



Ocala City Council Agenda - Final

Tuesday, March 21, 2023

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

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

Mayor

Reuben Kent Guinn

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. 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.

- a. Opening Ceremony
 1. Invocation
 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees
 - Martin Hall - Information Technology
 - Skyler Nave - Electric Utility
 - Demetrius Bracey - Ocala Fiber Network
 - Justin Sanders - Ocala Fiber Network

2. **Public Notice**

3. **Proclamations & Awards**

- 3a. [Developmental Disabilities Awareness Month Proclamation will be presented to Lucy Johnson, Transitions Life Center Executive Director, and to Meg Dickens, Transitions Life Center Program Manager](#)

4. **Presentations**

- 4a. [The Meals on Wheels Program through the National March for Meals Campaign will be presented by Marion Senior Services Executive Director Jennifer Martinez](#)
- 4b. [Lucy Johnson, Transitions Life Center Executive Director, will give a presentation of services offered for Marion County residents with intellectual/developmental disabilities](#)

5. **Public Comments**

6. **Public Hearings**

- 6a. [Adopt Ordinance 2023-41 concerning a rezoning to PD, Planned Development for properties located on the east side of SW 60th Avenue \(Parcels 23817-002-00 and 23817-002-02\), between SW 31st Street and SW 38th Street, approximately 61.4 acres \(Case PD22-44929\) \(Quasi-Judicial\)](#)

Presentation By: Patricia Hitchcock

Introduced by: Barry Mansfield

- 6b. [Adopt Resolution 2023-19 concerning a PD, Planned Development, located on the east side of SW 60th Avenue, between SW 31st Street and SW 38th Street \(23817-002-00\) \(23817-002-02\) \(PD22-44929\) \(Quasi-Judicial\)](#)

RES-2023-19

Presentation By: Patricia Hitchcock

- 6c. [Adopt Resolution 2023-20 to allow Infinite Ale Works to extend its license for beer and wine onto SW Third Street \(SW First Avenue to South Magnolia Avenue\) for a fundraiser sponsored by the Junior League of Ocala \(“Pints for Parks”\) on Saturday, April 15, 2023, from 2 p.m. to 6 p.m.](#) [RES-2023-20](#)
- Presentation By: Tye Chighizola
- 6d. [Adopt Resolution 2023-21 to allow the Marion County Builders’ Association to temporarily permit the consumption of beer and wine on SE Osceola Ave \(SE Osceola Ave from south of SE Broadway St to Citizen Circle and on E Fort King St from west of the parking garage entrance to SE First Ave\) for a fundraiser sponsored by the Marion County Builders’ Association \(“King of the Wing”\) on Tuesday, March 28, 2023, from 5 to 8 p.m.](#) [RES-2023-21](#)
- Presentation By: Tye Chighizola
- 6e. [Approve the sale of beer and wine for off-premises consumption for Family Dollar Stores of Florida, LLC d/b/a Family Dollar #0766 located at 2614 NE 14th Street \(Quasi-Judicial\)](#)
- Presentation By: Tye Chighizola
- 6f. [Approve the sale of beer and wine for off-premise consumption for Family Dollar Stores of Florida, LLC d/b/a Family Dollar #10279 located at 990 NW 15th Ave \(Quasi-Judicial\)](#)
- Presentation By: Tye Chighizola
- 6g. [Approve the sale of beer and wine for on-premise consumption for Jonya Group, LLC d/b/a Meeple Movers located at 3101 SW 34th Ave #803 \(Quasi-Judicial\)](#)
- Presentation By: Tye Chighizola
- 6h. [Adopt Ordinance 2023-33 to change the Future Land Use Designation from Public to Medium Intensity/Special District, for property located on the south side of NW 35th Street in the 2100-2400 block \(currently a water retention area\); approximately 5.83 acres. \(LUC22-45057\) \(Postponed from the February 21, 2023, City Council meeting - Request to Withdraw Ordinance 2023-33\)](#)
- Presentation By: Patricia Hitchcock
- Introduced by:** Ire J. Bethea Sr

- 6i. [Adopt Ordinance 2023-34 concerning a rezoning from GU, Government Use, to PD, Planned Development, for property located on the south side of NW 35th Street in the 2100-2400 block \(currently a water retention area\), approximately 5.83 acres \(PD22-44861\) \(Quasi-Judicial\) \(Postponed from the February 21, 2023, City Council meeting - Request to Withdraw Ordinance 2023-34\)](#)

Presentation By: Patricia Hitchcock

Introduced by: Jay A. Musleh

- 6j. [Adopt Resolution 2023-17 concerning a PD, Planned Development, located on the south side of NW 35th Street in the 2100-2400 block \(currently a water retention area\), approximately 5.83 acres; and to amend the previously approved West Oak Planned Development \(PD\) plan for property \(former Pine Oaks Golf Course\) located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad, approximately 220.23 acres \(PD22-44861\) \(Quasi-Judicial\) \(Postponed from the February 21, 2023, City Council meeting - Request to Withdraw Resolution 2023-17\)](#)

Presentation By: Patricia Hitchcock

- 6k. [Approve a Concurrency Development Agreement \(CDA22-45035\) to address capacity reservation and proportionate share contributions for required traffic improvements identified in the traffic study for the West Oak Planned Development located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad, approximately 213.2 acres \(This is the second of two public hearings. The first public hearing was held on January 9, 2023, with the Ocala Planning and Zoning Commission. The second public hearing was postponed at the February 21, 2023, City Council meeting -- Request to Withdraw CDA22-45035\)](#)

Presentation By: Patricia Hitchcock

- 6l. [Request to waive the one-year waiting period as required by Section 122-134 to allow resubmittal of the West Ocala PD Rezoning/Plan](#)

Presentation By: Patricia Hitchcock

7. **Second and Final Reading of Ordinances**
(All are Public Hearings)

- 7a. [Adopt Ordinance 2023-38 annexing property located at 3137 NE Jacksonville Road along with the parcel located directly to the south, approximately 1.67 acres \(ANX22-45056\) \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

Introduced by: Jay A. Musleh

- 7b. [Adopt Ordinance 2023-39 amending a future land use designation from Commercial \(County\) to Neighborhood \(City\) for property located at 3137 NE Jacksonville Road along with the parcel located directly to the south, approximately 1.67 acres \(LUC22-45067\)](#)

Presentation By: Jeff Shrum

Introduced by: Ire J. Bethea Sr

- 7c. [Adopt Ordinance 2023-40 concerning a rezoning from B-2, Community Business \(County\) and B-5, Heavy Business \(County\), to R-3, Multi-Family \(City\), for property located at 3137 NE Jacksonville Road along with the parcel located directly to the south, approximately 1.67 acres \(ZON22-45068\) \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

Introduced by: Barry Mansfield

- 7d. [Adopt Ordinance 2023-42 to rezone from B-2, Community Business, to INST, Institutional, for property located at 1820, 1858, and 1914 SW 27th Avenue, approximately 4.93 acres \(Case ZON23-45070\) \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

Introduced by: Kristen M. Dreyer

8. General Business

- 8a. [Approve the purchase of S&C Electric's TripSaver II and Eaton's Nova Triple-Single reclosers in the estimated amount of \\$220,000](#)

Presentation By: Doug Peebles

- 8b. [Approve award of a two-year contract with Carmeuse Lime & Stone, Inc., for the supply and delivery of quicklime with an aggregate expenditure not to exceed \\$2,287,818](#)

Presentation By: Sean Lanier

- 8c. [Approve award of a two-year contract with American Pipe & Tank, Inc., for the provision of wastewater tanker services with an aggregate expenditure not to exceed \\$100,000](#)

Presentation By: Sean Lanier

- 8d. [Approve the award of a contract to Blackwater Construction Services, LLC. for the construction of the Wetland Open Pavilion Project in the amount of \\$447,317, plus 9% contingency of \\$40,259, for a total expenditure not to exceed \\$487,576](#)

Presentation By: Sean Lanier

- 8e. [Approve a Developer's Agreement between the City of Ocala and the School Board of Marion County for the design and construction of a water main extension on NE 35th Street totaling \\$255,090](#)

Presentation By: Sean Lanier

- 8f. [Approve a two-year contract with Airgas USA, LLC, for the provision of liquid carbon dioxide supply and delivery services with an estimated aggregate expenditure amount of \\$235,200](#)

Presentation By: Sean Lanier

- 8g. [Approve a three-year contract with PMA Management Corp. for third-party liability claims management services in the amount of \\$802,239](#)

Presentation By: Devan Kikendall

- 8h. [Approve the purchase of additional LIFEPAK defibrillators from Stryker Sales Corporation using Federal Emergency Management Agency grant funds resulting in an additional contract expenditure of \\$388,342](#)

Presentation By: Richard Lietz

- 8i. [Approve a three-year airport hangar lease renewal with the Florida Department of Agriculture & Consumer Services with a receivable amount of \\$155,336](#)

Presentation By: Matthew Grow

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. [Accept a grant agreement with the Florida Department of Law Enforcement for the purchase of equipment for community outreach purposes in the amount of \\$25,100](#)

Presentation By: Michael Balken

- 9b.** [Adopt Budget Resolution 2023-129 to appropriate grant funds from the Florida Department of Law Enforcement for the purchase of equipment for community outreach purposes in the amount of \\$25,100](#) **BR-2023-129**
Presentation By: Tammi Haslam
- 9c.** [Approve Amendment No. 1 to Agreement No. LPS0025 between the Florida Department of Environmental Protection and City of Ocala for the Foxwood Farms Water Quality Improvement Project](#)
Presentation By: Sean Lanier
- 9d.** [Approve the release of a Blanket Electric Easement granted by Armstrong Land, LLC](#)
Presentation By: Tracy Taylor
- 9e.** [Approve the release of a Blanket Electric Easement granted to the City of Ocala by Mark III Industries, Inc](#)
Presentation By: Tracy Taylor
- 9f.** [Approve the release of a Blanket Electric Easement granted by Cal Hearthstone Lot Option Pool 01, LP](#)
Presentation By: Tracy Taylor
- 9g.** [Approve the Partial Release of an Electric Easement granted by L.C. Stevenson](#)
Presentation By: Tracy Taylor
- 9h.** [Approve the release of Temporary Construction Easements granted by Bayi, LLC](#)
Presentation By: Tracy Taylor
- 9i.** [Outside Counsel Invoices – February, 2023](#)
Presentation By: William E. Sexton
- 9j.** [Approve appointment of Brady Fritz and Antoinette Hunt to the West Ocala Redevelopment Advisory Committee](#)
Presentation By: Aubrey Hale
- 9k.** [Approve Regular Meeting City Council Minutes from March 7, 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.

11. Introduction and First Reading of Ordinances

(Second and Final Reading - April 4, 2023)

- 11a. [Introduce Ordinance 2023-43 amending Chapter 34, Article IX, **ORD-2023-43** Section 34-201 concerning litter](#)
- 12. **Internal Auditor's Report - None**
- 13. **City Manager's Report**
 - 13a. Update on Animal Control
 - 13b. Update on Fire Fee Refund Payments
 - 13c. Update on Council Strategic Planning Session
- 14. **Police and Fire Department Report**
- 15. **Mayor's Report**
- 16. **City Attorney's Report**
- 17. **Informational Items**
 - 17a. Calendaring Items
 - Golf Cart Map Expansion Public Meetings - Thursday, March 30 at Noon and 5:30pm at Florida Institute for Human & Machine Cognition (IHMC), 15 SE Osceola Ave.
 - 17b. Comments by Mayor
 - 17c. Comments by Council Members
 - 17d. Informational
 - 17d1. [Executed Contracts Under \\$50,000](#)
- 18. **Adjournment**