

Resolution

No. 2000-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA RELATING TO COMMUNITY DEVELOPMENT; AMENDING OR MODIFYING THE COMMUNITY DEVELOPMENT PLAN; INCLUDING A CHANGE IN THE BOUNDARIES OF THE REDEVELOPMENT AREA TO ADD LAND; REAFFIRMING THE FINDING OF THE EXISTENCE OF ONE OR MORE SLUM AND BLIGHTED AREAS IN THE CITY; DEFINING THE COMMUNITY REDEVELOPMENT AREA AND DESIGNATING PART OF IT AS THE "DOWNTOWN REDEVELOPMENT AREA" AND THE OTHER PART OF IT AS THE "NORTH MAGNOLIA REDEVELOPMENT AREA"; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING CONFORMITY TO THE COMPREHENSIVE PLAN; APPROVING AN AMENDED COMMUNITY DEVELOPMENT PLAN; AUTHORIZING AND DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS:

- A. As used herein, the terms defined in Section 163.340, Florida Statutes, have the meanings as set forth therein. Further, as used herein, the "Act" refers to Part III, Chapter 163, Florida Statutes.
- B. By Resolution No. 88-37, adopted by the City Council (the "City Council") of the City of Ocala, Florida (the "City") on March 15, 1988, the City Council found that one or more slum or blighted areas existed within the City in the area described in the Resolution (the "Downtown Redevelopment Area"), and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area was necessary in the interest of public health, safety, morals or welfare of the residents of the City. Pursuant to such Resolution, the Downtown Redevelopment Area became the City's Community Redevelopment Area.
- C. Pursuant to Resolution No. 88-48, adopted by the City Council on April 12, 1988, the City Council created the Community Redevelopment Agency of the City of Ocala, Florida (the "Agency"), and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes.
- D. By Resolution No. 88-52, adopted by the City Council on May 24, 1988, the City adopted a Community Redevelopment Plan (the "Plan") for the Downtown Redevelopment Area.
- E. By Resolution No. 93-66, adopted by the City Council on June 29, 1993, the City designated the City of Ocala Downtown Development Commission (the "DDC") as the Agency pursuant to Section 163.356, Florida Statutes.

- F. By Resolution No. 99-01, adopted by the City Council on June 22, 1999, the City designated the Ocala City Council as the Agency pursuant to Section 163.357, Florida Statutes, and named the DDC as the advisory board to the Agency.
- G. By Resolution No. 99-121, adopted by the City Council on August 10, 1999 the City found that one or more slum and blighted areas exists within the area described and depicted on Exhibit "A" to the Resolution (the "North Magnolia Redevelopment Area"), and that the rehabilitation, conservation, or redevelopment, or combination thereof, of the North Magnolia Redevelopment Area is necessary in the interest of public of health, safety, morals or welfare of the residents of the City, and that a need may exist to amend the existing Community Redevelopment Plan to include the North Magnolia Redevelopment Area.
- H. A study concerning whether a need exists to amend the existing Plan to include the North Magnolia Redevelopment Area has been undertaken, and a proposal to amend the existing Plan to include the North Magnolia Area, and to provide for the community redevelopment in the North Magnolia Redevelopment Area, has been undertaken and completed in the form of a proposed "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999 (the "Amendment").
- I. The Agency received the proposed Amendment and referred it to the Planning and Zoning Commission of the City of Ocala, the local planning agency of the City, pursuant to Section 163.360(4), Florida Statutes.
- J. The Planning and Zoning Commission reviewed the proposed Amendment and determined that the Amendment and the Plan, as amended by the Amendment (the "Amended Plan"), are consistent with the City's Comprehensive Plan and recommended adoption of the Plan.
- K. The Agency submitted the Amendment, together with written recommendations, to the City Council and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the existing Community Redevelopment Area and the North Magnolia Redevelopment Area.
- L. As required by Section 163.346, Florida Statutes, the City Council provided public notice of its proposed adoption of this Resolution pursuant to Section 166.041(3)(a), Florida Statutes, and, at least fifteen (15) days before the adoption of this Resolution, mailed by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the existing Community Redevelopment Area and the North Magnolia Redevelopment Area.
- M. Pursuant to Section 163.361(2), Florida Statutes, the City Council held a public hearing on the proposed Amendment after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the Agency.

- N. All prerequisites under the Act have been accomplished, and it is now appropriate and necessary that the Plan be amended as set forth in the Amendment and this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA:

1. **Incorporation.** The above matters are incorporated herein.
2. **Reaffirmation of Prior Resolutions.** The Resolutions described above, including Resolution No. 99-121, finding that one or more slum and blighted areas exist within the North Magnolia Redevelopment Area as described and depicted on Exhibit A to such Resolution and to this Resolution, are reaffirmed.
3. **Change in Boundaries of Community Redevelopment Area.** The Plan is hereby amended and modified, pursuant to Section 163.361, Florida Statutes, to change the boundaries of the Community Redevelopment Area to include the North Magnolia Redevelopment Area. Thus, the Community Redevelopment Area shall consist of the following areas:
 - a. The Downtown Redevelopment Area; and
 - b. The North Magnolia Area.
4. **Advisory Boards.**
5. The DDC shall serve as an advisory board to the Agency concerning the Downtown Redevelopment Area and shall perform such duties as may be assigned to it by the Agency.
6. The North Magnolia Corridor Redevelopment Corporation, a Florida not-for-profit corporation, shall serve as the advisory board to the Agency concerning the North Magnolia Redevelopment Area and shall perform such duties as may be assigned to it by the Agency.
7. **Findings Concerning Adoption of Plan for North Magnolia Area.** The City Council does hereby find that:
 - a. The Amendment has been prepared, proposed and approved as required by the Act.
 - b. The City Council may approve the community redevelopment of the Community Redevelopment Area pursuant to the Plan as amended by the Amendment (the "Amended Plan") in that:
 - 1 Even though no families are anticipated to be displaced as a result of community redevelopment as proposed in the Amended Plan, a feasible method exists for the location of any such families in decent, safe, and sanitary

dwelling accommodations within their means and without undue hardship to such families;

2 The Amended Plan conforms to the general plan of the City as a whole;

3 The Amended Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Amended Plan; and

4 The Amended Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise.

c. The Amended Plan is consistent with and conforms to the provisions of the City's Comprehensive Plan in effect on the date hereof.

d. The Amended Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act.

e. It is appropriate, proper and timely that the Amendment be approved at this time so that the Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the Community Redevelopment Area, including the North Magnolia Redevelopment Area.

8. **Approval of Amendment.** The City Council does hereby approve, pursuant to Sections 163.360 and 163.361, Florida Statutes, the Amended Plan as the community redevelopment plan for the Community Redevelopment Area. As a result of such action, the Amended Plan consists of the following documents:

a. The document entitled "City of Ocala Community Redevelopment Plan," prepared by Henigar and Ray Engineering Associates, Inc., and approved by the Agency on May 17, 1998, a copy of which was attached to Resolution 88-52 as Exhibit B and is hereby incorporated herein by reference. This document shall serve as the community redevelopment plan for the Downtown Redevelopment Area; and

b. The document entitled "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999, a copy of which is attached hereto as Exhibit B and is hereby incorporated herein by reference. This document shall serve as the community redevelopment plan for the North Magnolia Redevelopment Area.

Even though both documents are approved as the community redevelopment plans for each area, they shall be considered to be a single community redevelopment plan for purposes of the Act.

9. **Continuation of Trust Fund.** This Resolution does not impair, diminish or restrict the effectiveness, validity or continuation of the Community Redevelopment Trust Fund created and established by Ordinance No. 2009, enacted by the City Council on June 28, 1988, or any amendments thereto adopted prior to the effective date of this Resolution.

10. **Notification to Taxing Authorities.** The City Clerk is hereby authorized and directed to notify all taxing authorities of the adoption of this Resolution.

11. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Ocala, Florida, this 2nd day of November, 1999.

Attest:

City of Ocala

Deborah C. Bullock

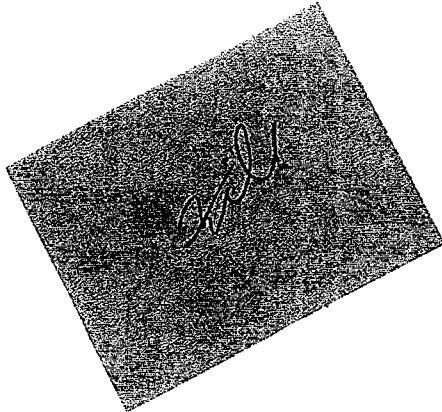
Deborah C. Bullock
City Clerk

Richard A. Kesselring, Jr.

Richard A. Kesselring, Jr.
City Council President

Approved as to form and legality:

Patrick G. Gilligan
Patrick G. Gilligan
City Attorney



CITY OF OCALA
NORTH MAGNOLIA REDEVELOPMENT CORRIDOR
COMMUNITY REDEVELOPMENT PLAN

July 1999

Prepared and Submitted by:

ECOMATRIX
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A. Priority #1:

Develop the following key streets to create good traffic flow and accommodate growth: 8th Street Magnolia to Pine; Old Jacksonville Road from Magnolia to 20th; 14th Street from Magnolia to 8th Avenue; 9th Street from Magnolia to CRA Boundary

Each street should have lighting to deter crime, landscaping, paving, sidewalks, and trees.

Strategies:

1. Meet with Property Appraiser to get current projections for growth in CRA.
2. Meet with City Engineering to determine linear foot cost for developing all types of roads being considered including costs for sidewalks, lighting, landscaping and paving.
3. Determine methods of obtaining the renovation and/or upgrading of infrastructure items by the City: fire flow, water, sewer, electric, gas, and telephone.
4. Further study traffic flow to understand how vehicles enter and leave the corridor. Further refine and determine which roads to complete first, second, third, etc.
5. Strategize and provide means to finance capital improvement plans.

B. Priority #2:

Identify potential areas of commercial and residential development; create incentives to draw new business establishments to the North Magnolia Corridor; provide funds for facade enhancements to make area aesthetically pleasing; and promote events to draw visitors.

Strategies:

1. Work with City Staff and North Magnolia Merchants' Association to identify potential areas of commercial and residential development.
2. Set up fund to allow for architectural fees and facade grants.

3. Create a committee under North Magnolia Merchants' Association to look for types of desired development. This committee will identify available spaces and apply potential uses.
4. Work with City Staff to continue and expand impact fee waivers.
5. Provide fund for contaminated site cleanup when Brown field grants have been exhausted.
6. Work with Southeastern Livestock Pavilion and appropriate parties to help develop Farmers' Market Day to draw visitors to the area.
7. Work with merchants and land owners to create incentives for new business owners, i.e.: reduced initial startup cost (rent).

C. Priority #3:

Continue to develop a strong connection to Downtown and adjacent recreation and community facilities: Tusawilla Park and recreation facilities; Lillian Bryant Park; Southeastern Livestock Pavilion.

Strategies:

1. Consult with North Magnolia Merchants' Association and landowners to create paved linear landscape connection to Tusawilla Park.
2. Work with community leaders and North Magnolia Merchants' Association to continue site improvements to Lillian Bryant Park.
3. Work with County to promote Southeastern Livestock Pavilion.
 - a. Create Livestock Pavilion day along Magnolia.
 - b. Promote via banner program.
 - c. Merchants provide discounts upon presentation of ticket to Livestock Pavilion events.
4. Work with Downtown Development Commission to create and promote continuous growth and development between governing bodies. Establish effective working rapport.

D. Priority #4:

Solve homeless problem.

Strategy:

Work with North Magnolia Merchants' Association, City, residents and Coalition for the Homeless to find a compassionate solution to this human need.

E. Priority #5:

Create means for residential growth to include more owner-occupied residents.

Strategies:

1. Work with City Staff, North Magnolia Merchants' Association and other City and County agencies to create and/or implement existing residential development incentives.
2. Eliminate absentee ownership where possible so CDBG funds can be used to fullest potential.
3. Identify current owner-occupied residences and encourage use of CDBG funds for restoration.
4. Encourage selling of nonowner-occupied residences.
5. Encourage renovation of owner-occupied residences.
6. Work with Habitat for Humanity and City Staff to choose North Magnolia Redevelopment Area for their next several sites.
7. Work with City to enforce existing code violations.
8. Work with police to increase cruiser patrol to decrease crime.
9. Create Community Watch Program.
10. Research any available Federal and State loans and grants available for slum and blight areas.
11. Develop strong connections between residential community and North Magnolia Corridor to enhance pedestrian flow.
 - a. Special landscaped areas.
 - b. Parks

- c. Pedestrian and bicycle friendly walkways.

F. Priority #6:

Work with City to decrease crime.

Strategies:

1. Work with Police Chief and City to increase police patrol.
2. Initiate Neighborhood Watch Program.
3. Initiate Business Watch Program.
4. Work with landowners and City to donate site for police substation (bicycle and horse).
5. Work with businesses and property owners to encourage lighting for added security.

G. Priority #7:

Create green space: vest pocket parks and rest areas. Upgrade cemeteries.

Strategies:

1. Identify potential spaces for parks, rest areas, and green ways.
2. Work with current owners of cemeteries to upgrade cemeteries.
3. Work with current owners of cemeteries to create rest areas within its boundaries.
4. Work with local officials to obtain available funding, e.g.: Pennies for Parks, to develop parks.

H. Priority #8:

Practice effective code enforcement to promote a healthy, safe, and aesthetically pleasing area.

Strategy:

1. Work with local code enforcement to create means to report code infractions.
2. Establish information network to inform businesses and property owners of current codes.

IV. CAPITAL IMPROVEMENTS: FINANCING THE PLAN

Through public meetings, the governing body of the North Magnolia Redevelopment Area has identified and developed Priorities and Strategies (outlined in N. above, page 11). The City of

Ocala has also identified infrastructure priorities; these projects and costs are outlined in A. below.

A. PROJECTS AND COSTS

There are five segments that are part of the Community Redevelopment Plan which impact public expenditures: road improvements, traffic improvements, water, sewer, and storm water.

1. Road Improvements

The major component of the traffic circulation system is the roadway network itself. The North Magnolia Community Redevelopment Area has approximately 7.82 miles of roadway not including North Magnolia Avenue. In February 1999, the City Engineering Department performed an evaluation of the condition of the streets in the North Magnolia Community Redevelopment Area. It was determined that slightly over one-half of the roadway (4.6 ± miles) system was in satisfactory condition. The balance of the roadway system (3.2 ± miles) requires corrective measures including recycling, leveling and resurfacing in order to improve the roadway conditions. The roadways are not shown individually on the plans.

PROJECTS AND COSTS - ROADS				
Description	Unit	Size	Unit Cost	Total Cost
Resurface	Miles	1.82	95,000.00	172,900.00
Level & Resurface	Miles	1.24	125,000.00	155,000.00
Recycle	Miles	0.16	150,000.00	24,000.00