



# Ocala Community Redevelopment Area Agency Board Agenda - Final Tuesday, April 15, 2025

## Meeting Information

### *Location*

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

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

### *Time*

3:45 PM

### Board Members

Kristen Dreyer, Chairperson  
Ire Bethea Sr., Vice Chair  
James P. Hilty Sr.  
Barry Mansfield  
Jay A. Musleh

### Mayor

Ben Marciano

### City Manager

Peter Lee

## Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

## Community Redevelopment Area

### Agency Board's Strategic Priorities

Priority 1: Economic hub  
Priority 2: Fiscally sustainable  
Priority 3: Engaged workforce  
Priority 4: Operational excellence  
Priority 5: Quality of place

## WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the Board should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to the Board if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Chairperson. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by the Board.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to board members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

## 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.

## ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

1. **Call To Order**
2. **Roll Call**
3. **Public Notice**
4. **Minutes Approval**
  - 4a. [March 18, 2025 Minutes](#)
5. **Agenda Items**
  - 5a. [Approve revisions to the residential grant programs available in the East Ocala Community Redevelopment Agency subarea and West Ocala Community Redevelopment Agency subarea](#)

Presentation By: Roberto Ellis
  - 5b. [Approve an application to the Community Redevelopment Agency East Ocala subarea Residential Property Improvement Grant Program for the property located at 217 NE 11th Avenue, in an amount not to exceed \\$11,456](#)

Presentation By: Roberto Ellis
  - 5c. [Approve revisions to the Community Redevelopment Agency West Ocala subarea commercial property improvement grant program](#)

Presentation By: Roberto Ellis
  - 5d. [Approve revisions to the Community Redevelopment Agency North Magnolia subarea commercial property improvement grant program](#)

Presentation By: Roberto Ellis
6. **Public Comments**
7. **Adjournment**



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1103

**Agenda Item #:** 4a.

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Submitted By: Pamela Omichinski

Presentation By: Angel Jacobs

Department: City Clerk

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**STAFF RECOMMENDATION** (Motion Ready):  
March 18, 2025 Minutes

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**OCALA'S RELEVANT STRATEGIC GOALS:**  
Operational Excellence, .

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**PROOF OF PUBLICATION:**  
n/a

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# Ocala

## Community Redevelopment Area Agency Board

### Minutes

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Tuesday, March 18, 2025

3:45 PM

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1. **Call To Order**

2. **Roll Call**

**Present** Mayor Ben Marciano  
Vice Chair Ire J. Bethea Sr  
James P. Hilty Sr  
Jay A. Musleh  
Barry Mansfield  
Chairperson Kristen M. Dreyer

3. **Public Notice**

**Public Notice for the March 18, 2025 Community Redevelopment Area Agency Board Meeting was posted on February 17, 2025**

4. **Minutes Approval**

4a. Minutes from February 18, 2025

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Barry Mansfield

**AYE:** Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

5. **Agenda Items**

5a. Discuss Ocala Community Redevelopment Agency Fiscal Year 2023-24 Annual Report  
Economic Development Manager Roberto Ellis discussed the annual report for the Ocala Community Redevelopment Agency for fiscal year 2023-24. He provided a brief overview of approved projects, including Tucker Hill improvements, Heritage Trail and Marion Heights infrastructure improvements. 24 grants were approved in Fiscal Year 2023/2024 totaling nearly one million dollars. Four grants include the building of 65 affordable homes. Following completion of the audit, the report will be published to the City's website.

5b. Approve an East Ocala Community Redevelopment Agency commercial building improvement grant for property located at 2436 East Silver Springs Boulevard, in an amount not to exceed \$17,290

Economic Development Manager Roberto Ellis discussed a grant application for the



property located at 2436 East Silver Springs Boulevard. The grant funds will be allocated towards improvements. The requested grant amount is \$17,290.00; staff recommends approval.

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

**AYE:** Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

- 5c.** Approve an East Ocala Community Redevelopment Agency residential property improvement grant for property located at 926 NE Fifth Street, in an amount not to exceed \$20,000

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 926 NE Fifth Street. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; staff recommends approval.

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Barry Mansfield

**AYE:** Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

- 5d.** Approve a West Ocala Community Redevelopment Agency residential property improvement grant for property located at 650 NW 5th Street, in an amount not to exceed \$20,000

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 650 NW 5th Street. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; staff recommends approval. The City will place a lien on the property for not less than 10 years to ensure any future owners are low- to moderate-income families.

Board Member Hilty questioned whether the application could be considered a conflict of interest, as the subject property is owned by a Board Member.

Mr. Ellis noted the West Ocala CRA Board Member completed a Conflict-of-Interest Form and did not vote on any related matters.

City Manager Pete Lee clarified the procedure for conflicts of interest with Council Member Musleh. He confirmed the procedures for this grant application are in line with similar grant applications.

Mr. Ellis noted the purchase price in the event of a sale of this property will be

determined by the number of occupants occupying the subject property as well as household income, following HUD guidelines.

Mr. Ellis discussed how the program awards grant funds with the sole purpose of improving the community for the public.

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

**AYE:** Bethea Sr, Musleh, Mansfield, and Dreyer

**NAY:** Hilty Sr

- 5e. Approve appointment of one member to a four-year term ending March 1, 2029, and one member to an unexpired term ending March 1, 2026, on the North Magnolia Redevelopment Advisory Committee

Motion Amended: Approve appointment of Angie Clifton to a four-year term ending March 1, 2029, and Wendy Kebrdle to an unexpired term ending March 1, 2026, on the North Magnolia Redevelopment Advisory Committee

Economic Development Manager Roberto Ellis discussed the reappointment of two members to the North Magnolia Redevelopment Advisory Committee, with one four-year term ending March 1, 2029 and one unexpired term ending March 1, 2026; staff recommends approval. Angie Clifton, Wendy Kebrdle and Toni Yoder submitted their applications.

Board members completed a ballot. All five board members voted for Ms. Clifton to be reappointed for a four-year term ending March 1, 2029. Four board members (Musleh, Mansfield, Hilty and Dreyer) voted for Ms. Kebrdle and one (Bethea) for Ms. Yoder for the second term ending March 1, 2026.

Deputy City Clerk Pamela Omichinski confirmed the appointments of Angie Clifton (four-year term ending March 1, 2029) and Wendy Kebrdle (unexpired term ending March 1, 2026).

## 6. Public Comments

## 7. Adjournment

Adjourned at 3:59 pm

## Minutes

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Kristen M. Dreyer  
Chairperson

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Angel B. Jacobs  
City Clerk



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1082

**Agenda Item #:** 5a.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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**STAFF RECOMMENDATION (Motion Ready):**

Approve revisions to the residential grant programs available in the East Ocala Community Redevelopment Agency subarea and West Ocala Community Redevelopment Agency subarea

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:** One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs encouraging private investment in properties have proven successful in carrying out this redevelopment function. The CRA residential grant programs encourage homeowners to make improvements that enhance the CRA, increase safety, and reverse deteriorating trends in specific neighborhoods. Preserving and expanding the supply of appropriately maintained housing is crucial in improving affordability while reducing blight.

Staff proposes the following changes to the respective residential grant programs:

East Ocala CRA subarea:

1. Add termite tenting to the list of eligible work.
2. Reduce the City's match for roof improvements from 75 percent to 50 percent. All other work items will remain funded at 75 percent.

West Ocala CRA subarea:

1. Add termite tenting to the list of eligible work.

The East Ocala CRA Advisory Committee recommended reducing the City's match for roof improvements to encourage applicants to pursue more comprehensive property enhancements. Since the scope of the grant was expanded, there has been an influx of applications specifically targeting roof improvements.

The presence of termites can accelerate the deterioration of structures, creating potential code violations and unsafe living conditions for occupants. Termite tenting effectively removes existing pest infestations and is a preventative measure against future infestations. The CRA grant will be limited to extreme infestation cases and is not meant to cover routine preventative maintenance.

**FINDINGS AND CONCLUSIONS:** The respective frameworks for the Residential Property Improvement Grant in the West Ocala subarea and East Ocala subarea are attached. The frameworks set out the proposed *eligible work elements, eligible properties*, and the *maximum grants* available. The CRA will continue to utilize its funding to leverage additional investments from the property owner/applicant for a single project with these changes.

- Per the East Ocala Community Redevelopment Plan, 68.4 percent of the structures in the East Ocala CRA have issues with Quality of Structure, as defined by the Marion County Property Appraiser. The Findings of Necessity revealed that the East Ocala CRA has a higher percentage of structures with an effective age of more than 24 years compared to the City as a whole.
- In the West Ocala CRA, 76.2 percent of the structures have issues concerning Quality of Structure, as reported in the Findings of Necessity conducted in 2013.
- All East Ocala CRA applicants will still have access to funding of up to \$20,000. However, this change will require applicants to bear an equal share of 50 percent or greater of the roof improvement costs. The City will continue to fund 75 percent of the costs for other improvements, up to a maximum of \$20,000.
- The East Ocala Advisory Committee requested that all applicants submit a termite inspection report when applying. This requirement will also apply to the West Ocala CRA subarea.
- The West Ocala Advisory Committee met on September 19, 2024, and recommended approval of the revised framework. The East Ocala Advisory Committee met on January 15, 2025, and recommended approval of the revised framework.
- Staff recommends approval of the proposed changes.

**FISCAL IMPACT:** There is sufficient funding for the grants in the East Ocala CRA grant account 620-016-559-559-55-82010 and the West Ocala CRA grant account 623-016-560-559-55-82010.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes.
- Table
- Deny

**OCALA CRA – WEST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions, increasing housing stabilization, and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<p><u>West Ocala Vision</u> Promote redevelopment of West Ocala’s housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.</p> <p><u>West Ocala CRA Plan</u> <i>Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.</i> <i>Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.</i></p>	
<b>Eligible Areas</b>	Neighborhoods within the West Ocala CRA as shown on attached map.
<b>Eligible Properties</b>	Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible Applicant</b>	Property owner or tenants with authorization from property owner.
<b>Eligible Work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Reroofing</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>City (75%) – Applicant (25%).</p> <p><i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i></p>

**OCALA CRA – WEST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*March 2024 April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions, <u>increasing housing stabilization</u> , and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<p><u>West Ocala Vision</u> Promote redevelopment of West Ocala’s housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.</p> <p><u>West Ocala CRA Plan</u> Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities. Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.</p>	
<b>Eligible Areas</b>	Neighborhoods within the West Ocala CRA as shown on attached map.
<b>Eligible Properties</b>	Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible Applicant</b>	Property owner <u>or tenants with authorization from property owner</u> .
<b>Eligible Work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Reroofing</li> <li>7. Weatherization</li> <li><u>8.</u> New construction</li> <li><u>8-9.</u> Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>City (75%) – Applicant (25%).</p> <p><i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i></p>

**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)



**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025 ~~March 2024~~*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner <u>or tenant with authorization from the property owner.</u>
<b>Eligible work</b>	Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li><u>8.</u> New construction</li> <li><u>8-9.</u> <u>Termite tenting</u></li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<u>Roofing improvements: _____ City (50%) – Applicant (50%).</u> <u>All other work elements: _____ City (75%) - Applicant (25%)</u>



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

**File #:** 2025-1085

**Agenda Item #:** 5b.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Approve an application to the Community Redevelopment Agency East Ocala subarea Residential Property Improvement Grant Program for the property located at 217 NE 11<sup>th</sup> Avenue, in an amount not to exceed \$11,456

**OCALA’S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:** The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make exterior facade improvements, addressing neighborhood deterioration trends while adding value to the CRA.

The maximum amount that can be awarded is \$20,000, covering up to 75 percent of the project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. The entire application packet is attached.

Grant ID #	CRA25-0004
Applicant	Robyn Noble
Address	217 NE 11th Ave
Parcel ID	2834-002-005
Project Description	Replace nine windows
Low Quote	\$15,275
Recommended Grant Amount	Not to exceed \$11,456

**FINDINGS AND CONCLUSIONS:** Staff reviewed and processed the application in accordance with the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The home was built in 1940. The applicant’s request will allow the replacement of nine windows that have aged, are irreparably damaged, and are not in working condition. The improvements will also enhance energy efficiency, leading to utility cost savings for the applicant.
- The windows in the front of the property have already been replaced. These nine windows will match the style and design of the existing windows, completing a significant improvement to the building. If approved, installation is scheduled to begin on June 2, 2025.
- The application meets the requirements and is eligible for grant consideration. This applicant is new to the program. Each property owner is allowed to submit one application per fiscal year.
- This improvement aligns with the purpose of the grant program and the East Ocala Community Redevelopment Area Plan (2016).
  - According to the Findings of Necessity, there are many structures with subpar quality in the East Ocala CRA.
- The Grant Review Committee (GRC) visited the property on February 18, 2025, and reported that the property is well maintained and a good candidate for this grant program.

**Recommendation**

- The East Ocala CRA Advisory Committee met on February 26, 2025, and recommended approval of the grant in the amount of \$11,456. The grant was recommended with the condition that the applicant confirm the quotes for the windows provided were comparable. The applicant has since provided additional information on the product specifications to verify that both windows are similar in design and material. Please refer to the attached documents for further details.

**FISCAL IMPACT:** There is adequate funding for the grants being considered at this meeting, with a balance of \$288,014 in the East Ocala CRA grants account (620-016-559-55-82010). The payment will be made in the fiscal year when the project is completed.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes.
- Table
- Deny



City of Ocala  
 Community Redevelopment Agency  
 201 SE 3<sup>rd</sup> Street, Ocala, FL 34471

**M E M O R A N D U M**

DATE February 26, 2025  
 TO: East Ocala CRA Advisory Committee  
 FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator,  
 Growth Management  
 RE: East Ocala CRA Residential Improvement Grant Program Grant Application  
 CRA25-0004

**Address:** 217 NE 11<sup>th</sup> Ave (Parcels: 2834-002-005)

**Applicant:** Robyn Noble/ Noble Haus Holdings LLC

**Project:** The applicant is requesting a grant to replace nine windows on the sides and back of the building.

A summary of the work and quotes received are presented in Table 1.

Table 1. Application summary.

Work Item	1 <sup>st</sup> Quote	2 <sup>nd</sup> Quote (low quote)	Recommended Grant (75%)
Replace nine windows	\$19,999	\$15,275	\$11,456

**Findings and Conclusion:**

- The windows in the front of the property have already been replaced. These nine windows will match the style and design of the new windows.
- The property was built in 1940.
- The improvements will increase energy efficiency and result in savings for the applicant. Per the applicant, “Many of the old windows are not in working condition and have cracks...”
- The project start date is June 2, 2025.
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on February 18, 2025. The property is well maintained, and the two bids were found to be comparable.

Attached - Application, photos, cost estimates, and Marion County Property Appraiser’s Property Report Card.





*Image 1 – The front of the property from 11<sup>th</sup> St. facing East.*



*Image 2 – The design on the windows.*





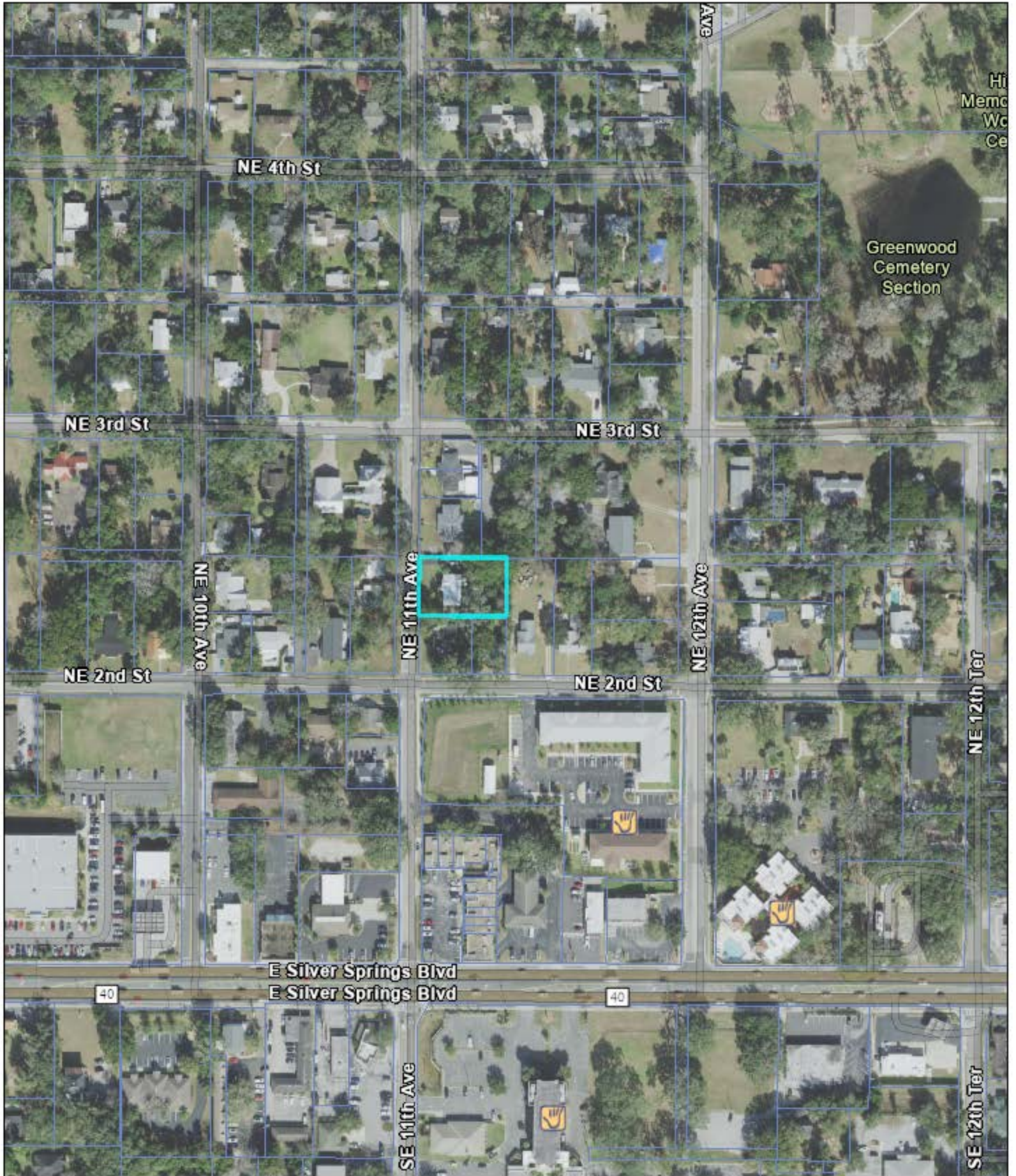
*Image 3 – From the side of the property facing North.*



*Image 4 – From the back of the property facing West.*

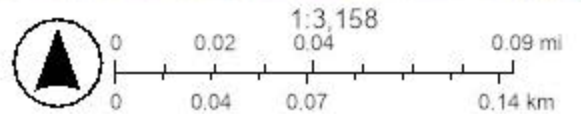


# 2834-002-005 - AERIAL MAP



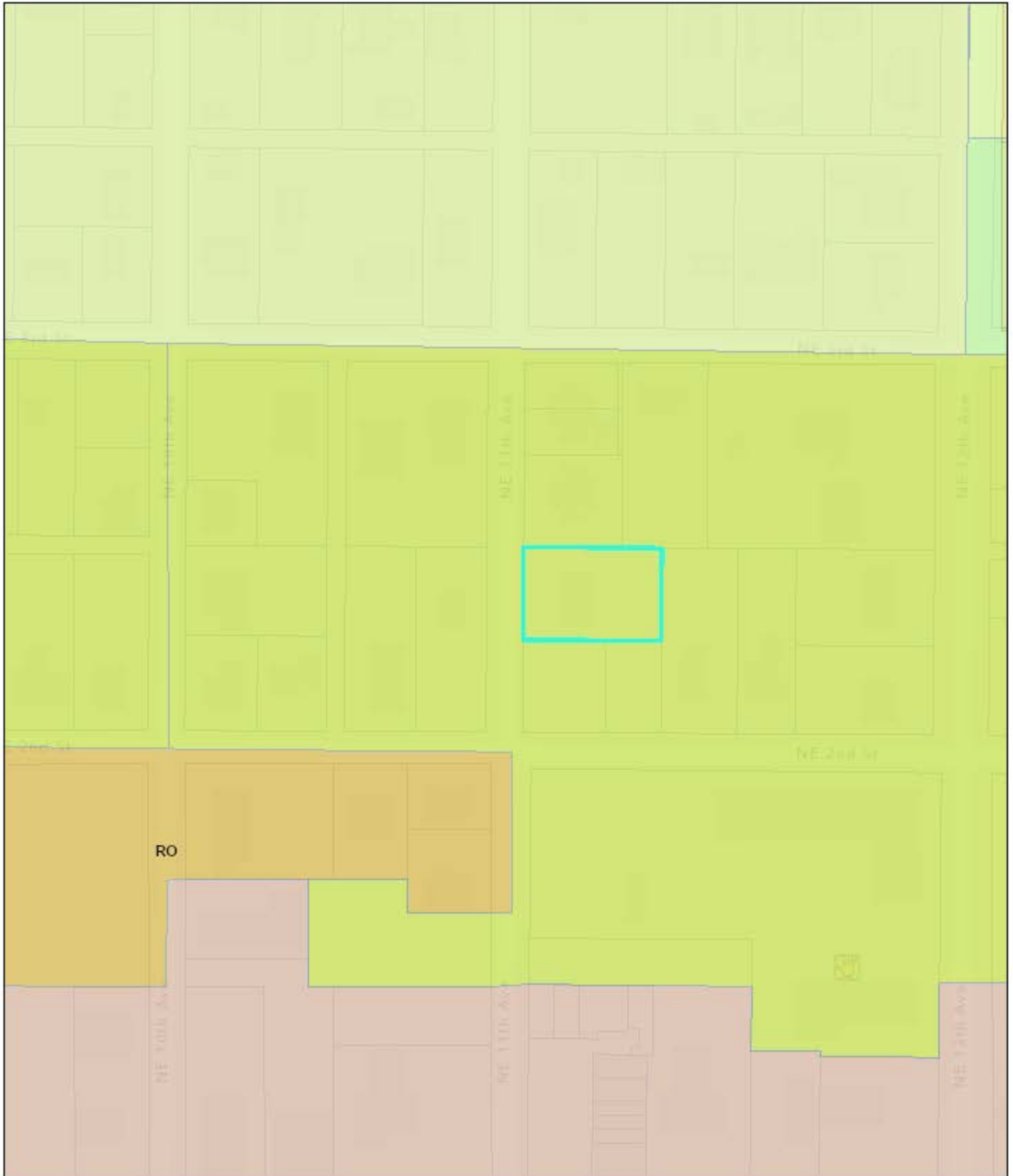
2/23/2025, 3:32:16 PM

-  Social Services
-  City Limits
-  Parcels



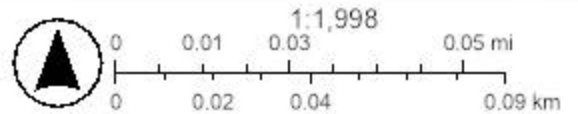
Maxar, Microsoft, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# 2834-002-005 - CASE MAP



2/23/2025, 3:30:18 PM

- |                                 |                               |
|---------------------------------|-------------------------------|
| <b>Zoning</b>                   | RO: Residential Office        |
| B-2: Community Business         | Community Redevelopment Areas |
| INST: Institutional             | East Ocala CRA                |
| R-1: Single Family Residential  | Social Services               |
| R-1A: Single Family Residential | City Limits                   |
| R-3: Multi-Family Residential   | Parcels                       |



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REFERRAL: \_\_\_\_\_  
 INSTALLER: \_\_\_\_\_

# Window World

Quote is good for 30 days

AMERICA'S EXTERIOR REMODELER  
 35 SW 57th Ave. • Ocala, Florida 34474 • Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER: Dwayne Carter  
 INSTALL ADDRESS: 217 NW 11th Ave  
 CITY: Ocala ZIP: 3465

PHONE # 954-461-1055  
 CELL # \_\_\_\_\_  
 WORK # \_\_\_\_\_

WINDOWS		WINDOW OPTIONS	
<b>*DOUBLE HUNG*</b>		9 PPG Solarban 70 Low-EE Elite Efficiency	\$ 165
REGULAR SIZE 52' or less W x 64' or less H	\$ 385	Argon Gas *Included with Low-EE Elite*	\$ 75
LARGE SIZE > 64' Height	\$ 525	Double locks for windows >27"	\$ 45
<b>*SLIDING WINDOW*</b>		Double Strength Glass	\$ 95
> 54' H / < 54' H		Foam Insulation on Jamb and Head	\$ 30
2 LITE SLIDER (S) < 90UI	\$ 765	Lifetime Glass Breakage Warranty	\$ 125
2 LITE SLIDER (M) 90 - 124UI	\$ 885	Half Screens	\$ 30
2 LITE SLIDER (L) > 124UI	\$ 985	Full Screens	\$ 45
3 LITE SLIDER (M) < 120UI	\$ 1,485	Colonial Grids Contoured or Flat	\$ 105
3 LITE SLIDER (L) > 120UI	\$ 1,565	Colonial Grids for Shapes	\$ 250
<b>*PICTURE*</b>		Specialty Grids for Shapes	\$ 265
PICTURE WINDOW SMALL 0 - 101 UI	\$ 415	Simulated Divided Light	\$ 265
PICTURE WINDOW MEDIUM 102 - 140 UI	\$ 535	Wood Grain Int Slider/Fixed	\$ 180
PICTURE WINDOW LARGE 141 - 154 UI	\$ 695	Wood Grain Int DH	\$ 145
<b>*SPECIALTY*</b>		Color Ext Slider/Fixed	\$ 345
SINGLE HUNG ARCH TOP 115UI / 48' MAX W	\$ 875	Color Ext DH	\$ 285
CASEMENT / AWNING <i>custom</i>	\$ 495	Oriel/Cottage Style 40/60 or 60/40	\$ 70
9 CUSTOM WINDOW <i>DH series</i>	\$ 1,200	Tan or Clay	\$ 115
CUSTOM WINDOW	\$ _____	Obscured Glass Rain or Frosted (BSO) (TSO)	\$ 65
WINDOW COLOR INSIDE: _____	OUTSIDE: _____	Tint Gray or Bronze	\$ 95
<b>MISCELLANEOUS</b>		<b>PATIO DOORS</b>	
Custom Exterior Cap & Wrap	\$ 95	<b>*VINYL SLIDING GLASS*</b>	
Custom J Channel (WHITE)	\$ 90	8ft Tall \$ / Standard \$	
7 Window Removal & Labor	\$ 165	Rolling Patio Door 5' *58 5/8 x 79 1/2	\$ 2,125
Steel or Cut-Out Window Removal	\$ 30	Rolling Patio Door 6' *70 5/8 x 79 1/2	\$ 2,525
2nd Story Window Removal	\$ 30	Rolling Patio Door 8' *94 1/4 x 79 1/2	\$ 3,125
Cut-Out Door Removal	\$ 110	Rolling Patio Door 9' *105 1/2 x 79 1/2	\$ 3,525
Mull to Form Multi-unit.	\$ 105	Rolling Patio Door 12' *139 1/2 x 79 1/2	N/A
2 Tempered glass (per sash)	\$ 125	Specialty/Custom Patio Door [SIZE] x _____	\$ 4,000
Temper Specialty - \$18 per sq ft.	\$ _____	Screen For Patio Door	\$ 130
Repair Sill or Jamb	\$ 100	PPG Solarban 70 Low-EE Elite/Argon Gas (per pan)	\$ 165
Remove Storm Windows	\$ 30	Colonial Grids for Patio Doors Flat or Contour	\$ 245
9 Ext/Int Trim to Code	\$ 75	Removal and install per 2 panels \$115 ea. Additional	\$ 315
Ext/Int Trim to Code - Stucco Flange	\$ 115	Trim To Code	\$ 190
Custom Exterior Trim	\$ 100	Wood Grain Interior	\$ 475
Awnings - (Remove) (Replace)	\$ 35	Exterior Designer Colors	\$ 765
Curtain/Blind (Remove) (Replace)	\$ 15	Tan or Clay	\$ 475
Nail Fin / Wood buck	\$ 35	Blinds Between the Glass - Per Panel	\$ 825
		Storm or Cabana Door	\$ _____

You the buyers are responsible for the removal and installation of any existing security system, burglar bars, drapes, blinds, A/C. You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight pm the following third business day. **THIS IS A CUSTOM ORDER**  
 You the buyer agrees to make themselves available to the city and or county inspectors for a final inspection.

<b>NO EXTRA WORK IF NOT IN WRITING!</b>	<b>CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:</b>	
Please see reverse side for additional terms & conditions.  Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract, and agrees to each and every term and condition.	EXTRA LABOR \$ _____	SALES TAX \$ <u>8</u>
	LAND DISPOSAL FEES \$ 200	
	PERMITS & FEES \$ 275	
	<b>TOTAL AMOUNT \$ 15,275</b>	
Estimated time of Install: <u>4 months</u>	(CUSTOM ORDER) 50% DEPOSIT \$ _____	
	REMAINING BALANCE UPON INSTALLATION \$ _____	

SALESPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 This Window World\* Franchise is independently owned and operated by Window World of FL, Inc. d/b/a Window World of Ocala, under license from Window World, Inc. White Copy - Original Yellow Copy - Customer



# Window World

**6000 SERIES**  
DOUBLE-HUNG & SLIDING WINDOWS



**6000 Series  
Double-Hung Windows**  
in White. Colonial Grids  
in Black.



**AMERICA'S EXTERIOR REMODELER**

Improving Homes. Changing Lives.



# 6000 SERIES

## DOUBLE-HUNG & SLIDING WINDOWS



**6000 Series Double-Hung Windows** in Cherry Woodgrain with Colonial Grids



Sash tilt in for easy cleaning.



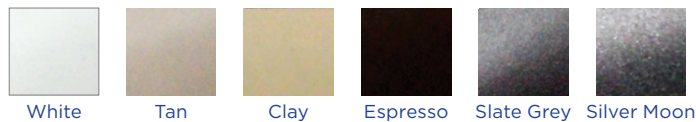
Blinds-between-the-glass available.

With quality craftsmanship and beautifully detailed decorative options, Window World's 6000 Series windows offer the freedom to express your own personal style.

Built to last, our architecturally-accurate beveled vinyl frame design replicates a traditional wood appearance, and is virtually maintenance free. Warm-edge technology is achieved with efficiency features like optimum-sized insulating glass units and a unique spacer design. In addition, our comprehensive warranty ensures a lifetime of dependability. With two operable sash, Window World's 6000 Series Double-Hung Windows are easily cleaned from inside the home for the perfect combination of style and efficiency.

### Optional Blinds-Between-the-Glass

Internal, hermetically-sealed mini blinds add privacy and security, while helping control light and solar heat gain. Because they are located inside the sealed glass unit, the blinds will never need dusting and will not become damaged over time. The blinds raise, lower, and tilt with a single handle and are available in a variety of colors.



**Limitations:** Blinds are not available with the following windows and options; Slider windows, Triple pane, SDL Grids, Impact Windows. Can be ordered for one sash only, specify top or bottom. Window size will limit blind availability. Please contact your Design Consultant for more information.



## Features

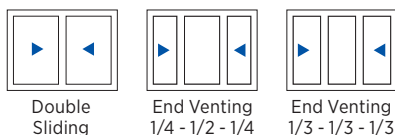
- 1 Frames and sash are welded at mitered corners – the strongest type of construction on the market.
- 2 Vinyl profiles feature internal divided chambers for added rigidity and enhanced thermal performance.
- 3 Double-strength insulating glass unit is 3/4" – the optimum size for dependable energy efficiency.
- 4 Standard SolarZone® glass enhances energy performance.
- 5 Glass edges are positioned 1/2" into the sash to help maintain even temperatures.
- 6 U-channel spacer design is more thermally efficient than traditional box spacers because it weakens energy currents as they are forced to travel an extended distance.
- 7 Meeting rail interlocks around dual lines of weatherstripping guard against drafts.
- 8 Sloped sill design prevents water from pooling during heavy rains.
- 9 Multiple weatherseals around each sash reduce drafts.
- 10 A closed-cell foam barrier seal at the sill blocks water penetration.
- 11 Lift rails are molded into the sash and will not loosen or break off.
- 12 Streamlined composite cam locks are strong and color-matched, with additional decorative finishes also available.



## Sliding Window Features

- Sash slide easily on corrosion-resistant nylon rollers and a multi-stepped vinyl insert.
- Multiple Sliding Window configurations available.

## Sliding Window Configurations



## SolarZone® TG2 and TG3 Triple-pane Glass Package

In addition to excellent energy efficiency year round, triple-pane glass also provides added security, noise reduction, and reduces condensation build-up. Contact your Window World design consultant for more details.



## SolarZone®

Window World 6000 Series SolarZone® Insulated Glass Packages with Low-E and Argon glass help you save on heating and cooling costs while also keeping your home more comfortable. During colder months, SolarZone® provides thermal protection to keep heated air inside. While during warmer months, SolarZone® reduces solar heat gain, lowering the inside glass temperature and helping your home stay cool.

ENERGY EFFICIENT PERFORMANCE				
DOUBLE-HUNG	U-FACTOR	SHGC	R-VALUE	VT
Clear Glass	0.45	0.58	2.21	0.60
SolarZone®	0.29	0.20	3.49	0.47
SolarZone® SF	0.25	0.20	4.00	0.46
SolarZone® TG2	0.23	0.18	4.35	0.34
SolarZone® TG3	0.22	0.24	4.55	0.44
SLIDING WINDOW	U-FACTOR	SHGC	R-VALUE	VT
Clear Glass	0.45	0.56	2.22	0.58
SolarZone®	0.29	0.20	3.45	0.45
SolarZone® SF	0.26	0.19	3.85	0.44
SolarZone® TG2	0.24	0.17	4.17	0.33
SolarZone® TG3	0.22	0.23	4.55	0.42

**SolarZone®:** Double-Strength Argon filled glass with spectrally selective coating on surface 2.  
**SolarZone® SF:** Double-Strength Argon filled glass with spectrally selective coatings located on surfaces 2 & 4.  
**SolarZone® TG2:** 3-panes of Double-Strength Argon filled glass with spectrally selective coatings located on surfaces 2 & 5. Values based on Double-Strength glass with SolarZone® without grids.  
**SolarZone® TG3:** 3-panes of Double-Strength Argon filled glass with spectrally selective coatings located on surfaces 2, 4 & 6. Values based on Double-Strength glass with SolarZone® without grids. Other glass options available upon request.



# Window World®

## Interior/Exterior Colors



White Tan Clay Black\*

\*Black interior available in laminate only.

## Interior Woodgrains



White Oak Light Oak Dark Oak Cherry

## Exterior Laminate Colors



Bronze Brown Black Earthtone



Hunter Green Silver

## Privacy Glass

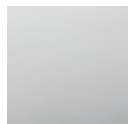


Obscure



Rain

## Tinted Glass



Tinted Grey



Tinted Bronze

## Hardware



White Tan Clay Black\*



Satin Nickel Bright Brass Antique Brass Bronze



DualTech™ Lock Options Available

\*Black hardware standard with Black interior and Black exterior.

**Limitations:** Exterior colored laminates require additional lead time. Not all interior/exterior colors and grid combinations available. Grids are available in all colors, but not all exterior grid colors available with all interior colors. DualTech™ lock available on Double-Hung and Sliding windows. Contact your Window World design consultant for more details.

## Interior Colors

6000 Series windows are available in three extruded colors to blend with virtually any home exterior color palette. The color is molded through the vinyl material so it will not fade or discolor over time. In addition to White, Tan, and Clay extruded colors, Black interior laminate also available.

## Interior Woodgrains

6000 Series windows offer four optional woodgrain laminate choices. Not all woodgrains available with all exterior laminate colors. Please see limitations below, or contact your Window World design consultant for more detail.

## Exterior Laminate Colors

Expanding your design options, 6000 Series windows are also available in six additional exterior colors.

## Privacy & Tinted Glass

Choose from two shades of optional tinted glass or from two popular patterns of privacy glass. While tinted glass does not decrease visibility, privacy glass reduces clear visibility while allowing light to pass through.

## Hardware

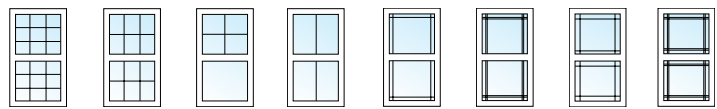
Hardware is color matched to the interior window color as a standard feature. Optional plated hardware is also available in four finishes - Satin Nickel, Bright Brass, Antique Brass, and Bronze.

## DualTech™ Lock Option

Available on the 6000 Series Double-Hung and Sliding Windows, the DualTech™ lock provides more strength and security than traditional locking mechanisms, as well as a fast one-step route for latch & lock. In addition, the streamlined lock allows faster access when tilting the sash inward for cleaning, by moving the lock handle past the unlock point to the “wash” indicator. Contact your sales representative for more detail.

## Grids

Optional 5/8” grids are located inside the glass unit to provide a smooth cleaning surface, and color matched to the exterior window color. Contoured and flat grids are available in three popular patterns - Colonial, Perimeter, and Prairie.



Colonial Colonial 6/6 Colonial 4/1 Colonial 2/2 Perimeter Double Perimeter Prairie Double Prairie

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NewSouth Window of Orlando  
 820 E Altamonte Dr  
 Altamonte Springs, FL 32701  
 407-261-2277  
 www.NewSouthWindow.com  
 SCC131152826

**DEWAYNE ROBIN CARTER**  
 217 NE 11TH AVENUE  
 Ocala FL 34470

954-461-1055  
 noblehausinc@gmail.com  
 173784

**Date: 11/25/2024**  
 Rep: Warren Campbell

## WHOLESALE & RETAIL WINDOW AND DOOR CONTRACT

Replacement Windows - Entry & Patio Doors - Impact Resistant Windows & Doors

NewSouth Window Solutions agrees to measure, manufacture, furnish, install and service the following products for the amount STIPULATED BELOW. All NewSouth windows include an insulated glass unit with double pane, eVantage glass, argon gas, and 12 point fusion welded corners (Not applicable to ECO products). NewSouth products and Florida Product Approvals are guaranteed to comply with code requirements for the specific location of the home. Thank you for your business.

The terms of the Lifetime Limited Transferable Warranty are expressly and fully incorporated into the contract, including but not limited to the limitation of remedies and exclusions of consequential damages contained therein.

### Secondary Initials

**Are Co-Signer Initials Needed?** NO

**Windows Package** Impact White

#### Window



**Window Icon**  
**Window Style**  
 SH9000 Single Hung Equal Split  
**Location** Kitchen  
**Height** 48  
**Inside Color** White  
**Glass Type** eVantage  
**Grids** Prairie Grids- Flat

**Window Number** 1  
**Window Brand** Impact White  
**Width** 28  
**Total UI** 76  
**Outside Color** White  
**Screen Type** Half

#### Window



**Window Icon**  
**Window Style**  
 SH9000 Single Hung Equal Split  
**Location** Master  
**Height** 62  
**Inside Color** White  
**Glass Type** eVantage

**Window Number** 2  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

#### Window



**Window Icon**  
**Window Style**  
 SH9000 Single Hung Equal Split  
**Location** Master  
**Height** 62  
**Inside Color** White  
**Glass Type** eVantage

**Window Number** 3  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

This space intentionally left blank

**Window**



**Window Icon**  
**Window Style**  
SH9000 Single Hung Equal Split  
**Location**  
**Height**  
**Inside Color**  
**Glass Type**

Bathroom  
46  
White  
eVantage

**Window Number** 4  
**Window Brand** Impact White  
**Width** 28  
**Total UI** 74  
**Outside Color** White  
**Screen Type** Half

**Window**



**Window Icon**  
**Window Style**  
SH9000 Single Hung Equal Split  
**Location**  
**Height**  
**Inside Color**  
**Glass Type**

Bed 2  
62  
White  
eVantage

**Window Number** 5  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

**Window**



**Window Icon**  
**Window Style**  
SH9000 Single Hung Equal Split  
**Location**  
**Height**  
**Inside Color**  
**Glass Type**

Bed 2  
62  
White  
eVantage

**Window Number** 6  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

**Window**



**Window Icon**  
**Window Style**  
SH9000 Single Hung Equal Split  
**Location**  
**Height**  
**Inside Color**  
**Glass Type**

Bed 2  
62  
White  
eVantage

**Window Number** 7  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

**Window**



**Window Icon**  
**Window Style**  
SH9000 Single Hung Equal Split  
**Location**  
**Height**  
**Inside Color**  
**Glass Type**

Bed 2  
62  
White  
eVantage

**Window Number** 8  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

This space intentionally left blank

## Window



**Window Icon**  
**Window Style**  
SH9000 Single Hung Equal Split  
**Location**  
**Height**  
**Inside Color**  
**Glass Type**

Utility  
62  
White  
eVantage

**Window Number** 9  
**Window Brand** Impact White  
**Width** 34  
**Total UI** 96  
**Outside Color** White  
**Screen Type** Half

## Contract Totals

<b>Number of Windows</b>	9
<b>Number of Patio Doors</b>	0
<b>Number of Entry Doors</b>	0
<b>Number of Garage Doors</b>	0

## Additional Details

Customer has applied for and Ocala CRA Grant they're waiting for the approval that will fund a portion of the project back to them once they get fully approved. They will call to move forward.

This space intentionally left blank



## Lead Safety

**Was the home built prior to 1978?**

Yes

### Pre-Renovation Form

If yes, the undersigned agrees to the terms and conditions of the NewSouth Lead Safe Work Practices Addendum. If house tests positive for lead, and additional \$85 per window will be added to the balance.

This sample form may be used by renovation firms to document compliance with the Federal pre-renovation education and renovation, repair, and painting regulations.

### Occupant Confirmation of Pamphlet Receipt

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.



DEWAYNE ROBIN CARTER

11/25/2024

Date

## Contract Payments

Sales Price	\$19,999
Down Payment- 1st Installment	\$2,000
Balance Due Prior to Inspection - Final Installment	\$17,999
Balance Due Form of Payment	Finance
Finance Company	Synchrony
Finance Plan	24 months no interest

## Estimated Completion Date

**From Date Above, Approximate Start Date Is:**

8 - 12 Weeks

Buyer hereby agrees that the above dates are estimates and are not material terms of this contract. NewSouth is released from, and shall not be held liable for, any damages incurred or to be incurred by the buyer which arise from or are caused by delays and consequential damages in NewSouth's performance of its contractual obligations stated herein.

(Customer's Initials) \_\_\_\_\_

DC

## HOA Information

**Is there HOA?**

No

(Customer's Initials) \_\_\_\_\_

DC

This space intentionally left blank

# 217 NE 11TH AVE - 01/23/2025

## Applicant Information

### Applicant / Primary Contact Information

<b>Name</b> Robyn Noble	<b>Type</b> Residential Property Owner
----------------------------	---

### Questions

1. How long have you owned / lived at the current location?

Ans. 3 years

## Property Information

<b>Parcel Id</b> 2834-002-005	<b>Parcel Address</b> 217 NE 11TH AVE, OCALA, FL, 34471	
<b>Last Assessment</b> 9/15/2023 - \$143,926.00	<b>Previous Year Assessment</b> No information available	<b>Districts</b> East Ocala CRA, Ocala Wide District, OEU District

## Project Details

### Details

**Proposed Use**  
No information entered No information entered

**Public Improvements**  
No information entered

**Estimated Future Assessed Value**  
No information entered

**Proposed Square Footage**  
No information entered

**Improvements Requested**

**Estimated Future Tax**  
No information entered

## Construction Activities - 217 NE 11TH AVE OCALA FL 34471

### Renovations

✓ Exterior - Facade - Windows

## Eligible Costs

### Exterior Painting

Estimated cost of Paint \$0.00  
**Sub Total:** \$0.00

### Repair/replacement of exterior windows and/or doors

Estimated cost of windows \$19,000.00  
Estimated cost of doors \$0.00  
Other \$0.00  
**Sub Total:** \$19,000.00

### Demolition

Estimated cost of demoliton and cleanup \$0.00  
**Sub Total:** \$0.00

### New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of landscaping \$0.00  
**Sub Total:** \$0.00

### Fencing (sides and rear only)

Estimated cost of fencing \$0.00  
**Sub Total:** \$0.00

### Reroofing

Estimated cost of reroofing \$0.00  
**Sub Total:** \$0.00

### Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

### New Construction

Should not include building permit and impact fees.

Estimated cost of insulation improvements	\$0.00
Other	\$0.00
<b>Sub Total:</b>	<b>\$0.00</b>

Estimated cost of new construction.	\$0.00
<b>Sub Total:</b>	<b>\$0.00</b>

## Financing Details

### Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$19,000.00
Total Estimated Project Cost	\$19,000.00
Total Funding Amount Requested	No information entered

**Funding Source - Indicate how you intend to fund the project. Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.**

Grants	\$14,250.00
Personal Savings	\$5,500.00
Loan / Credit Card	\$0.00
Other	\$0.00
<b>Sub Total</b>	<b>\$19,750.00</b>

## Project Description and Bids

## Questions

**1. Please explain the purpose of and need for the proposed improvements.**

Ans. We are wanting to replace the old original 1938 windows to help with energy savings and security. Many of the old windows are not in working condition and have cracks and are in poor condition.

**2. Will the proposed improvements be made without the assistance of the grant program? If not, please explain.**

Ans. No

**3. If not, please explain**

Ans. It will be a struggle to replace all windows with the associated costs. We did replace some of the front windows as they were in the worst shape and we had to replace those right away after purchasing the house. It had not been well maintained. We have been fixing things as we can.

**4. If necessary, attach additional documentation addressing the above.**

Ans. New South window quote.pdf

**5. Bid 1 Amount**

Ans. 19,999.00

**6. Bid 1 Upload**

Ans. New South window quote.pdf

**7. Bid 2 Amount**

Ans. 15,275.00

**8. Bid 2 Upload**

Ans. window world quote.png

## Timeline

Anticipated start date

Date

06/02/2025

**Description**

We were told approximately 4 months to start

**Anticipated completion date**

**Date**

06/08/2025

**Description**

Estimated date of the completion of the project

## Parties

**Authorized Representative**

**Business Name**

No information entered

**EIN**

No information entered

**First Name**

Dewayne

**Last Name**

Carter

**Phone Number**

9544611055

**Email**

No information entered

**Address**

No information entered

## Documentation Collection

### Documents

- 1. **Name:** IMG\_20241125\_141250278\_HDR.jpg      **Uploaded Date:** 1/23/2025 8:43:32 PM
- 2. **Name:** IMG\_20241125\_141206573.jpg      **Uploaded Date:** 1/23/2025 8:43:33 PM
- 3. **Name:** IMG\_20241125\_141212999\_HDR.jpg      **Uploaded Date:** 1/23/2025 8:44:19 PM
- 4. **Name:** IMG\_20241125\_141253234.jpg      **Uploaded Date:** 1/23/2025 8:45:14 PM

### Questions

- 1. **Document Checklist**

Ans. Color photographs of the existing conditions,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Any other documentation necessary to illustrate the visual impact of the proposed project,Project budget, showing detailed estimates for all work items,Project Schedule

## Declarations

A handwritten signature in black ink, appearing to read "Robyn Noble". The signature is written in a cursive, flowing style.

**Name:** Robyn Noble / Dewayne Carter

**Date:** 01/23/2025



# Made in Florida, For Florida Homes, By Florida Workers



## Windows made specifically for the Florida climate

NewSouth Windows are made right here in our Florida factory, so you get windows at **true** factory direct prices. The benefit is that you cut out the middleman and his mark up. The result is that you invest directly in the quality of the window and not the typical layers of re-sellers and their margins.

We install your windows into your home, so it's hassle free. Lastly, we guarantee the window and the installation for life!

We call that the NewSouth Window Solution, you'll call it the last window you'll ever buy.



## Doors that offer security and style

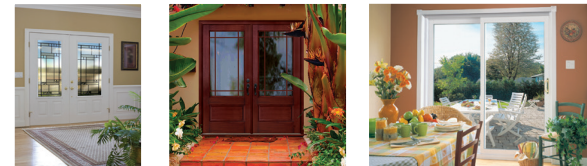
Sliding patio doors, entry doors and french doors

Available in both Impact Resistant and Non-Impact Options



### NewSouth's Sliding Patio Doors

- Security and tamper resistance- with dual multi-point locking system
- Custom manufactured in many sizes
- Easy operation- dual tandem rollers and stainless steel ball bearings for easy operation
- Durable heavy duty screen with memory screen coating that maintains it's form
- Energy efficient- and exceeds Florida Energy Star with NewSouth's eVantage 366 low-E glass.
- Available as custom stacked or as a pocket door
- Aluminum reinforced sashes for strength
- Structurally fastened sashes and welded master frames



### NewSouth also offers Entry Doors and French Doors

- 100% Fiberglass Entry Doors
- Surface can be painted or stained to match your design options
- Side-lites and transoms available
- Glass options to suit your home's architecture

## Design Options

**Color**  
Core Colors include white, tan and bronze exterior with white or tan interior.

White Bronze Tan

**Grids**  
Standard grid patterns are colonial, prairie and open prairie. Custom patterns and single sash options available.

Colonial Prairie Open Prairie

**Styles**  
Find a window style to suit the style of your home. NewSouth will custom make your windows specifically for you.



<p><b>Tampa Bay</b></p> <p>10741 Crossroads Commerce Blvd. Tampa, 33610 <b>(813) 626-6000</b></p>	<p><b>Orlando</b></p> <p>820 E. Altamonte Dr. Altamonte Springs, 32701 <b>(407) 261-2277</b></p>	<p><b>Sarasota</b></p> <p>5249 S. Tamiami Trail Sarasota, 34231 <b>(941) 925-4000</b></p>
<p><b>West Palm Beach</b></p> <p>2526 Okeechobee Blvd. West Palm Beach, 34231 <b>(561) 712-9000</b></p>	<p><b>FT. Lauderdale</b></p> <p>1401 South State Road 7 N. Lauderdale, 33068 <b>(954) 935-8300</b></p>	<p><b>Jacksonville</b></p> <p>8590 Philips Highway Jacksonville, 32256 <b>(904) 717-5400</b></p>

Lic #  
 CRC-1330822  
 SCC-131151763  
 CRC-1331905



**We Manufacture, We Install, We Guarantee**



**If you have old aluminum, single pane windows, your money is literally flying out the window.**



# Our NewSouth Vantage™ Windows will not only save you energy and money, but will also add storm protection, security, and curb appeal to your home.

*You'll wonder why you waited so long.*

## eVantage™

### Award Winning Energy Savings

The eVantage™ Window is a cutting edge, award winning window designed for maximum energy efficiency, performance and strength. The “e” represents **energy efficient, economical, ecological and ease of use.** Manufactured with a unique technology that reduces energy transfer at the glass edge, and the best Low-E glass on the market, the eVantage offers superior energy efficiency which leads to energy savings.



**Do you have old aluminum or wooden single pane windows?** Ever feel like you can't get your house cool? You are literally wasting thousands of dollars year to year as air conditioning escapes from your home. This is bad for the environment and bad for your wallet. Stop the waste with eVantage.

## iVantage™ 9000



### Impact Resist Window

Energy Efficient + Hurricane Rated = You get the best of both worlds. No need to sacrifice one for the other.

Designed and tested to withstand the storms of South Florida, and approved to *Miami-Dade's high velocity hurricane zone (HVHZ) standards*, the iVantage window offers protection and strength when you need it most. This protection can decrease your insurance rates, protect your home and family, and give you peace of mind during the stormy seasons.

Laminated glass in the iVantage Window is designed to resist penetration, thus preventing flying debris from entering your home. In addition, the entire sash frame is fully reinforced with high grade, ultimate tensile strength aluminum for consistent performance under pressure.

Beauty as well as brains and brawn! The Vantage windows have a unique and particular visual appeal that is unique in comparison to other impact windows. The mill-work duplicated exterior frame and the large viewing area offer a beautiful curb-side look that does not block your view.



*A beautiful window changes your entire outlook*

### The Benefits of Better Glass

Because glass makes up the largest area of your window, it is the most important component to consider when replacing your windows.

With NewSouth's eVantage™ 366 Glass, you get the best Low E glass that is available, combined with NewSouth's exclusive, energy savings technology. The result:

1. A cooler more comfortable home
2. Better energy ratings means energy savings and money savings for you
3. Protect your furnishings from fading
4. Increase the life of your air conditioning units
5. Reduce the carbon footprint your home imposes on the environment.

All of this is standard, at factory direct prices, with no extra charges for you.

**eVantage®  
366 Glass**  
Better glass for a better window

- Protects your home from the sun's damaging effect
- Keeps the COOL in and the HEAT out
- BLOCKS 95% of harmful UV rays
- Helps lower your energy bills
- SAVES MONEY!

### Cut Out the Middleman

When you buy direct from our Florida NewSouth factory, you eliminate many layers of markups by dealers, wholesalers, distributors, suppliers and retailers. We pass the savings onto you, and you get a better window. The end result? You get more window for LESS MONEY!

### Worry Free

Relax, Florida licensed, experienced window installers will take care of everything. Trained, courteous and mindful of your home, these professionals often complete your install within a few days. And NewSouth takes responsibility for the entire process. So easy for you, you'll wonder why you waited.

### Lifetime Warranty

The entire window and the installation is covered with one of the best warranties in the industry. It's an unconditional, non-prorated, lifetime warranty for as long as you own your home... plus 1 year. If at anytime you experience a problem, we will fix it without the typical dealer hassle.

### In Home Proposal

We bring the factory to you. With our free in home consultation and exact proposal, our factory representatives will measure to the inch and price to the penny. Call, click NewSouthWindow.com or visit our factory showroom today.



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card Real Estate

2834-002-005

[GOOGLE Street View](#)

Prime Key: 1239737

[MAP IT+](#)

Current as of 2/20/2025

### Property Information

NOBLE HAUS HOLDINGS LLC  
218 N 2ND ST  
FORT PIERCE FL 34950-4406

Taxes / Assessments:  
Map ID: 179  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 01  
Acres: .31

Situs: Situs: 217 NE 11TH AVE OCALA

### 2024 Certified Value

Land Just Value	\$38,475
Buildings	\$89,262
Miscellaneous	\$565
Total Just Value	\$128,302
Total Assessed Value	\$128,302
Exemptions	\$0
Total Taxable	\$128,302

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$38,475	\$89,262	\$565	\$128,302	\$128,302	\$0	\$128,302
2023	\$38,475	\$104,783	\$668	\$143,926	\$143,926	\$0	\$143,926
2022	\$38,475	\$96,013	\$668	\$135,156	\$135,156	\$0	\$135,156

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7426/0585</a>	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$131,000
<a href="#">5887/0412</a>	06/2013	05 QUIT CLAIM	0	U	I	\$100
<a href="#">4404/0305</a>	04/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$183,200
<a href="#">3721/1572</a>	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$100,000
<a href="#">3498/1605</a>	08/2003	60 CRT ORD	0	U	I	\$100
<a href="#">3498/1602</a>	08/2003	62 DISTR	0	U	I	\$100
<a href="#">3495/1603</a>	08/2003	74 PROBATE	0	U	I	\$100
<a href="#">0963/0239</a>	04/1979	71 DTH CER	0	U	I	\$100

### Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK A PAGE 101  
 OAK PARK CALDWELLS ADD OCALA  
 BLK B N 90 FT OF LOT 5 & W 43.5 FT OF N 90 FT OF LOT 6 &  
 THAT PART OF S 10 FT OF AN ALLEY LYING N OF & ADJ TO ABOVE  
 DESCRIBED PROPERTY

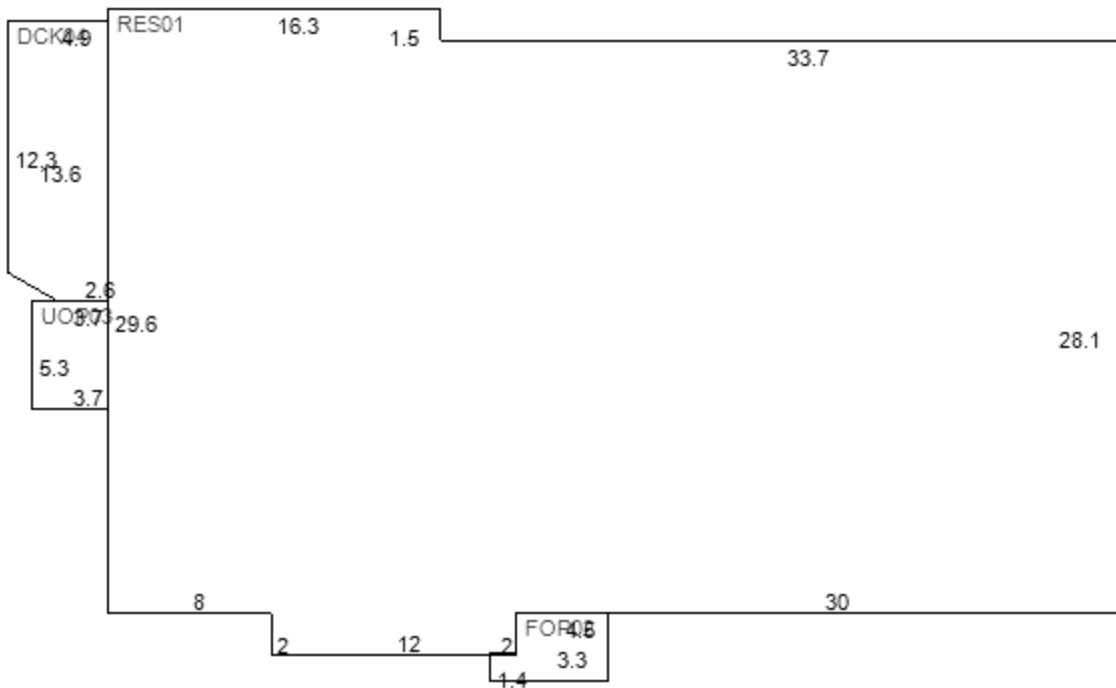
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		90.0	150.0	R3	90.00	FF							
Neighborhood 4701 - LYNWOOD PARK REPLAT+													
Mkt: 8 70													

Traverse

**Building 1 of 1**

RES01=L33,7U1,5L16,3D29,6R8D2R12U2R30U28,1.L30D28,1  
 FOP02=R4,5D3,3L5,8U1,4R1,3U1,9.L12U2L8U8  
 UOP03=L3,7U5,3R3,7D5,3.U5,4  
 DCK04=U13,6L4,9D12,3A120|2,7R2,6.U14,3



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 4  
**Quality Grade** 500 - FAIR  
**Inspected on** 10/24/2024 by 250

**Year Built** 1940  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 163

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0110	- ASBESTOS SHNGL	1.00	1940	N	0 %	0 %	1,453	1,453
FOP	0201	- NO EXTERIOR	1.00	1940	N	0 %	0 %	17	17
UOP	0301	- NO EXTERIOR	1.00	1940	N	0 %	0 %	20	20
DCK	0401	- NO EXTERIOR	1.00	2023	N	0 %	0 %	65	65

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 28 SOFTWD ON WOOD	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 20 PLASTER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	774.00	SF	5	1979	1	0.0	0.0
114 FENCE BOARD	183.00	LF	10	2023	4	0.0	0.0

Appraiser Notes

MAILED REG ACCESS LETTER 8-18-99 JL.

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 PTO IN BACK N/A  
 DCK IN BACK (12X9) N/A  
 UDU (8X12) N/A

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
BLD22-3262	10/24/2022	12/29/2022	NOBLE HAUS / REROOF
BLD21-2316	9/17/2021	-	NOBLE HAUS / WINDOWS
OC1141	7/1/1991	-	BLDG01=REROOF

<b>OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT</b>	
<i>Revised March 2024</i>	
<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner
<b>Eligible work</b>	Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures for the construction affordable housing.</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing (sides and rear)</li> <li>6. Reroofing</li> <li>7. Weatherization</li> <li>8. New construction</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	City (75%) – Applicant (25%). <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i>



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2025-1088

**Agenda Item #:** 5c.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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**STAFF RECOMMENDATION (Motion Ready):**

Approve revisions to the Community Redevelopment Agency West Ocala subarea commercial property improvement grant program

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:** One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. CRA commercial grant programs intend to encourage business owners to make improvements that add value to the CRA, increase business activity, and reverse deteriorating trends along key corridors and target areas.

Staff proposes the following changes to the West Ocala Commercial Property Improvement Grant Program (Program):

1. Increasing the maximum grant from \$15,000 to \$50,000.
2. Adding new construction on vacant property as an eligible work element.

The revised framework reflects the increased scope of work and maximum grant that will be available, pending approval. These changes will enable the CRA to utilize its funding to attract additional investment from property owners or applicants for individual projects.

**FINDINGS AND CONCLUSIONS:**

- This commercial grant was created in February 2018 to encourage business owners to improve building facades and sites. The proposed amendment to the program is a necessary component of the comprehensive revitalization strategy for the subarea. Increasing the maximum grant is expected to positively impact program demand, allowing for more comprehensive improvements to blighted West

Ocala properties.

- Property owners interested in undertaking projects that may not qualify as catalytic would be encouraged to develop vacant properties within the subarea. Currently, the framework only considers improvements to existing buildings. Per Goal 1 of the West Ocala Community Redevelopment Plan, the CRA will coordinate public and private resources to increase private capital investment on commercial corridors. This is further reiterated in Goal 3, which calls for improving vacant, dilapidated, and nuisance properties that are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.
- The proposed increase in the maximum grant is comparable to the maximum grant offered in the Downtown CRA for commercial property improvements.
- Since the creation of the CRA subarea in 2015, tax increment revenues have steadily increased year over year. In Fiscal Year 2024-25, tax increment revenues for the West Ocala CRA subarea increased by an estimated 17 percent, compared to the previous fiscal year. The fund reserves currently stand at \$ 2,151,416. Today, the CRA is better positioned to offer more incentives than previous years.
- Since the program's inception in 2018, the CRA has awarded approximately \$83,476 in commercial property improvement grants, attracting approximately \$153,327 in private capital investment. A total of 10 projects have been completed. There has been a noticeable decrease in program demand in recent years.
- After reviewing program demand and the available financial resources, staff, with the support of the West Ocala CRA Advisory Committee, determined that it would be prudent to increase funding for the grant programs to encourage more investment in property improvements further and increase the positive impact of the programs.
- The West Ocala CRA Advisory Committee met on January 23, 2025, and recommended approval of the revised framework.
- If approved, staff will make the revised grant application available to the community via the City's website and online application platform CivicServe.

**FISCAL IMPACT:** There is sufficient funding in the West Ocala CRA grant account 623-016-560-559-55-82010. Grants are paid as a reimbursement when projects are completed, and the applicant's investment is verified.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes.
- Table
- Deny

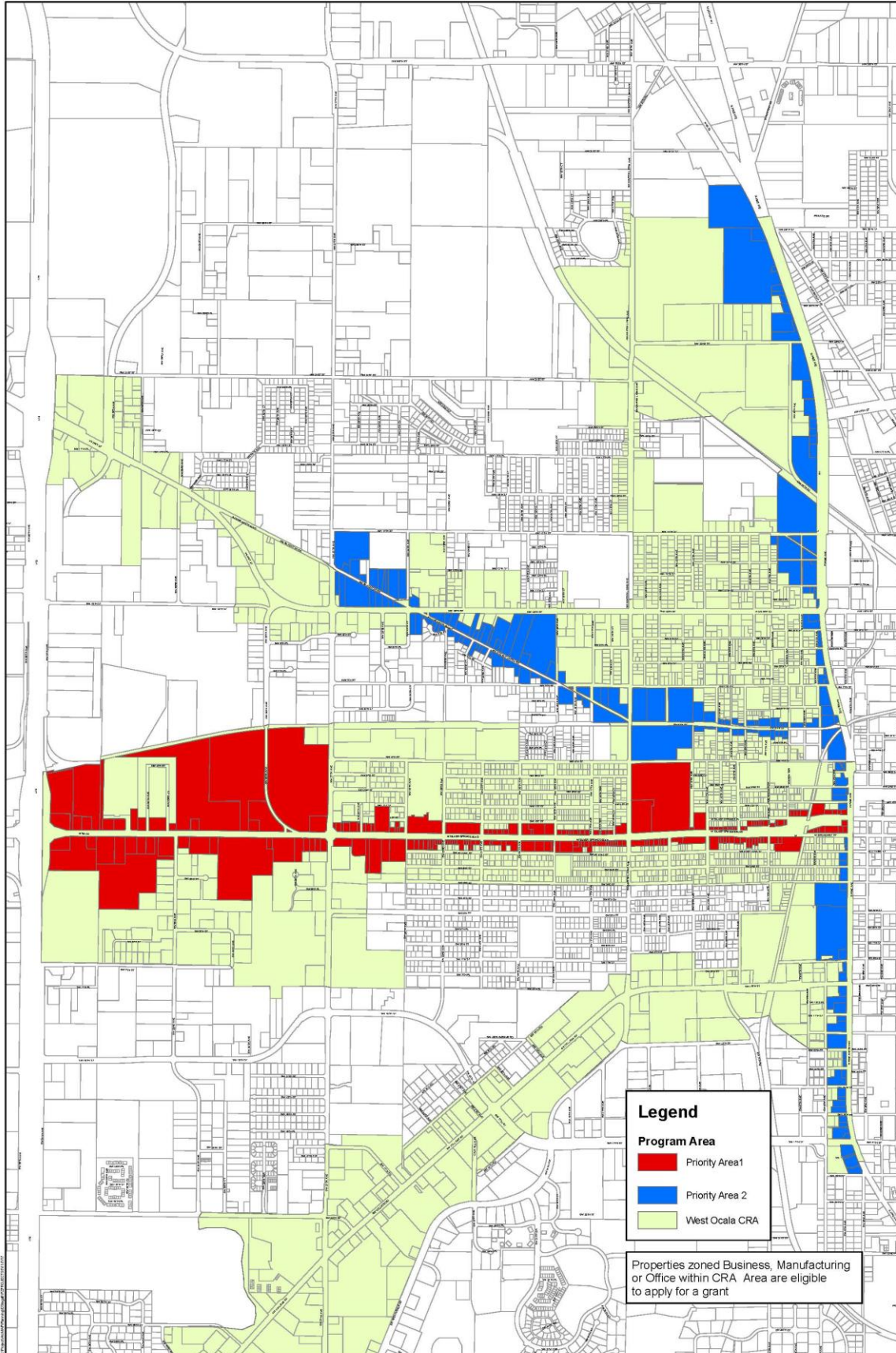


**WEST OCALA CRA SUBAREA COMMERCIAL ~~BUILDING-PROPERTY~~ IMPROVEMENT  
GRANT PROGRAM SUMMARY**     *3/19/18 April 2025*

Eligible Area	<p><b>West Ocala CRA</b> See Map.</p> <p><b>Target Area Priorities in West Ocala CRA – <u>Priorities</u></b> 1<sup>st</sup> = SR 40 corridor; 2<sup>nd</sup> = US 27 east of NW 27<sup>th</sup> Ave; US 441; 3<sup>rd</sup> = all other areas</p>
Eligible Businesses	New & existing businesses; Retail, office, industrial, general business & non-profit organizations
Eligible applicant	Property owner or business owner
Eligible Building Type	<p><u>1.</u> Existing buildings <del>only</del></p> <p><u>2.</u> <b>New construction</b></p>
Eligible Property Type	Taxable ad valorem properties only. Properties must be in one of the following <u>Zoning Districts</u> <b>allowing for commercial uses such as— Business, Manufacturing, or Office.</b>
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval
Eligible work	<p><u>Priority work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Vacant bldg. being converted to active use</li> <li>2. ADA Accessibility</li> <li>3. Removal of bars from doors &amp; windows</li> <li>4. Security systems incl. lighting, cameras and fencing</li> <li>5. Façade improvements (visible from street) incl. doors, windows and signage</li> <li>6. Demolitions</li> <li><u>7.</u> Creation of new surface parking lot</li> <li><del>7-8.</del> <b><u>New construction (On vacant property)</u></b></li> </ol>
Ineligible work	<p>Grant cannot be used to correct outstanding code violations in an active code enforcement case.</p> <p>Routine maintenance procedures, such as painting or minor repairs to existing materials alone, may not be eligible for a grant, but will be eligible as a component of a larger project.</p> <p>Only work begun <b>after</b> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p>Reroofing,</p>

Maximum Grant	<del>\$15,000</del> <u>\$50,000</u>
Required Match	3:1; City (75%) – Applicant (25%)
Design Guidelines	See attached
Ineligible Businesses	<p>The following business do not fit the vision for the West Ocala CRA and Community Plan and as such are <b>not eligible</b> for the grant.</p> <ul style="list-style-type: none"> <li>• Adult Oriented Businesses</li> <li>• Tattoo Parlors / Shops</li> <li>• Bail / Bonds</li> <li>• Check Cashing Service</li> <li>• Pawn Shops</li> <li>• Bars; bars as part of restaurant are permissible but restaurant must be primary business</li> <li>• Electronic or Vapor Cigarette Store</li> </ul>

West Ocala CRA Commercial Property Improvement Grant Program



**WEST OCALA CRA SUBAREA  
COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM SUMMARY**

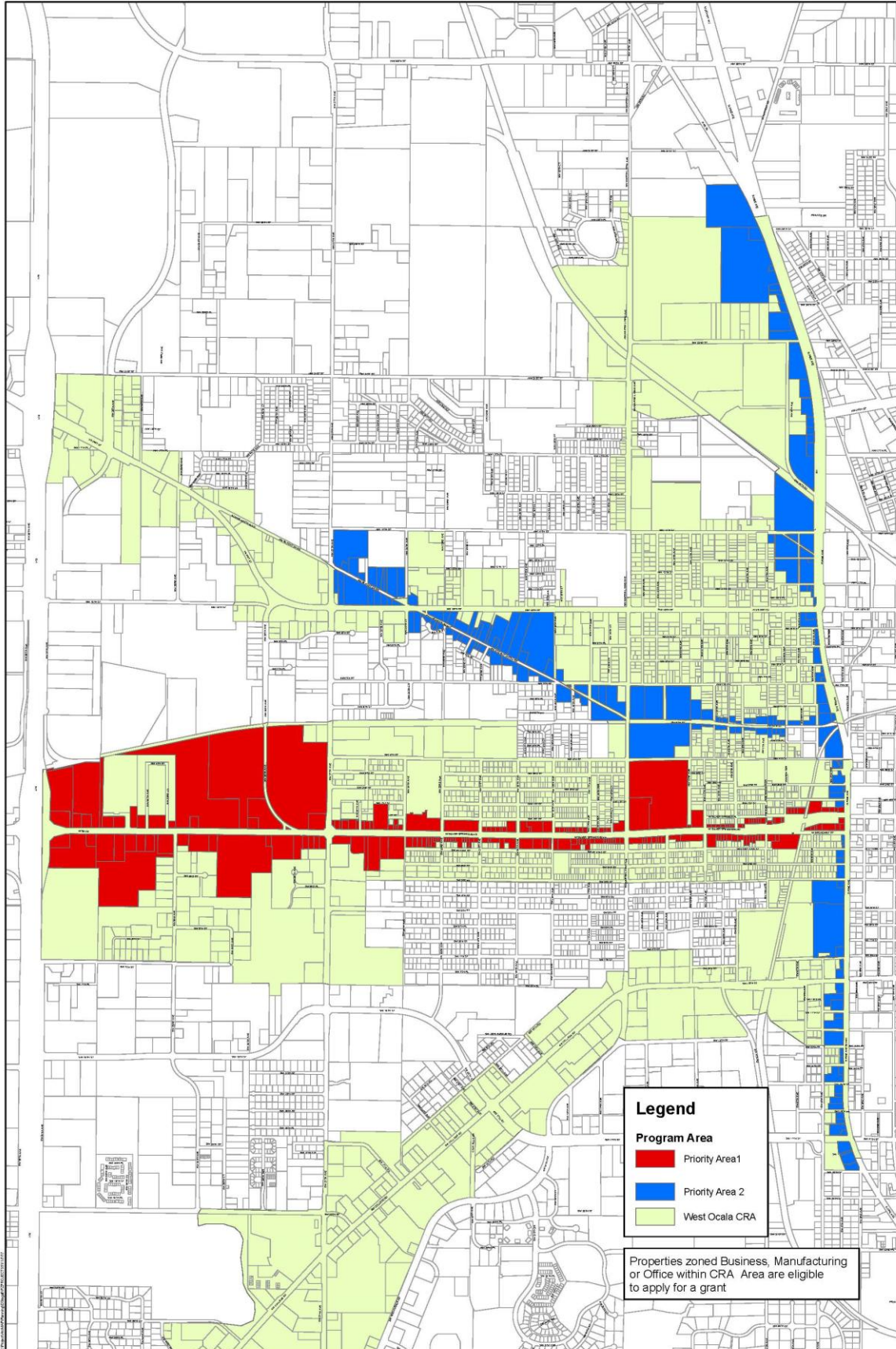
April 2025

Eligible Area	<p><b>West Ocala CRA See Map.</b></p> <p><b>Target Area Priorities in West Ocala CRA – <u>Priorities</u></b> 1<sup>st</sup> = SR 40 corridor; 2<sup>nd</sup> = US 27 east of NW 27<sup>th</sup> Ave; US 441; 3<sup>rd</sup> = all other areas</p>
Eligible Businesses	New & existing businesses; Retail, office, industrial, general business & non-profit organizations
Eligible applicant	Property owner or business owner
Eligible Building Type	<ol style="list-style-type: none"> <li>1. Existing buildings</li> <li>2. New construction</li> </ol>
Eligible Property Type	Taxable ad valorem properties only. Properties must be in one of the following <u>Zoning Districts allowing for commercial uses such as Business, Manufacturing, or Office.</u>
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval
Eligible work	<p><u>Priority work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Vacant bldg. being converted to active use</li> <li>2. ADA Accessibility</li> <li>3. Removal of bars from doors &amp; windows</li> <li>4. Security systems incl. lighting, cameras and fencing</li> <li>5. Façade improvements (visible from street) incl. doors, windows and signage</li> <li>6. Demolitions</li> <li>7. Creation of new surface parking lot</li> <li>8. New construction (On vacant property)</li> </ol>
Ineligible work	<p>Grant cannot be used to correct outstanding code violations in an active code enforcement case.</p> <p>Routine maintenance procedures, such as painting or minor repairs to existing materials alone, may not be eligible for a grant, but will be eligible as a component of a larger project.</p> <p>Only work begun <b><u>after</u></b> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p>Reroofing,</p>

Maximum Grant	\$50,000
Required Match	3:1; City (75%) – Applicant (25%)
Design Guidelines	See attached
Ineligible Businesses	<p>The following business do not fit the vision for the West Ocala CRA and Community Plan and as such are <b>not eligible</b> for the grant.</p> <ul style="list-style-type: none"> <li>• Adult Oriented Businesses</li> <li>• Tattoo Parlors / Shops</li> <li>• Bail / Bonds</li> <li>• Check Cashing Service</li> <li>• Pawn Shops</li> <li>• Bars; bars as part of restaurant are permissible but restaurant must be primary business</li> <li>• Electronic or Vapor Cigarette Store</li> </ul>



West Ocala CRA Commercial Property Improvement Grant Program



1,900 Feet



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2025-1089

**Agenda Item #:** 5d.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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**STAFF RECOMMENDATION (Motion Ready):**

Approve revisions to the Community Redevelopment Agency North Magnolia subarea commercial property improvement grant program

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:** One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. The intent of the North Magnolia Commercial Property Improvement Grant Program aligns with Goal 4 of the North Magnolia Redevelopment Plan, which aims to maintain an economically sound industrial and business area. A key objective of this goal is to enhance the commercial tax base, promote business development, and increase employment opportunities by encouraging and facilitating the reuse of vacant and underutilized commercial buildings for viable businesses.

Staff proposes the following changes to the North Magnolia Commercial Property Improvement Grant Program (Program):

1. Increasing the maximum grant from \$10,000 to \$20,000.

The revised framework reflects the maximum grant that will be available, pending approval. Please refer to the attached documents.

**FINDINGS AND CONCLUSIONS:**

- Since 2014, the CRA has offered grants to encourage North Magnolia business owners to improve building facades and sites. Enhancing the physical appearance of buildings will attract and retain business operations, prevent property value deterioration, and foster growth.

- The commercial grant was last modified in 2016; since then, the cost burden for property improvements has increased. Staff is proposing to double the current grant of \$10,000 for a new maximum grant of \$20,000. According to the U.S. Bureau of Labor Statistics (2025), the prices of materials and components for construction have increased by an average of 39 percent since 2020.
- The proposed amendment to the program is a necessary component of the comprehensive revitalization strategy for the subarea. Increasing the maximum grant is expected to positively impact program demand, allowing for more comprehensive improvements to property.
- Use of the CRA funds for this grant program is appropriate and consistent with the North Magnolia Community Redevelopment Plan.
  - *Goal 4, Strategy 4.1.2* - Incentive programs may be developed to encourage building and property improvements. Grant programs may be established to improve building conditions, both interior and exterior, for business expansion, and for the change of use of a building.
- The North Magnolia CRA Advisory Committee met on January 30, 2025, and recommended approval of the revised framework.
- If approved, staff will make the revised grant application available to the community via the City’s website and online application platform CivicServe.

**FISCAL IMPACT:** There is sufficient funding in the North Magnolia CRA grant account 622-016-553-559-55-82010. Grants are paid as a reimbursement when projects are completed and the applicant’s investment is verified.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes.
- Table
- Deny

**NORTH MAGNOLIA CRA SUBAREA  
COMMERCIAL ~~BUILDING~~ PROPERTY IMPROVEMENT GRANT PROGRAM  
SUMMARY**

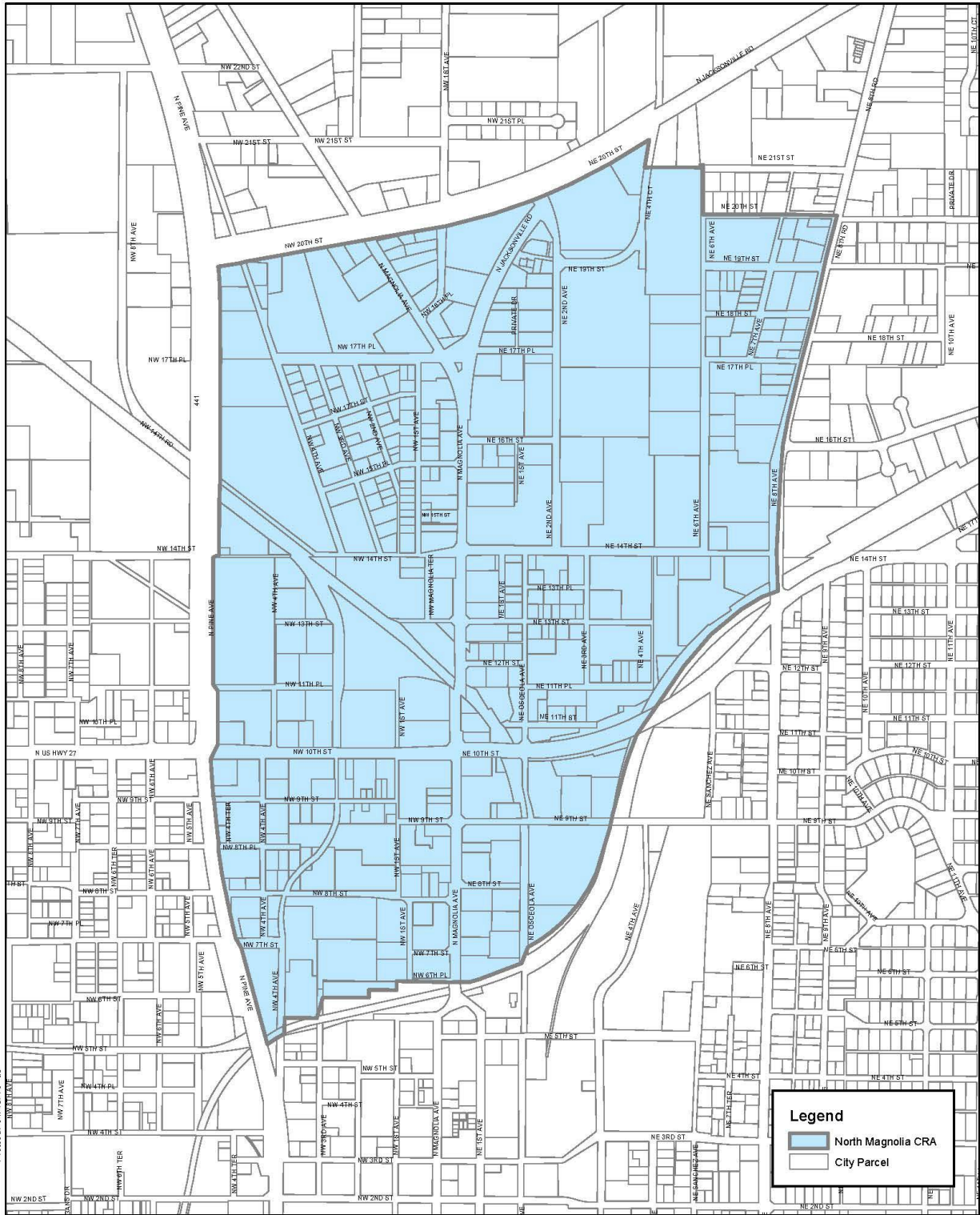
*2/1/22*

*Revised: January 2025*

<b>ELIGIBLE AREA</b>	North Magnolia CRA (see map)
<b>ELIGIBLE BUSINESSES</b>	All business in North Magnolia CRA in a B-Business or M-Industrial zoning are eligible.
<b>ELIGIBLE APPLICANT</b>	Property owner or business owner.
<b>ELIGIBLE BUILDING</b>	Existing buildings only.
<b>ELIGIBLE PROPERTY TYPE</b>	Taxable ad valorem properties only. Properties in B-Business and M- Industrial zoning.
<b>INELIGIBLE PROPERTIES</b>	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>ELIGIBLE WORK</b>	<p>Eligible work elements are:</p> <ol style="list-style-type: none"> <li>1. Exterior painting/paint removal for the entire building.</li> <li>2. Exterior cleaning of the property/masonry repair/parking lot coating and striping.</li> <li>3. Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting.</li> <li>4. Repair or replacement of windows for the entire building.</li> <li>5. New landscaping area (trees and shrubs) visible from the street/sidewalk. _</li> <li>6. New or replacement wall signage.</li> <li>7. New or replacement awnings for the entire building.</li> <li>8. Fencing.</li> </ol>
<b>INELIGIBLE WORK</b>	<p>Grant cannot be used to correct outstanding code violations in an active code enforcement case.</p> <p>Only work begun <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p>Reroofing.</p>
<b>MAXIMUM GRANT</b>	<del>\$10,000</del> <u>\$20,000</u>
<b>REQUIRED MATCH</b>	City (75%) – Applicant (25%)



# North Magnolia CRA



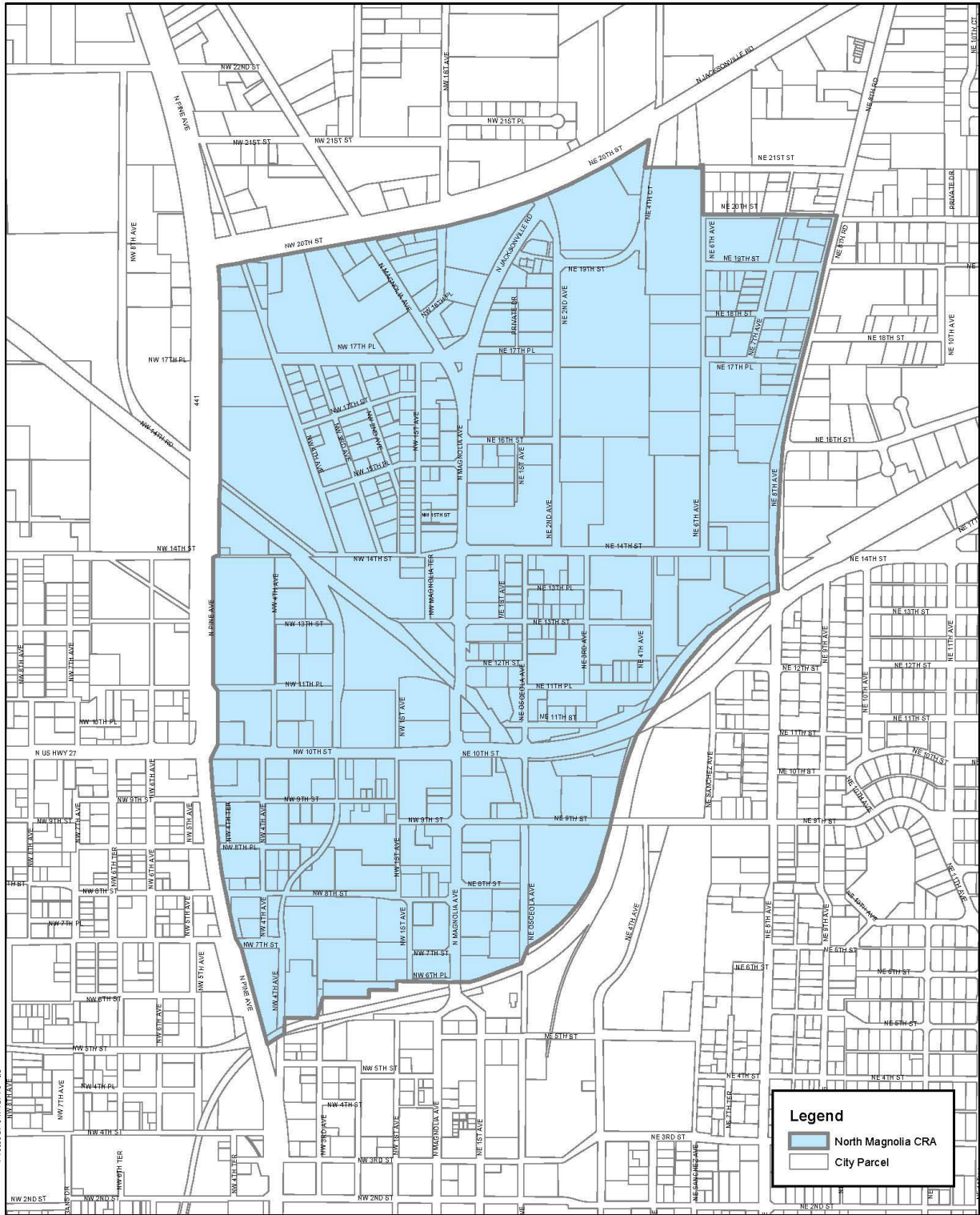
Prepared by: CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

**NORTH MAGNOLIA CRA SUBAREA  
COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM SUMMARY**

*Revised: January 2025*

<b>ELIGIBLE AREA</b>	North Magnolia CRA (see map)
<b>ELIGIBLE BUSINESSES</b>	All business in North Magnolia CRA in a B-Business or M-Industrial zoning are eligible.
<b>ELIGIBLE APPLICANT</b>	Property owner or business owner.
<b>ELIGIBLE BUILDING</b>	Existing buildings only.
<b>ELIGIBLE PROPERTY TYPE</b>	Taxable ad valorem properties only. Properties in B-Business and M- Industrial zoning.
<b>INELIGIBLE PROPERTIES</b>	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>ELIGIBLE WORK</b>	<p>Eligible work elements are:</p> <ol style="list-style-type: none"> <li>1. Exterior painting/paint removal for the entire building.</li> <li>2. Exterior cleaning of the property/masonry repair/parking lot coating and striping.</li> <li>3. Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting.</li> <li>4. Repair or replacement of windows for the entire building.</li> <li>5. New landscaping area (trees and shrubs) visible from the street/sidewalk. _</li> <li>6. New or replacement wall signage.</li> <li>7. New or replacement awnings for the entire building.</li> <li>8. Fencing.</li> </ol>
<b>INELIGIBLE WORK</b>	<p>Grant cannot be used to correct outstanding code violations in an active code enforcement case.</p> <p>Only work begun <b>after</b> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p>Reroofing.</p>
<b>MAXIMUM GRANT</b>	\$20,000
<b>REQUIRED MATCH</b>	City (75%) – Applicant (25%)

# North Magnolia CRA



Plotfile: 04/13/16 05

Prepared by: CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

