



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

North Magnolia Redevelopment Advisory Committee

Minutes

Thursday, March 28, 2024

8:30 AM

1. Call To Order

a. Roll Call

Present Angie Clifton, Floyd Hershberger, David McCollister, Mike Needham, Clark Yandle, and Darian Mosley

Absent Toni Yoder

2. Public Notice

- a. The public notice information for the North Magnolia CRA Advisory Committee was posted on March 25, 2024.

3. Public Comments

4. Approval of Minutes

a.

Attachments: [February 13, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Floyd Hershberger

SECONDER: Clark Yandle

AYE: Clifton, Hershberger, McCollister, Needham, Yandle, and Mosley

ABSENT: Yoder

5. CRA Incentives

CRA Manager Roberto Ellis provided updates of the Residential Property Improvement Grant, Affordable Housing Program, the New Construction Incentive and the Commercial Building Improvement Grant.

a. CRA24-45594

Attachments: [Application CRA24-45594.pdf](#)

Mr. Ellis provided a brief overview of the grant for the parking lot repair and install of the exterior LED lighting for Harvey E. Cohen, 909 NW 4th Avenue. The total project cost will be \$12,000.00 and the grant is able to cover 75%, which will be about \$7,500.00.

Mr. Yandle asked what the intended use for the property. Ms. Clifton replied that one of the tenant's is in the horse industry.

RESULT: APPROVED
MOVER: David McCollister
SECONDER: Mike Needham
AYE: Clifton, Hershberger, McCollister, Needham, Yandle, and Mosley
ABSENT: Yoder

6. Project Updates

Mr. Ellis welcomed Darian Mosley to the Board. Mr. Yandle asked if she had property in the North Magnolia area. Ms. Mosley replied no, but she was born in Ocala and has a special interest of what is happening in the community.

Mr. Ellis provided an update on the Imagine North Magnolia project. He stated that most of the water, sewer, road improvements and the neighborhood park have been completed. The sites in Phase I have been organized into three project areas based on the proposed land uses in the Conceptual Plan. Project Area 1 is Residential, Staff is waiting on the city attorney for the plat to be approved; Project Area 2 is mixed use residential and commercial, and Project Area 3 is commercial. Mr. Yandle asked if anything had been done about the City buying some of the abandoned properties. Mr. Ellis replied that letters were sent to the property owners and one property was purchased by the City. Mr. Ellis said he was going to send another round of letters to the property owners. Mr. Yandle said the properties need to be brought into compliance or be removed. Mr. Yandle said he would like to see Code Enforcement signs up in the community. Ms. Clifton requested that Code Enforcement attend the next meeting.

a. Budget Update

Attachments: [Budget Update.pdf](#)

Mr. Ellis provided an update on the 2024 budget for Operating Expenses, Capital Expenses, Aid to Private Organization, and Reserves a total of \$812,748. The balance for the Ongoing CIP Projects 2024 is \$910,907.42. Mr. Ellis said some funds might be allocated for developers in the future. Mr. Ellis also provided information on the awarded grant projects for 2022-2024 and there is a balance of \$48,460 available for future grant applications.

7. Code Enforcement

Mr. Ellis provided a brief update on the code enforcement cases that have been elevated to the Code Enforcement Board.

8. Staff Comments

Mr. Ellis said the election of officers has to be completed every year. The board agreed.

Mr. Yandle stated the issues of being a member of the committee and not being able to be a part in the neighborhood. Ms. Clifton replied that because the Board talks about city and county businesses are governed by the Sunshine Law. Mr. Ellis said that items reviewed in this meeting

can not be discussed in other meetings. Mr.Yandle said there would not be a CRA if everyone abided by the Sunshine Law. Mr. Hershberger agreed and said the CRA concept was founded in one of the merchants meetings and there nothing to talk about if we can not talk about North Magnolia area. Mr.Yandle stated it is a big issue when there are questions and we can not answer. Mr. Ellis responded members are free to share information about the grants and project updates. The Board members should not be discussing CRA business outside among themselves.

- Present** Angie Clifton, Floyd Hershberger, David McCollister, Mike Needham, Clark Yandle, and Darian Mosley
- Absent** Toni Yoder

9. Election of Officers

a. Chairman

Mr. Yandle nominated Angie Clifton for Chairman.

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

- RESULT:** APPROVED
- MOVER:** Clark Yandle
- SECONDER:** David McCollister
- AYE:** Clifton, Hershberger, McCollister, Needham, Yandle, and Mosley
- ABSENT:** Yoder

b. Vice Chairman

Ms. Clifton nominated David McCollister for Vice Chairman.

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

- RESULT:** APPROVED
- MOVER:** Angie Clifton
- SECONDER:** Mike Needham
- AYE:** Clifton, Hershberger, McCollister, Needham, Yandle, and Mosley
- ABSENT:** Yoder

10. Board Comments

Mr. Yandle suggested staff think about smaller properties. Mr. Ellis responded he would bring images to the next meeting of what the areas will look like. Mr.Yandle said there are people that would like to live in less than 1,000 square feet. Mr. Ellis replied that some of the lots will require smaller homes, but the base line is 1,300 square feet. Ms. Clifton asked if tiny homes would be allowed in some lots. Mr. Ellis responded that tiny homes will be considered. Mr. Needham said he was not a fan of tiny homes, but he did have a home that was 750 square feet.

Mr. Needham said he was glad to be back and impressed with all the improvements and new

construction. Mr. Needham asked who contractors should contact if they are interested in the city lots. Mr. Ellis responded the contractors would have to contact Daphne Robinson or David Williams in the Procurement Department.

Mr. Ellis said the Planning Division is in the process of completing the Vision 2050 and there is a survey on line for people that can not attend the activity.

Ms. Clifton invited the Board to Chamber Economic Partnership (CEP) after hour street party on April 18, 2024 at Main Street Community Bank.

11. Adjournment

The meeting adjourned at 9:17 pm.