

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

December 6, 2016

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 2:04 p.m. on Tuesday, December 6, 2016 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 12 page Agenda packet.

3. ADOPT THE FOLLOWING MINUTES:

A. October 18, 2016

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to adopt the meeting minutes of October 18, 2016. The motion was unanimously approved by the Board (5-0).

4. SCHEDULED ITEMS:

A. Request Approval to Schedule and Advertise the 2017 Marion County Community Redevelopment Area Agency Board Annual Meeting Schedule – Advertising Cost \$300

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

Description/Background: The Marion County CRA Agency Board (Board) must meet regularly to maintain the active status of the CRA consistent with §163.330 and §189.402, FS.

Staff recommends a meeting schedule coordinated with the regular Marion County Board of County Commissioners' meetings and the Zoning/DRC public hearings which are supported by Growth Services staff. An alternative schedule is also provided for reference.

| Recommended | Alternative |
|---|---|
| March 21, 2017 at 1:30 p.m. (3rd Tuesday) | March 7, 2017 at 2:00 p.m. (1st Tuesday) |
| June 20, 2017 at 1:30 p.m. (3rd Tuesday) | June 6, 2017 at 2:00 p.m. (1st Tuesday) |
| October 17, 2017 at 1:30 p.m. (Budget) (3rd Tuesday) | October 3, 2017 at 2:00 p.m. (1st Tuesday) |
| December 19, 2017 at 1:30 p.m. | December 5, 2017 at 2:00 p.m. |

| | |
|---------------|---------------|
| (3rd Tuesday) | (1st Tuesday) |
|---------------|---------------|

Budget/Impact: None.

Recommended Action: Motion to approve the recommended schedule as listed.

(Ed. Note: CRA is the acronym for Community Redevelopment Area; § is the symbol referring to a particular section of a statute; and DRC is the acronym for Development Review Committee.)

Mr. Rison noted the first item is to establish the schedule for the coming year. At this point staff is recommending the 3rd Tuesday, which has been the general pattern; although one of the deviations decided by the Board at the end of last year was to move the meeting from December 20, 2016 to December 6, 2016. The Board may choose the 1st Tuesday or 3rd Tuesday option. Staff left the October meeting rather than a September meeting, which was discussed last year, as it lines up very well for adoption of the budget. At that point the Board of County Commissioners (BCC) has established its normal budget and staff knows exactly what the contribution will be for the district in regard to the CRA.

The CRA is a tax increment financing district and the revenues that go into that district are based on increases of the taxable geographic area, which generally runs from about Sharpes Ferry Road off of Baseline, north and then west to NE 36th Avenue and surrounding the northeast portion of the City of Ocala.

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to approve the recommended schedule.

Chairman Zalak inquired if any discussions over the next year that will take more time, noting most meetings have been anywhere from 5 minutes to 15 minute meetings. Mr. Rison advised that the next item is for the March 21, 2017 meeting, at which time staff will be looking to coordinate with the Board a presentation with potential consultants and may be a longer meeting.

Chairman Zalak questioned how far in advance meetings will be advertised. Mr. Rison advised that the normal Sunshine Notice process will be utilized, as well as advertising this schedule in the newspaper, as required by Florida Statutes. He noted the advertising fee is about \$300 for a general display advertisement.

Chairman Zalak suggested the meetings be scheduled for 1:50 p.m., unless staff has an agenda item that will take 30 minutes to 45 minutes. He noted if the meetings go 5 or 10 minutes into the 2:00 p.m. zoning meetings, it will not be an issue.

Commissioner Bryant amended the motion to support the recommended dates, but change the time to 1:50 p.m. Commissioner Moore advised that his second stands.

The motion, as amended, was unanimously approved by the Board (5-0).

B. Request Approval of Silver Springs Boulevard Architecture and Building Site Design Standards Summary for Professional Services Task Request – Estimated Cost \$25,000

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

Description/Background: The Silver Springs Community Redevelopment Plan provides for enhancing the Silver Springs Community to reflect its unique character, position, and history as a focal point and gateway for Marion County. With the Fiscal Year 2016-2017 Budget, the Agency Board approved budgeting for professional services with direction to provide for the creation of architecture and site design standards for development immediately along E. Hwy 40/Silver Springs Boulevard. The standards will then be directed to the Marion County Board

of County Commissioners for incorporation into the Marion County Land Development Code (LDC).

Growth Services staff has met or spoken with various commercial property owners along Silver Springs Boulevard (Dairy Queen, Holiday Inn Express, Event Warehouse). Staff also conducted a commercial property owners' workshop (November 16th) regarding design standards and a potential façade demonstration project; however participation in the workshop was limited as a number of owners are "out of County" and the overall number of properties fronting on Silver Springs Boulevard is limited.

Growth Services staff has drafted a task/scope of service summary including an anticipated schedule to coordinate approval of the standards with the County's marijuana management related LDC provisions, thereby eliminating the need for separate LDC amendment related public hearings. In discussion with Procurement Services, the identified task would likely be classified as a task eligible for on-going contract services by one of Marion County's currently listed consultants, due to the focus and relationship to architecture and building site design. It is anticipated that a larger community workshop would be conducted by the consultant to obtain broader community input with a resulting package to be brought to the Agency Board for review and authorization for submittal into the LDC adoption process.

Budget/Impact: None.

Recommended Action: Review the attached task/scope of service summary, and provide direction and authorization regarding the Silver Springs Boulevard architecture and building site design standards task.

Mr. Rison noted this item is a summary presented by staff of the task they are anticipating to provide for consultants for the SR 40 corridor standards. Also, in discussing this with the County Administrator, staff is making sure to describe this as being both site design and architectural standards. In the event an engineering firm can be provided for, then they will potentially sub-consult with an architectural firm.

In giving some information in regard to the SR 40 corridor, right on SR 40, which is the Commissions focus of late, there are 36 private parcels on the roadway. These parcels are largely focused around the western side of Baseline Road. Of the 36 parcels, 30 are currently developed and only four parcels are technically vacant, with two to three parcels being side-by-side in low-lying areas, which have environmental concerns. One parcel was proposed for potential development, but the developer walked away from it due to the environmental concerns. One parcel is Industrial and another is a contested parcel, which is next door to what Mr. Rison refers to as the "French Quarter Style Building" that is surrounded by the State Park on SR 40. The parcel is still technically owned by Florida Leisure Acquisitions, as it was not included in the sale to the State when they acquired the park, due to a title concern. This parcel is within the area that will likely become part of the future round-about for the SR 40 and Baseline Road intersection and will be addressed by the Florida Department of Transportation (FDOT). Potentially, four of the parcels could be extended to be part of Baseline Road, south to Sharpes Ferry Road. Five additional parcels front Baseline Road that could potentially be utilized and rolled into the developed standards, as they are within the CRA.

Staff is recommending that the task identified be provided for; it also references back to incorporating and referencing to the State Parks Management Plan that they have approved at this point in time. This references back to the FDOT/Transportation Planning Organization (TPO) Corridor Enhancement Study, which is where they are looking at

December 6, 2016

improvements to SR 40. Also, being considered is reference into the City of Ocala's East CRA that was recently established.

In regard to a general schedule, staff's expectation is to be able to take these to final BCC adoption by June 2017, with the hearings.

In response to Chairman Zalak, Mr. Rison stated the standards will be incorporated into the LDC.

A motion was made by Commissioner Gold, seconded by Commissioner Moore, to accept the task/scope of service summary regarding the Silver Springs Boulevard architecture and building site design standards and authorize staff to proceed with obtaining the contract services. The motion was unanimously approved by the Board (5-0).

5. NEW BUSINESS:

Chairman Zalak inquired as to any new business. There was no response.

6. ADJOURN:

There being no further business to come before the Marion County Community Redevelopment Area Agency Board, the meeting thereupon adjourned at 2:10 p.m.



Carl Zalak, III, Chairman

Attest:



David R. Ellspermann, Clerk