

# West Ocala Redevelopment Advisory Committee

Citizen Service Center  
Second Floor - Training Room  
201 SE 3rd Street, Ocala, FL

Thursday, May 16, 2019 – 3:00 PM

## Minutes

### **Agenda Item #1: Call to Order & Roll Call**

The Ocala West Ocala Redevelopment Advisory Committee held a meeting at the Citizen Service Center on Thursday, May 16, 2019 at 3:00 PM.

Chairman Landers called the meeting to order at 3 pm.

Attendee Name	Title	Status	Arrived
Barbara Brooks	Board Member	Present	
Elgin Carelock	Vice Chairman	Present	
Reginald E. Landers Jr.	Chairman	Present	
Carolyn Adams	Board Member	Present	
Dwan Thomas	Board Member	Absent	
Gorham Black, III	Board Member	Excused	
Ruth Etta Reed	Board Member	Present	
Tyler Jones	Board Member	Present	
Adam Lombardo	Board Member	Present	

Staff in attendance: CRA Manager Gus Gianikas, Senior Planner / GIS Analyst David Boston, Economic Development Manager Lisa Walsh, Community Development Services Director Melanie Gaboardi, Cultural Arts Supervisor Pamela Zeljak and Administrative / Fiscal Technician Carol C. McKeever

Citizens in attendance: Brittney Johnson, Neighborhood Workspace and Alec Sutherland

### **Agenda Item #2: Proof of Publication**

Public Notice for the May 16th, 2019 West Ocala Redevelopment Advisory Committee Meeting was posted on May 3, 2019

**Agenda Item #3: Approval of Minutes**

West Ocala Redevelopment Advisory Committee - Regular Meeting - Mar 21, 2019 3:00 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Barbara Brooks, Board Member
<b>SECONDER:</b>	Elgin Carelock, Vice Chair
<b>AYES:</b>	Brooks, Carelock, Adams, Jones, Landers Jr., Lombardo, Reed
<b>ABSENT:</b>	Dwan Thomas
<b>EXCUSED:</b>	Gorham Black, III

**Agenda Item #4: CRA Grant Program**

CRA Manager Gus Gianikas said that the Committee has two grants to review. If both grants are approved, the remaining grant balance will be approximately \$3,000.

Mr. Gianikas reviewed the grant application packet for grant # CRA19-0014, located at 2335 NW 10<sup>th</sup> Street. The project cost is \$4,225 and the grant request is for \$3,168.78. A site visit was conducted by staff and Member Reed. The applicant is present and willing to answer any questions that the Committee has about the project.

Member Reed added that she thought this was a good project and recommended approval.

Member Lombardo inquired if the work fits into the scope of the grant program. Mr. Gianikas responded that the focus of the program is to improve the exterior of the buildings which includes painting and façade work.

Brittney Johnson from Neighborhood Workspace stated that there are over 85 workspace locations within Marion County. The building was taken over by the company in 2016 and work has begun to improve the structure, including putting on a new roof. She explained that the Workspace program involves the use of shared or independent work spaces and common areas. The spaces are affordable and give businesses the opportunity to grow. The current spaces are almost at 100% occupancy and the business is still growing.

**Approved** motion to award a grant in the amount of \$3,168.78 to grant # CRA 19-0014

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Elgin Carelock, Vice Chair
<b>SECONDER:</b>	Carolyn Adams, Board Member
<b>AYES:</b>	Carelock, Adams, Brooks, Jones, Landers Jr., Lombardo, Reed
<b>ABSENT:</b>	Dwan Thomas
<b>EXCUSED:</b>	Gorham Black, III

Mr. Gianikas reviewed the grant application packet for grant # CRA19-0013, located at 2331 NW 10<sup>th</sup> Street. If the grant is approved, the applicant would need to bring the property into compliance with the City's code. The total cost of the project is \$38,755 and the maximum grant that can be awarded is for \$15,000.

Member Reed said that the applicant submitted the necessary documents to meet staff's stipulations regarding signage and lighting.

Mr. Gianikas stated the applicant did not specify paint color; however, the color is subject to the Committee's approval.

Member Lombardo asked if the City had a recommendation since this project would use a large portion of the grant budget, if approved. Mr. Gianikas explained that the Committee could request more money. And added another grant application was approved but the applicant has not started the work yet and may come back to request an extension or another grant.

Member Lombardo asked if the City was concerned about the liquor ad being the predominant item on the sign. Mr. Gianikas replied the City cannot regulate the content on a sign.

**Approved** motion to award a grant in the amount of \$15,000 to grant # CRA19-0013

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ruth Etta Reed, Board Member
<b>SECONDER:</b>	Carolyn Adams, Board Member
<b>AYES:</b>	Reed, Adams, Brooks, Carelock, Jones, Landers Jr., Lombardo
<b>ABSENT:</b>	Dwan Thomas
<b>EXCUSED:</b>	Gorham Black, III

### **Agenda Item #5: Project Updates**

Mr. Gianikas reviewed the concept plan for the West Silver Springs Heritage Trail. The construction drawings have been completed. The project is expected to start after FDOT reviews the plan and pulls the necessary permits. The design and construction will be separated into two phases – (1) site improvements and (2) Heritage wall. The estimated cost for the site work is \$150,000. The sidewalk width is about 10 feet. The proposed height for the curvilinear walls is 4 to 6 feet with historic images on both sides of each wall. The Committee can increase or decrease the length and height of the walls. The estimated cost for the wall is between \$20,000 - \$25,000. The cost for the art work is unknown right now because part of the cost will depend upon the material and the medium used. A committee will decide on the images and the budget for the walls.

Vice Chairman Carelock provided several suggestions for the heritage trail wall project including: (1) getting competitive bids by using Request for Proposals (RFPs) that specify either the amount or the type of design. (2) setting the budget limit between to \$30,000 to \$70,000 because the project will probably cost approximately \$50,000; (3) using a 3-D art form because murals fade in the sun and require a lot of maintenance; (4) asking the artists to provide the materials and labor or identifying three or four artists from an organization such as American for

the Arts who has a local artists network and ask them to develop an approximate budget for the City. American for the Arts is a nationwide organization which uses its resources to connect artists, businesses and communities together to ensure that everyone has access to the arts.

Member Reed commented that the upkeep of the materials needs to be considered and stated that marble would be good to use even though it is expensive.

Cultural Arts Supervisor Pamela Zeljak explained that a public arts team would get the bids, review them and then select the ones that best fit the scope of work. After that process is completed, the selected bids would be presented to the West Ocala CRA committee so that they can discuss the bids and make a recommendation.

Member Jones suggested that a competition among the students be held to decide on the art medium for the walls. Ms. Zeljak replied staff is going to try to get some type of community involvement in the project by getting the artist to engage with the students and getting the community groups to work on the project. The timing for construction to begin is contingent upon other items including the selection of the artist and type of medium.

Member Brooks asked if there is going to be a barrier between the residential housing on Silver Springs Place and the wall on West Silver Springs Boulevard. Mr. Gianikas responded that there will be a privacy fence, shrubbery and the wall which will be between 4 to 7 feet. Member Brooks countered that a 4-foot wall will not be high enough because there are deteriorating houses in that area.

Mr. Gianikas said the City's Community Engagement Coordinator, Ramona Williams, has requested that this Committee provide nominees for a five-member committee to review and select the people to be recognized on the Heritage Wall. The committee will be made up of West Ocala residents with expertise and knowledge of the history of West Ocala.

Member Brooks volunteered to be on the Committee.

Mr. Gianikas briefly reviewed the Ocala Community Center RFP # CMO/19-0330 and emphasized that the deadline for submissions is June 13, 2019.

Mr. Gianikas reviewed the First Responder Center RFP and stated that the bids for the project came in yesterday. The funds for this City project have been included in Recreation & Parks budget.

Mr. Gianikas reconfirmed that the Tucker Hill project has been delayed because the builder wanted the City to acquire the whole block. The City could not complete this action in a timely manner because several of the properties have title problems.

Community Development Services Director Melanie Gaboardi explained that the builder also had concerns about the affordability of the houses. Approximately eight houses can be built on the Tucker Hills sites.

Member Brooks exclaimed that the price of houses has increased and is over \$135,000.

Vice Chairman Carelock asked if the Centers property was sold. Mr. Gianikas confirmed that a hospital purchased the property.

**Agenda Item #6: Reed Place Update**

Economic Development Manager Lisa Walsh reported that staff is working with the Florida Department of Environmental Protection (FDEP) and U S Environmental Protection Agency (EPA) to get the dirt piles tested. EPA will pay for the testing and staff is working on an RFP to develop the property.

**Agenda Item #7: Update on zoning cases**

Senior Planner / GIS Analyst David Boston reviewed Planning & Zoning case ZON18-0021 (PXR Partners) and discussed the options available, along with the restrictions on the property.

Mr. Boston reviewed Planning & Zoning case LUC19-0001 (Pine Oaks) and stated that the City has an agreement with Siemens Development Group to develop the property. The golf course is now closed, and work will begin soon to redevelop the property. Approximately 1,000 units will be built over an 8-year period. He discussed the process over the next several years and the improvements along NW 22<sup>nd</sup> Avenue which include a potential traffic circle. The case will go to City Council in June.

Mr. Boston provided updates on the following projects: (1) the RFP for Phoenix Heights will most likely be tied into the development of Reed Place; (2) road work will probably need to be completed on NE 7<sup>th</sup> Street for the MLK First Responder Campus; (3) the work continues on the Wetland Ground Recharge Park and an Education Center will be built in the future (showed rendering). The park will be free; (4) no work is being done on the Crystal Apartments right now; (5) the City did not receive any responses to the RFP for Paradise Park Plaza. Other options are being explored because the citizens need a grocery store in the West Ocala area; and (6) a proposal to extend the Form-Based Code (FBC) from SW 5<sup>th</sup> Avenue to MLK Boulevard is going to City Council in June. The proposal is being considered because most of the properties in that section are businesses but due to the small lot sizes the property owners have been unable to utilize or redevelop the properties.

Mr. Boston discussed the homeless needs and reviewed the housing statistics in the City and stated that 31% of renters spend over 50% on housing. Also, there is a need for more neighborhood parks and amenities.

**Agenda Item #8: Election of Officers**

Member Carelock nominated Member Brooks for Vice Chair. Member Brooks declined. Several other members were suggested to as Chairman and Vice Chairman including Dwan Thomas, Tyler Jones, Ruth Reed, Reginald Landers and Elgin Carelock.

There was a short discussion about the nominees.

Members Landers and Carelock confirmed that they did not have a problem with remaining in their current positions.

**Approved** motion to re-elect Reginald Landers for Chairman and Elgin Carelock for Vice Chairman

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Barbara Brooks, Board Member
<b>SECONDER:</b>	Carolyn Adams, Board Member
<b>AYES:</b>	Brooks, Carelock, Landers Jr., Adams, Reed, Jones, Lombardo
<b>ABSENT:</b>	Dwan Thomas
<b>EXCUSED:</b>	Gorham Black, III

**Agenda Item #9: Other Business**

Ms. Zeljak stated the Levitt Amp Music Series will begin on May 3, 2019. A different food truck will be on site every week. She handed out postcards and posters for the event.

**Agenda Item #10: Adjournment**

**Approved** motion to Adjourn

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Barbara Brooks, Board Member
<b>SECONDER:</b>	Carolyn Adams, Board Member
<b>AYES:</b>	Brooks, Carelock, Landers Jr., Adams, Reed, Jones, Lombardo
<b>ABSENT:</b>	Dwan Thomas
<b>EXCUSED:</b>	Gorham Black, III

Chairman Landers adjourned the meeting at 4:40 p.m.