Minutes Summary

**The following members were present:** Bob DuMond, Clark Yandle, Summer Gill, Ira Holmes and Mary Sue Rich

**The following members were absent:** Ruth Reed, Narvella Haynes, Ken Ausley, Fred Roberts, Paolo Mastroserio, Gilbert Martinez, Steve Albright, Grant McMahon, Ed Plaster, Michelle Partin, Todd Rudnianyn, Reginald Landers, Jr. and Patrick Gilman

**City Staff in Attendance:** Peter Lee, Planning Director; Melanie Gaboardi, Revitalization Strategies Director; Lisa Walsh, Economic Development Manager; Patricia Hitchcock, Planning & Zoning Manager; Gus Gianikas, CRA Manager; David Boston, Senior Planner / GIS Analyst; Nancy Smith, Senior Planner; Aubrey Hale, Urban Design Coordinator; Phillip D. Vincent, Assistant Internal Auditor; and Andrew Morris, P/T Temporary Planning Intern

**Citizens in Attendance:** Doug Louden, North Magnolia CRA Advisory Committee; Mike Needham, North Magnolia CRA Advisory Committee; and Leigh Ann Parent

Mr. Boston called the meeting to order at 11:38 am.

**Agenda Item #1:  Proof of Publication**

Ms. McKeever stated that the public notice was posted on the City of Ocala’s website on June 8, 2018.

**Agenda Item #2:  Approval of May 2, 2018 Minutes**

Ms. Gill made a motion to approve the May 2, 2018 minutes; Mr. DuMond seconded the motion, which unanimously carried.

**Agenda Item #3:  North Magnolia land use change**

Mr. Boston reviewed the boundaries of the North Magnolia CRA district and explained that North Magnolia is not being included in the form-based code but instead the City is proposing to do a land use classification change which will make zoning districts consistent with the land use classification. The only zoning district that would not be consistent with the Low Intensity Future Land Use (FLU) classification is B-5. To address this, a proposed code amendment will be done so that B-5 zoning is consistent with the Low Intensity FLU classification in the North Magnolia CRA.

Mr. Boston advised that the initial FLU amendment was part of the Ocala 2035 Vision Plan and staff agrees the proposed FLU change is appropriate for this area now. Mr. Boston referred to a map of the North Magnolia CRA and identified the zoning districts. Ms. Hitchcock explained that because the properties currently have a High Intensity FLU classification there is a requirement that the minimum Floor Area Ratio (FAR) for each property in North Magnolia must be 0.2 which means that 20% of any site must be covered with a single building or a two-story building with 10% of the property covered. However, because most of the North Magnolia properties are zoned predominantly light industrial...
of the properties do not currently meet the 0.2 FAR requirement and most of them would not likely meet the 0.2 FAR with redevelopment or new development. If the City had moved forward with the form-based code, staff would have been able to address that issue. It was never staff’s intention to make the properties nonconforming. The High Intensity FLU could have been maintained and with the form-based code they would have been consistent and the development pattern in North Magnolia could have continued with perhaps some aspirational aspects along the primary corridor which can still happen. The goal of the amendment in 2017 was to make everything consistent except in the primary corridors. Going to the Low Intensity FLU is a reboot for the North Magnolia area. Staff will work further on this corridor through the North Magnolia Redevelopment Plan. Mr. Lee explained that essentially North Magnolia will remain the same but it will not preclude aspirational pieces like Imagine North Magnolia and other projects from being developed throughout the corridor. The vision may be slightly different than originally planned but redevelopment and other changes enhance the corridor.

Mr. Boston added that in the process of updating the North Magnolia Plan, staff publicized that it was possible to preserve and maintain the existing character of the area; add new restaurants, retail and housing; and also maintain light industrial businesses within the corridor as redevelopment takes place. Setback requirements are not being changed; they will remain the same.

Mr. Yandle said that Mr. Louden and Mr. Needham agree with him that the North Magnolia corridor is fine the way it is. Changes are not needed; it continues to be very successful. There are a lot of other areas that are in dire straits and need more attention than the North Magnolia CRA. It is his hope that within the next six months the North Magnolia CRA Committee will focus on what needs to be done to fulfill the needs of the people within their community. The North Magnolia Business District wants to be included in any current and future discussions about land use or zoning changes or other suggestions about their corridor. There was a short discussion about expanding the hanging baskets/planters and getting trees trimmed and perennials to replace the grass along North Magnolia Avenue. Mr. Boston said that staff would look for assistance in having trees trimmed and planters added along the street. Mr. Hale stated that there is a sidewalk enhancement project going on now along Pine Street and it will go up to North Magnolia Avenue. A screened wall with sculptural elements will be built to help tie Tuscawilla Park to North Magnolia, and there may be an opportunity for some planters to be added along the street.

Agenda Item #4: Updates on old business

Mr. Boston stated that a Development Opportunity for the Pine Oaks Golf Course has been released for bids. The City wants the site redeveloped into a mixed-use development which includes housing, retail along the major corridor, and a 9-hole golf course. The development will tie into the Recharge Park. Procurement is still waiting for all the bids to come in.

Mr. Boston said that the form-based code has gone through Planning & Zoning Commission hearings and will go to City Council in August to allow the City Attorney’s Office enough time to do a thorough review of the code.

Mr. Hale said the only information he knows about the timeline for the Recharge Park is that the groundbreaking is scheduled for August 9th and Ms. Hitchcock added that the project is supposed to be completed by the end of next year.

Mr. Hale announced that construction is underway for the downtown hotel. The site plan received its first approval after completing modifications to address elevation changes. The developers are in the process of working on the second phase building plan and it should be submitted to the Building Division.
in the next couple of weeks for site plan approval. The process should be quick because most of it was approved in the first phase of the site plan. The developer is moving forward with construction and the building should be vertical in about 30 days. The scale of the building and a determination of the impact to the downtown area will probably be possible by September because once the first floor is built, the rest of the building will be completed quickly. The Broadway Street sewer relocation improvement hasn’t been completed; the temporary curve on 1st Avenue has been completed. Other streetscape improvements will be completed after the building is finished.

Mr. Hale stated that the Osceola Trak project will be starting in about a month. The Trak will run from East Fort King Street all the way north to NE 5th Street.

There was a short discussion about the various street closures around the downtown area.

**Agenda Item #5: Upcoming meetings**

Mr. Boston stated that a list of upcoming meetings was included in the presentation.

**Agenda Item #6: Open floor**

Ms. Rich made a motion to adjourn the meeting; Mr. DuMond seconded the motion, which unanimously carried.

Mr. Boston adjourned the meeting at 12:13 pm.