



Planning & Zoning Commission

Regular Meeting Minutes

201 SE 3rd St, 2nd Fl
Ocala, FL 34471

www.ocalafl.org

Monday, April 8, 2019
5:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Roll Call for Determination of a Quorum

The Ocala Planning & Zoning Commission held a meeting at City Hall, 110 SE Watula Avenue, Second Floor - Council Chambers on Monday, March 11, 2019 at 5:30 PM.

Attendee Name	Title	Status	Arrived
Rus Adams	Chairman	Present	
Nathan Gibboney	Vice-Chairman	Present	
Andrea Ferro	Commissioner	Excused	
William Gilchrist	Commissioner	Present	
Andrew Hanley	Commissioner	Present	
Andy Kesselring	Commissioner	Present	
Crystal McCall	Commissioner	Present	

Others Present: Assistant City Attorney Robert Batsel; Planning Director Pete Lee; Recreation and Parks Director Kathy Crile; Planning and Zoning Manager Patricia Hitchcock; Senior Planner Nancy Smith; Senior Planner/GIS Analyst David Boston; Land Development Coordinator Karen Cupp and Office Administrator Peggy Cash

c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m., and are held at City Hall, City Council Chambers, Second Floor, located at 110 SE Watula Avenue.

2. Proof of Publication – It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Ave, Ocala, Florida, 34471) and published in the Ocala Star Banner on March 22, 2019.

3. Consideration of Minutes – March 11, 2019

RESULT:	APPROVED
MOVER:	Andrew Hanley
SECONDER:	Crystal McCall
AYES:	Hanley, McCall, Gibboney, Gilchrist, Kesselring, Adams
EXCUSED:	Ferro

4. **Subdivision**

a. **Approved SUB18-0005**

Lynwood Estates
Final Plat
East side of NE 23rd Avenue, south of NE 14th Street

Ms. Cupp presented staff comments and the following findings of fact [included in a staff report provided to Commission members]:

For consideration is the Final Plat for Lynwood Estates a ten (10) lot subdivision consisting of nine (9) residential and one (1) commercial lot. The development is 4.57 acres and is adjacent to a public right of way for access to all lots. The plat was prepared by R. M. Barrineau and Associates.

The commercial lot is zoned residential office and a site plan is required at the time of lot development. Water and sanitary sewer are adjacent to the property and publicly maintained. Each residential lot will have swale along the rear property line to handle the stormwater runoff. It is the responsibility of the individual property owner to maintain the swale which must remain free of any obstruction that would impede the drainage flow.

The City Engineer's Office is recommending approval of the final plat subject to updating of the title opinion prior to recordation.

Discussion:

Randall Alvord, 1811 East Fort King Street, Ocala, commented that City staff guided them through the long process.

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	Nathan Gibboney
SECONDER:	William Gilchrist
AYES:	Gibboney, Gilchrist, Hanley, Kesselring, McCall, Adams
EXCUSED:	Ferro

5. **Zoning**

a. **Denied ZON18-0021** a request to change the zone from R-1A, Single Family Residential, to R-3, Multi-Family Residential, for property located in the 1900 block of SW 17th Place, approximately 1.70 acres.

Petitioner: PXR Partners, LLC
Planner: David Boston

Mr. Boston showed various photos of the property, surrounding properties and maps while presenting staff comments and the following findings of fact [included in a staff report provided to Commission members]:

Background

Historically, the Poinciana Heights neighborhood has been single family homes on smaller lots. Over the years, the edges of the neighborhood have shifted to commercial use along SW 27th Avenue and a mix of residential and retail along West Silver Springs Blvd. In many cases, the original 40 foot by 100 foot lots have been combined to provide larger lots for today's families. Most of the existing single-family homes have been built on combined 40-foot lots.

The neighborhood was annexed into the city in 1975 with an R-2 zoning. In the 1991 Comprehensive Plan, the area was designated for residential use with a mix of both Low and Medium Density designations.

In efforts to preserve and revitalize the neighborhood, community leaders formed the Poinciana Heights Task Force. The Task Force worked with other neighborhood residents and the city's planning department for two years to plan for the future of their neighborhood. The Task Force held regular monthly meetings and a series of public meetings for the neighborhood that became focused on the goal of rezoning the neighborhood to preserve its single-family character. A petition for the proposed rezoning was signed by 267 of 509 property owners in the proposal area and a letter of support was sent to City Council from the Governor's West Ocala Neighborhood Revitalization Council. The areawide rezoning was adopted by City Council on June 6, 2007.

The existing development character of the area is mostly single-family homes and duplexes. The subject property is currently nonconforming with a series of eight duplexes (16 units) built in 1967 on two parcels. The applicant has expressed interested in doing rehabilitation work on the existing units and adding a second story to as many of the buildings as possible to create an additional two units in each building. Adding additional units to the property would expand the existing nonconformity and is not allowed unless the property is zoned to R-3 to allow for multifamily development. The future land use classification on this property is Neighborhood, which allows for up to 12 multifamily dwelling units per acre, so the owner would be allowed to increase the number of units from 16 to 20 if the zoning was changed from R-1A to R-3, as requested. Rehabilitation work on the existing units is permitted without a rezoning.

If the property is rezoned to R-3 and the existing units, now over 50 years old, were to be torn down and a multifamily development built in their place, the new development would be out of character with the existing neighborhood. The property is tucked well within the neighborhood with no access to a major roadway, except after driving through the neighborhood. The Comprehensive Plan states that multifamily uses in the Neighborhood future land use category shall be reviewed through the development process to determine compatibility, and that the history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. A rezoning on this property to R-3 would allow for development proposals that staff consider incompatible with the history, character, and connectivity of the existing neighborhood.

Factual Support

1. The proposed R-3 zoning is inconsistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:

- a. **Future Land Use Element, Policy 6.4: Neighborhood:** The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code... The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals.
 - b. **Housing Element, Policy 1.7:** The City shall encourage the development of community groups to address related improvements that foster each neighborhood's unique identity.
2. Approval of this request will potentially adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Basis for Denial

The R-3 zoning district is allowed in the Neighborhood future land use category but is inconsistent with the intent of the Neighborhood future land use category as written in the Comprehensive Plan, and inconsistent with the history, character, and connectivity of the existing neighborhood. See background for additional detail.

Discussion:

Commissioner Adams asked the percentage of single-family homes versus duplexes in the neighborhood. Mr. Boston wasn't certain but suggested it might be 60/40 favoring single-family.

The Petitioner was not in attendance.

Angela McCants, president of Poinciana Heights Homeowners Task Force, 2351 SW 7th Street, was with Frank Washington, Vice-President of Poinciana Heights Homeowners Task Force, 2030 SW 7th Street,

Ms. McCants said they are in agreement with staff's recommendation of denial. Poinciana Heights has mostly single-family residences with some duplexes that have been there for a long time. They do not want to add any more multi-family uses to the neighborhood. They want it to stay mostly single-family homes. She said that Mr. Washington has lived in the neighborhood longer than she has and he said that the mix is more like 80/20 with more single-family residences. She had a petition in support of denying the zoning change.

Mr. Washington said he's been in his home since 1967. He said they've worked hard on annexation of the neighborhood, improvements to the streets and to have the area zoned to R-1 for single-family homes. He noted that there have not been good experiences with some of the rental units especially in the area where the multi-family use is being proposed. They do not want to see two-story multi-family buildings in the neighborhood. Since 2004, the Task Force has met every third Monday of the month, with just a few exceptions. City staff members are frequently in attendance including the City Manager and Police Officers. The City has worked with them to upgrade the community and keep it as crime-free as possible. He named various streets that bound Poinciana Heights with businesses around the fringes.

Mona Doss, P.O. Box 50603, Sarasota, said she has eleven duplexes in the neighborhood and she's worked with the Task Force for tenants to be a part of the community with homeowners. The Task Force was even renamed as the Task Force of the homeowners and residents. She suggested that roadways cannot handle an increase in traffic. There are already traffic issues with NH Jones Elementary School. She also suggested that the existing sewer and stormwater infrastructure cannot handle the additional multi-family units. She said she is definitely against a zoning change.

RESULT:	DENIED
MOVER:	Nathan Gibboney
SECONDER:	Crystal McCall
AYES:	Gibboney, McCall, Gilchrist, Kesselring, Hanley, Adams
ABSENT:	Ferro

- b. **Approved ZON19-0013** a request to change the zone from R-1A, Single Family Residential to R-2, Two Family Residential, for property located at 2311 NE 24th Street, approximately 4.4 acres.
Petitioner: Successful Investments, LLC; Stephen Ghioto, Managing Member
Planner: Patricia Hitchcock

Ms. Hitchcock showed various photos of the property, surrounding properties and maps while presenting staff comments and the following findings of fact [included in a staff report provided to Commission members]:

Background:

There is a single-family residence existing on the southern half of the property with access to NE 24th Street. Rezoning to R-2, Two-Family Residential, would allow the applicant to convert the existing detached garage/workshop into an additional dwelling unit. The applicant is also interested in developing the northern portion of the property as single family residences. The minimum lot width requirement for a single-family home in the R-2 zone is 70 feet; minimum lot width is required to be 80 feet requirement in the existing R-1A, Single-Family Residential, zone.

The subject property was split in 1995 to create the parcel adjoining to the southeast. Any addition division of the property requires platting. Development of the parcel will require major improvements such as platting, extension of utilities, and construction of a road built to city standards. An application for development review has not been submitted to Growth Management at this time.

Factual Support:

1. The requested zoning designation of R-2, Two-Family Residential is compatible with the land use designation of Neighborhood.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Basis for Approval

The request is consistent with the Comprehensive Plan. The proposed zoning is consistent and compatible with the land use designation and surrounding area.

Discussion:

Stephen Ghioto, 5380 CR122, Wildwood, said the plan is to build single-family homes, not duplexes.

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	Andy Kesselring
SECONDER:	William Gilchrist
AYES:	Kesselring, Gilchrist, Gibboney, Hanley, McCall, Adams
EXCUSED:	Ferro

- c. **Approved ZON19-0015** a request to change the zone from R-1A, Single Family residential to B-2, Community Business, for property located at 377 NW 14th Street, approximately .75 acres.

Petitioner: Ocala Lumber Sales Company; Henry G. Moxon, President

Planner: Patricia Hitchcock

Ms. Hitchcock showed various photos of the property, surrounding properties and maps while presenting staff comments and the following findings of fact [included in a staff report provided to Commission members]:

Background:

The City has been acquiring property in the area as part of a redevelopment effort supported by the North Magnolia CRA advisory committee and the Ocala CRA Board. The City is acquiring the northern portion of the subject Parcel #25448-000-02 from Ocala Lumber Sales Company, Henry J.G. Moxon, President. Mr. Moxon is retaining the southern portion of the parcel with the existing commercial building. B-2 zoning is requested to allow business or office use by a potential purchaser or tenant.

Factual Support:

1. The requested zoning designation of B-2, Community Business is compatible with the land use designation of Low Intensity.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Basis for Approval

The request is consistent with the Comprehensive Plan. The proposed zoning is consistent and compatible with the land use designation and surrounding area.

Discussion:

Henry Moxon, 2220 SE 14th Street, said his family has owned the property longer than he can remember. He said he wants to maintain the property as an office. He suggested that the property isn't suitable for a residential use and making the zoning consistent with the use will also give him the ability to dispose of or sell the property in the future.

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	William Gilchrist
SECONDER:	Crystal McCall
AYES:	Gilchrist, McCall, Hanley, Gibboney, Kesselring, Adams
EXCUSED:	Ferro

6. Land Use/Zoning re: Priest property

- a. **Approved LUC19-0003** a request to change the land use from Low Intensity to Employment Center for property located in the 4700-4800 block of South Pine Avenue, approximately 52.84 acres.
- b. **Approved FLUP19-0001 with deletion of conditions 4 and 5** a request to add a policy to the Future Land Use Element of the Comprehensive Plan addressing development conditions for property located in the 4700-4800 block of South Pine Avenue, approximately 52.84 acres.
Petitioner: Henry Camp Priest, as Second Successor Trustee for the Priest Family Trust
Agent: Thomas J. Dobbins
Planner: Nancy Smith

Ms. Smith advised that she would present cases for the land-use change and a land-use policy together. She proceeded to show various photos of the property, surrounding properties, and maps while presenting staff comments and the following findings of fact [included in a staff report provided to Commission members]:

Background:

The subject property was annexed into the City of Ocala by request of the property owners in 2006. It was part of a larger request for annexation, land use, and zoning for 92.28 acres. A City land use designation was assigned to the property and a Future Land Use Policy was adopted for this and adjacent properties for development as a major retail center. No zoning district classification was assigned to the property as a Developer’s Agreement was required as part of any zoning activity. The proposed retail development never occurred. In January 2013, the Future Land Use Map was amended throughout the City, assigning this property as Low Intensity land use. In January 2017, the future land use policy was removed from the 92.28 acres as the property had returned to multiple owner and a shopping center was no longer viable. The development potential remained a maximum of 0.75 FAR, the same as the previous land use designation. The owner is requesting to change the Future Land Use Map from Low Intensity to Employment Center (EC) in order to support a zoning district classification of B-5, Wholesale Business. The owner considers this land use and zoning district to be most closely aligned with the existing uses on this property and other uses along US 441.

US 441 is a 4-lane, divided facility and a major arterial that runs through the middle of Marion County and the City of Ocala. The Comprehensive Plan recognizes that development along corridors should be sensitive to the existing development pattern, while enhancing the gateways into the City. The properties in this area of US 441 are generally larger in size than those found closer to the center of Ocala and are well suited for wholesale, warehouse and storage uses. Established uses include outdoor storage and sales.

Factual Support:

1. The proposed land use designation of Employment Center is consistent with the overall Comprehensive Plan.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Policy 18.37:

1. The Amendment changes the approved future land use on the Amendment Parcel from Low Intensity to Employment Center. Development intensities on the Amendment Parcel will be limited so that the projected number of peak hour trips generated from the developed Amendment Parcel must be less than the projected number of peak hour trips that would have been generated by development of the Amendment Parcel under the prior approved future land use.
2. Uses on the Amendment Parcel shall not include:
 - a. Adult use establishment;
 - b. Commercial recreation, outdoor, with motorized amusement rides (unless setback a minimum of 300 feet from the eastern property line of the Amendment Parcel); and
 - c. Recycling center
3. The City may require an agreement with the property owner/developer to ensure that any individual sub-parcel is developed consistently in terms of buffers, access, connectivity, landscaping, site design, land uses and architectural characteristics with the overall Amendment Parcel;
4. Prior to final development approval, the property owner/developer will be required to provide an Access Management Plan to address site access and connection to US 27/441 for the Amendment Parcel. The plan shall be developed in cooperation with Florida Department of Transportation.
5. All new signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures.

Basis for Approval

The request is consistent with Ocala Comprehensive Plan. The Low Intensity land use and the Employment Center land use both allow a mixture of uses including residential, office commercial, industrial and educational. The two land uses differ in the primary uses and the intensity of development, which differences may be addressed through the adoption of a land use Policy.

Discussion:

Tom Dobbins, 1301 NE 14th Street, provided a brief history of the property not being developed as intended when the recession occurred in 2006.

Mr. Dobbins said they have a few issues with the proposed policy. They agree with low-intensity development, but there currently are no plans for development. They're wanting to acquire B-5 zoning that is consistent with the Employment Center Land Use for a specific use located on a portion of the property fronting US 441.

Mr. Dobbins said they're not in agreement with the prohibition of a recycling center. The neighboring property is a recycling center, and a recycling center is allowed in B-5 zoning. He asked the Commission

to delete the prohibition of a recycling center. If a recycling center were to be proposed there is a development process that includes requirements and conditions for the development.

Mr. Dobbins said the Access Management Plan language causes concern and they would like condition 4 deleted. The roadway (US441) is governed by the Florida Department of Transportation (FDOT). When the site is developed, the developer will work with FDOT, not the City. The developer will have to go through a site development process with the City. He explained that nothing has been done with the property for 20 years and it isn't known when in the future the property will be developed. The property shouldn't be locked into policy requirements. In the future when it is developed, there may even be a different Code.

Mr. Dobbins said they are not in agreement with condition 5 (signage). He briefly described and noted specific properties along US441 as being in the County or the City, and the subject property being an enclave and not a gateway to the City. He said there is a "big" sign code in Section 110. Signage requirements for this property should be the same as it is for other properties in the City. There is no reason for there to be additional restrictions. He asked the Commission to consider deleting the condition.

Commissioner Kesselring asked staff to respond to Mr. Dobbins' comments concerning the policy.

Ms. Smith said the City would prefer not to have another recycling center located at a gateway into the City. She noted that recycling centers have a lot of truck traffic. Commissioner Kesselring asked if there are any public hearings during the review process of a recycling center. Ms. Smith said all reviews only need staff approval.

Ms. Smith said if the property is developed as one parcel, the developer will deal with FDOT. If there are numerous developments on the property, having cross access agreements or easements will certainly be beneficial. Addressing the situation at this time leaves no doubt moving forward. Commissioner Kesselring asked if access can be required at the time a portion of the property is developed. Ms. Smith responded that one piece of property can be sold without platting. She said if all the property is subdivided at one time, it is hoped that cross access will be acquired. Mr. Lee interjected that it is a Comprehensive Plan requirement to provide cross access.

Ms. Smith said condition 5 (signage) of the policy provides the same height and square footage requirements as included in the Code. Staff would like to see monument signs versus pole signage. Monument signs are being used throughout the City including at some of the car dealerships.

Commissioner Kesselring asked if policies have been required for other properties when the land-use designation is being changed. Mr. Lee responded in the affirmative. He said development agreements are another tool that staff has used when there are concerns. He said the proposed policy with conditions doesn't necessarily lock the property in perpetuity. If a recycling center were proposed, the City would want to look at it comprehensively while considering residential uses nearby. There are associated issues with recycling centers such as noise, dust and smells, that can be a problem.

RESULT: APPROVED LUC19-0003
MOVER: Andy Kesselring
SECONDER: Crystal McCall
AYES: Kesselring, McCall, Ferro, Gibboney, Hanley, Adams
EXCUSED: Ferro

Commissioner Kesselring moved for approval of the policy with deletion of conditions 4 and 5.

RESULT: APPROVED FLUP19-0001 with deletion of conditions 4 and 5
MOVER: Andy Kesselring
SECONDER: William Gilchrist
AYES: Kesselring, Gilchrist, Gibboney, Hanley, McCall, Adams
EXCUSED: Ferro

- c. **Approved ZON19-0012** a request to zone to B-5, Wholesale Business for property located in the 4700-4800 block of South Pine Avenue, approximately 52.84 acres.

Petitioner: Henry Camp Priest, as Second Successor Trustee for the Priest Family Trust
Agent: Thomas J. Dobbins
Planner: Nancy Smith

Ms. Smith presented staff comments and the following findings of fact [included in a staff report provided to Commission members]:

Background:

The subject property was annexed into the City of Ocala by request of the property owners in 2006. A City land use designation was assigned to the property and a Future Land Use Policy was adopted for this and adjacent properties for development as a major retail center. No zoning district classification was assigned to the property and the proposed retail development never occurred. In January 2013, the Future Land Use Map was amended throughout the City, assigning this property as Low Intensity land use. In January 2017, the future land use policy was removed from the property.

The property is located on US 441, a major arterial that is 4-lanes, divided. A railroad track runs along the eastern boundary of the property. Other properties in this area between US 441 and the railroad are larger in acreage than typical. The existing uses on the property may continue to operate, however, a zoning district classification is needed for the development of any new business. The owner is requesting a change in the Future Land Use Map to Employment Center (EC) and a zoning district classification of B-5, wholesale business. This zoning district is most closely aligned with the existing uses on this property and other uses along US 441.

Factual Support:

1. The zoning designation of B-5, Wholesale Business, is compatible with the land use designation of Employment Center.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Basis for Approval

The owner is requesting a change in the Future Land Use Map to Employment Center (EC) and a zoning district classification of B-5, wholesale business. The B-5 zoning district is consistent with the Employment Center land use. The B-5 zoning district is also consistent with other large scale, outdoor sales and storage uses that are prevalent along south US 441.

Discussion:

Tom Dobbins, 1301 NE 14th Street, said the proposed B-5 zoning allows the current and historical uses on the property.

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	William Gilchrist
SECONDER:	Crystal McCall
AYES:	Gilchrist, McCall, Hanley, Gibboney, Kesselring, Adams
EXCUSED:	Ferro

7. Land Use change re: Pine Oaks

Denied LUC19-0001 a request to change the land use from Public to Medium Intensity/Special District for property located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of railroad, approximately 217.54 acres.

Petitioner: City of Ocala
Planner: David Boston

Discussion:

Commissioner Adams asked Assistant City Attorney Robert Batsel to provide a quick summary of a memo sent to Commission members from Assistant City Attorney James Gooding. Mr. Batsel explained that Mr. Gooding reviewed minutes from the last meeting when this case was previously discussed and wanted to ensure that the Planning and Zoning Commission’s focus is on proposed uses and the Future Land Use designation of this property and not extraneous facts. Some of the facts are interwoven with going from a public to private use, but the Commission’s responsibility is to look at uses under the existing and proposed land-use designations and determine whether they’re consistent with surrounding land uses. He said he understands that everyone is an Ocalan and has a history in the community, and everyone has thoughts about the proposal, but they are not necessarily part of what should be considered.

Commissioner Kesselring said that since this case was heard last month, he requested that only new information be presented. Commission members know what the issues are. Commissioner Adams agreed and requested that only information not presented at the last meeting be presented at today’s meeting.

Mr. Lee said that Mr. Gooding suggested to staff that it clarify issues including the appraisal by requesting the appraiser to explain how the appraisal was done. Staff also wants to more comprehensively address the West Ocala Community Plan.

Mr. Batsel summarized that certain findings of fact need to be presented to support conclusions. Both of these hearings for this case have been publicly noticed. If the Commission feels like it has enough information to proceed that is acceptable. If additional information is provided that supplements what was previously heard, a decision can be based on that.

Commissioner Adams asked Mr. Boston to provide new information that was not provided at the last meeting.

Mr. Boston suggested that he didn't "paint the full picture" including some of the context of what is going on in the area, which is pertinent to the proposed land-use change. He said he doesn't think he made it absolutely clear at the last meeting that the Pine Oaks Golf Course will be closed by April 30. If the land-use remains Public, the property will not be utilized as a golf course. Some other public use for the property will need to be determined.

Steve Albright, Albright & Assoc of Ocala, 207 SE 8th Street, said he is going to address the Market Analysis section of the appraisal which explores the viability of golf course operations. He noted that he is a golfer and has played on the Pine Oaks Golf Course many times. His analysis reveals that the golf industry is in a state of decline nationally, in Florida and in Marion County. He commented that Marion County was so popular with golf that there were 25 golf courses in the County. He spoke with Clark Creamer who has been the operator of the Pine Oaks Golf Course for the past 7 or 8 years, and he described a steady decline not only in revenues, but rounds played. The golf course is 30 years old. Typically, the life of a golf course, especially for the greens and irrigation is 10 to 15 years. He said people tend to think that because a golf course is just land with grass and trees that it is not a depreciable asset, but a golf course definitely depreciates. At 30 years old, Pine Oaks is fully depreciated. All golf courses in Marion County are going through issues similar to those at Pine Oaks. The underlying land value demand for an alternative use in that area exceeds the value of that property as a golf course, which is the main thrust of his appraisal.

Mr. Boston said that the Ocala 2035 Vision was completed in 2010. It basically provides a framework for how the City is to develop in the future. The Vision focuses on mixed-use, walkable development outside the Downtown area. That Vision was implemented in the City's Comprehensive Plan with the Medium Intensity Special District Land-Use classification. For today's consideration is a land-use change to Medium Intensity Special District. The West Ocala Vision and Community Plan was implemented based on the Vision Plan. One of the primary ideas in the Vision was to have community plans and the West Ocala area was prioritized as the first area needing a community plan. The West Ocala Vision and Community Plan, completed in 2011, includes the Pine Oak Square. The proposed land-use change extends the Pine Oak Square district envisioned in the Community Plan.

Mr. Lee explained that the Vision Plan represented a shift from a state mandated quantitative approach to a qualitative city-wide approach, down to the neighborhood level. There was a lot of citizen input in developing the Ocala 2035 Vision Plan and the West Ocala Vision and Community Plan. A citizen steering committee was organized, and various community meetings were held. It was recognized that there was a need for core areas and focused plans for those areas, which is included in the West Ocala Plan. Priorities were established, and context analysis was done with citizen input for a couple of years. A map and a vision were formulated for a high to medium level plan for areas to be developed with mixed-use, designed districts. Some of the important elements in the West Ocala Plan include a provision for jobs, industry and businesses, which is happening at the western end of the area. The Plan established

the importance of housing and that houses would be built in West Ocala, specifically in the Medium Intensity land-use areas, near Employment Centers, if possible. The Plan emphasizes connectivity between neighborhoods and within neighborhoods. Mr. Lee pointed out that the Ocala Vision and West Ocala Plan are dynamic (active) and not monolithic. They're living, durable and flexible plans that have been implemented and are being implemented.

Mr. Boston told Commission members he wanted to increase their familiarity with progress being made in the area and how this piece of property fits with what's happening and what's planned to happen in the future. He showed photos of Lily's Pad, recently added to the Lillian Bryant Park, and buildings being demolished at the Royal Oak charcoal plant, noting that there are opportunities for redevelopment on the site. He showed a photo of the subject property in relation to Lillian Bryant Park, the Community Center site, the Reed Place Redevelopment and the Wetland Groundwater Recharge Park. He noted that there are planned improvements to NW 22nd Avenue for it to be a multi-modal connector between the Wetland Recharge Park and the Lillian Bryant Park and Community Center.

Mr. Boston showed conceptual plans and renderings for the Community Center, reporting that there will be an \$8 million investment for the first phase and an investment of \$14 million for the second phase. He briefly described various amenities that will be located at the Center. He showed a conceptual plan for Reed Place Redevelopment, which is located adjacent to the Community Center, and said that it will go out to bid for redevelopment and will likely include multi-family housing.

Mr. Boston showed a conceptual plan and renderings of the proposed MLK First Responders Campus, which is not in the immediate area, but it will be a benefit to neighboring properties and a community asset.

Mr. Boston showed a recent photo of the Wetland Groundwater Recharge Park in relation to the subject property. He said that the Recharge Park is a \$10 million investment, half of which came from grant funding. He noted the on-going construction of board walks and a graded pad intended for a pavilion. He said there will be asphalt walking trails with boardwalks over the wetland areas. He advised that the City is actively seeking funding for an education center, which will be in a subsequent phase. He commented that this will be a "fantastic" amenity for the existing neighborhood and future residents of homes built on the subject property.

Mr. Boston referred to a photo of the subject property in relation to Ocala 489 distribution centers. He noted that NW 35th Street is a straight shot from the subject property to the distribution centers. He pointed out that approximately 2,000 more jobs have been provided by the distribution centers in the northwest quadrant of the City and there haven't been any new homes/subdivisions built in a long time in this part of the City.

Mr. Boston reviewed information provided in the Home Matters Report. He said that almost half the households in Ocala could be classified as low-income households, which is not a small subset of the population. Renters currently outnumber owner occupied homes at 55 percent to 45 percent. More households, because of an increased cost in housing, are being pushed into the rental market. Supply in the rental market is constrained and rental rates are high. Approximately 54 to 57 percent of renters are cost burdened. That means they're spending more than 30 percent of household income on housing alone. In the renter market, 31 percent of renters are paying more than 50 percent of household income on housing.

Mr. Boston advised that approximately 26 to 27 percent of homeowners are cost burdened, and 10 percent of homeowners in the City are paying more than 50 percent of their income on housing. Mr. Boston noted that 853 students in Marion County Public Schools are considered homeless and explained that homelessness is defined as not secure in their own home. He reviewed occupations with affordability of median-priced homes as shown in his PowerPoint presentation. He discussed Section 8 housing vouchers and fair market rent.

Mr. Boston reviewed market potential for housing on the subject site. He noted a study the City commissioned Zimmerman/Volk Associates to do for a market position analysis. The study forecasts an annual absorption estimated at 100-118 new units per year including apartments, condos, townhouses, and single-family homes.

Mr. Boston said that he did not provide any plan for the proposed redevelopment of the subject property at the last meeting and proceeded to show a conceptual redevelopment plan. The City is in negotiations to redevelop the site with Siemens Development. He reviewed the phases of construction as shown on the Plan noting that Club house amenities will be built during the first phase. He advised that at the last meeting it was suggested that the development may be a couple of massive apartment complexes. He said this will be a well-thought-out mix of housing products that not only address the City's housing needs, it will be an attractive redevelopment of the site.

Mr. Boston said that recreation and park needs were not discussed at the last meeting. He showed a map of the subject property in relation to other public properties close by including the Wetland Groundwater Recharge Park, Lillian Bryant Park and the Community Center site.

Ms. Crile said she was going to explain the impact the proposed development will have on the parks' level of service (LOS). She explained that there is a Master Plan with LOS objectives the City is to provide. She explained that the City classifies properties that fall under parks' services in four categories including community parks, neighborhood parks, urban open space and special use facilities. Only community parks and neighborhood parks count as LOS properties. Golf courses are considered a special use facility and do not count toward the LOS as it relates to the Master Plan or the City's Comprehensive Plan. In the Parks Master Plan, the City was divided into 5 regions to ensure that park facilities are scattered throughout the City and not concentrated in one area. Having parks located throughout the City helps with meeting walkability goals in the Ocala 2035 Vision. In addition, the Plan stipulates that the LOS in each region is to be met with 50 percent neighborhood parks and 50 percent community parks. This helps to facilitate the Vision's walkability goal with having some type of park facility within one half mile of every residence.

Ms. Crile reported that in each region, the City fails to meet the LOS as it relates to neighborhood parks except for in the downtown region. The LOS for community parks is met in every region except for the northeast region. In the northwest region, there is a current deficit of 13.5 acres in neighborhood parks and a 30.5-acre surplus in community parks. Based on projects underway and projected population growth, she expects a 24.5-acre deficit in neighborhood parks and a 95-acre surplus in community parks by 2035. The levels of service indicate that the City needs to be more concerned with providing neighborhood parks and not community parks. Concerning the loss of the Pine Oaks golf course, the LOS is not affected because it is classified as a special use facility and not included when calculating the LOS. The Ocala 2035 Vision projects a population increase to 4,781 in the northwest area. The proposed

development includes 1,400 homes estimated to house 3,220 people, which will increase the demand to 7.4 acres for neighborhood parks and 7.4 acres for community parks. Given the proximity of this development to other community parks and the surplus of community parks, the LOS is met. Based on information provided by the developer, an estimated 74.62 acres of open space is planned for the proposed development. It appears that 12.62 acres of the open space acreage will be LOS park acreage. Very small pocket parks and drainage retention areas would not be counted toward the LOS. Ms. Crile said she believes that the demand being put on the system by the new development is met by the park and recreation amenities they'll be providing. She said it is also notable that with the Wetlands Park, Lillian Bryant Park and the Community Center Park that there will be almost 100 acres of LOS properties in the immediate vicinity of the proposed development. To put it in perspective, Tusawilla Park is 50 acres and its located in a high-intensity area, not medium intensity as proposed for the subject site. She commented that this is an ideal situation to have a housing community so close to community parks.

Ms. Crile advised that she reviewed her methodology with the Recreation Commission at the March meeting and Commission members expressed no concerns with redevelopment of the Pine Oaks Golf Course property or its impact on the Parks' system in general.

Mr. Boston emphasized that the redevelopment project is needed in terms of the housing market for the area and the City as a whole. The neighborhood parks being provided within the development are important to not only new residents but residents living nearby. He stated that staff recommends approval of the land-use change from Public to Medium Intensity Special District.

Commissioner Hanley expressed concern with the maintenance of facilities if this property is redeveloped with affordable housing. He asked how the recreation facilities will be maintained in perpetuity. Commissioner Adams suggested that it would be the developer's responsibility. Mr. Boston said that the City wants the units to still be affordable even if there is some sort of HOA that needs to be assembled. The details are being worked out in the development agreement. The redevelopment proposal will be going through the planned development (PD) process. It will be known what the recreation amenities are going to be and whether they'll be public or private. This Commission will review the PD plan in a public hearing.

Commissioner Adams said he works for one of the largest developers in the county. He said the year before last, 325 new homes were sold, plus there were resales. Last year, over 400 new homes were sold. Expectations are for growth to continue exponentially into the future. The direction of the development, which has been in place for 40 years of only accommodating 55+ year old adults is changing to add multi-generational homes on 1,500 acres. He commented that the need is there and no one else is filling it. The community has 3 golf courses and 1 of them was closed yesterday for reconditioning. He doesn't know the cost, but it will take 9 months to make the improvements.

Commissioner Gibboney said he is trying to remember the last time he did an appraisal for a new subdivision.

Commissioner Gilchrist noted that the golf course is being shut down April 30th and this Commission has no control over that. Commissioner McCall said that additional housing is definitely needed.

Commissioner Adams asked for public comments, asking citizens to base their comments on new information and the fact that the golf course is definitely being closed on April 30th.

Mary H. Brooks, 2140 NW 21st Street, said had she known the subject matter of the presentation for tonight's meeting she would have had a different approach. She read into the record the statement on a petition that she had intended to provide to City Council.

Attention: David Boston AICP, City Officials, City Manager and Code Enforcement

Re: LUC19-0001 On 3-11-19 a request was submitted to City Council Board of Marion County to change land use from public to Medium Intensity/Special District for property located south of NE 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of railroad, approximately 217.54 acres.

On March 11, 2019 five (5) residents addressed concerns and reason opposing closure to change land use from public to Medium Intensity/Special District for remaining 18 acres as (Pine Oaks Golf Course) for the development of affordable housing. Ask council also to consider adjacent property use for/with businesses suitable for an already existing stable family community. Stated the (Pine Oaks Golf course) is an Historical site and very large asset for and to the area and communities at large. Stressed concerns with the Pallet Plant and the vacant property use that is contaminated (The Recycling Plant-former Royal Oak Charcoal Plant).

We, the citizens of North West Ocala Marion County, hereby submit (345) signed petitions from area neighborhoods businesses and churches accompanied by those here this 8th day of April 2019, City Hall 2nd Floor 5:30pm meeting.

Commissioner Adams pointed out that the petition is in opposition to closing the golf course, which is not what the Commission is considering at today's meeting. Ms. Brooks stated that as she said earlier, had she known what was to be discussed she would have had a different approach. The City Council meeting scheduled for April 2 was changed to today's Planning and Zoning Commission meeting and there was no communication from the office of Mr. Boston as to what would be included in today's presentation. She said she still wants to go on record with providing the petition.

Commissioner Gibboney said residents are expressing their concerns and Mr. Boston said he would talk to residents, but it sounds like that didn't happen. He said it is a concern to him that there has been no discussion with what is going on with the people in the community. Mr. Lee said the golf course has been discussed at length at numerous City Council meetings. The plans and the RFP (Request for Proposals) have also been discussed at City Council meetings. Mr. Boston said there have been 4 bus tours in West Ocala in the past month and a half. They were not targeted directly to residents adjacent to the golf course. The tours included looking at the numerous projects underway and those that will be done in the future. Mr. Boston said his only correspondence with Ms. Brooks was to let her know that the case was going back to the Planning and Zoning Commission. Notices were sent to the same people that notices were sent to for the first public hearing. He did not review the new presentation that was going to be made, as it's taken him the month between this hearing and the last one to put it together. Mr. Lee reminded the Commission that the request is for a land-use change. There are a considerable number of steps to go through for redevelopment of the property. Development plans will come before this Commission and City Council.

Commissioner Gibboney said that his concern is that the City has not involved neighborhood citizens with moving 200 acres from public to private ownership. He said the Commission takes into consideration input from the community and how proposed changes will affect adjacent property owners and nearby residents. Mr. Lee said he didn't think that the current City's administration has ever purposely not sought citizen input. The issue of closing the golf course has been discussed in public forums, and there has been citizen input on closing the golf course and the RFP process. The City is at the stage of changing the land use and not at the development stage. At this point, any plans for development are conceptual. Mr. Lee reiterated that the closure of the golf course has been discussed over the last two to three years, and the decision has been made to close it. He suggested that outreach to citizens was possibly broader than it should have been and maybe it should have been more focused to nearby residents, but the City would not intentionally leave anyone out of the process.

Commissioner Gibboney said whether the property is a golf course or not is beside the point. The main issue is that a large piece of property is being moved from public to private ownership.

Mr. Batsel advised that Council was approached by the golf course operator, Mr Creamer, who said the golf course is not sustainable and he could not operate the golf course any longer. Mr. Batsel said the City is trying to handle the matter in a thoughtful procedural manner that is beneficial to the surrounding neighborhood, rather than allowing closure and reacting by selling the property and allowing a private property owner to come before the City requesting land-use and zoning designation for a private development.

Ms. Brooks said she heard about the meeting date changing through word of mouth. Everyone was prepared to go to the City Council meeting on April 2 and the meeting was cancelled. She had to call everyone to advise them that the meeting would be today, April 8.

Towanda Grimsley, 2629 NW 21st Street, said that based on the closing of the golf course as of April 30 and additional information she received over the last couple of days from a developer being forthcoming with a plan, the outcome of today's meeting could have been different.

Ms. Grimsley asked about the vouchers previously referred to. Commissioner Adams said it is probably outside the Commission's ability to truly give a representation of what the vouchers are. He said that as a layman and based on what he heard earlier, Section 8 vouchers cannot be used if housing isn't available at a certain rent.

Commissioner Adams asked Ms. Grimsley if she might have been in support of the proposal had information been provided earlier. Ms. Grimsley said not based on information provided at this evening's meeting, but other information she received. Commissioner Adams said that a lot of the information that was provided, is required to be presented in a public forum.

Lonnie Hooks, 2818 NE 7th Street, asked if he could get a copy of the presentation. Mr. Boston responded in the affirmative.

Commissioner Hanley said Commission members have reservations about the property going to private ownership, but when taking into consideration all the public recreational amenities that will be in place with redevelopment efforts, and that there is a need for housing, he's moving for approval.

Commissioner Gilchrist seconded the motion agreeing with Commissioner Hanley but noting that he isn't really happy with how the information was presented and the outreach to the community concerning the 217 acres. He said this hearing is just for the land-use change. Any development that occurs will come back before this Commission.

Commissioner Kesselring said he opposes the motion. Regardless of the golf course, the land is still publicly owned open space. Long term, he isn't sure that the City won't ever need the property. Park land will not ever be as valuable as some other kind of land-use but buying private land for a park would be expensive. He said there are some significant historic reasons for the property to be maintained as public open space. Keeping it as open space doesn't negate the West Ocala Plan or the great projects that have been done and are being done. While there is a significant housing issue in Marion County, there should be a way for the market to adjust. He doesn't believe that disposing of publicly owned land is a way to accomplish that.

Commissioner Gibboney said there is a difference between a perceived demand and actual demand for housing. If there was more of a need for residential uses, he'd be doing more residential subdivision appraisals, and Mr. Albright would have valued the land higher than he did. He commented that public land is very valuable.

Commissioner Adams asked how many other 217-acre tracts are available for development in that general area. There have been a lot of other proposed uses for that area including the large industrial development that was done. He suggested that another large development needs to go in a different direction and the PD mixed-use development seems to be a good direction, in his opinion. If public land is needed in the future, there will be opportunities. Developers may need to be encouraged to do a residential project like the one being proposed. Many residential developments have been built since 1991, which is when he moved to Ocala, but he doesn't remember anything being built in the northwest area of the City. Mr. Lee agreed with Commissioner Adams that there haven't been any market-rate subdivisions built in the northwest quadrant. He said there are not any other 217-acre publicly owned parcels in Ocala that he knows of.

Commissioner Adams commented that the City did a tremendous job in redeveloping the Downtown with expanding it past the core, which took forethought and incentives. In the current situation, the City is using something it owns to incentivize someone to do a strong residential development in an area that needs it. There needs to be something other than large-scale industrial uses in that area to maintain a balance and keep the community growing in a stable direction. Mr. Lee noted that it is intended for the property to be sold and not given away.

RESULT:	DENIED
MOVER:	Andrew Hanley
SECONDER:	William Gilchrist
AYES:	Hanley, Gilchrist, Adams
NAYES:	Gibboney, Kesselring, McCall
EXCUSED:	Ferro

8. Form-based Code expansion and rezoning

- a. **Approved COD19-0001** a request to amend design requirements and regulating map provisions of the Form-based Code (FBC) zoning district.

Petitioner: City of Ocala
Planner: David Boston

Mr. Boston advised that he would present cases for the code and zoning change as they go together [included in a staff report provided to Commission members]:

BACKGROUND:

The community-driven Ocala 2035 Vision Plan provides a roadmap for the city’s future, and made specific recommendations related to the land development code. One of these recommendations was to develop a form-based code to regulate the desired site design and building form for appropriate areas of the city.

A form-based code is a zoning tool that fosters predictable built results and a high-quality public realm by using physical form, rather than the separation of uses, as the organizing principle of the code. Form-based codes have been used in many other places across Florida and the rest of the country with great success in producing built environments that reflect those communities’ goals and visions.

Since the community recommended the development of a form-based code in 2010 as part of the Ocala 2035 Vision, the development of a form-based code was recommended three more times in the City’s Comprehensive Plan, the West Ocala Community Plan, and the recently adopted Midtown Master Plan. The City’s Downtown Master Plan also included many recommendations for the development of catalytic sites that mirror the requirements of a form-based code, and the adoption of a form-based code will further progress the goals of the Downtown Master Plan.

The Form-based Code (FBC) was adopted into law in September 2018 for a large portion of the High Intensity / Central Core future land use classification and some surrounding areas within the area typically considered the downtown core.

This code amendment will amend and expand the Form-based Code (FBC) zoning district that will apply to the area indicated in the updated Regulating Map included as part of this amendment, and as part of the associated rezoning case, ZON19-0017. The expansion area includes properties located on the south side of the 500-1500 blocks of West Silver Springs Boulevard. Many of the properties within the expansion area are too small to meet the minimum lot size requirements of their existing zoning districts, too small to rezone to another zoning district, and many with frontage directly on West Silver Springs Boulevard are not zoned to allow for commercial activity. The FBC zoning district has no minimum lot size requirement and allows for a mix of uses, while still requiring buffering for properties outside of the FBC zoning district, which is important for many of the homes across the street from these properties on the south side of SW Fort King Street. This does not necessarily make lots “buildable,” but it removes a zoning hurdle in cases where a property owner is able to come up with a workable plan for their property.

Changes to the text of the code include allowing for on-site parking requirements to be waived or reduced upon review and approval of a parking plan, allowing translucent instead of clear windows for residential

and governmental uses, and eliminating the requirement for public building entries on every street frontage for residential and governmental uses.

FINDINGS AND CONCLUSIONS: The proposed amendment is consistent with the Ocala 2035 Vision, the City of Ocala Comprehensive Plan, the Downtown Master Plan, the West Ocala Vision & Community Plan, and the Midtown Master Plan. Staff recommend approval of the proposed ordinance.

Staff recommendation: Approve

Discussion:

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	Andy Kesselring
SECONDER:	Crystal McCall
AYES:	Kesselring, McCall, Gibboney, Gilchrist, Hanley, Adams
EXCUSED:	Ferro

- b. Approved ZON19-0017** a request to change the zone from R-2, R-3, B-1, B-2, and INST to FBC, Form-based Code, for properties located on the south side of the 500-1500 blocks of West Silver Springs Boulevard, approximately 16.53 acres.
Petitioner: City of Ocala
Planner: David Boston

Factual Support

1. The proposed rezoning is consistent with the Ocala 2035 Vision:
 - a. **Building & Site Design Narrative:** One of the key issues identified during the visioning process was the need for more detailed building and site design development codes. The preparation and adoption of a Form-Based Code, which graphically depicts the intended physical outcome of the desired building and site design, rather than the conventional zoning approach of separation of uses, will support the implementation of the Ocala 2035 Vision.
 - b. **Building & Site Design Strategies, Strategy 2:** Develop a Form-Based Code to regulate the desired site design and building form for appropriate areas of the City. Year 2012 - 2015
2. The proposed rezoning is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
 - a. **Objective 4 (Future Land Use Element):** The City shall establish physical character and design standards to protect its natural and man-made beauty, rich history, and natural and cultural resources.
 - b. **Policy 4.1 (Future Land Use Element):** By 2014, the City shall create and adopt a Form Based Code as part of its Land Development Code, to promote and regulate the desired site design and building form for designated areas and, in connection therewith, shall consider design themes established in the Ocala 2035 Vision. The Form Based Code shall include a regulating plan that establishes the specific geographic area within which these standards apply.
3. The proposed rezoning is consistent with the West Ocala Community Plan:

- a. **Introduction Process & Participation section:** The common purpose, for this planning study, is to improve the collective futures for West Ocala's residents through development and implementation of a sustainable, "living" and enduring Community Plan. To move toward this goal, the West Ocala Community Plan includes recommendations to be implemented through:
 - Land use,
 - Land use policy,
 - Zoning,
 - Form Based Codes,
 - Design Overlay Districts,
 - Community Redevelopment Districts, etc.
- b. **Mixed-Use Places Recommendations:**
 - Recommendation 16:** Promote reconnection of West Ocala and downtown Ocala within a highly walkable and connected urban core.
 - Recommendation 17:** Encourage development of compact mixed-use districts at various and appropriate scales to support walkable neighborhoods and needs within the West Ocala community.
 - Recommendation 18:** Redevelop the Croskey/MLK complex into the West Ocala Community's primary mixed-use district, "Croskey Commons." Include civic, culture/arts, recreation, learning, and community events along with business and retail uses organized around a "main street" design pattern.
 - Recommendation 20:** Incentivize infill development and redevelopment to reduce vacant lot inventory and promote building improvements as a catalyst for positive change in West Ocala's neighborhoods. Respect and reflect the best of West Ocala architectural history without restricting innovative expression of those styles, good architecture, and energy efficient green building solutions.
 - Recommendation 21:** Encourage compact, mixed-use development with densities and intensities that support a variety of housing, employment, retail, medical, and recreational choices.
- c. **Mobility & Transit Recommendations:**
 - Recommendation 33:** Promote a high-quality public realm through the connectivity of safe and accessible streets, multi-modal pathways, and trails.
 - Recommendation 34:** Improve pedestrian comfort and safety adding sidewalks and street trees along all streets throughout the West Ocala community.
- d. **Gateway Recommendations 44:** Redevelopment of the intersection of SR 40 and MLK Avenue as a city gateway.

4. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Basis for Approval

The proposed rezoning is consistent with the Ocala 2035 Vision, the City of Ocala Comprehensive Plan, and the West Ocala Vision & Community Plan. The FBC is expected to remove a zoning hurdle for property owners interested developing property in the affected area, thereby increasing property values and protecting nearby residential properties through buffering requirements and the review and approval of parking plans.

Staff recommendation: Approve

Discussion:

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	Andy Kesselring
SECONDER:	Andrew Hanley
AYES:	Kesselring, Hanley, Gibboney, Gilchrist, McCall, Adams
EXCUSED:	Ferro

9. Code Amendment re: housing incentive fund

- a. **Approved COD19-0002** a request to amend and simplify the provisions of the housing incentive fund, amend the affordable housing density incentive, and repeal outdated provisions of chapter 106.
Petitioner: City of Ocala
Planner: David Boston

Mr. Boston presented staff comments [included in a staff report provided to Commission members]:

BACKGROUND:

The City of Ocala Comprehensive Plan’s Housing Element states that the city’s goal is “to encourage and promote the availability of affordable, decent, safe and sanitary housing to meet the needs of present and future population of the City.” Unfortunately, the city, like many other communities across the country, is faced with an affordable housing crisis.

To better understand the need for affordable housing in our area, the City of Ocala and Marion County asked the Florida Housing Coalition to produce a localized study called the Home Matters Report. The Florida Housing Coalition found that of an estimated total of 38,340 households in the city, approximately 5,248 households are low-income and severely cost-burdened, meaning they pay more than 50% of their incomes for housing according to the Florida Housing Coalition and the United States Department of Housing and Urban Development (HUD). A high number of severely cost-burdened households hurts our local economy, because those households have significantly less disposable income to support local businesses.

Another important finding from this report is that in many occupations, such as medical and retail workers in Ocala and Marion County do not earn enough to rent a modest apartment or buy their first home. According to the United Way of Florida’s 2018 report on ALICE (Asset Limited, Income Constrained, Employed) Households calculated that the “survival wage” in Ocala and Marion County is \$9.73 for a single adult, and \$26.34 for a family of four with two adults and two small children. The “survival budget” described in the ALICE Report covers only the bare minimum for basic household expenses like housing, food, and child care, with no cushion for emergencies. An estimated 54% of households in Ocala are earning less than the ALICE threshold, which tells us that many of our residents are forced to make tough sacrifices.

Additional analysis and reporting by city staff found that a significantly higher proportion of the city's renter-occupied households are severely cost-burdened than the city's owner-occupied households, signaling a greater need for additional affordable rental units in our market. A little over 10% of owner-occupied households in the City of Ocala are severely cost-burdened, compared to approximately 31% of renter-occupied households. Only 24% of renter-occupied households are severely cost-burdened nationally.

City Council recently recognized the extreme shortage of low-income and affordable housing in many areas of the city in their strategic three-year plan.

The city's existing affordable housing incentive fund accrues money from new development that takes place in the city and is intended to incentivize the development of affordable housing by offsetting some of the associated costs. The fund currently has a balance of a little under one million dollars. The fund has existed since 2005 and has consistently accrued more money than is spent since 2011. No money has been spent from this fund since 2016.

In August 2018, City Council amended the provisions of the housing incentive fund by increasing the maximum distribution per unit, broadening the types of fees that the fund can be used for, encouraging mixed-income development, increasing the affordability period, simplifying the lien process, and allowing for a density bonus for affordable housing development projects. This ordinance further incentivizes the development of affordable housing by simplifying the eligible projects and process for approval, removing income qualification, adding guidance for how the internal review board should review proposals, and referencing a policy document for maximum price and rent thresholds in the definition of an affordable housing unit. This ordinance also repeals outdated sections of chapter 106 regarding development permit extensions and sustainable community designations.

FINDINGS AND CONCLUSIONS: The proposed amendment is consistent with the City of Ocala Comprehensive Plan. Staff recommend approval of the proposed ordinance.

Staff recommendation: Approve

Discussion:

There were no comments from Commissioners or the public.

RESULT:	APPROVED
MOVER:	Andy Kesselring
SECONDER:	Crystal McCall
AYES:	Kesselring, McCall, Gibboney, Gilchrist, Hanley, Adams
EXCUSED:	Ferro

10. Election of Officers

Commissioner Gibboney nominated Commissioner Gilchrist for Chairman and Commissioner Adams for Vice-Chairman. Commissioner Kesselring seconded the nomination.

MOVER: Nathan Gibboney
SECONDER: Andy Kesselring
AYES: Gibboney, Kesselring, Hanley, Gilchrist, McCall, Adams
EXCUSED: Ferro

11. **Next Meeting: May 13, 2019**

12. **Adjournment**

The meeting was adjourned at 7:53 pm.