

2035 Leadership Group Minutes Summary

Thursday, April 28, 2016, 11:30am – 1:00pm

Board Members in Attendance: Bob DuMond (Acting Chair), Clark Yandle, Summer Gill, Ruth Reed, Diana Schwartz, Ed Plaster, and Fred Roberts.

City Staff in Attendance: Michael Daniels, Peter Lee, Tye Chighizola, Lisa Walsh, Gus Gianikas David Boston and Jennifer Normoyle.

Introductions by Mike Daniels – Diana Schwartz is joining the Leadership Group to represent the CEP and Ocala Main Street. David Boston, the city's new Senior Planner.

Meeting was called to order at 11:41am.

I. West SR40 Zoning Overlay

Mike Daniels explained that the city is working on a zoning overlay throughout the city, one area is along the State Road 40 corridor between 27th Ave and Pine. The actual location is not fully determined at this point. Now that we have passed the West Ocala CRA, we want to ensure that these areas have the desired uses. One way an overlay works is while those in that area would still have the same zoning, they would have additional restrictions. Those additional restrictions could be use related, certain uses that are less desirable on the corridor, such as tattoo shops, vape shops or cash advance businesses, would not be allowed in the overlay area. Architectural descriptions might also be included. Mike stated that Tye Chighizola has been working on an overlay draft. Peter Lee explained the draft will be for the CRAs. For the downtown district there will be separate overlays, for B3 and classifications in the downtown area/core area and then separate overlays for the corridors. There will be some use, color and architectural restriction. Tye Chighizola stated the B3 codes in the downtown core will be addressed first.

II. Estella Byrd Whitman Wellness Center

Mike Daniels provided an update on the Estella Byrd Whitman Center in West Ocala. He reviewed how the module was placed at the site and was never used. He advised that the modular buildings have been demolished in the last week. They are moving forward in what was proposed for the wellness center. They are working with St. Paul's AME Church and they are having meetings. They have begun the process of training community health workers, these workers will go into the Tucker Hill Neighborhood and nearby neighborhoods to determine what the health needs are in the community, get residents registered in welfare entitlement programs such as Medicaid, Medicare and other social service programs. St Paul's has become an access point for registration for these entitlement programs and they are working Measure up Marion, through the county, to train community health workers. They are working with Langley Health Services to apply for a HRSA grant; if they are approved for the grant they will get up to a \$650,000 in annual annuity. They could, then construct a facility and provide wages to health workers. The grant has to be submitted by July 15th and they would know the decision by December. Regardless of the grant, they are still moving forward with operations. Mike has advised that they are recruiting voluntary health workers if anyone is interested in volunteering. He advised that two Ocala 2035 Leadership Group members, Reginald Landers and Narvella Haynes, have both expressed

interested in participating. Mike Daniels asked the other members to refer those interested in volunteering to him.

III. 2017 CIP Projects

Mike Daniels reviewed the Capital Improvement Projects for 2017.

The Historic District improvements, which began in 2014, will continue with decorative street lights along Wenona, brick paved intersection improvements on 8th Avenue and Ft. King.

Wayfinding is in the third phase of the wayfinding projects, at this point, most of the signage is directional but there will also be signage at the airport, historic district, Tusawilla Park, and Martin Luther King Recreation Center. Tye Chighizola advised that most of Tusawilla Park is Phase 2 and currently underway. Some of the gateways and MLK will be underway in 2017.

Imaging North Magnolia has \$50,000 budgeted for acquisition and demolition. Property was recently purchased and demolished property west of Magnolia, in the 600 block. Tye Chighizola advised the Willoughby site is in the process of coming down. Tye Chighizola advised they are nearing the end of the acquisition phase and working on projects, they are working under the advisement of the North Magnolia CRA Advisory board. The board meets 6 times a year to review projects and it looks like they will be able to attract some retail and other development.

Phoenix Heights has \$30,000 budgeted for improvements. Mike Daniels advised most of the lots have been plotted or the city owns them. There are about 9 lots the city does not own which the city would like to acquire. Tye Chighizola stated that there is a request for proposal out for affordable housing. He stated we submitted the Brownfields grant and hopefully we will find out soon that we have been awarded the grant. Lisa advised that the decision would be publicized in June. Tye explained that the goal for Royal Oak is to take down the site and use Brownfields to apply for cleanup of the site. He advised that Royal Oak has sold the property to a single owner and he has no interest in developing the property. The city hopes to purchase the property for redevelopment as designated in the West Ocala Community Plan. As of now, we know of no one interested in developing the property but we want to clean up the site to make it desirable. The site are access limitations, and non-conforming limitations. Ruth Reed asked if Brownfields could be used if the city does own the property. Tye Chighizola advised that it can be used on the property, we want to use Brownfield to assess contaminants and for cleanup. If we do not get the Brownfields grant, the important thing is for the city to own the property. Clark Yandle asked if any borings had been completed to determine the contamination of the Royal Oak site. Tye Chighizola advised there were some borings originally done by the DEP, Peter Lee explained that most of the contamination was thought to be superficial but there may have been leaching and contamination to water. Ruth Reed advised that a library and multi-use facilities area desired in that area.

Clark Yandle wanted to comment about the astounding benefits that the Brownfields grant can have for the community. He advised that Susan Miller previously got a Brownfields grants to clean-up the old White's Meat Packing Plant and it became the Taylor Bean and Whitaker Building and is now office space. Tye Chighizola explained the process of how the grant works, first an assessment is done and borings and then clean up money can be used to make it suitable for redevelopment. Clark Yandle

advised that the project was submitted for the National Brownfields Phoenix Awards. Ruth Reed advised that she does have record of contaminants for the site, if needed.

North Magnolia Landscaping Intersection Improvements are being done on 8th Avenue and 14th Street, which is a gateway and the edge of the high intensity district. There is \$60,000 budgeted for design and construction of gateway improvements, landscaping, and pedestrian crossing.

The Magnolia Street Beautification Project involves improvements on Magnolia between Broadway and Ft. King. On the theater side, removing parking spaces and extending sidewalk and creating a bump out in front of the Ritter building for outdoor seating. It will be budgeted for 2017, but it will not be constructed until May of 2017. Clark Yandle asked if it is in the best interest to leave parking on one side. Tye Chighizola said the plan is to leave the parking there, but there would be a removal of two spots. Mike Daniels advised at least one spot will be removed. Clark Yandle commented that the parking garage is going to create plenty of parking and he feels that we should remove the parking. Peter Lee advised that there may be feedback from occupants of those buildings in regards to losing the parking spaces. Bob DuMond asked if there would be a charge for parking in the parking garage. Tye Chighizola advised that the hotel will pay for a certain amount of designated spaces, but other spaces will be free. The point is to drive people to the parking garage. They will be adding parking meters on the street parking to encourage parking in the garage. There will also be increased parking enforcement and the city has purchased a vehicle for parking enforcement. He advised there will be workshops about the parking meters, there is one on May 24th. Clark Yandle asked about Midtown, specifically the old post office site area. Tye Chighizola advised that meters will be added in Midtown as well.

Mike Daniels advised we are also looking at the Barrett Liner site which is just south of Ft. King on Magnolia, and its use for parking. Mike explained that there has been concern about having parking near their shop. Bob DuMond mentioned that handicap spaces need to be left closer to businesses because those patron could not make it from the parking garage to downtown businesses. Clark Yandle says his perspective is influenced by safety, with the exterior seating, he feels it is still a very narrow space.

IV. Country Green Planned Development

One thing that was discussed in the 2035 Vision process was the development of a new zoning district ordinance called the PD (Planned Development). Mike advised that anytime a new PD application is received, he wants to review it with the Leadership Group. The City has just received a new PD application for a development called Country Green located on SW 20th and 54th Avenue, next to the Good Shepard Cemetery. They have submitted a conceptual plan, they are proposing retail along the front and multi-family residential in the back. There is almost 30 units per acre. We provided them with examples that had access through the retail to residential. Bob DuMond inquired if it would be on city water and the development would be on city water. Mike Daniels advised they are going to re-submit and go to the Planning Commission in June. Once they submit to the Planning Commission, we will have their design and elevations and we can bring that back to the Leadership Group.

V. Upcoming Meetings

Council Meetings – May 17th

OHPAB – Ocala Historic Preservation Advisory Board: Gus Gianikas advised that they had a workshop focused on demolitions. OHPAB wants more ability to control demolitions. Their current code makes it too easy to demolish contributing buildings. They are also looking at applying for a Certified Local Government Grant. They are focusing on re-surveying the district.

Planning and Zoning Commission – There is a code change being reviewed in regards to the MRMC development.

Board of Adjustments – Expansion to the United Holiness Church west of MLK.

I-75 Community Workshop – FDOT is considering a reliever road from I-75, the scenarios they are discussing involves a roadway through Marion County, the NW area of the city. Mike Daniels provided a map demonstrating the potential paths of development. Fred Roberts asked if the city is pushing to have as much access from that as possible as he feels it is a benefit and makes Ocala a logistical hub. Clark Yandle asked if we are installing some intersections off I-75 to help with truck traffic along the Fed Ex Area. Mike Daniels said that an intersection will be placed at 49th. Fred Roberts stated that TPO should provide the way, as Ocala is not just the North/South Hub but with the intersection of 301 and I-75 and, we could be the East/West hub since we have State Road 40 by connecting 49th and 75 and not have to go through suburb or urban traffic. He has discussed with Greg at TPO a Road Diet Concept of Highway 40, but FDOT did not agree to it. Lisa Walsh asked if Highway 326 did not already facilitate truck traffic east and west. Ed Plaster advised that DOT has a long-range plan to widen Highway 326 to assist with the movement of traffic east and west. Fred Roberts prefers local governed transportation and more control over DOT plans.

VI. Approval of 2/25 Minutes – Approved.

VII. Final Comments

Ruth inquired about how the decision is made as to how the money is distributed amongst the CEP projects. Mike Daniels advised that they go through separate boards. Ruth Reed said there is a lot of money going to other areas in Ocala but nothing is going to West Ocala. Mike Daniels provided explanation to some of the projects. Mike Daniels advised that if the Estella Byrd Wellness Center goes through with development, they would get 200,000 in CBDG grant money. In July, there are also improvements to MLK and SR 40, intersections and landscaping, to be paid for by the Florida Department of Transportation (FDOT). Clark Yandle said that the West Ocala CRA will produce funds for redevelopment for the West Ocala. Mike Daniels explained that the CRA can take time to build up funds but that because of its location predominantly along the corridors that funds is projected to increase at a much a faster rate than the downtown CRA and that the money can only be spent in West Ocala.

The meeting was adjourned at 12:31pm.