

STAFF SUPPORTING DOCUMENTS

PROJECT HIGHLIGHTS: THE FORGE AT MADDISON COMMONS

1. Project Overview

This project renovates three 40-foot Conex shipping containers repurposed as permanent commercial units at The Forge. Each unit will receive structural upgrades, façade replacement, and installation of fixtures, furniture, and equipment to support food-service operations. Work also includes updates required to meet current building and fire-safety codes.

2. Unit Design & Configuration

The containers measure 40 ft x 8 ft, with interior sections of approximately 20 ft x 8 ft designed specifically for commercial food-service buildouts. These units were purpose-engineered with structural modifications that allow for permanent on-site placement and long-term commercial use.

3. Structural & Life-Safety Enhancements

- Reinforcement of structural components.
- Improvements to fire protection and life-safety systems.
- Replacement of exterior façade materials for durability and code compliance.

4. Blueprint Documentation

The blueprint set includes detailed plans for:

- Permanent Anchorage: Welding each container to footer plates embedded in large concrete footings.
- Container Buildout: Interior wall construction, layout modifications, and commercial-grade structural enhancements.
- Electrical Buildout: Wiring, panel locations, equipment loads, and code-compliant electrical infrastructure.
- Plumbing Buildout: Water supply lines, waste lines, grease-management components, and required fixtures.

5. Project Purpose & Outcomes

These improvements ensure each unit meets commercial standards, complies with life-safety codes, and provides a durable, long-term venue for food-service tenants. They are essential for operational readiness, tenant support, and sustained viability of the commercial space.

PROJECT COST SUMMARY

Table 1 - Project Cost Summary

Application ID: CRA26-0010

Address: 343 NE 1st Avenue

CRA subarea: Downtown

Ocala Community Redevelopment Agency

No.	Eligible work item	High quotes	Low quotes
1	Kitchen Improvements	\$ 19,038.88	\$ 18,066.46
2	Full Interior and Exterior Containers Restoration (Permanent)	\$ 157,946.00	\$ 147,305.00
Total		\$ 176,984.88	\$ 165,371.46
CRA Grant 50% Match (\$165,371.46 x 50% Match)			\$ 82,685.73
Maximum CRA grant allowed that can be awarded based on 50% match.			\$ 50,000.00

BIDS

Kitchen Improvements

	High Quote		Low Quote	
Suppliers	Webstraunt		The Restaurant Store	
Improvements	\$	16,695.47	\$	17,095.49
Tax	\$	1,284.35	\$	-
Shipping	\$	1,059.06	\$	970.97
Total	\$	19,038.88	\$	18,066.46

Full Interior and Exterior Containers Restoration (Permanent)

	High Quote		Low Quote	
Suppliers	Hutchinson Development		Florida Restoration	
Windows	\$	15,270.00	\$	8,000.00
Plumbing	\$	20,200.00	\$	16,700.00
HVAC	\$	12,000.00	\$	9,500.00
Framing	\$	1,521.00	\$	9,700.00
Walls	\$	9,750.00	\$	6,500.00
Electrical	\$	48,500.00	\$	46,200.00
Ventilation/Exhaust	\$	30,556.00	\$	30,556.00
Kitchen Equipment Installation	\$	11,149.00	\$	11,149.00
Sun Shading	\$	9,000.00	\$	9,000.00
Total	\$	157,946.00	\$	147,305.00

Refer to the bids included in the Application Packet.

Full Interior and Exterior Containers Restoration (Permanent)

Florida Restoration	Romen Noodle	Slider Shack	Planet Pastries
Windows	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00
Plumbing	\$ 5,600.00	\$ 5,600.00	\$ 5,500.00
HVAC	\$ 2,000.00	\$ 2,000.00	\$ 5,500.00
Framing	\$ 2,850.00	\$ 2,850.00	\$ 4,000.00
Walls	\$ 1,900.00	\$ 1,900.00	\$ 2,700.00
Electrical	\$ 13,700.00	\$ 13,700.00	\$ 18,800.00
Ventilation/Exhaust	\$ 9,304.00	\$ 9,304.00	\$ 11,948.00
Kitchen Equipment Installation	\$ 4,324.50	\$ 4,324.50	\$ 2,500.00
Sun Shading	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	\$ 44,678.50	\$ 44,678.50	\$ 57,948.00
Total Florida Restorations	\$ 147,305.00		

Hutchinson Development	Romen Noodle	Slider Shack	Planet Pastries
Windows	\$ 5,090.00	\$ 5,090.00	\$ 5,090.00
Plumbing	\$ 6,100.00	\$ 7,100.00	\$ 7,000.00
HVAC	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Framing	\$ 507.00	\$ 507.00	\$ 507.00
Walls	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00
Electrical	\$ 16,000.00	\$ 15,000.00	\$ 17,500.00
Ventilation/Exhaust	\$ -	\$ 18,608.00	\$ 11,948.00
Kitchen Equipment Installation	\$ -	\$ 8,649.00	\$ 2,500.00
Sun Shading	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	\$ 37,947.00	\$ 65,204.00	\$ 54,795.00
Total Hutchinson Development	\$ 157,946.00		

OWNERSHIP EVIDENCE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE FORGE AT MADISON COMMONS, LLC

Filing Information

Document Number	L22000204898
FEI/EIN Number	88-2057034
Date Filed	04/29/2022
Effective Date	04/29/2022
State	FL
Status	ACTIVE

Principal Address

343 NE 1st Ave
OCALA, FL 34470

Changed: 01/30/2025

Mailing Address

805 S Magnolia Ave Ste A
OCALA, FL 34471

Changed: 01/30/2025

Registered Agent Name & Address

Gibson, Joel
805 S Magnolia Ave Ste A
OCALA, FL 34471

Name Changed: 01/30/2025

Address Changed: 01/30/2025

Authorized Person(s) Detail

Name & Address

Title MGR

GIBSON, JOEL
1435 SE 73rd Place
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2024	02/02/2024
2024	06/11/2024
2025	01/30/2025

Document Images

<u>01/30/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/11/2024 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/02/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2022 -- Florida Limited Liability</u>	View image in PDF format

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000204898

Entity Name: THE FORGE AT MADISON COMMONS, LLC

Current Principal Place of Business:

343 NE 1ST AVE
OCALA, FL 34470

Current Mailing Address:

805 S MAGNOLIA AVE STE A
OCALA, FL 34471 US

FEI Number: 88-2057034

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GIBSON, JOEL
805 S MAGNOLIA AVE STE A
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JOEL GIBSON

01/30/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name GIBSON, JOEL
Address 1435 SE 73RD PLACE
City-State-Zip: Ocala FL 34480

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOEL GIBSON

MGR

01/30/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

SITE CONDITIONS

SITE CONDITIONS – 343 NE 1ST AVE



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



BEFORE



AFTER



AFTER

**TAX BILL REVIEW
PROPERTY TAXES CURRENT
AND FULLY PAID**

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

28234-010-00

[GOOGLE Street View](#)

Prime Key: 1262283

[MAP IT+](#)

Current as of 4/2/2026

Property Information

FORGE AT MADISON COMMONS LLC
C/O THE FORGE
343 NE 1ST AVE UNIT 5
OCALA FL 34470

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 21

Acres: 2.64

[More Situs](#)

Situs: 343 NE 1ST AVE BLDG 100
OCALA

2025 Certified Value

Land Just Value	\$459,992
Buildings	\$301,601
Miscellaneous	\$49,188
Total Just Value	\$810,781
Total Assessed Value	\$810,781
Exemptions	\$0
Total Taxable	\$810,781

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$459,992	\$301,601	\$49,188	\$810,781	\$810,781	\$0	\$810,781
2024	\$459,992	\$287,360	\$49,188	\$796,540	\$796,540	\$0	\$796,540
2023	\$459,992	\$561,695	\$49,188	\$1,137,810	\$1,137,810	\$0	\$1,137,810

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7832/1776	07/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,300,000
7227/0369	07/2020	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$1,800,000
6643/1110	09/2017	94 ROAD AB	0	U	V	\$100
5895/1636	07/2013	09 EASEMNT	0	U	I	\$100
2933/0363	04/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$650,000
1420/1366	04/1987	07 WARRANTY	0	Q	I	\$350,000
0921/0268	10/1978	07 WARRANTY	0	U	I	\$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 114

WESTON CENTRAL CITY

LOTS 10 THRU 19 & UNNUMBERED LOT LYING E OF & ADJ TO LOT 10

ALL OF THE ABOVE ALSO BEING DESC AS FOLLOWS:

LOTS 10.11.12.13.14.15.16.17.18.19 &

THAT CERTAIN PLOT OF LAND 39 FT IN WIDTH N & S BEING

BOUNDED ON THE N BY LOTS 12.13.14 ON THE E BY OSCEOLA ST ON THE

S BY LOTS 15.17.18 ON THE W BY MAIN ST &

COM AT A PT 429 FT E & 339 FT N OF THE SW COR OF GOV LOT 2

OF SEC 27 TH N 52 YRDS (156 FT) TH W 70 YRDS (210 FT) TO

THE NE COR OF LOT 10 TH S 52 YRDS (156 FT) TH E 70 YRDS

(210 FT) MOL TO THE POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	2100	232.0	495.0	FBC	114,998.00	SF							
Neighborhood 9979													
Mkt: 2 70													

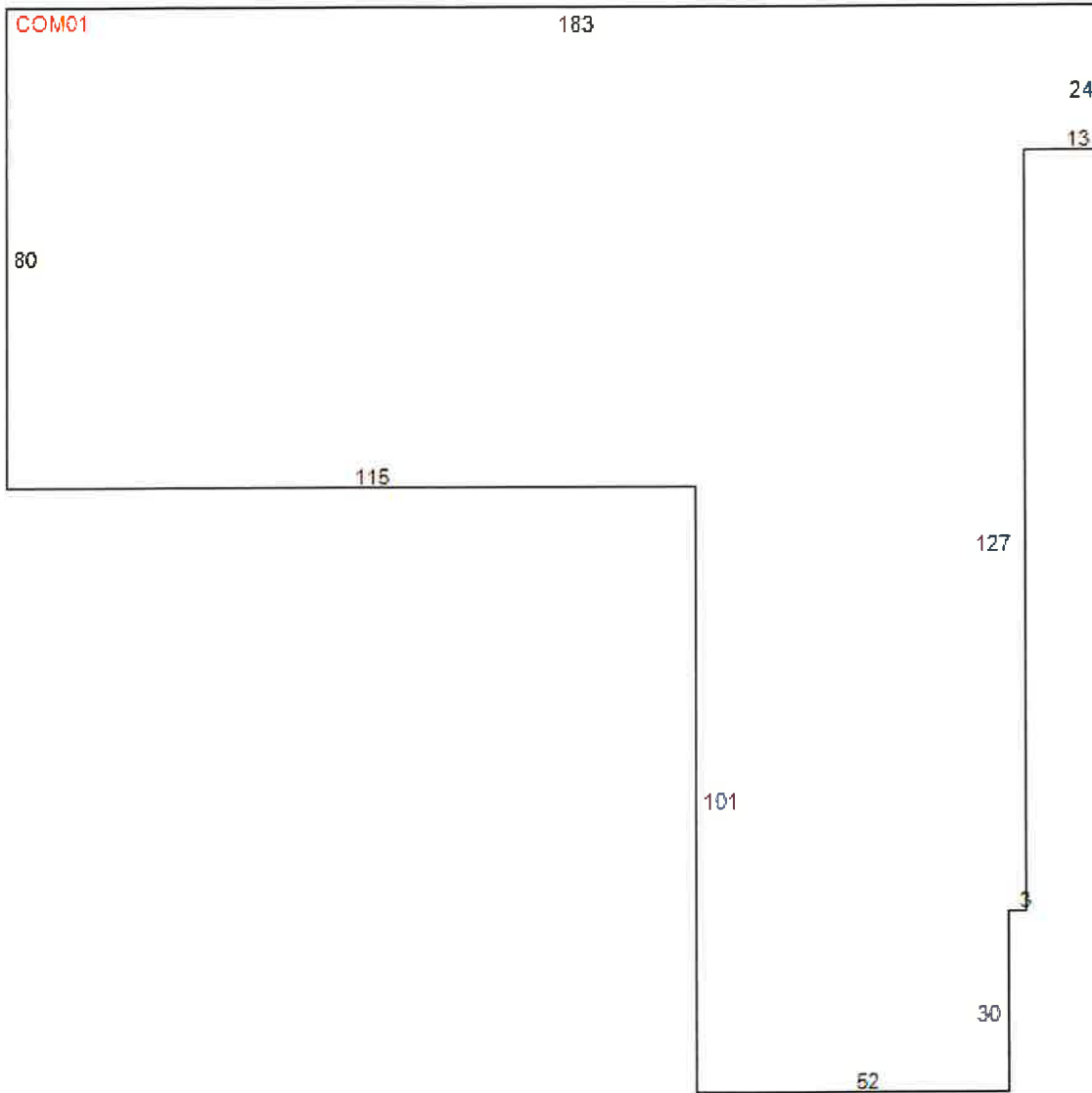
[Traverse](#)

Building 1 of 2

COM01=L115U80R183D24L13D127L3D30L52U101.



MZS02=2410.
2410



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1920
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	2/27/2024 by 117	Base Perimeter 728

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	18.0	1.00	1920	0	19,377	M00 MINIMUM FINISH	100 %	N N
2	12.0	1.00	1920	0	2,410	MZS MEZZANINE STOR	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Traverse

Building 2 of 2

IND01=R171D40L171U40.
 UCN02=L20D30R20U30.D30
 PTO03=L20D10R20U10.

UCN02	IND01	171	
30	30		40
	20		
PTO03	IND01	171	
10	20		

Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 200 - LOW
Inspected on 2/27/2024 by 117

Year Built 1947
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 422

Exterior Wall 18 PREFINISHED MTL24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	14.0	1.00	1947	0	6,840	M48 WAREHOUSE/DISTRIBUTE	100 %	N N
2	12.0	1.00	1947	0	600	UCN CANOPY UNFIN	100 %	N N
3	1.0	1.00	1947	0	200	PTO PATIO	100 %	N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 1
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 1

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	25,155.00	SF	5	1980	1	0.0	0.0
105 FENCE CHAIN LK	569.00	LF	20	1980	5	0.0	0.0
144 PAVING ASPHALT	41,395.00	SF	5	1980	3	0.0	0.0
159 PAV CONCRETE	2,291.00	SF	20	1980	3	0.0	0.0
159 PAV CONCRETE	125.00	SF	20	2002	3	0.0	0.0
159 PAV CONCRETE	960.00	SF	20	2002	5	16.0	60.0

Appraiser Notes

THE FORGE AT MADISON COMMONS (2025)
-
BLDG01=
1ST FLOOR= MIXED USE INCLUDING IGNITE ASIAN FUSION & THE HAMMOCK TAPAS
2ND FLOOR= FUTURE BLIND EYE BAR.
-
BLDG02= NO DBA POSTED / STORAGE
-
ALUMINUM FENCING OWNED BY CITY JUST OFF THE PROPERTY LINE

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
ROW25-0525	11/18/2025	-	343 NE 1ST AVE (INSTALL STREETLIGHT CONDUIT)
BLD25-2442	10/20/2025	12/12/2025	FORGE AT MADISON DUMP PAD
BLD25-2132	10/9/2025	-	FORGE CONEX BOX 1 FOOTERS
BLD25-2202	10/9/2025	-	THE FORGE CONEX FOOTER INSTALL
BLD25-2203	10/9/2025	-	THE FORGE CONEX FOOTER INSTALL
FAL25-0021	8/25/2025	-	THE FORGE INT BUILDOUT FAL
FUGFL25-0012	5/31/2025	-	FORGE AT MADISON FUGFL BACKFLOW
HAR25-0527	5/29/2025	-	THE FORGE INTERIOR BUILD OUT
ELE25-0539	5/29/2025	-	THE FORGE INTERIOR BUILD OUT ELE
FHD25-0003	3/21/2025	-	FORGE AT MADISON/INT RENO
SGN25-0003	2/3/2025	-	THE FORGE SIGN
PLM24-0859	12/27/2024	-	THE FORGE INTERIOR BUILD OUT
BLD24-0905	11/20/2024	-	THE FORGE INTERIOR BUILD OUT
BLD24-2563	10/27/2024	-	FORGE AT MADISON COMMONS REROOF
BLD24-2073	9/19/2024	-	DOWNTOWN OCALA REROOF
DEMO23-0085	7/18/2023	-	FORGE / DEMO BLDG D
BLD22-2282	8/18/2022	-	THE FORGE / INT DEMO
BLD20-2322	11/23/2020	-	BRICK CITY CHURCH / DOOR
BLD13-1683	12/31/2013	-	CITY CHURCH
OC01111	8/26/2010	-	OCALA ZUMBA RENO.
OCO1543	6/1/2005	-	REPAIR
OC01621	8/1/2004	-	FOUNDATION REMEDIATION
OC01614	10/1/2002	-	16 X 60 SLAB
OC00426	3/1/2002	-	CMRA, BLDG03
OC01403	8/1/2001	-	CMRA, CALVARY
OC00491	4/1/2000	-	RE-ROOF
OC00907	6/1/1997	-	CMRA CHURCH
OC00610	4/1/1997	-	CMRA
OC00589	4/1/1995	-	CMRA
OC00370	3/1/1994	-	ROOF
OC02080	12/1/1993	-	ROOF

OC00694

4/1/1992

-

BLDG RE-ROOF



Tax Roll Property Summary							Help
Account Number		R28234-010-00	Type		REAL ESTATE	Request Future E-Bill	
Address		343 NE 1ST AVE ALL UNITS OCALA			Status		
Sec/Twn/Rng		17 15 22	Subdivision		9979		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R28234-010-00	PAID	11/2011	12,834.51	Tax Bill	
2012	R	2012 R28234-010-00	PAID	03/2013	12,700.78	Tax Bill	
2013	R	2013 R28234-010-00	PAID	12/2013	13,160.80	Tax Bill	
2014	R	2014 R28234-010-00	PAID	02/2015	13,538.86	Tax Bill	
2015	R	2015 R28234-010-00	PAID	01/2016	14,539.91	Tax Bill	
2016	R	2016 R28234-010-00	PAID	11/2016	14,094.33	Tax Bill	
2017	R	2017 R28234-010-00	PAID	12/2017	14,100.04	Tax Bill	
2018	R	2018 R28234-010-00	PAID	02/2019	14,507.73	Tax Bill	
2019	R	2019 R28234-010-00	PAID	11/2019	14,704.30	Tax Bill	
2020	R	2020 R28234-010-00	PAID	03/2021	15,173.29	Tax Bill	
2021	R	2021 R28234-010-00	PAID	03/2022	21,151.25	Tax Bill	
2022	R	2022 R28234-010-00	PAID	11/2022	21,583.36	Tax Bill	
2023	R	2023 R28234-010-00	PAID	12/2023	26,278.52	Tax Bill	
2024	R	2024 R28234-010-00	PAID	03/2025	21,017.76	Tax Bill	
2025	R	2025 R28234-010-00	PAID	03/2026	21,044.35	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2025	R28234-010-00	Tax Bill
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Property Description				Owner Information		
SEC 17 TWP 15 RGE 22 PLAT BOOK A PAGE 114 WESTON CENTRAL CITY LO TS 10 THRU 19 & UNNUMBERED LOT L YING E OF & ADJ TO LOT 10 ALL OF THE ABOVE ALSO BEING DESC AS FO LLOWS: LOTS 10.11.12.13.14.15.16				FORGE AT MADISON COMMONS LLC 101 E SILVER SPRINGS BLVD STE #301 OCALA FL 34470		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	810,781			TAXES	13,894.35	
TAXABLE	810,781			SP. ASMT	7,150.00	
MAR 31 2026	APR 30 2026	MAY 31 2026	CERTIFIED	FUNDS	PAST DUE ON	
21,044.35	21,675.68	21,681.58	AFTER	APRIL 30 2026	APR 1 2026	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
03/15/2026	995 2025 0051406.0001	Full	Pmt Posted	\$.00	\$.00	\$21,044.35

Links of Interest

- [LINK TO PA GIS](#)
[LINK TO PROPERTY APPRAISER WEB](#)