

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

March 15, 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 1:39 p.m. on Tuesday, March 15, 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 Kathy Bryant, District 2; Vice-Chairman Carl Zalak, District 4; Commissioner David Moore, District 1; and Commissioner Earl Arnett, District 5. Commissioner Stan McClain, District 3, was absent. 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 31 page Agenda packet.

**3. ADOPT THE FOLLOWING MINUTES:**

**A. December 16, 2015**

A motion was made by Commissioner Moore, seconded by Commissioner Zalak, to adopt the meeting minutes of December 16, 2015. The motion was unanimously approved by the Board (4-0).

**4. SCHEDULED ITEMS:**

**A. Request Approval and Authorization to Submit and Advertise the Silver Springs CRA 2014-2015 FY Annual Report**

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

Description/Background: The MCCRA must file an Annual Report (Report) that summarizes each operating CRA's annual activities with each taxing authority that contributes increment funding to the CRA, pursuant to §163.356(3)(c), FS. At the time the Report is filed, the MC-CRA must also publish a notice of the filing in a newspaper of general circulation indicating the Report is available for inspection. The Marion County Board of County Commissioners is the only contributing taxing authority for the Silver Springs CRA.

Staff has prepared and attached the Silver Springs CRA 2014-2015 FY Annual Report. As the Silver Springs CRA was established in 2013, its initial funding occurred with the 2014-2015 Fiscal Year, and operations have been limited due to the initial CRA funding levels. Along with summarizing the CRA's activities, the Report provides a summary of the CRA's establishment, current Board membership, general supporting staff, and includes the CRA's Annual Special District Registration for the 2014-2015 FY.

March 15, 2016

Staff recommends the Board approve the 2014-2015 Annual Report and authorize staff to submit and advertise the Report to Marion County as required by §163.356(3)(c) FS.

Budget/Impact: None; Advertising funds budgeted – \$244.

Recommended Action: Motion to approve the attached Silver Springs CRA 2014-2015 FY Annual Report and authorize staff to submit and advertise the Report as required by §163.356(3)(c) FS.

Mr. Rison advised that this item (4A) is the annual report, which is required under Florida Statutes for the CRA and summarizes the fiscal year (FY) activity for the 14-15 FY that concluded last fall. He noted a change from prior years is that this must be advertised. This is a request for the Agency to approve the report and sending it on to the local governing authority, which is actually the Marion County Board of County Commissioners (BCC), as well as advertise that it has been submitted for the record.

A motion was made by Commissioner Zalak, seconded by Commissioner Moore, to approve the Silver Springs CRA 2014-2015 FY Annual Report and authorize staff to submit and advertise the Report as required by Florida Statutes (FS). The motion was unanimously approved by the Board (4-0).

(Ed. Note: CRA is the acronym for Community Redevelopment Area; MCCRA or MC-CRA is the acronym for Marion County Community Redevelopment Area; and § is the symbol referring to a particular section of a statute.)

**B. Present Preliminary Estimate for the Silver Springs CRA Trust Fund Increment Revenue Contribution for the 2016-2017 Fiscal Year**

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

Description/Background: The Marion County Property Appraiser's Office is currently finalizing the 2015 Tax Role. Preliminary parcel data available from the Marion County Property Appraiser's Office indicates an overall increase in taxable values for properties in the Silver Springs CRA.

A table indicating the estimated increment revenue contribution to the Silver Springs CRA Trust Fund for the 2016-2017 Fiscal Year is attached for reference. Staff will bring forward the formal Silver Springs CRA 2016-2017 Fiscal Year budget proposal with the Agency Board's June meeting.

Budget/Impact: None.

Recommended Action: No action required; provided for information purposes.

Mr. Rison advised that Item 4B is for the Boards reference and no action is required. He noted this item is regarding the estimate expected for the FY contribution that will come in the 16-17 FY. He advised that staff is estimating approximately \$22,000 for the CRA Trust Fund that would be deposited, based on the current available tax roll information. The tax roll has not been finalized by the Property Appraiser's Office and that number will not be known for another month or so.

In response to Chairman Bryant, the Board had no questions.

**C. Request Approval and Submittal Authorization for the Preliminary Silver Springs CRA Trust Fund 2016-2017 Fiscal Year Budget**

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

Description/Background: The Marion County Board of County Commissioners (Commission) is the governing agency for the Silver Springs CRA. The CRA is a dependent special district wherein all expenditures from any CRA trust fund shall

be completed through and by the Board of County Commissioners with input from the CRA Agency Board (Agency), pursuant to §163.363(387), FS. As such, the CRA's budget is reflected within the overall Commission's budget documents and materials.

The Commission has initiated the annual budget consideration process for the 2016-2017 Fiscal Year, and the Agency must approve and submit a preliminary annual budget for use by the Clerk of Court in establishing the general budget line items to be reflected in the Commission budget process. The Agency's formal budget approval and authorization will occur in September once the final tax roll increment and proposed millage rate are determined.

A preliminary Silver Springs CRA 2016-2017 Fiscal Year Budget is attached for Agency consideration. The budget is based on the preliminary increment revenue estimate of \$22,635, as determined by staff. The listed carryover amount reflects only the "Improvements other than Buildings" line item of the current 2015-2016 FY Budget as the final annual expenses will not be known until the end of the fiscal year.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize staff to submit the attached proposed Silver Springs CRA Trust Fund 2016-2017 Fiscal Year Budget to Marion County Clerk of Court/Finance.

Mr. Rison stated Item 4C is the proposed budget for the coming FY, which uses the prior general budget for the format. He noted a line item was added for programs in looking at additional funds that may be look to institute other programs, such as a grant or abatement options, which will be decided when they have a clearer picture of what that budget will be later this summer (in June). Mr. Rison advised that this was submitted just to get it to the Clerk of Record so they can start creating that and assign an account number for the particular account that will need to be created.

A motion was made by Commissioner Moore, seconded by Commissioner Arnett, to authorize staff to submit the proposed Silver Springs CRA Trust Fund 2016-2017 Fiscal Year Budget to Marion County Clerk of Court/Finance. The motion was unanimously approved by the Board (4-0).

**D. Request Approval and Authorization for Chairman to Sign Letter of Support for the Single Roundabout Design for the State Road 40 – Silver Springs Boulevard Corridor Study**

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

Description/Background: The Florida Department of Transportation (FDOT) and Ocala/Marion County Transportation Planning Organization are currently conducting a *State Road (SR) 40 – Silver Springs Boulevard Corridor Study* (Study) reaching from NE 49<sup>th</sup> Court to NE 60<sup>th</sup> Court. The Study is reviewing and considering existing and anticipated traffic and other development types and pressures affecting and expected to occur along the corridor. The Study will serve as the basis for future roadway design improvements to be integrated into the short and long term plans of FDOT. SR 40 proceeds to and through the core of the Silver Springs CRA, and includes the key intersection with SR 35 which extends south to southern Marion County, the City of Belleview, and then connect with Hwy 484 that extends west to I-75.

March 15, 2016

Addressing the long-term needs of the SR 40 and SR 35 intersection, which is the key crossroad of the Silver Springs CRA located adjoining the Silver River State Park, is a primary component of the Study. The Study proposes using a roundabout design that will allow aesthetic designs for the intersection while accommodating managed traffic flow with limited traffic signal support. The roundabout designs include two alternatives: the first using a single roundabout form and the second using a dual/double roundabout form. While each design will accommodate aesthetic opportunities to enhance and create an attractive intersection feature, the dual roundabout design raises concerns due to safety, understanding, and long term accessibility to the Silver Springs State Park. Agency Board members have discussed that the single roundabout design is preferred in order to accommodate long-term and multi-modal access to Silver River State Park while also providing a design consistent with the single roundabout form typically encountered by the public due to its increasing use in development and traffic management activities.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize Chairman Bryant to sign and send the support letter (draft attached) for a single roundabout design to the FDOT Secretary and FDOT District 5 Secretary on behalf of the Agency.

Mr. Rison advised that Item 4D is something that came from discussions at the prior meeting in December of 2015, noting staff felt this might be an opportunity for the CRA to chime into the FDOT on the roundabout format that takes place at the Highway 35 and Highway 40 intersection. Given the discussions, staff noted it will be a single roundabout format. He presented a 2 page handout showing the 2 roundabout forms. Mr. Rison stated a letter regarding formatting will need to be sent by the CRA Chairman, from that CRA, that way it is at least from that area and the organization representing that fiscal area surrounding that roundabout and the CRA.

Commissioner Zalak noted it was just the large (single) roundabout. Mr. Rison concurred. Commissioner Moore advised that roundabouts are a colossal waste of taxpayer dollars, which he cannot support.

A motion was made by Commissioner Zalak, seconded by Commissioner Arnett, to approve and authorize Chairman Bryant to sign and send the support letter for a single roundabout design to the FDOT Secretary and FDOT District 5 Secretary on behalf of the Agency. The motion was approved by the Board by a vote of 3-1, with Commissioner Moore voting nay.

**E. Request Direction, Approval, and Authorization for Professional Design Services for the Silver Springs CRA Gateways**

Senior Planner Rison, AICP, Growth Services, presented the following recommendation:  
Description/Background: The Silver Springs Community Redevelopment Plan provides enhancing the Silver Springs Community to reflect its unique character, position, and history as a focal point and gateway for Marion County and the State of Florida. A component of this concept includes emphasizing the gateway and crossroads nature of the community where three state roadways (35, 40 and 326) meet the Cross Florida Greenway and Silver Springs State Park. The Marion County Board of County Commissioners has recently initiated efforts to begin establishing gateway efforts in other areas of Marion County, including obtaining professional design support and assistance to begin gateway plan components.

The effort presents an opportunity for the Silver Springs CRA to coordinate and participate with the overall activity in a manner which may be financially accommodated by the CRA.

Staff has reviewed aspects of the Silver Springs Community and proposed a series of "gateway points", "gateway roadways", and generalized context areas for use in the development of visual graphics for Agency and community review. The staff items are proposed as a method of providing increased direction for design professionals to better inform and direct the development of visual reference materials. A series of attach maps reflects these areas for Agency discussion, along with a series of directional points for staff to proceed with attaining professional design services under Marion County's standard contract design service options.

Budget/Impact: None; Budgeted Line Item is \$5,500.

Recommended Action: Review and discuss staff's general guidance materials, provide direction, and motion to approve and authorize staff to obtain professional design services for the Silver Springs CRA Gateways.

Mr. Rison noted Item 4E is a request for additional direction regarding developing the gateway for the Silver Springs CRA. He noted a few items were outlined and presented 4 (11x17-inch) aerial maps (also included in the agenda packet).

Mr. Rison stated the first aerial map indicates what staff is anticipating to be the more significant roadway/gateways through the county, noting there are gateway points and gateway roadways. Gateway points are primary, secondary or tertiary; and the gateway corridors are primary and secondary. He stated the Board can discuss this now or they can provide feedback separately. Chairman Bryant stated feedback can be provided separately and discuss it the next CRA meeting. She asked if staff is working in conjunction with the City of Ocala, Ocala/Marion County Visitors & Convention Bureau (VCB) and the Tourist Development Council (TDC) liaison to the VCB on gateway signage. Mr. Rison advised that staff anticipates working with them, but noted this item is trying to lay the groundwork for Code revisions staff is working on, as well as trying to partner activities for other gateway events. He stated with the smaller amount of monies, staff is looking for graphic assistance, to a large extent, as to how these work, function and interconnect with all that activity together to ultimately bring forward to the CRA a draft of regulations that can then be considered by the BCC.

Chairman Bryant questioned whether or not staff has been in on any of the discussion regarding gateway signage with those entities. Mr. Rison advised that staff has not discussed signage with others at this time. Chairman Bryant stated she would like for the county to be a part of that before moving together with any kind of a plan. She noted she is aware that a pretty global plan is being put together and instead of having all the different silos it seems to be more efficient for everybody to be at the table together.

In response to Chairman Bryant, Mr. Bouyounes stated staff is planning on meeting with Growth Services, noting he has been in those discussions with the VCB. He advised that staff needs Board direction today on other details provided in order to start the Code revisions. Staff will be coordinating with all entities involved in regard to the gateway signage.

Commissioner Zalak stated the Baseline/Silver Springs gateway is special as the county moves forward. In discussions he has had with Mr. Bouyounes and staff, as well as the Department of Environmental Protection (DEP), they have been able to coalesce into making that (including a piece not shown here) a part of the entrance to Silver Springs.

March 15, 2016

As you hit the roundabout you will know that it is part of the gateway signage and package from working with partners at DEP for a destination arrival, graphic event sign. They are working with DEP on how that entrance will look once the whole intersection is changed, which is a great opportunity for the county to have an arrival point that is more significant than just a simple roundabout. Where one is not only arriving at that gateway, but also to Silver Springs. Top executives at DEP are supportive of making a piece of the roundabout the actual entrance, which solves a lot of the issues they previously had to the park entrance. He noted they are talking about a land swap and other things that have to happen in order for this to work. This is a good segue for an update in regard to the county's partnership with DEP.

Mr. Rison noted for reference that is actually one of the statements within the draft letter, which is ultimately having the park's entrance to shift to be off the roundabout and is why having a single roundabout is such a concern. Commissioner Zalak noted that Parks Director Jim Couillard is working with the folks at DEP and they have some ideas that the county can hopefully re-incorporate.

Commissioner Zalak stated he has not seen a picture yet from when the design was reworked. He noted that discussion was had at the Transportation Planning Organization (TPO) meeting in regard to solving that drainage retention area (DRA) on the western side that needs to be fixed along with the roundabout. Mr. Bouyounes asked if he means landscaping, etc. Commissioner Zalak stated that is correct, noting the DRA needs to be brought into the plan so that the whole intersection gets fixed and it is not left as an eyesore. Mr. Bouyounes advised that once DOT gets the changes they want to make to the intersection funded the magnitude will be so low that the DRA will be a feature that the county can do a lot with.

Chairman Bryant stated the general consensus of the Board is to give staff feedback and discuss this at the next CRA meeting.

## **5. NEW BUSINESS:**

**A.** Next meeting June 21, 2016 at 1:30 p.m.

Mr. Rison advised that the next CRA meeting is scheduled for June 21, 2016 at 1:30 p.m. Commissioner Zalak questioned where the county is in the scope of form-based code discussion for this particular overlay zone. Mr. Rison advised that is part of the material included in the agenda packet (page 23), noting (Agenda Material Item 4E1) Staff Topic No. 3 addresses Context Area and No. 4 gets into the actual gateway design. He stated staffs focus upfront is what it looks like from the road, which is why the primary, secondary and tertiary roads are noted. Mr. Rison noted the draft map series (Agenda Material Items 4E3 through 4E6) shows 3 primary roads (i.e., SR 35, SR 40 and Highway 326). Portions of SR 35 and Highway 326 are actually going through conservation lands, which will have a different kind of appearance than SR 40, as it is anticipated to be more of an urban setting. He stated staff is looking for information from the Board as to what they are looking for on the overlay.

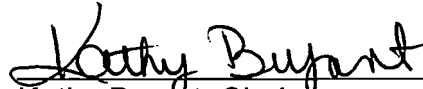
Mr. Bouyounes commented on the options provided here for the design theme and stated staff would like to get some feedback from the Board before finalizing and putting into the code for implementation. He noted staff has some very nice options included in the agenda packet.

**\*\*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK\*\***


March 15, 2016

**6. ADJOURN:**

There being no further business to come before the Marion County Community Redevelopment Area Agency Board, the meeting thereupon adjourned at 1:51 p.m.

  
Kathy Bryant, Chairman

Attest:

  
David R. Ellspermann, Clerk

March 15, 2016

THIS PAGE INTENTIONALLY LEFT BLANK