



# Ocala

## City Council

### Synopsis

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.org](http://www.ocalafl.org)

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**Tuesday, February 21, 2023**

**4:00 PM**

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**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
  - Heriberto Nunez - Public Works
  - Ross Jenkins - Public Works
  - Aaron Walters - Public Works
  - Bradley Beymer - Public Works

**2. Public Notice**

**Public Notice for the February 21, 2023 City Council Regular Meeting was posted on January 4, 2023**

**3. Proclamations & Awards**

- 3a.** Service Award - Christopher Drivas - Ocala Electric Utility - 25 Years of Service
- 3b.** Irish American Heritage Month Proclamation will be presented to Tom Egan, Representative of the Ancient Order of Hibernians (AOH) on behalf of the Florida AOH State Board
- 3c.** Engineers Week Proclamations will be presented to the Florida Engineering Society Forest Chapter and to Alex Campano, the Chapter President

**4. Presentations**

**5. Public Comments**

**Brian Creekbaum, 103 NE 31st Terrace, requested Council schedule an animal control workshop**

**John Ivory, 1860 SW 76th Lane, commented on Jervey Gantt Park and practice field rental charges**

**Greg Schmid, 1209 SE 15th Avenue, commented on the usage of golf carts**

**Suzy Heinbockel, 2907 SE 22nd Avenue, commented on fiber optic services**

## **6. Public Hearings**

- 6a.** 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)

Presentation By: Aubrey Hale

**Introduced By:** Ire J. Bethea Sr

Postponed to March 21, 2023 City Council Meeting

**RESULT:** POSTPONED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

- 6b.** 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)

Presentation By: Aubrey Hale

**Introduced By:** Jay A. Musleh

Postponed to March 21, 2023 City Council Meeting

**RESULT:** POSTPONED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

- 6c.** 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)

Presentation By: Aubrey Hale

Postponed to March 21, 2023 City Council Meeting

**RESULT:** POSTPONED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Barry Mansfield

- 6d.** 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. Request to postpone the public hearing to the March 7, 2023, City Council meeting)

Presentation By: Jeff Shrum

Postponed to March 21, 2023 City Council Meeting

**RESULT:** POSTPONED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Barry Mansfield

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

- 6e.** Approve the Marion County Third Amended and Restated Interlocal Agreement for Public School Facility Planning

Presentation By: Tye Chighizola

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

## **7. Second and Final Reading of Ordinances**

(All are Public Hearings)

- 7a.** Adopt Ordinance 2023-29 to rezone from SC, Shopping Center, to B-2, Community Business, for property located on the west side of Tartan Road, south of properties addressed 5500 and 5300 SW College Road; approximately 3.18 acres (ZON22-45052) (Quasi-Judicial)

Presentation By: Jeff Shrum

**Introduced By:** Jay A. Musleh

**RESULT:** ADOPTED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

- 7b.** Adopt Ordinance 2023-30 to annex property located north of the access road included in the Shops at Foxwood Replat (P.B. 12 Pg. 161), said access road running behind properties addressed 4579 to 4631 NW Blichton Road; approximately 6.10 acres (ANX22-45042) (Quasi-Judicial)

Presentation By: Jeff Shrum

- Introduced By:** Ire J. Bethea Sr  
**RESULT:** ADOPTED  
**MOVER:** Ire J. Bethea Sr  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 7c. Adopt Ordinance 2023-31 to change the Future Land Use Designation from Commercial (County), to Low Intensity (City), for property located north of the access road included in the Shops at Foxwood Replat, said access road running behind properties addressed 4579 to 4631 NW Blitchton Road; approximately 6.10 acres (LUC22-45047)
- Presentation By: Jeff Shrum
- Introduced By:** Barry Mansfield  
**RESULT:** ADOPTED  
**MOVER:** Barry Mansfield  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 7d. Adopt Ordinance 2023-32 to rezone from B-2, Community Business (County), to B-2, Community Business (City), for property located north of the access road included in the Shops at Foxwood Replat, said access road running behind properties addressed 4579 to 4631 NW Blitchton Road; approximately 6.10 acres (ZON22-45048) (Quasi-Judicial)
- Presentation By: Tye Chighizola
- Introduced By:** Barry Mansfield  
**RESULT:** ADOPTED  
**MOVER:** Barry Mansfield  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 7e. Adopt Ordinance 2023-35 to amend the boundaries of the Ridge at Heath Brook Community Development District generally located southeast of SW Highway 200 (College Road) and west of I-75 by adding approximately 36.431 acres to increase the size of the Community Development District to approximately 75.796 acres (Case No. PH23-45081) (Quasi-Judicial)
- Presentation By: Tye Chighizola
- Introduced By:** Barry Mansfield  
**RESULT:** ADOPTED  
**MOVER:** Barry Mansfield  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 7f. Adopt Ordinance 2023-36 amending sections 2-195 and 2-196, Code of Ordinances, City of Ocala, Florida; providing for the administration of preemployment fingerprinting and

background checks

Presentation By: William E. Sexton

**Introduced By:** Kristen M. Dreyer

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

- 7g.** Adopt Ordinance 2023-37 creating sections 58-170 through 58-172, Code of Ordinances, City of Ocala, Florida; providing for the regulation of dangerous uses of the public rights-of-way; enforcement and penalties

Presentation By: William E. Sexton

**Introduced By:** Kristen M. Dreyer

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

## **8. General Business**

- 8a.** Approve a one-year renewal agreement with the School Board of Marion County to provide fiber services to metropolitan area network schools with gross revenue in the amount of \$1,214,139

Presentation By: Mel Poole

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 8b.** Approve contract for the rehabilitation of the Gaines residence located at 2408 NW 21st Street to Bruce Wayne Wiley, LLC, for a total project cost not to exceed \$137,328

Presentation By: Robin Ford

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Barry Mansfield

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

- 8c.** Approve a three-year Small Municipal and County Government Enterprise Agreement with Environmental Systems Research Institute, Inc. to provide citywide geographic information system software with an estimated aggregate expenditure of \$165,000

Presentation By: Christopher Ramos

**RESULT:** APPROVED

- MOVER:** Ire J. Bethea Sr  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8d.** Approve a one-year renewal with Southern Lawn Care Mid Florida, Inc., for streets grounds maintenance in the north section of the City with an aggregate expenditure of \$191,671
- Presentation By: Darren Park  
**RESULT:** APPROVED  
**MOVER:** Jay A. Musleh  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8e.** Accept award letter from the Federal Emergency Management Agency for the purchase of LifePak monitor/defibrillators in the amount of \$346,500
- Presentation By: Clint Welborn  
**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.

- RESULT:** APPROVED THE CONSENT AGENDA  
**MOVER:** Kristen M. Dreyer  
**SECONDER:** Ire J. Bethea Sr  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 9a.** Approve the donation of a surplus vehicle to the Marion Technical Institute Automotive Program
- Presentation By: John King
- 9b.** Approve the release of an Electric Easement located on Parcel #2390-000-000 and recorded in OR Book 2444, Page 1602
- Presentation By: Tracy Taylor
- 9c.** Approve the Contract for Sale and Purchase for the sale of Marion County Parcel #2390+006-000 to HP Ocala 40th Avenue, LLC for the price of \$94,000
- Presentation By: Tracy Taylor
- 9d.** Approve Task Work Order #23 with Kimley-Horn & Associates, Inc., for SR 40 at NW 46th Avenue signalization design in the amount of \$52,620

- Presentation By: Sean Lanier
- 9e.** Adopt Budget Resolution 2023-126 to accept and appropriate funds from the Federal Emergency Management Agency for the purchase of LifePaks in the amount of \$346,500
- Presentation By: Tammi Haslam
- 9f.** Approve appointment of Brady Fritz to the Brownfields Advisory Committee for an unexpired four-year term ending March 1, 2027
- Presentation By: Aubrey Hale
- 9g.** Approve reappointment of John Gamache and appoint Ronnie Santana Jr. to the East Ocala Redevelopment Advisory Committee
- Presentation By: Aubrey Hale
- 9h.** Approve appointment of Kendall Drake and Rachel Laxton to the Downtown Ocala Redevelopment Advisory Committee
- Presentation By: Aubrey Hale
- 9i.** Approve appointment of David McCollister to the North Magnolia Community Redevelopment Area Advisory Committee
- Presentation By: Aubrey Hale
- 9j.** Approve reappointment of Ruth Reed to the West Ocala Redevelopment Advisory Committee
- Presentation By: Aubrey Hale
- 9k.** Approve reappointment of Ruth Reed and Carolyn Adams to the Brownfields Advisory Committee.
- Presentation By: Aubrey Hale
- 9l.** Approve reappointment of Michael Kroitor and Kevin Steiner for new three-year terms with the Municipal Code Enforcement Board
- Presentation By: Angel Jacobs
- 9m.** Approve reappointment of Rus Adams, Owen Boone and Richard Kesselring to new three-year terms with the Planning and Zoning Commission
- Presentation By: Angel Jacobs
- 9n.** Approve reappointment of Jane Cosand, Trusten “Holland” Drake and Ira Holmes to new three-year terms with the Ocala Historic Preservation Advisory Board
- Presentation By: Angel Jacobs
- 9o.** Approve reappointment of Pamela Calero Wardell to a new four-year term with the Ocala Municipal Arts Commission
- Presentation By: Angel Jacobs
- 9p.** Approve January 2023 city attorney invoices for general city business legal services in the amount of \$7,046.25 and for risk management-related legal services in the amount of \$29,962.30
- Presentation By: William E. Sexton

**9q.** Approve Regular Meeting City Council Minutes from February 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 - None**

**12. Internal Auditor's Report - None**

**13. City Manager's Report**

13a. Golf Cart Update

13b. State Legislative Priorities

**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**

**FDOT Public Information Meeting scheduled on Thursday, March 9, 2023, at 6 pm**

**Ocala Housing Authority Board Member vacancy**

**16. City Attorney's Report**

**17. Informational Items**

a. Calendaring Items

b. Comments by Mayor

c. Comments by Council Members

d. Informational

**17d1.** Executed Contracts Under \$50,000

**18. Adjournment**

**Adjourned at 5:15 pm**

**Minutes**

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James P. Hilty Sr.  
Council President

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Angel B. Jacobs  
City Clerk