



Ocala Downtown Ocala Redevelopment Advisory Committee Agenda - Final Tuesday, August 26, 2025

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

10:00 AM

Committee Members

Kendall Drake
Summer Gill
Rachel Laxton
Dr. Rhella Murdaugh
Ted Schatt
TaMara York

Staff

Roberto Ellis, Staff Liaison
Economic Development Manager
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Yiovanni Santiago
Committee Secretary

WELCOME!

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.

APPEALS

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.

1. Call To Order
 - a. Roll Call
2. Public Notice

The public notice for the Downtown Ocala CRA Advisory Committee was published on August 19, 2025.
3. Approval of Minutes
 - a. [April 22, 2025](#)
4. Grants/Applications
 - a. None
5. Project Updates
 - a. [Redevelopment Agreement for Project Hometown - Downtown Ocala Marriott AC between the City of Ocala and Domach, LLC](#)

Presentation By: Roberto Ellis
6. Other Business
7. Public Comments
8. Staff Comments
 - a. [Proposed Fiscal Year 2025-26 Budget for the Downtown Ocala CRA](#)

Presentation By: Roberto Ellis
 - b. [Groundbreaking Ceremony for Skate Park Expansion Project](#)

Presentation By: Roberto Ellis
9. Board Comments
10. Next Meeting Date: October 28, 2025
11. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1938

Agenda Item #: a.

Submitted By: Economic Development Manager, Roberto Ellis

Department: Growth Management

Downtown Ocala CRA Advisory Committee

April 22, 2025



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Downtown Ocala Redevelopment Advisory Committee

Minutes

Tuesday, April 22, 2025

10:00 AM

1. Call To Order

a. Roll Call

Present Vice Chair Rhella Murdaugh, Kendall Drake, TaMara York,
and Chairman Ted Schatt

Absent Summer Gill, and Rachel Laxton

2. Public Notice

The public notice for the Downtown Ocala CRA Advisory Committee was posted on April 16, 2025.

3. Election of Officers

a. Chairman

Ms. York nominated Ted Schatt for Chairman.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: TaMara York

SECONDER: Kendall Drake

AYE: Vice Chair Murdaugh, Drake, York, and Chairman Schatt

ABSENT: Gill, and Laxton

b. Vice Chairman

Ms. York nominated Dr. Murdaugh for Vice Chairman.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: TaMara York

SECONDER: Kendall Drake

AYE: Vice Chair Murdaugh, Drake, York, and Chairman Schatt

ABSENT: Gill, and Laxton

4. Approval of Minutes

a. October 22, 2024

Attachments: [Minutes - 10.22.24](#)

RESULT: APPROVED

MOVER: Rhella Murdaugh

SECONDER: TaMara York

AYE: Vice Chair Murdaugh, Drake, York, and Chairman Schatt

ABSENT: Gill, and Laxton

5. Grants/Applications

None.

6. Project Updates

a. Completed Project - CRA24-45569 (Marley Mae)

Attachments: [Completed Project – CRA24 – 45569](#)

Economic Development Manager, Roberto Ellis provided a update on project CRA24-45569 (Marley Mae) - The project project awarded in March 2024 was completed in January 2025. The applicant received a \$50,000 reimbursement. The scope included installing a new staircase for upper-floor access from the street and making ADA upgrades to the bathroom. The upstairs space is operated by Arlene. This was one of the last projects approved last year.

b. Downtown Projects

Economic Development Manager, Roberto Ellis provided an update on the following projects:

Hilton Garden Inn is scheduled for completion in September 2025. Final first-floor improvements are underway, which will complete the project. Incentives will follow.

The Forge at Madison Common and the American Legion building are still in progress. The Forge was originally expected to be completed in December; the current target is August. The space includes over 13,300 sq. ft. The American Legion building was scheduled for May but now anticipates floor completion by July. Both projects are actively moving forward.

Economic Development / Cultural Arts Coordinator provided an update on the following projects:

The second parking garage, part of the Marriott project downtown, has entered the site preparation phase, which will continue through fall 2025. Foundation work is scheduled for fall to winter and final construction into summer 2026. Expected opening: summer/fall 2026. Both the garage and hotel projects will run simultaneously, with the hotel projected to finish slightly earlier.

Senior Transportation / Projects Administrator Provided an update on the following

update:

SW 3rd Avenue: ADA improvements completed with new millings, striping, and signage. Initial paving done; final paving pending hotel's water connection. Full completion expected in two (2) months, including decorative sidewalks. Pedestrian access will remain open with rerouting.

Brick City Lofts: Two buildings (22 units total) under construction. Sidewalk, parking, and bike lane improvements planned. Final phasing plan in progress to separate pedestrian and construction traffic. Sidewalk contract is out to bid; timeline to be set once the plan is received.

7. Other Business

a. Discuss Fiscal Year 2023-24 Annual Report

Attachments: [Annual Report - Fiscal Year 2023-24 - Final](#)

Mr. Ellis provided an update on Fiscal Year (FY) 2023-24 Annual update:

CIP Projects

- Wayfinding - Downtown Parking Garage
- Streetscape Improvements - Brewery in Midtown, The Forge at Madison Commons

Downtown Commercial Grant Projects

- 2 Projects approved - Total \$64,977
- 3 Projects approved - \$68,150 in Grants, \$161,883 in Private Investments

Redevelopment Projects

- Mellow Mushroom

b. Fiscal Year 2025-26 Budget Discussion

Mr. Ellis provided an update of Fiscal Year 2025-2026 Budget.

c. Approve CRA Grant Review Committee Guidelines

Attachments: [Ocala CRA - Grant Review Committee Guidelines](#)

Mr. Ellis provided an overview of the Grant Review Committee and its guidelines, emphasizing streamlining the grant process and ensuring compliance with Sunshine Laws. This committee will have two representatives from the Advisory Committee that are required to attend the site visit for the facade grants.

The Advisory Committee nominated TaMara York for Chairman and Kendall Drake for Vice Chairman.

RESULT: APPROVED

MOVER: Rhella Murdaugh

SECONDER: Ted Schatt

AYE: Vice Chair Murdaugh, Drake, York, and Chairman Schatt

ABSENT: Gill, and Laxton

d. Committee Membership Update

Mr. Ellis provided an update on the Committee Membership:

- Total Committee Membership: 7
- Vacancy: 1
- Reappointments: Ted Schatt was appointed for another four (4) year and his term is set to expire on March 1, 2029

8. Public Comments

None.

9. Staff Comments

Mr. Ellis noted that a Mandatory CRA Training session will be scheduled for next month. Also, Mr. Ellis briefly discussed with the Advisory Committee that the East Ocala Redevelopment Advisory Committee is currently going through the process of adding murals to the East Ocala Commercial Grants.

10. Board Comments

The Advisory Committee discussed current projects and provided updates on their progress.

11. Next Meeting Date: June 24, 2025

a. 2025 Meeting Schedule

Attachments: [2025 Meeting Schedule - Downtown CRA](#)

12. Adjournment

The meeting adjourned at 11:02 a.m.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1926

Agenda Item #: a.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Redevelopment Agreement for Project Hometown - Downtown Ocala Marriott AC between the City of Ocala and Domach, LLC

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Economic Hub

PROOF OF PUBLICATION:

NA

BACKGROUND:

On August 19, 2025, Ocala City Council and the CRA Board approved an incentive package for the redevelopment of a catalytic site in Downtown Ocala. The subject property, located at 210 West Silver Springs Boulevard (Parcel ID: 2854-025-001), falls within the Community Redevelopment Agency (CRA) Downtown subarea. The subject property was acquired in 2023 and previously served as the location of a repair garage. The building was demolished, making way for a redevelopment opportunity. The property is considered a catalytic opportunity due to its prime location, investment possibilities, and the potential economic benefit to surrounding businesses and properties. The project is closely aligned with the City Council's strategic priorities, specifically, Economic Hub and Quality of Place

Project Summary

- **Development Cost:** Domach, LLC (Developer) is required to invest a minimum of \$56,196,441, which covers acquisition, demolition, soft costs, building construction, furnishing, finishing, and equipment. The developer will also cover 50 percent of the cost of adding a third elevator to the parking garage, which will be restricted to support hotel operations.
- **Project Description:** Per the approved plans, the project includes a six-story, 176-room "Marriott AC" hotel together with a sixth-floor restaurant and bar, first-floor bar and lounge, Class-A office space, and hotel amenities including meeting rooms, business center, gym, and patios.

- **Project Design:** The project’s architectural design, floor plan, density, and site plan align with the principles of the Form-Based Code zoning district for Downtown Ocala.
- **Project Schedule:** The developer has a period of 24 months from the effective date of the agreement to complete the project. The intention is to finish the project ahead of schedule with an accelerated target date of December 2026.

In 2004, the City of Ocala (City) completed the *Downtown Ocala Master Plan (Master Plan)*, which provides implementable redevelopment and reinvestment strategies. The overall revitalization and success of downtown Ocala depend upon these strategies. The Master Plan aims to concentrate new development within the downtown core while ensuring that development concepts achieve the highest and best use of properties. Additionally, the Master Plan highlights numerous parking lots, vacant parcels, and underutilized properties located within the city center. These sites represent prime opportunities for new development, which is an essential component of downtown’s long-term success.

Subsequently, the City has continued its reinvestment and redevelopment initiative as evidenced by the completion of the Ocala 2035 Vision, Comprehensive Plan update, and additional focus area studies/master plans. In 2024, the city began the process of updating the 2035 Vision to extend it to the year 2050. The city selected Urban 3, a financial stability consultant, to conduct a study, *Economics of Community Design*, examining the land-value economics, property and retail tax analysis, and community design of Ocala. A primary focus of the study was the downtown core with an emphasis on the importance of mixed-use, high-intensity development in the downtown area to establish and maintain key revenue sources.

FINDINGS AND CONCLUSIONS:

City Incentives

The City of Ocala (City) and the CRA, on a case-by-case basis, support projects within redevelopment areas that have the potential for catalytic impact while furthering the City Council’s strategic priorities, specifically, Quality of Place and Economic Hub. Incentives designed to encourage private investment in these areas have proven successful in advancing the City's redevelopment goals. For this project, the City has established a maximum incentive target not to exceed a total of 10 percent of the proposed development costs when compared to the City's incentive. The Downtown CRA is set to expire in 2038, allowing the distribution of TIF for the duration of the Downtown CRA. The parking incentive will provide free parking up to the maximum total incentive of \$5,619,644. An anticipated breakdown of the incentive is further defined below and in the attached *City Incentive Summary*. The incentives to be provided and details of the project are also summarized below.

- **City Grant:** The City will pay the Developer a grant of \$500,000, to be disbursed in three equal payments within 24 months of the City’s verification of Development Costs.
- **City Review Contributions:** The City will pay on behalf of the Developer, all applicable building permit and impact fees to be incurred for the project. The fees are estimated at \$199,686. Payment of the Transportation Impact Fees will be the sole responsibility of the Developer. Please refer to the attached document labeled *City Incentives Summary* for a breakdown of the fees.
- **City Improvements:** The City, at its sole cost and expense, will pay or reimburse the Developer for right-of-way improvements adjacent to the Property. The proposed improvements are intended to improve the balance between facilitating traffic and creating a walkable, pedestrian-friendly

environment. The estimated cost of the city improvements is \$559,323. The majority of the costs are attributed to improvements necessary to offset the anticipated impacts on infrastructure from the construction of the Parking Garage and the hotel project. To review the proposed improvement plans, please refer to the document attached as *Exhibits E1-E4*.

- **City Parking Incentive and City Elevator Incentive:** The city will be providing 225 exclusive parking spaces to the Developer. Parking is a prime concern for most development projects downtown and often influences the final project design and business operation. A parking agreement, the *Parking Agreement for Project Hometown - Downtown Ocala Marriott AC* was also approved. This will allow for future amendments as the exclusive parking will remain in effect long after all other City incentive obligations outlined in the redevelopment agreement are met. The project is located in the block north of the new parking garage site (Parcel ID: 2853-026-002). The value provided by virtue of waiving the regular fees for long-term contract parking is included in the total incentives.
 - The original designs for the new parking garage included plans to install at least two elevators. The Developer has proposed adding a third elevator to enhance access to the dedicated parking spaces. The City will provide the City Elevator Incentive, covering 50 percent of the cost for the third elevator, which will be designated for the Developer's use, except during certain events organized by the City.
- **City CRA Payments:** The City will make an annual payment to the Developer representing 100 percent of the tax increment to be realized from the increase in property value. The amount will be calculated based on the applicable City and County ad valorem taxes.
 - The Developer must provide documentation to show that all taxes have been paid before each disbursement.
 - Payments will terminate upon the earlier of either the expiration date of the Downtown CRA or the date on which the City CRA payments and other incentives cause the City Incentives Target to be met.

FISCAL IMPACT:

The Downtown CRA subarea has the highest levels of productivity based on Taxable Value Per Acre, when compared to the rest of the city. The City anticipates that this project will establish another anchor development in the downtown CRA, having a marked increase in the site's property value once redevelopment is complete.

The current taxable value within the Downtown CRA is approximately \$145 million. The investment of this project is projected to increase the tax base by approximately \$20 million upon completion. Investment of this level exceeds the average taxable value per acre, which is noteworthy given that 53 percent of downtown properties are tax-exempt. The estimated discounted payback period for the City's proposed \$5,619,644 investment is approximately nine years. This is calculated based on the estimated annual electric revenue of \$488,541 and ad valorem revenue of \$219,518.

The incentives to be provided are spread across multiple fiscal years and the incentives funded through the Downtown CRA. The City Elevator Incentive is currently budgeted in the costs for the parking garage. The value of the City Parking Incentive will equate to \$72,660 per year based on existing rates for long-term parking.

ALTERNATIVE:
N/A

Redevelopment Agreement for Project Hometown - Downtown Ocala Marriott AC

Summary of City Incentives

Incentive	Value
City Grant	\$ 500,000
City Elevator Incentive	\$ 108,000
City CRA Payments (TIF)*	\$ 2,634,222
City Improvements	\$ 559,323
City Parking Incentive*	\$ 1,618,413
City Review Contribution	\$ 199,686
TOTAL	\$ 5,619,644

**These incentives are subject to adjustment and will be revaluated on an annual basis. Under no circumstance shall the total City Incentives exceed the value of \$5,619,644.*

City Improvements - Paragraph 4.4

	Estimate
SW Boardway Street	\$ 266,173
SR40	\$ 61,568
SW 3rd Ave	\$ 54,806
SW 2nd Ave	\$ 176,776
TOTAL	\$ 559,323

City Review Contribution - Paragraph 4.5

Fee	Estimate	City Incentive	Developer Responsibility
Building Permits (General, Fire, Electric, Plumbing, Mechanical)	\$ 153,407	\$ 153,407	\$ -
Site Plan Review	\$ 3,650	\$ 3,650	\$ -
Impact Fee - Water & Sewer**	\$ 438,468	\$ -	\$ -
Impact Fee - Fire	\$ 42,629	\$ 42,629	\$ -
Impact Fee - Transportation	\$ 139,920	\$ -	\$ 139,920
TOTAL	\$ 778,074	\$ 199,686	\$ 139,920

***Automatically waived in the Downtown CRA.*

AERIAL MAP

Parcel:

2854-025-001

Case Number:

AGR25-0001

Address:

211 SW BROADWAY ST

Property Size:

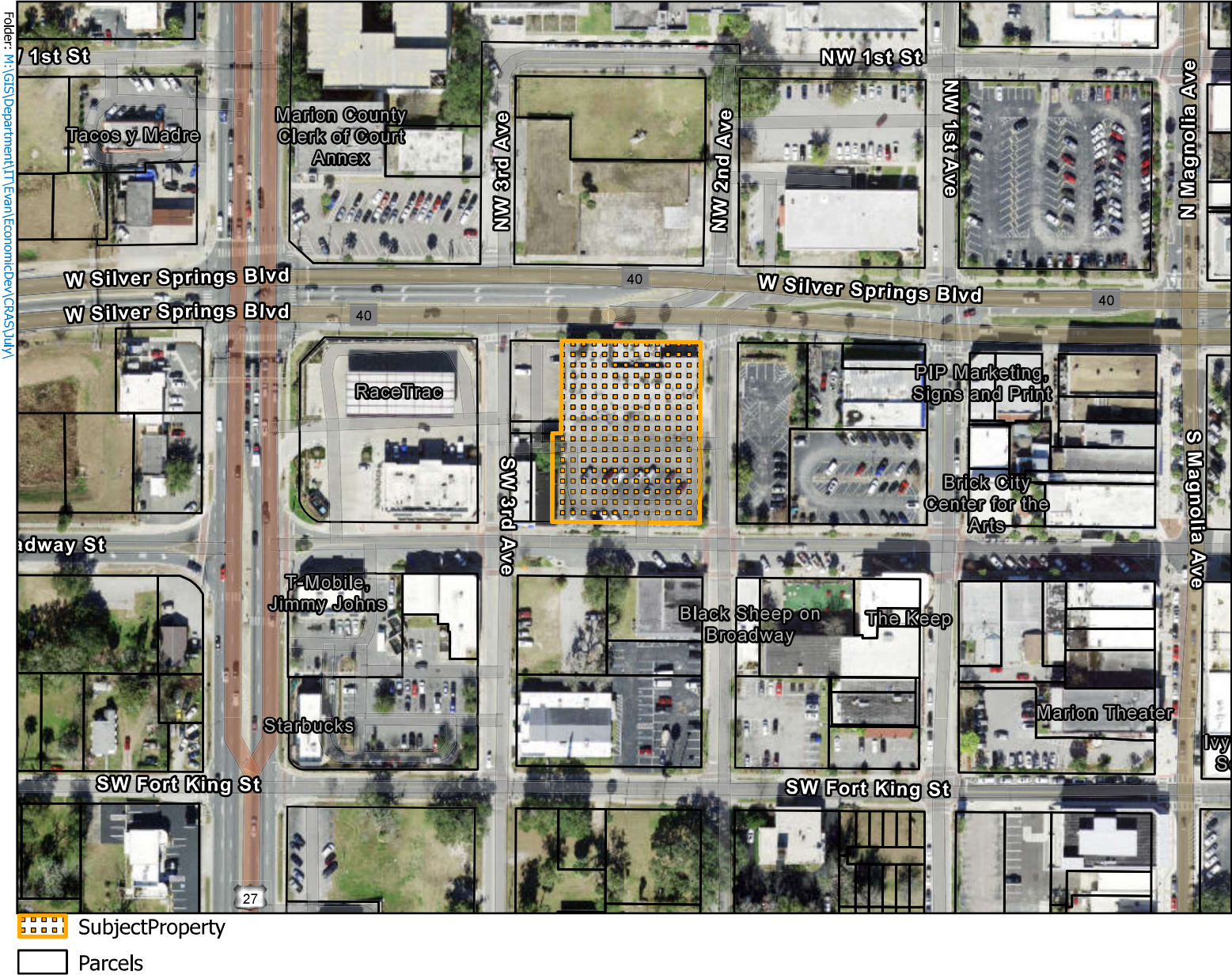
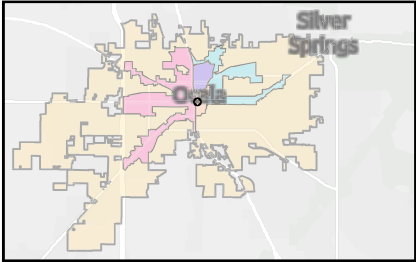
.82 Acres

CRA Location

Downtown

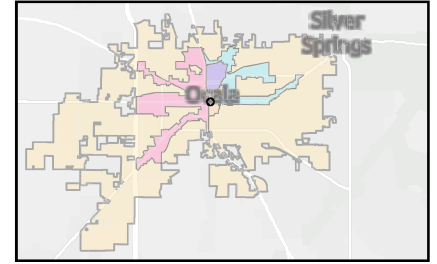
Proposal:

A Request for CRA fund use.

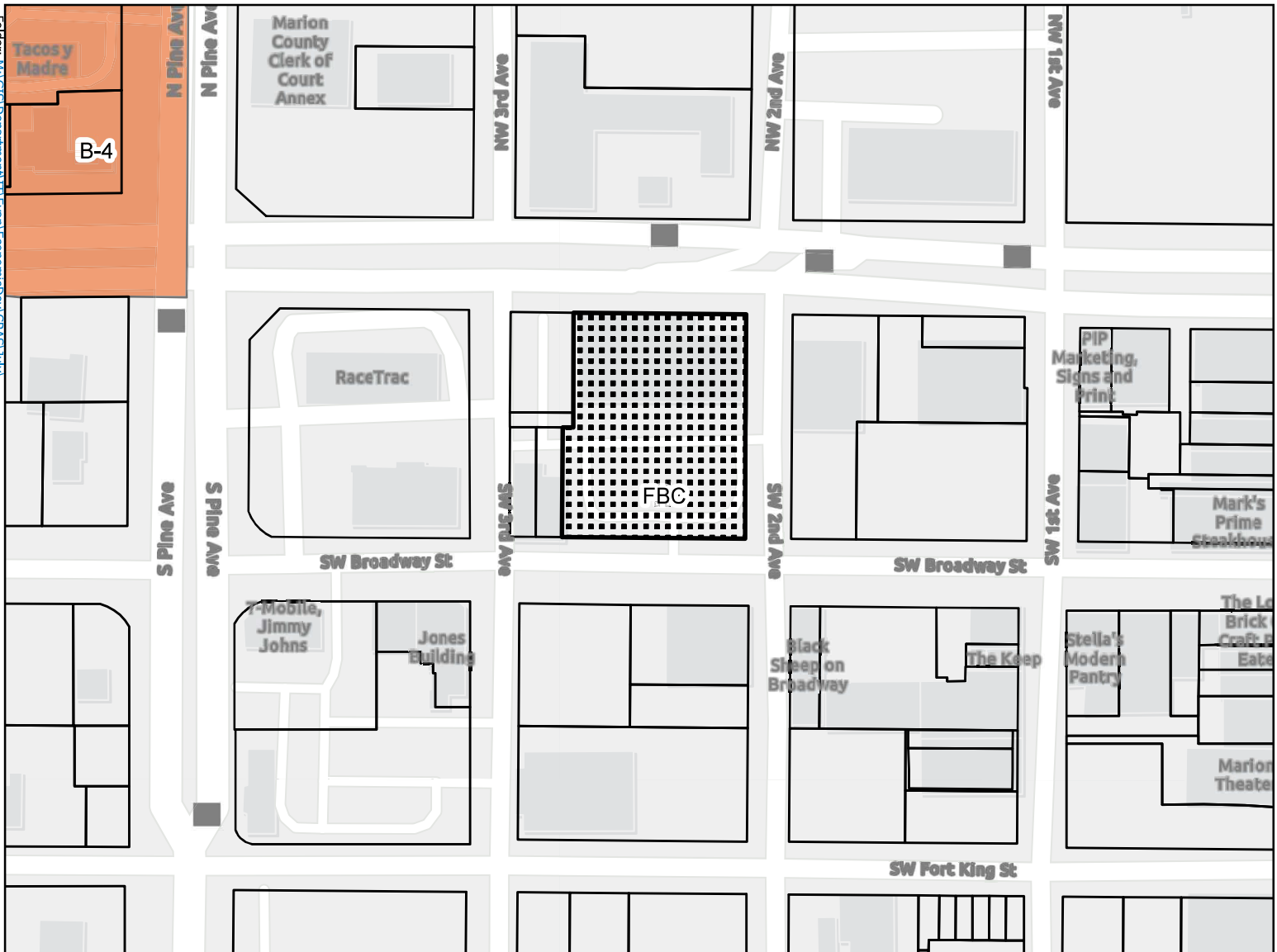


CASE MAP

Parcel: 2854-025-001
Case Number: AGR25-0001
Address: 211 SW BROADWAY ST
Property Size: .82 Acres
CRA Location: Downtown
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\UrbanEconomicDev\CRA\July



SubjectProperty

Parcels

B-4:General Business

FBC:Form Based Code

0 165 330 660 Feet



**PROPOSED
S.W 3rd AVENUE
IMPROVEMENTS**

STORM SEWER IMPROVEMENTS

- (A) RELOCATION OF STORM SEWER IMPROVEMENTS AT INTERSECTION WITH S.R. 40 FOR PEDESTRIAN IMPROVEMENTS.
- (B) CONNECTION FOR HOTEL STORM SEWER.

SANITARY SEWER IMPROVEMENTS

- (C) NEW MANHOLE AND 8" STUB FOR HOTEL.
 - POSSIBLE DEEPENING OF EXISTING SEWER FROM SR 40 TO EXISTING ALLEY T.B.D.
- (D) NEW SEWER SERVICE CONNECTIONS/RE-CONNECTIONS FOR EXISTING BUILDINGS AND PARCELS.

WATER IMPROVEMENTS

- POSSIBLE RELOCATIONS/BYPASS IN EXISTING CONFLICT AREAS.

ELECTRIC IMPROVEMENTS

- (E) NEW POWER POLE AT S.R. 40 INTERSECTION TO ACCOMMODATE ELECTRIC UNDERGROUNDING PROJECT.

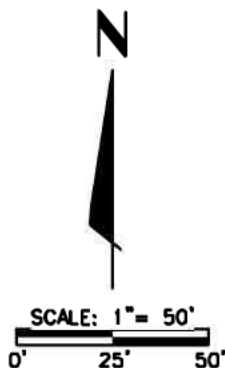
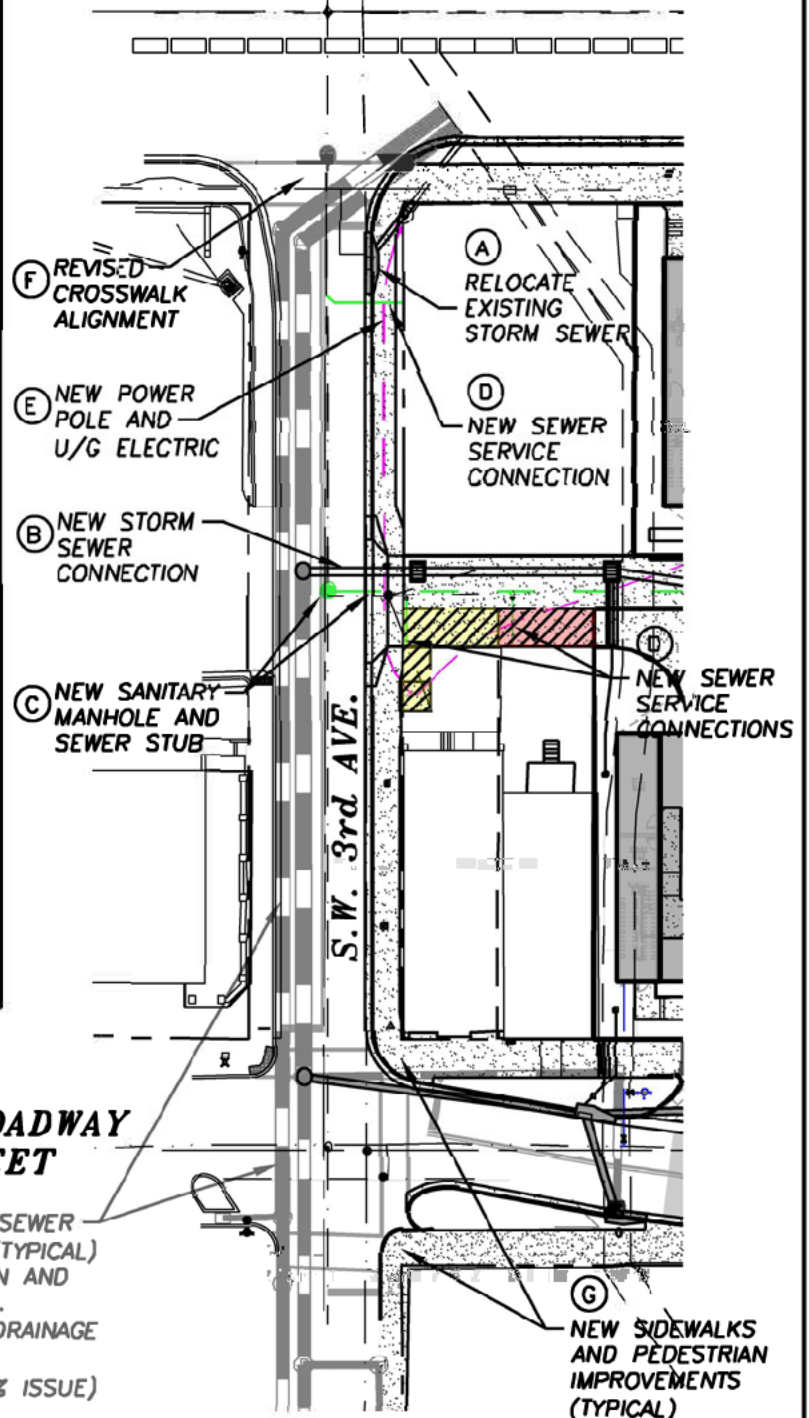
MISC. UTILITY RELOCATIONS

- TELEPHONE, FIBER, ETC. T.B.D.

ROAD AND SIDEWALK IMPROVEMENTS

- (F) REVISED CROSSWALK ALIGNMENT AT S.R. 40
- (G) NEW APRONS SIDEWALKS, CROSSWALKS, AND PEDESTRIAN IMPROVEMENTS AT INTERSECTIONS.

W. SILVER SPRINGS BLVD. / S.R. 40



**S.W. BROADWAY
STREET**

OFFSITE STORM SEWER
IMPROVEMENTS (TYPICAL)
BY KIMLEY-HORN AND
ASSOCIATES, INC.
"S.W. 3rd AVE. DRAINAGE
IMPROVEMENTS"
(JUNE 2024 60% ISSUE)

DATE: 08-22-24

EXHIBIT 'I'

AC HOTEL OCALA

CITY OF OCALA, FLORIDA



**DAVIS DINKINS
ENGINEERING, P.A.**

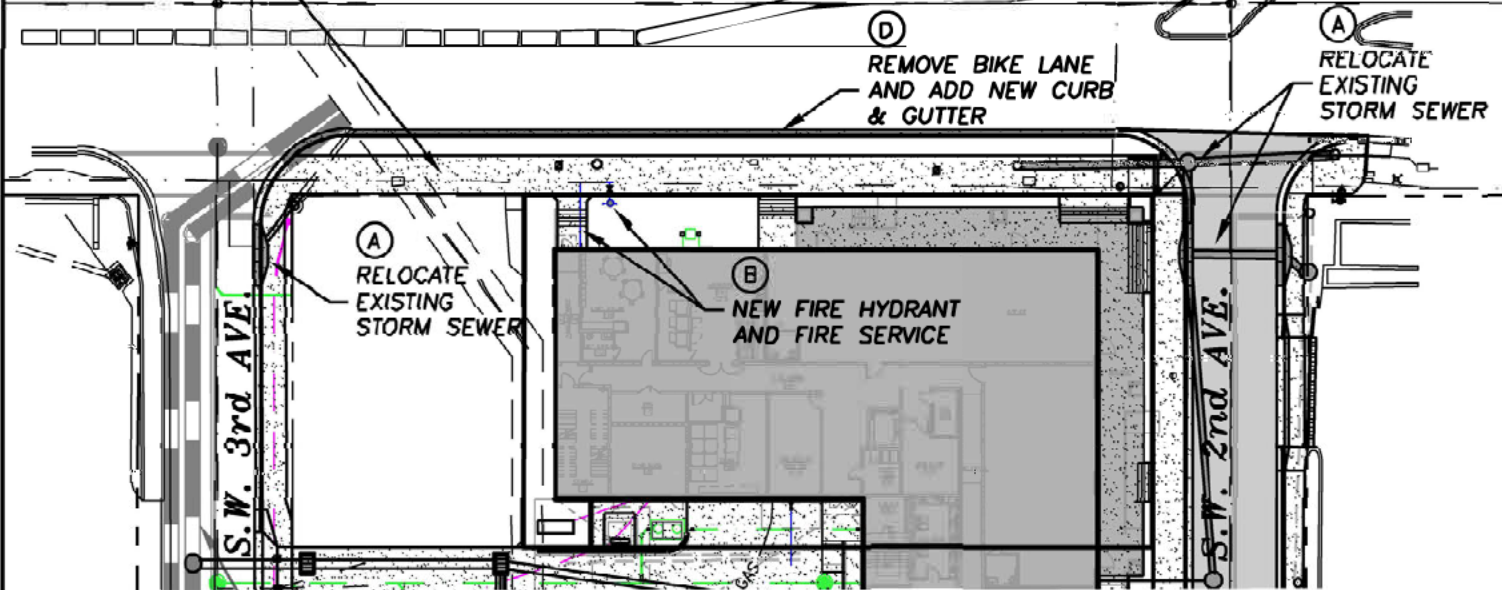
CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470

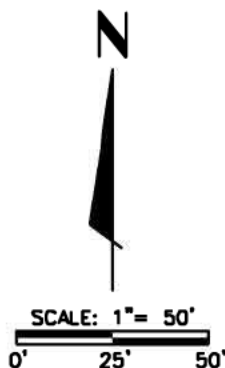
PHONE: (352) 854-5961

© NEW SIDEWALKS
AND PEDESTRIAN
IMPROVEMENTS
(TYPICAL)

WEST SILVER SPRINGS BOULEVARD / S.R. 40



OFFSITE STORM SEWER
IMPROVEMENTS (TYPICAL)
BY KIMLEY-HORN AND
ASSOCIATES, INC.
"S.W. 3rd AVE. DRAINAGE
IMPROVEMENTS"
(JUNE 2024 60% ISSUE)



PROPOSED S.R. 40 IMPROVEMENTS

STORM SEWER IMPROVEMENTS

- Ⓐ RELOCATION OF S.R. 40 STORM SEWER
IMPROVEMENTS AT INTERSECTIONS FOR
PEDESTRIAN IMPROVEMENTS.

WATER IMPROVEMENTS

- POSSIBLE RELOCATION/BYPASS IN EXISTING
CONFLICT AREAS MAY BE REQUIRED.

- Ⓑ NEW FIRE HYDRANT AND HOTEL FIRE SERVICE.

MISC. UTILITY RELOCATIONS

- TELEPHONE, FIBER, LIGHT POLES, ETC. T.B.D.

ROAD AND SIDEWALK IMPROVEMENTS

- Ⓒ NEW SIDEWALKS, CROSSWALKS, AND PEDESTRIAN
IMPROVEMENTS AT INTERSECTIONS.
- Ⓓ CURB SHIFT AND REMOVAL OF EXISTING BIKE
LANE.

DATE: 08-22-24

EXHIBIT ' .2'

AC HOTEL OCALA

CITY OF OCALA, FLORIDA



**DAVIS DINKINS
ENGINEERING, P.A.**

CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961



WEST SILVER SPRINGS BOULEVARD / S.R. 40

REQUIRED IMPROVEMENTS WITHIN S.W. 2nd AVENUE

STORM SEWER IMPROVEMENTS

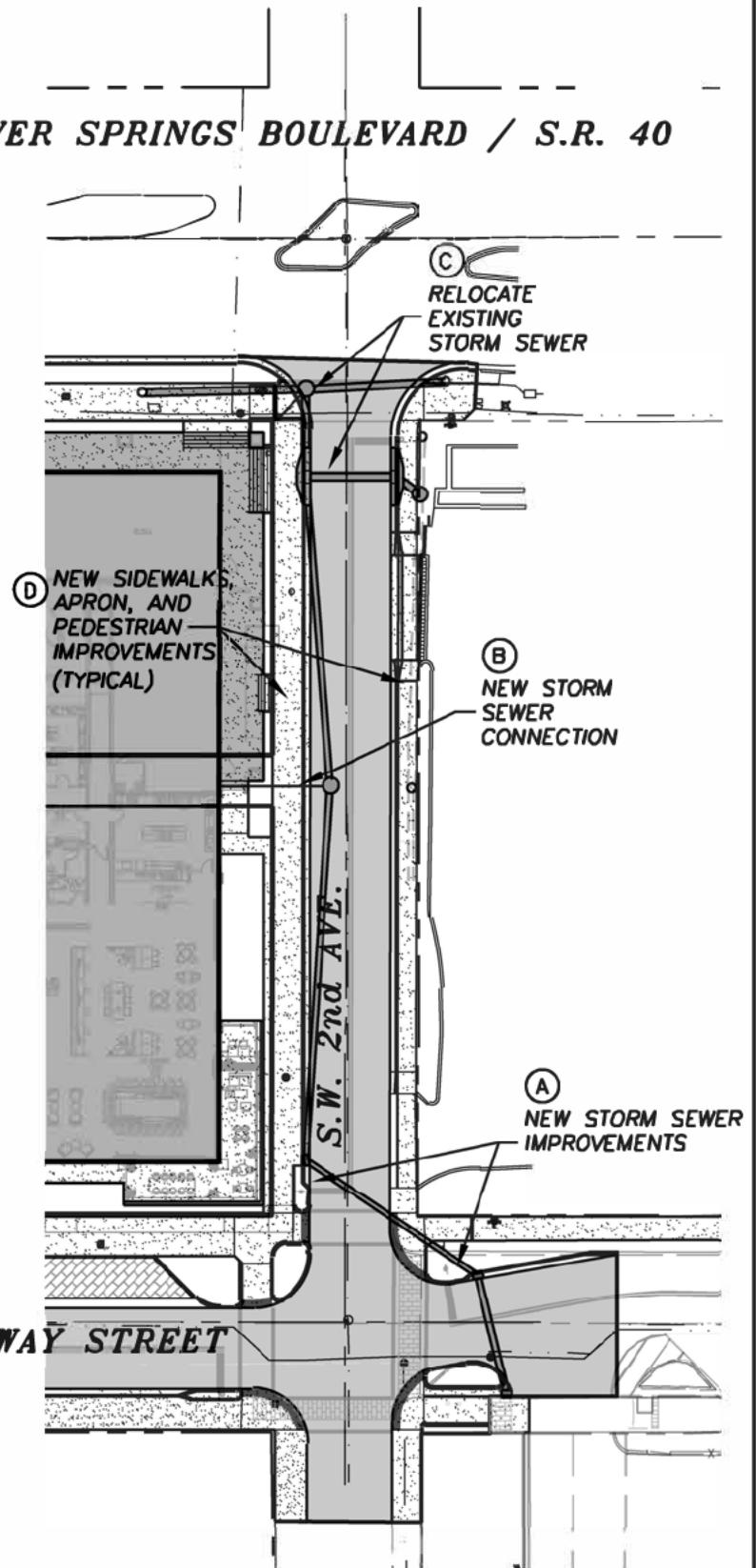
- (A) ADDITIONAL STORM SEWER FOR S.W. 2nd STREET/S.W. BROADWAY AVENUE
- (B) CONNECTION FOR HOTEL STORM SEWER.
- (C) RELOCATION OF S.R. 40 STORM SEWER IMPROVEMENTS FOR CROSSWALK IMPROVEMENTS.

MISC. UTILITY RELOCATIONS

- TELEPHONE, FIBER, LIGHT POLES, ETC. T.B.D.

ROAD AND SIDEWALK IMPROVEMENTS

- (D) NEW SIDEWALKS, CROSSWALKS, APRONS, ETC. AND REALIGNMENT AS REQUIRED AT INTERSECTIONS.



DATE: 08-22-24

EXHIBIT ' -3'

AC HOTEL OCALA

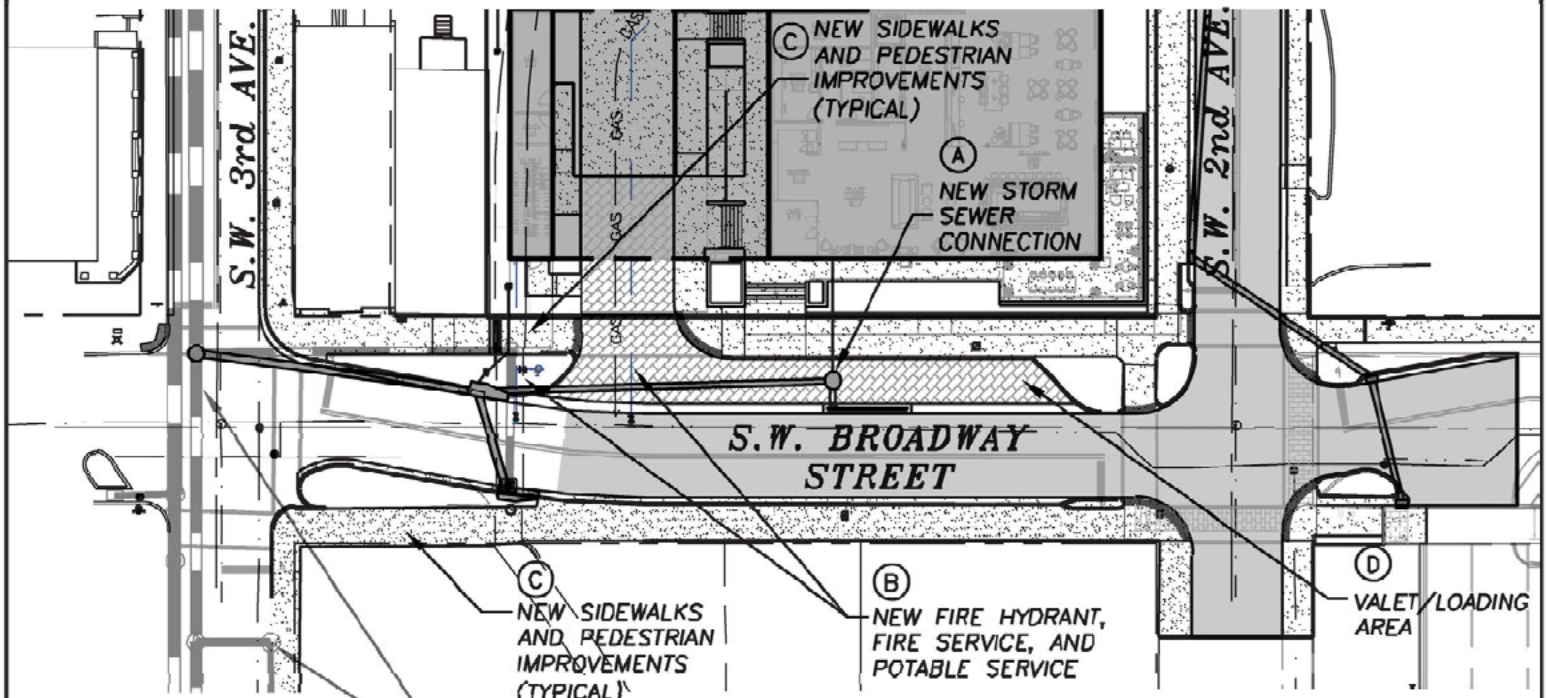
CITY OF OCALA, FLORIDA



**DAVIS DINKINS
ENGINEERING, P.A.**

CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961



OFFSITE STORM SEWER IMPROVEMENTS (TYPICAL) BY KIMLEY-HORN AND ASSOCIATES, INC. "S.W. 3rd AVE. DRAINAGE IMPROVEMENTS" (JUNE 2024 60% ISSUE)



REQUIRED IMPROVEMENTS WITHIN S.W BROADWAY STREET

STORM SEWER INLET MODIFICATIONS TO COORDINATE WITH REALIGNMENT

- (A) STORM EXTENSION AND STUB FOR HOTEL STORM CONNECTION.

WATER IMPROVEMENTS

- POSSIBLE RELOCATIONS/BYPASS IN EXISTING CONFLICT AREAS.
- (B) NEW FIRE HYDRANT, HOTEL POTABLE MAIN, AND FIRE SERVICE.

MISC. UTILITIES

- TELEPHONE, FIBER, LIGHT POLES, ETC. T.B.D.

ROAD AND SIDEWALK IMPROVEMENTS

- (C) NEW SIDEWALKS, CROSSWALKS, AND PEDESTRIAN IMPROVEMENTS AT INTERSECTIONS.
- (D) VALET/LOADING AREA.

DATE: 08-22-24

EXHIBIT '4'

AC HOTEL OCALA

CITY OF OCALA, FLORIDA



**DAVIS DINKINS
ENGINEERING, P.A.**

CERTIFICATE OF AUTHORIZATION #28150

125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1928

Agenda Item #: a.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Proposed Fiscal Year 2025-26 Budget for the Downtown Ocala CRA

BACKGROUND:

The attached budget summary reflects the Fiscal Year 2025-26 budget for the Downtown Redevelopment Subarea Fund. Tax Increment Financing (TIF) allows a tax increment to be set aside in a trust for downtown community redevelopment purposes only. Highlights of the budget are as follows:

- Operating expenses - \$133,823
- Capital expenses - \$752,000
- Aid to other organizations - \$642,000
- Reserves - \$659,227

FINDINGS AND CONCLUSIONS:

- Per Florida Statutes, Section 189.016, the Community Redevelopment Agency Advisory Board must hold a public meeting to adopt the budget for the Downtown Community Redevelopment Subarea Fund of the City of Ocala.
- The public hearing will take place on September 3, 2025, at the CRA Board Meeting. These meetings will be held at City Hall and begin at 3:45pm.

ALTERNATIVE:

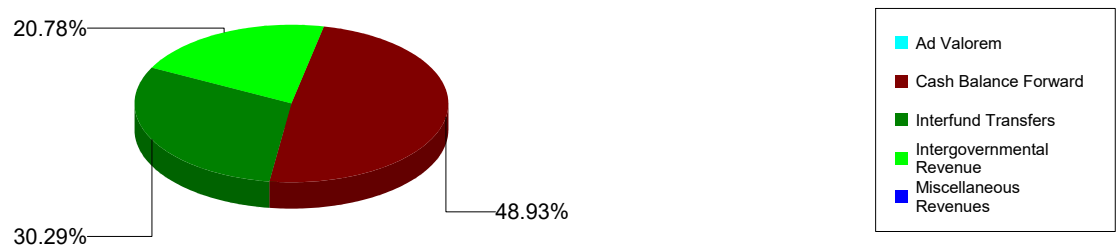
N/A

DOWNTOWN REDEVELOPMENT SUBAREA FUND

City Council established the Community Redevelopment Area (CRA) in 1988 to revitalize, redevelop, and enhance the downtown and surrounding areas. In 2000, Council adopted an amendment designating a part of the CRA as the "Downtown Redevelopment Area." This designation was later changed in 2016 to the "Downtown Redevelopment Subarea." An ordinance was approved creating this subarea fund to account for the Tax Increment Financing (TIF) program. The TIF allows for a tax increment to be aside in a trust to be utilized for community redevelopment purposes only.

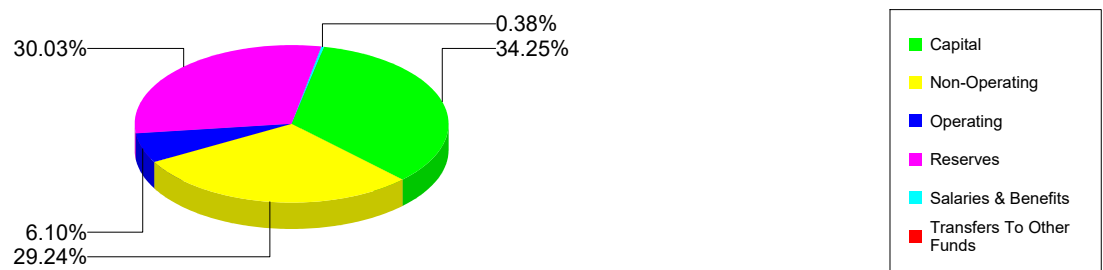
Funding Sources	Actuals FY 23-24	Adopted Budget FY 24-25	Amended Budget FY 24-25	YTD Actuals FY 24-25	Adopted Budget FY 25-26
Cash Balance Forward	0	563,666	2,722,150	0	1,074,226
Intergovernmental Revenue	327,907	374,332	374,643	374,643	456,186
Miscellaneous Revenues	201,850	0	0	113,392	0
Interfund Transfers	505,825	577,440	577,920	577,919	664,956
Total	\$1,035,581	\$1,515,438	\$3,674,713	\$1,065,954	\$2,195,368

Sources by Category



Funding Uses	Actuals FY 23-24	Adopted Budget FY 24-25	Amended Budget FY 24-25	YTD Actuals FY 24-25	Adopted Budget FY 25-26
Salaries & Benefits	0	0	0	0	8,318
Operating	99,664	95,710	101,320	2,031	133,823
Capital	126,030	280,000	1,886,585	29,370	752,000
Non-Operating	128,150	252,000	702,000	126,437	642,000
Transfers To Other Funds	14,905	0	0	0	0
Reserves	0	887,728	984,808	0	659,227
Total	\$368,749	\$1,515,438	\$3,674,713	\$157,838	\$2,195,368

Uses by Category



Staffing Levels	2023-2024	2024-2025	2025-2026
Total Staffing Levels	0	0	0.12



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1925

Agenda Item #: b.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Groundbreaking Ceremony for Skate Park Expansion Project

BACKGROUND:

The East Ocala Community Redevelopment Area is providing funding for the extension of the skatepark. In March 2025, Ocala City Council approved an agreement with Platform Group, LLC for design-build services for the Ocala Skate Park Expansion Project in the amount of \$884,561, plus a 10 percent contingency amount of \$88,457, for a total expenditure of \$973,018.

FINDINGS AND CONCLUSIONS:

- The East Ocala CRA will contribute \$500,000 to the project.
- The City of Ocala will host a groundbreaking ceremony for the Ocala Skate Park expansion on Thursday, Aug. 28, at 9:15 a.m. The ceremony will take place at the Ocala Skate Park, 517 NE Ninth St.

ALTERNATIVE:

N/A



City of Ocala

110 SE Watula Ave.

Ocala, FL 34471

352-629-2489

FOR IMMEDIATE RELEASE

CITY OF OCALA TO HOLD GROUNDBREAKING CEREMONY FOR SKATE PARK EXPANSION

OCALA, Fla. (Aug. 18, 2025) – The City of Ocala will host a groundbreaking ceremony for the Ocala Skate Park expansion on Thursday, Aug. 28, at 9:15 a.m. The ceremony will take place at the Ocala Skate Park, 517 NE Ninth St.

The expansion will add more than 6,000 square feet to the existing facility, bringing the total skateable area to approximately 16,215 square feet. Planned features include a competition-sized bowl, intermediate and beginner areas, a snake run, and upgraded spectator amenities.

Construction is expected to be completed by February 2026 and will be managed by Platform Group, LLC. The park will remain open for public use during most of the construction, with only limited closures for safety purposes.

The groundbreaking event is free and open to the public.

For more information, contact the City of Ocala Recreation and Parks Department at 352-368-5517.

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