

**Official Minutes of
MARION COUNTY COMMUNITY
REDEVELOPMENT AREA AGENCY BOARD**

May 20, 2014

The Marion County Board of County Commissioners met as the Marion County Community Redevelopment Area Agency Board in a special session at 1:50 p.m. on Tuesday, May 20, 2014 at the Marion County Governmental Complex located in Ocala, Florida.

Upon roll call the following members were present: Chairman Carl Zalak, District 4; Vice-Chairman Stan McClain, District 3; and Commissioner David Moore, District 1. Commissioner Kathy Bryant, District 2, and Commissioner Earl Arnett, District 5, arrived shortly after the meeting commenced. Also present was County Attorney Matthew G. Minter.

Minutes – It was noted for the record that the Deputy Clerk was in receipt of a one page Agenda; a 48 page handout that included the Draft April 1, 2014 minutes, a cover memo and the Draft 3.0 Marion Oaks Community Redevelopment Area (CRA) Community Redevelopment Plan; a revised set of minutes from April 1, 2014; and an 11x17 inch colored map.

Senior Planner Chris Rison, Growth Services Department, noted the purpose of this afternoon's meeting as the Marion County Community Redevelopment Agency Advisory Board (MCCRAAB) was to address the Marion Oaks CRA Community Redevelopment Plan. He advised that the minutes from the prior meeting regarding the Silver Springs CRA were provided that included underlined and stricken through adjustments to those minutes. Mr. Rison stated the MCCRAAB was a full Marion County CRA, not a specific individual District, noting those corrections as noted in the prior minutes. He requested the Board to approve the modified minutes.

Mr. Rison stated the Marion Oaks CRA Plan was the proposal that would generally establish the overall allowances of the expenditures that could be made with the CRA Trust Funds, which were ultimately accrued for the Marion Oaks CRA, should that be the title when finally approved.

Commissioner Bryant arrived at 1:50 p.m.

Mr. Rison noted that staff was recommending the MCCRAAB send the Plan on to the Planning and Zoning (P&Z) Commission for the Local Planning Agency (LPA) determination of consistency with the Comprehensive Plan.

In response to Chairman Zalak, Mr. Rison advised that when the CRA was established Marion County created 1 single CRA Agency, which could then have different Districts or areas. One of the first was the Silver Springs CRA and Marion Oaks CRA would be the second.

A motion was made by Commissioner Bryant, seconded by Commissioner Moore, to adopt the MCCRAAB minutes of April 1, 2014 with the corrections as noted. The motion was unanimously approved by the Board (4-0).

County Planning/Ordinances – Mr. Rison presented the following recommendation in regard to the Draft Marion Oaks Community Redevelopment Area (CRA) Community Redevelopment Plan (The Plan) to the Marion County Planning and

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Zoning (P&Z) Commission (designated as the Local Planning Agency) for Comprehensive Plan consistency determination:

Description/Background: The Marion County Board of County Commissioners approved the Marion Oaks CRA Finding of Necessity on April 1, 2014, and directed the County's Growth Services staff and CRA consultant to proceed with establishing the Marion Oaks CRA prior to July 1, 2014. The draft of The Plan has been completed and the Board (as the CRA Agency Board) is required to submit The Plan to the Local Planning Agency, consistent with §163.360(4), FS. The Local Planning Agency will determine if the draft is consistent with Marion County's adopted Comprehensive Plan. Following that determination, the draft of The Plan is eligible for adoption through the CRA establishment process public hearings scheduled for June 17, 2014, at 10:00 a.m.

Budget/Impact: None.

Recommended Action: Motion to approve the draft Marion Oaks CRA Community Redevelopment Plan and transmit The Plan to the Marion County Planning & Zoning Commission for a Local Planning Agency Comprehensive Plan Consistency Determination.

Chairman Zalak requested staff to provide a report on the Marion Oaks CRA Community Redevelopment Plan. Mr. Rison stated the Plan began with an initial review of the Findings of the Necessity, which was approved by the Board on April 1, 2014 and identified the general area. The final legal description was being completed by the County Surveying Offices and would be available at final adoption on June 17, 2014. The Plan outlined a series of activities that were focused on the redevelopment area and included the communities of Marion Oaks, Florida Highlands, SummerGlen, and areas along I-75 (between I-75 and Marion Oaks), as well as the McGinley property, which was the regional activity center (RAC) in that area. The Plan identified 3 commercial type areas (i.e., the interchange, the McGinley property and the commercial nodes throughout Marion Oaks and inside Florida Highlands). The Plan also pointed out Utility and infrastructure investments, as well as environmental and community characteristic improvements that could be made with the funds. At this point in time, staff recommended approval of the Plan that would proceed to public hearing on June 17, 2014.

Commissioner Bryant noted the Plan encompassed so much more than Marion Oaks and questioned whether it would be more appropriate to call this the Southwest CRA instead of the Marion Oaks CRA.

General discussion ensued.

Commissioner Arnett arrived at 1:54 p.m.

Mr. Rison advised that other names staff proposed was the Greenway Prairie, as this joined the Florida Greenway and the Ross Prairie State Forest, which was a unique environmental feature that could ultimately be part of the characteristics used to help with the CRA initiatives, as well as help identify and brand that area. The area was more than Marion Oaks and the whole general area might attract tourism, as well other industrial and commercial development.

Commissioner McClain noted the CRA was in Commissioner Bryant's District and was agreeable to whatever she wanted to call it. Commissioner Bryant questioned whether the Board wanted to rename the CRA to the Greenway Prairie or Southwest Marion County.

General discussion resumed.

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Commissioner Bryant opined that the Southwest Marion County CRA was more appropriate. It was the general consensus of the Board to proceed using the Southwest Marion County CRA title.

Chairman Zalak commented on the commercial property that also had an employment center, which seemed to fit in the CRA. Mr. Rison advised that the new RaceTrac (gasoline station) was located inside the CRA. Chairman Zalak inquired if there was anything else that needed to be addressed. Mr. Rison stated the only thing was a decision as to whether or not to send the Plan to the LPA.

Chairman Zalak opened the floor to public comment in regard to the Southwest CRA.

Henry Munoz, Marion Oaks Boulevard, questioned whether the majority encompassed Marion Oaks. Chairman Zalak stated that was correct. In response to Mr. Munoz, Commissioner Bryant stated she would not call it an effect, but rather an improvement to Marion Oaks. Mr. Rison stated it provided an ability for the County to create a specific source of funding for different activities through the CRA that would affect the general areas surrounding Marion Oaks commercial and industrial areas, as well as the Florida Highlands and SummerGlen. Chairman Zalak clarified that it provided a tool to help, especially with utilities, which was one of the goals. Mr. Munoz stated he understood, but did not see a need to change the name.

Chairman Zalak stated the public comment portion was now closed.

A motion was made by Commissioner McClain, seconded by Commissioner Moore, to approve transmittal to the P&Z Commission, which was acting as the LPA. The motion was unanimously approved by the Board (5-0).

Mr. Rison stated that concluded the MCCRAAB.

There being no further business to come before the MCCRAAB, the meeting was thereupon adjourned at 1:59 p.m.



Carl Zalak, III, Chairman

Attest:



David R. Ellspermann, Clerk

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