, 15.34 Acres, Parcel Account Number 8009-0000-00, Site Address 5950 SW 150th Ln, Ocala, FL 34479](#)
 - 15.2.4. [240303SU - Marion County Public Safety Communications, Special Use Permit to Allow for a 250' Tower, Government Use \(G-U\) and Heavy Business \(B-5\) Zone, 36.46 Acres, Parcel Account Number 12841-001-00, Site Address 1701 NW 100 St., Ocala, FL 34475](#)
 - 15.2.5. [240404ZC - Hodges, Zoning Change from Regional Business \(B-4\) to Rural Residential \(RR-1\), for All Permitted Uses, 1.16 Acres, Parcel Account Number 2003-098-001, No Site Address Assigned](#)
 - 15.3. **Planning and Zoning Items for Individual Consideration:**
 - 15.3.1. [240402SU - Nicole and Brett Woller, Special Use Permit to Allow for a Kennel and Five Goats, .79 Acres, Single Family Dwelling \(R-1\) Zone, Parcel Account Number 4218-253-005, Site Address 2735 SE 140 Place, Summerfield, FL, 34491](#)
 - 15.3.2. [240408ZC - Baldwin Angus Ranch, Zoning Change from Multiple-Family Dwelling \(R-3\) to General Agriculture \(A-1\), for All Permitted Uses, 17.59 Acres, Parcel Account Number 13492-003-00, Site Address 3221 NW 56th Street, Ocala, FL 34475](#)
 - 15.3.3. [240405ZC - Wanda Roman, Zoning Change from Single-Family Dwelling \(R-1\) to Mixed Residential \(R-4\), for All Permitted Uses, 0.33 Acres, Parcel Account Number 9042-1672-01, Site Address 14610 SE 112th Place, Ocala, FL 32179](#)
 - 15.4. **Adoption of Ordinance**
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