



Ocala Brownfields Advisory Committee Agenda - Final

Thursday, September 19, 2024

Meeting Information

Location

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

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

Time

2:30 PM

Committee Members

Carolyn Adams
Barbara Brooks
Elgin Carelock
Sandy Craig
Brady Fritz, Chairman
Evan Kornacki
Antoinette Hunt
Ruth Reed, Vice Chairman
Luzonia Waters

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

Brittany Duval
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 information for the Brownfields Advisory Committee was published on September 12, 2024

3. Approval of Minutes

[May 16, 2024 Minutes](#)

4. Grants/Applications

[Application 23553-000-00_14](#)

[Application 23553-000-01_13](#)

5. Project Updates

[Ocala - EPA - Third Quarterly Brownfields Report - 2024](#)

6. Other Business

7. Public Comments

8. Informational Items

9. Staff Comments

10. Board Comments

11. Next Meeting Date: November 21, 2024

12. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2280

Agenda Item #:

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

Brownfields CRA Advisory Committee

May 16, 2024 Minutes



Ocala

Brownfields Advisory Committee

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Thursday, May 16, 2024

2:30 PM

1. Call To Order

a. Roll Call

Present	Barbara Brooks, Elgin Carelock, Antoinette Hunt, Ruth Etta Reed, and Luzonia Waters
Absent	Carolyn Adams, Brady Fritz, and Evan Kornacki

2. Public Notice

The public notice for the Brownfields Advisory Committee was posted on May 2, 2024

3. Election of Officers

a. Chairman

Vice Chairman Ruth Reed asked the committee if they had any nominations for Chairman or Vice Chairman. Mr. Carelock motioned to keep the Chairman and Vice Chairman as is.

Motion to reelect Brady Fritz as Chairman.

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

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Luzonia Waters

AYE: Brooks, Carelock, Hunt, Reed, and Waters

ABSENT: Adams, Fritz, and Kornacki

b. Vice Chairman

Motion to reelect Ruth Reed as Vice Chairman.

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

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Luzonia Waters

AYE: Brooks, Carelock, Hunt, Reed, and Waters

ABSENT: Adams, Fritz, and Kornacki

4. Approval of Minutes

Motion to approve February 15, 2024 minutes.

a. February 15, 2024

Attachments: [Brownfields AC draft minutes - 2.15.24](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Luzonia Waters

AYE: Brooks, Carelock, Hunt, Reed, and Waters

ABSENT: Adams, Fritz, and Kornacki

5. Grants/Applications

a. Application 22827-000-01#11

Attachments: [Application 22827-000-01#11](#)

Economic Development Manager Roberto Ellis reviewed grant application 22827-000-01 #11. The application was submitted by the property owner Joshua Clark and agent, Kimley-Horn and Associates. This site is located in the West Ocala CRA and will be applying for a grant through the West Ocala CRA. A gas station was previously operated on this site. The applicant is proposing to redevelop the site for a quick service restaurant. The City is recommending approval.

Motion to approve grant application 22827-000-01 #11 for a Brownfields assessment grant.

RESULT: APPROVED

MOVER: Luzonia Waters

SECONDER: Elgin Carelock

AYE: Brooks, Carelock, Hunt, Reed, and Waters

ABSENT: Adams, Fritz, and Kornacki

b. Application 2853-026-003#12

Attachments: [Application 2853-026-003#12](#)

Mr. Ellis reviewed grant application 2853-026-003 #12. This is a City owned property and will be the location of the second Downtown parking garage. The current structure was built in 1966. Asbestos testing will be done and then the structure will be demolished later this year. The City is recommending approval.

Motion to approve grant application 2853-026-003 #12 for a Brownfields assessment grant.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Luzonia Waters

AYE: Brooks, Carelock, Hunt, Reed, and Waters

ABSENT: Adams, Fritz, and Kornacki

6. EPA Project Updates

Mr. Ellis informed the committee that 11 applications have been processed and 6 have been completed at this time.

a. Budget Summary

Attachments: [Budget Summary 5.2024](#)

Mr. Ellis reviewed the financial summary for Fiscal Year 2023-24. Ms. Reed questioned what will the available balance be used for. Mr. Ellis stated that the balance will go towards three Phase II assessments and payment to the Brownfields Revitalization Plan consultants. Any remaining funds will go toward additional assessments and to community outreach as needed.

b. Reed Place Phase I ESA - A

Attachments: [Reed Place Phase I ESA - A](#)

Mr. Ellis said the assessment is ongoing

c. Reed Place Phase I ESA - B

Attachments: [Reed Place Phase I ESA - B](#)

Mr. Ellis said the assessment is ongoing.

d. Reed Place Phase I ESA - C

Attachments: [Reed Place Phase I ESA - C](#)

Mr. Ellis said the assessment is ongoing

e. Brownfield Revitalization Plan - Concepts

Attachments: [Brownfield Revitalization Plan - Concepts](#)

Mr. Ellis reviewed the Brownfields Revitalization Plan and informed the committee that the plan will be presented to the public next month. The community will have an opportunity to provide feedback and submit their visions on how to revitalize the community.

7. Other Business

Mr. Ellis invited the committee to attend the Levitt AMP Ocala Music Series.

8. Public Comments

None.

9. Staff Comments

Mr. Ellis stated that there is a candidate for the current vacancy on the committee.

10. Board Comments

None.

11. Next Meeting Date: July 18, 2024

12. Adjournment

The meeting adjourned at 2:47 pm.



Ocala

Legislation Text

110 SE Watula Avenue

Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2252

Agenda Item #:

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

Brownfields CRA Advisory Committee

Application 23553-000-00_14



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Date of Application: _____

City of Ocala EPA Brownfields Assessment Grant Brownfield Site Application/Consideration Form

This form is for property owners that are interested in their property being assessed as part of the Brownfields Program.

To request consideration, complete and submit this form to the City of Ocala via email or mail:

City of Ocala Growth Management
Attn: Roberto Ellis
201 S.E. 3rd Street
2nd Floor
Ocala, FL 34471

rellis@ocalafl.org

What is a Brownfield?

Brownfields are defined as “real property,” the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in brownfields properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

CONTACT INFORMATION: Property Owner Legal Representative of Property Owner*

Name:		Phone Number:	
Address:		Email:	
*Firm Name:		*Firm Phone Number:	
*Firm Address:		*Firm contact email:	

PROPERTY INFORMATION:

Currently Owned: Yes No Third Party Acquisition*

Property Owner:		Phone:		Email:	
Property Address:		Parcel ID Number:			
Parcel Size:		Is property in city limits?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Size of structures on-site, if applicable:					
*If Third Party Acquisition, name of third party					

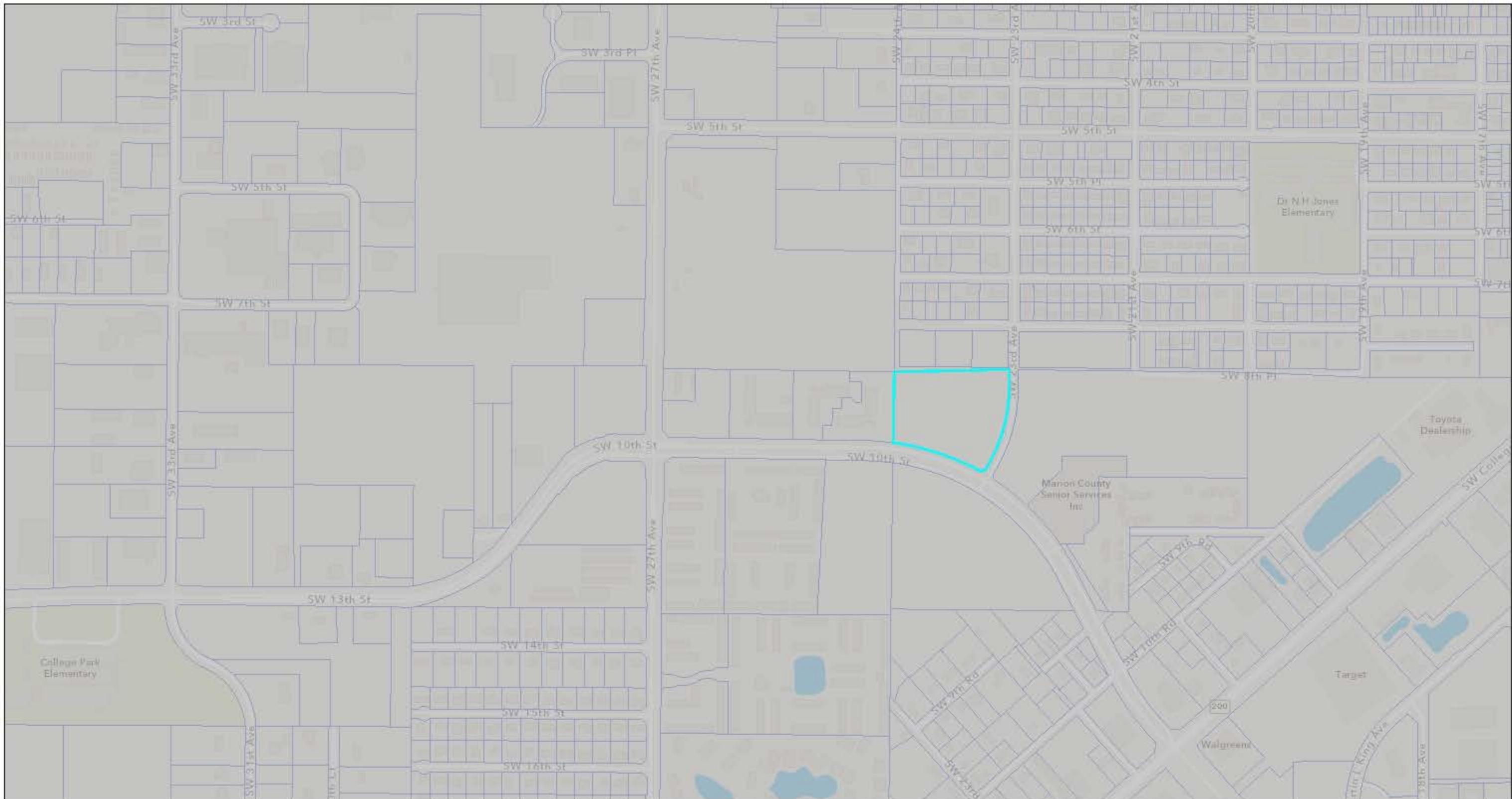


City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Date of Application: _____

Property Concerns (attach additional pages if necessary):					
Current Site Use:					
Past site use:					
Does the property have any known petroleum use?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the property have any hazardous substance use?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Historic Significance of site:					
What are the proposed redevelopment plans? (attach additional pages if necessary)					
What is the timeline for redevelopment?	<u> </u> / <u> </u> to <u> </u> / <u> </u> (month) (year) (month) (year)				

Brownfield Application 23553-000-00



8/16/2024, 9:54:46 AM

1:7,267

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

 City Limits
 Parcels



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Ocala

Legislation Text

110 SE Watula Avenue

Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2253

Agenda Item #:

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

Brownfields CRA Advisory Committee
Application 23553-000-01_13



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Date of Application: _____

City of Ocala EPA Brownfields Assessment Grant Brownfield Site Application/Consideration Form

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City of Ocala Growth Management
Attn: Roberto Ellis
201 S.E. 3rd Street
2nd Floor
Ocala, FL 34471

rellis@ocalafl.org

What is a Brownfield?

Brownfields are defined as “real property,” the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in brownfields properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

CONTACT INFORMATION: Property Owner Legal Representative of Property Owner*

Name:		Phone Number:	
Address:		Email:	
*Firm Name:		*Firm Phone Number:	
*Firm Address:		*Firm contact email:	

PROPERTY INFORMATION:

Currently Owned: Yes No Third Party Acquisition*

Property Owner:		Phone:		Email:	
Property Address:		Parcel ID Number:			
Parcel Size:		Is property in city limits?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Size of structures on-site, if applicable:					
*If Third Party Acquisition, name of third party					



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Date of Application: _____

Property Concerns (attach additional pages if necessary):			
Current Site Use:			
Past site use:			
Does the property have any known petroleum use?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the property have any hazardous substance use?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic Significance of site:			
What are the proposed redevelopment plans? (attach additional pages if necessary)			
What is the timeline for redevelopment?	<u> </u> / <u> </u> to <u> </u> / <u> </u> (month) (year) (month) (year)		

Brownfield Application 23553-000-01

8/16/2024, 9:53:08 AM

17,267

City Limits

Parcels



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Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2278

Agenda Item #:

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

Brownfields CRA Advisory Committee
Ocala - EPA - Third Quarterly Brownfields Report - 2024

CAR Name: City of Ocala Cooperative Agreement Number: 4B - 02D28522 Date Submitted: 7/30/2024 Grant Life - Quarterly Report Number: 10 2024 - Quarterly Report Number: 3 Reporting Period: April 1, 2024 - June 30, 2024	
Task	Summary of the Progress Reporting this Quarter:
Outreach and Community Involvement	<ul style="list-style-type: none"> May 10, 2024 – The City of Ocala held a Reeds Place - Vision 2050 Focus Group meeting to brainstorm the potential plans for Reeds Place. The participants provided conceptual land use layouts for the study area taking into consideration the areas identified for future remediation, interconnectivity to surrounding points of interest and needs of the wider community.
Site Inventory	<ul style="list-style-type: none"> The Site Inventory map is continually be updated as more sites are added to the BF areas and assessed under the grant.
Assessment	<p><u>ACRES ID 259186 – City Parking Lot Btwn NW 2nd St. & NE 1st St</u></p> <ul style="list-style-type: none"> The final Phase I ESAs and AAI Form were submitted to the EPA on April 23, 2024. <p><u>ACRES ID 259187 – City Parking Lot Btwn NW 3rd St. & NW 2nd St.</u></p> <ul style="list-style-type: none"> The final Phase I ESAs and AAI Form were submitted to the EPA on April 23, 2024. <p><u>ACRES ID 258028 – Reeds Place Parcel 21943-000-01</u></p> <ul style="list-style-type: none"> The SSQAPP was submitted and approved by the EPA on May 5, 2024. The final Phase II ESA was completed and Submitted to the City on June 11, 2024 and EPA on July 22, 2024 <p><u>ACRES ID 258030 – Reeds Place Parcel 21944-000-00</u></p> <ul style="list-style-type: none"> The SSQAPP was submitted and approved by the EPA on May 5, 2024. The final Phase II ESA was completed and Submitted to the City on June 11, 2024 and EPA on July 22, 2024 ABCA planning in currently in progress. <p><u>ACRES ID 255695 – SW 10th Street</u></p>

	<ul style="list-style-type: none"> • The initial Phase II assessment (1.15.2024) required further sampling to confirm contamination concentrations and extent. • Supplemental Phase II assessment completed on June 11, 2024 and submitted to the City on June 14, 2024. Report is reviewed by City of Ocala staff and will be submitted to the EPA in the next quarter. • ABCA planning is currently in progress.
	<p><u>ACRES ID 259717 – The 2330 Northeast 8th Road Property</u></p> <ul style="list-style-type: none"> • The final Phase I ESAs and AAI Form will be submitted to the EPA in the next quarter.
	<p><u>ACRES ID 259716 – Tuscarilla Avenue Parcels</u></p> <ul style="list-style-type: none"> • The final Phase I ESA was completed on April 16, 2024 and submitted to the City of Ocala on July 2, 2024. • The final Phase I ESAs and AAI Form will be submitted to the EPA after staff review is completed.
	<p><u>ACRES ID 260806– 3637 West Silver Springs Boulevard</u></p> <ul style="list-style-type: none"> • The final Phase I ESA reconnaissance was completed, and the final report and AAI Form are forthcoming next reporting quarter.
Planning	<ul style="list-style-type: none"> • April 26, 2024 - The City of Ocala and Terracon held a Reeds Place Master Plan Sketch meeting to optimize the site area and where planning needs to be concentrated on. • May 10, 2024 – The City of Ocala held a Reeds Place - Vision 2050 Focus Group meeting. • May 20, 2024 - The City of Ocala and Terracon held a Reeds Place - Vision 2050 Focus Group follow-up meeting to discuss the inspiration and feedback from the city and public.
Programmatic Support	<ul style="list-style-type: none"> • The 2024 Quarter 2 Report was submitted to the EPA on April 26, 2024, via ACRES. The EPA approved this report on April 29, 2024. • The monthly Brownfield Advisory Committee Meetings were held on April 18, 2024, May 16 and June 20, 2024.

	<ul style="list-style-type: none"> • June Monthly Progress Grant call was held on June 7, 2024, between the City of Ocala, Terracon, PPM and EPA.
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Budget and Overall Project Status

No modifications have been made to the original budget plan submitted in June 2022.

Modifications to the Workplan

Grant planning and workplan is in process. No modifications have been made to the original workplan submitted in June 2022.

Funds Expended

Summary Costs for Funding

Funding Type	Initial Approved Budget	Current Approved Budget	Cost Incurred This Qtr.	Cost Incurred to date	Total Remaining
Personal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$5,000	\$5000.00	\$650.00	\$4,630.39	\$369.61
Supplies	\$1,500.00	\$1,500.00	\$0.00	\$481.61	\$1,018.39
Contractual	\$493,500.00	\$493,500.00	\$25,111.28	\$187,967.25	\$305,532.75
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$500,000.00	\$500,000.00	\$25,761.28	\$193,079.25	\$306,920.75

Narrative

Site Specific Deliverables

Phase II ESA Report for ACRES ID 258028 – Reeds Place Parcel

Phase II ESA Report for ACRES ID 258030 – Reeds Place Parcel

Supplemental Phase II ESA Report for ACRES ID 255695 – SW 10th Street

Phase I ESA Report and AAI Form for ACRES ID 259717 – The 2330 Northwest 8th Road Property
To be provided in the next Quarter.

Phase I ESA Report and AAI Form for ACRES ID 259716 – Tuscawilla Avenue Parcels
To be provided in the next Quarter.

Resources Leveraged

ACRES ID 239361 - 343 NE 1ST AVE - Construction of the Forge at Madison Commons. The estimated cost of this project is \$4,000,000. Project to be completed by October 2024.

Approximately 40 jobs during construction. A phase I assessment of this site was done through the grant program.