

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

April 10, 2018

**1. CALL TO ORDER:**

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Agency Board in a special session at 10:06 a.m. on Tuesday, April 10, 2018 at the Marion County Governmental Complex located in Ocala, Florida.

**2. ROLL CALL AND PLEDGE OF ALLEGIANCE:**

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chair Michelle Stone, District 5; Commissioner David Moore, District 1; and Commissioner Carl Zalak, District 4. Commissioner Jeff Gold, District 3, was absent due to a prior commitment. Also present were County Attorney Matthew G. Minter and County Administrator Mounir Bouyounes.

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

Deputy Clerk Windberg presented Proof of Publication No. A000930018 entitled, "Notice of Rescheduled Meeting Marion County Community Redevelopment Agency" published in the Star Banner newspaper on April 3, 2018. The Notice states the Agency Board will meet to consider approval and transmittal of the Silver Springs Community Redevelopment Area's Phase 2 Architectural and Site Design Standards.

The Deputy Clerk received a 1 page Agenda; a 31 page copy of Ordinance 2017-30; a 56 page document entitled, "Community Meeting Dot Matrix Visual Preference Study and Questionnaire Findings"; and a 19 page handout entitled, "Primary & Secondary Roadway Cross Section for Silver Springs CRA" to follow along with the PowerPoint Presentation. (Ed. Note: CRA is the acronym for Community Redevelopment Area)

**3. ADOPT THE FOLLOWING MINUTES:**

**A. March 20, 2018**

A motion was made by Commissioner Moore, seconded by Commissioner Stone, to adopt the meeting minutes of March 20, 2018. The motion was unanimously approved by the Board (4-0).

**4. SCHEDULED ITEMS:**

**A. Silver Springs CRA Phase 2 Architectural & Site Design Standards for the Five Roads (NE 55<sup>th</sup>/58<sup>th</sup> Avenue (Hwy 35), NE 75<sup>th</sup> Street (Hwy 314), NE 35<sup>th</sup> Street/NE 60<sup>th</sup> Court, NE 36<sup>th</sup> Avenue, and E. Hwy 326**

**1. Staff Presentation - Christopher D. Rison, AICP, Senior Planner**

Senior Planner Christopher D. Rison, AICP, Growth Services, advised that today's meeting is to present the Silver Springs CRA Phase 2 Architectural and Site Design Standards. Phase 1 was adopted last fall and is now in effect and written into the Land Development Code (LDC).

April 10, 2018

## **2. Consultant Presentation – James Bailey, P.S.A., ASLA, LEED A.P. Tillman & Associates Eng. LLC**

Jim Bailey, SE 16th Avenue, Tillman & Associates Engineering, LLC, advised that he is here today with the rest of the design team and introduced: Planner Bill Ray from Ray & Associates; and Joe Rispoli, from Rispoli & Associates Architecture, Inc. He advised that staff is hoping to discuss and receive feedback on Phase 2 of the architectural design standards that were established with Phase 1, noting there was a lot of previous discussion regarding what the CRA wants to look like from an architectural standpoint. An architectural theme has been developed based on Florida vernacular per dialogue with the Board. Options have also been designed for wayfinding signs, street lights, etc. This phase of the project applies those design themes to the rest of the CRA and focuses on several corridors (Highway 35, NE 35<sup>th</sup> Street, NE 36<sup>th</sup> Avenue, County Highway 314 and State Road (SR) 326). Staff proposes rights-of-way (ROW) sections to determine how the public realm functions along those corridors. The architectural standards are going to stay the same based on the SR 40 design and will continue throughout the CRA to create continuity. It will be up to the Board to determine where it wants to see sidewalks, multi-modal paths and divided roadways throughout the CRA.

Mr. Bailey referred to slide 3 (Exhibit 1), which addresses the NE 35<sup>th</sup> Street Corridor (as shown on the overhead screens), noting the conceptual rendering reflects a proposed cross section that is a 4-lane divided highway with 6 foot/feet (ft) sidewalks on either side, trees, street lights, as well as +/- 120 ft ROW.

County Administrator Mounir Bouyounes advised of a typographical error on slide 3 that reads NE 35<sup>th</sup> Avenue, but should be NE 35<sup>th</sup> Street.

In response to Commissioner Zalak, Mr. Bailey commented on the need for connectivity along NE 35<sup>th</sup> Street from residential properties to Coehadjoe Park. Commissioner Zalak commented on the businesses located along that roadway and opined that it may be better to construct a 10 ft sidewalk along the southside of the road along this corridor. He suggested crossings be constructed along the southside to allow access into the park rather than building a sidewalk along the northside.

General discussion ensued.

Commissioner Stone out at 10:16 a.m. and returned at 10:17 a.m.

Chairman Bryant opined that from a pedestrian standpoint, it may be safer to have a sidewalk along both sides of the roadway. Mr. Bouyounes commented on trail connectivity in Silver Springs and noted the Board could consider a sidewalk on one side and a multi-modal path along the other side, as well as a bike lane along the road segment for avid cyclist groups who do not want to mingle with pedestrians.

Chairman Bryant commented on businesses located along the roadway and noted the need to take into consideration those ingress and egresses.

General discussion resumed.

The next roadway for consideration is the SR 326 Corridor, which also proposes a cross section for a 4-lane divided highway, with a 12 ft. multi-modal path on the southside only, due to the lack of development in this area (Exhibit 2).

Chairman Bryant noted SR 326 is a bypass and opined that the focus needs to be on efficiency and moving traffic along this roadway. Commissioner Zalak referred to the conceptual rendering and opined that only the side with the multi-modal path will need street lighting.

Chairman Bryant passed the gavel to Commissioner Stone, who assumed the Chair.

Commissioner Bryant out at 10:25 a.m.

General discussion ensued.

In response to Mr. Bouyounes, Mr. Bailey stated the multi-modal path will connect SR 40 to the prairie and Indian River State Park.

Commissioner Bryant returned at 10:27 a.m.

Chair Stone returned the gavel to Commissioner Bryant, who resumed the Chair.

Mr. Bouyounes referred to the conceptual rendering and advised that this is a state road and per Department of Transportation (DOT) requirements, it will need a wider shoulder section, which is not reflected on the rendering. Mr. Bailey concurred, noting the engineering portion has not been conducted at this point. Commissioner Zalak questioned if the median portion can stay landscaped. Mr. Bailey stated that is correct.

The next roadway for consideration is the NE 58<sup>th</sup> Avenue Corridor from NE 35<sup>th</sup> Street south to NE 7<sup>th</sup> Street (Exhibit 3). This section of roadway currently has a 4-lane divided highway with sidewalks on both sides (from NE 7<sup>th</sup> Street to SR 40); is proposed to have a sidewalk on one side; a multi-modal path on the east side of the road to connect to Silver Springs and eventually to SR 40 out to SR 326 connecting up to the prairie.

Commissioner Zalak commented on previous discussions relating to trails in this area, noting plans were addressed with the consultant Kimley-Horne regarding where to place signalization for the crossing at Baseline Road going into the State Park.

General discussion ensued.

Chairman Bryant suggested Mr. Bailey coordinate with Kimley-Horne as to where the connection will come out as the project moves forward.

The next roadway for consideration is the NE 58<sup>th</sup> Avenue Corridor from NE 35<sup>th</sup> Street north to SR 326 (Exhibit 4). The conceptual rendering reflects a proposed 4-lane divided highway with sidewalks on both sides.

In response to Commissioner Zalak, Mr. Bouyounes stated there is a proposed bike/pedestrian trail crossing north of NE 35<sup>th</sup> Street, which will include an underpass connecting the Silver Springs area up to the prairie. Commissioner Zalak opined that this is a section that needs substantial bike trails built into the plan. Mr. Bailey stated they will review the Master Plan to ensure coordination.

The next roadway for consideration is the NE 36<sup>th</sup> Avenue Corridor, from NE 35<sup>th</sup> Street to the limits of the CRA. Due to the Light Industrial uses with driveways along the roadway, no landscaped median is recommended. The conceptual rendering reflects a 4-lane divided highway with a paved bi-directional turning lane median and sidewalks on both sides of the roadway. Mr. Bailey commented on the heavy pedestrian use currently along the sides of the roadway and opined that sidewalks on both sides of the road are warranted.

Mr. Bouyounes opined that in the long term, bi-directional turn lanes are not recommended based on a multitude of studies for capacity and safety reasons and recommend the county review other alternatives.

General discussion ensued.

Mr. Bouyounes suggested the Conceptual Plan reflect a divided median with consideration for access management. Chairman Bryant recommended language that the median design be based on a future traffic study for access management.

The next roadway for consideration is the NE 7<sup>th</sup> Avenue Corridor, east and west sides of Baseline Road. The Conceptual Plan attempts to accommodate the multi-modal path per the Bike Trails Master Plan. Mr. Bailey stated the current design is a 2-lane roadway with a multi-modal path on the northside of NE 7<sup>th</sup> Avenue. Chairman Bryant stated the conceptual plan shows the multi-modal path on the southside. Mr. Bailey advised that the

April 10, 2018

southside is correct and noted after previous discussions regarding surrounding residential areas it was determined that the southside is the best option and will connect with trails coming out of the City of Ocala. Mr. Bouyounes addressed the railway coming from the City of Ocala, which will cross NE 7<sup>th</sup> Street, noting the county will need to determine how it will connect. He stated he will address the matter with the Transportation Planning Organization (TPO).

Mr. Bailey thanked the Board for its input.

### **3. Agency Board Questions & Discussions**

Commissioner Zalak opined that if the design on SR 40 ends up as proposed in the Conceptual Plan it will be fantastic. Mr. Bailey concurred and stated the Return on Investment (ROI) is there and worth spending the extra money.

Commissioner Zalak questioned whether there is anything else the Board needs to do from here or if it is just a matter of future planning to ensure the county ties correctly into the trails.

Bill Ray, AICP, Ray & Associates, advised that based on input received today, the firm will go back to the cross sections and update them for the next meeting. The design plan will be kept as an “organic process” to where it is an incremental development of the plan. Commissioner Zalak questioned whether staff knows exactly where the cross sections are going to be placed from a trail perspective. Mr. Bouyounes addressed the crossing on Baseline and stated whichever plan is approved first (TPO Trails Plan or CRA) the county needs to ensure that both are tied in together. Mr. Ray stated they will meet with Kimley-Horne.

In response to Mr. Bailey, Mr. Bouyounes stated county staff will coordinate a meeting with both consulting firms.

Mr. Bailey referred to the last page of the handout, which contains recommended language to be incorporated into the existing LDC under Article 5, Division 9, Silver Springs Community Redevelopment Area (SSCRA) Architectural and Site Design Standards as follows:

#### **Sec. 5.9.3 Silver Springs CRA Overlay (SSCRAO)**

B. Applicability. This Section shall apply to new development and redevelopment within the SSCRAO as follows:

(1) Location. The SSCRAO shall be defined as set forth in Figure 5.9.3-1 below in the vicinity of East State Road 40/East Silver Springs Boulevard (SSB):

See Figure 5.9.3-1-SSCRA Overlay

(2) Additional Locations. The SSCRAO Architectural and Site Design Standards shall additionally apply to, include and be defined as set forth in Figure 5.9.3-# in the vicinity of the following road corridors:

- a. North East Highway 326
- b. North East 36<sup>th</sup> Avenue
- c. North East 35<sup>th</sup> Street
- d. North East 7<sup>th</sup> Street (Highway-314)
- e. North East 58<sup>th</sup> Avenue (from the intersection of NE 7<sup>th</sup> Street / Highway 314 north through the intersection NE 38<sup>th</sup> Place.
- f. North East 58<sup>th</sup> Avenue (from the intersection of NE 38<sup>th</sup> Place north to the intersection of North East Highway 326
- g. North East 24<sup>th</sup> Street

- h. North East 25<sup>th</sup> Street (from East Silver Springs Blvd. through North East 58<sup>th</sup> Avenue)
  - i. North East 52<sup>nd</sup> Court connecting to North East 29<sup>th</sup> Street
  - j. North East 40<sup>th</sup> Avenue Road (from the intersection with NE 35<sup>th</sup> Street through the Intersection with NE 38<sup>th</sup> Terrace)
- (3) Improvements to the Public Realm and Streets shall generally conform with typical cross sections as set forth in the following Figures 5.9.3.## through Figure 5.9.3.##
- (4) Gateways to the SSCRA shall be constructed and generally conform with Architectural standards set forth in the Following Figures 5.9.3.##

In response to Commissioner Zalak, Mr. Bailey advised that this language is more for the public realm, noting business owners will find the information they need under the Architectural and Site Design Standards Guidelines.

General discussion ensued.

Commissioner Zalak opined that citizens would prefer to see some of their investment come to life sooner rather than later and questioned if there is a way to come up with some incremental, low cost improvements (i.e., landscaping, signage, etc.). Mr. Bailey recommended wayfinding signage, which can be picked up and moved as the project is completed, noting landscaping and lighting would not be recommended at this time until after road construction has begun.

General discussion resumed.

Mr. Ray opined that bus stops also offer a good opportunity to start initiating the architectural design guidelines. Commissioner Zalak requested the County Administrator bring back a recommendation from the TPO relating to architectural designs at bus stops. Commissioner Zalak opined that gateway signage with landscaping and lighting can also begin sooner rather than later.

General discussion resumed.

In response to Commissioner Zalak, Mr. Rison stated there should be approximately \$67,000 in the CRA budget in the upcoming year. He advised that staff anticipates commissioning another project that will be a true Capital Improvement Element (CIE) for the CRA to identify and prioritize different kinds of expenditures and activities. Mr. Rison advised of a discussion he had with Mike Daniels from the TPO regarding bus stops, noting priority is given to those that have the most ridership. He commented on the possibility of an Interlocal Agreement for staffing the CRA bus stops as it relates to garbage cleanup/pickup, similar to what the City of Ocala does for its bus stops.

Mr. Bailey referred to the pictures on page 18 of the PowerPoint, which show various styles of gateway signage and monuments.

General discussion resumed.

Chairman Bryant noted her preference for the brick monument (middle picture on the top row) for the SR 40 Corridor, which she opined is representative of "Old Florida" and "Old Ocala". She advised that Marion County has several renowned artists that the county may want to consult with to develop ideas for signage.

In response to Commissioner Zalak, Mr. Rison advised that the proposed CIE will cost approximately \$60,000 for a services contract that will create a Capital Improvement Projects list for the 25 year lifespan of the CRA. He commented on other CRAs, noting some have created regional stormwater areas that can be temporarily utilized as a park like atmosphere and then in the future as the site develops stormwater needs have already been addressed. Mr. Rison advised that the CIE will also provide a Transportation

April 10, 2018

Improvement Plan (TIP) for road improvements, as well as water and sewer improvements to help facilitate redevelopment.

General discussion resumed.

Commissioner Zalak reiterated his preference to expend some money for signage, landscaping, etc., and opined that funds could be utilized from the Office of the County Engineer (OCE). He requested staff come up with a strategy to ensure something is in the ground this year. Mr. Bouyounes advised that the CIE could be delayed for one year to allow some funding to be utilized for "soft projects" (e.g., wayfinding signage). Commissioner Zalak requested staff bring back a plan for those type of projects.

#### **4. Agency Board Direction & Action**

Mr. Ray suggested the consultants meet with staff to develop some incremental changes that shows the CRA moving forward in the community. Commissioner Zalak concurred and opined that the county needs to utilize a minimum of \$25,000 annually on CRA projects. Mr. Ray advised that in the interim, the firm can meet with the Board and discuss immediate projects.

General discussion ensued.

Chairman Bryant opined that everyone is in agreeance and questioned if there is anything else that needs to be brought before the Board.

Mr. Rison advised that staff is looking for authorization to take the Agency Board's direction and input, combining it with what we have now, and bring it forward to the Land Development Regulation Commissioner (LDRC) for review. Ultimately staff will bring it to the Board of County Commissioners (BCC) for consideration of LDC Amendments to address the adjustments of incorporating the Architectural and Site Design Standards to the additional roadways as discussed; and then working up the additional supplement of these roadway typicals as discussed.

A motion was made by Commissioner Moore, seconded by Commissioner Zalak, to direct staff to move forward with the Silver Springs CRA Phase 2 Architectural and Site Design Standards process, and to incorporate the changes as discussed. The motion was unanimously approved by the Board (4-0).

#### **5. NEW BUSINESS:**

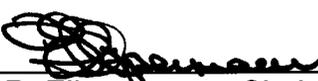
No new business was addressed.

#### **6. ADJOURN:**

There being no further business to come before the Marion County Community Redevelopment Agency Board (MCCRAB), the meeting thereupon adjourned at 11:09 a.m.

  
Kathy Bryant, Chairman

Attest:

  
David R. Ellspermann, Clerk