



Ocala

East Ocala Redevelopment Advisory Committee

Minutes

Wednesday, August 27, 2025

4:00 PM

1. Call To Order

a. Roll Call

Present

Vice Chair Van Akin
Board Member Tito Comas
Board Member John Gamache
Chairman Rachel Perez

Absent

Board Member Greg Blair

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was published on August 19, 2025.

3. Approval of Minutes

a. June 25, 2025

Attachments: [Minutes 6.25.25 - Draft](#)

RESULT: APPROVED

MOVER: Tito Comas

SECONDER: Van Akin

4. Grants/Applications

a. Approve a Residential Property Improvement Grant for property located at 206 NE 12th Avenue, in an amount not to exceed \$8,516

Attachments: [CRA25-0028 - Application - 206 NE 12th](#)
[CRA25-0028 - Applicant Documents - 206 NE 12th Ave](#)
[CRA25 - 0028 - Maps - 206 NE 12th Ave](#)
[East Ocala CRA Residential Grant Framework - Rev. 2025](#)

Economic Development Manager, Roberto Ellis reviewed grant application CRA25-0028 for the property located at 206 NE 12th Ave. The improvements are the replacement of 13 windows. Mr. Ellis outlined the project cost, noting the highest quote \$23,854 and the lowest \$11,354. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$8,516.

Motion to approve CRA25-0028 to make improvements for the property located at 206 NE 12th Ave in the amount is \$8,516.

RESULT: APPROVED

MOVER: Tito Comas

SECONDER: John Gamache

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair

- b. Approve a Residential Property Improvement Grant for property located at 207 NE 11th Avenue, in an amount not to exceed \$8,175

Attachments: [CRA25-0016 - Application - 207 NE 11th Ave](#)
[CRA25-0016 - Applicant Document - 207 NE 11th Ave](#)
[CRA25-0016 - Site Conditions - 207 NE 11th Ave](#)
[CRA25-0016 - Maps - 207 NE 11th Ave](#)
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0016 for the property located at 207 NE 11th Ave. The improvements are the replacement of the existing window air conditioning units with a centralized heating ventilation and cooling system. Mr. Ellis outlined the project cost, noting the highest quote \$11,545 and the lowest \$10,899. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$8,175.

Motion to approve CRA25-0016 to make improvements for the property located at 207 NE 11th Ave in the amount is \$8,175.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Tito Comas

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair

- c. Approve a Residential Property Improvement Grant for property located at 903 NE 2nd Street, in an amount not to exceed \$20,000

Attachments: [CRA25-0029 - Application - 903 NE 2nd St](#)
[CRA25-0029 - Application Documents - 903 NE 2nd St](#)
[CRA25-0029 - Maps - 903 NE 2nd Street](#)
[CRA25-0029 - Site Conditions - 903 NE 2nd St](#)
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0029 for the property located at 903 NE 2nd St. The improvements are repairing and repainting exterior walls, installing a new fence and making landscaping improvements. Mr. Ellis outlined the project cost, noting the highest quote \$42,663 and the lowest \$37,361. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Motion to approve CRA25-0029 to make improvements for the property located at 903 NE 2nd St in the amount is \$20,000.

RESULT: APPROVED

MOVER: Van Akin

SECONDER: Tito Comas

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair

- d. Approve a Residential Property Improvement Grant for property located at 1121 NE 2nd Street, in an amount not to exceed \$6,868

Attachments: [CRA25-0033 - Application -1121 NE 2nd St](#)
[CRA25-0033 - Applicant Documents -1121 NE 2nd St](#)
[CRA25-0033 - Maps -1121 NE 2nd St](#)
[CRA25-0033-Site Conditions-1121 NE 2nd St](#)
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0033 for the property located at 1121 NE 2nd St. The improvements are replacing the existing shingle roof with a metal roof. Mr. Ellis outlined the project cost, noting the highest quote \$16,906 and the lowest \$13,735. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$6,868.

Motion to approve CRA25-0033 to make improvements for the property located at 1121 NE 2nd St in the amount is \$6,868.

RESULT: APPROVED

MOVER: Tito Comas

SECONDER: John Gamache

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair

- e. Approve a Residential Property Improvement Grant for property located at 1127 NE 2nd Street, in an amount not to exceed \$7,263

Attachments: [CRA25-0032 - Application -1127 NE 2nd St](#)
[CRA25-0032 - Application Documents -1127 NE 2nd St](#)
[CRA25-0032 - Site Conditions - 1127 NE 2nd Street](#)
[CRA25_0032 - Maps - 1127 NE 2nd Street](#)
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0032 for the property located at 1127 NE 2nd St. The improvements are replacing the existing shingle roof with a metal roof. Mr. Ellis outlined the project cost, noting the highest quote \$17,496 and the lowest \$14,526. Based on the 50% matching requirement, the maximum grant CRA grant that can be awarded is \$7,263.

Motion to approve CRA25-0032 to make improvements for the property located at 1127 NE 2nd St in the amount is \$7,263.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Tito Comas

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair

- f. Approve a Residential Property Improvement Grant for property located at 1122 NE 9th Street, in an amount not to exceed \$15,229

Attachments: [1122 NE 9th St Application](#)
[1122 NE 9th St Aerial and Case Maps](#)
[1122 NE 9th St Before Photos](#)
[1122 NE 9th Bids](#)
[1122 NE 9th St CRA Project Cost - Worksheet](#)
[East Ocala CRA Residential Property Improvement Grant Framework](#)
[1122 NE 9th St MCPA Property Record Card](#)
[White Vinyl Privacy Fence](#)
[R Perez Conflict of Interest - CRA25-0036](#)

Economic Development/Cultural Arts Coordinator Charlita Whitehead reviewed grant application CRA25-0036 for the property located at 1122 NE 9th St. The improvements are the replacement windows, installing insulation and fencing. Ms. Whitehead outlined the project cost, noting the highest quote \$22,211 and the lowest \$20,305. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$15,229.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0036 to make improvements for the property located at 1122 NE 9th St in the amount is \$15,229.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Tito Comas

AYE: Akin, Comas, and Gamache

ABSENT: Blair

RECUSED: Perez

- g. Approve a Commercial Property Improvement Grant for property located at 2430 NE 2nd Street, in an amount not to exceed \$27,777

Attachments: [Application - 2430 NE 2nd St. CRA25-0027](#)
[Maps - CRA25-0027](#)
[Photos - CRA24-0027](#)
[Applicant Documents - CRA25-0027](#)
[EO CRA Commercial Grant - Rev. 2025](#)

Mr. Ellis reviewed grant application CRA25-0027 for the property located at 2430 NE 2nd St. The improvements are to reseal and restripe the parking lot and repaint the

building exterior. Mr. Ellis outlined the project cost, noting the highest quote \$57,709.85 and the lowest \$46,295. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$27,777.

Motion to deny CRA25-0027 to make improvements for the property located at 2430 NE 2nd St in the amount is \$27,777.

RESULT: DENIED

MOVER: John Gamache

SECONDER: Rachel Perez

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair

- h. Approve a Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \$50,000

Attachments: [2225 E Silver Springs Blvd Application](#)
[2225 E Silver Springs Blvd. Before Photos](#)
[2225 E Silver Springs Blvd Bids](#)
[2225 E Silver Springs Blvd Rendering of Proposed Improvements](#)
[2225 E Silver Springs Blvd Aerial and Case Maps](#)
[East Ocala CRA Commercial Property Improvement Grant Framework](#)
[2225 E Silver Springs Blvd MCPA Property Record](#)
[2225 E Silver Springs Blvd CRA Project Cost - Worksheet](#)
[R Perez Conflict of Interest - CRA25-0012](#)

Ms. Whitehead reviewed grant application CRA25-0012 for the property located at 2219/2225 E Silver Springs Blvd. The improvements are interior renovations, facade improvements (stucco, paint, signage, and awnings) and parking lot improvements. Ms. Whitehead outlined the project cost, noting the highest quote \$154,429.67 and the lowest \$121,620.33. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$50,000.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0012 to make improvements for the property located at 2219/2225 E Silver Springs Blvd in the amount is \$50,000.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Van Akin

AYE: Akin, Comas, and Gamache

ABSENT: Blair

RECUSED: Perez

- i. Approve a Commercial Property Improvement Grant for property located at 1525 NE 8th Ave, in an amount not to exceed \$13,590.

Attachments: [1525 NE 8th Ave Rendering](#)
[Public Artist Project Detail Sheet 1-20-2025](#)
[1525 NE 8th Ave Application](#)
[1525 NE 8th Ave Project Expense Breakdown](#)
[1525 NE 8th Ave Purpose fo Proposed Mural](#)
[1525 NE 8th Ave Photo](#)
[1525 NE 8th Ave MCPA Property Record Card](#)
[R Perez Conflict of Interest - CRA25-0035](#)

Ms. Whitehead reviewed grant application CRA25-0035 for the property located at 1525 NE 8th Ave. The grant request is to paint a mural highlighting wildlife, native flora, and symbolic elements of growth and community. Ms. Whitehead outlined the total project cost in the amount of \$22,650. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$13,590.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0035 to make improvements for the property located at 1525 NE 8th ave in the amount is \$13,590.

RESULT: APPROVED

MOVER: Van Akin

SECONDER: John Gamache

AYE: Akin, Comas, and Gamache

ABSENT: Blair

RECUSED: Perez

5. Project Updates

a. Groundbreaking Ceremony for Skate Park Expansion Project

Attachments: [Media Release - City of Ocala to Hold Groundbreaking Ceremony for Skate Park Expansion](#)

Eric Smith, Senior Transportation Project Administrator provided a brief update the Skate Park project. Mr. Smith reports the project is now moving forward after experiencing some scheduling delays. The project is expected to be fully completed sometime in 2026.

6. Other Business

Mr. Smith reports that an assessment of sidewalk gaps was conducted within the East Ocala CRA for sidewalk improvements. The goal is to identify missing segments, blocks, and curb ramps to enhance pedestrian connectivity. This effort focuses on activating underutilized areas and linking existing infrastructure to improve overall accessibility and interconnectivity throughout the district.

7. Public Comments

None

8. Staff Comments

a. Proposed Fiscal Year 2025-26 Budget for the East Ocala CRA

Attachments: [CRA Budget Summary - East Ocala](#)

Mr. Ellis provided an overview of the Fiscal Year (FY) 2025-26 Budget. A public hearing for the FY25-26 budget is scheduled for September 3rd. The CRA Board will review and approve the budget as deemed appropriate.

- Mr. Ellis reviewed the Budget Highlights:
- An additional \$400,000 has been allocated for new grant applications in the upcoming FY.
- Additional funding has been designated for sidewalk improvements, including areas such as 6th Street.
- The Florida Department of Transportation (F.D.O.T.) will be resurfacing Silver Springs Blvd.
- The CRA has set aside funds for potential intersection improvements, including a request for paved crosswalks. Approval is pending due to recent changes in F.D.O.T. design guidelines, which may limit enhancements.
- The CRA will also be exploring land acquisition opportunities as part of its strategic initiatives.

9. Board Comments

10. Next Meeting Date: October 28, 2025

11. Adjournment