



Ocala City Council Minutes

Tuesday, April 23, 2019

Special Council Meeting

110 SE Watula Avenue
Ocala, FL 34471
www.ocalafl.org

Angel B. Jacobs
(352) 629-8266

1. Call to Order

The Ocala City Council held a meeting at the Ocala City Hall on Tuesday, April 23, 2019 at 6:00 PM.

a. Opening Ceremony

1. Invocation – Mr. Ire Bethea

2. Pledge of Allegiance

b.	Welcome and Roll Call Attendee Name	Title	Status	Arrived
	Reuben Kent Guinn	Mayor	Present	
	Jay A. Musleh	Pro Tem	Present	
	Justin Grabelle	Council Member	Present	
	Brent R. Malever	Council Member	Present	
	Matthew Wardell	Council Member	Present	
	Mary S. Rich	Council President	Present	

Municipal Officers/Others Present: City Manager John Zobler, Deputy City Manager Sandra Wilson, Assistant City Attorney Jimmy Gooding, Assistant City Manager Bill Kauffman, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Senior Planner/GIS Analyst David Boston, Senior Assistant Internal Auditor Randall Bridgeman, Growth Management Director Tye Chighizola, Director of Parks & Recreation Kathy Crile, Director of Facilities Maintenance Chris Dobbs, Deputy Director of Procurement & Contracting Corrin Fitsemons, Director of Revitalization Strategies Melanie Gaboardi, Budget Manager Tammi Haslam, Marketing & Communication Manager Katie Hunnicutt, Manager Compliance Monitor Rusella Johnson, Contracting Officer Tiffany Kimball, Multimedia & Communication Coordinator Lee Kramer, City Engineer/Director Water Resources Sean Lanier, Planning Director Pete Lee, Director of Telecommunications Mel Poole, Strategic Business Administrator Jeannine Robbins, Director of Finance Emory Roberts, Real Estate Project Manager II Tracy Taylor, Civil Engineer III Oscar Tovar, Community Engagement Coordinator Ramona Williams, IT Representative, the news media and other interested parties.

2. Public Notice

Public Notice for the April 23rd, 2019 City Council Special Meeting was posted on April 3, 2019

3. Public Comments - None

4. Topic for Discussion

- a. **Approved** Redevelopment Agreement with West Oak Developers, LLC, subject to City Attorney review as to form and legality and confirmation of final title and survey matters, to sell the former Pine Oaks Golf Course for construction for sale and/or rent of residential, mixed-income housing units on city-owned property appraised at \$10,000 per acre, and a total estimated sale price of \$1.8 million

Presentation by Melanie Gaboardi

Ms. Gaboardi discussed the benefits of the property. The total project is approximately 217.54 acres, composed of six parcels of City owned property. She read the parcels into record.

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There were two proposals received in response to the RFP. One was provided by Siemens Development and the other Taurus Investment Holdings. Neither proposal included a golf course as an amenity, due to high costs of development and maintenance. Ms. Gaboardi discussed the negotiation and selection process. Of the two, Siemens LLC was selected for final negotiations.

The property was appraised at \$10,000 per acre. The developer will pay \$8,519 at a discounted per acre rate that is not reserved by easement, \$0 for land in reserved easement for the 230kv transmission line and \$4,259.50 per acre for the reserved easement for the 69kv transmission line. She discussed the contingencies on the agreement.

The agreement states the City will, when required by the schedule, construct water, sanitary sewer, electric and internet utilities to the boundary of the land, in addition to the City's portion of the north-south road connecting NW 35th Street to NW 21st Street.

The developer is required to build a minimum of 910 residential units. The project may be constructed in phases. The agreement contemplates development in four phases of 200 residential units per phase. The first phase will require that the clubhouse and all recreational amenities are provided in connection with that phase. The number of phases and dwelling units will be determined by the City's PD Plan Approval process. Prior to closing, there is a requirement of \$1 million equity investment and adequate insurance. Construction is to be completed by October 23, 2027.

Ms. Gaboardi shared background information on the Golf Course. In 2010, City Council entered into an agreement with Casper Golf. In 2015, there was a request for closure of the Golf Course by the management team on April 30, 2019. The course has reached the end of its 30-year useful life. Cost for improvements would likely exceed \$3 million. The adjacent workforce employment center makes the redevelopment of Pine Oaks desirable. The Ocala/Marion County Commerce Park has attracted many businesses. This is located less than a mile from the Golf Course. Also, development at the NW 49th Street interchange at I75 has been accelerated and is expected to be completed by the end of 2025.

Ms. Gaboardi stated renters now outnumber home owners 55% to 45%. Approximately 54%-57% of renters are cost burden and spend more than 30% of their income on rent. Thirty-one percent of those spend more than 50% of their income on housing. She spoke about how families allocate their money, and currently there is a high housing burden cost.

There was a proposal to the Planning & Zoning Board for a land use change from public to medium intensity special district but was denied 7-0 on March 11, 2019. On April 8, 2019 the Planning & Zoning Board was provided additional information, and it again failed to pass on a 3 to 3 vote.

Based on the proposed conceptual plan, it's anticipated this project will create approximately \$1.59 million in City and ad valorem revenue and \$3 million in combined utility and utility tax revenue in the first 10-year period.

The redevelopment of Pine Oaks Golf Course is an opportunity to provide housing options and will further the 2035 Vision Plan and West Ocala Vision and Community Plan.

Ms. Gaboardi introduced Scott Siemens, representative for West Oak Developers, LLC.

Scott Siemens 520 SE Fort King West Oak Developers, LLC reviewed the vision for West Oak. One thousand residencies, approximately 650 single/multi - family, 400 rental apartments and 6 acres of commercial will be developed over 4 phases, over 8 years. They are planning on relocating the DRA to provide frontage and a buffer between residential and commercial. There will be easements for powerlines, and where permissible will be used for open space. Commercial would be a small market, gas station, convenience store, urgent care, and daycare, which would meet the needs of West Oak and the nearby area. The plan is 300 to 400 plus of rental units.

Mr. Siemens spoke about a residential product, which is their HD (high density) home. This is similar to a Town Home, around 1,000 sq. ft. and has an affordable price range. He showed some examples. It would have open space. In addition to the 600 owned homes, there would be single-family sites with 40 to 50-foot lot sizes. The plan is still being worked on. There are plans to refurbish the clubhouse at Pine Oaks. He discussed plans for all three wings, including a fitness center, social hall, and conference rooms. They envision this as a family

community, with amenities to accommodate people of all ages.

Mr. Siemens discussed West Oak Developers, LLC experience in redevelopment. There will be community meetings to introduce the project to the community and collaborate with their needs.

Mr. Siemens commented this is not only an opportunity for Siemens Development, but also a mutual benefit to the community, and he looks forward to working with staff.

Council President Rich questioned what would be done first. Mr. Siemens responded 35th Street is the entrance to the project. Phase 1 would be apartments and single-family homes and an alternate, which would either be apartments or high density residential.

Assistant City Attorney Jimmy Gooding reported exhibit B has been revised. This is not the final description of the project. Final legal description will be determined by the survey.

Ire Bethea 2657 NW 27th Avenue questioned if the property will be maintained during the construction time. City Manager Zobler responded in the affirmative. There will be fencing to ensure security. There will be 3 cuttings a year to maintain the grass. Mr. Bethea expressed his concern about the type of housing that will be constructed and concern about the impact it may have on his property.

Council Member Wardell asked if there is a plan for mixing the different housing types. Mr. Siemens agreed to provide 20% of affordable housing mixed throughout the different phases of the project. These units will also be mixed throughout the development.

Mary Brooks 2140 NW 21st Street has mixed feelings about the golf course. She asked what the price range is for the apartments. Mr. Siemens stated affordable housing is \$155,000. On average, the apartments that are single efficiency are around \$600 monthly. For a 3-bedroom apartment, it can be in the teens.

City Manager Zobler stated HUD adjusts the affordable housing limit for the City annually. Currently, one-bedroom apartments are \$681, and three-bedroom are \$1,121 or \$1,221.

Ms. Brooks also questioned who will monitor the application process and oversee to ensure houses are truly affordable. City Manager Zobler explained there is a contract requirement for the developer to provide proof of the rental rates and sale price of the homes to ensure they are affordable. There is proof in the process. Ms. Brooks questioned what would happen if prior to starting a new phase and there are no qualified residents. Mr. Zobler explained there are no qualified residents. Mr. Siemens must offer the product at the affordable price. Ms. Brooks also questioned if development of the property would continue if there isn't a certain number of residents in the first phase. City Manager Zobler stated Mr. Siemens is required to produce 20%

of affordable housing in each phase. If not, Mr. Siemens would have to pay into the affordable housing fund.

Lonnie Hooks 2818 NE 7th Street shared concerns about not having a voice in economic development and fixing the African American community. He requested the voices of the community be taken into consideration more often.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jay A. Musleh, Pro Tem
SECONDER:	Matthew Wardell, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

5. Adjourned

Adjourned at 6:55 p.m.

Minutes

Mary S. Rich

Council President

Angel B. Jacobs

City Clerk