



West Ocala CRA Advisory Committee

Meeting Information

Location:

**Citizen Service Center
Growth Management Dept
2nd Floor, Training Room
201 SE 3rd Street
Ocala, FL 34471**

Time:

3 p.m.

Committee Members

Reginald Landers, Jr., Chairman
Elgin Carelock, Vice Chairman
Carolyn Adams
Gorham Black III
Dr. Barbara Brooks
Tyler Jones
Adam Lombardo
Ruth Reed
Dwan Thomas

Staff

Tye Chighizola, AICP
*Director
Growth Management Department*

Gus Gianikas, AICP
*CRA Manager
Growth Management Department*

Lisa Walsh, AICP
*Economic Development Manager
Community Development Services
Department*

Ian Rynex, AICP
*Redevelopment Analyst / Planner
Growth Management Department*

Carol C. McKeever
Committee Secretary

Agenda

Thursday, March 21, 2019

- 1. Call to Order and Roll Call**
- 2. Proof of publication**
- 3. Approval of January 17, 2019 minutes**
- 4. West Ocala CRA Projects**
- 5. Reed Place update**
- 6. Update on zoning cases**
- 7. Other business**
- 8. Adjournment**

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call 629-8287 forty-eight (48) hours in advance so that arrangements can be made.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

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West Ocala Redevelopment Advisory Committee

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

Thursday, January 17, 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, January 17, 2019 at 3:00 PM.

Chairman Reginald Landers called the meeting to order at 3:02 pm.

Attendee Name	Title	Status	Arrived
Carolyn Adams	Board Member	Present	
Gorham Black III	Board Member	Present	
Lori Boring	Board Member	Present	
Barbara Brooks	Board Member	Present	
Elgin Carelock	Vice Chairman	Present	
Maritza Gould	Board Member	Absent	
Reginald E. Landers Jr.	Chairman	Present	
Ruth Etta Reed	Board Member	Present	
Dwan Thomas	Board Member	Present	3:14 PM

Staff in attendance: CRA Manager Gus Gianikas, Fiscal Manager Holly Lang, Redevelopment Analyst / Planner Ian Rynex, Urban Design Coordinator Aubrey Hale, Senior Planner / GIS Analyst David Boston, Economic Development Manager Lisa Walsh, Community Development Services Director Melanie Gaboardi, Community Engagement Coordinator Ramona Williams and Administrative / Fiscal Technician Carol McKeever.

Citizens in Attendance: Mike Mullis, Kimley-Horn and Associates, Inc.

Agenda Item #2: Proof of Publication

Public Notice for the January 17th, 2019 West Ocala Redevelopment Advisory Committee Meeting was posted on December 26, 2018

Agenda Item #3: Approval of Minutes

West Ocala Redevelopment Advisory Committee - Regular Meeting - Nov 15, 2018 3:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Boring, Board Member
SECONDER:	Elgin Carelock, Board Member
AYES:	Adams, Black III, Boring, Brooks, Carelock, Landers Jr., Reed, Thomas
ABSENT:	Gould

Agenda Item #4: West Ocala CRA Projects

CRA Manager Gus Gianikas provided information from the City Council Workshop regarding the Community Center, which was held on January 15, 2019. City Council chose the Royal Oak site for the new Community Center and instructed the consultant to proceed with that site in mind for conceptual and development plans.

Mr. Gianikas reviewed the Community Center presentation and discussed the site selection process and proposed programs.

Mr. Gianikas stated City Council has made a commitment to continue the upkeep and maintenance of the Croskey Center and MLK Park facilities.

Chairman Landers requested that a copy of the presentation be emailed to the Committee.

Community Development Services Director Melanie Gaboardi stated there is no mediation needed for the Royal Oak Community Center site; however, adjacent areas need remediation, but the amount and type depend on the usage for the property.

Mr. Gianikas spoke about the Community Center feasibility study and conceptual plan, which are being completed in this phase. The next phase is a Request for Proposal (RFP) to prepare construction drawings.

There was a brief discussion regarding elevations and conceptual renderings.

Mr. Gianikas introduced Mike Mullis from Kimley-Horn who has completed conceptual drawings for the West Ocala Heritage Trail. He is here get feedback from the Committee on the project design and the proposed walls.

Mr. Mullis explained the trail will run along the north side of W. Silver Springs Blvd. from NW 9th Avenue to NW 11th Avenue. He reviewed the conceptual drawings and explained the proposed ideas for the sidewalks, foliage, signage, benches and walkways. He asked the Committee to tell him what they want showcased on the walls.

Member Black asked about upkeep for the trail and suggested that enhanced black history about folk who lived in the area, or a memorial to the people who were lynched in Marion County.

Mr. Gianikas responded the City's Recreation and Parks Department would take care of the

upkeep and maintenance.

Dr. Brooks asked what will be put along the area from 9th Avenue to 7th Avenue. She inquired about the height of the wall and stated that 6 feet is not high enough.

Mike Mullis responded some type of design work is being considered along the west side of 9th Avenue but the City does not all the property to 7th Avenue yet so extending the project will have to wait. The heights of the walls have not been decided yet.

Member Reed explained that maintenance funds are included for each project.

Member Brooks suggested putting pictures, or names of the people who contributed to or lived in the West Ocala area, such as nurses, teachers, etc.

Vice Chairman Carelock suggested a collage of pictures that include black history and people who contributed to West Ocala area. Some names include Cynthia Graham and Whitfield Jenkins.

Member Thomas suggested putting in pavers and engraved with the names of lost loved ones.

Member Reed asked if there was a timeframe for completion of the project. She suggested that the 1960 Hampton Junior College staff be included on the wall. She further suggested that a workshop be set up so that the Committee could discuss and share ideas for the walls.

Mr. Mullis explained there will be three walls and their shapes can be changed if necessary.

Member Black suggested getting teenagers involved in maintaining the site and pay them a small fee for the work. Mr. Gianikas said that he would check into seeing if the City can do that. CRA funds can only be used to pay for enhanced maintenance items that are not part of the regular citywide routine.

Mr. Gianikas suggested the workshop could be held on the next Committee meeting date.

Mr. Mullis agreed that a half a day workshop is an excellent idea; he suggested that it be held in two to three weeks.

Dr. Brooks suggested something be set up where people could send in suggestions.

Member Boring asked to have some point people for the public to contact. Dr. Brooks volunteered to be a point person.

Mr. Gianikas gave a brief overview of the proposed business incubator project.

Member Carelock reviewed the proposal letter regarding the expansion of GOCDC's Build a Better Business Series into a comprehensive retail/business incubator program. He explained the organization decided after its last Board meeting to look at putting the incubator in the offices located near old Golden Flake factory, because they want to build at 5,000 square feet. The retail

component will be added later. There will be real time learning process and teachers from various industries involved in the project. A banker's round table is included to vet and help businesses to learn about financing and loans. GOCDC is asking the CRA for money to assist with buildup of the spaces. The buildout will start in the April, May or June timeframe. The company will find out in March if they have been awarded a grant. GOCDC will have the timeline setup by the next West Ocala CRA meeting.

Mr. Gianikas reviewed the preliminary plan for the Martin Luther King first responder campus.

There was a brief discussion about noise from the sirens within the community.

Mr. Gianikas reviewed the Tucker Hill preliminary concept plan and showed examples of the types of houses that could be developed. No CRA funds are needed for the project at this time.

Ms. Gaboardi said the City is providing the land; affordable housing funds will be used to pay for permits, develop and impact fees; minimal CDBG funds are also available. It is a private development which is still in negotiations.

Agenda Item #5: Royal Oak update

An update was provided at the Brownfields meeting which was held today prior to this meeting.

Agenda Item #6: Update on zoning cases

Mr. Gianikas stated K & S Seafood is being rezoned from Residential to B-2. The Manhattan Gyros project has been started; the windows have been completed, the stucco and painting will be completed soon.

Agenda Item #7: Other Business

Member Black apologized for being absent from previous meetings. He announced the Bridges Project, in conjunction with the College of Central Florida, is having a lecture entitled, "Living in Color" to talk about racism. The lecture will be held on February 4th, at 5:30 p.m. at the Ewers Century Center. Skits will be included in the program. He encouraged everyone to attend and spread the word to the public.

Agenda Item #8: Adjournment

The members unanimously agreed to adjourn the meeting.

Chairman Landers adjourned the meeting at 4:05 p.m.