



September 21, 2023

Barbara Powell
Deputy Bureau Chief
Florida Department of Commerce
Bureau of Community Planning and Growth
107 East Madison Street
Tallahassee, FL 32399-4120

RE: Proposed Text Amendment Transmittal Packet
2023-3 Amendment Series: Case No. CPTA23-45291

Dear Ms. Powell,

Enclosed is the Proposed Text Amendment Transmittal Package for City of Ocala future land use policy amendment Case No. CPTA23-45291. Please note the following required information:

- The Planning & Zoning Commission, sitting as the local planning agency, held a public hearing on August 14, 2023. City Council held a public hearing on September 19, 2023 and voted to transmit the proposed amendment to the Department of Economic Opportunity (DEO).
- A copy of the complete proposed amendment package including supporting data and analysis was sent to the following agencies on September 21, 2023:
 1. East Central Florida Regional Planning Council
 2. St. Johns River Water Management District
 3. Southwest Florida Water Management District
 4. Department of Environmental Protection
 5. Department of State
 6. Department of Transportation, District Five
 7. Department of Education
 8. Marion County Growth Services Department
- Following is a summary of the proposed amendment that is being submitted under the expedited state review process:

CPTA23-45291: City staff have prepared an amendment of the City's Comprehensive Plan which includes the proposed Water Supply Facilities Work Plan to be incorporated into the Comprehensive Plan by reference; text amendments to associated goals, objectives, and policies; and an updated 10-year project schedule for the City's Water Resources Capital Improvement Plan. The City has worked closely with the appropriate Water Management Districts to coordinate the document with the adopted Regional Water Supply Plans. A full list of affected policies is included, in strikethrough-and-underline format.

- Adoption of the amendment is anticipated to occur in December 2023.
- The amendment is not applicable to an area of critical state concern.
- Contact person is:

Emily W. Johnson, AICP
Senior Planner
Growth Management Department
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
Phone: (352) 629-8313
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Please contact me with any questions. Thank you.

Sincerely,



Emily W. Johnson, AICP
Senior Planner
Growth Management Department
City of Ocala

Enclosure(s): Exhibit A – Proposed Text Amendment
Exhibit B – City of Ocala 2040 Water Supply Work Plan
Exhibit C – Staff Recommendation
Exhibit D – Proof of Publication
Exhibit E – August 14, 2023 Planning & Zoning Commission Minutes
Exhibit F – September 19, 2023 City Council Meeting Synopsis

Cc: East Central Florida Regional Planning Council
St. Johns River Water Management District
Southwest Florida Water Management District
Department of Environmental Protection
Department of State
Department of Transportation, District Five
Department of Education
Marion County Growth Services Department

Exhibit A

Proposed Text Amendment

Section 1. That Policy 1.1 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 1.1: The ~~average~~ level of service standard per equivalent single-family residential unit (ERU) for residential water demands, as defined by the City's Impact Fee Ordinance, shall be 300 gpd or the equivalent of 167 gcpd. ~~100 gpd annual average day demand.~~

Section 2. That Policy 1.9 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 1.9: The City hereby adopts the 2040 Water Supply Facilities Work Plan prepared by the City's Growth Management Department (Effective Date XXXXX XX, 2023) to meet existing and projected demands through the planning period of this comprehensive plan. The Work Plan, and related comprehensive plan policies, will be updated as necessary within 18 months of an update to a regional water supply plan that affects the City, in accordance with state statutes.

Section 3. That Policy 1.10 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 1.10: The City shall continue to coordinate with the water management districts in the research, analysis, and possible implementation of viable alternative water supply and water conservation projects, including the following project(s) as identified in the water management district's regional water supply plan(s):

(a) Ocala Lower Floridan Aquifer Conversion

Section 4. That Policy 3.4 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 3.4: The City ~~may adopt an irrigation ordinance based upon the model ordinance from the St. Johns Water Management District~~ shall review and revise its irrigation ordinance regularly for methods to reduce water usage and continue to promote water conservation through implementation and enforcement of the Land Development Regulations.

Section 5. That Policy 3.7 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 3.7: The City shall continue to implement the Water Conservation Plan associated with its consumptive use permit.

Section 6. That Policy 4.3 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 4.3: A reserve fund for routine system renewal and replacement shall be budgeted at a level equal to at least ~~85~~120 percent of the previous 180 day's expenditures for these purposes, or at least required by bond covenants, whichever is greater.

Section 7. That Policy 1.1 of the Conservation Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 1.1: ~~By 2016, the City shall identify~~ The City shall continue to maintain a map of retention ponds for possible use as urban ecological nature preserves, passive parks, constructed wetlands or open spaces.

Section 8. That Policy 3.2 of the Conservation Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 3.2: The City shall ~~achieve a minimum 95%~~ maintain a 100% utilization of wastewater flows for irrigation and other acceptable uses.

Section 9. That Objective 3 of the Intergovernmental Coordination Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Objective 3: In order to accomplish the Objectives and Goals of the Potable Water Sub-Element, the City shall collaborate with state agencies to adopt and maintain a Water Supply Facilities Work Plan, and implement water policies consistent with the St. Johns River Water Management District (SJRWMD), the Southwest Florida Water Management District (SWFWMD), and the Florida Department of Environmental Protection (FDEP).

Section 10. That Policy 3.3 of the Intergovernmental Coordination Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 3.3: The City shall ensure coordination of its Comprehensive Plan with the Comprehensive Plans of Marion County, the State of Florida, and the regional water supply plans of SJRWMD and SWFWMD.

Section 11. That Policy 1.1 of the Capital Improvements Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 1.1: The City hereby adopts the following Level of Service (LOS) standards for public facilities:

1.1.1: Transportation:

All City/County Facilities	LOS E
State Facilities (except SIS)	LOS D +10%
State Facilities (SIS)	LOS C

1.1.2: Parks and recreation facilities:

4.6 developed park acres per 1,000 population for each Regional Park Service Area, as stipulated in Policy 2.1 of the Recreation, Open Space, and Cultural Element and the 2010 Recreation and Parks Master Plan.

1.1.3: Potable water: 300 gpd per ERU or the equivalent of 167 gallons per capita per day (gpcd). ~~Potable water 100gpcd~~
~~Sanitary Sewer 80gpcd~~

1.1.4 Sanitary Sewer: 80 gpcd.

Section 12. That Policy 2.1.3 of the Capital Improvements Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 2.1.3: The City of Ocala Water Resources Department shall continue to review applications for site development or redevelopment which are anticipated to impact water usage, to determine if adequate potable water supplies exist to serve the projected development and if equipment upgrades are necessary to maintain the adopted level of service.

Section 13. That Exhibit “A” of the Capital Improvements Element, the Schedule of Capital Improvements, of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

FiveTen Year Capital Improvement Plan

WATER RESOURCES

PRIORITY	PROJECT DESCRIPTION	FUNDED/ UNFUNDED	Prior Years	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	TOTAL
1	Water/Sewer Line Improvement Program	Funded	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	9,500,000
2	Water, Sewer & Lift Station Reuse Reimbursement	Funded	70,000	70,000	70,000	70,000	70,000	70,000	420,000
3	WRF #1 Demolition	Funded	300,000	300,000	300,000	300,000	300,000	-	2,300,000
4	Winding Oaks (Water and Sewer) Grant*	Unfunded	-	-	2,275,331	1,260,000	1,350,000	-	4,885,331
	Lift Station Improvement Program		750,000	-	700,000	700,000	700,000	700,000	3,550,000
	WTP Improvement Program Water Master Plan		362,500	-	-	-	300,000	310,000	962,500
	WRF Improvement Program Wastewater & Reclaimed Master Plan		1,500,000	-	2,160,100	3,125,200	2,832,350	3,043,000	12,660,550
	WTP #2		3,997,283	-	2,302,000	4,370,334	4,170,000	11,348,334	26,435,337
	WTP#1, WRF#2, & WRF#3 Coatings		-	-	500,000	-	-	500,000	1,000,000
	Utility Purchase		-	-	1,500,000	1,500,000	1,500,000	-	4,500,000
	Total		9,170,789	2,070,000	11,767,431	13,333,462	12,831,335	13,470,354	66,761,371

* Pending Grant Award

Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Totals
WTP #2 Design - LFA	\$3,000,000	-	-	-	-	-	-	-	-	-	\$3,000,000
WTP #2 - LFA Construction Phase 3	\$4,215,900	-	-	-	-	-	-	-	-	-	\$4,215,900
WTP #2 - LFA Construction Phase 4	\$2,989,200	\$2,989,200	-	-	-	-	-	-	-	-	\$5,978,400
WTP #2 - LFA Construction Phase 5	-	\$6,251,934	\$6,251,934	\$6,251,933	-	-	-	-	-	-	\$18,755,801
WTP #2 - LFA Construction Phase 6	-	-	\$5,763,125	\$5,763,125	\$5,763,125	-	-	-	-	-	\$17,289,375
WTP #2 - LFA Construction Phase 7	-	-	-	\$4,428,375	\$4,428,375	\$4,428,375	-	-	-	-	\$13,285,125
WTP #2 - LFA Construction Phase 8	-	-	-	-	\$3,331,375	\$3,331,375	\$3,331,375	-	-	-	\$9,994,125
Water Main CIP	\$3,600,695	\$3,708,715	\$3,819,977	\$4,042,775	\$4,164,058	\$4,288,980	\$4,417,650	\$4,550,179	\$4,686,684	\$4,827,285	\$42,106,998
Winding Oaks - Water	-	\$2,275,331	\$2,619,993	-	-	-	-	-	-	-	\$4,895,324
Total	\$13,805,795	\$15,225,180	\$18,455,029	\$20,486,208	\$17,686,933	\$12,048,730	\$7,749,025	\$4,550,179	\$4,686,684	\$4,827,285	\$119,521,048

Exhibit B

2040 Water Supply Facilities Work Plan

City of Ocala

Final Draft



City of Ocala

2040 Water Supply Facilities Work Plan

Effective XXXXXX XX, 2023

Prepared by:



Growth Management Department
201 SE 3rd Street, 2nd Floor
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Introduction

Florida Statutes (F.S.) § 163.3177 subsection 6.c(3) establishes requirements for water supply planning and creates statutory links between the regional water supply plans (RWSPs) prepared by water management districts and a local government's adopted comprehensive plan. The availability of water supplies and public facilities are now part of the required data and analysis for the comprehensive plan; local governments must develop a Water Supply Facilities Work Plan as part of their comprehensive plan within 18-months of approval of a RWSP by a water management district.

The City of Ocala (City) falls within the St. Johns River Water Management District (SJRWMD) and the Southwest Florida Water Management District (SWFWMD), and is subject to the following RWSPs:

- Central Springs / East Coast RWSP [*St. Johns River Water Management District, approved February 8, 2022*]¹
- Northern Planning Region RWSP [*Southwest Florida Water Management District, approved November 17, 2020*]²

It is imperative to note that the City's water supply wells are permitted solely through the SJRWMD. The data contained within this report reflects projections from a Water Resource Plan prepared by Kimley-Horn³, the Bureau of Economic and Business Research (BEBR),⁴ and the Central Springs/East Coast (CSEC) RWSP (February 8, 2022). Population and demand projections for the City of Ocala were not accounted for within the Northern Planning Region (NPR) RWSP (November 17, 2020).

This document has been prepared to coordinate the City's Water Supply Facilities Work Plan (WSFWP) with the 2022 CSEC RWSP and applies jurisdiction wide. The 5-year planning periods are reflected through 2040 to align with the RWSP data; a future amendment to account for data through 2050 and accompany the City's new long-range vision is anticipated.

Data and Analysis

The City of Ocala is the largest utility provider within the city limits; the City water system is identified by the FDEP as PWS-ID No. 3420922. The Active Service Area and Active Service Territory for the City of Ocala, as well as surrounding and adjacent providers, are both shown on Map 1, Utility Service Areas. In addition to parcels within city limits, the City provides service for contiguous areas in unincorporated Marion County. There is no current, written interlocal agreement with Marion County in force. By verbal agreement, developers outside of City limits but within the City Service Area connect to the closest utility infrastructure. It is anticipated that unincorporated parcels located within the Active Service Area will be annexed into the City, and unincorporated areas within the Active Service Territory will be upgraded to the Active Service Area, by the conclusion of the planning period (2040).

Existing Potable Water Facilities

The City of Ocala has an existing water supply system that is composed of two (2) water treatment plants (WTP), two (2) ground storage tanks (GST), two (2) repump stations, one (1) 1,000,000-gallon

¹ [Central Springs/East Coast Regional Water Supply Plan: 2020 - 2040 February 7th, 2022 \(sjrwmd.com\)](#)

² [Northern Planning Region RWSP 2020 \(swfwmd.state.fl.us\)](#)

³ Kimley-Horn and Associates, Inc. *Water Resource Plan City of Ocala Vol. II: Water* (July, 2019)

⁴ [BEBR Vol. 56, Bulletin 195 \(April 2023\)](#)

storage tank, one (1) 500,000-gallon storage tank, and two (2) elevated storage tanks. The raw water source is groundwater from the Upper Floridan Aquifer (UFA), accessed via public supply wells. The main water treatment plant (WTP-1) provides aeration, fluoridation, chlorination, and pH adjustment; while WTP-2, which is used for emergency purposes, only provides chlorination. The remainder of the water supply facilities includes the water distribution system, fire hydrants, and customer connections (“taps”).

City of Ocala WTP-1

WTP-1 is a Category 1, Class A WTP which is located at 1805 NE 36th Ave., Ocala, FL 34470 and is identified by the FDEP as PWS-ID No. 3420922-1. The City’s WTP-1 facility consists of five (5) water supply wells, two (2) GSTs, two (2) elevated storage tanks, and a high service pumping facility.

The firm pumping capacity (capacity when the largest installed HSP is out of service) of the WTP is 22.896 mgd (15,900 gallons per minute). The max-day permitted capacity for this plant is 24.42 mgd; the plant produces an annual average daily flow (AADF) of 13.25 mgd. The AADF of WTP-1 represents 99.4% of the total combined annual average daily flow of 13.25 mgd from the two (2) WTPs owned and operated by the City. Since WTP-2 is an emergency plant and rarely supplies water for the system, WTP-1 is considered the primary facility for the service area. The maximum daily flow (MDF) produced at WTP-1 represents approximately 75% of the max-day permitted capacity of the plant.

City of Ocala WTP-2

WTP-2 is an emergency plant served by one (1) water supply well No. 6 (Well #6) and is located at 3774 S. Pine Ave., Ocala, FL 34480. WTP-2 is a Category 5, Class C facility, and is identified by the FDEP as PWS-ID No. 3420922-2. The City’s WTP-2 facility consists of a UFA public supply well (Well #6), four (4) Lower Floridan aquifer (LFA) (Well # 7 [test well] and three (3) LFA wells #8, #9 and #10); a future UFA public supply well (Well #11) is planned for the facility and is estimated to be drilled in 2024.

Currently, WTP-2 operates as a standby emergency facility and does not normally operate. The plant is currently only operated once a week to sample and flush Well #6. WTP-2 does not have any on-site storage facilities.

Downtown Repump Station

The Downtown repump station (DRS) is located at the corner of SW 3rd Avenue and SW 5th Street and consists of one (1) 500,000-gallon ground storage tank and two (2) high service pumps.

SR-40 Repump Station

The State Road-40 repump station (SR-40 RS) is located on SW 49th Avenue just south of SR-40. The SR-40 RS consists of a single 1,000,000-gallon ground storage tank, one (1) jockey pump, and four (4) high service pumps.

Potable Water Demand, Supply, and Facility Capacity

Projected Population and Water Demand

Table 1 contains the CSEC RWSP⁵ projected population and water demand estimates for the City’s potable water service area, the City’s current CUP allocation, and water treatment plant facility data. Table 1 demonstrates that the City currently has adequate potable water supply and facility capacity

⁵ [Central Springs/East Coast Regional Water Supply Plan: 2020 - 2040 February 7th, 2022 \(sjrwmd.com\)](https://www.sjrwmd.com/)

for at least the next 10 years. Table 2 contains population forecasts derived using the share-of-growth method from the Bureau of Economic and Business Research (BEBR) medium projections for Marion County (Vol. 56, Bulletin 195, April 2023)⁶, and the City's estimated demand calculated from these figures both of which are projected to be higher than the CSEC RWSP.

Table 1. City of Ocala Service Area Projections, Demand, Allocation and Capacity					
	Projected Population				
	2020	2025	2030	2035	2040
CSEC RWSP Population	64,740	65,658	66,032	66,596	66,806
CSEC RWSP Demand	11.49	11.62	11.69	11.79	11.82
WTP-1 Capacity (mgd)		24.42	24.42	24.42	24.42
WTP-2 Capacity (mgd)					
CUP Allocation (mgd)	-	17.54	17.54	17.54	

Additionally, the demand projected below includes a water loss factor of 1.29, representing water production at Point of Entry to the distribution system. 2022 demand was 13.02 mgpd. Factoring in water loss, the adopted level of service is 167 gpcd (gallons per capita per day). The updated projections reflect that the City has adequate potable water supply and facility capacity through the planning period.

Table 2. 2023 BEBR Population Estimate and Projected Water Demand					
	Projected Population				
	2022	2025	2030	2035	2040
2023 BEBR Population	64,596	67,585	71,952	75,413	78,099
Estimated Demand (mgd)	13.02	15.29	15.55	15.71	15.85

Water Supply Capacity

A total of six (6) active wells comprises the raw water supply and withdraw from the UFA. The total capacity of the system is 54.72 mgd; the maximum daily permitted capacity is 24.42 mgd. The reliable water supply capacity for both WTPs is 44.64 mgd, which is calculated by subtracting the capacity of the largest well from total capacity at each plant. Reliable pumping capacity is 44.64 mgd and the total maximum day storage capacity is 6.25 mgd.

The City also constructed a LFA test well (Well #7) at WTP-2 in 2011 to evaluate the potential of utilizing the LFA as a future water supply source. Well # 7 is not currently considered an active well. Although there are currently no capacities assigned to Well #7, the City plans to utilize Well #7, 8, 9, 10 and 11 and expand WTP-2 within the next ten (10) years. Utilizing Well # 7 thru 11 would allow the City to increase their permitted withdrawal capacity without increasing the demand on the UFA.

Table 3. City of Ocala Water Supply Facilities Capacity				
Facility	Equipment	Well Yield (gpm)	Pump Capacity (gpm)	Storage Capacity (gallons)

⁶ [BEBR Vol. 56, Bulletin 195 \(April 2023\)](#)

WTP-1	Well #1 (AAE0112)	3,500	3,500	-
WTP-1	Well #2 (AAE0113)	3,500	3,500	-
WTP-1	Well #3 (AAE0114)	3,500	3,500	-
WTP-1	Well #4 (AAE0115)	3,500	3,500	-
WTP-1	Well #5 (AAE0115)	3,000	3,000	-
WTP-1	Ground Storage Tank	-	-	2,000,000
WTP-1	Ground Storage Tank	-	-	2,000,000
WTP-1	Elevated Storage Tank	-	-	500,000
WTP-1	Elevated Storage Tank*	-	-	250,000
WTP-1 Total		17,000	17,000	4,750,000
WTP-2	Well # 6 (AAH2587)	3,500	3,500	-
WTP-2	Well #7 (LFA Test Well)	3,500	3,500	-
WTP-2	Well #8	3,500	3,500	
WTP-2	Well #9	3,500	3,500	
WTP-2	Well #10	3,500	3,500	
WTP-2	Well #11**	3,500	3,500	
WTP-2 Total		21,000	21,000	N/A
DRS	Ground Storage Tank	-	-	500,000
Downtown Repump Station Total		N/A	N/A	500,000
SR-40 RS	Ground Storage Tank	-	-	1,000,000
SR-40 Repump Station Total		N/A	N/A	1,000,000
System Total		38,000	38,000	6,250,000

Note: 1 gallon per minute (gpm) = 1440 gallons per day (gpd)

*Recently purchased elevated tank **Estimated to be drilled in 2024

Level of Service (LOS)

The water service area is comprised of a wide variety of users, including residential, commercial, and industrial users. The City has adopted a level of service standard for potable water in the Potable Water Sub-Element and the Capital Improvements Element. The level of service standard for potable water is based on historical data compiled and maintained by the City's Water Resources Department (Table A-2). The proposed adopted level of service is 300 gpd per ERU or the equivalent of 167 gallons per capita per day (gpcd), which is within a 5% range of the average Level of Service between the years 2018 and 2023. The adopted level of service is enabled through Potable Water Sub-Element Policy 1.1 and Capital Improvements Element Policy 1.1.3.

Concurrency Management

The City's Concurrency Management System is enabled by Future Land Use Element Policy 15.6 and enacted through Chapter 86 of the City's Code of Ordinances. Prior to receiving a final development order, applicants must obtain a certificate of capacity. Applications are reviewed on a first-come, first-served basis, and capacity is temporarily reserved upon the filing of an application. If the capacity of available public facilities is equal to or greater than the capacity required to maintain the level of service standard for the impact of the development, the application for determination is approved and a certificate of capacity is issued upon payment of the requisite capacity reservation

fees. Alternative options are provided under Chapter 86-3, if the capacity of available public facilities is less than what is required.

Annexation Policy

The City's annexation policy is that unincorporated areas receiving water or sewer services from the City of Ocala will annex when such properties become contiguous to the city limits. These annexations are voluntary and agreed to at the time that agreement regarding service provision is reached.

Consumptive Use Permit Conditions and Duration

The City's water utility system operates under SJRWMD Consumptive Use Permit (CUP) No. 50324. The permit was issued on June 9, 2017 and expires on August 7, 2027. The permit authorizes the use of 6,402.1 million gallons per year (mgy), which equates to an annual average usage of 17.54 mgd. The estimated annual average usage for 2022 was 13.02 mgd. The City anticipates amending the CUP within the planning period; additionally, the City has been steadily making improvements to the system and anticipates drawing primarily from the Lower Floridan Aquifer (LFA) as a means of alternative water supply by 2031. The City's Water Conservation Plan is being updated in anticipation of the CUP renewal on or before 2027.

The City's CUP is subject to the following conditions:

- Stepped water use allocation through the year 2027;
- Reuse of reclaimed wastewater to the maximum extent economically, environmentally, and technologically possible;
- Continued implementation of conservation measures, including the City's Water Conservation Plan; and
- Continued monitoring of the system for leakage, impacts, and proper operation and maintenance.

Conservation and Reuse Practices

The City will continue to implement the several city-wide conservation and reuse measures enacted for the purpose of reducing the use of potable water. These include the following:

- Intergovernmental Coordination Element Policy 3.1.
- Potable Water Sub-Element Policies 1.10, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, and 3.7.
- Conservation Element Policies 3.1, 3.2, 3.3, 3.4, 3.8, 3.9, and 3.10.
- Natural Groundwater Aquifer Recharge Sub-Element Policy 2.5.
- Sanitary Sewer Sub-Element Policies 2.3, 2.4, 2.5, 3.2, 3.3, 3.4, 3.5, and 3.6.

Impact of the Water Supply on Surface and Ground Water

The City's raw water supply is drawn from the UFA via deep wells; no surface water is used for water supply. The drawdown associated with the City's withdrawals is not anticipated to cause adverse impacts to wetlands, lakes, crops, or other types of vegetation at the requested withdrawal rates.

Location of Wells and Requirements for Wellfield Protection

Map 1, Potable Water Urban Service Area, shows the location of each WTP. There are five (5) water supply wells at WTP-1 and one (1) water supply well at WTP-2.

Wellfield protection is ensured in the current Comprehensive Plan. The Future Land Use Element requires that:

The city will continue to implement the following city-wide wellfield measures:

- Future Land Use Element Policies 17.1, 17.2, 17.4, 17.6, and 17.7.
- Natural Groundwater Aquifer Recharge Sub-Element Policies: 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 2.1, 2.4, and 2.5.
- Conservation Element Policies: 3.5, 3.6, and 4.1.
- Sanitary Sewer Sub-Element Policy 1.2.
- Stormwater Management Sub-Element Policies 2.1, 2.2, 2.3, and 2.4.
- Potable Water Sub-Element Policy 1.5.

Reclaimed Water

The City currently owns three (3) permitted Wastewater Reclamation Facilities (WRF); two (2) of which are operational. Currently, 100% of wastewater generated by the City of Ocala is categorized as beneficial reuse⁷. 100% of the wastewater treated by WRF-2 and WRF-3 is reused. Active reuse sprayfield locations are depicted in Map 2, Reuse Sprayfields.

Projects to increase the rate and efficiency of wastewater reuse within the City are included within the Five-Year Capital Improvement Plan. Reclaimed water projections from Kimley-Horn⁸ for the planning period are provided below; projections are provided for the current percentage of beneficial reuse utilization (100%). SJRWMD recommends that cities be required to reuse all wastewater when economically, environmentally, and technologically feasible.

Table 4. Reclaimed Water Projections							
Model	2020 Est. Population	2020 Treatment Flow	2020 Beneficial Reuse	2040 Additional Pop. Hooked Up to Sewer	2040 Est. Treatment Flow	2040 Est. Beneficial Reuse	2040 Est. Total Beneficial Reuse
100% Beneficial Utilization	64,740	6.0	6.0	1,963	13.77	13.77	13.77

City of Ocala WRF-1

WRF-1 (WAFR ID No. FLA010677) is in the process of being decommissioned and no longer receives flows. During its time of operation, it was one of the oldest treatment facilities utilizing the Trickling Filter Process, as it was built in 1949. Even though the plant is no longer in operation, its structures will provide an economical solution to some of the needs for the OWRP.

City of Ocala WRF-2

WRF-2 (WAFR ID No. FLA010680) is a permitted 6.5 mgd plant which has been in operation since 1972. Through a series of underground piping and pumping stations, wastewater from the eastern and southern quadrants of Ocala is collected and transported to the treatment plant. After which it

⁷ Beneficial reuse for SJRWMD consists of uses in which reclaimed water takes the place of a pre-existing or potential use of higher quality water for which reclaimed water is suitable and as such does not match DEP's broader definition of reuse.

⁸ Kimley-Horn and Associates, Inc. *Water Resource Plan City of Ocala Vol. II: Water* (July, 2019)

goes through the biological and chemical processes. The water is then distributed to land application sites and reused in irrigation for farms, city parks, a golf course, OWRP, residential and commercial properties. The bio-solids that generated are hauled offsite to a landfill for surface disposal.

City of Ocala WRF-3

WRF-3 (WAFR ID No. FLA190268) has been operating since May 2003 and serves the western quadrants of the City of Ocala and is permitted for 4.0 mgd. The plant receives nearly three (3) million gallons of wastewater each day from homes and businesses. The treated water is then used for the irrigation of city parks, OWRP, and golf courses, while the bio-solids that are generated are hauled offsite to a landfill for surface disposal.

Domestic Self-Supply and Septic Tanks

There are an estimated 1,450 Onsite Sewage Treatment and Disposal Systems (septic systems) within the City limits and 5,400 septic systems within the City's service territory within unincorporated Marion County. Known septic tank and domestic self-supply areas are reflected on Map 3. The Clean Waterways Act final order requires development of a plan to address septic tanks within the Basin Management Action Plan (BMAP) areas over the next 20 years, and which is to be adopted on or before July 1, 2025.

The Sanitary Sewer Sub-Element requires new development to connect to the City's sanitary sewer system if available within one-eighth of a mile (Policies 2.3 and 2.4); and requires that existing development on septic systems connect to City sanitary sewer within 2 years of notification of the availability of such services within one-eighth of a mile (Policy 2.5). New or replacement septic systems shall not be permitted if sewer service is available within one-eighth of a mile (Policy 2.6).

The Potable Water Sub-Element requires that all new development with needs for potable water in the City shall connect to the City's water system if available within one-quarter mile (Policies 1.3, 2.3, and 2.4). When an existing potable well fails to function properly, it shall be abandoned, and the structure shall be connected to the City's potable water system if available within one-fourth of a mile (Policy 2.5).

Alternative Water Supply (AWS) Development

Ocala Wetland Recharge Park

The City recently completed construction of a 60-acre wetland groundwater recharge park in 2020. The park was developed to create wetland habitat, improve water quality, and boost regional groundwater supplies, and is an important part of the City's plan to fully use its water resources. Additionally, the OWRP serves as a recreational and educational facility for the community, containing oak canopies, lined irrigation ponds, grassed fairways, accessible trails, wildlife overlooks, and kiosks with information about the recharge benefits, plant communities, and wildlife habitat. The park was designed to integrate the site's natural resources, and with the following goals in mind:

- Replenish the aquifer with treated reclaimed water and stormwater, removing nitrogen and phosphorus, and providing benefits to the underlying UFA and Silver Springs;
- Create a setting that will attract wildlife and improve the natural value of the area; and
- Continue to involve the community to help develop educational opportunities and park facilities.

Ocala Lower Floridan Aquifer (LFA) Conversion

A list of all obligate RWSP projects is to be maintained under Potable Water Sub-Element Policy 1.10. The City has selected the Ocala LFA Conversion project from the 2022 CSEC RWSP options. Utilization of LFA wells will allow the City to increase withdrawal capacity, while offering relief to the UFA and assisting in protecting Silver Springs. Implementation of the project is underway and anticipated to be completed by 2030. Design and construction of LFA wells is a priority for the city, and identified in the Capital Improvements Schedule (Table A-1).

Capital Improvements Schedule

The Capital Improvements Plan will be assessed annually as part of the City's Budget. Table A-1 reflects future work planned on water supply and capacity, including the new Water Treatment Plant #2. These figures are projections and will vary dependent on future funding and materials costs.

Appendices

Table A-1. Capital Improvements Schedule FY24-FY33

Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Totals
WTP #2 Design - LFA	\$3,000,000	-	-	-	-	-	-	-	-	-	\$3,000,000
WTP #2 - LFA Construction Phase 3	\$4,215,900	-	-	-	-	-	-	-	-	-	\$4,215,900
WTP #2 - LFA Construction Phase 4	\$2,989,200	\$2,989,200	-	-	-	-	-	-	-	-	\$5,978,400
WTP #2 - LFA Construction Phase 5	-	\$6,251,934	\$6,251,934	\$6,251,933	-	-	-	-	-	-	\$18,755,801
WTP #2 - LFA Construction Phase 6	-	-	\$5,763,125	\$5,763,125	\$5,763,125	-	-	-	-	-	\$17,289,375
WTP #2 - LFA Construction Phase 7	-	-	-	\$4,428,375	\$4,428,375	\$4,428,375	-	-	-	-	\$13,285,125
WTP #2 - LFA Construction Phase 8	-	-	-	-	\$3,331,375	\$3,331,375	\$3,331,375	-	-	-	\$9,994,125
Water Main CIP	\$3,600,695	\$3,708,715	\$3,819,977	\$4,042,775	\$4,164,058	\$4,288,980	\$4,417,650	\$4,550,179	\$4,686,684	\$4,827,285	\$42,106,998
Winding Oaks - Water	-	\$2,275,331	\$2,619,993	-	-	-	-	-	-	-	\$4,895,324
Total	\$13,805,795	\$15,225,180	\$18,455,029	\$20,486,208	\$17,686,933	\$12,048,730	\$7,749,025	\$4,550,179	\$4,686,684	\$4,827,285	\$119,521,048

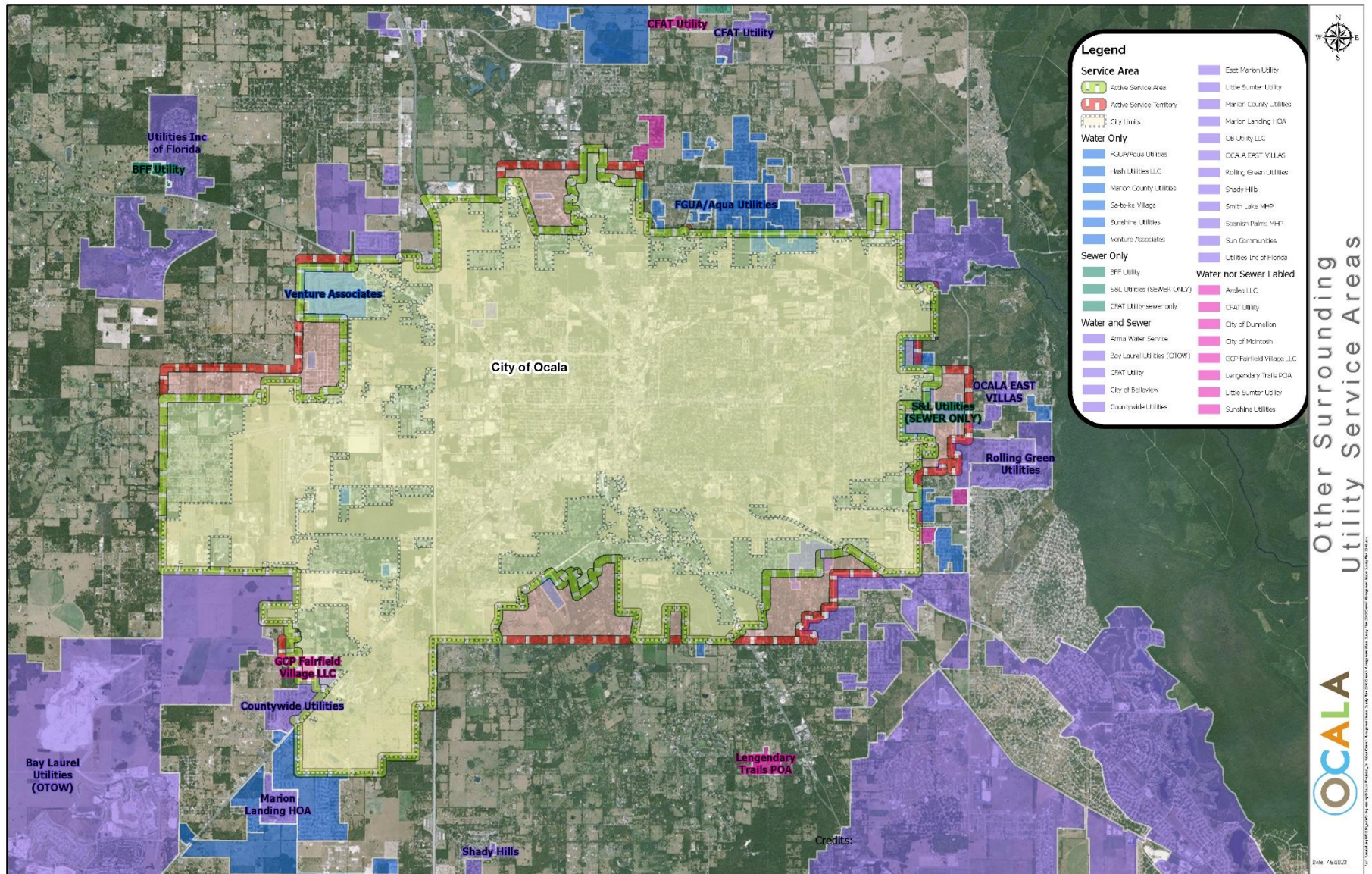
Table A-2. WTP #1 – Level of Service Data From January 2018 to June 2023

2018					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	24,146	55,536	10,940,000	197	164
February	24,170	55,591	11,116,679	200	167
March	24,237	55,745	11,790,000	211	176
April	24,335	55,971	11,686,867	209	174
May	24,434	56,198	11,762,548	209	174
June	24,453	56,242	11,209,900	199	166
July	24,504	56,359	10,823,161	192	160
August	24,580	56,534	11,511,903	204	170
September	24,724	56,865	11,827,033	208	173
October	24,652	56,700	12,450,387	220	183
November	24,961	57,410	11,688,567	204	170
December	24,990	57,477	10,737,097	187	156
2019					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	25,022	57,551	11,172,484	194	162
February	24,860	57,178	11,262,786	197	164
March	25,036	57,583	12,051,645	209	174
April	25,075	57,673	11,883,433	206	172
May	25,131	57,801	12,996,000	225	187
June	25,151	57,847	12,282,000	212	177
July	25,164	57,877	11,822,000	204	170
August	25,152	57,850	11,452,000	198	165
September	25,189	57,935	12,711,000	219	183
October	25,049	57,613	12,275,548	213	178
November	25,072	57,666	11,468,567	199	166
December	25,223	58,013	11,242,000	194	161

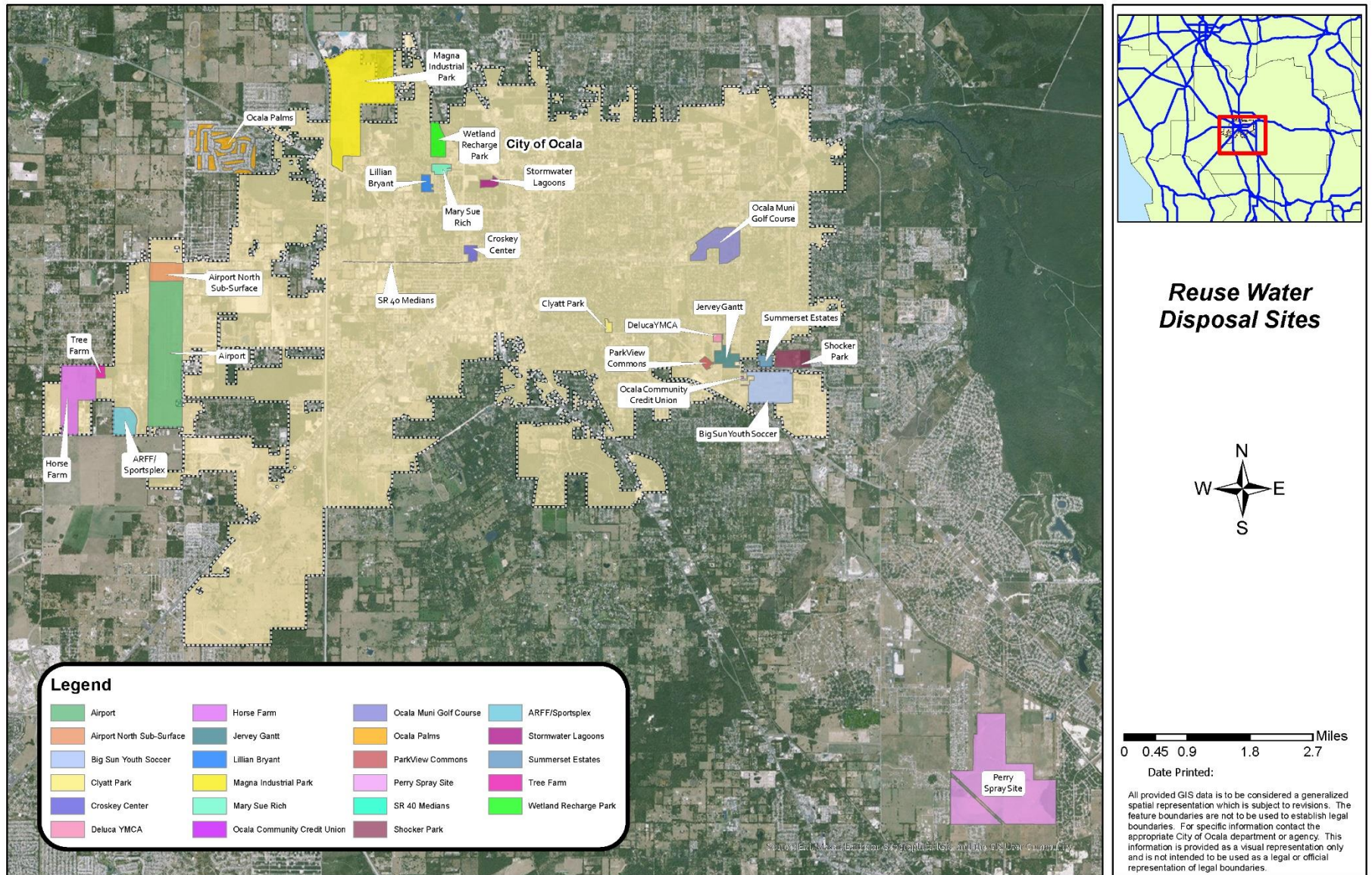
2020					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	25,253	58,082	11,547,000	199	166
February	25,161	57,870	11,723,000	203	169
March	25,231	58,031	13,385,000	231	192
April	25,256	58,089	12,506,000	215	179
May	25,292	58,172	13,529,000	233	194
June	25,377	58,367	12,920,067	221	184
July	25,372	58,356	12,358,161	212	176
August	24,405	56,132	12,084,548	215	179
September	25,447	58,528	11,792,267	201	168
October	25,568	58,806	12,087,194	206	171
November	25,592	58,862	11,545,700	196	163
December	25,563	58,795	11,447,097	195	162
2021					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	25,695	59,099	11,662,226	197	164
February	25,598	58,875	11,465,464	195	162
March	25,696	59,101	12,733,806	215	180
April	24,271	55,823	12,799,300	229	191
May	25,780	59,294	15,087,161	254	212
June	25,844	59,441	12,991,967	219	182
July	25,872	59,506	12,259,258	206	172
August	25,878	59,519	12,652,194	213	177
September	25,877	59,517	12,426,600	209	174
October	26,301	60,492	12,859,968	213	177
November	26,471	60,883	12,155,733	200	166
December	26,220	60,306	12,076,677	200	167
2022					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)

January	26,272	60,426	12,077,710	200	167
February	26,293	60,474	12,454,000	206	172
March	26,688	61,382	12,527,742	204	170
April	27,206	62,574	13,053,167	209	174
May	27,371	62,953	13,962,097	222	185
June	27,709	63,731	13,881,867	218	182
July	28,240	64,952	12,877,161	198	165
August	27,000	62,100	13,061,806	210	175
September	28,498	65,545	12,601,767	192	160
October	28,445	65,424	13,982,355	214	178
November	28,004	64,409	13,159,100	204	170
December	28,166	64,782	12,921,097	199	166
2023					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (29% Loss)
January	28,208	64,878	12,677,903	195	151
February	28,661	65,920	13,096,714	199	154
March	27,853	64,062	13,905,871	217	168
April	27,793	63,924	14,028,833	219	170
May	27,749	63,823	13,015,323	204	158
June	27,736	63,793	12,780,533	200	155
Average				208	172

Map 1. Utility Service Areas



Map 2. Reuse Spray Fields



Map 3. Known Septic Tanks

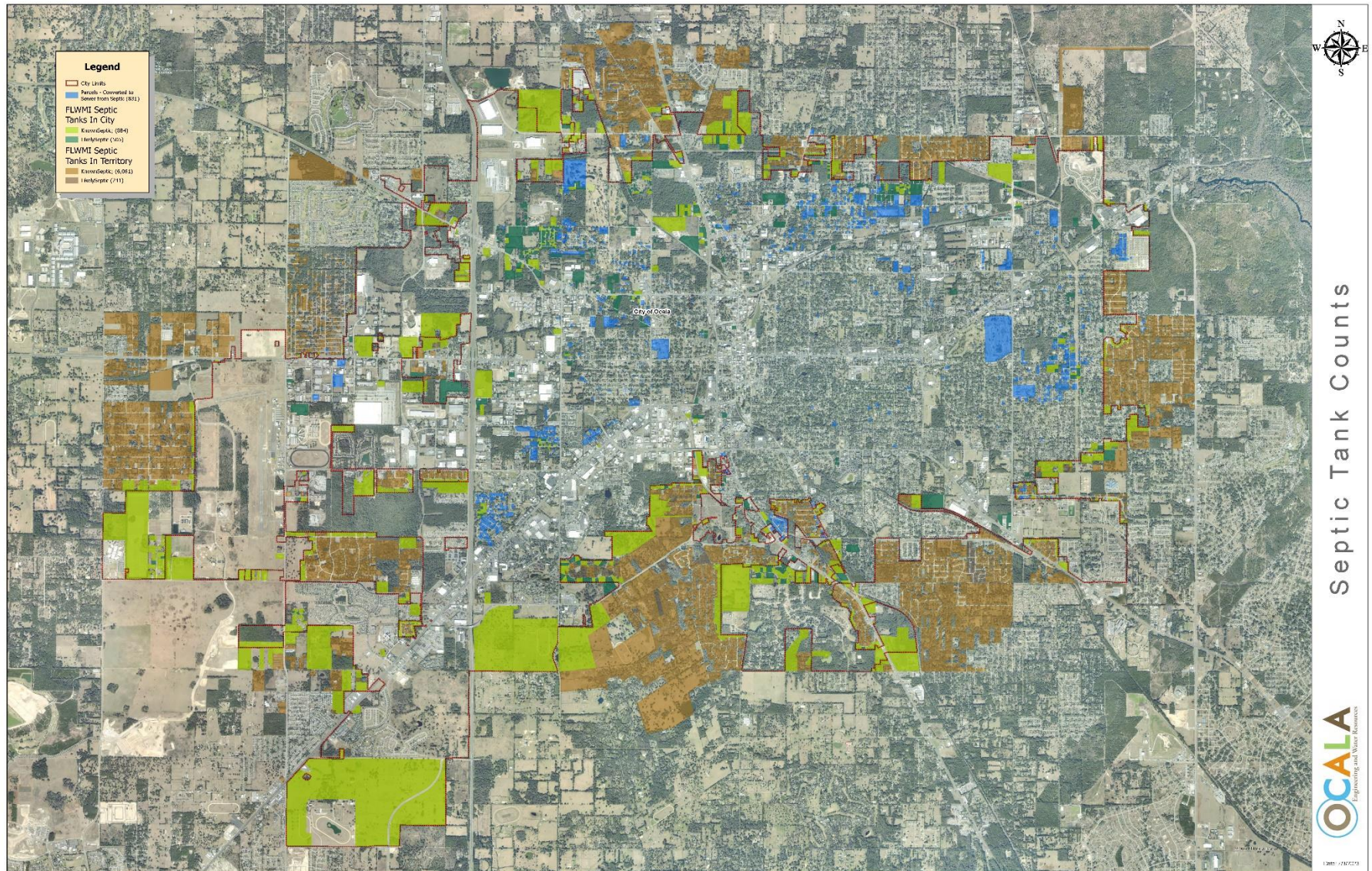


Exhibit C

Staff Recommendation

September 19, 2023 City Council Agenda Packet



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2023-1830

Agenda Item #: 6b.

Submitted By: Emily W. Johnson

Presentation By: Jeff Shrum and Emily W. Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Open a public hearing to transmit to the Florida Department of Commerce an amendment of the City of Ocala Comprehensive Plan to approve the Water Supply Facilities Work Plan; incorporate the Water Supply Facilities Work Plan by reference; and amend associated goals, objectives, and policies (CPTA23-45291)

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Operational Excellence

PROOF OF PUBLICATION:

Advertised in the Ocala Star Banner on September 8, 2023.

BACKGROUND: Florida Statutes (F.S.) § 163.3177 subsection 6.c(3) establishes requirements for water supply planning and creates statutory links between the regional water supply plans (RWSPs) prepared by water management districts and a local government's adopted comprehensive plan. The availability of water supplies and public facilities are now part of the required data and analysis for the comprehensive plan; local governments must develop a Water Supply Facilities Work Plan as part of their comprehensive plan within 18-months of approval of a RWSP by a water management district.

The City of Ocala (City) falls within the St. Johns River Water Management District (SJRWMD) and the Southwest Florida Water Management District (SWFWMD), and is subject to the following RWSPs:

- Central Springs / East Coast RWSP [*St. Johns River Water Management District, approved February 8, 2022*]
- Northern Planning Region RWSP [*Southwest Florida Water Management District, approved November 17, 2020*]

The City's water supply wells are permitted solely through the SJRWMD. The data contained within this report reflects projections from a Water Resource Plan prepared by Kimley-Horn, the Bureau of Economic and Business Research (BEBR), and the Central Springs/East Coast (CSEC) RWSP (February 8, 2022). Population and demand projections for the City of Ocala were not accounted for within the Northern Planning Region

This document has been prepared to coordinate the City's Water Supply Facilities Work Plan (WSFWP) with the 2022 CSEC RWSP and applies jurisdiction wide. The five-year planning periods are reflected through 2040 to align with the RWSP data; a future amendment to account for data through 2050 and accompany the City's new long-range vision is anticipated.

As part of the drafting process, staff identified several policies within the Comprehensive Plan which require amendments to properly reflect and implement the Water Supply Facilities Work Plan and the City's level of service standard.

FINDINGS AND CONCLUSIONS: The proposed Water Supply Facilities Work Plan has been prepared and drafted by staff. The amendment is consistent with State statutory requirements, the City's code of ordinances, and the comprehensive plan.

FISCAL IMPACT: The proposed amendment includes an updated 10-year project schedule for the Water Resources Capital Improvement Plan.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The amendment will be reviewed by City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Table
- Deny

Section 1. That Policy 1.1 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 1.1: The ~~average~~ level of service standard per equivalent single-family residential unit (ERU) for residential water demands, as defined by the City's Impact Fee Ordinance, shall be 300 gpd or the equivalent of 167 gcpd. ~~100 gpd annual average day demand.~~

Section 2. That Policy 1.9 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 1.9: The City hereby adopts the 2040 Water Supply Facilities Work Plan prepared by the City's Growth Management Department (Effective Date XXXXX XX, 2023) to meet existing and projected demands through the planning period of this comprehensive plan. The Work Plan, and related comprehensive plan policies, will be updated as necessary within 18 months of an update to a regional water supply plan that affects the City, in accordance with state statutes.

Section 3. That Policy 1.10 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 1.10: The City shall continue to coordinate with the water management districts in the research, analysis, and possible implementation of viable alternative water supply and water conservation projects, including the following project(s) as identified in the water management district's regional water supply plan(s):

(a) Ocala Lower Floridan Aquifer Conversion

Section 4. That Policy 3.4 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 3.4: The City ~~may adopt an irrigation ordinance based upon the model ordinance from the St. Johns Water Management District~~ shall review and revise its irrigation ordinance regularly for methods to reduce water usage and continue to promote water conservation through implementation and enforcement of the Land Development Regulations.

Section 5. That Policy 3.7 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 3.7: The City shall continue to implement the Water Conservation Plan associated with its consumptive use permit.

Section 6. That Policy 4.3 of the Potable Water Sub-Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 4.3: A reserve fund for routine system renewal and replacement shall be budgeted at a level equal to at least ~~85~~120 percent of the previous 180 day's expenditures for these purposes, or at least required by bond covenants, whichever is greater.

Section 7. That Policy 1.1 of the Conservation Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 1.1: ~~By 2016, the City shall identify~~ The City shall continue to maintain a map of retention ponds for possible use as urban ecological nature preserves, passive parks, constructed wetlands or open spaces.

Section 8. That Policy 3.2 of the Conservation Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 3.2: The City shall ~~achieve a minimum 95%~~ maintain a 100% utilization of wastewater flows for irrigation and other acceptable uses.

Section 9. That Objective 3 of the Intergovernmental Coordination Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Objective 3: In order to accomplish the Objectives and Goals of the Potable Water Sub-Element, the City shall collaborate with state agencies to adopt and maintain a Water Supply Facilities Work Plan, and implement water policies consistent with the St. Johns River Water Management District (SJRWMD), the Southwest Florida Water Management District (SWFWMD), and the Florida Department of Environmental Protection (FDEP).

Section 10. That Policy 3.3 of the Intergovernmental Coordination Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 3.3: The City shall ensure coordination of its Comprehensive Plan with the Comprehensive Plans of Marion County, the State of Florida, and the regional water supply plans of SJRWMD and SWFWMD.

Section 11. That Policy 1.1 of the Capital Improvements Element of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

Policy 1.1: The City hereby adopts the following Level of Service (LOS) standards for public facilities:

1.1.1: Transportation:

All City/County Facilities	LOS E
State Facilities (except SIS)	LOS D +10%
State Facilities (SIS)	LOS C

1.1.2: Parks and recreation facilities:

4.6 developed park acres per 1,000 population for each Regional Park Service Area, as stipulated in Policy 2.1 of the Recreation, Open Space, and Cultural Element and the 2010 Recreation and Parks Master Plan.

1.1.3: Potable water: 300 gpd per ERU or the equivalent of 167 gallons per capita per day (gpcd). ~~Potable water 100gpcd~~
~~Sanitary Sewer 80gpcd~~

1.1.4 Sanitary Sewer: 80 gpcd.

Section 12. That Policy 2.1.3 of the Capital Improvements Element of the City of Ocala Comprehensive Plan is hereby added to read as follows:

Policy 2.1.3: The City of Ocala Water Resources Department shall continue to review applications for site development or redevelopment which are anticipated to impact water usage, to determine if adequate potable water supplies exist to serve the projected development and if equipment upgrades are necessary to maintain the adopted level of service.

Section 13. That Exhibit “A” of the Capital Improvements Element, the Schedule of Capital Improvements, of the City of Ocala Comprehensive Plan is hereby amended to read as follows:

FiveTen Year Capital Improvement Plan

WATER RESOURCES

PRIORITY	PROJECT DESCRIPTION	FUNDED/ UNFUNDED	Prior Years	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	TOTAL
1	Water/Sewer Line Improvement Program	Funded	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	9,500,000
2	Water, Sewer & Lift Station Reuse Reimbursement	Funded	70,000	70,000	70,000	70,000	70,000	70,000	420,000
3	WRF #1 Demolition	Funded	300,000	300,000	300,000	300,000	300,000	-	2,300,000
4	Winding Oaks (Water and Sewer) Grant*	Unfunded	-	-	2,275,331	1,260,000	1,350,000	-	4,805,331
	Lift Station Improvement Program		750,000	-	700,000	700,000	700,000	700,000	3,550,000
	WTP Improvement Program-Water Master Plan		362,500	-	-	-	300,000	310,000	901,500
	WRF Improvement Program-Wastewater & Reclaimed Master Plan		1,500,000	-	2,160,100	3,125,200	2,832,350	3,043,000	12,060,550
	WTP #2		3,997,283	-	2,302,000	4,370,334	4,170,000	11,348,334	20,433,337
	WTP#1, WRF#2, & WRF#3 Coatings		-	-	500,000	-	-	500,000	1,000,000
	Utility Purchase		-	-	1,500,000	1,500,000	1,500,000	-	4,500,000
	Total		9,170,789	2,070,000	11,767,431	13,333,462	12,031,335	13,470,354	66,761,371

* Pending Grant Award

Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Totals
WTP #2 Design - LFA	\$3,000,000	-	-	-	-	-	-	-	-	-	\$3,000,000
WTP #2 - LFA Construction Phase 3	\$4,215,900	-	-	-	-	-	-	-	-	-	\$4,215,900
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City of Ocala

2040 Water Supply Facilities Work Plan

Effective XXXXXX XX, 2023

Prepared by:



Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, FL 34471

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Introduction

Florida Statutes (F.S.) § 163.3177 subsection 6.c(3) establishes requirements for water supply planning and creates statutory links between the regional water supply plans (RWSPs) prepared by water management districts and a local government's adopted comprehensive plan. The availability of water supplies and public facilities are now part of the required data and analysis for the comprehensive plan; local governments must develop a Water Supply Facilities Work Plan as part of their comprehensive plan within 18-months of approval of a RWSP by a water management district.

The City of Ocala (City) falls within the St. Johns River Water Management District (SJRWMD) and the Southwest Florida Water Management District (SWFWMD), and is subject to the following RWSPs:

- Central Springs / East Coast RWSP [*St. Johns River Water Management District, approved February 8, 2022*]¹
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It is imperative to note that the City's water supply wells are permitted solely through the SJRWMD. The data contained within this report reflects projections from a Water Resource Plan prepared by Kimley-Horn³, the Bureau of Economic and Business Research (BEBR),⁴ and the Central Springs/East Coast (CSEC) RWSP (February 8, 2022). Population and demand projections for the City of Ocala were not accounted for within the Northern Planning Region (NPR) RWSP (November 17, 2020).

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Data and Analysis

The City of Ocala is the largest utility provider within the city limits; the City water system is identified by the FDEP as PWS-ID No. 3420922. The Active Service Area and Active Service Territory for the City of Ocala, as well as surrounding and adjacent providers, are both shown on Map 1, Utility Service Areas. In addition to parcels within city limits, the City provides service for contiguous areas in unincorporated Marion County. There is no current, written interlocal agreement with Marion County in force. By verbal agreement, developers outside of City limits but within the City Service Area connect to the closest utility infrastructure. It is anticipated that unincorporated parcels located within the Active Service Area will be annexed into the City, and unincorporated areas within the Active Service Territory will be upgraded to the Active Service Area, by the conclusion of the planning period (2040).

Existing Potable Water Facilities

The City of Ocala has an existing water supply system that is composed of two (2) water treatment plants (WTP), two (2) ground storage tanks (GST), two (2) repump stations, one (1) 1,000,000-gallon

¹ [Central Springs/East Coast Regional Water Supply Plan: 2020 - 2040 February 7th, 2022 \(sjrwmd.com\)](#)

² [Northern Planning Region RWSP 2020 \(swfwmd.state.fl.us\)](#)

³ Kimley-Horn and Associates, Inc. *Water Resource Plan City of Ocala Vol. II: Water* (July, 2019)

⁴ [BEBR Vol. 56, Bulletin 195 \(April 2023\)](#)

storage tank, one (1) 500,000-gallon storage tank, and two (2) elevated storage tanks. The raw water source is groundwater from the Upper Floridan Aquifer (UFA), accessed via public supply wells. The main water treatment plant (WTP-1) provides aeration, fluoridation, chlorination, and pH adjustment; while WTP-2, which is used for emergency purposes, only provides chlorination. The remainder of the water supply facilities includes the water distribution system, fire hydrants, and customer connections (“taps”).

City of Ocala WTP-1

WTP-1 is a Category 1, Class A WTP which is located at 1805 NE 36th Ave., Ocala, FL 34470 and is identified by the FDEP as PWS-ID No. 3420922-1. The City’s WTP-1 facility consists of five (5) water supply wells, two (2) GSTs, two (2) elevated storage tanks, and a high service pumping facility.

The firm pumping capacity (capacity when the largest installed HSP is out of service) of the WTP is 22.896 mgd (15,900 gallons per minute). The max-day permitted capacity for this plant is 24.42 mgd; the plant produces an annual average daily flow (AADF) of 13.25 mgd. The AADF of WTP-1 represents 99.4% of the total combined annual average daily flow of 13.25 mgd from the two (2) WTPs owned and operated by the City. Since WTP-2 is an emergency plant and rarely supplies water for the system, WTP-1 is considered the primary facility for the service area. The maximum daily flow (MDF) produced at WTP-1 represents approximately 75% of the max-day permitted capacity of the plant.

City of Ocala WTP-2

WTP-2 is an emergency plant served by one (1) water supply well No. 6 (Well #6) and is located at 3774 S. Pine Ave., Ocala, FL 34480. WTP-2 is a Category 5, Class C facility, and is identified by the FDEP as PWS-ID No. 3420922-2. The City’s WTP-2 facility consists of a UFA public supply well (Well #6), four (4) Lower Floridan aquifer (LFA) (Well # 7 [test well] and three (3) LFA wells #8, #9 and #10); a future UFA public supply well (Well #11) is planned for the facility and is estimated to be drilled in 2024.

Currently, WTP-2 operates as a standby emergency facility and does not normally operate. The plant is currently only operated once a week to sample and flush Well #6. WTP-2 does not have any on-site storage facilities.

Downtown Repump Station

The Downtown repump station (DRS) is located at the corner of SW 3rd Avenue and SW 5th Street and consists of one (1) 500,000-gallon ground storage tank and two (2) high service pumps.

SR-40 Repump Station

The State Road-40 repump station (SR-40 RS) is located on SW 49th Avenue just south of SR-40. The SR-40 RS consists of a single 1,000,000-gallon ground storage tank, one (1) jockey pump, and four (4) high service pumps.

Potable Water Demand, Supply, and Facility Capacity

Projected Population and Water Demand

Table 1 contains the CSEC RWSP⁵ projected population and water demand estimates for the City’s potable water service area, the City’s current CUP allocation, and water treatment plant facility data. Table 1 demonstrates that the City currently has adequate potable water supply and facility capacity

⁵ [Central Springs/East Coast Regional Water Supply Plan: 2020 - 2040 February 7th, 2022 \(sjrwmd.com\)](#)

for at least the next 10 years. Table 2 contains population forecasts derived using the share-of-growth method from the Bureau of Economic and Business Research (BEBR) medium projections for Marion County (Vol. 56, Bulletin 195, April 2023)⁶, and the City's estimated demand calculated from these figures both of which are projected to be higher than the CSEC RWSP.

Table 1. City of Ocala Service Area Projections, Demand, Allocation and Capacity					
	Projected Population				
	2020	2025	2030	2035	2040
CSEC RWSP Population	64,740	65,658	66,032	66,596	66,806
CSEC RWSP Demand	11.49	11.62	11.69	11.79	11.82
WTP-1 Capacity (mgd)		24.42	24.42	24.42	24.42
WTP-2 Capacity (mgd)					
CUP Allocation (mgd)	-	17.54	17.54	17.54	

Additionally, the demand projected below includes a water loss factor of 1.29, representing water production at Point of Entry to the distribution system. 2022 demand was 13.02 mgpd. Factoring in water loss, the adopted level of service is 167 gpcd (gallons per capita per day). The updated projections reflect that the City has adequate potable water supply and facility capacity through the planning period.

Table 2. 2023 BEBR Population Estimate and Projected Water Demand					
	Projected Population				
	2022	2025	2030	2035	2040
2023 BEBR Population	64,596	67,585	71,952	75,413	78,099
Estimated Demand (mgd)	13.02	15.29	15.55	15.71	15.85

Water Supply Capacity

A total of six (6) active wells comprises the raw water supply and withdraw from the UFA. The total capacity of the system is 54.72 mgd; the maximum daily permitted capacity is 24.42 mgd. The reliable water supply capacity for both WTPs is 44.64 mgd, which is calculated by subtracting the capacity of the largest well from total capacity at each plant. Reliable pumping capacity is 44.64 mgd and the total maximum day storage capacity is 6.25 mgd.

The City also constructed a LFA test well (Well #7) at WTP-2 in 2011 to evaluate the potential of utilizing the LFA as a future water supply source. Well # 7 is not currently considered an active well. Although there are currently no capacities assigned to Well #7, the City plans to utilize Well #7, 8, 9, 10 and 11 and expand WTP-2 within the next ten (10) years. Utilizing Well # 7 thru 11 would allow the City to increase their permitted withdrawal capacity without increasing the demand on the UFA.

Table 3. City of Ocala Water Supply Facilities Capacity				
Facility	Equipment	Well Yield (gpm)	Pump Capacity (gpm)	Storage Capacity (gallons)

⁶ [BEBR Vol. 56, Bulletin 195 \(April 2023\)](#)

WTP-1	Well #1 (AAE0112)	3,500	3,500	-
WTP-1	Well #2 (AAE0113)	3,500	3,500	-
WTP-1	Well #3 (AAE0114)	3,500	3,500	-
WTP-1	Well #4 (AAE0115)	3,500	3,500	-
WTP-1	Well #5 (AAE0115)	3,000	3,000	-
WTP-1	Ground Storage Tank	-	-	2,000,000
WTP-1	Ground Storage Tank	-	-	2,000,000
WTP-1	Elevated Storage Tank	-	-	500,000
WTP-1	Elevated Storage Tank*	-	-	250,000
WTP-1 Total		17,000	17,000	4,750,000
WTP-2	Well # 6 (AAH2587)	3,500	3,500	-
WTP-2	Well #7 (LFA Test Well)	3,500	3,500	-
WTP-2	Well #8	3,500	3,500	
WTP-2	Well #9	3,500	3,500	
WTP-2	Well #10	3,500	3,500	
WTP-2	Well #11**	3,500	3,500	
WTP-2 Total		21,000	21,000	N/A
DRS	Ground Storage Tank	-	-	500,000
Downtown Repump Station Total		N/A	N/A	500,000
SR-40 RS	Ground Storage Tank	-	-	1,000,000
SR-40 Repump Station Total		N/A	N/A	1,000,000
System Total		38,000	38,000	6,250,000

Note: 1 gallon per minute (gpm) = 1440 gallons per day (gpd)

*Recently purchased elevated tank **Estimated to be drilled in 2024

Level of Service (LOS)

The water service area is comprised of a wide variety of users, including residential, commercial, and industrial users. The City has adopted a level of service standard for potable water in the Potable Water Sub-Element and the Capital Improvements Element. The level of service standard for potable water is based on historical data compiled and maintained by the City's Water Resources Department (Table A-2). The proposed adopted level of service is 300 gpd per ERU or the equivalent of 167 gallons per capita per day (gpcd), which is within a 5% range of the average Level of Service between the years 2018 and 2023. The adopted level of service is enabled through Potable Water Sub-Element Policy 1.1 and Capital Improvements Element Policy 1.1.3.

Concurrency Management

The City's Concurrency Management System is enabled by Future Land Use Element Policy 15.6 and enacted through Chapter 86 of the City's Code of Ordinances. Prior to receiving a final development order, applicants must obtain a certificate of capacity. Applications are reviewed on a first-come, first-served basis, and capacity is temporarily reserved upon the filing of an application. If the capacity of available public facilities is equal to or greater than the capacity required to maintain the level of service standard for the impact of the development, the application for determination is approved and a certificate of capacity is issued upon payment of the requisite capacity reservation

fees. Alternative options are provided under Chapter 86-3, if the capacity of available public facilities is less than what is required.

Annexation Policy

The City's annexation policy is that unincorporated areas receiving water or sewer services from the City of Ocala will annex when such properties become contiguous to the city limits. These annexations are voluntary and agreed to at the time that agreement regarding service provision is reached.

Consumptive Use Permit Conditions and Duration

The City's water utility system operates under SJRWMD Consumptive Use Permit (CUP) No. 50324. The permit was issued on June 9, 2017 and expires on August 7, 2027. The permit authorizes the use of 6,402.1 million gallons per year (mgd), which equates to an annual average usage of 17.54 mgd. The estimated annual average usage for 2022 was 13.02 mgd. The City anticipates amending the CUP within the planning period; additionally, the City has been steadily making improvements to the system and anticipates drawing primarily from the Lower Floridan Aquifer (LFA) as a means of alternative water supply by 2031. The City's Water Conservation Plan is being updated in anticipation of the CUP renewal on or before 2027.

The City's CUP is subject to the following conditions:

- Stepped water use allocation through the year 2027;
- Reuse of reclaimed wastewater to the maximum extent economically, environmentally, and technologically possible;
- Continued implementation of conservation measures, including the City's Water Conservation Plan; and
- Continued monitoring of the system for leakage, impacts, and proper operation and maintenance.

Conservation and Reuse Practices

The City will continue to implement the several city-wide conservation and reuse measures enacted for the purpose of reducing the use of potable water. These include the following:

- Intergovernmental Coordination Element Policy 3.1.
- Potable Water Sub-Element Policies 1.10, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, and 3.7.
- Conservation Element Policies 3.1, 3.2, 3.3, 3.4, 3.8, 3.9, and 3.10.
- Natural Groundwater Aquifer Recharge Sub-Element Policy 2.5.
- Sanitary Sewer Sub-Element Policies 2.3, 2.4, 2.5, 3.2, 3.3, 3.4, 3.5, and 3.6.

Impact of the Water Supply on Surface and Ground Water

The City's raw water supply is drawn from the UFA via deep wells; no surface water is used for water supply. The drawdown associated with the City's withdrawals is not anticipated to cause adverse impacts to wetlands, lakes, crops, or other types of vegetation at the requested withdrawal rates.

Location of Wells and Requirements for Wellfield Protection

Map 1, Potable Water Urban Service Area, shows the location of each WTP. There are five (5) water supply wells at WTP-1 and one (1) water supply well at WTP-2.

Wellfield protection is ensured in the current Comprehensive Plan. The Future Land Use Element requires that:

The city will continue to implement the following city-wide wellfield measures:

- Future Land Use Element Policies 17.1, 17.2, 17.4, 17.6, and 17.7.
- Natural Groundwater Aquifer Recharge Sub-Element Policies: 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 2.1, 2.4, and 2.5.
- Conservation Element Policies: 3.5, 3.6, and 4.1.
- Sanitary Sewer Sub-Element Policy 1.2.
- Stormwater Management Sub-Element Policies 2.1, 2.2, 2.3, and 2.4.
- Potable Water Sub-Element Policy 1.5.

Reclaimed Water

The City currently owns three (3) permitted Wastewater Reclamation Facilities (WRF); two (2) of which are operational. Currently, 100% of wastewater generated by the City of Ocala is categorized as beneficial reuse⁷. 100% of the wastewater treated by WRF-2 and WRF-3 is reused. Active reuse sprayfield locations are depicted in Map 2, Reuse Sprayfields.

Projects to increase the rate and efficiency of wastewater reuse within the City are included within the Five-Year Capital Improvement Plan. Reclaimed water projections from Kimley-Horn⁸ for the planning period are provided below; projections are provided for the current percentage of beneficial reuse utilization (100%). SJRWMD recommends that cities be required to reuse all wastewater when economically, environmentally, and technologically feasible.

Table 4. Reclaimed Water Projections							
Model	2020 Est. Population	2020 Treatment Flow	2020 Beneficial Reuse	2040 Additional Pop. Hooked Up to Sewer	2040 Est. Treatment Flow	2040 Est. Beneficial Reuse	2040 Est. Total Beneficial Reuse
100% Beneficial Utilization	64,740	6.0	6.0	1,963	13.77	13.77	13.77

City of Ocala WRF-1

WRF-1 (WAFR ID No. FLA010677) is in the process of being decommissioned and no longer receives flows. During its time of operation, it was one of the oldest treatment facilities utilizing the Trickling Filter Process, as it was built in 1949. Even though the plant is no longer in operation, its structures will provide an economical solution to some of the needs for the OWRP.

City of Ocala WRF-2

WRF-2 (WAFR ID No. FLA010680) is a permitted 6.5 mgd plant which has been in operation since 1972. Through a series of underground piping and pumping stations, wastewater from the eastern and southern quadrants of Ocala is collected and transported to the treatment plant. After which it

⁷ Beneficial reuse for SJRWMD consists of uses in which reclaimed water takes the place of a pre-existing or potential use of higher quality water for which reclaimed water is suitable and as such does not match DEP's broader definition of reuse.

⁸ Kimley-Horn and Associates, Inc. *Water Resource Plan City of Ocala Vol. II: Water* (July, 2019)

goes through the biological and chemical processes. The water is then distributed to land application sites and reused in irrigation for farms, city parks, a golf course, OWRP, residential and commercial properties. The bio-solids that generated are hauled offsite to a landfill for surface disposal.

City of Ocala WRF-3

WRF-3 (WAFR ID No. FLA190268) has been operating since May 2003 and serves the western quadrants of the City of Ocala and is permitted for 4.0 mgd. The plant receives nearly three (3) million gallons of wastewater each day from homes and businesses. The treated water is then used for the irrigation of city parks, OWRP, and golf courses, while the bio-solids that are generated are hauled offsite to a landfill for surface disposal.

Domestic Self-Supply and Septic Tanks

There are an estimated 1,450 Onsite Sewage Treatment and Disposal Systems (septic systems) within the City limits and 5,400 septic systems within the City's service territory within unincorporated Marion County. Known septic tank and domestic self-supply areas are reflected on Map 3. The Clean Waterways Act final order requires development of a plan to address septic tanks within the Basin Management Action Plan (BMAP) areas over the next 20 years, and which is to be adopted on or before July 1, 2025.

The Sanitary Sewer Sub-Element requires new development to connect to the City's sanitary sewer system if available within one-eighth of a mile (Policies 2.3 and 2.4); and requires that existing development on septic systems connect to City sanitary sewer within 2 years of notification of the availability of such services within one-eighth of a mile (Policy 2.5). New or replacement septic systems shall not be permitted if sewer service is available within one-eighth of a mile (Policy 2.6).

The Potable Water Sub-Element requires that all new development with needs for potable water in the City shall connect to the City's water system if available within one-quarter mile (Policies 1.3, 2.3, and 2.4). When an existing potable well fails to function properly, it shall be abandoned, and the structure shall be connected to the City's potable water system if available within one-fourth of a mile (Policy 2.5).

Alternative Water Supply (AWS) Development

Ocala Wetland Recharge Park

The City recently completed construction of a 60-acre wetland groundwater recharge park in 2020. The park was developed to create wetland habitat, improve water quality, and boost regional groundwater supplies, and is an important part of the City's plan to fully use its water resources. Additionally, the OWRP serves as a recreational and educational facility for the community, containing oak canopies, lined irrigation ponds, grassed fairways, accessible trails, wildlife overlooks, and kiosks with information about the recharge benefits, plant communities, and wildlife habitat. The park was designed to integrate the site's natural resources, and with the following goals in mind:

- Replenish the aquifer with treated reclaimed water and stormwater, removing nitrogen and phosphorus, and providing benefits to the underlying UFA and Silver Springs;
- Create a setting that will attract wildlife and improve the natural value of the area; and
- Continue to involve the community to help develop educational opportunities and park facilities.

Ocala Lower Floridan Aquifer (LFA) Conversion

A list of all obligate RWSP projects is to be maintained under Potable Water Sub-Element Policy 1.10. The City has selected the Ocala LFA Conversion project from the 2022 CSEC RWSP options. Utilization of LFA wells will allow the City to increase withdrawal capacity, while offering relief to the UFA and assisting in protecting Silver Springs. Implementation of the project is underway and anticipated to be completed by 2030. Design and construction of LFA wells is a priority for the city, and identified in the Capital Improvements Schedule (Table A-1).

Capital Improvements Schedule

The Capital Improvements Plan will be assessed annually as part of the City's Budget. Table A-1 reflects future work planned on water supply and capacity, including the new Water Treatment Plant #2. These figures are projections and will vary dependent on future funding and materials costs.

Appendices

Table A-1. Capital Improvements Schedule FY24-FY33

Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Totals
WTP #2 Design - LFA	\$3,000,000	-	-	-	-	-	-	-	-	-	\$3,000,000
WTP #2 - LFA Construction Phase 3	\$4,215,900	-	-	-	-	-	-	-	-	-	\$4,215,900
WTP #2 - LFA Construction Phase 4	\$2,989,200	\$2,989,200	-	-	-	-	-	-	-	-	\$5,978,400
WTP #2 - LFA Construction Phase 5	-	\$6,251,934	\$6,251,934	\$6,251,933	-	-	-	-	-	-	\$18,755,801
WTP #2 - LFA Construction Phase 6	-	-	\$5,763,125	\$5,763,125	\$5,763,125	-	-	-	-	-	\$17,289,375
WTP #2 - LFA Construction Phase 7	-	-	-	\$4,428,375	\$4,428,375	\$4,428,375	-	-	-	-	\$13,285,125
WTP #2 - LFA Construction Phase 8	-	-	-	-	\$3,331,375	\$3,331,375	\$3,331,375	-	-	-	\$9,994,125
Water Main CIP	\$3,600,695	\$3,708,715	\$3,819,977	\$4,042,775	\$4,164,058	\$4,288,980	\$4,417,650	\$4,550,179	\$4,686,684	\$4,827,285	\$42,106,998
Winding Oaks - Water	-	\$2,275,331	\$2,619,993	-	-	-	-	-	-	-	\$4,895,324
Total	\$13,805,795	\$15,225,180	\$18,455,029	\$20,486,208	\$17,686,933	\$12,048,730	\$7,749,025	\$4,550,179	\$4,686,684	\$4,827,285	\$119,521,048

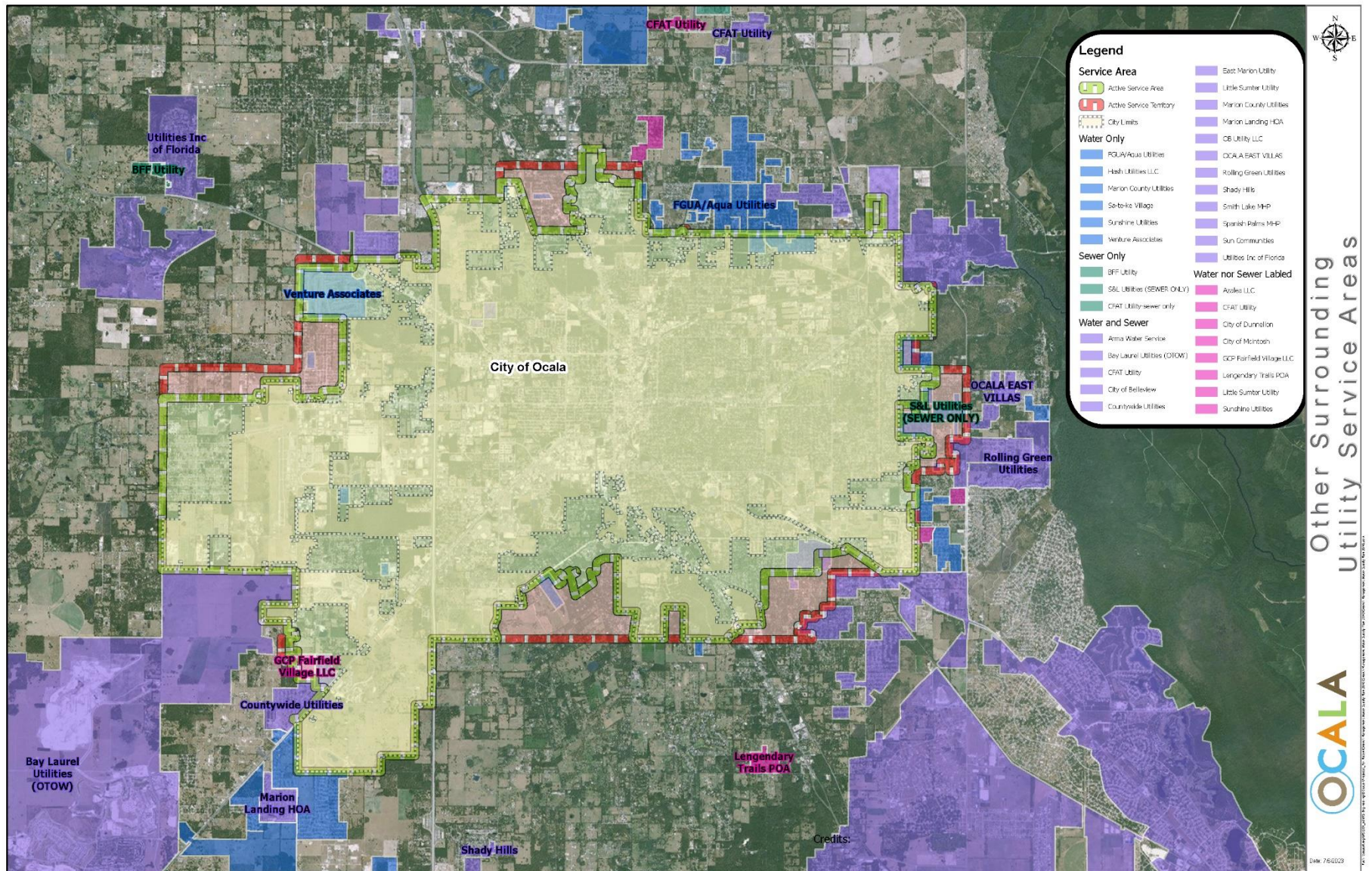
Table A-2. WTP #1 – Level of Service Data From January 2018 to June 2023

2018					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	24,146	55,536	10,940,000	197	164
February	24,170	55,591	11,116,679	200	167
March	24,237	55,745	11,790,000	211	176
April	24,335	55,971	11,686,867	209	174
May	24,434	56,198	11,762,548	209	174
June	24,453	56,242	11,209,900	199	166
July	24,504	56,359	10,823,161	192	160
August	24,580	56,534	11,511,903	204	170
September	24,724	56,865	11,827,033	208	173
October	24,652	56,700	12,450,387	220	183
November	24,961	57,410	11,688,567	204	170
December	24,990	57,477	10,737,097	187	156
2019					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	25,022	57,551	11,172,484	194	162
February	24,860	57,178	11,262,786	197	164
March	25,036	57,583	12,051,645	209	174
April	25,075	57,673	11,883,433	206	172
May	25,131	57,801	12,996,000	225	187
June	25,151	57,847	12,282,000	212	177
July	25,164	57,877	11,822,000	204	170
August	25,152	57,850	11,452,000	198	165
September	25,189	57,935	12,711,000	219	183
October	25,049	57,613	12,275,548	213	178
November	25,072	57,666	11,468,567	199	166
December	25,223	58,013	11,242,000	194	161

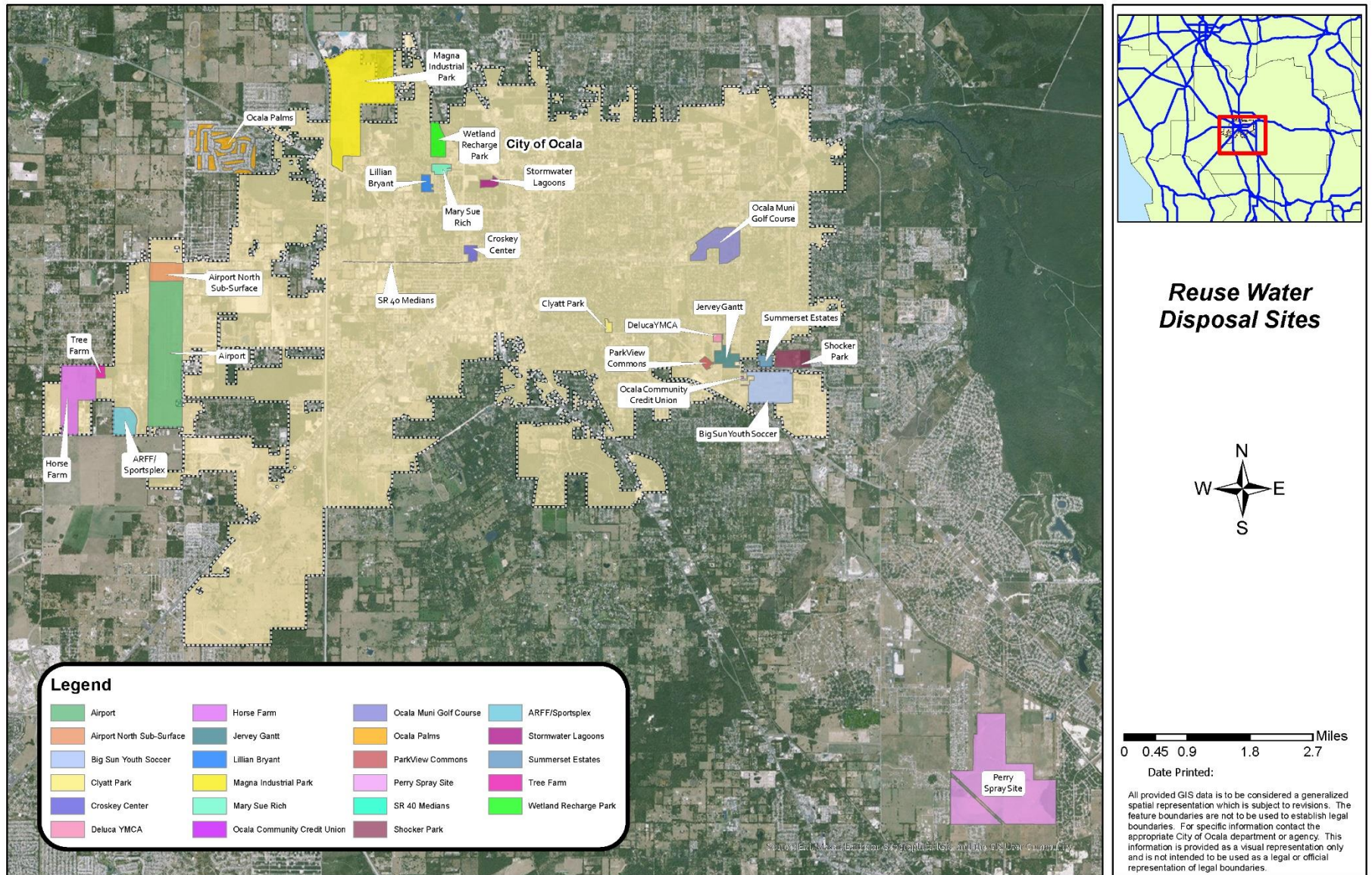
2020					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	25,253	58,082	11,547,000	199	166
February	25,161	57,870	11,723,000	203	169
March	25,231	58,031	13,385,000	231	192
April	25,256	58,089	12,506,000	215	179
May	25,292	58,172	13,529,000	233	194
June	25,377	58,367	12,920,067	221	184
July	25,372	58,356	12,358,161	212	176
August	24,405	56,132	12,084,548	215	179
September	25,447	58,528	11,792,267	201	168
October	25,568	58,806	12,087,194	206	171
November	25,592	58,862	11,545,700	196	163
December	25,563	58,795	11,447,097	195	162
2021					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)
January	25,695	59,099	11,662,226	197	164
February	25,598	58,875	11,465,464	195	162
March	25,696	59,101	12,733,806	215	180
April	24,271	55,823	12,799,300	229	191
May	25,780	59,294	15,087,161	254	212
June	25,844	59,441	12,991,967	219	182
July	25,872	59,506	12,259,258	206	172
August	25,878	59,519	12,652,194	213	177
September	25,877	59,517	12,426,600	209	174
October	26,301	60,492	12,859,968	213	177
November	26,471	60,883	12,155,733	200	166
December	26,220	60,306	12,076,677	200	167
2022					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (20% Loss)

January	26,272	60,426	12,077,710	200	167
February	26,293	60,474	12,454,000	206	172
March	26,688	61,382	12,527,742	204	170
April	27,206	62,574	13,053,167	209	174
May	27,371	62,953	13,962,097	222	185
June	27,709	63,731	13,881,867	218	182
July	28,240	64,952	12,877,161	198	165
August	27,000	62,100	13,061,806	210	175
September	28,498	65,545	12,601,767	192	160
October	28,445	65,424	13,982,355	214	178
November	28,004	64,409	13,159,100	204	170
December	28,166	64,782	12,921,097	199	166
2023					
MONTH	Service Connections	Population	Average Daily Flow (mgd)	Level Of Service (gpcd)	Level Of Service (29% Loss)
January	28,208	64,878	12,677,903	195	151
February	28,661	65,920	13,096,714	199	154
March	27,853	64,062	13,905,871	217	168
April	27,793	63,924	14,028,833	219	170
May	27,749	63,823	13,015,323	204	158
June	27,736	63,793	12,780,533	200	155
Average				208	172

Map 1. Utility Service Areas



Map 2. Reuse Spray Fields



Map 3. Known Septic Tanks

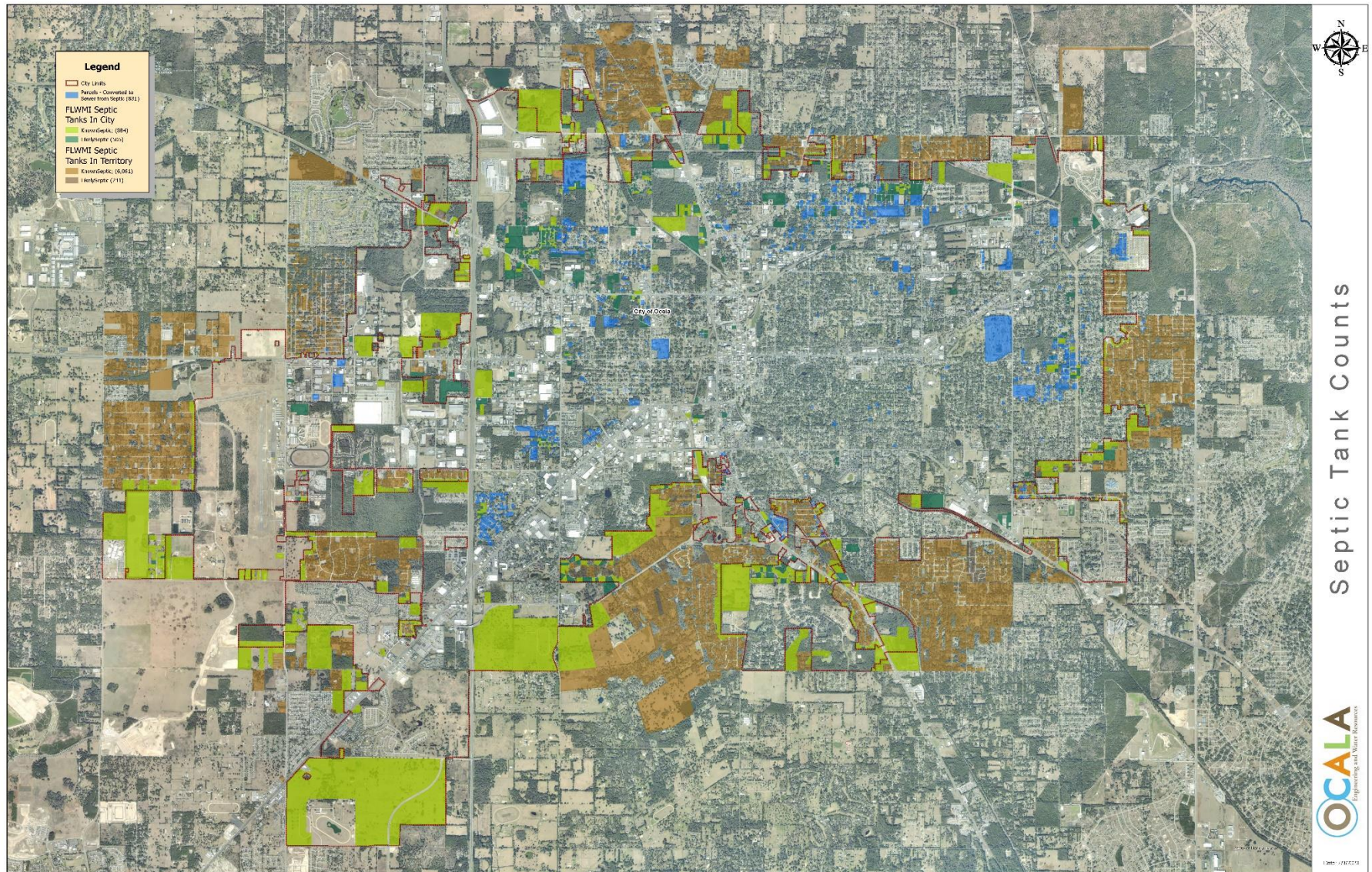


Exhibit D

Proof of Publication

Ocala StarBanner – September 8, 2023



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Emily W. Johnson
City Of Ocala Planning & Devel
201 SE 3RD ST
OCALA FL 34471

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

09/08/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/08/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$431.20

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State of Wisconsin



Tuesday, September 19, 2023

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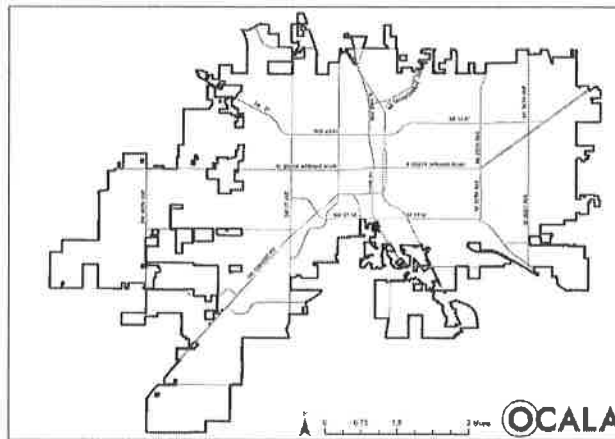
(or, as soon thereafter as possible)

City Hall City Council Chambers (2nd Floor)

110 SE Watula Avenue

**NOTICE OF PUBLIC
HEARING
OCALA CITY COUNCIL
TRANSMITTAL HEARING
TO SEND
COMPREHENSIVE PLAN
AMENDMENTS TO
THE DEPARTMENT OF
COMMERCE
FOR REVIEW PURSUANT
TO SECTIONS 163.3177
AND 163.3184, FLORIDA
STATUTES
(2023-3 AMENDMENT
SERIES)**

Petitioner: City of Ocala; Case: CPTA23-45291; A public hearing to consider amending the Comprehensive Plan by approving the Water Supply Facilities Work Plan; incorporating the Water Supply Facilities Work Plan by reference; and amending associated Goals, Objectives, and Policies; consistent with Florida Statutes, sections 163.3177(6)(c)(3) and 163.3184.



Interested parties may appear at the meeting and be heard regarding their opinion of the proposed amendment. Copies of the proposed amendment are available and may be obtained at the Growth Management Department, 201 SE 3rd Street (2nd Floor), Ocala, FL 34471, Telephone (352) 629-8404 - between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, please call the Growth Management Department at (352) 629-8404 at least 48 hours in advance so arrangements can be made.

Any person who decides to appeal any decision of the Ocala City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.

Exhibit E

August 14, 2023 Planning & Zoning Commission Minutes

Ocala Planning and Zoning Commission Meeting Minutes

August 14, 2023

8. Comprehensive Plan Text Amendment

a. CPTA23-45291 / City of Ocala

Mr. Shrum explained and provided an overview of Water Supply Facilities Work Plan. The document is considered a long-term planning document insuring the city is complying with statutory requirements.

Ms. Johnson gave an overview of the City of Ocala Comprehensive Plan while providing staff comments and the findings of fact.

Mr. Rudnianyn asked about 300 ERU and 167. Ms. Johnson said that was data that was collected by Water Resources.

Motion to approve a request to amend the City of Ocala Comprehensive Plan to approve the Water Supply Facilities Work Plan by reference; and amend associated Goals, Objectives, and Policies.

RESULT: APPROVED

MOVER: Arthur “Rus” Adams

SECONDER: Brent Malever

AYE: Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

EXCUSED: Gilchrist, and Boone

Exhibit F

September 19, 2023 City Council Minutes Summary

Please see Agenda Item 6b



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, September 19, 2023

4:00 PM

1. Call to Order

- a. Opening Ceremony
 - 1. Invocation
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

Present: Mayor Reuben Kent Guinn
Pro Tem Barry Mansfield
Council Member Ire J. Bethea Sr
Council Member Kristen M. Dreyer
Council Member Jay A. Musleh
Council President James P. Hilty Sr

- c. New Employees
 - Nikki Myers, Electric
 - Danielle Cooper-Jackson, Recreation & Parks
 - Manuel Fernandez, Recreation & Parks
 - Demetrius Franklin, Recreation & Parks
 - Heather Kelly, Recreation & Parks
 - Brooke Perry, Recreation & Parks

2. Public Notice

Public Notice for the September 19, 2023 City Council Regular Meeting was posted on August 11, 2023

3. Proclamations & Awards

- 3a.** Give4Marion Day Proclamation will be presented to the Community Foundation for Ocala/Marion County President and Executive Director, Lauren Deiorio; Director of Community Engagement, Ashley Gerds; and to the Community Foundation for Ocala/Marion County local nonprofit leaders
- 3b.** Service Award - Trisha Roosa - Ocala Police Department - 20 Years of Service

4. Presentations

- 4a.** Presentation recognizing the Tingue family and members of the Ocala Fire Department

5. Public Comments

6. Public Hearings

Note: Items 6d through 6g will be heard at 5:05pm or soon thereafter.

- 6a.** Open a public hearing and adopt Resolution 2023-40 providing an inventory list, as required by section 166.0451 of Florida Statutes, of all real property to which the City holds fee simple title for use as affordable housing

Presentation By: Aubrey Hale

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 6b.** Open a public hearing to transmit to the Florida Department of Commerce an amendment of the City of Ocala Comprehensive Plan to approve the Water Supply Facilities Work Plan; incorporate the Water Supply Facilities Work Plan by reference; and amend associated goals, objectives, and policies (CPTA23-45291)

Presentation By: Jeff Shrum and Emily W. Johnson

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 6c.** Adopt Resolution 2023-41 to allow alcoholic beverage sales (beer wine and liquor) as part of the 2023 Ocala Art Festival Saturday and Sunday, October 28 and 29, 2023 (Quasi-Judicial)

Presentation By: Jeff Shrum

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 6d.** Adopt Budget Resolution 2023-167 establishing the Fiscal Year 2023-2024 millage rates for the Downtown Development Districts at the current rates of 1.7185 (District A), 1.6332 (District B) and 1.4699 (District C)

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 6e.** Adopt Budget Resolution 2023-168 approving the Fiscal Year 2023-2024 budget for the Downtown Development fund in the amount of \$339,474

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 6f.** Adopt Budget Resolution 2023-169 establishing the Fiscal Year 2023-2024 millage rate for the City of Ocala at the current rate of 6.6177

Presentation By: Tammi Haslam

RESULT: ADOPTED

- 6g.** Adopt Budget Resolution 2023-170 approving the Fiscal Year 2023-2024 budget for the City of Ocala in the amount of \$1,000,397,742

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a.** Adopt Ordinance 2023-59 amending the Code of Ordinances Subsection 122-244(b) (District Criteria Chart) concerning the zoning districts allowed under the future land use classifications (Case COD23-45170)

Presentation By: Tye Chighizola

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7b.** Adopt Ordinance 2023-60 to rezone from OP, Office Park, and O-1, Office, to OP, Office Park, for property located approximately 520-feet southeast of the intersection of SE Maricamp Road and SE 25th Avenue (Parcel 29509-000-27), approximately 5.14 acres (Case No. ZON23-45222) (Quasi-Judicial)

Presentation By: Jeff Shrum

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7c.** Adopt Ordinance 2023-61 concerning a rezoning from M-1, Light Industrial, to M-2, Medium Industrial, for a portion of the property located in the 3000 block of NE 36th Avenue, between NE 25th Street and NE 33rd Street (Parcel 24236-000-00),

approximately 2.12 acres (Case ZON23-45261) (Quasi-Judicial)

Presentation By: Endira Madraveren

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7d.** Adopt Ordinance 2023-62 to amend the future land use designation from Neighborhood and Low Intensity to Low Intensity for property located at 2199 NW 10th Street, approximately 4.84 acres (Case LUC23-45252)

Presentation By: Endira Madraveren

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7e.** Adopt Ordinance 2023-63 to amend the future land use designation from Neighborhood and Low Intensity to Low Intensity for property located at 2191 NW 10th Street and the property located directly to the east, approximately 8.6 acres (Case LUC23-45253)

Presentation By: Endira Madraveren

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

8. General Business

- 8a.** Approve an Amended and Restated Interlocal Agreement between the City of Ocala, Marion County, and Ocala/Marion County Transportation Planning Organization concerning the operations of SunTran

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8b.** Honorary street name designation of "Frank Washington Street" for SW Seventh Street from SW 20th Avenue to SW 21st Avenue

Presentation By: Sean Lanier

- RESULT:** APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Jay A. Musleh
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8c.** Approve Agreement No. LPA0709 between the Florida Department of Environmental Protection and the City of Ocala for the Lower Floridan Aquifer Conversion (Phase V) Project in the amount of \$1,000,000
- Presentation By: Sean Lanier
- RESULT:** APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Kristen M. Dreyer
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8d.** Approve Agreement No. LPA0707 between the Florida Department of Environmental Protection and the City of Ocala for the Ocala Sewer Ex-Filtration Project in the amount of \$250,000
- Presentation By: Sean Lanier
- RESULT:** APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Barry Mansfield
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8e.** Approve two-year contract for liquid sodium hypochlorite with Odyssey Manufacturing Company with an estimated aggregate expenditure of \$1,190,000
- Presentation By: Sean Lanier
- RESULT:** APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Kristen M. Dreyer
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8f.** Approve contract with Algat Enterprises, Inc. for the rehabilitation of the Galloway residence located at 1020 SW Fifth Street for a total project cost not to exceed \$90,700
- Presentation By: James Haynes
- RESULT:** APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Kristen M. Dreyer
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8g.** Approve contract with Bruce Wayne Wiley, LLC for the rehabilitation of the Belyew residence located at 3806 NE 17th Street Circle for a total project cost not to exceed \$78,275
- Presentation By: James Haynes
-

- RESULT:** APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Barry Mansfield
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8h.** Approve the use of multiple cooperative purchasing agreements for the purchase of 52 vehicles and equipment for various City departments in the amount of \$4,222,472
- Presentation By: John King
- RESULT:** APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Barry Mansfield
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8i.** Approve Robert W. Batsel, Jr. to represent Southern Waters Capital in preparation of a developer's agreement regarding DO# 2021-01: Development Opportunity: Catalytic Opportunity Sites - 2021 (Concord Lot) parcel number 2823-058-000
- Presentation By: Aubrey Hale
- RESULT:** APPROVED
MOVER: Ire J. Bethea Sr
SECONDER: Kristen M. Dreyer
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

9. Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of Council or the public request specific items to be removed for separate discussion and action.

There being no further discussion the motion carried by roll call vote.

- RESULT:** APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Ire J. Bethea Sr
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- RESULT:** APPROVED THE CONSENT AGENDA
MOVER: Kristen M. Dreyer
SECONDER: Ire J. Bethea Sr
AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 9a.** Adopt Budget Resolution 2023-171 appropriating funds from the Florida Department of Environmental Protection (LPA0709) for the Lower Floridan Aquifer Conversion (Phase V) Project in the amount of \$1,000,000
- Presentation By: Tammi Haslam
- 9b.** Adopt Budget Resolution 2023-172 appropriating funds from the Florida Department of

Environmental Protection (LPA0707) for the Ocala Sewer Ex-Filtration Project in the amount of \$250,000

Presentation By: Tammi Haslam

9c. See Item 10

9d. Approve one-year renewal with Clardy Oil Company to provide tank wagon fuel deliveries with an estimated expenditure of \$65,000

Presentation By: John King

9e. See item 10

9f. Approve the award of a piggyback agreement to Traffic Control Devices, LLC, for traffic operation and safety improvement installation services with an estimated expenditure of \$79,438

Presentation By: Darren Park

9g. Outside Counsel Invoices – August, 2023

Presentation By: William E. Sexton

9h. Approve the West Oak Phase 4 Residential Conceptual Subdivision Plan (SUB22-44682)

Presentation By: Patricia Hitchcock

9i. Approve five-year lease agreement with the Ocala Model Railroaders Historic Preservation Society, Inc. with an annual receivable amount of \$1.00 plus other valuable consideration

Presentation By: Preston Pooser

9j. Approve second amendment to the Community Paramedicine Program Agreement with Florida Hospital Ocala, Inc. d/b/a AdventHealth Ocala

Presentation By: Clint Welborn

9k. Approve a contract amendment to renew services with Eagles, Benefits by Design, Inc. to continue providing employee medical and dependent care flexible spending account benefits

Presentation By: Devan Kikendall

9l. Approve Regular City Council Meeting minutes from September 5, 2023

Presentation By: Angel Jacobs

9m. Approve City Council Special Meeting minutes from September 12, 2023

Presentation By: Angel Jacobs

9n. Approve City Council Work Session minutes from August 22, 2023

Presentation By: Angel Jacobs

10. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

- 9c.** Approve a contract with LRS Land Services, LLC for the provision of land clearing services in the amount of \$70,000

Presentation By: Doug Peebles

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 9e.** Approve an update to the administrative fee allocation under the Agreement for American Rescue Plan Act Funding Allocation and Community Grant Administration Services with Community Foundation for Ocala/Marion County Inc.

Presentation By: Emory Roberts

RESULT: POSTPONED

11. Introduction and First Reading of Ordinances - None

12. Internal Auditor's Report

12a. Internal Audit Report Issued – Unannounced Cash Counts Audit

12b. Internal Audit Charter – Annual Update

12c. Informational Update – Internal Audit’s Review of Data Provided – Interlocal Agreement – Animal Services

13. City Manager's Report

Impact Fee Workshop scheduled on Wednesday, September 20, 2023, at 8:30 at the McPherson Auditorium

City Council Workshop scheduled on Tuesday, September 26, 2023

City staff recognition

14. Police and Fire Department Report

Police Chief Mike Balken – Public Safety Opioid Response Efforts

Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine

15. Mayor's Report

House Bill 1359 update

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

- City Council Workshop: Strategic Planning Session updates - Tuesday, September 26
at 12:00 pm - Council Chambers

17b. Comments by Mayor

Mayor Guinn wished Council Member Bethea good luck in the election

17c. Comments by Council Members

Council Member Musleh wished Council Member Bethea good luck in the election

Council Member Dreyer recommended Council visit the Wear Gloves facility

17d. Informational

17d1. Executed Contracts Under \$50,000

18. Adjournment

Adjourned at 5:57 pm