

Ocala 2035 Leadership Meeting Minutes

Thursday, May 26, 2016

In attendance: Michelle Partin, Ed Plaster, Bob Dumond, Gilbert Martinez, Summer Gill and Ken Ausley.

City Employees present: Lisa Walsh, Matt Liebfried, Patti Hitchcock, Jason Kilcrease, Charles Rich, Peter Lee, Gus Gianikas, Melanie Gaboardi, Michael Daniels, David Boston and Jennifer Normoyle.

Meeting called to order at 11:43am

1. Downtown Construction

Michael Daniels advised that there has been issue in notifying property owners who might be affected by downtown construction but he ensured that they are working to communicate with those concerned. David Boston provided a map of road closures to which Mike provided explanations of construction projects downtown. He advised Ft. King, Broadway and Osceola are closed currently as work on the parking garage progresses. The parking garage is expected to be complete at the end of September. The city is also completing a water main project on Ft. King from 8th down to Watula, closures have been as far back as 11th for the last few weeks. They were planning to keep this area closed for the next few weeks but water and sewer has decided to leave the road open during the week to accommodate business owners and residents. However, Ft. King east of Watula will experience road closures on Saturdays during the day starting June 4th. Traffic will be detoured to Highway 40 during those closures. There is also construction work on Se 3rd Street, the road is being altered to a one way street to accommodate the new farmer's market and that should be completed in two weeks. It mostly effects employees of the city. Michael Daniels inquired as to whether any group members had been informed of any complaints regarding the downtown construction.

Summer Gill advised that she is a downtown resident and she advised that traffic is slower because all of the construction is happening at the same time. She advised that she has witnessed people stealing from the construction sites on Ft. King.

2. Midtown Master Plan

Peter Lee explained that the city has put out a request for letter of interest in doing the master plan. The city has received one response so far from NIG, which is the company that completed the Downtown Master Plan in 2003 or 2004. The plan spurred projects that have just recently come to light such as the downtown parking garage and the Osceola Linear Trail. They submit a letter of interest and the committee does a review of their response. Pete advised he had a virtual meeting online with NIG to discuss their proposal. The approach to the Midtown plan is similar to the Downtown Master Plan. The plan will identify catalytic sites, improve connectivity to the downtown, and identify implementation strategies to entice development. There is also a social service component in this plan due to the homeless and transient population concentrated in midtown. The plan will look at long-term collective impact strategies to how we deal with homeless and provisional services to those who need services. Peter Lee expressed that a signed contract will

hopefully be completed by the next Leadership group and the city can begin to get the midtown master plan underway.

3. Paradise Park Plaza

Michael Daniels provided information on the Paradise Park Plaza. The project is located by the old police substation on State Road 40, just to east of SW 27th Avenue. We completed the West Ocala Grocery Store Study because West Ocala had the current designation of being a food desert and a goal was to get a grocery store in West Ocala. At the City Council meeting on the May 17th, there was an approval for a public-private partnership between M2PCD, which is the group proposing the development and the city – to utilize the old police station site and develop it into a grocery store/shopping center site. There are still some funding issues that need to be worked out. It was approved but the requirement is that they submit site closing on the property by the end of this year. Michael Daniels advised that Leadership Group member Paolo Mastroserio is the engineer of record and has already put together this plan. The plan will go through review and hopefully the project will move forward. They are also proposing a pharmacy. Heart of Florida is one of the proposed tenants and they plan to provide dental services and other services. The project is an exciting development for the West Ocala area.

4. Proposed Urban Farm

Peter Lee advised that the city is exploring implementing an urban farm in West Ocala/Tucker Hill area located at NW 8th Avenue and NW 6th Street. The city owns a portion of the property there and there are some lots the city could acquisition due to outstanding taxes. One lot of property is land-locked and might be negotiation through a private sale with the owner. Peter Lee advised that there are three groups of people that are interested in this area and have ideas about farming, education and wellness, which would relate will to the planned Estella Byrd Wellness Center that will be located north of the site. These interested parties are from local churches and some are from a farming background and the city is exploring what it would take to create a true urban farm that would belong to the local citizens. In the early stages, there is a chance that we can use CDBG money, and it could be something that could be replicated to other communities in the city. What the city would like to do is turn over the operations to local 501c3's. In early research, they have explored some vertical planting techniques. The next steps would be outreach to how these farms are operated and how to fund them.

5. Country Green Planned Development

Michael Daniels advised that information on the Country Green Planned Development had been introduced during April's meeting. He explained that the city, a few years ago, had created a new zoning category called Planned Urban Development (PUD). The Planned Urban Development code was created to implement a lot of what was discussed in the Ocala 2035 Vision, such as creating more mixed use development and making areas more pedestrian friendly. The development is located on SW 20th Street and 54th Ave, just to the east of E-One near the Carlton Arms Apartments. The property is owned by Don Carll. They submitted a plan last month and at the time did not have an idea for what was planned for the Phase One portion but there were apartments located in the back. The developer through meetings with Michael Daniels and David Boston, have developed the plan to include more mixed use. In the Phase One portion, they are now looking at having retail on the floor and three stories of residential on the upper floors. The back of the property would have

apartment units, there are several amenities they are proposing such as land for farming and useable workshops for residents as well as gathering spaces. They are going to tie the development into the existing bike lanes on 20th. David Boston provided conceptual plans for the members to view. The plan will go to the Planning and Zoning Commission on June 13th, one of the big issues is the density (30 units per acre and 75,000 sq. feet of retail). They are currently not required to do a traffic study this month because it is conceptual but the city will get into that issue later. The PUD category had three different land use districts: low intensity district which is predominantly retail and the high intensity for the downtown core and the medium intensity which was a hybrid of these zones. Bob Dumont asked what kind of homes would be constructed there. Michael Daniels advised that there are apartments planned. David Boston noted that Phase 1 is located on the south side of the property with multifamily development and the mixed use will be developed last. Michael Daniels advised as the plan progresses the city will require them to complete a Developer's Agreement and a lot of the improvements they are showing on the plans will have to be constructed as part of the plan. Ed Plaster inquired about a road on the western side of the development, David Boston advised there is not a current road there; the developer will be constructing a private access road there (54th Ave). Bob Dumond inquired as to whether the development was near where Don Pap had built some homes, on the south side of 27th. Michael Daniels advised the development is next to that area. The West Ocala PUD which was proposed but not developed is behind this development and the idea is for this development to connect through. Bob Dumond advised that the connection between the new developments might improve development is the West Ocala PUD. The development will go to Planning and Development in June and City Council in July. Ed Plaster inquired as to whether the developers are required to connect their private road to the Timberwood development so traffic can carry through. Michael Daniels advised that the road will connect to the West Ocala PUD into Timberwood. He expressed that the Timberwood residents originally did not want any road connections. That area is still part of the county, so there are no connections going to there. Bob Dumond stated that he feels that residents would want a road connection through there so residents have access to Walmart retail et cetera. Michael Daniels advised that a previous city engineer went to the city commission and asked for the connectivity but the county did not move forward with it. Ed Plaster advised that connectivity is needed as there are many fractured developments in the city.

6. Village Green

Village Green is a mobile home park located close to Highway 75, off 33rd Avenue. Micheal Daniels advised is near College Park Elementary area in the commercial area. Peter Lee advised that the mobile home park is a non-conforming use. Micheal Daniels explained the area is coded for M1-commercial zone. Micheal Daniels advised there are several dilapidated structure in the mobile home park and introduced Matt Liebfried and Jason Kilcrease. Matt Liebfried and Jason Kilcrease provided a photo presentation citing a multitude of code violations in the structures located in the Village Green Mobile Home Park. Matt Liebfried advised that the code case was started September of 2015 and Jason Kilcrease has been continually assessing the units using a checklist. There are 162 units and 32 of them are vacant. A majority of the units are occupied by residents and have rotted wood, and structural issues. They have brought the owner to the magistrate for code violations and he has been found guilty of all these violations. The violations are mostly standard housing code violations, building violations, structural issues and debris and abandonment issues. The code

enforcement team has reached out to the property appraiser offices to correct the assessment of the property value as they have assessed the value much higher than its actual worth. The goal is to have livable life conditions. The families feel threatened by the property owners and so no changes are made. Matt Liebfried explained that the occupied units are deplorable. There are windows screwed shut which could pose a fire hazard, loose doors, holes and structural issues as well as deep fryers in kitchens as a majority of the units don't have working appliances. The residents do not make complaints because of the residents could be immigrants who may be legal or illegal. Ed Plaster inquired if it is the intent of the city to purchase this property. Peter Lee advised the city is not planning to purchase this property. The city is going to meet with the city attorney to discuss the owner's rights and what improvements can be made. Gilbert Martinez advised that from what is presented in the photos, the units are far beyond repair. Peter Lee advised that the owner has argued he can make the repairs and that he has timeline he must meet regarding the code violations. Patti Hitchcock stated that he should be made to provide end date on the improvements. If he chooses to replace a unit, he will have to enter into a non-conforming agreement for the mobile home park and that agreement would have to have a very clear site plan where he will have to provide paths and spaces between units, the number of units. It would provide the city some latitude to address the park as a whole and the exterior buffers. Peter Lee said that he feel that the vacant units should not be able to be re-inhabited but the code provides provision for the owner to come back and make an agreement with the city. Matt Liebfried advised the county said there are 107 allowable spaces, but the owner has started double occupying some spaces. The owner is charging the residents \$400 to \$600 a month to occupy this structures which equivocates to \$792,000 a year. The property appraiser assumes have of that is going to maintenance but it is obvious that the owner is not maintaining the structures. Matt Liebfried advised that the code review and their communication with the county appraiser's office has brought the issues to light. The owner has a non-compliance hearing in June and has exhausted all extensions. If he does not comply, it is a \$500 a day fine until he complies.

7. Upcoming Meetings

June 2nd OHPAB – Peter Lee advised that they have been exploring revisionment of some ordinances. There have been some issues with demolitions. Gus Gianikas has been working with OHPAB. Gus Gianikas has been also working on an historical preservation grant that they could use survey the districts. The districts have not been survey for 15 or 20 years and they need to be surveyed.

June 7th and June 21st are City Council Meetings

June 10th – Andrae Bailey speaking at the Reilly Art Center regarding collective impact strategies to combat homelessness.

June 13th Planning and Zoning Commission – review of Country Green and an abdication for MRMC as they are looking to expand off of 3rd and would need to abrogate the roadway.

June 8th Michael Daniels advised the 1-75 Relief Plan. FDOT is looking to connect I-75 to other highway to relieve traffic on the highway. There is an open house for the reviewing of the three proposed routes at the Ocala Hilton

8. Approval of 4/28 Minutes - Minutes Approved.

Meeting concluded at 12:36pm.

