

East Ocala Redevelopment Advisory Committee

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

Wednesday, February 27, 2019 – 4:00 PM

Minutes

Agenda Item #1: Call to Order & Roll Call

Chairman Akin called the meeting to order at 4:02 p.m.

Attendee Name	Title	Status	Arrived
Van Akin	Chairman	Present	
Pedro "Tito" A. Comas	Board Member	Present	4:11 PM
Ken DePasquale	Board Member	Present	
John Gamache	Board Member	Present	
Karl Kunz	Board Member	Present	
Steven Mendez	Board Member	Absent	
Todd Rudnianyn	Vice Chair	Present	4:03 PM
Melissa Townsend	Board Member	Present	

Staff in attendance: CRA Manager Gus Gianikas, Redevelopment Analyst / Planner Ian Rynex, Senior Planner / GIS Analyst David Boston and Urban Design Coordinator Aubrey Hale.

Agenda Item #2: Proof of Publication

Public notice for the East Ocala CRA Advisory Committee meeting was posted on February 8, 2019.

Agenda Item #3: Approval of Minutes

East Ocala Redevelopment Advisory Committee - Regular Meeting - Dec 19, 2018 4:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ken DePasquale, Board Member
SECONDER:	John Gamache, Board Member
AYES:	Akin, Comas, DePasquale, Gamache, Kunz, Rudnianyn, Townsend
ABSENT:	Mendez

Agenda Item #4: Commercial Property Grant Applications

Redevelopment Analyst / Planner Ian Rynex reviewed CRA19-0003 grant application packet from Great Florida Insurance Company.

Member Rudnianyn said they did a walk-through of the property and it is a great rehab project. They are making other improvements outside of the grant money.

There was short discussion about the building's history and interior design.

Approved motion to approve a commercial property grant award of \$2,732.50 for grant application CRA19-0003

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ken DePasquale, Board Member
SECONDER:	John Gamache, Board Member
AYES:	Akin, Comas, DePasquale, Gamache, Kunz, Rudnianyn, Townsend
ABSENT:	Mendez

CRA Manager Gus Gianikas stated several grant applications are out. Applicants are having trouble getting two quotes because contractors are very busy, and their schedules are booked out 3 to 4 months out.

A short discussion ensued about the building industry. A suggestion was made to educate contractors on the timeline required for grants.

Agenda Item #5: Redevelopment Plan / Projects / Budget

Mr. Gianikas reported the pre-bid for the Old Fire Station location was put out last month and there will be another in March. Staff did a walk-through of the site and discussed grant incentives for the project. The decision on the use of a grant and/or incentives will be held off until the negotiations for the site have been completed. This will give the developer a chance to evaluate the site and determine what is needed to redevelop the property. No decision is needed on an East Ocala CRA grant; however, Mr. Rudnianyn criteria will be included whenever the members are asked to vote on a grant for redevelopment of the fire station.

Member Rudnianyn discussed research on breweries and form-based code around downtown, midtown and west side of Tusawilla. He talked about the reasons why breweries have been successful in various cities. Asked if local vs. outside business would be factored into the equation when deciding on who is awarded the bid.

Mr. Gianikas stated the residential component is optional on the project. SunTrust has been purchased by BBT and is now for sale. The owners of SunTrust and neighboring properties could participate in the redevelopment, if they chose to do so. The City's main priority is to repurpose the Fire Station. The size and side street parking allotments will all be decided in the negotiation phase.

The church property has one owner. The interior has been renovated and from the outside, it looks like this is being set up to be remodeled as a duplex. Since staff talked to the owners, they have listed and sold each parcel individually. There are different prices for the parking lot, the church and the house.

Urban Design Coordinator Aubrey Hale discussed parking on various projects in Downtown Ocala and East Ocala area.

Mr. Gianikas asked the Committee to formally incorporate the midtown plan into the East Ocala Redevelopment plan. This will broaden the scope of the redevelopment plan and enable the East Ocala CRA, to participate and become involved in more redevelopments. The East Ocala CRA plan will have to be amended.

Approved motion to incorporate the Midtown Master Plan into the East Ocala Redevelopment plan

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Todd Rudnianyn, Vice Chair
SECONDER:	Pedro "Tito" A. Comas, Board Member
AYES:	Akin, Comas, DePasquale, Gamache, Kunz, Rudnianyn, Townsend
ABSENT:	Mendez

Member Gamache asked if the rentals on Sanchez and 8th Avenue are going to be rehabbed and inquired about the small lots by Unity House.

Mr. Gianikas replied the request was denied by the City, so the applicant hired an attorney because he says that he is building a single-family home.

Senior Planner / GIS Analyst David Boston explained enforcement is needed for the prohibited use; however, the problem is getting evidence to prove that the building is not functioning as a single-family home. Multiple lots would have to be bought and assembled for a multifamily house to be built in this location.

Mr. Gianikas stated Unity house is located behind the fire station and it is out for bid.

There was a short discussion regarding allowed and prohibited uses; code changes; enforcement methods; and the efforts necessary to prove code violations.

Mr. Hale - The Heckler property is going back to R-3 zoning.

Agenda Item #6: Other Business

Approved motion to appoint Todd Rudnianyn as Chairman and Van Akin as Vice Chairman of the East Ocala CRA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Van Akin, Chairman
SECONDER:	John Gamache, Board Member
AYES:	Akin, Comas, DePasquale, Gamache, Kunz, Rudnianyn, Townsend
ABSENT:	Mendez

Agenda Item #7: Adjournment

Approved motion to adjourn

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Todd Rudnianyn, Vice Chair
AYES:	Akin, Comas, DePasquale, Gamache, Kunz, Rudnianyn, Townsend
ABSENT:	Mendez

Chairman Akin adjourned the meeting at 4:41 p.m.