



Ocala City Council Agenda - Final

Tuesday, September 3, 2024

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

4:00 PM

Council Members

Barry Mansfield, Council President
Kristen Dreyer, Pro Tem
Ire Bethea Sr.
James P. Hilty Sr.
Jay A. Musleh

Mayor

Ben Marciano

City Manager

Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

City Council's Strategic Priorities

Priority 1: Economic hub
Priority 2: Fiscally sustainable
Priority 3: Engaged workforce
Priority 4: Operational excellence
Priority 5: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the City Council should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to City Council if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Council President. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by City Council.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to council members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

1. Call to Order**2. Roll Call**

- 2a. New Employees
- John Davis, Growth Management
 - Janiece Lucky, Growth Management
 - Peter Winters, Growth Management

3. Public Notice**4. Proclamations and Awards**

- 4a. [The International Myotonic Dystrophy Awareness Day Proclamation will be presented to Ms. Beth Ann Feigenblatt, Florida Regional Support Group Facilitator for the Myotonic Dystrophy Foundation](#)
- 4b. [The Constitution Week Proclamation will be presented to the Daughters of the American Revolution Regent, Renee Coventry](#)
- 4c. [The National Hispanic Heritage Month Proclamation will be presented to CEP President and CEO Kevin Sheilley, and CEP Vice President of Business Creation Evelyn Reyes](#)
- 4d. [Recognition of Unified Drug Enforcement Strike Team](#)

Presentation By: Michael Balken

5. Presentations**6. 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.

- 6a. [Approve the purchase of various inventory items for Ocala Electric Utility from multiple vendors in an amount not to exceed \\$53,254](#)

Presentation By: Doug Peebles

- 6b. [Approve the First Amended and Restated Florida Municipal Power Agency All-Requirements Project Solar II Energy Participation Agreement](#)

Presentation By: Doug Peebles

- 6c. [Approve the First Amended and Restated All-Requirements Project Solar III Energy Participation Agreement](#)

Presentation By: Doug Peebles

- 6d. [Approve appointment of Jamie Boudreau and Buck Martin to the Planning & Zoning Commission for unexpired three-year terms expiring March 1, 2026](#)

Presentation By: Angel Jacobs

- 6e. [Approve Regular Meeting City Council minutes from August 20, 2024](#)

Presentation By: Angel Jacobs

7. **Consent Agenda Items Held for Discussion**

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

8. **Introduction and First Readings of Ordinances**

(Second and Final Reading - September 17, 2024)

- 8a. [Introduce Ordinance 2024-48 to annex approximately 25.67 acres for property located approximately 600 feet north of the intersection of US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III Plat \(P.B. 14, Pg 197\) \(Parcel 21509-001-01 and 21509+001-01\) \(Case ANX24-45693\) \(Quasi-Judicial\)](#) **[ORD-2024-48](#)**
- 8b. [Introduce Ordinance 2024-49 to annex approximately 0.05 acres for property located at 2951 NW 47th Avenue, \(Parcel 21509-001-00\) \(Case ANX24-45776\) \(Quasi-Judicial\)](#) **[ORD-2024-49](#)**
- 8c. [Introduce Ordinance 2024-50 to annex approximately 1.85 acres for property located approximately 300 feet north of the intersection of US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III plat \(P.B. 14 Pg. 197\) \(Parcel 21509+001-02\) \(Case ANX24-45696\) \(Quasi-Judicial\)](#) **[ORD-2024-50](#)**
- 8d. [Introduce Ordinance 2024-51 to change the Future Land Use designation on approximately 25.67 acres for properties located approximately 600 feet north of the intersection of US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III plat \(P.B. 14, Pg. 197\) \(Parcel 21509-001-01 and 21509+001-01\) from Commercial \(County\) to Low Intensity \(City\) \(Case LUC24-45694\) \(Quasi-Judicial\)](#) **[ORD-2024-51](#)**
- 8e. [Introduce Ordinance 2024-52 to rezone approximately 25.67 for properties located approximately 600 feet north of the intersection of US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III plat \(P.B. 14, Pg. 197\) \(Parcel 21509-001-01 and 21509+001-01\) from PUD, Planned Unit Development \(County\), to R-3, Multi-Family Residential \(City\) \(Case ZON24-45695\) \(Quasi-Judicial\)](#) **[ORD-2024-52](#)**
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- 8f. [Introduce Ordinance 2024-53 to change the Future Land Use designation on approximately 1.85 acres for property located approximately 300 feet north of the intersection of US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of Foxwood III plat \(P.B. 14, Pg. 197\) \(Parcel 21509+001-02\) from Commercial \(County\) to Low Intensity \(City\) \(LUC24-45697\) \(Quasi-Judicial\)](#) [ORD-2024-53](#)
- 8g. [Introduce Ordinance 2024-54 to rezone approximately 1.85 acres for property located approximately 300 feet north of the intersection of US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of Foxwood III \(P.B. 14, Pg. 197\) \(Parcel 21509+001-02\) from B-2, Community Business \(County\), to B-2, Community Business \(City\) \(Case ZON24-45698\) \(Quasi-Judicial\)](#) [ORD-2024-54](#)
- 8h. [Introduce Ordinance 2024-55 to change the Future Land Use designation on approximately 0.05 acres for property located at 2951 NW 47th Avenue \(Parcel 21509-001-00\) from Commercial \(County\) to Public \(City\) \(Case LUC24-45777\) \(Quasi-Judicial\)](#) [ORD-2024-55](#)
- 8i. [Introduce Ordinance 2024-56 to rezone approximately 0.05 acres for property located at 2951 NW 47th Avenue \(Parcel 21509-001-00\) from PUD, Planned Unit Development \(County\) to G-U, Governmental Use \(City\) \(Case ZON24-45778\) \(Quasi-Judicial\)](#) [ORD-2024-56](#)
- 8j. [Introduce Ordinance 2024-57 to annex approximately 5.86 acres for property located at 4040 W Silver Springs Boulevard \(Parcel 22866-000-02\), along with the parcel located directly to the south \(Parcel 22866-000-03\) \(Case ANX24-45690\) \(Quasi-Judicial\)](#) [ORD-2024-57](#)
- 8k. [Introduce Ordinance 2024-58 to change the Future Land Use designation on approximately 5.86 acres located at 4040 W Silver Springs Boulevard \(Parcel 22866-000-02\) along with the parcel located directly to the south \(Parcel # 22866-000-03\) from Commercial \(County\) to Low Intensity \(City\) \(Case LUC24-45691\) \(Quasi-Judicial\)](#) [ORD-2024-58](#)
- 8l. [Introduce Ordinance 2024-59 to rezone approximately 5.86 acres, located at 4040 W Silver Springs Boulevard \(Parcel 22866-000-02\) along with the parcel located directly to the south \(Parcel # 22866-000-03\) from B-2, Community Business \(County\), to B-2, Community Business \(City\) \(Case ZON24-45692\) \(Quasi-Judicial\)](#) [ORD-2024-59](#)
- 8m. [Introduce Ordinance 2024-60 to rezone approximately 0.36 acres for property located approximately 807 feet northwest of the intersection of SE 36th Avenue and SE Maricamp Road \(Parcel 29850-000-20\) from B-2, Community Business, to SC, Shopping Center \(Case ZON24-45716\) \(Quasi-Judicial\)](#) [ORD-2024-60](#)
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- 8n. [Introduce Ordinance 2024-61 to rezone approximately a 2.16-acre portion of the subject property located at 1500 SW 17th Avenue \(portion of Parcel 23656-015-02\) from M-1, Light Industrial, to B-5, Wholesale Business \(Case ZON24-45738\) \(Quasi-Judicial\)](#) [ORD-2024-61](#)
- 8o. [Introduce Ordinance 2024-62 to rezone approximately 9.10 acres for property located at 240 SW 46th Avenue \(Parcel 2284-006-000\) from B-2, Community Business, to M-1, Light Industrial \(Case ZON24-45729\) \(Quasi-Judicial\)](#) [ORD-2024-62](#)
- 8p. [Introduce Ordinance 2024-63 to change the Future Land Use designation on approximately 7.8 acres for properties located approximately 300 feet south of the intersection of US Highway 27 and NW 45th Terrace, \(Parcel 21512-000-00\) from Low Intensity to Public \(Case LUC24-45740\)](#) [ORD-2024-63](#)
- 8q. [Introduce Ordinance 2024-64 to rezone approximately 7.8 acres for property located approximately 300 feet south of the intersection at US Highway 27 and NW 45th Terrace, \(Parcel 21512-000-00\) from B-4, General Business to G-U, Governmental Use \(Case ZON24-45741\) \(Quasi-Judicial\)](#) [ORD-2024-64](#)

9. Public Hearings / Second and Final Readings / Adoption of Ordinances

Note: Items 9a through 9d will be heard at 5:01pm or soon thereafter.

- 9a. [Adopt Resolution 2024-166 establishing the tentative Fiscal Year 2024-25 millage rates for the Downtown Development Districts at the current rates of 1.7185 \(District A\), 1.6332 \(District B\) and 1.4699 \(District C\)](#) [BR-2024-166](#)
Presentation By: Tammi Haslam
- 9b. [Adopt Budget Resolution 2024-167 for the tentative Fiscal Year 2024-25 budget for the Downtown Development fund in the amount of \\$547,762](#) [BR-2024-167](#)
Presentation By: Tammi Haslam
- 9c. [Adopt Resolution 2024-168 establishing the tentative Fiscal Year 2024-25 millage rate for the City of Ocala at the current rate of 6.6177](#) [BR-2024-168](#)
Presentation By: Tammi Haslam
- 9d. [Adopt Budget Resolution 2024-169 for the tentative Fiscal Year 2024-25 budget for the City of Ocala in the amount of \\$1,063,605,182](#) [BR-2024-169](#)
Presentation By: Tammi Haslam

- 9e. [Approve the sale of beer wine and liquor for on-premise consumption for Miller's Ale House, Inc., dba, Miller's Ale House located in the 4800 block of SW College Road \(Parcel #23877-000-04\) \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

- 9f. [Adopt Resolution 2024-35 to allow alcoholic beverage sales \(beer, wine and liquor\) in the downtown event zone on S Magnolia Ave. \(from SE Broadway Street south to E Fort King Street\) for a fundraiser sponsored by Ocala Main Street, Inc. \(Cogent Bank Grand Opening\) on Thursday, September 12, 2024, from 5 to 8 p.m. \(Quasi-Judicial\)](#)

RES-2024-35

Presentation By: Jeff Shrum

10. General Business

- 10a. [Approve one-year contract renewal with VIP Security & Investigations, LLC to provide citywide security services with an estimated expenditure of \\$377,000](#)

Presentation By: Christopher Ramos

- 10b. [Approve the purchase of new Getac body-worn cameras utilizing OMNIA Partners' Cooperative Purchasing Agreement in an amount not to exceed \\$295,529](#)

Presentation By: Joshua Sasso

- 10c. [Approve award of a three-year contract to MegaScapes Landscape Services, Inc., for as needed sod supply, delivery, and installation services with an aggregate expenditure of \\$339,492](#)

Presentation By: Bill Rodriguez

- 10d. [Approve contract award to Kempfer Sawmill, Inc. for the supply and delivery of engineered wood fiber with an aggregate expenditure amount not to exceed \\$194,700](#)

Presentation By: Bill Rodriguez

- 10e. [Approve the purchase of automatic chest compression devices from Stryker Sales Corporation utilizing Sourcewell Cooperative Purchasing Agreement in the amount of \\$350,194](#)

Presentation By: Clint Welborn

- 10f. [Approve the second amendment to the agreement with the Marion County School Board for the School Resource Officer Program with receivables of \\$1,687,330](#)

Presentation By: Angy Scroble

- 10g. [Approve the renewal of Mark's Prime \(Ocala Prime Partners Holdings LLC.\) valet parking license](#)

Presentation By: Rachel Fautsch

11. **Internal Auditor's Report**

12. **City Manager's Report**

13. **Ocala Police Department Report**

14. **Ocala Fire Rescue Department Report**

15. **City Attorney's Report**

16. **Public Comments**

17. **Informational Items and Calendaring Items**

- Wednesday, September 11, 2024 - Special City Council Meeting - Fiscal Year 2024-25 Fire Assessment Rates & Annual Budget Hearing - 5:01pm, Council Chambers
- Tuesday, September 17, 2024 - City Council meeting - 4:00pm, Council Chambers
- Wednesday, September 18, 2024 - TPO: 2050 Long Range Transportation Planning Plan Community Workshop - 5:00pm, College of Central Florida Webber Center
- Wednesday, September 24, 3:00pm - TPO Meeting, Marion County Commission Auditorium

17a. [Power Cost Adjustment Report - July 2024](#)

17b. [Monthly budget to actual report and Capital Improvement Project status report as of July 31, 2024](#)

17c. [Executed Contracts Under \\$50,000](#)

18. **Comments by Mayor**

19. **Comments by City Council Members**

20. **Adjournment**