

# MASTER AGREEMENT FOR PROFESSIONAL SERVICES

## TASK ORDER FORM

Effective Date Upon Execution Task Order No. 5.

Client Project No. \_\_\_\_\_ Engineer Project No. 19033.05.

This Task Order is entered into on the effective date noted above pursuant to the "Master Agreement for Professional Services" between City of Ocala, Florida ("Client") and McFarland Johnson Inc. ("Consultant"), dated **July 20, 2022** ("Agreement"). The Agreement is incorporated herein and forms an integral part of this Task Order.

### Services Authorized: Florida Statutes 333 Implementation Assistance.

Client authorizes Consultant to perform the Engineering Services described in Exhibit A attached hereto and incorporated herein, which Exhibit A is marked with the above noted Task Order No. 5 and consists of five (5) page(s).

### Pricing

N/A Time and Expense per Agreement and Exhibit B to the Agreement.

X Firm Lump Sum Price of \$42,105.00

N/A Other (Describe):

### Schedule

Services may commence upon execution.

### Witness:

Amy M. Ricci

Name: Amy M. Ricci

Date: 11/30/23

### Consultant:

James M. Festa

Name: James M. Festa, P.E., CEO

Date: 11/30/23

### Accepted By:

\_\_\_\_\_  
Airport Engineer

Date: \_\_\_\_\_

### Approved By:

\_\_\_\_\_

Date: \_\_\_\_\_

## **SCOPE OF SERVICES**

### **FLORIDA STATE STATUTES 333 IMPLEMENTATION**

#### **OCALA INTERNATIONAL AIRPORT**

**October 2023**

#### **PROJECT OVERVIEW**

Ocala International Airport (OCF) and the City of Ocala (City) seek to update the Code of Ordinances to ensure consistency with Florida State Statute 333 requirements to adopt, enforce, and administer and airport zoning code consistent with statutory requirements.

For this effort, McFarland Johnson, Inc. (MJ) is pleased to assist Ocala International Airport and City of Ocala with the following tasks:

- TASK 1 Review Existing City of Ocala Land Development Code/City of Ocala Zoning Code
- TASK 2 Prepare Draft Outline Ordinance
- TASK 3 Prepare an Update to the Airport Hazard Area Map/Airport Zoning Area Map
- TASK 4 Administrative and Legislative Meeting Technical Assistance
- TASK 5 FS 333 Interlocal Agreement (ILA) Technical Assistance

#### **SCOPE OF WORK**

McFarland Johnson, Inc. (Consultant) will provide the following professional services and deliverables under this contract related to adoption of an airport zoning overlay district and requirements necessary to adopt, enforce, and administer airport zoning code consistent with statutory requirements. The following detailed tasks will be completed.

#### **TASK 1: REVIEW EXISTING CITY OF OCALA LAND DEVELOPMENT CODE/CITY OF OCALA ZONING CODE**

Consultant will review existing Code of Ordinances of the City of Ocala to ensure consistency with Florida State Statute 333 requirements to adopt, enforce, and administer an airport zoning code consistent with statutory requirements. Consultant will review Chapter 18, Article IV – Airport Zoning to provide a list of recommendations and modifications to the code to be consistent with Florida State Statute 333. Consultant will also review Chapter 82, Article III to determine if existing permitting process for local development is adequate to review developments within the vicinity of the Airport from becoming hazards to air navigation; and meet the intent of Florida State Statute 333. Recommendations will be provided to City in a technical memorandum. Review of existing Code of Ordinances may include up to one (1) meeting with City Officials to understand existing permitting process and local workflows.

#### **TASK 2: PREPARE DRAFT OUTLINE ORDINANCE**

Consultant will coordinate with City of Ocala staff to prepare a text amendment to the Code of Ordinances of the City of Ocala to revise, or update language to meet statutory requirements and identify a permitting process for development within Airport Hazard Zones near the Ocala International Airport (OCF)

- Includes one (1) meeting with City of Ocala Staff (Growth Management/Planning/Legal) to prepare draft text amendments, additions, and preparation a draft ordinance.
- Includes coordination with City Clerk to prepare agenda item for City Planning Commission and potential subsequent readings at the City Council (up to 1 meeting)

### **TASK 3:        PREPARE AN UPDATE TO THE AIRPORT HAZARD AREA MAP/AIRPORT ZONING AREA MAP**

Prepare an Update to the Airport Hazard Area Map/Airport Zoning Area map to identify protected airspace zones to be adopted in reference to proposed text amendment to City of Ocala Land Development Code/City of Ocala Zoning Code.

- Preparation of map will include coordination with OCF Airport Manager to determine extent and boundaries of surfaces to protect. Surfaces to be evaluated will include 14 CFR Part 77 imaginary surfaces and may include surfaces at the discretion of Airport Manager including TERPS surfaces, noise contour areas, or areas identified to regulate land uses which may cause an impact to air navigation or impair the utility of a public airport.
- Airport Hazard Area Map/Airport Zoning Area Map will be prepared in static (printed) format as well as using Geographic Information Systems (GIS) Software. Deliverable will include printed maps and all electronic data (etc. GIS shapefiles, CAD files)

### **TASK 4:        ADMINISTRATE AND LEGISLATIVE MEETING TECHNICAL ASSISTANCE**

Consultant shall provide technical assistance during administrative and legislative meetings related to adoption of draft zoning ordinance which will include in-person attendance at City Planning Commission and City Council meetings and may include a brief presentation to the elected bodies explaining Florida Statute 333 Requirements and the intended implementation actions for the City of Ocala to comply and protect airspace from hazards to air navigation. (see meeting summary below)

### **TASK 5:        FS 333 INTERLOCAL AGREEMENT (ILA) TECHNICAL ASSISTANCE**

Consultant shall provide technical assistance to City of Ocala/Ocala International Airport Staff to provide templates of other 333 compliant interlocal agreements (ILAs) to City Staff for preparation of an interlocal agreement between the City of Ocala and Marion County to adopt, enforce, and administer the requirements of FS 333.

### **ASSUMPTIONS**

- Consultant will provide recommendations and advice on modifications or additions to Code of Ordinances/text amendments. City Staff will assist with formatting and legal review of proposed ordinance language to ensure consistency with Code of Ordinances and FS 333 intent.

### **PROJECT MEETINGS**

The project tasks outlined previously will include the following meetings and deliverables.

#### Meetings

- Workshop with City Staff – Planning/Airport
- Workshop with City Staff – Planning and Legal
- Coordination meeting with Marion County for ILA
- City Planning Commission – Public Hearing
- Ocala City Commission Meeting – 2nd Reading

#### Deliverables

- Technical Memorandum of Proposed Ordinance Amendments/Additions
- Draft Ordinance Text Amendment (Consultant to assist City Staff with Preparation)
- Airport Hazard Map/Airport Zoning Area Map including electronic data (GIS shapefiles)
- Interlocal Agreement with Marion County (Consultant to assist City Staff with Preparation)

#### **PROJECT SCHEDULE**

The anticipated schedule from Notice to Proceed to completion is estimated at 4-months.

**--- END OF SCOPE OF SERVICES ---**

## Florida Statutes 333 Implementation Assistance

## City of Ocala/Ocala International Airport

**10-17-2023**

### FEE SUMMARY



# McFarland Johnson

DESIGN / PLANNING SERVICES	
	\$38,154.71
	\$3,950.00
	\$42,104.71

## 1. DIRECT TECHNICAL LABOR

## 2. DIRECT EXPENSES

### 3. SUBCONSULTANT COSTS

#### 4. TOTAL FEE ESTIMATE

## 5. TOTAL LUMP SUM FEE FOR ALL SERVICES

**\$42,105**