



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

December 10, 2025

Gregory Harrell
Clerk of Court and Comptroller
Marion County Clerk of Court and Comptroller
P.O. Box 1030, Ocala, Florida 34478

Mr. Harrell:

This letter provides an update to the notice previously issued under Sections 163.346 and 163.362(10), Florida Statutes, regarding modifications four redevelopment subareas: West Ocala, East Ocala, North Magnolia, and Downtown.

On December 2, 2025, the Ocala Community Redevelopment Agency Board and the Ocala City Council approved the resolution extending the implementation periods for each CRA subarea. A signed copy of the adopted resolution is enclosed. The approved sunset extensions are outlined below. No boundary changes or increment adjustments were included.

CRA Subarea	Created	Previous Sunset Date	Current Sunset Date
Downtown	1988	2038	2048
North Magnolia	1988	2038	2048
West Ocala	2015	2045	2055
East Ocala	2016	2045	2055

If you have any questions, please contact Aubrey Hale Director, Planning, at ahale@ocalafl.gov or (352) 629-8550.

Sincerely,

Jeff Shrum
Director, Growth Management

RESOLUTION 2026-8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; AMENDING OR MODIFYING THE COMMUNITY REDEVELOPMENT PLAN; MAKING CERTAIN FINDINGS AND DETERMINATIONS; APPROVING A MODIFIED COMMUNITY REDEVELOPMENT PLAN TO EXTEND THE TIME CERTAIN FOR IMPEMENTATION OF THE DOWNTOWN COMMUNITY REDEVELOPMENT PLAN, THE EAST OCALA COMMUNITY REDEVELOPMENT PLAN, THE WEST OCALA COMMUNITY REDEVELOPMENT PLAN AND, THE NORTH MAGNOLIA COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE USE OF TAX INCREMENT FUNDS; PROVIDING FOR NOTIFICATION TO THE TAXING AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS:

- A. As used herein, the terms defined in Section 163.340, Florida Statutes, have the meanings as set forth therein. Further, as used herein, the "Redevelopment Act" refers to Part ID, Chapter 163, Florida Statutes;
- B. Resolution No. 88-37, adopted by the Ocala City Council ("City Council") on March 15, 1988, City Council found that one or more slum or blighted areas existed within the City in the area described in the Resolution (the "Downtown Redevelopment Area"), and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area was necessary in the interest of public health, safety, morals or welfare of the residents of the City. Pursuant to such Resolution, the Downtown Redevelopment Area became the City's Community Redevelopment Area;
- C. Resolution No. 88-48, adopted by City Council on April 12, 1988, City Council created the Community Redevelopment Agency ("Agency"), and designated the City Council as the Agency pursuant to Section 163.357, Florida Statutes;
- D. Resolution No. 88-52, adopted by City Council on **May 24, 1988**, the City adopted a Community Redevelopment Plan for the Downtown Redevelopment Area;
- E. Resolution No. 2000-07, adopted by City Council on November 2, 1999, the City modified the Community Redevelopment Plan. The modification included a change to the Community Redevelopment Area boundary designating a part of the Redevelopment Area as the "Downtown Redevelopment Area," and the other part as "North Magnolia Redevelopment Area," and the adoption of the "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999 as the redevelopment for the North Magnolia Redevelopment Area.
- F. Resolution No. 2006-43, adopted by City Council on March 28, 2006, the City modified

- the Community Redevelopment Plan. The modifications extended the redevelopment trust fund and the Downtown Redevelopment Plan to **December 31, 2038**, and incorporated the "City of Ocala Downtown Master Plan" dated January 2004 into the Downtown Redevelopment Plan.
- G. Resolution No. 2016-10, adopted by City Council on November 17, 2015, the City modified the Community Redevelopment Area boundary to include the West Ocala Redevelopment Subarea and adopt the West Ocala Community Redevelopment Plan. Resolution No. 2016-10 established the duration of the Plan and Fund within the West Ocala Redevelopment Area through **December 31, 2045**.
 - H. Resolution No. 2016-32, adopted by City Council on May 17, 2016, the City modified the Community Redevelopment Area boundary to include the East Ocala Redevelopment Area and adopt the East Ocala Community Redevelopment Plan. Resolution No. 2016-32 established the duration of the Plan and Fund within the East Ocala Redevelopment Area through **December 31, 2045**.
 - I. Resolution No. 2017-41, adopted by City Council on June 20, 2017, the City modified the Community Redevelopment Area boundary to extend the West Ocala Redevelopment Subarea and adopt the West Ocala Community Redevelopment Plan amendment.
 - J. Resolution No. 2019-36, adopted by City Council on August 20, 2019, the City adopted an amendment to the Community Redevelopment Plan for the Downtown Redevelopment Area;
 - K. Resolution No. 2019-38, adopted by City Council on August 20, 2019, City adopted an amendment to replace "North Magnolia Redevelopment Area Community Redevelopment Plan" dated June 22, 1999, with the "North Magnolia Redevelopment Area Community Redevelopment Plan", dated August 20, 2019. Resolution No. 2019-38 established the duration of the Plan and Fund within the North Magnolia Redevelopment Area through **December 31, 2038**.
 - L. Pursuant to Section 163.3755(1), the City, which is the CRA's governing body, may approve by a majority vote to extend the termination date of the CRA.
 - M. Notice was given to all taxing authorities that levy ad valorem taxes on taxable real property within the geographic boundaries of the Ocala Community Redevelopment Area, including the Downtown, North Magnolia, East Ocala, and West Ocala Redevelopment Areas, pursuant to Section 163.346, Florida Statutes;
 - N. A public hearing notice regarding the proposed Community Redevelopment Plan Amendment was issued in accordance with the Redevelopment Act; and
 - O. All prerequisites under the Redevelopment Act having been accomplished, and it is now appropriate and necessary in order to proceed further with redevelopment of the Community Redevelopment Area in accordance with the Redevelopment Act that the Community Redevelopment Plan be amended.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session duly assembled as follows:

1. **Incorporation.** The above matters are incorporated herein.
2. **Reaffirmation of Prior Resolutions.** The Resolutions described above are reaffirmed.
3. **Findings Concerning Adoption of the Modified Plan.** City Council does hereby find that:
 - a. The modification to the Community Redevelopment Plan being made by this Resolution (the "Modified Plan") has been prepared, proposed and approved as required by the Redevelopment Act.
 - b. City Council hereby approves community redevelopment of the Community Redevelopment Area pursuant to the Community Redevelopment Plan, as modified by this Resolution in that:
 - 1). Even though no families are anticipated to be displaced as a result of community redevelopment as proposed in the Modified Plan, a feasible method exists for the location of any such families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
 - 2). The Modified Plan conforms to the general plan of the City as a whole;
 - 3). The Modified Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Modified Plan; and
 - 4). The Modified Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise.
 - c. The Modified Plan is consistent with and conforms to the provisions of the City's Comprehensive Plan in effect on the date hereof.
 - d. The Modified Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Redevelopment Act.
 - e. It is appropriate, proper and timely that the Modified Plan be approved at this time so that the Redevelopment Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the Community Redevelopment Area.
4. **Approval of Modified Plan.** City Council does hereby approve, pursuant to Sections

163.360 and 163.361, Florida Statutes, the Modified Plan to be included as part of the Community Redevelopment Plan for the Community Redevelopment Area. As a result of such action, the Modified Community Redevelopment Plan consists of the following documents:

- a. The document entitled "City of Ocala Community Redevelopment Plan," prepared by Henigar and Ray Engineering Associates, Inc., and approved by the Agency on May 17, 1988, a copy of which was attached to Resolution 88-52 as **Exhibit A** and is hereby incorporated herein by reference. This document shall serve as part of the Community Redevelopment Plan for the Downtown Redevelopment Area; and
- b. The document entitled "City of Ocala Downtown Master Plan" dated January 2004, a copy of which is attached to Resolution 2006-43 as **Exhibit B**, and is hereby incorporated herein by reference. Such a document shall serve as the second part of the Community Redevelopment Plan for the Downtown Redevelopment Area.
- c. The document entitled "West Ocala Redevelopment Area Community Redevelopment Plan" dated March 17, 2015, a copy of which is attached to Resolution 2016-10 as **Exhibit C**.
- d. The document entitled "East Ocala Redevelopment Area Community Redevelopment Plan" dated May 17, 2016, a copy of which is attached to Resolution 2016-32 as **Exhibit D** This document shall serve as the Community Redevelopment Plan for the East Ocala Redevelopment Area.
- e. The document entitled "West Ocala Community Redevelopment Plan Amendment" dated May 9, 2017, a copy of which is attached to Resolution 2017-41 as **Exhibit E** This document along with the document entitled "West Ocala Redevelopment Area Community Plan" dated March 17, 2015 (Resolution 2016-10) shall serve as the Community Redevelopment Plan for the West Ocala Redevelopment Area.
- f. The document entitled "North Magnolia Redevelopment Area Community Redevelopment Plan" dated August 20, 2019, a copy of which is attached to Resolution 2019-38 as **Exhibit F**. This document shall serve as the Community Redevelopment Plan for the North Magnolia Redevelopment Area.
- g. The document entitled "Ocala Midtown Master Plan" dated June 2017, a copy of which is attached hereto as **Exhibit G**. In the area where the "Ocala Midtown Master Plan" overlaps the Downtown Redevelopment Area, this document will serve as the third part of the Community Redevelopment Plan for the Downtown Redevelopment Area. In the area where the "Ocala Midtown Master Plan" overlaps the East Ocala Redevelopment Area, this document will serve as the other part of the Community Redevelopment Plan of the East Ocala Redevelopment Area

- h. All the foregoing documents shall be considered to be a single Community Redevelopment Plan for the purposes of the Redevelopment Act.

6. Duration of Plan and Fund.

- a. The duration of the Modified Plan for the Downtown Redevelopment Area, and therefore of the Fund and of the required deposit of tax increment revenues into the Fund for purposes of the Downtown Redevelopment Area, is **December 31, 2048.**
- b. The duration of the Modified Plan for the North Magnolia Redevelopment Area, and therefore of the Fund and of the required deposit of tax increment revenues into the Fund for purposes of the North Magnolia Redevelopment Area, is **December 31, 2048.**
- c. The duration of the Modified Plan for the West Ocala Redevelopment Area, and therefore of the Fund and of the required deposit of tax increment revenues into the Fund for purposes of the West Ocala Redevelopment Area, is **December 31, 2055.**
- d. The duration of the Modified Plan for the East Ocala Redevelopment Area, and therefore of the Fund and of the required deposit of tax increment revenues into the Fund for purposes of the East Ocala Redevelopment Area, is **December 31, 2055.**
7. **Continuation of Fund.** This Resolution does not impair, diminish, or restrict the effectiveness, validity, or continuation of the Fund created and established by Ordinance No. 2009, enacted by the City Council on June 28, 1988, or any amendments thereto adopted prior to the effective date of this Resolution.
8. **Notification to Taxing Authorities.** The City Clerk is hereby authorized and directed to notify all taxing authorities of the adoption of this Resolution.
9. **Effective Date:** This Resolution shall take effect immediately upon its adoption.

This resolution adopted this 2 day of December, 2025.

ATTEST:

By: Angel B. Jacobs
Angel B. Jacobs
City Clerk

CITY OF OCALA

By: Ire J. Bethea Sr.
Ire J. Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: William E. Sexton
William E. Sexton
City Attorney