



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, Commissioner
District 3 – Jeff Gold, Chairman
District 4 – Carl Zalak III, Vice Chair
District 5 – Michelle Stone, Commissioner

Tuesday, July 20, 2021

9:00 AM

**McPherson Governmental
Campus Auditorium**

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

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

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

PUBLIC COMMENT

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

-If you wish to address the commission regarding any of the items on the agenda you may do so when the Chairman opens the floor for Public Comment.

-Public Comments will be limited to two (2) minutes per speaker, unless you signed up beforehand, in which you will be allowed five (5) minutes.

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.

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

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 - Critical Services Month - Lauren Deiorio, President/Executive Director, Community Foundation \(Approval and Presentation\)](#)
- 1.2. [PRESENTATION - Employee Service Awards - Amanda Tart, Executive Director of Administrative Services \(Approval and Presentation\)](#)
- 1.3. [PRESENTATION - Employee of the Quarter for April - June 2021 - Amanda Tart, Executive Director of Administrative Services \(Approval and Presentation\)](#)

2. AGENDA ITEM PUBLIC COMMENT:

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: (5 sets)

- 3.1. [May 25, 2021](#)
- 3.2. [June 1, 2021 A](#)
- 3.3. [June 1, 2021 B](#)
- 3.4. [June 7, 2021](#)
- 3.5. [June 15, 2021](#)

4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:

- 4.1. [Gregory C. Harrell, Clerk of Court and Comptroller - Request Approval of One \(1\) Additional Senior Accountant to the Finance Department, Effective August 1, 2021](#)

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

- 5.1.1. [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$11,315](#)
- 5.1.2. [Fire Rescue and EMS Fund - Fire Rescue Services - \\$5,000](#)
- 5.1.3. [General Fund - Adult Diversion Drug Court - \\$7,516](#)

- 5.1.4. [General Fund - Community Development Block Grant - \\$428,736](#)
- 5.1.5. [General Fund - Court Administration - \\$41,788](#)
- 5.1.6. [General Fund - Human Resources - \\$53,825](#)
- 5.1.7. [General Fund - Information Technology - \\$7,200](#)
- 5.1.8. [General Fund - Sheriff Jail Transfer - \\$4,140](#)
- 5.1.9. [Infrastructure Surtax Capital Projects - Infrastructure Tax Sheriff Regular - \\$80,000](#)
- 5.1.10. [Marion County Utility Fund - Utilities Capital Construction - \\$257,520](#)
- 5.1.11. [Marion County Utility Fund - Utilities Capital Construction - \\$261,750](#)
- 5.1.12. [Marion County Utility Fund - Utilities Capital Construction - \\$795,274](#)
- 5.1.13. [Marion County Utility Fund - Utilities Capital Construction - \\$3,487,038](#)
- 5.1.14. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$10,000](#)
- 5.1.15. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$28,700](#)
- 5.1.16. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$70,000](#)
- 5.1.17. [Solid Waste Disposal Fund - Solid Waste Disposal - \\$600,000](#)
- 5.1.18. [Stormwater Program - Stormwater Program - \\$12,200](#)
- 5.1.19. [Stormwater Program - Stormwater Program - \\$74,999](#)

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 to Request Comment on Marion County's Fiscal Year 2021-2022 Annual Action Plan for the Community Development Block Grant \(CDBG\), Marion County HOME Consortium \(HOME\) Funds, and Emergency Solutions Grant \(ESG\)](#)

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 the State of Florida CARES Act Local Government Funding Program Notice of Program Closeout \(Budget Impact - None\)](#)

7.2. Community Services:

- 7.2.1. [Request Approval of Agreement for FY 20/21 Between Marion County and Interfaith Emergency Services Inc. \(IES\) Engagement Center Phase One \(1\) Program with Community Development Block Grant \(CDBG\) Funds \(Budget Impact - Neutral; not to exceed \\$61,745\)](#)

7.3. Fire Rescue:

- 7.3.1. [Request Approval of the Triparty Agreement for Medical Examiner Service upon Death while in Florida Department of Corrections \(FDOC\) Custody Occurring within Medical Examiner Districts 5 and 24 \(Budget Impact - None\)](#)

7.4. Human Resources:

- 7.4.1. [Request Approval of Resolution for the Deletion of Two \(2\) Highway Maintenance Technician Positions, Pay Grade 7; and Reclassification of Six \(6\) OCE Customer Service Specialist Positions from Pay Grade 11 to Pay Grades 14-16; One \(1\) Staff Assistant III Position, Pay Grade 13, to One \(1\) Staff Assistant IV Position, Pay Grade 14; One \(1\) Staff Assistant II Position, Pay Grade 10, to One \(1\) OCE Customer Service Specialist Position, Pay Grade 14; Two \(2\) Staff Assistant II Positions, Pay Grade 10, to Two \(2\) Staff Assistant IV Positions, Pay Grade 14; One \(1\) Transportation Administrative Manager Position from Pay Grade 23 to Pay Grade 27; and One \(1\) OCE Engineering Project Manager Position, Pay Grade 23, to One \(1\) Development Review Manager Position, Pay Grade 22 within the Office of County Engineer Budget BL400541 \(Budget Impact - Savings of \\$35,853\)](#)
- 7.4.2. [Request Approval of Resolution for the Addition of One \(1\) Community Services Fiscal Manager Position, Pay Grade 25, within the Community Services Budgets AA346564 and AA347564 \(Budget Impact - Expenditure of \\$79,687\)](#)

7.5. Procurement Services:

- 7.5.1. [Request Approval and Execution of Fourth Contract Amendment: 17P-058-CA-04, Enterprise Resource Planning System and Software - Tyler Technologies, Yarmouth, ME \(Budget Impact - None\)](#)

- 7.5.2. [Request Approval of Ratification of Change Order 1 to Purchase Order 2100156: 19B-111, Yard Waste Mulching and Disposal - D&G Solutions Group LLC, Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$375,000 as approved in FY 20/21 budget\)](#)
- 7.5.3. [Request Approval of Bid Award: 21B-162, A/C Replacement in Jail Pods A-D - Balanced Mechanical & Plumbing Services, LLC, Ocala FL \(Budget Impact - Neutral; expenditure of \\$375,512 as approved in FY 20/21\)](#)
- 7.5.4. [Request Approval of Change Order 1 to Purchase Order 2000568: 15Q-051-TO-33, Silver Springs Shores Unit 68 Bold and Gold Stormwater Retrofit of DRAs 7282, 7402, and 7426 \(CP 79\) - Tillman & Associates Engineering, LLC., Ocala, FL \(Budget Impact - Neutral; additional expenditure of \\$19,495 as approved in the FY 20/21 budget\)](#)
- 7.5.5. [Request Approval of Bid Exemption: 21BE-215, Critical Well Repairs - Citrus Well Drilling, Hernando, FL \(Budget Impact - Neutral; expenditure of \\$63,452 as approved in FY 20/21 budget\)](#)
- 7.5.6. [Request Approval of Task Order for Utilities Engineering Design Services: 20Q-074-TO-09, Salt Springs Water Well Upgrade - Wright-Pierce, Inc., Maitland, FL \(Budget Impact - Neutral; expenditure of \\$85,250 as approved in FY 20/21 budget\)](#)
- 7.5.7. [Request Approval of Audit Engagement Letter: 02P-013, Professional Auditing Services - Purvis Gray & Company, Ocala, FL \(Budget Impact - Neutral; estimated annual expenditure of \\$215,000 pending approval of FY 21/22 budget\)](#)
- 7.5.8. [Request Approval to Rescind Award: 20Q-173-TO-01, Nova Ocala Real Estate, LLC 20-SA-24 - T&C Underground, Inc., Ocala, FL \(Budget Impact - None\)](#)
- 7.6. **Solid Waste:**
 - 7.6.1. [Request Approval of the State of Florida Department of Environmental Protection \(FDEP\) Standard Grant Agreement HW204 \(Budget Impact - None\)](#)
- 7.7. **Transportation - County Engineer:**
 - 7.7.1. [Request Approval of State-Funded Cost-Share Grant Agreement for the Silver Springs Shores Unit 23 Innovative Stormwater Retrofit Project - CP 75 \(Contract Number 36905\) \(Budget Impact - Revenue; reimbursement of up to \\$273,514\)](#)

- 7.7.2. [Request Approval of a Sovereignty Submerged Lands Lease Renewal Associated with Hope Boat Ramp \(Budget Impact - Neutral; expenditure of \\$1,542 annually as approved in the FY 20/21 budget\)](#)
- 7.7.3. [Request Approval of a Resolution to Vacate a Portion of the Plat of Rainbow Acres Unit No. 2, Plat Book G, Page 96 \(Budget Impact - Revenue \\$350\)](#)
- 7.7.4. [Request Approval of Indemnification Agreement for Oaks at Ocala Crossings South Phase 2 Subdivision, Application Number 26547 \(Budget Impact - None\)](#)

7.8. Utilities:

- 7.8.1. [Request Approval for Water Main Extension Connection Agreement 21-SA-08-O Between D32 Wholesale, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.8.2. [Request Approval for Water Main Extension Connection Agreement 21-SA-23-O Between Christopher J. Cursley and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.8.3. [Request Approval for Water Main Extension Connection Agreement 21-SA-26-O Between Bebi Ally and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.8.4. [Request Approval for Water Main Extension Connection Agreement 21-SA-28-O Between Platinum Projects, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.8.5. [Request Approval for Water Main Extension Connection Agreement 21-SA-29-O Between Terence Gustave and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.8.6. [Request Approval for Water Main Extension Connection Agreement 21-SA-36-O Between Leite Investments, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR: NONE

10. COMMITTEE ITEMS:

- 10.1. [Rainbow Lakes Estates MSD Advisory Board - Request Acceptance of One \(1\) Resignation and Approval to Advertise for Vacancy of an Unexpired Term](#)
- 10.2. [Planning and Zoning Commission - Request Approval to Advertise for One \(1\) Alternate Member for a Full Term](#)
- 10.3. [Pine Run MSTU Advisory Council - Request Appointment of One \(1\) Full Member for an Unexpired Term](#)

- 10.4. [Fire Rescue EMS Advisory Board - Request Ratification for One \(1\) Municipal Representative - City of Ocala](#)
- 10.5. [Fire Rescue EMS Advisory Board - Notification of Appointment of Shane Alexander by Commissioner Jeff Gold](#)
- 10.6. [Affordable Housing Advisory Committee - Request Approval to Advertise for Ten \(10\) Full Members for Full Three \(3\) Year Terms](#)

11. NOTATION FOR ACTION:

- 11.1. [Request Approval to Schedule and Advertise a Public Hearing to Consider Amending the Marion County Code of Ordinances Chapter 2 Administration, Article I, Sec. 2-2, Claims Against the County on Tuesday, August 3, 2021 at 10:00 a.m. in the McPherson Governmental Campus Auditorium](#)
- 11.2. [Request Approval to Schedule and Advertise a Public Hearing for the Adoption of the Resolution for Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn Subdivisions Municipal Service Benefit Unit \(MSBU\) for Street Lighting on Tuesday, August 17, 2021 at 10:00 a.m. or Immediately Soon Thereafter in the McPherson Governmental Campus Auditorium](#)

12. COMMISSIONER ITEMS:

12.1. Commission Comments

12.2. Commission Calendar

12.2.1. [Present Commissioner Calendar](#)

13. GENERAL PUBLIC COMMENT:

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.

14. NOTATION FOR RECORD:

14.1. County Administrator Informational Items:

- 14.1.1. [Present Letter Dated May 24, 2021 from Representative Joe Harding Regarding Marion County Projects Funded in the FY 21/22 Budget](#)
- 14.1.2. [Present Letter Dated June 24, 2021 from the Secretary of the Interior Regarding Funding for 2021 Payments in Lieu of Taxes \(PILT\) Program](#)
- 14.1.3. [Present Ocala Metro Chamber and Economic Partnership Quarterly Report for April through June 2021](#)
- 14.1.4. [Present Notification of the Appointment of Henry Holland as County Engineer](#)

- 14.1.5. [Present Letter from SMA Healthcare Regarding Merger with The Centers Effective July 1, 2021](#)
- 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 Administrative Budget Transfer Report](#)
 - 14.4.2. [Present Monthly Report for the Building Department Budget and Actual](#)
 - 14.4.3. [Present Regular Report of Utilization for Reserve for Contingencies](#)
 - 14.4.4. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 21-15, 21-16, 21-17, and 21-18 with the Secretary of State's Office](#)
 - 14.4.5. [Present Financial Statements and Independent Auditor's Report for Year Ended September 30, 2020 Prepared by James E. Davis, Certified Public Accountant, for Marion Soil and Water Conservation District](#)
 - 14.4.6. [Present Letter Dated July 6, 2021 from the City of Belleview, Development Services Department, Regarding Small Scale Comprehensive Plan, Future Land Use, and Zoning Map Change for Parcel Number 36872-000-00](#)
- 14.5. **Present for information and record, minutes and notices received from the following committees and agencies:**
 - 14.5.1. [District 5 and 24 Medical Examiner Advisory Committee - February 26, 2021](#)
 - 14.5.2. [Historical Commission - April 12, and May 10, 2021](#)
 - 14.5.3. [Housing Finance Authority - May 12, 2021](#)
 - 14.5.4. [Marion County Fire and EMS Advisory Board - February 11, 2021](#)
 - 14.5.5. [Marion County Hospital District \(MCHD\) - May 24, 2021](#)
 - 14.5.6. [Planning and Zoning Commission - May 24, 2021](#)
 - 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 <http://www.ocalafl.org/tpo>
- 14.5.10. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

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

[Present Cover Documents from Planning and Zoning](#)

15.1. Planning and Zoning Consent Items:

- 15.1.1. [210702Z - Robert Froehling, R-4 to R-3, 3.57 Acres](#)
- 15.1.2. [210703Z - Erika Ann Witt, R-1 to A-1, 20.08 Acres](#)
- 15.1.3. [210704Z - Madeleine Alejandrino and Gabriel Bueno, B-2 to A-1, 4.22 Acres](#)
- 15.1.4. [210705Z - Scott Mullikin and Dennis DeVore, R-1 to R-4, 0.50 Acres](#)
- 15.1.5. [210706Z - Jose Gutierrez and Felsy Quirindongo, A-1 portion to B-4, 9.58 Acres](#)
- 15.1.6. [210707Z - Derek Grady and Chimere Hunter, R-4 to RR-1, 1.82 Acres](#)

15.2. Planning and Zoning Items for Individual Consideration:

- 15.2.1. [210502Z - Maro Investment Ocala, LLC. Rock Cloutier, Modification and Renewal of a PUD, 221.75 Acre \(Continued until August 17, 2021 at 2:00 PM\)](#)
- 15.2.2. [210310SU - Wayne Rhoads, Special Use Permit in A-1, 9.78 Acres](#)
- 15.2.3. [210713SU - Royce Ann Nelson and Randia Anne Sharpe, Labradoodle Country, LLC. Special Use Permit in A-1, 16.54 Acres](#)
- 15.2.4. [210714SU - The Eubanks Family Trust, Celeste Eubanks TR, Special Use Permit in A-1, 2.06 Acres](#)
- 15.2.5. [210708Z - Craig Berry, Berry Trucking, A-1 and B-2 to PUD, 49.82 Acres](#)
- 15.2.6. [210709SU - Craig Berry, Berry Trucking, Special Use Permit in a PUD, 10 Acres](#)
- 15.2.7. [210513SU - Michael and Trudi Moore, Special Use Permit in A-1, 27.53 Acres](#)
- 15.2.8. [210604SU - Ronald and Tamara McCartney, Integrity Excavation and Land Clearing, LLC. Special Use Permit in A-1, 9.0 Acres](#)

- 15.2.9. [210607Z - CMH Parks Inc. and Clayton Properties Group, D. Joel Adams, Modification and Renewal of a PUD, 28.58 Acres \(Falls of Ocala\)](#)
- 15.2.10. [210701Z - Platinum Blue, Inc. Glenn Lane, Wayne Carlson and Joylen Carlson, A-1 to PUD, 41.60 Acres](#)
- 15.2.11. [21-DM04 - Joylen Carlson, Developers' Agreement Modification](#)
- 15.2.12. [210715SU - ONCOMAGH, LLC. Maen Hussein, Renewal and Modification of a Special Use Permit in A-1, 88.0 Acres](#)
- 15.2.13. [210716SU - NCS Freedom Crossings, LLC. John Rudnianyn, Special Use Permit in B-2, 10.0 Acres](#)

15.3. Adoption of Ordinance