RESOLUTION 2016-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; AMENDING OR MODIFYING THE COMMUNITY REDEVELOPMENT PLAN; REAFFIRMING THE FINDING OF THE EXISTENCE OF ONE OR MORE BLIGHTED AREAS IN THE CITY; CHANGING THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA TO INCLUDE LAND AND DEFINING THE COMMUNITY REDEVELOPMENT AREA TO INCLUDE THREE SUBAREAS KNOWN AS THE "DOWNTOWN REDEVELOPMENT AREA," "NORTH MAGNOLIA REDEVELOPMENT AREA" AND THE "WEST OCALA REDEVELOPMENT AREA;" MAKING CERTAIN FINDINGS AND DETERMINATIONS; APPROVING A MODIFIED COMMUNITY REDEVELOPMENT PLAN TO INCLUDE THE WEST OCALA REDEVELOPMENT PLAN; PROVIDING FOR THE USE AND CALCULATION OF TAX INCREMENT FUNDS; PROVIDING FOR THE DURATION OF THE WEST OCALA COMMUNITY PLAN AND FUND; PROVIDING FOR NOTIFICATION TO THE TAXING AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS:

A. As used herein, the terms defined in Section 163.340, Florida Statutes, have the meanings as set forth therein. Further, as used herein, the "Redevelopment Act" refers to Part III, Chapter 163, Florida Statutes;

B. By Resolution No. 88-37, adopted by the Ocala City Council ("City Council") on March 15, 1988, City Council found that one or more slum or blighted areas existed within the City in the area described in the Resolution (the "Downtown Redevelopment Area"), and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area was necessary in the interest of public health, safety, morals or welfare of the residents of the City. Pursuant to such Resolution, the Downtown Redevelopment Area became the City's Community Redevelopment Area;

C. Pursuant to Resolution No. 88-48, adopted by City Council on April 12, 1988, City Council created the Community Redevelopment Agency ("Agency"), and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes;

D. By Resolution No. 88-52, adopted by City Council on May 24, 1988, the City adopted a Community Redevelopment Plan for the Downtown Redevelopment Area;

E. By Ordinance No. 2009, adopted by City Council on June 1988, the City established a Redevelopment Trust Fund ("Fund") and provided for the deposit therein of tax increment revenues as described in Section 163.387(1) Florida Statutes;

F. By Resolution No. 93-66, adopted by City Council on June 29, 1993, the City designated the Downtown Development Commission ("DDC") as the Agency pursuant to Section 163.356, Florida Statutes;

G. By Resolution No. 99-01, adopted by City Council on June 22, 1999, the City designated City Council as the Agency pursuant to Section 163.357, Florida Statutes, and named the DDC as the advisory board to the Agency;

H. By Resolution No. 99-121, adopted by City Council on August 10, 1999, the City found that one or more slum and blighted areas existed within the area described therein (the "North Magnolia Redevelopment Area"), that the rehabilitation, conservation or redevelopment, or combination thereof, of the North Magnolia Redevelopment Area was necessary in the interest of public health, safety, morals or welfare of the residents of the City, and that the need existed to amend the Community Redevelopment Plan to include the North Magnolia Redevelopment Area;

I. By Resolution No. 2000-07, adopted by City Council on November 2, 1999, the City adopted a modification to the Community Redevelopment Plan. The modification included a change to the Community Redevelopment Area boundary designating a part of the Redevelopment Area as the "Downtown Redevelopment Area" and the other part as the "North Magnolia Redevelopment Area," and the adoption of the "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999, as the redevelopment plan for the North Magnolia Redevelopment Area;

J. By Resolution No. 2006-43, adopted by City Council on March 28, 2006, the City adopted a further modification to the Community Redevelopment Plan, amended the Community Redevelopment Plan as set forth therein, and extended the duration of the Community Redevelopment Plan, as more particularly set forth therein;

K. City Council received a recommendation from City staff, including a Finding of Necessity Report, that a finding of the existence of one or more slum and blighted areas within portions of West Ocala should be made, that such portions of West Ocala should be added to the existing Community Redevelopment Area, and that the current Community Redevelopment Plan should be amended;

L. City Council adopted Resolution No. 2013-42 on May 7, 2013, finding the existence of one or more blighted areas in the City of Ocala referred to as the "West Ocala Redevelopment Area," finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area;

M. The West Ocala Redevelopment Area Plan has been prepared and completed in accordance with the Redevelopment Act;

N. The Agency received the West Ocala Redevelopment Area Plan and referred it to the Planning & Zoning Commission of the City of Ocala, the local planning agency of the City under the Local Government Comprehensive Planning and Land Development Regulation Act, in accordance with Section 163.360(4), Florida Statutes, and the Planning & Zoning Commission on February 9, 2015, after reviewing the West Ocala Redevelopment Area Plan, determined such plan to be consistent with the City's Comprehensive Plan and returned the proposed West Ocala Redevelopment Area Plan to the Agency with its recommendations;

O. The Agency approved the proposed West Ocala Redevelopment Area Plan on March 17, 2015, and recommended its adoption to City Council;

P. Notice to adopt the proposed West Ocala Redevelopment Area Plan was given to all taxing authorities pursuant to Section 163.346, Florida Statutes;

Q. On July 28, 2015, City Council and the Marion County County Board of County Commissioners held a joint public hearing pursuant to Section 163.361(3)(b)(2), Florida Statutes, to discuss and review competing policy goals for public funds;

R. A public hearing notice regarding the proposed West Ocala Redevelopment Area Plan was issued in accordance with the Redevelopment Act; and

S. All prerequisites under the Redevelopment Act having been accomplished, and it is now appropriate and necessary in order to proceed further with the redevelopment of the Community Redevelopment Area in accordance with the Redevelopment Act that the Community Redevelopment Area be amended to include the West Ocala Redevelopment Area Plan (Subarea of the Community Redevelopment Area).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA:

1. **Incorporation.** The above matters are incorporated herein.

2. **Reaffirmation of Prior Resolutions.** The Resolutions described above, including Resolution No. 2013-42, finding that one or more slum and blighted areas exist within the West Ocala Redevelopment Area as described and depicted on Exhibit A to such Resolution and to this Resolution, are reaffirmed.

3. **Change in Boundaries of Community Redevelopment Area.** The Community Redevelopment Plan is hereby amended and modified, pursuant to Section 163.361, Florida Statues, to change the boundaries of the Community Redevelopment Area to include the West Ocala Redevelopment Area. Thus, the Community Redevelopment Area shall consist of the following areas (each of which are referred to as a "Subarea"):

   a. The Downtown Redevelopment Area;

   b. The North Magnolia Redevelopment Area; and

   c. West Ocala Redevelopment Area

4. **Findings Concerning Adoption of the Modified Plan.** The City Council does hereby find that:

   a. The modification to the Community Redevelopment Plan being made by this Resolution (the "Modified Plan") has been prepared, proposed and approved as required by the Redevelopment Act.

   b. The City Council hereby approves community redevelopment of the Community Redevelopment Area pursuant to the Community Redevelopment Plan, as modified by this Resolution in that:

      1). Even though no families are anticipated to the displaced as a result of community redevelopment as proposed in the Modified Plan, a feasible method exists for the location of any such families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

      2). The Modified Plan conforms to the general plan of the City as a whole;

      3). The Modified Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities, that may be desirable for neighborhood improvement, with special

consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Modified Plan; and

4). The Modified Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise.

c. The Modified Plan is consistent with and conforms to the provisions of the City's Comprehensive Plan in effect on the date hereof.

d. The Modified Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Redevelopment Act.

e. It is appropriate, proper and timely that the Modified Plan be approved at this time so that the Redevelopment Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the Community Redevelopment Area, including the West Ocala Redevelopment Area.

5. **Approval of Modified Plan.** The City Council does hereby approve, pursuant to Sections 163.360 and 163.361, Florida Statutes, the Modified Plan as the Community Redevelopment Plan for the Community Redevelopment Area. As a result of such action, the Modified Plan consists of the following documents:

a. The document entitled "City of Ocala Community Redevelopment Plan," prepared by Henigar and Ray Engineering Associates, Inc., and approved by the Agency on May 17, 1988, a copy of which was attached to Resolution 88-52 as Exhibit B, and is hereby incorporated herein by reference. This document shall serve as part of the Community Redevelopment Plan for the Downtown Redevelopment Area; and

b. The document entitled "City of Ocala Downtown Master Plan" dated January 2004, a copy of which is attached to Resolution 2006-43 as Exhibit A, and is hereby incorporated herein by reference. Such document shall serve as the other part of the Community Redevelopment Plan for the Downtown Redevelopment Area.

c. The document entitled "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999, a copy of which is attached to Resolution 2000-07 as Exhibit B, and is hereby incorporated herein by reference. This document shall serve as the Community Redevelopment Plan for the North Magnolia Redevelopment Area.

d. The document entitled "West Ocala Redevelopment Area Community Redevelopment Plan" dated March 17, 2015, a copy of which is attached hereto as Exhibit A. This document shall serve as the Community Redevelopment Plan for the West Ocala Redevelopment Area.

e. All the foregoing documents shall be considered to be a single Community Redevelopment Plan for the purposes of the Redevelopment Act.

6. **Use and Calculation of Tax Increment Funds.**

a. The Community Redevelopment Agency shall utilize the funds and revenues paid into and earned by the Fund for community redevelopment purposes as provided in the Community

Redevelopment Plan for each Subarea and as permitted by law (including the City Code). The Fund shall exist for the duration of the community redevelopment undertaken by the Community Redevelopment Agency pursuant to the Community Redevelopment Plan for each Subarea to the extent permitted by the Redevelopment Act and applicable law. Moneys shall be held in the Fund by the City for and on behalf of the Community Redevelopment Agency, and disbursed from the Fund as provided by the Redevelopment Act, the City Code, Resolution, or the Community Redevelopment Agency.

b. The tax increment to be paid by each taxing authority for the West Ocala Redevelopment Area shall be determined annually and shall be that amount equal to 90 percent of the difference between:

1). The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the West Ocala Redevelopment Area; and

2). The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the West Ocala Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority for 2015 which is the base year for the West Ocala Redevelopment Area.

7. **Duration of Plan and Fund.** The duration of the Modified Plan for the West Ocala Redevelopment Area, and therefore of the Fund and of the required deposit of tax increment revenues into the Fund for purposes of the West Ocala Redevelopment Area, is December 31, 2045.

8. **Continuation of Fund.** This Resolution does not impair, diminish or restrict the effectiveness, validity of continuation of the Fund created and established by Ordinance No. 2009, enacted by the City Council on June 28, 1988, or any amendments thereto adopted prior to the effective date of this Resolution.

9. **Notification to Taxing Authorities.** The City Clerk is hereby authorized and directed to notify all taxing authorities of the adoption of this Resolution.

10. **Effective Date**: This Resolution shall take effect immediately upon its adoption.

This resolution adopted this 17 day of November, 2015.

CITY OF OCALA

By: _____
Jay A. Musleh
President, Ocala City Council

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

Approved as to form and legality:

By: _____
Patrick G. Gilligan
City Attorney

EXHIBIT A

WEST OCALA COMMUNITY REDEVELOPMENT PLAN AMENDMENT

May 9, 2017

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I. Background

Creation of West Ocala Community Redevelopment Area

On May 7, 2013 the Ocala City Council adopted Resolution No. 2013-42, Finding of Necessity West Ocala Community Redevelopment Area (CRA), finding the existence of one or more blighted areas in the City of Ocala referred to as the "West Ocala Redevelopment Area", finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area.

The Ocala Community Redevelopment Agency approved the West Ocala Redevelopment Area Plan on March 17, 2015.

On November 17, 2015 Resolution 2016-10 was adopted by Ocala City Council. The resolution modified the Community Redevelopment Area boundary to include the West Ocala Redevelopment Subarea and adopted the West Ocala Area Community Redevelopment Plan.

On April 18, 2017, the Ocala City Council adopted Resolution No. 2017-34, Finding of Necessity West Ocala Redevelopment Area Expansion Area, finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area.

II. Description of Proposed West Ocala CRA Expansion Area

Map 1 - West Ocala CRA shows the boundaries of the West Ocala CRA area. The proposed Expansion Area is outlined on Map 1.

As shown on Map 2 – West Ocala CRA Expansion Area, the proposed expansion area is generally bounded by NW Martin Luther King Jr. Avenue on the east, NW 17th Place on the south, NW 22nd Avenue on the west, and NW 21st Street on the north; except that the parcels fronting on NW Martin Luther King Jr. Avenue between NW 17th Place and NW 21st Street are already in the West Ocala CRA.

According to the Marion County Property Appraiser records, the proposed expansion area contains 64 parcels encompassing an area of approximately 59.7 acres, excluding right-of-ways. The Marion County Property Appraiser records indicate the existing West Ocala CRA contains 2,806 parcels encompassing an area of 2,376 acres excluding right-of-ways. Therefore, the expansion area would increase the West Ocala CRA area by 2.5%.

Existing Land Use

The proposed expansion area is comprised of 57 small single family residential parcels, several large industrial parcels and other undeveloped lots. The land use acreages are shown in Table 1 – Existing Land Use. The platted residential lots are part of Phoenix Heights subdivision, which

was formerly workforce housing for the Royal Oak facility. Map 3 – West Ocala CRA Expansion Area Existing Land Use shows the location of the land uses.

TABLE 1 – EXISTING LAND USE			
Land Use	**Acres**	**Parcels**	**Notes**
Residential – Platted	9.3	57	Phoenix Heights
Developed		30	
Undeveloped		27	
Residential – Undeveloped	18	2	
Institutional – Undeveloped	3	1	
Industrial – Active	8	2	
Industrial – Undeveloped	8	1	
Industrial – Vacant Bldg.	13.4	1	Old Royal Oak Site
TOTAL	59.7	64	
Undeveloped	22.55	31	
% Undeveloped	38%	48%	

Source: MCPA (2016) Note: The vacant land classification is based on zoning of the property.

III. Current Physical Conditions Assessment

A. Building Conditions

Table 2 – Residential Buildings Quality Grades & Age provides information on the quality and age of residential buildings in the proposed expansion area. The newer buildings in fair condition were built by Habitat for Humanity.

Demolished Residential Buildings

Due to unsafe and unsanitary conditions, the City of Ocala has had to acquire and demolish twenty-two (22) residential buildings since 2012 within the proposed area boundaries. Most of the homes were built in 1957 and were 620 to 750 square feet in size. The City now owns the vacant lots. The frontage of these lots ranges from 55' to 65' and the lots area is .12 to .2 acres or 5237 to 8712 square feet.

Industrial Building Conditions

The former Royal Oak Charcoal plant closed in 2006 after many years of decline and has remained inactive for the last 10 years. At closure, 43 jobs were lost. The overall site encompasses 24.28 acres, with 13.4 acres developed as for industrial use and the remainder is undeveloped. The old Royal Oak buildings are classified as being in poor to fair condition.

TABLE 2 – RESIDENTIAL BUILDINGS QUALITY GRADES & AGE		
Quality Grades	Number & Percent of Buildings	Age (yrs)
Unusable	7 (23%)	60
Poor	0	
Low	14 (47%)	60
Fair	9 (30%)	< 10
Average	0	
Good	0	
Very Good	0	
Excellent	0	
TOTAL	30	

Source: MCPA (2016)

B. Property Values

Table 3 compares the change in assessed property values of the proposed expansion area to the City from 2012 to 2016.

TABLE 3. Citywide vs. Expansion Area – Assessed Property Values			
	2012 Assessed Value	2016 Assessed Value	% Change
Expansion Area	$2,036,350	$2,266,585	11%
City of Ocala	$4,340,988,780	$4,915,302,356	13%

Source MCPA (2016, 2012)

Due to the limited amount of parcels the percent change in the expansion area is skewed by a significant increase in a few large industrial parcels. Of the 62 parcels, 58 (94%) have increased by 4% or less. This includes 29 (47%) that have not increased in value or declined in value. Removing the few large industrial parcels from the query, the percent change in assessed property values in the proposed expansion area is 7%, or 53% of the Citywide increase.

C. Development Pattern

There are roads along the perimeter of the area. A local residential street serves the subdivision. The abandoned Royal Oak site, which takes up 40% of the proposed expansion area, is located in

the center of the area and as such interferes with providing an adequate street layout for the area. This can be seen on Map 2.

The lot layout and building density patterns are not consistent with the City's Future Land Use Map.

D. Unsanitary or Unsafe Conditions

Environmental Contamination

The former Royal Oak Charcoal plant site encompasses 24.28 acres. A Phase I ESA has been completed and found several contaminants of concern. Years of operation and poor air emissions control technology (ATSDR 2007 report) have potentially impacted the site and surrounding residential areas with airborne deposits of heavy metals and Polynuclear aromatic hydrocarbons. The facility itself likely contains wood preservatives; creosote, pentachlorophenol, arsenic, ACM, LBP.

Phoenix Heights (former workforce housing for Royal Oak facility, still occupied). Airborne deposition of heavy metals and PAH contamination from Royal Oak facility is suspected. ACM and LBP are also suspected based on age (1957) of structures, as well as septic tanks.

The Royal Oak and Phoenix heights properties are in close proximity to Howard Middle School and the well-used Lillian Bryant public park.

Code Enforcement Cases

According to the City of Ocala Code Enforcement Manager, the following City Code violations are indications of unsafe and unsanitary conditions: Abandoned/Derelict Vehicles, Dilapidated Structures, Illicit Discharge, Job Abandonment, Junk & Debris, Litter-yard Waste, Misc. Nuisances (including animal waste), Nuisances Generally (including septic tank discharges, garbage, etc.), Pool Barriers, Vacant Building, Vacant/Unsecured Building, Water Collections, Water/Sewer Violations, and Weeds.

There have been 72 code cases in the last five (5) years based on such unsanitary and unsafe conditions on the 64 parcels within the expansion area.

IV. Summary of Finding of Necessity Analysis

In the last five (5) years, 2012-2017, twenty-two (22) residential buildings had to be demolished due to unsanitary and unsafe conditions. Of the remaining thirty (30) buildings, 7 (23%) are classified as unusable; 14 (47%) are deemed to be in poor condition and the other 9 (30%) in fair condition.

Additionally, based on data obtained from Marion County Property Appraiser database, forty-eight percent (48%) of the parcels in the proposed expansion area are undeveloped. This condition is indicative of the economic distress in the area caused by the number of deteriorating structures.

The abandoned, former Royal Oak property encompasses 40% of the proposed expansion area. Since it is situated in the center of the area, it prevents an adequate street layout from being installed and inhibits the proper development of the area.

The assessed values of real property in the area lag behind the City average. Ninety four percent (94%) of the parcels in the proposed expansion area have increased 4% or less since 2012, while the increase for the City as a whole has been 13%.

The presence of the abandoned former Royal Oak facility in the center of the area prevents proper accessibility and usefulness of the area. The lot layout is not consistent with the City's Future Land Use Map Neighborhood and Medium Density/Special Districts.

The operation of the Royal Oak facility in the area for thirty-five (35) years has produced environmentally hazardous conditions in and around the proposed expansion area.

In the proposed expansion area, which contains 64 parcels, there have been 72 code cases in the last five (5) years based on unsanitary and unsafe conditions.

The building density patterns are not consistent with the City's Future Land Use Map Neighborhood and Medium Intensity/ Special District.

The thirty (30) residential lots have different owners. The diversity of ownership makes it unnecessarily onerous to conduct environmental clean-up and subsequent redevelopment of the area.

The City of Ocala owns twenty-two (22) lots in the Phoenix Heights subdivision. The lots have environmental contamination caused by the Royal Oak facility.

V. Consistency with Ocala Comprehensive Plan

163.360 (2) (a) states the community redevelopment plan shall conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

163.360 (4) states prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole.

Ocala Planning Initiatives

There have been several planning initiatives undertaken that have contributed to the current Ocala Comprehensive Plan and thus influence the West Ocala Redevelopment Plan and this amendment.

- Ocala 2035 Vision was adopted in October 2010.

- As a continuation of the Ocala 2035 Vision, the West Ocala Community Plan was adopted in December 2011.

The Future Land Use Element was amended in January 2013 to incorporate the recommendations of the above documents. The Future Land Use Element is the central element of the Comprehensive Plan that guides this CRA Plan Amendment.

The intent of this Redevelopment Plan Amendment and its consistency with the Comprehensive is reflected in proposed Goal 4 which states - Redevelop the expansion area in accordance with the Future Land Use designations of Neighborhood and Medium Intensity / Special District, consistent with West Ocala Community Plan and compatible with the surrounding area.

Future Land Use Element

Map 5 - Future Land Use Map, indicates 42 acres of the proposed expansion area is Medium Intensity / Special District and 17.7 acres is Neighborhood. The intent of the districts are described below.

The intent of the Medium Intensity/Special District category is to identify neighborhood and community-serving activity centers, generally represented as "Medium Low" or "Medium High" on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of

the Medium Intensity/Special District category, including form and design guidelines as applicable. This mix is intended to promote a walkable urban form.

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.

West Ocala Vision & Community Plan

The Pine Oak Square Main Street mixed use district is located within the north east quadrant of the West Ocala Community. It is located at the intersection of Martin Luther King Jr. Boulevard and NW 21st Street and the proposed NE 20th Street extension.

The intent of this district is to promote a compact and walkable urban form that serves as a gathering place for civic, social and neighborhood commercial activities promoting redevelopment and new development in the northeast quadrant of the West Ocala Community. Pine Oak Golf Course and redevelopment of industrial properties into green industry or mixed –use, and consideration of additional amenities such as a conference center, community garden and/or a transit station should become key components of this district. Permitted uses include residential, office, commercial, public, recreation & open space, institutional and light industrial (green industry).

Development and redevelopment is intended to take on the form of a walkable main street with on-street parking and with access to multi-modal transportation, including bicycles and transit. This district is characterized by buildings that are one (1) to four (4) stories in height and may contain more than one use. The emphasis will on building form, as well as orientation to the street and public spaces, rather than type of use. To provide for the transition from this district to an adjacent Neighborhood or Corridor Overlay district a development will be subject to review for architectural character, building scale and intensity so as to be compatible with and supportive to the adjacent district.

Buildings are located close to the street and are not separated from sidewalks by surface parking lots. Wide sidewalks, plazas, and civic areas are provided to encourage pedestrian and community activities and events. Shade for pedestrians should be provided through landscaping and/or building design components, such as balconies, arcades, awnings and canopies.

Parking occurs on-street behind buildings or within structured parking lots. Front surface or side surface parking may be permitted on a case-by-case basis.

Housing Element

There is an objective and strategies specific to the expansion area that deal with affordable housing. This is consistent with Policy 1.2 of the Housing Element.

VI. Goals, Objectives & Strategies

The Goals, Objectives, and Strategies of the West Ocala Redevelopment Plan are amended to include the following.

Goal 4: Redevelop the expansion area in accordance with the Future Land Use designations of Neighborhood and Medium Intensity / Special District, consistent with West Ocala Community Plan and compatible with the surrounding area.

Objective 1: Prepare a final Planned Development (PD) plan for a mixed-use neighborhood that includes housing, retail, institutional, recreational and light/green industrial uses. The conceptual plan is shown on Plan Amendment Map 1- Pine Oaks Square.

Objective 2: Upgrade infrastructure and purchase properties for purpose of assembling land for redevelopment.

Objective 3: Remove blighted structures and develop policies to address property maintenance issues.

Objective 4: Conduct environmental assessment and pursue clean-up opportunities to remediate site contamination

Objective 5: Develop grant, incentives and funding mechanisms to support redevelopment, with a focus on low-income and affordable housing

The specific strategies that support Goal 4 and its objectives are:

- Acquire and assemble land for redevelopment.
- Utilize brownfield and CRA funding to assist with environmental assessment and clean-up efforts.
- Continue code enforcement actions on nuisance properties.

- Provide grants and incentives to encourage redevelopment by private enterprise that is consistent with the Redevelopment Master Plan with the focus on low-income and affordable housing.
- Install infrastructure and facilities necessary to implement the above Goal and Objectives.

The expansion area will be added into the current Redevelopment Plan and become part of the Martin Luther King Avenue corridor and the Goals, Objectives, and Implementation Strategies associated with that corridor.

The expansion area will be incorporated into the West Ocala CRA Master Plan Map (Map 6) and be identified as Pine Oaks Square.

The West Ocala tax increment district will be expanded to include this expansion area. The West Ocala CRA expires in 2045 and as per agreement with Marion County, the CRA retains 90% of tax increment. These provisions will also apply to the expansion area.

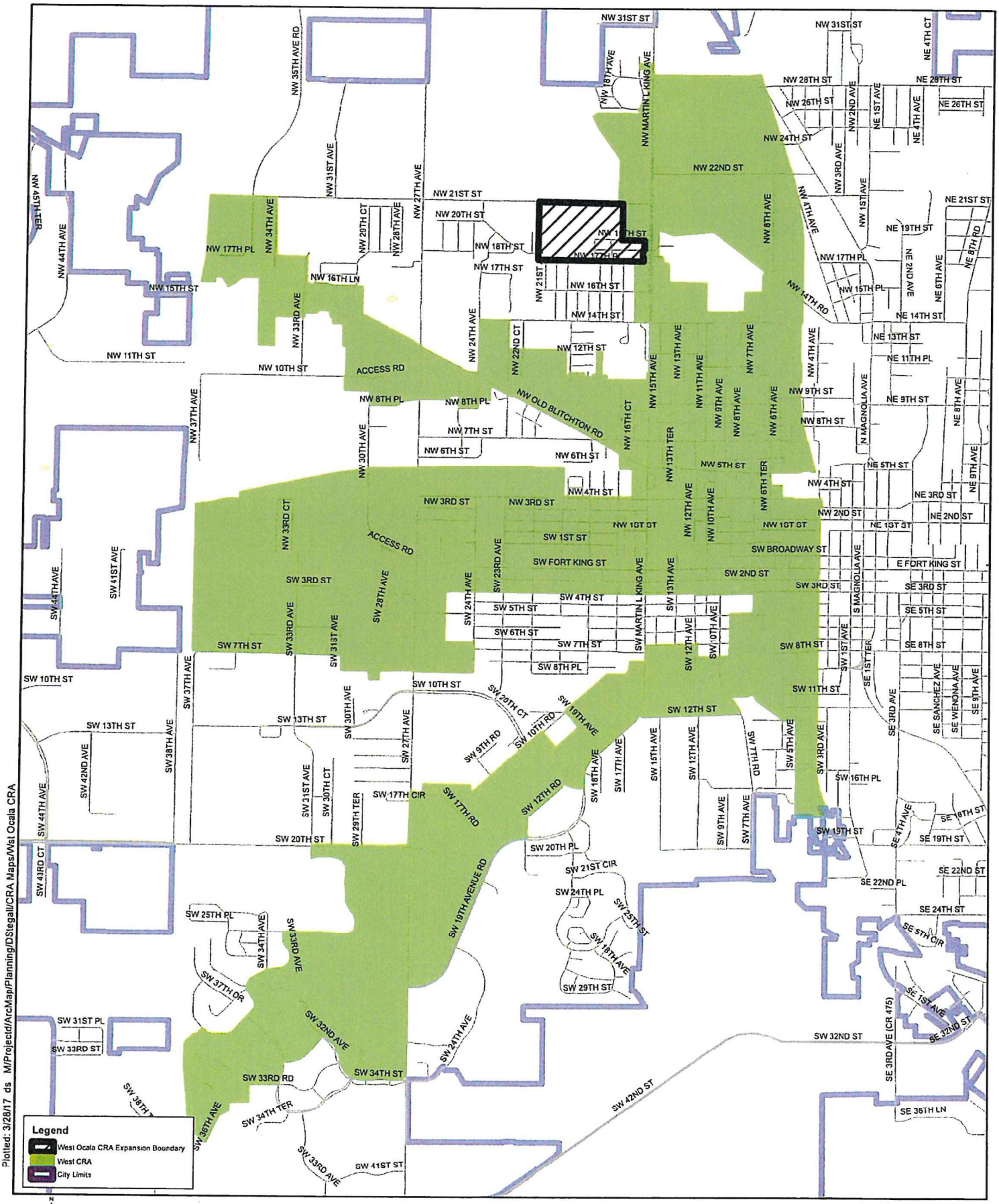
WEST OCALA COMMUNITY REDEVELOPMENT PLAN AMENDMENT

May 2017

APPENDIX 1 MAPS

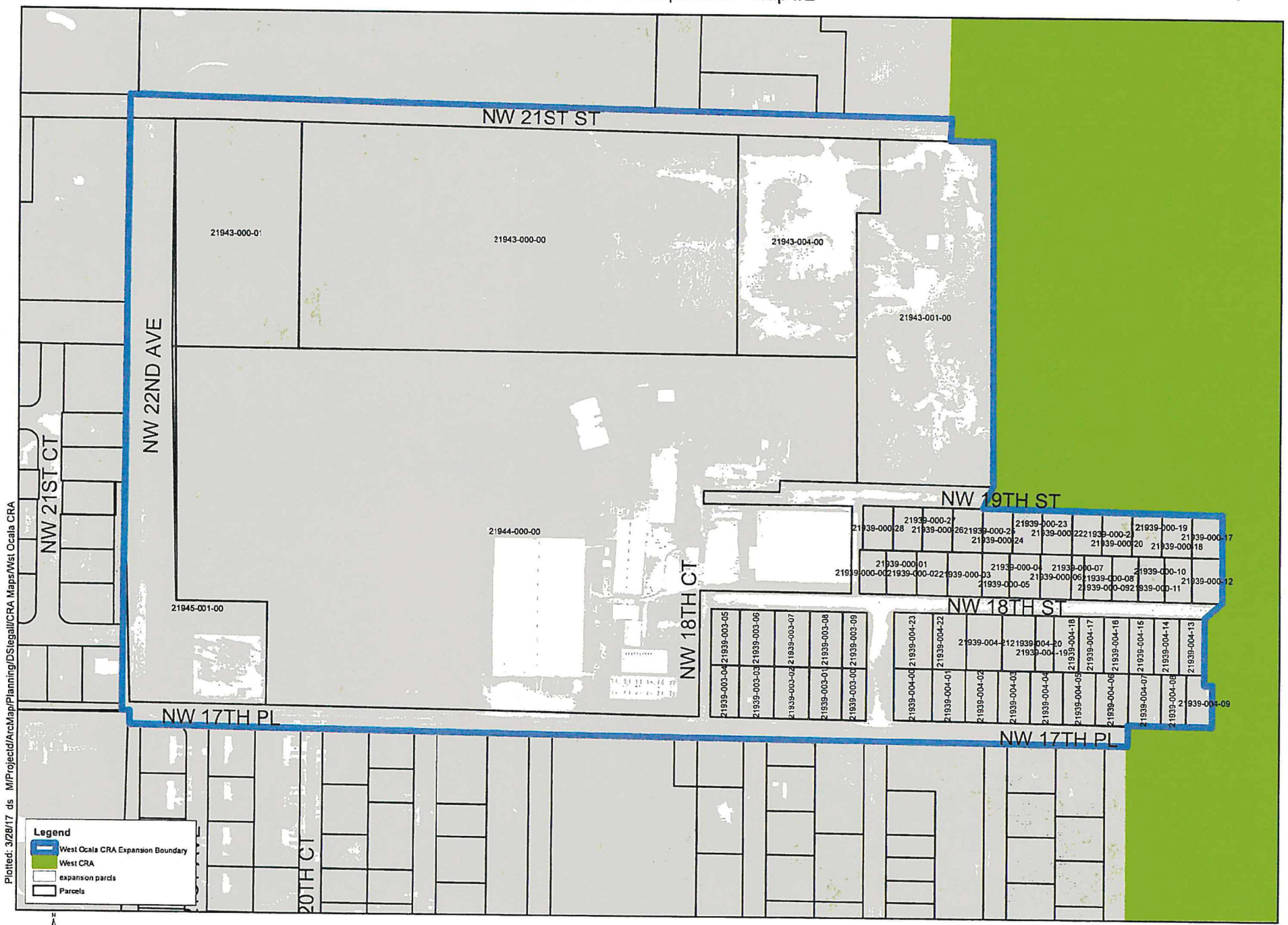
Map 1	West Ocala CRA
Map 2	West Ocala CRA Expansion Area
Map 3	West Ocala CRA Expansion Existing Land Use
Map 4	West Ocala CRA Expansion Future Land Use
Map 5	West Ocala CRA Expansion Area Redevelopment Plan
Map 6	West Ocala CRA Master Plan Map

West Ocala CRA Expansion Map #1



CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

West Ocala CRA Expansion Map #2



CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

West Ocala CRA Expansion ELU Map #3

CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

West Ocala CRA Expansion FLU Map #4

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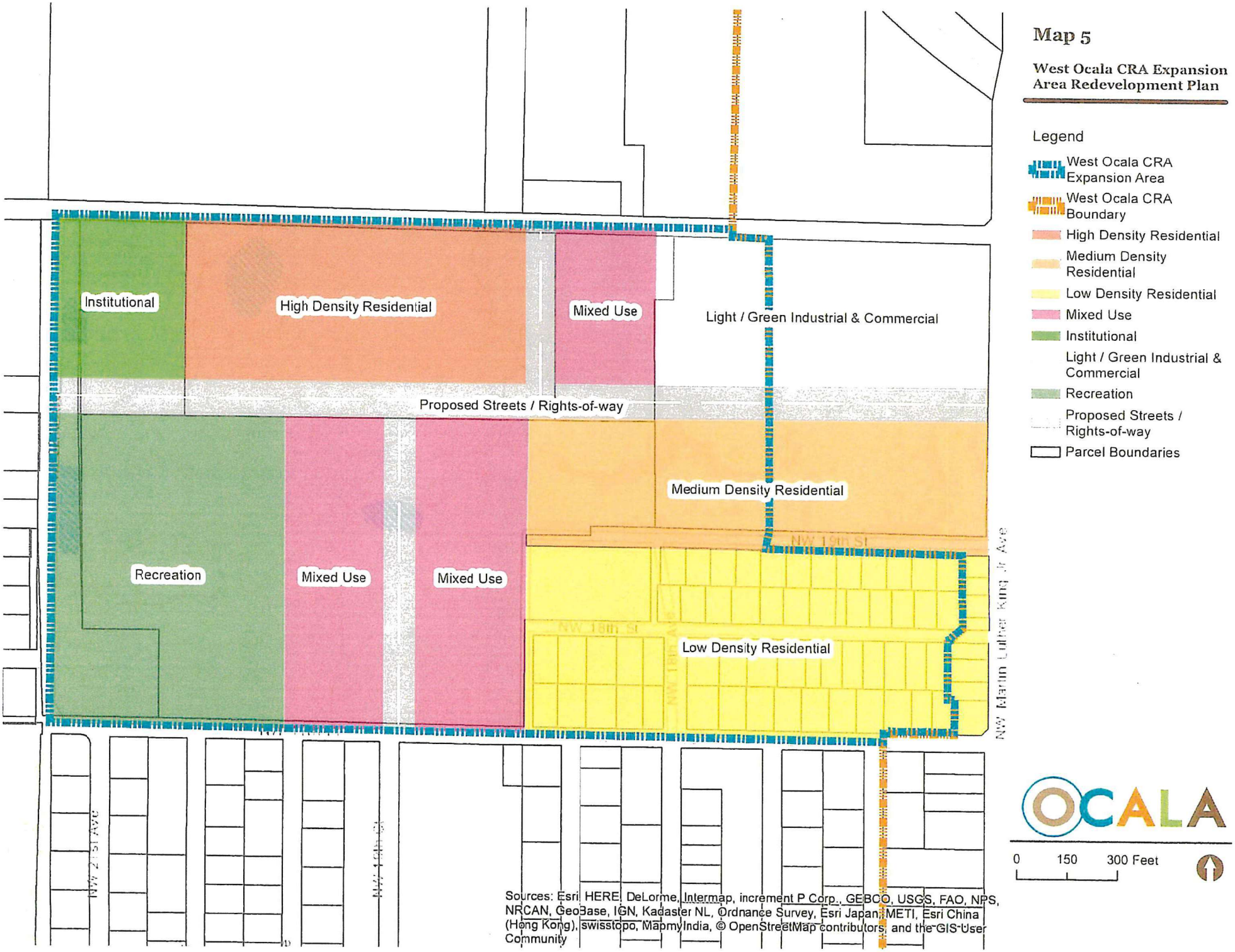
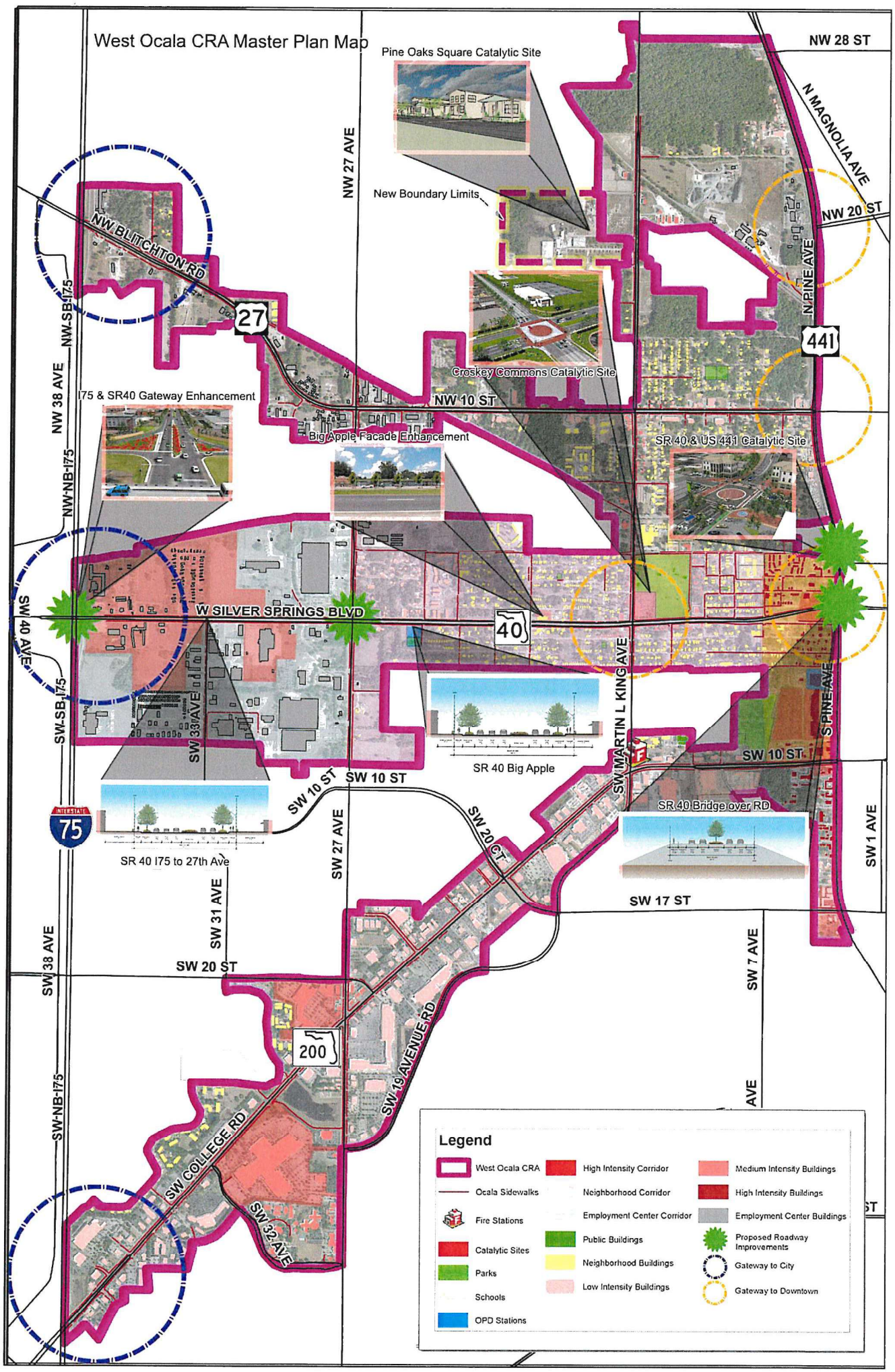
CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT


Map 5
West Ocala CRA Expansion Area Redevelopment Plan
Legend
West Ocala CRA Expansion Area
West Ocala CRA Boundary
High Density Residential
Medium Density Residential
Low Density Residential
Mixed Use
Institutional
Light / Green Industrial & Commercial
Recreation
Proposed Streets / Rights-of-way
Parcel Boundaries
Institutional
High Density Residential
Mixed Use
Light / Green Industrial & Commercial
Proposed Streets / Rights-of-way
Recreation
Mixed Use
Mixed Use
Medium Density Residential
NW 16th St
Low Density Residential
NW Martin Luther King Jr Ave
NW 2nd St Ave
NW 14th St
OCALA
0
150
300 Feet
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

West Ocala CRA Master Plan Map



WEST OCALA COMMUNITY REDEVELOPMENT PLAN AMENDMENT

May 2017

APPENDIX 2 – LEGAL DESCRIPTION

WEST OCALA CRA EXPANSION

LEGAL DESCRIPTION

NOTE: THE PARCEL IDENTIFICATION NUMBERS (PID) IN THIS DESCRIPTION ARE PER THE MARION COUNTY PROPERTY APPRAISER'S WEB SITE AS OF APRIL 26, 2017.

BEGIN AT THE NORTHEAST CORNER OF PID 21939-000-17, ALSO BEING LOT 12, PHOENIX PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE THEREOF TO THE SOUTHEAST CORNER OF LOT 12; THENCE CONTINUING SOUTHERLY ALONG THE EAST BOUNDARY LINE OF PID 21939-000-12 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5636, PAGE 1784, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF PID 21939-004-13 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5993, PAGE 1885; THENCE SOUTHERLY ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE SOUTHERLY, THEN EASTERLY, THEN SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF PID 21939-004-09 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4461, PAGE 469, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID PID 21939-004-09, AND ALONG THE SOUTH BOUNDARY LINE OF PID 21939-004-08 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4461, PAGE 495, AND ALONG THE SOUTH BOUNDARY LINE OF PID 21939-004-07, BEING ALSO LOT 1, DONLIN COMMUNITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 155, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF PID 2195-025-000, ALSO BEING THE NORTHWEST CORNER OF LOT 25, BUNCHE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 98, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW 17TH PLACE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING TO THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND CONTINUING TO THE NORTH RIGHT-OF-WAY LINE OF NW 21ST ST; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING TO THE SOUTHEAST CORNER OF PID 21414-002-00 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5850, PAGE 744; THENCE SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NW 21ST ST.; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING TO THE NORTHEAST CORNER OF PID 21943-001-00 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4046, PAGE 1423; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE THEREOF TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF PID 21939-000-24, BEING ALSO THE NORTHWEST CORNER OF LOT 5, PHOENIX PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 183, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NW 19TH ST.; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

ALL AFOREDECRIBED LANDS BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA.

WEST OCALA COMMUNITY REDEVELOPMENT PLAN AMENDMENT

May 2017

APPENDIX 3 – RESOLUTION ADOPTING FINDING OF NECESSITY

RESOLUTION 2017-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA; FINDING THE EXISTENCE OF ONE OR MORE SLUM AND BLIGHTED AREAS IN THE CITY OF OCALA REFERRED TO AS THE "WEST OCALA REDEVELOPMENT AREA EXPANSION AREA "; FINDING THE CONDITIONS IN THE WEST·OCALA REDEVELOPMENT AREA EXPANSION AREA MEET THE CRITERIA DESCRIBED IN SECTION 163.340(8), FLORIDA STATUTES, FOR A BLIGHTED AREA; FINDING THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR COMBINATION THEREOF, OF THE WEST OCALA REDEVELOPMENT AREA EXPANSION AREA, IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THE NEED TO AMEND THE CURRENT COMMUNITY REDEVELOPMENT PLAN MAY EXIST; PROVIDING FOR THE CITY COUNCIL TO CONSIDER WHETHER TO RECOMMEND AND ADOPT AN AMENDMENT OR MODIFICATION OF THE CURRENT COMMUNITY REDEVELOPMENT PLAN TO CHANGE THE BOUNDARIES OF THE EXISTING COMMUNITY REDEVELOPMENT AREAS; DIRECTING CITY STAFF TO COOPERATE IN SUCH EFFORT; PROVIDING AN EFFECTIVE DATE.

WHEREAS:

A. As used herein, the terms defined in Section 163.340, Florida Statutes, have the meanings as set forth therein. Further, as used herein, the "Redevelopment Act" refers to Part III, Chapter 163, Florida Statutes;

B. By Resolution No. 88-37, adopted by the Ocala City Council ("City Council") on March 15, 1988, City Council found that one or more slum or blighted areas existed within the City in the area described in the Resolution (the "Downtown Redevelopment Area"), and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area was necessary in the interest of public health, safety, morals or welfare of the residents of the City. Pursuant to such Resolution, the Downtown Redevelopment Area became the City's Community Redevelopment Area;

C. Pursuant to Resolution No. 88-48, adopted by City Council on April 12, 1988, City Council created the Community Redevelopment Agency ("Agency"), and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes;

D. By Resolution No. 88-52, adopted by City Council on May 24, 1988, the City adopted a Community Redevelopment Plan for the Downtown Redevelopment Area;

E. By Ordinance No. 2009, adopted by City Council on June 1988, the City established a Redevelopment Trust Fund ("Fund") and provided for the deposit therein of tax increment revenues as described in Section 163.387(1) Florida Statutes;

F. By Resolution No. 93-66, adopted by City Council on June 29, 1993, the City designated the Downtown Development Commission ("DDC") as the Agency pursuant to Section 163.356, Florida Statutes;

G. By Resolution No. 99-01, adopted by City Council on June 22, 1999, the City designated City Council as the Agency pursuant to Section 163.357, Florida Statutes, and named the DDC as the advisory board to the Agency;

H. By Resolution No. 99-121, adopted by City Council on August 10, 1999, the City found that one or more slum and blighted areas existed within the area described therein (the "North Magnolia Redevelopment Area"), that the rehabilitation, conservation or redevelopment, or combination thereof, of the North Magnolia Redevelopment Area was necessary in the interest of public health, safety, morals or welfare of the residents of the City, and that the need existed to amend the Community Redevelopment Plan to include the North Magnolia Redevelopment Area;

I. By Resolution No. 2000-07, adopted by City Council on November 2, 1999, the City adopted a modification to the Community Redevelopment Plan. The modification included a change to the Community Redevelopment Area boundary designating a part of the Redevelopment Area as the "Downtown Redevelopment Area" and the other part as the "North Magnolia Redevelopment Area," and the adoption of the "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999, as the redevelopment plan for the North Magnolia Redevelopment Area;

J. By Resolution No. 2006-43, adopted by City Council on March 28, 2006, the City adopted a further modification to the Community Redevelopment Plan, amended the Community Redevelopment Plan as set forth therein, and extended the duration of the Community Redevelopment Plan, as more particularly set forth therein;

K. City Council adopted Resolution No. 2013-42 on May 7, 2013, finding the existence of one or more blighted areas in the City of Ocala referred to as the "West Ocala Redevelopment Area," finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area;

L. By Resolution No. 2016-10, adopted by City Council on November 17, 2015, the City adopted a further modification to the Community Redevelopment Plan. The modification included a change to the Community Redevelopment Area boundary designating a part of the Redevelopment Area as the "Downtown Redevelopment Area," "North Magnolia Redevelopment Area," and "West Ocala Redevelopment Area and the adoption of the "West Ocala Redevelopment Area Community Redevelopment Plan" dated March 17, 2015, as the redevelopment plan for the West Ocala Redevelopment Area

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA:

1. **Incorporation.** The above matters are incorporated herein.

2. The City Council hereby finds, based upon information presented to the City Council in a public meeting, that one or more slum and blighted areas exist within the area as described and depicted on the attached Finding of Necessity (the "West Ocala Redevelopment Area Expansion Area"), and that the conditions in the West Ocala Redevelopment Area Expansion Area meet the criteria described in Section 163.340(8), Florida Statutes, as a "blighted area."

3. The City Council further finds and determines that the rehabilitation, conservation, or redevelopment, or combination thereof, of the West Ocala Redevelopment Area Expansion Area, is necessary in the interest of public health, safety, morals or welfare of the residents of the City.

4. This Resolution constitutes a finding of necessity by the City Council concerning the West Ocala Redevelopment Area Expansion Area pursuant to Section 163.355, Florida Statutes.

5. As a result of the findings of the existence of a slum or blighted area in Section 2 hereof, and of the necessity for the rehabilitation, conservation, or redevelopment or combination thereof, in Section 3 hereof, the City does hereby find that a need may exist to amend the Current Community Redevelopment Plan to include the West Ocala Redevelopment Area Expansion Area.

6. The City Council shall consider whether it should recommend and adopt an amendment or modification of the Current Community Redevelopment Plan to change the boundaries of the existing Community Redevelopment Area to add the West Ocala Redevelopment Area Expansion Area.

7. City staff is hereby directed and authorized to take all action necessary and appropriate to assist the City Council in making such recommendation, and, upon such recommendation, to present appropriate documents to City Council to amend or modify the Current Community Redevelopment Plan and to notify all taxing authorities pursuant to the Act.

8. **Notification to Taxing Authorities**. The City Clerk is hereby authorized and directed to notify all taxing authorities of the adoption of this Resolution.

9. **Effective Date**: This Resolution shall take effect immediately upon its adoption.

This resolution adopted this 18 day of April, 2017.

CITY OF OCALA

By: _____
Brent R. Malever
President, Ocala City Council

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

Approved as to form and legality:

By: _____
Patrick G. Gilligan
City Attorney

WEST OCALA COMMUNITY REDEVELOPMENT PLAN AMENDMENT

May 2017

APPENDIX 4 – FINDING OF NECESSITY

FINDING OF NECESSITY
FOR
EXPANSION OF
WEST OCALA COMMUNITY REDEVELOPMENT SUB-AREA

April 2017

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Map 1	West Ocala CRA
Map 2	West Ocala CRA Expansion Area
Map 3	West Ocala CRA Expansion Existing Land Use
Map 4	West Ocala CRA Expansion Future Land Use

I. Background

Creation of West Ocala Community Redevelopment Area

On May 7, 2013 the Ocala City Council adopted Resolution No. 2013-42, Finding of Necessity West Ocala Community Redevelopment Area (CRA), finding the existence of one or more blighted areas in the City of Ocala referred to as the "West Ocala Redevelopment Area", finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area.

The Ocala Community Redevelopment Agency approved the West Ocala Redevelopment Area Plan on March 17, 2015.

On November 17, 2015 Resolution 2016-10 was adopted by Ocala City Council. The resolution modified the Community Redevelopment Area boundary to include the West Ocala Redevelopment Subarea and adopted the West Ocala Area Community Redevelopment Plan.

Map 1 - West Ocala CRA shows the boundaries of the area.

There is a small area (outlined on Map 1) abutting the CRA, which although exhibiting the same blighting conditions, was not included in the CRA. The redevelopment needs of this area are evident; therefore, it is prudent to propose expanding the CRA to add this area.

Process for Expanding West Ocala CRA

A field inspection of the proposed expansion area reveals the area has much the same blighting conditions as documented in the Finding of Necessity prepared for the West Ocala CRA in 2013. As required by 163.361(4) a modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355. Therefore, in order to amend the CRA Plan for the purpose of expanding the CRA, the City Council must first adopt a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the expansion area meet the criteria described in s. 163.340 (8).

The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

This document provides findings, based on data and analysis, to determine whether the City Council should make a finding of necessity, pursuant to Section 163.355, F.S., that the conditions in the proposed expansion area meet the criteria for a blighted area as defined in

Florida Statutes. In making this determination, City Council may also consider additional evidence presented at public hearings at which the issue will be considered, as well as its own knowledge of the proposed West Ocala CRA.

II. Description of Proposed West Ocala CRA Expansion Area

As shown on Map 2 – West Ocala CRA Expansion Area, the proposed expansion area is generally bounded by NW Martin Luther King Jr. Avenue on the east, NW 17th Place on the south, NW 22nd Avenue on the west, and NW 21st Street on the north; except that the parcels fronting on NW Martin Luther King Jr. Avenue between NW 17th Place and NW 21st Street are already in the West Ocala CRA.

According to the Marion County Property Appraiser records, the proposed expansion area contains 64 parcels encompassing an area of approximately 59.7 acres, excluding right-of-ways. The Marion County Property Appraiser records indicate the existing West Ocala CRA contains 2,806 parcels encompassing an area of 2,376 acres excluding right-of-ways. Therefore, the expansion area would increase the West Ocala CRA area by 2.5%.

Existing Land Use

The proposed expansion area is comprised of 57 small single family residential parcels, several large industrial parcels and other undeveloped lots. The land use acreages are shown in Table 1 – Existing Land Use. The platted residential lots are part of Phoenix Heights subdivision, which was formerly workforce housing for the Royal Oak facility. The City has acquired 22 of the platted parcels through code enforcement and other means. Map 3 – West Ocala CRA Expansion Area Existing Land Use shows the location of the land uses.

TABLE 1 – EXISTING LAND USE

Land Use	Acres	Parcels	Notes
Residential – Platted	9.3	57	Phoenix Heights
Developed		30	
Undeveloped		27	
Residential – Undeveloped	18	2	
Institutional – Undeveloped	3	1	
Industrial – Active	8	2	
Industrial – Undeveloped	8	1	
Industrial – Vacant Bldg.	13.4	1	Old Royal Oak Site
TOTAL	59.7	64	
Undeveloped	22.55	31	
% Undeveloped	38%	48%	

Source: MCPA (2016) Note: The vacant land classification is based on zoning of the property.

III. Definition of Blight and Blight Indicators

In order to expand the West Ocala CRA a "Finding of Necessity Study" must document the existence of "blight" conditions, as defined by Section 163.340(8), Florida Statutes, in the area. Section.163.340 (8), Florida Statutes, defines blighted area as follows:

> "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:
>
> (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
>
> (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
>
> (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
>
> (d) Unsanitary or unsafe conditions.
>
> (e) Deterioration of site or other improvements.
>
> (f) Inadequate and outdated building density patterns.
>
> (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
>
> (h) Tax or special assessment delinquency exceeding the fair value of the land.
>
> (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
>
> (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
>
> (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
>
> (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
>
> (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
>
> (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
>
> (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.
>
> However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject

to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For the purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

Based on the above definition, indicators of blighting conditions were analyzed in order to make findings and ultimately a determination if a blighted area exists. These indicators include building conditions, assessed values, street layout, lot layout and building density pattern, unsanitary and unsafe conditions, and property ownership.

IV. Analysis

A. Building Conditions

Table 2 – Residential Buildings Quality Grades & Age provides information on the quality and age of residential buildings in the proposed expansion area. The newer buildings in fair condition were built by Habitat for Humanity.

TABLE 2 – RESIDENTIAL BUILDINGS QUALITY GRADES & AGE

Quality Grades	Number & Percent of Buildings	Age (yrs)
Unusable	7 (23%)	60
Poor	0	
Low	14 (47%)	60
Fair	9 (30%)	< 10
Average	0	
Good	0	
Very Good	0	
Excellent	0	
TOTAL	30	

Source: MCPA (2016)

Demolished Residential Buildings

Due to unsafe and unsanitary conditions, the City of Ocala has had to demolish twenty-two (22) residential buildings since 2012 within the proposed area boundaries. Most of the homes were built in 1957 and were 620 to 750 square feet in size. The City now owns the vacant lots. The

frontage of these lots ranges from 55' to 65' and the lots area is .12 to .2 acres or 5237 to 8712 square feet.

Industrial Building Conditions

The former Royal Oak Charcoal plant closed in 2006 after many years of decline and has remained inactive for the last 10 years. At closure, 43 jobs were lost. The overall site encompasses 24.28 acres, with 13.4 acres developed as for industrial use and the remainder is undeveloped. The old Royal Oak buildings are classified as being in poor to fair condition.

B. Street Layout

There are roads along the perimeter of the area. A local residential street serves the subdivision. The abandoned Royal Oak site, which takes up 40% of the proposed expansion area, is located in the center of the area and as such interferes with providing an adequate street layout for the area. This can be seen on Map 2.

C. Property Values

Table 3 compares the change in assessed property values of the proposed expansion area to the City from 2012 to 2016.

TABLE 3. Citywide vs. Expansion Area – Assessed Property Values

	2012 Assessed Value	2016 Assessed Value	% Change
Expansion Area	$2,036,350	$2,266,585	11%
City of Ocala	$4,340,988,780	$4,915,302,356	13%

Source MCPA (2016, 2012)

Due to the limited amount of parcels the percent change in the expansion area is skewed by a significant increase in a few large industrial parcels. Of the 62 parcels, 58 (94%) have increased by 4% or less. This includes 29 (47%) that have not increased in value or declined in value. Removing the few large industrial parcels from the query, the percent change in assessed property values in the proposed expansion area is 7%, or 53% of the Citywide increase.

D. Lot Layout and Building Density Pattern

The lot layout and building density patterns are not consistent with the City's Future Land Use Map. Map 4 - Future Land Use Map, indicates 42 acres of the proposed expansion area is Medium Intensity / Special District and 17.7 acres is Neighborhood. The intent of the districts is described below.

The intent of the Medium Intensity/Special District category is to identify neighborhood and community-serving activity centers, generally represented as "Medium Low" or "Medium High" on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates

developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Medium Intensity/Special District category, including form and design guidelines as applicable. This mix is intended to promote a walkable urban form.

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.

E. Unsanitary or Unsafe Conditions

Environmental Contamination

The former Royal Oak Charcoal plant site encompasses 24.28 acres. A Phase I ESA has been completed and found several contaminants of concern. Years of operation and poor air emissions control technology (ATSDR 2007 report) have potentially impacted the site and surrounding residential areas with airborne deposits of heavy metals and Polynuclear aromatic hydrocarbons. The facility itself likely contains wood preservatives; creosote, pentachlorophenol, arsenic, ACM, LBP.

Phoenix Heights (former workforce housing for Royal Oak facility, still occupied). Airborne deposition of heavy metals and PAH contamination from Royal Oak facility is suspected. ACM and LBP are also suspected based on age (1957) of structures, as well as septic tanks.

The Royal Oak and Phoenix heights properties are in close proximity to Howard Middle School and the well-used Lillian Bryant public park.

Code Enforcement Cases

According to the City of Ocala Code Enforcement Manager, the following City Code violations are indications of unsafe and unsanitary conditions: Abandoned/Derelict Vehicles, Dilapidated Structures, Illicit Discharge, Job Abandonment, Junk & Debris, Litter-yard Waste, Misc. Nuisances (including animal waste), Nuisances Generally (including septic tank discharges, garbage, etc.), Pool Barriers, Vacant Building, Vacant/Unsecured Building, Water Collections, Water/Sewer Violations, and Weeds.

There have been 72 code cases in the last five (5) years based on such unsanitary and unsafe conditions on the 64 parcels within the expansion area.

F. Property Ownership

The City has acquired 22 of the platted parcels through code enforcement and other means The remaining platted lots are under separate ownerships.

V. Findings

The definitions of blighted area in 163.340(8) were applied to the results of the analysis in Section IV. to produce the following findings.

163.340(8) Substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress

In the last five (5) years, twenty-two (22) residential buildings had to be demolished due to unsanitary and unsafe conditions. Of the remaining thirty (30) buildings, 7 (23%) are classified as unusable; 14 (47%) are deemed to be in poor condition and the other 9 (30%) in fair condition.

Additionally, based on data obtained from Marion County Property Appraiser database, forty-eight percent (48%) of the parcels in the proposed expansion area are undeveloped. This condition is indicative of the economic distress in the area caused number of deteriorating structures.

163.340(8) (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

The abandoned, former Royal Oak property encompasses 40% of the proposed expansion area. Since it is situated in the center of the area, it prevents an adequate street layout from being installed and inhibits the proper development of the area.

163.340(8) (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

The assessed values of real property in the area lag behind the City average. Ninety four percent (94%) of the parcels in the proposed expansion area have increased 4% or less since 2012, while the increase for the City as a whole has been 13%.

163.340(8)(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

The presence of the abandoned former Royal Oak facility in the center of the area prevents proper accessibility and usefulness of the area. The lot layout is not consistent

with the City's Future Land Use Map Neighborhood and Medium Density/Special Districts.

163.340(8) (d) Unsanitary or unsafe conditions.

The operation of the Royal Oak facility in the area for thirty-five (35) years has produced environmentally hazardous conditions in and around the proposed expansion area.

In the proposed expansion area, which contains 64 parcels, there have been 72 code cases in the last five (5) years based on unsanitary and unsafe conditions.

163.340(8) (e) Deterioration of site or other improvements.

The data and analysis provided in 163.340 (8) (a) through (d) provides findings that also support the finding of deterioration of site or other improvements.

163.340(8) (f) Inadequate and outdated building density patterns.

The building density patterns are not consistent with the City's Future Land Use Map Neighborhood and Medium Intensity/ Special District.

163.340(8) (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

The thirty (30) residential lots have different owners. The diversity of ownership makes it unnecessarily onerous to conduct environmental clean-up and subsequent redevelopment of the area.

163.340(8) (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

The City of Ocala owns twenty-two (22) lots in the Phoenix Heights subdivision. The lots have environmental contamination caused by the Royal Oak facility.

VI. Conclusions

The analysis in this study has identified and documented conditions in the recommended proposed West Ocala CRA expansion that are consistent with the definition of blight contained in the Florida Statutes. The findings provide the basis for the City of Ocala to adopt a resolution acknowledging the existence of blight in the proposed West Ocala CRA expansion area. These findings also provide justification for using the tools provided to local governments through Chapter 163 Part III of the Florida Statues, The Community Redevelopment Act.

Therefore, this Report establishes that, within the proposed West Ocala CRA expansion area:

(1) There are a high percentage of deteriorated or deteriorating structures.

(2) Conditions within such structures, as indicated by government–maintained statistics or other studies, are leading to economic distress or endanger life or property.

(3) The following additional factors exist:
   a. Predominance of defective or inadequate street layout;
   b. The aggregate assessed values of real property in the proposed West Ocala CRA for ad valorem tax purposes have failed to show any appreciable increase over the previous 5 years prior to the finding of such condition;
   c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
   d. Unsanitary or unsafe conditions;
   e. Deterioration of site or other improvements;
   f. Inadequate and outdated building density patterns;
   g. Diversity of ownership that inhibits the efficient clean-up environmentally contaminated land and proper redevelopment of property;
   h. Government owned property with adverse environmental conditions.

Further, the foregoing establishes the necessity for the rehabilitation, conservation or redevelopment, or combination thereof, of the proposed West Ocala CRA expansion area, is necessary in the interest of public health, safety, morals or welfare of the residents of the City.

The purpose of the Community Redevelopment Act is to provide local governments the ability to combat deteriorating urban conditions which retard development of other areas. The intent of the legislation is to reduce or eliminate the conditions found in the area; conditions, which hinder sound future growth and development.

Redevelopment and infill development, by nature, is generally more costly than the development of vacant land. Improved property is invariably more expensive than vacant property, as the cost of demolition and the preparation of build-out must be added. Additionally, when developing or redeveloping property, it is often necessary to assemble more than one parcel of land. Redevelopment activity also triggers mandatory compliance with more costly, modern development standards. Often environmental clean-up is required which adds expense.

The higher costs associated with property redevelopment will have significant implications for attempts to redevelop the proposed West Ocala CRA expansion area. The private sector is not likely to absorb the risks and costs of such an undertaking alone. Therefore, the creation of a Community Redevelopment Area is the most appropriate tool for the City of Ocala to use when planning, designing and participating with the private sector to revitalize West Ocala.

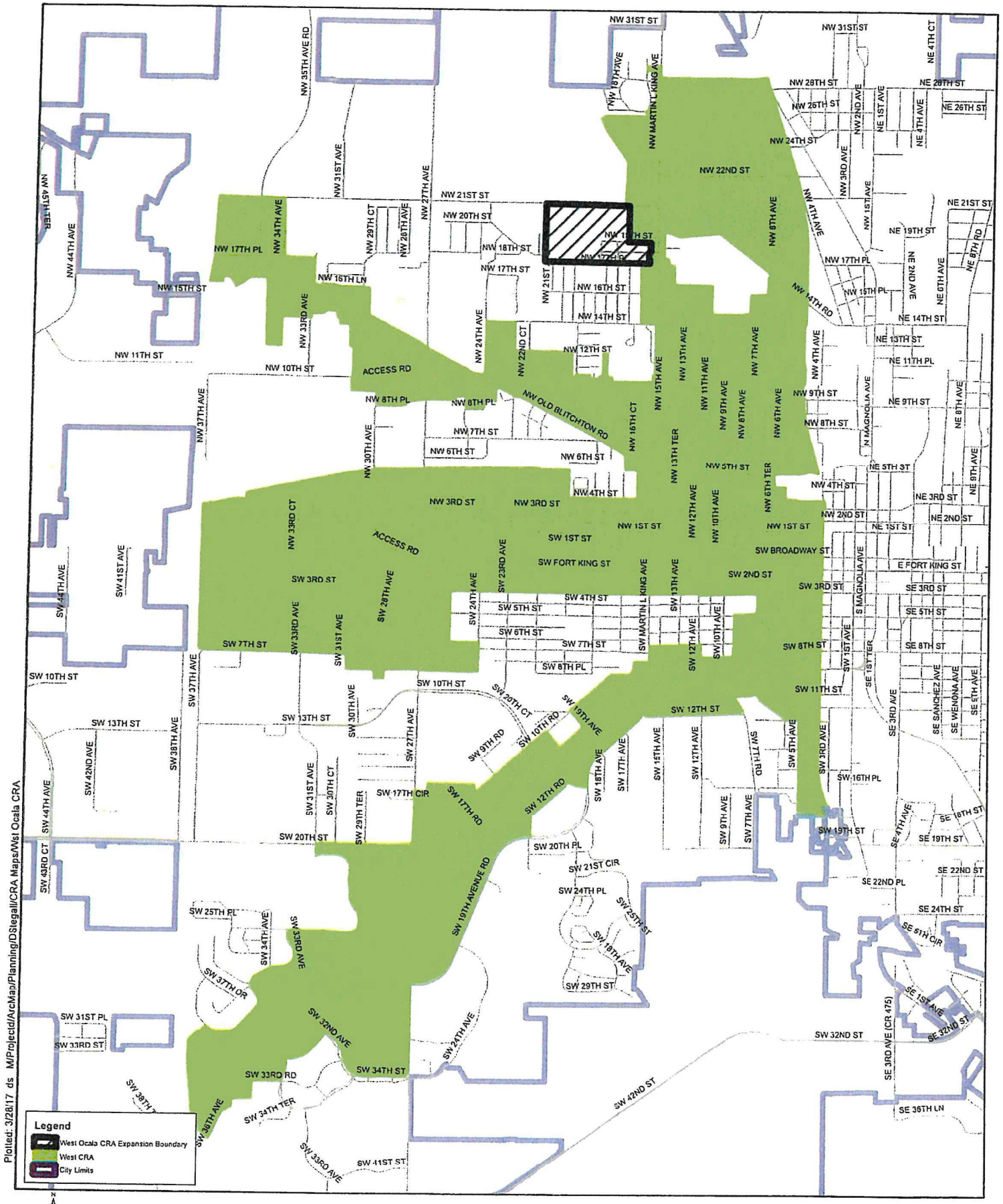
The recommended West Ocala CRA expansion area boundaries and parcels are shown on Map 2.

FINDING OF NECESSITY
FOR
EXPANSION OF
WEST OCALA COMMUNITY REDEVELOPMENT SUB-AREA

APPENDIX A

MAPS

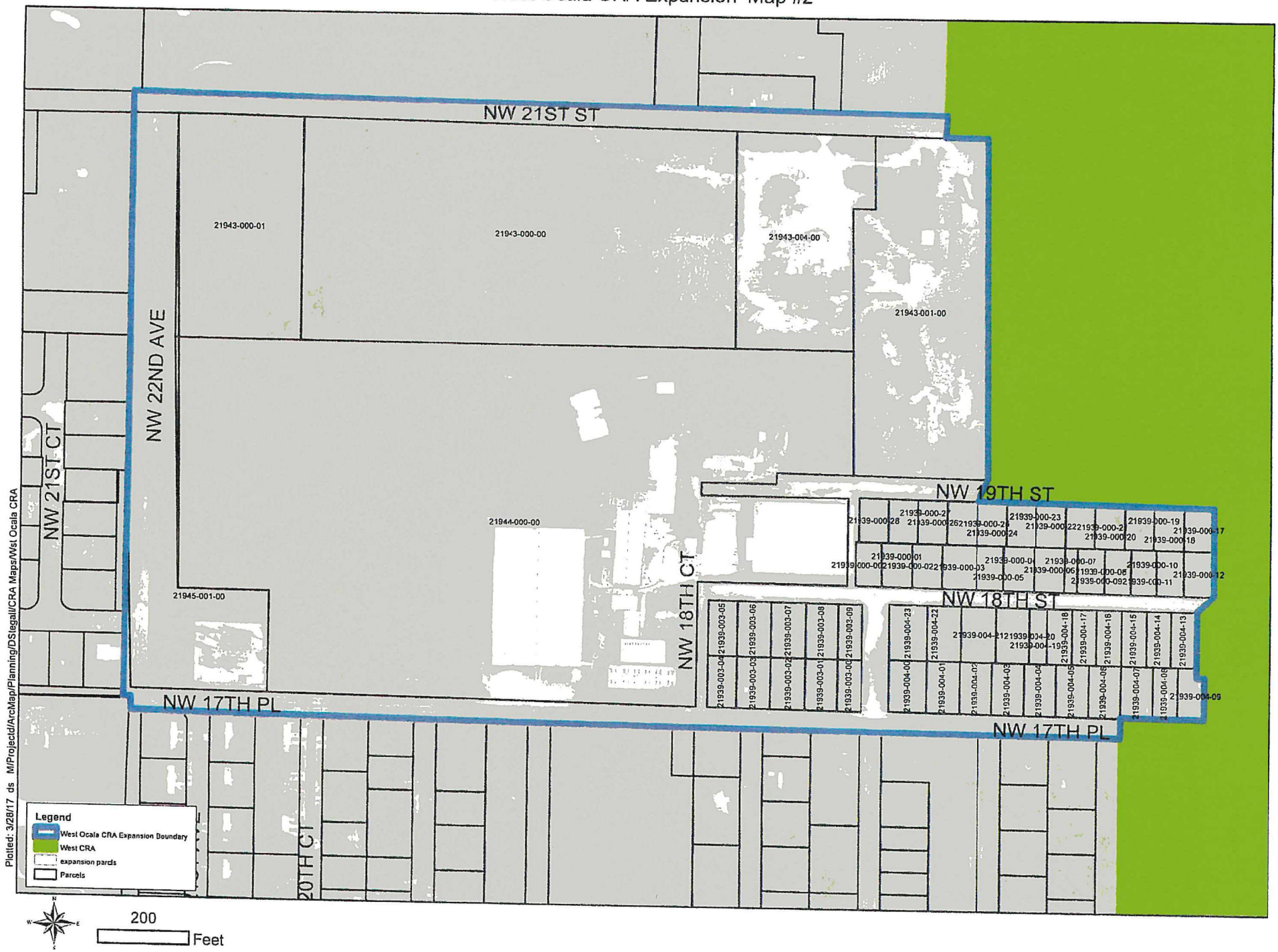
West Ocala CRA Expansion Map #1



Plotted: 3/28/17 ds M:\Project\ArcMap\Planning\DiStegall\CRA Maps\Wst Ocala CRA

CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

West Ocala CRA Expansion Map #2



CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

West Ocala CRA Expansion ELU Map #3

Plotted: 3/28/17 ds M/Projectd/ArcMap/Planning/DStegall/CRA Maps/Wst Ocala CRA

CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

West Ocala CRA Expansion FLU Map #4

CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT