



Ocala

West Ocala Redevelopment Advisory Committee

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Thursday, November 20, 2025

3:00 PM

1. Call To Order

a. Roll Call

Present

Vice Chairman Ruth Etta Reed
Elgin Carelock
Brady Fritz
Dennis McFatten
Carolyn Adams

Excused

Antoinette Hunt

2. Public Notice

- a. The public notice information for the West Ocala CRA Advisory Committee was posted on November 6, 2025.

3. Approval of Minutes

a.

September 24, 2025, Meeting Minutes

Attachments: [September 24, 2025 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Brady Fritz

SECONDER: Elgin Carelock

AYE: Vice Chairman Reed, Carelock, Fritz, and McFatten

EXCUSED: Hunt, and Thomas

4. Grants/Applications

- a. West Ocala CRA Residential Property Improvement Grant for property located at 1963 SW 3rd Street, in an amount not to exceed \$18,567

Attachments: [1963 SW 3rd St - Application Packet](#)
[1963 SW 3rd St Aerial and Case Map](#)
[1963 SW 3rd St Before Photos](#)

Economic Development Project Coordinator Charlita Whitehead gave an overview of a request to replace HVAC, ductwork and landscaping for the property located at 1963 SW 3rd Street. The maximum CRA grant that can be awarded based on 75% match is \$18,567.

Motion to approve CRA25-0037 for the property at 1963 SW 3rd Street.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Carolyn Adams

AYE: Vice Chairman Reed, Carelock, Fritz, McFatten, and Adams

EXCUSED: Hunt, and Thomas

5. Project Updates

- a. Reed Place Update: Development opportunity at property located along the 1900 block of NW 21st Street, approximately 10.49 acres, further identified by parcel ID: 21943-000-00

Attachments: [Aerial Map](#)
[Case Map](#)
[Reed Place Master Plan](#)

Senior Transportation Project Administrator Eric Smith provided a brief overview of project updates. The City acquired a 10.49 acre land at Reed Place and it is in the due diligence phase. Mr. Carelock asked if the City owns the three acres on the corner. Mr. Smith replied yes and City is trying to acquire more property in the south side area. The master plan shows family residences, shops and potential development. Mr. McFadden asked if there will be sidewalks along 21st Street. Mr. Smith responded yes.

Mr. Smith said the trees, poles and lighting were completed at Heritage Trail.

The Title of Opinion for Tucker Hill was sent to another company and now it is waiting approval at the City Attorney's office.

Ms. Reed asked if Vision 2050 plan is working with the West Ocala projects. Mr. Smith replied yes and the City is working with a consultant, but will not be designing the projects.

6. Public Comments

None.

7. Staff Comments

Economic Development Manager Roberto Ellis said provided an update on the CRA grant funds that are remaining. There is approximately \$444, 000 remaining for new applications for the rest of the fiscal year. Mr. Ellis said Board members to talk to the community within the boundaries to encourage them to apply.

Mr. Ellis said staff will be looking at establishing Bylaws for all Advisory Committees to establish structure. Each Advisory Committee will have the opportunity to review the document and provide comments.

8. Board Comments

Mr. McFadden asked if the Board can work with other departments within the City of Ocala to get lights for a specific area. Mr. Ellis replied that it is one of the functions of the board is to get feedback for potential projects. Mr. Ellis said those discussions will happen in the context of this meeting, and then staff will move it forward. Lighting is an improvement that can be done in the CRA, if it is for a bigger project with more infrastructure, then it can be budgeted and implement over time. Mr. Carelock asked if it was within the CRA's. Mr. Mcfadden responded Blitchton Road is within the CRA's. Ms. Reed said Blitchton Road connects to MLK and improvements have already been done on that road.

Mr. Mcfadden said the fence by Tucker Hill Cemetery comes out so close to the sidewalk and it is not wide enough for the kids to walk. Mr. Ellis responded that staff will look where right-of-way lines are drawn.

9. Next Meeting Date: January 15, 2026**10. Adjournment**

The meeting adjourned at 3:20 pm.