



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: 2022-0416

Agenda Item #: 9g.

Submitted By: Aubrey Hale

Presentation By: Peter Lee

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve the First Amendment to City Redevelopment Agreement for Brewery in Midtown, LLC at 235 NE Watula Avenue

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The original developer's agreement outlines the redevelopment of the former City Fire Station #1 to be repurposed to brewery and restaurant operation which may include a distillery at a later date. An amendment was needed to adjust timelines, provide a temporary non-exclusive parking easement and closing requirements for the property.

FINDINGS AND CONCLUSIONS:

The developer has progressed with development of plans and has satisfactorily met the financial requirements and Conceptual Design Plan required in the original agreement. The amendment will permit the closing of the property by adjusting timelines, providing a temporary non-exclusive parking easement agreement, and a performance bond.

FISCAL IMPACT:

City utility and infrastructure improvements will be coordinated with the developer in the most cost-effective manner for all parties. Once conveyed to a private developer, this property will become active on the County's tax role. The property is the site of the former City Fire Station #1 and is currently tax-exempt. Brewery in Midtown, LLC is a for profit organization, and, therefore, will pay any related real property or personal tangible property taxes which will benefit this East Ocala CRA project.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

This agreement has been approved for form and legality by Assistant City Attorney W. James Gooding,
III.

ALTERNATIVE:

Approve

Deny

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SUPPORT MATERIALS: