



Ocala City Council Agenda - Final

Tuesday, August 2, 2022

Meeting Information

Location

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

<https://ocalafl.org/meetings>

Time

4:00 PM

Council Members

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

Mayor

Reuben Kent Guinn

Interim 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: Operational excellence

Priority 4: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speaker cards should be filled out in advance and submitted to the City Clerk. 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 individual 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

- a. Opening Ceremony
 - 1. Invocation - Chaplain John Hanks
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees
 - Paul Clippinger - Airport
 - Barbara Perez-Rodriguez - Customer Service Office
 - Stephanie Galarza - Engineering/Real Estate
 - Hayley Masey - Finance
 - Del Ducharme - Fire
 - Andrew Esser - Fire
 - Jeffery Saunders - Fire
 - Shaneque McIntosh - Water Resources
 - Da'Quan Gordon - Water Resources
 - Aulbin Otero - Water Resources

2. Public Notice**3. Proclamations & Awards**

- 3a. [Service Award - Sergeant Jimmy Pitman - Ocala Police Department - 25 Years of Service.](#)

4. Presentations

- 4a. [Ocala/Marion County Visitors & Convention Bureau Presentation - Loretta Shaffer, Tourism Director](#)

5. Public Comments**6. Public Hearings**

- 6a. [Approve the sale of beer and wine for off-premise consumption for Sandy's Shack, LLC d/b/a Sandy's Shack located at 4901 E Silver Springs Blvd Unit #306/307 \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

- 6b. [Open a public hearing and introduce Ordinance 2022-72 to allow a materials recovery facility as a permitted use in the M-2 and M-3 zoning districts subject to criteria \(COD22-44744\). \(This is the first of two public hearings. The second and final hearing is scheduled for Tuesday, August 16, 2022.\)](#)

ORD-2022-72

Presentation By: Tye Chighizola

- 6c. [Open a public hearing to consider a Concurrency Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243 Florida Statutes, between the City, RM Maricamp, LLC, and The Grand Reserve at Pelham, LLC \(CDA22-44889\) for approximately 47.25 acres located south of the intersection of SR 464 and SE 25th Avenue. \(This is the first of two public hearings. The second and final hearing is scheduled for Tuesday, August 16, 2022.\)](#)

Presentation By: Tye Chighizola

- 6d. [Open a public hearing to consider a proposed amendment to a Concurrency Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243, Florida Statutes, between the City and Ocala Trophy Ltd., a Florida Limited Partnership, related to the Heath Brook Development of Regional Impact \(DRI\) located off SR 200. \(This is the first of two public hearings. The second and final hearing is scheduled for Tuesday, August 16, 2022.\)](#)

Presentation By: Tye Chighizola

- 6e. [Adopt Resolution 2022-44 to vacate an 8-foot public utility and drainage easement adjacent and parallel to the west and north lot lines of Lot 6, Block B as recorded in Galloway & Sands Subdivision Replat, Book "U", Page 36, located at 2817 NW 8th Place. \(Case PLV22-44775\) \(Quasi-Judicial\)](#)

RES-2022-44

Presentation By: Tye Chighizola

7. Second and Final Reading of Ordinances - None

8. General Business

- 8a. [Adopt the Fiscal Year 2022-2023 tentative millage rates: Basic City - 6.6177; District A - 1.7185; District B - 1.6332; District C - 1.4699](#)

Presentation By: Tammi Haslam

- 8b. [Approve a one-year renewal with HM Insurance Group to provide stop loss insurance for the City's self-insured health plan with an expenditure of \\$1,885,503](#)

Presentation By: Chris Watt

- 8c. [Approve appointment of one Regular Member to the Municipal Code Enforcement Board](#)

Presentation By: Angel Jacobs

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.

- 9a. [Approve Subordination of Utility Interest Agreement to the Florida Department of Transportation \(FDOT\) on Marion County Parcel #21521-001-01](#)

Presentation By: Tracy Taylor

- 9b. [Adopt Resolution 2022-45 for the Subordination of Utility Interest Agreement to the Florida Department of Transportation on Marion County Parcel # 21521-001-01](#)

RES-2022-45

Presentation By: Tracy Taylor

- 9c. [Approve the One Fort King Conceptual Subdivision Plan \(SUB21-44626\) located at the southwest corner of SW Fort King Street and SW First Avenue \(approximately .52 acres\)](#)

Presentation By: Aubrey Hale

- 9d. [Approve First Amendment to the janitorial services agreement with ServiAmigos Solutions, LLC, to provide additional janitorial services at the MLK SportsPlex, Tom's Park, and Ocala Skate Park over the remainder of the three-year contract term for an additional expenditure of \\$51,645](#)

Presentation By: John King

- 9e. [Approve agreement for Police Special Duty Officers between the Ocala Police Department and the School Board of Marion County](#)

Presentation By: Michael Balken

- 9f. [Approve City Council Work Session Minutes from June 28, 2022](#)

Presentation By: Angel Jacobs

- 9g. [Approve Regular Meeting City Council Minutes from July 19, 2022](#)

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.

11. Introduction and First Reading of Ordinances

(Second and Final Reading - August 16, 2022)

- 11a. [Introduce Ordinance 2022-73 to correct the legal description adopted in Ordinance 2022-36 annexing property \(approximately 35.6 acres\) located in the SE corner of 3848 NW 27th Avenue \(Quasi-Judicial\)](#)

ORD-2022-73

Presentation By: Tye Chighizola

- 11b.** [Introduce Ordinance 2022-74 concerning a rezoning from PUD-08, Planned Unit Development, to R-3, Multi-Family Residential, for property located along SW 24th Avenue approximately 720 feet east of the intersection of SW 19th Avenue Road, approximately 1.36 acres \(Case ZON22-44741\) \(Quasi-Judicial\)](#) **[ORD-2022-74](#)**

Presentation By: Tye Chighizola

- 11c.** [Introduce Ordinance 2022-75 concerning a rezoning from R-1A, Single-Family Residential, to PD, Planned Development, and approval of an associated PD plan and standards book for property located at 2700 SE Maricamp Road \(bordering the eastern boundaries of subdivisions Woodland Estates and Woodland Villages\), approximately 39.24 acres. \(Case PD21-44492\) \(Quasi-Judicial\)](#) **[ORD-2022-75](#)**

Presentation By: Tye Chighizola

- 11d.** [Introduce Ordinance 2022-76 annexing approximately 34.06 acres located at 2300 SW 38th Avenue \(Case ANX22-44859\) \(Quasi-Judicial\)](#) **[ORD-2022-76](#)**

Presentation By: Aubrey Hale

- 11e.** [Introduce Ordinance 2022-77 concerning an amendment to the Future Land Use Category from Medium Residential & Commercial \(County\) to Low Intensity \(City\), for property located at 2300 SW 38th Avenue, approximately 34.06 acres. \(Case LUC22-44860\)](#) **[ORD-2022-77](#)**

Presentation By: Aubrey Hale

- 11f.** [Introduce Ordinance 2022-78 concerning a rezoning from B-2, Community Business, to PD, Planned Development, for two parcels \(23874-000-16 and 23874-000-17\) in the Heath Brook Planned Development located on SW 46th Court, approximately 2.21 acres \(Case PD21-44375\) \(Quasi-Judicial\)](#) **[ORD-2022-78](#)**

Presentation By: Tye Chighizola

- 11g.** [Introduce Ordinance 2022-79 annexing property located at 221 NE 35th Street \(Parcel # 15464-005-00\) and the parcel \(Parcel # 15493-000-00\) directly to the north, approximately 40 acres \(Case ANX22-44799\) \(Quasi-Judicial\)](#) **[ORD-2022-79](#)**

Presentation By: Tye Chighizola

- 11h. [Introduce Ordinance 2022-80 amending the Future Land Use Designation from High Residential \(County\) to Neighborhood \(City\) for property located at 221 NE 35th Street \(Parcel # 15464-005-00\) and the parcel directly to the north \(Parcel # 15493-000-00\), approximately 40 acres \(Case LUC22-44800\)](#) [**ORD-2022-80**](#)

Presentation By: Tye Chighizola

- 11i. [Introduce Ordinance 2022-81 concerning a rezoning from R-3, Multiple-Family Dwelling \(County\), to R-3, Multi-Family Residential \(City\), for property located at 221 NE 35th Street \(Parcel # 15464-005-00\) and the parcel directly to the north \(Parcel # 15493-000-00\), approximately 40 acres \(ZON22-44801\) \(Quasi-Judicial\).](#) [**ORD-2022-81**](#)

Presentation By: Tye Chighizola

- 11j. [Introduce Ordinance 2022-82 concerning a rezoning from M-1, Light Industrial, to M-2, Medium Industrial, for property located along NW 35th Street approximately 1,000-feet east of the intersection of NW 27th Avenue \(Parcel # 13857-000-00\), approximately 29.01 acres \(Case ZON22-44851\) \(Quasi-Judicial\).](#) [**ORD-2022-82**](#)

Presentation By: Tye Chighizola

12. Internal Auditor's Report

13. City Manager's Report

14. Police and Fire Department Report

15. Mayor's Report

16. City Attorney's Report

17. Informational Items

a. Calendaring Items

17a1. City Council Workshop: Proposed FY22/23 Budget - Tuesday, August 23, 2022 - 12pm Noon - City Council Chambers

b. Comments by Mayor

c. Comments by Council Members

d. Informational

17d1. [Power Cost Adjustment Report - June 2022](#)

17d2. [Monthly Budget to Actual Report as of June 30, 2022 and Capital Improvement Project Status Report](#)

17d3. [Executed Contracts Under \\$50,000](#)

18. Adjournment