

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

June 20, 2017

**1. CALL TO ORDER:**

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Area Agency Board in a special session at 1:51 p.m. on Tuesday, June 20, 2017 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 Carl Zalak, District 4; Vice-Chairman Kathy Bryant, District 2; Commissioner David Moore, District 1; Commissioner Jeff Gold, District 3; and Commissioner Michelle Stone, District 5. 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.

The Deputy Clerk was in receipt of a 27 page Agenda packet containing a 2 page Agenda outline; a 4 page draft set of minutes; a 1 page cover letter to schedule and advertise a meeting; a 5 page document relating to a budget amendment for the Silver Springs CRA Trust Fund Fiscal Year 2016-2017; a 4 page document regarding authorization for the Revised Proposed Silver Springs CRA Trust Fund Fiscal Year 2017-2018 Budget; and an 11 page document regarding authorization to prepare and submit a Florida Department of Economic Opportunity (DEO) Fiscal Year (FY) 2017-2018 Technical Assistance Grant Application to prepare the Silver Springs CRA Strategic Revitalization Plan.

(Ed. Note: CRA is the acronym for Community Redevelopment Area.)

**3. ADOPT THE FOLLOWING MINUTES:**

**A. March 21, 2017**

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to adopt the meeting minutes of March 21, 2017. The motion was unanimously approved by the Board (5-0).

**4. SCHEDULED ITEMS:**

- A. Request Approval to Schedule and Advertise a Meeting to Consider the Proposed Silver Springs CRA East State Road 40/East Silver Springs Boulevard Architectural and Site Design Standards on Thursday, July 27, 2017 at 2:00 p.m. or Thursday, August 3, 2017 at 10:00 a.m. (Budget Impact - ±\$300 Advertising Cost; FY 2016-2017 Budgeted Cost)**

Senior Planner Christopher D. Rison, AICP, Growth Services, presented the following recommendation:

Description/Background: Tillman & Associates Engineering (Tillman) was selected to complete the Silver Springs CRA East State Road 40/East Silver Springs Boulevard Architectural and Site Design Standards. The proposed standards are in development following a community workshop held on June 1, 2017. Staff is requesting this meeting to allow the Board to review and consider the proposed

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standards prior to their submission to the Land Development Regulation Commission (LDRC) and Marion County Board of County Commissioners (Commission) for inclusion in Marion County's Land Development Code. The standards are tentatively slated for final adoption in September.

The requested meeting will be held in addition to the Board's regularly scheduled meetings and requires advertising in a newspaper of general circulation pursuant §189.402, FS. The current Silver Springs CRA Fiscal Year 2016-2017 Budget includes funding for such advertising. Recommended meeting dates options are listed below for selection with the Board's motion.

Budget/Impact: \$300 Advertising cost; listed in FY 2016-2017 Budget.

Recommended Action: Motion to schedule and advertise a Marion County Community Redevelopment Agency meeting for Thursday, July 27, 2017, at 2:00 p.m. or Thursday, August 3, 2017, at 10:00 a.m.

Mr. Rison commented on the request for the CRA to schedule a meeting to review what will be developed by consultants for the SR 40 East Silver Springs Boulevard (Blvd.) architectural and site design standards. The consultants had a meeting on June 1, 2017 with the community and received some input and are currently developing those standards; then we will want to walk through those standards for the Boards input before formally submitting them into the county's amendment review process for the Code. Two dates have been provided for the Boards selection.

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to schedule and advertise a Marion County CRA Advisory Board meeting for Thursday, July 27, 2017, at 2:00 p.m. The motion was unanimously approved by the Board (5-0).

**B. Request Adoption of Budget Amendment Request for the Silver Springs CRA Trust Fund Fiscal Year 2016-2017 - \$600**

Senior Planner Rison, Growth Services, presented the following recommendation:

Description/Background: The Silver Springs CRA Trust Fund Fiscal Year 2016-2017 Budget was granted final approval in October 2017. The budgeted Silver Springs Architectural and Site Design Standards project is underway. In support of the project, the staff has provided public notices to encourage community participation affecting the Printing & Binding and Postage & Freight line items. This is a request for a budget transfer to ensure funds are available to continue such notices and address the ongoing needs of the CRA operations.

A Budget Amendment Request Form and companion Budget Amendment Resolution are attached for reference and subsequent approval. A table showing the resulting overall budget categories and amounts for the 2016-2017 Fiscal Year is also attached for reference.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Budget Amendment Resolution.

Mr. Rison commented on the budget amendment request for CRAs current fiscal year (FY) budget to shift additional monies into our printing, binding and postage account. When developing that community meeting, 677 notices were sent out to property owners to ensure turnout. Approximately 50 people attended the community meeting and others who called.

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to adopt Resolution 17-R-190. The motion was unanimously approved by the Board (5-0).

Resolution 17-R-190 is entitled:

A RESOLUTION OF THE MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY OF MARION COUNTY, FLORIDA, TO AMEND THE SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA TRUST FUND FISCAL YEAR 2016-2017 BUDGET

C. Request Approval and Submittal Authorization for the Revised Proposed Silver Springs CRA Trust Fund Fiscal Year 2017-2018 Budget

Senior Planner Rison, Growth Services, presented the following recommendation:

Description/Background: The Property Appraiser has determined the Silver Springs CRA 2016 taxable values increased from the 2013 base year. The projected Silver Springs CRA Trust Fund (CRA Fund) contribution is \$54,325 for Fiscal Year (FY) 2017-2018. The Property Appraiser's taxable value estimate and the CRA Fund contribution estimate are attached for reference. The Agency Board must approve a proposed CRA budget to submit to the governing agency for inclusion in Marion County's overall preliminary budget. The final CRA budget will be completed once Marion County further identifies the final millage rates. Consistent with §163.363(387), FS, expenditures from the CRA Trust Fund are completed through and by the Board of County Commissioners as directed by the CRA Agency Board.

The Estimated Silver Springs CRA Trust Fund FY 2017-2018 budget was previously estimated and submitted to the Marion County Board of County Commissioners. Staff is requesting authorization to submit the revised FY 2017-2018 budget which uses the Marion County Property Appraiser's Estimate of Property Values issued June 1, 2017.

Budget/Impact: None.

Recommended Action: Review and approve the revised Silver Springs CRA Trust Fund Proposed Fiscal Year 2017-2018 Budget to the Marion County Board of County Commissioners and Clerk of Court/Finance.

(Ed. Note: § is the symbol referring to a particular section of a statute; and FS is the acronym for Florida Statutes.)

Mr. Rison addressed the proposed budget for the coming 2017-2018 FY. Final determination of the estimated values were received and are actually higher than was anticipated. The approximate projection to the budget will be about \$54,000 for the coming year. Staff has made a preliminary budget and will work with the Clerk of the Courts Finance Department to have that reflected in the budget, as well as in the County Commissions paperwork.

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to approve the revised Silver Springs CRA Trust Fund Proposed Fiscal Year 2017-2018 Budget to the Marion County Board of County Commissioners and Clerk of Court/Finance. The motion was unanimously approved by the Board (5-0).

D. Request Approval and Authorization to Prepare and Submit a Florida Department of Economic Opportunity (DEO) Fiscal Year (FY) 2017-2018 Technical Assistance Grant Application to Prepare the Silver Springs CRA Strategic Revitalization Plan – (Budget Impact – Revenue Potential \$±40,000 As Cost Reimbursement)

Senior Planner Rison, Growth Services, presented the following recommendation:

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Description/Background: The Florida Department of Economic Opportunity (DEO) has issued a Notice of Funding Availability for anticipated reimbursement grant opportunities related to community planning technical assistance and economic development with the upcoming State of Florida Fiscal Year 2017-2018.

The creation of the Silver Springs CRA was accompanied by the adoption of the Silver Springs Community Revitalization Plan (CRP). The CRP is a general document outlining potential opportunities of the CRA. A Silver Springs CRA Strategic Revitalization Plan (SRP) is being sought to more specifically analyze and define opportunities, activities, projects for the Silver Springs CRA to effectively and efficiently focus the CRA's efforts and actions. The grant is a reimbursement grant that could allow current CRA budgeted funds to be leveraged; however, as a reimbursement grant, the CRA must fund the activity and then obtain the reimbursement for demonstrated expenses.

Staff is requesting authorization to submit a grant proposal for the DEO's Technical Assistance Grant opportunity. A copy of DEO's grant information materials for that grant and other grants also available are attached for reference.

Budget/Impact: Potential revenue up to \$40,000 as reimbursement for actual expenditures.

Recommended Action: Motion to approve and authorize staff to submit a DEO Technical Assistance Grant Application for completion of the Silver Springs CRA Strategic Revitalization Plan.

Mr. Rison stated the final item is a request for authorization to submit a grant proposal to DEO. Each FY when they find out if they were funded, DEO often makes up an offering for economic development related grant or project related grant for technical assistance. It is a competitive grant process, which is a reimbursement grant, so staff does not know if the grant will be obtained, but would like the opportunity to submit for the grant. What occurs for instance is our CRA revitalization plan could potentially receive funding for that activity where more of that task may be completed rather than section by section as discussed in the past.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to authorize staff to submit a DEO Technical Assistance Grant Application for completion of the Silver Springs CRA SRP. The motion was unanimously approved by the Board (5-0).

## **5. NEW BUSINESS:**


Mr. Rison advised that he has no new business to address at this time; however, he does have a visual of the new Circle K. The old convenience store will be torn down and a new Circle K will be built. He commented on the slide showing the architectural elevation as provided and referenced the front of the building. The southern end of the building will be turned so that it is perpendicular to SR 40, so that it will not be parallel to Highway 40. The current location of the Circle K is also oriented north and south. The new structure will be built east of it, backing up to the existing Dairy Queen parking lot. That site plan has been submitted for review through staff process.

Chairman Zalak inquired if the new building will meet the new architectural renderings. Mr. Rison advised that the architectural standards have not yet been developed, but noted this is the newer style with the different stone finishing and facing, which is indicated here with the stone/stucco and is the current theme for Circle K stores. The structure will not directly face SR 40, but rather the canopied area to the east.

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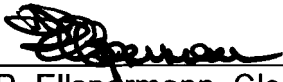
**6. ADJOURN:**

There being no further business to come before the Marion County Community Redevelopment Area Agency Board (MCCRAAB), the meeting thereupon adjourned at 1:57 p.m.



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Carl Zalak, III, Chairman

Attest:



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David R. Ellspermann, Clerk

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