



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, Vice Chair
District 2 – Kathy Bryant, Commissioner
District 3 – Jeff Gold, Commissioner
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Tuesday, August 16, 2022

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 first and 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: NONE****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: (5 sets)**3.1.** [May 17, 2022](#)**3.2.** [May 24, 2022](#)**3.3.** [May 25, 2022 \(A\)](#)**3.4.** [May 25, 2022 \(B\)](#)**3.5.** [May 25, 2022 \(C\)](#)**4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:****4.1.** [Billy Woods, Sheriff - Request Additional Positions for the FY 22/23 Budget](#)**4.2.** [Billy Woods, Sheriff - Request Approval of 2021-2023 Edward Byrne Memorial Justice Assistance Grant \(JAG\) Program - Countywide](#)**5. CLERK OF THE CIRCUIT COURT:****5.1. Budget Amendment****5.1.1.** [Fine and Forfeiture Fund - Sheriff Bailiff Transfer - \\$12,234](#)**5.1.2.** [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$17,398](#)**5.1.3.** [Fine and Forfeiture Fund - Sheriff Regular Transfer - \\$48,636](#)**5.1.4.** [Fire, Rescue and EMS Fund - Fire Rescue Services - \\$30,000](#)**5.1.5.** [General Fund - Animal Services - \\$15,000](#)**5.1.6.** [General Fund - Animal Services - \\$32,000](#)**5.1.7.** [General Fund - General Government Capital - \\$5,354](#)**5.1.8.** [General Fund - Marion County Public Library System - \\$4,546](#)

- 5.1.9. [General Fund - Sheriff Emergency Management Transfer - \\$3,266](#)
- 5.1.10. [General Fund - Sheriff Emergency Management Transfer - \\$13,821](#)
- 5.1.11. [General Fund - Sheriff Emergency Management Transfer - \\$16,186](#)
- 5.1.12. [General Fund - Sheriff Jail Transfer - \\$221,710](#)
- 5.1.13. [General Fund - Sheriff Jail Transfer - \\$368,851](#)
- 5.1.14. [Insurance Fund - Insurance - \\$200,000](#)
- 5.1.15. [Local Housing Assistance Trust Fund - State House Initiative Partner - \\$550,000](#)
- 5.1.16. [Transfer from Airport Fund to General Fund - Multiple Cost Centers - \\$12,700](#)
- 5.1.17. [Marion Oaks MSTU for General Services Fund - Marion Oaks MSTU for General Services - \\$15,000](#)
- 5.1.18. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$15,052](#)
- 5.1.19. [MSTU for Law Enforcement - Sheriff Patrol CID Transfer - \\$211,975](#)
- 5.1.20. [Parks and Recreation Fees Fund - Parks and Recreation Fees - \\$125,000](#)
- 5.1.21. [Silver Springs Shores Special Tax District - Silver Springs Shores - \\$15,000](#)
- 5.1.22. [Stormwater Fund - Stormwater Program - \\$4,757](#)

5.2. Clerk of the Court Items

- 5.2.1. [Request Renewal of Federal Forestry Shared Revenue for Special Projects FY 22/23](#)
- 5.2.2. [Request Approval of the Re-appropriation of Budgeted Funds](#)

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

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

7. CONSENT:

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

7.1. Administration:

- 7.1.1. [Request Approval of Grant Awards to be Reimbursed from the Marion County Alcohol and Other Drug Abuse Trust Fund \(Budget Impact - Neutral; expenditure of \\$20,000 in the FY 22/23 Budget\)](#)

7.2. Attorney:

- 7.2.1. [Request Approval of No-Fault Retainer / HIPAA Agreement with Landau & Associates, P.A. and Marion County Fire Rescue \(MCFR\) \(Budget Impact - None\)](#)

7.3. Development Review Committee:

- 7.3.1. [Request Approval of Final Plat for Liberty Village Phase 2 Subdivision with Supporting Documents, Application Number 27792 \(Budget Impact - None\)](#)

7.4. Fire Rescue:

- 7.4.1. [Request Approval of the Modification #1 to Subgrant Agreement Between the Division of Emergency Management \(DEM\) and Marion County Fire Rescue \(MCFR\) for Contract Number R0511, 2020-2021 State Homeland Security Grant Program \(SHSGP\) Sub-Recipient Agreement Between the State of Florida and Marion County \(Budget Impact - Neutral; grant revenue of \\$105,000\)](#)

7.5. Procurement Services:

- 7.5.1. [Request Approval of Selection Committee Recommendation: 22P-146, Underground Utility Contractors for Residential Water Main Extensions - T & C Underground Inc., Ocala, FL; Commercial Industrial Corp., Ocala, FL; and GWP Construction, Inc., Ocala, FL \(Budget Impact - None\)](#)
- 7.5.2. [Request Approval of Selection Committee Recommendation: 22P-157, The Centers Utility Extension - Wharton-Smith, Inc., Sanford, FL \(Budget Impact - None\)](#)
- 7.5.3. [Request Approval of Contract Amendment: 22P-157-CA-01, The Centers Utility Extension Task 1A - Route Study - Wharton-Smith, Inc., Sanford, FL \(Budget Impact - Neutral; expenditure of \\$15,945 as approved in the FY 21/22 budget\)](#)
- 7.5.4. [Request Approval of Bid Award: 22B-177, Rotary Sportsplex Soccer Field Renovations - Miller Pipeline, LLC., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$84,575 as approved in the FY 21/22 budget\)](#)

- 7.5.5. [Request Approval of Task Order for Roofing Contract Services: 22Q-056-TO-01, Auditorium Roof Replacement - Big D Roofing Services, Inc., Ocala, FL \(Budget Impact - Neutral; expenditure of \\$79,971 as approved in the FY 21/22 budget\)](#)

7.6. Solid Waste:

- 7.6.1. [Request Approval for State of Florida Department of Environmental Protection \(FDEP\) Standard Grant Agreement HW304 \(Budget Impact - None\)](#)

7.7. Tourist Development:

- 7.7.1. [Request Approval of Tourist Development Council \(TDC\) Funding Request for German Shepherd Dog Club of America, Inc. \(GSDCA\) for the GSDCA National Specialty Show \(Budget Impact - Neutral; expenditure of \\$25,000 as approved in the FY 21/22 budget\)](#)
- 7.7.2. [Request Approval of Tourist Development Council \(TDC\) Funding Request for National Collegiate Equestrian Association \(NCEA\) for the NCEA National Championship for the 2022, 2023, and 2024 Years \(Budget Impact - Neutral; expenditure of \\$90,000 total, \\$30,000 per year as approved in the FY 21/22 budget\)](#)

7.8. Transportation - County Engineer:

- 7.8.1. [Request Approval of Proposed Lease Between Marion County Hospital District, AdventHealth Ocala, and Marion County \(Budget Impact - None\)](#)
- 7.8.2. [Request Approval of Revised Third Modification to Subgrant Agreement Between the Division of Emergency Management \(DEM\) and Marion County for the SW 52nd Street Flood Mitigation Project \(Agreement Number H0445\) \(Budget Impact - None\)](#)
- 7.8.3. [Request Approval of Marion County Subdivision Improvement Agreement Between Lennar Homes, LLC and Marion County for the Final Plat of Liberty Village Phase 2 Subdivision, Application Number 27792 \(Budget Impact - None\)](#)

7.9. Utilities:

- 7.9.1. [Request Approval of Water Main Extension Connection Agreement 22-SA-51-O Between ZSA Company and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)
- 7.9.2. [Request Approval of Water Main Extension Connection Agreement 21-SA-58-O Between Sanchez Auto Sales, Co. and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.9.3. [Request Approval of Water Main Extension Connection Agreement 21-SA-117-O Between Segavepo, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

7.9.4. [Request Approval of Water Main Extension Connection Agreement 22-SA-40-O Between Soraya Resende Investment, LLC and Marion County Utilities \(MCU\) \(Budget Impact - None\)](#)

8. COUNTY ATTORNEY: NONE

9. COUNTY ADMINISTRATOR:

9.1. [Request for Waiver from Land Development Code 6.14.2.B\(1\)\(a\) - Water Connection for a New Single Family Residence for Next Dimension Builders Property, Parcel Number 4713-184-001, Application Number 28800](#)

10. COMMITTEE ITEMS:

10.1. [Marion Oaks MSTU for Recreation and Facilities Advisory Council - Request Appointment of One \(1\) Member for Full Term](#)

10.2. [Land Development Regulation Commission - Request Appointment of Three \(3\) Members for Full Terms](#)

10.3. [Code Enforcement Board - Request Appointment of One \(1\) Member for Full Term](#)

11. NOTATION FOR ACTION:

11.1. [Request Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance for Short Water Line Extension Program on Tuesday, September 20, 2022 at 10:00 a.m. in the McPherson Governmental Campus Auditorium](#)

11.2. [Request Approval to Schedule and Advertise a Public Hearing for Revisions to the Procurement Ordinance on Tuesday, October 4, 2022 at 10:00 a.m. in the McPherson Governmental Campus Auditorium](#)

12. COMMISSIONER ITEMS:

12.1. Commission Comments

12.2. Commission Calendar

12.2.1. [Present Commission Calendar](#)

13. 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.

14. NOTATION FOR RECORD:**14.1. County Administrator Informational Items:**

- 14.1.1. [Present FY 22/23 Proposed Budget Workshop Notes, Direction to Staff, and Responses](#)
- 14.1.2. [Present Leadership Florida Class 40 Selection - Commissioner Michelle Stone](#)
- 14.1.3. [Present Monthly Building Safety Productivity Report for the Month of July 2022](#)
- 14.1.4. [Present CEP July 2022 Activity Report and Performance Matrix](#)
- 14.1.5. [Present Resignation from Pine Run Municipal Services Taxing Unit Advisory Council - Roy Hofer](#)

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 Journal Reference](#)
- 14.4.2. [Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 239540, 29660, 30887, 34058, 37713, 38788, 40777, 40779, 40780, 42407, 42409, 42412, 45703, and 48191](#)
- 14.4.3. [Present Memorandum from Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 22-30 and 22-31 with the Secretary of State's Office](#)
- 14.4.4. [Present Regular Report of Utilization for Reserve for Contingencies](#)
- 14.4.5. [Present Administrative Budget Transfer Report for FY 2021-22](#)
- 14.4.6. [Present Monthly Report for the Building Department Budget and Actual](#)
- 14.4.7. [Budget Adjustments for Tentative Budget Fiscal Year 2022-23](#)

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

- 14.5.1. [Housing Finance Authority - June 15, 2022](#)
- 14.5.2. [Marion County Litter Task Force - June 13, 2022](#)
- 14.5.3. [Rainbow Lakes Estates Advisory Committee - May 19, 2022](#)

- 14.5.4. [Tourist Development Council \(TDC\) - June 23, 2022](#)
- 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 <http://www.ocalafl.org/tpo>
- 14.5.8. 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](#)

15.1. Planning and Zoning Consent Items:

- 15.1.1. [220801SU - Susan and Sidney McCarty, Special Use Permit to Continue to Operate a Kennel Breeding Cairn and Rat Terriers in a General Agriculture \(A-1\) Zone, on 10.7 Acres. Location: 22159 NW 75th Avenue Road, Micanopy.](#)
- 15.1.2. [220803SU - Oscar and Lisette Ruiz Gastelu, Renewal of Special Use Permit 190101SU/19-R-165, to Allow Two \(2\) Horses and Two \(2\) Goats, at a Single-Family Dwelling \(R-1\) Zone, on 2.34 Acres. Location: 19250 SW 57th Place, Dunnellon.](#)
- 15.1.3. [220804SU - John and Patricia Kahl, Special Use Permit to Allow for a 20'x20'x12' Accessory Shed on a Vacant Parcel Without a Primary Use, in a Mixed Residential \(R-4\) Zone, on 0.11 Acres. Location: 9409 NE 306th Court, Salt Springs.](#)
- 15.1.4. [220808Z - Marion County, Rezoning From Mixed Residential \(R-4\) and Light Industrial \(M-1\) to Government Use \(G-U\), on 4.59 Acres. Location: Next to the Existing Citra Fire Station at 2189 NE 180th Lane, Citra.](#)
- 15.1.5. [220809SU - Marion County, Special Use Permit for the Construction of a Fire Station \(Citra Fire Station Number 2\) and Associated Improvements, in a Government Use \(G-U\) Zone, on 4.59 Acres. Location: Next to the Existing Citra Fire Station at 2189 NE 180th Lane, Citra.](#)
- 15.1.6. [22-S16 - William Axson and Margaret Holt, Change of Future Land Use Map \(FLUM\) from High Residential \(HR\) to Low Residential \(LR\), on 5.55 Acres. Location: 1750 NE 180th Street, Citra.](#)

- 15.1.7. [220816Z - William Axson and Margaret Holt, Rezoning from Mobile Home Park \(P-MH\) to Residential Estate \(R-E\), on 5.5 Acres. Location: 1750 NE 180th Street, Citra.](#)
- 15.1.8. [22-DT03 - Sunset Hills Development, LLC. and DT Marion Holdings, LLC. Developer's Agreement Termination. Location: US 441, West of Lake Weir, 0.5 Miles North of CR 42.](#)
- 15.1.9. [22-DT04 - D32 Invest, LLC., Developer's Agreement Termination. Location: North and South of the Intersection of SE 132nd Street Road and US 441.](#)

15.2. Public Hearings:

- 15.2.1. [PUBLIC HEARING Relating to the Freedom Crossings Preserve Phase 1 Municipal Service Benefit Unit \(MSBU\) to Amend the Name of the MSBU to Freedom Crossings Preserve Phase 1 and Phase 2 Municipal Service Benefit Unit for General Maintenance and Capital Improvements and to Expand the Boundaries of the MSBU to Include the Area of Freedom Crossings Preserve Phase 2](#)
- 15.2.2. [PUBLIC HEARING to Consider the Adoption of an Ordinance to Create a Municipal Service Benefit Unit \(MSBU\) for General Maintenance and Capital Improvements Associated with the Deer Path North Phase 2 Subdivision](#)
- 15.2.3. [PUBLIC HEARING to Consider the Adoption of an Ordinance to Create a Municipal Service Benefit Unit \(MSBU\) for General Maintenance and Capital Improvements Associated with the Sunset Hills Phase I Subdivision](#)

15.3. Planning and Zoning Items for Individual Consideration:

- 15.3.1. [22-S14 - WEC Ocala, LLC., Norman Brenden, Change of Future Land Use Map \(FLUM\) from Medium Residential \(MR\) to High Residential \(HR\), on 42.58 Acres. Location: SW 80th Street and W 77th Avenue. \(APPLICANT REQUESTING A CONTINUANCE UNTIL SEPTEMBER 20, 2022\)](#)
- 15.3.2. [220706Z - WEC Ocala, LLC. Norman Brenden, Rezoning from General Agriculture \(A-1\) to Planned Unit Development \(PUD\), \(Viva at Ocala\), 42.58 Acres. Location: SW 80th Street and W 77th Avenue. \(APPLICANT IS REQUESTING A CONTINUANCE UNTIL SEPTEMBER 20, 2022\)](#)
- 15.3.3. [220802SU - Dario Sanchez, Special Use Permit to Allow for One \(1\) Horse in a Single Family Dwelling \(R-1\) Zone, on 1.16 Acres. Location: 13783 SW 51st Lane, Ocala.](#)

- 15.3.4.** [220703SU - Grace Presbyterian Church of Ocala, Inc., Edward Baluyot, Modification of Special Use Permits for an Existing Church Daycare, Preschool and School to Increase the Number of Students in a Single Family Dwelling \(R-1\) Zone, on 10.0 Acres. Location: 2251 and 2255 SE 38th Street, Ocala FL.](#)
- 15.3.5.** [22-L05 - Ocala SW 80th Avenue, LLC., Change of Future Land Use Map \(FLUM\) from Low Residential \(LR\) to Medium Residential \(MR\), 132.26 Acres. Location: On the East Side of SW 80th Avenue Between SW 74th Street and SW 63rd Street Road. \(Adoption Hearing\)](#)
- 15.3.6.** [220510Z - Ocala SW 80th Avenue, LLC., Rezoning from General Agriculture \(A-1\) to Planned Unit Development \(PUD\), 132.26 Acres. Location: On the East Side of SW 80th Avenue Between SW 74th Street and SW 63rd Street Road.](#)
- 15.3.7.** [220805SU - Epic Consulting Services, LLC. Rashad Jones, Special Use Permit for Outside Dining, Associated Activities and Play Areas, in a Community Business \(B-2\) and Heavy Business \(B-4\) Zone, on 2.4 Acres. Location: N US Hwy 441/301.](#)
- 15.3.8.** [220814Z - AP, LLC., John Plunkett, Rezoning from General Agriculture \(A-1\) and Light Industrial \(M-1\) to Planned Unit Development \(PUD\), for 99 Townhomes with 268 Residential Units \(Final Development not to Exceed 447 Units\), \(Sabal Crossings PUD\), on 55.89 Acres. Location: 701 NW 49th Street and 5881 N US Hwy 441, Ocala.](#)
- 15.3.9.** [220815Z - The 103 INV, LLC., John Plunkett, Rezoning from Community Business \(B-2\) to Planned Unit Development \(PUD\) for a 126-Unit Residential Development of Duplexes and Townhomes \(With Final Development Plan Not to Exceed 165 Allowable Units\), \(Plunkett PUD\), 20.68 Acres. Location: South Side of SW 103rd Street Road, 750' East of SW 80th Avenue.](#)
- 15.3.10.** [22-L03 - Shores Sand Mine, LLC., Adoption Hearing, Change of Future Land Use Map \(FLUM\) from Commerce District \(CD\) to Employment Center \(EC\), 93.74 Acres. Location: 96 Cypress Road. \(Adoption Hearing\)](#)
- 15.3.11.** [220508Z - Shores Sand Mine, LLC., Rezoning from Multiple Family Dwelling \(R-3\) and Light Industrial \(M-1\) to Planned Unit Development \(PUD\), \(Emerald Village\), 93.74 Acres. Location: 96 Cypress Road.](#)
- 15.3.12.** [Modify Existing Special Use Permit 220114SU for a 250' Self-Support Telecommunication Tower and 100' x 100' Lease Area for Associated Equipment and Repeal and Replace Resolution Number 22-R-090](#)

- 15.3.13. [220208Z - Spires 27 Planned Unit Development \(PUD\), Master Plan Review and Approval](#)
- 15.3.14. [210301Z - Millwood Estates Planned Unit Development \(PUD\), Master Plan Review and Approval](#)

15.4. Adoption of Ordinance