

Ocala 2035 Vision Leadership Group Meeting

Citizen Service Center
Second Floor – Training Room
201 SE 3rd Street, Ocala, Florida

Wednesday, May 2, 2018 - 11:30 am

Minutes Summary

The following members were present: Ruth Reed, Fred Roberts, Steve Albright, Summer Gill, Ira Holmes, Michelle Partin, and Todd Rudnianyn

The following members were absent: Narvella Haynes, Bob Dumond, Ken Ausley, Clark Yandle, Paolo Mastroserio, Gilbert Martinez, Grant McMahon, Ed Plaster, Mary Sue Rich, Reginald Landers, Jr. and Patrick Gilman

City Staff in Attendance: Peter Lee, Planning Director; David Boston, Senior Planner / GIS Analyst; Charles Rich, Senior Projects Administrator; Lisa Walsh, Economic Development Manager; Patricia Hitchcock, Planning & Zoning Manager; Nancy Smith, Senior Planner; and Gus Gianikas, CRA Manager

Mr. Boston called the meeting to order at 11:40 am.

Agenda Item #1: Proof of Publication

Ms. McKeever stated that the public notice was posted on the City of Ocala's website on April 9, 2018.

Agenda Item #2: Approval of February 28, 2018 Minutes

Mr. Rudnianyn made a motion to approve the February 28, 2018 minutes; Mr. Holmes seconded the motion, which unanimously carried.

Agenda Item #3: Form-based code

Mr. Boston informed the group that the form-based code (FBC) cases were presented at the Planning & Zoning (P & Z) Commission in February. Several members of the public attended the meeting and expressed concerns about the Code. Staff recommended the FBC be put on hold until the public comments are addressed. Most of the public comments were about public parking, ceiling heights and the adjustment process. Staff made several revisions including adjusting & adding some definitions; clarifying some of the more ambiguous details regarding the ceiling heights and the adjustment process; and amending the parking section by removing the statement "after the required parking space limit has been reached, additional parking could be built but the spaces would have to be shared public parking spaces". The revised draft will go to P & Z in June and then to City Council on July 10th & 24th. A FBC focus group meeting is being held next Tuesday at 1:30 pm.

Agenda Item #4: NE 8th Avenue road diet

Mr. Boston announced the completion of the NE 8th Avenue road diet and explained that the changes will be monitored for a couple of years to see how well the design works. There will be hardscape improvements; however the start date will depend upon when the funding is available. If the road has to be revised, the hardscape improvements will be delayed until the changes are completed. Mr. Lee said the hardscaping also depends on how much funding will be available. The enhancements most likely will include just some visual emblems, elevated planters in the center, and plants around the edges. The

road diet stopped at the railroad tracks instead of the agricultural center for several reasons. First, the road diet is a lane reduction; second, the road runs into the path of a Florida Department of Transportation (FDOT) owned road and getting approval to cross and FDOT roadway can be very challenging; and third, some type of agreement with CSX Railroad would be necessary in order for the road to extend across the railroad tracks. The City was limited on what it could do with the lanes but the revised road diet plan addressed the majority of citizens' concerns about the project.

Agenda Item #5: Pine Oaks development opportunity

Mr. Boston explained that the Pine Oaks Golf course is owned by the City but a private operator has been running the course for a few years. The operative recently submitted a letter stating that he wanted to withdraw from the contract because the golf course is no longer earning enough revenue. The City is allowing him to withdraw from the contract and will continue to subsidize his operation of the golf course for at least the next year with the possibility of extending the subsidy for up to two years. The extension will give developers some time to design and submit mixed-use development proposals. Staff has drafted a mixed-use conceptual design so that developers have an idea of the components the City wants to include. The design has a large housing component, a variety of other mixed use areas and an executive golf course. The conceptual plans show townhouses, single-family homes surrounding the golf course, multifamily housing and retail shops. Proposals will be accepted over the next three months. Staff does not know what will be included in the development negotiations. The property was appraised at \$2.175 million. It is likely that the property and land will be included in any deal between the City and a developer. The golf course is a required component of the development. The Pine Oaks development opportunity is being explored. If a lot of proposals are received, then the City will consider having some community meetings for citizens to provide feedback. The proposal has been out for about three weeks so the Procurement Department should start receiving proposals soon. A short discussion ensued regarding the various developers who might be interested in working on this type of project.

Agenda Item #6: Downtown hotel construction & traffic impacts

Mr. Boston said site work has begun on the downtown hotel. The sewer line on Broadway Street has been completed. Vertical construction should start around the 1st of June. Mr. Lee stated the hotel will be a Hilton Garden Inn. The rendering in the PowerPoint is just a rough sketch, the actual building will most likely be a different color and will architecturally match the downtown area. The building will be at least six stories. Some of the traffic patterns will change to accommodate the size and design of the hotel. The first floor will have a restaurant, retail shops and an elevator; the lobby will be on the second floor; and no parking will be onsite because the parking lot is only a short distance away. Guests will drive in through the back and come around to the front of the hotel to check in and out. There will only be three or four parking spaces and they will only be for checking in or out or for guest drop off or pick up. A bellman or valet will be on hand to offer assistance. The staircase offers an optional way to exit the hotel instead of going through the lobby or the first floor. Guests can enter through the doors on the first floor. The individual rooms do not have balconies. According to the developer, the hotel will be completed in 14 months.

Agenda Item #7: Upcoming meetings

Mr. Boston reviewed the upcoming meetings listed in the power point presentation.

Agenda Item #8: Open floor

Mr. Boston adjourned the meeting at 12:15 pm.