



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

Community Redevelopment Agency (CRA) Grant Application Instructions

This checklist is designed to assist you in completing your application thoroughly. For questions, contact the Growth Management Department at **352-629-8524** or cra@ocalafl.gov

GETTING STARTED	<ol style="list-style-type: none"> 1. Confirm Property Eligibility - Determine whether the property is located within one of the four designated Community Redevelopment Areas (CRAs). To view the CRA subarea boundaries, use the Ocala Map Experience - Growth Management to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility. 2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria. 3. Fill out the grant application in full and include all required supporting documentation.
BUSINESS INFORMATION	This section must only be completed by applicants proposing improvements to non-residential property. All business must have an active City of Ocala Business license.
CRA SUBAREA & PROGRAM TYPE	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.
PROJECT DESCRIPTION	Failure to provide a comprehensive scope of work may result in the application being considered incomplete. If additional space is needed, you may submit an extra sheet or include further details in Section 9: Supplemental Information.
PROJECT COSTS	<p>All submitted quotes must reflect the full scope of work, including both materials and labor. The final quoted amount should represent the total cost to be paid by the property owner.</p> <ul style="list-style-type: none"> • If a quote includes multiple product or pricing options, applicants must clearly indicate their selected option. Grants are calculated based on the lowest quotes provided. • For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit two separate quotes from two different vendors. <p>Example: <i>Roof Replacement:</i> Submit two quotes from two roofing contractors. <i>Repainting:</i> Submit two quotes from two painting service providers.</p>
INCOMPLETE APPLICATIONS	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
APPLICATION DEADLINES	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. Applications submitted <u>after</u> the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.
SUBMITTING YOUR APPLICATION	<ol style="list-style-type: none"> 1. <u>In-Person Submittal</u> Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471 2. <u>By Mail or Email</u> <i>Email:</i> Scan and email the application to cra@ocalafl.gov <i>Mail:</i> Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471 3. <u>Online Portal Submission</u> An online application form is provided within the portal and must be submitted directly through the system. Apply through Ocala's Economic Development Portal (CivicServe): https://ocalafl.civicserve.com/



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DATE SUBMITTED: _____

GRANT ID:
(STAFF ONLY)

- ☐ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name Eugene Boone Trust
Property Owner Mailing Address 615 E Silver Springs Blvd
E-mail bransonboone@foxfirerealty.com Phone No. 352-804-3314
Authorized Representative (If different from property owner) _____
E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name Remax Foxfire
Type of Business Real Estate
Business Address 615 E Silver Springs Blvd
Business E-mail bransonboone@foxfirerealty.com Business Phone No. 352-732-3344
Primary Contact (If different from applicant) _____
How long has the business been at its current location? 50 years
If the business is a tenant, what are the start and end date of the lease? Owner occupied

3. CRA SUBAREA

☐ West Ocala ☒ East Ocala ☐ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☐ Residential ☒ Commercial ☒ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMEWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address _____ Parcel ID 2820-048-005
Current Use of Property Vacant Proposed Use Office
Proposed Scope of Work (Attach additional sheets if needed)

converting vacant building in to new office building

Explain your need for grant assistance and the expected benefits of your project (Attach additional sheets if needed)

Our current building is out dated and need a new function space that will bring great curb appeal to the downtown area

RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☐ No

Is this your primary residence? ☐ Yes ☐ No

How long have you resided at the home? _____ What is the size of your household? _____

GRANT ID: _____

6. PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 _____

High Quote 1: _____

Low Quote 1: _____

Work Item 2 _____

High Quote 2: _____

Low Quote 2: _____

Work Item 3 _____

High Quote 3: _____

Low Quote 3: _____

Total: _____

Total: _____

*IF MORE THAN 3 WORK ITEMS, ATTACH
ADDITIONAL SHEET

7. SCHEDULE

Start Date: 1/1/26

Estimated Time For Completion (Weeks/Months): 12 months

8. APPLICATION CHECKLIST

- ☐ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☒ COMPLETED APPLICATION
- ☒ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☒ PROOF OF PROPERTY OWNERSHIP
- ☒ PROOF OF CURRENT PROPERTY TAXES
- ☒ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☐ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☒ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GENERAL TERMS AND CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.


It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Community Redevelopment Agency Board, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
<p>I, <u>Branson Boone</u>, property owner/authorized representative of the property at <u>605 E Silver Spring</u> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.</p> <p>SIGNATURE: <u></u> DATE: <u>11/5/25</u></p>	<p>I, _____, owner of the property at _____ have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p>SIGNATURE _____ DATE _____</p>

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 Certified Assessment Roll

2820-048-005

[GOOGLE Street View](#)

Prime Key: 1220823

[MAP IT+](#)

[Property Information](#)

[More Names](#)

BOONE EUGENE R REV TRUST
BOONE EUGENE R TR ET AL
615 E SILVER SPRINGS BLVD
OCALA FL 34470-5823

[Taxes / Assessments](#): \$4,836.27

Map ID: 179

[Millage](#): 1001 - OCALA

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

[PC](#): 17

Acres: .39

[More Situs](#)

Situs: 605 E SILVER SPRINGS BLVD
OCALA

[Current Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$245,274	Impact	
Total Assessed Value	\$243,704	Ex Codes :	(\$1,570)
Exemptions	\$0		
Total Taxable	\$243,704		
School Taxable	\$245,274		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$99,318	\$129,300	\$6,772	\$245,274	\$243,704	\$0	\$243,704
2024	\$99,318	\$124,208	\$8,947	\$221,549	\$221,549	\$0	\$221,549
2023	\$99,318	\$130,634	\$8,947	\$221,377	\$221,377	\$0	\$221,377

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6896/1978	12/2018	07 WARRANTY	0	U	I	\$100
1443/1085	07/1987	07 WARRANTY	0	Q	I	\$130,000
1251/1558	11/1984	07 WARRANTY	0	U	I	\$100,000
1064/0503	05/1981	07 WARRANTY	0	U	I	\$50,000
0385/0294	06/1969	02 DEED NC	0	Q	I	\$45,000

[Property Description](#)

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA

COM SW COR LOT 48 FOR POB N 83.33 FT E 80.41 FT S 83.33
FT W 81.49 FT TO POB

& PART LOT 48 DESC AS FOLLOWS:

BEG AT A POINT N 83.33 FT FROM INTERSECTION OF E LINE
OF TUSCAWILLA AV & N LINE OF SIL SPGS BLVD TH RUN N ALONG E
LINE 54.67 FT TH E 95 FT S 138.05 FT TO N LINE OF SIL
SPGS BLVD TH W 13.51 FT N 83.33 FT W 80.41 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1700	.0	.0	B2	16,553.00	SF	6.0000	1.00	1.00	1.00	99,318	99,318
Neighborhood 9976											Total Land - Class \$99,318	
Mkt: 2 70											Total Land - Just \$99,318	

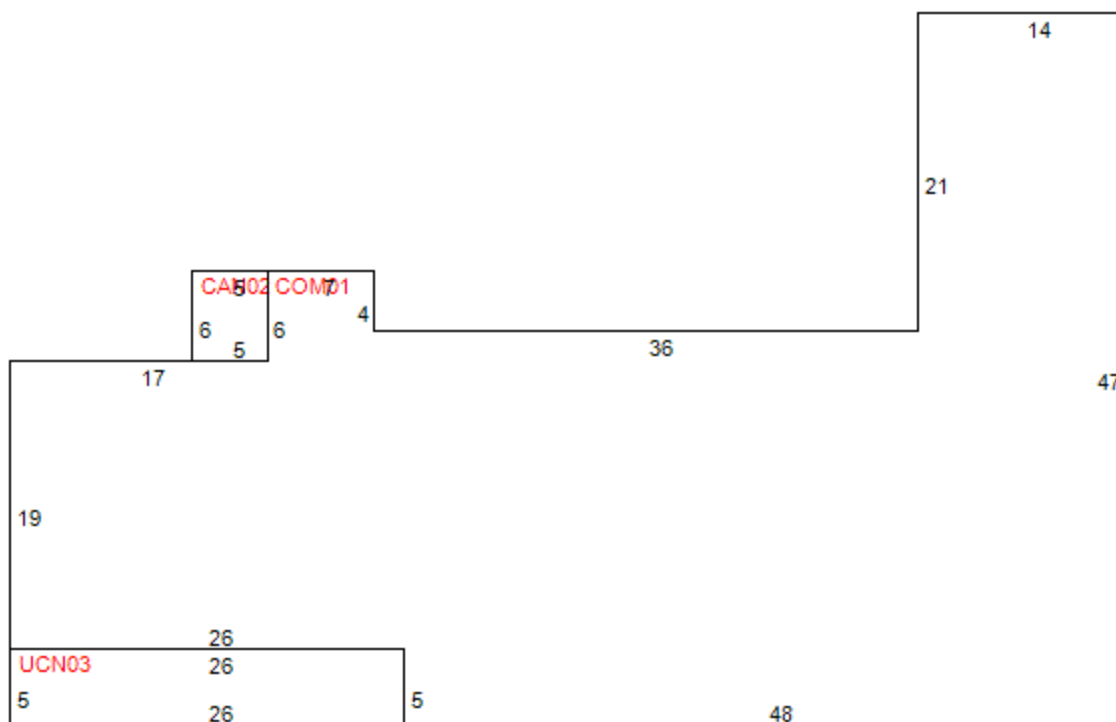
[Traverse](#)

Building 1 of 1

COM01=R7D4R36U21R14D47L48U5L26U19R17U6.

CAN02=L5D6R5U6.D25L17

UCN03=R26D5L26U5.



[Building Characteristics](#)

Structure	4 - MASONRY NO PILAST	Year Built 1961
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	12/12/2024 by 253	Base Perimeter 250

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO42 COM BRK VEN-BK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1961	0	2,082	M17 OFFICE	100 %	N Y
2	11.0	1.00	1961	0	30	CAN CANOPY-ATTACHD	100 %	N N
3	9.0	1.00	1961	0	130	UCN CANOPY UNFIN	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
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	10,199.00	SF	5	1981	3	0.0	0.0
Total Value - \$6,772							

[Appraiser Notes](#)

605 - PENDAS LAW FIRM 1427 SF
611 - FOXFIRE REALTY 658 SF


[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
SGN19-0114	8/14/2019	-	WALL

[Cost Summary](#)

Buildings R.C.N.	\$287,334	2/10/2025				
Total Depreciation	(\$158,034)					
Bldg - Just Value	\$129,300		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$6,772	2/10/2025	1	\$287,334	(\$158,034)	\$129,300
Land - Just Value	\$99,318	6/10/2019				
Total Just Value	\$235,390	.				

Tax Roll Property Summary							Help
Account Number		R2820-048-005		Type	REAL ESTATE		Request Future E-Bill
Address		605 E SILVER SPRINGS BLVD OCALA		Status			
Sec/Twn/Rng		17 15 22		Subdivision	9976		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
2010	R	2010 R2820-048-005	PAID	11/2010	3,387.91		Tax Bill
2011	R	2011 R2820-048-005	PAID	11/2011	3,473.91		Tax Bill
2012	R	2012 R2820-048-005	PAID	11/2012	3,500.41		Tax Bill
2013	R	2013 R2820-048-005	PAID	11/2013	3,243.93		Tax Bill
2014	R	2014 R2820-048-005	PAID	11/2014	3,210.24		Tax Bill
2015	R	2015 R2820-048-005	PAID	11/2015	3,510.43		Tax Bill
2016	R	2016 R2820-048-005	PAID	11/2016	3,551.75		Tax Bill
2017	R	2017 R2820-048-005	PAID	11/2017	3,517.67		Tax Bill
2018	R	2018 R2820-048-005	PAID	11/2018	3,468.14		Tax Bill
2019	R	2019 R2820-048-005	PAID	11/2019	3,532.96		Tax Bill
2020	R	2020 R2820-048-005	PAID	11/2020	3,639.70		Tax Bill
2021	R	2021 R2820-048-005	PAID	11/2021	3,968.91		Tax Bill
2022	R	2022 R2820-048-005	PAID	11/2022	3,964.50		Tax Bill
2023	R	2023 R2820-048-005	PAID	11/2023	4,348.66		Tax Bill
2024	R	2024 R2820-048-005	PAID	11/2024	4,326.87		Tax Bill
2025	R	2025 R2820-048-005	UNPAID*	tax bill just came out 3 we Paid		4,642.82	 Add to Cart Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-048-005	Tax Bill
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

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[GOOGLE Street View](#)

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[Taxes / Assessments:](#) \$4,836.27

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Acres: .39

[More Situs](#)

Situs: 605 E SILVER SPRINGS BLVD OCALA

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302 SE Broadway St., Unit 100, Ocala, FL 34471 • (352) 867-8101 • www.DrakeConstructionServices.com

October 11th, 2025

FoxFire Reality
Owen Boone
615 E Silver Springs Blvd, Ocala, FL 34470

PROPOSAL

RE: Project: FoxFire Reality Building
Subject: Addition & Remodel to Existing Building

Scope of Work

- Work per plans – Partin Architecture – Dated 10/17/25
- Remodel Existing Building
- Construct Addition of 1,640 consisting of CMU Walls, Wood trusses, TPO Roof.
- All new Exterior Windows and door per plans.
- Design Build all new Electrical, Plumbing, Mechanical Systems for entire Building
- Finishes per plan
- Insurance & General Requirements needed for project included
- Permitting

TOTAL - \$783,444.53

Sincerely,
Drake Construction Services, Inc.

Kendall Drake, President

Reviewed and Accepted By Owner:

Signature: _____



Drake Construction Services
302 SE Broadway St. STE 100
Ocala, FL, 34471
(352) 867-8101

08/08/2025

Foxfire Remodel & Addition

3,775 SF

Estimate Table

Description	Total Estimate	Direct Cost: Cost per SF
PHASE 1		
02 Shell		
01.000 General Conditions	35,345.50	8.40
02.000 Demolition	29,507.43	7.01
03.000 Concrete	26,509.91	6.30
03.010 Concrete - Flatwork (ADA Ramps & Thickened edge sidewalks)	15,698.31	3.73
04.000 Masonry - Stem wall & walls	27,962.94	6.64
05.020 Metal Railings & Awnings	40,530.75	9.63
06.000 Framing	19,880.45	4.72
06.070 Trusses	18,318.89	4.35
07.000 Roofing	38,660.84	9.19
08.100 Exterior Storefronts & Doors	81,729.50	19.42
09.070 Stucco	25,547.50	6.07
31.000 Site Work	12,601.18	2.99
31.050 Parking Lot Patching & Reseal / Striping	8,362.50	1.99
02 - Shell Totals	\$380,655.70	\$90.44
Phase 2		
03 Buildout		
01.010 Supervision	33,450.00	7.95
06.010 Interior Wood Trim	4,268.49	1.01
06.040 Exterior Siding & Trim	1,598.07	0.38
07.030 Insulation	12,839.05	3.05
08.000 Doors	12,878.25	3.06
08.110 Interior Storefront	50,775.32	12.06
09.030 Flooring	48,957.96	11.63
09.060 Painting & Coatings	33,539.11	7.97
09.160 Wall Systems (Drywall & Interior Framing)	43,173.08	10.26
09.170 Acoustic Ceiling Tile	19,753.83	4.69
10.030 Bathroom Specialties	4,906.00	1.17
12.011 Cabinets & Counters	19,863.73	4.72
22.000 Plumbing	11,375.23	2.70
23.000 Air Conditioning	55,289.51	13.14
26.000 Electric	50,121.21	11.91
03 - Buildout Totals	\$402,788.82	\$95.69
Totals	\$783,444.53	\$186.13

Drake Construction Services

BOYLE CONSTRUCTION INC.

Michael P. Boyle

License #CG C034244

Date: 11-10-25

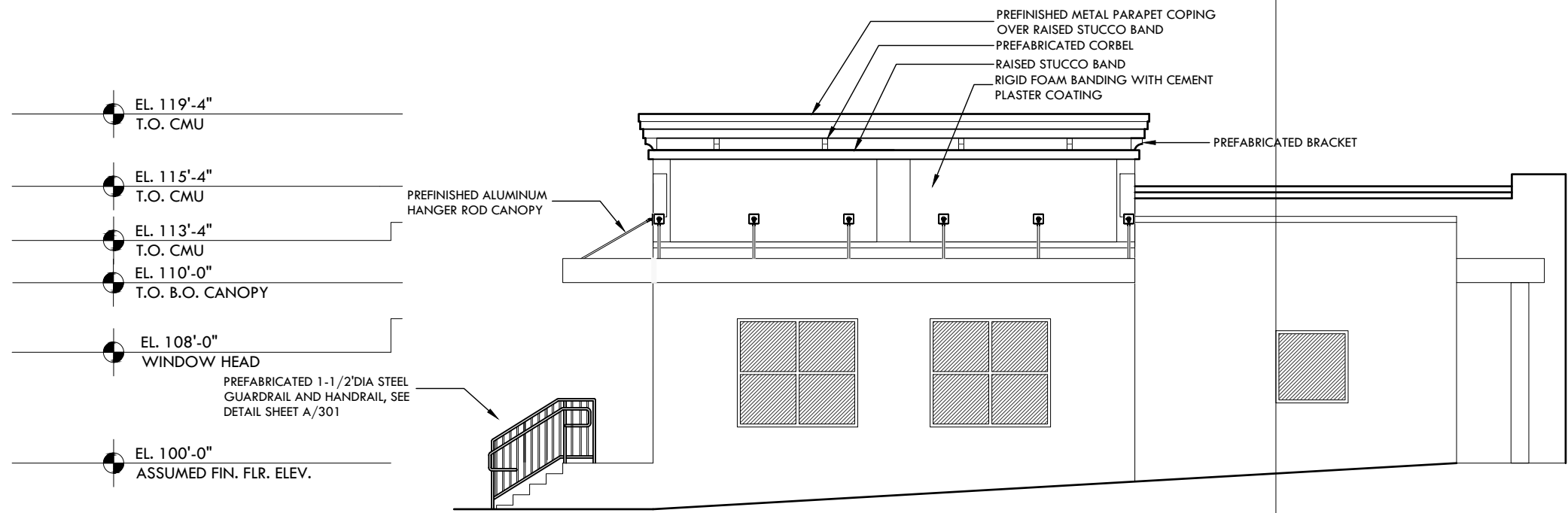
RE: FoxFire Ocala Renovation 615 E Silver Springs Blvd.

Lump Sum proposal for Partin Architecture plans dated 10-17-25. Pages A101-A501, G001, G101 & LS101. Includes all labor, materials, permits, liability and builders risk insurance. Excludes impact and utility charges, if any.

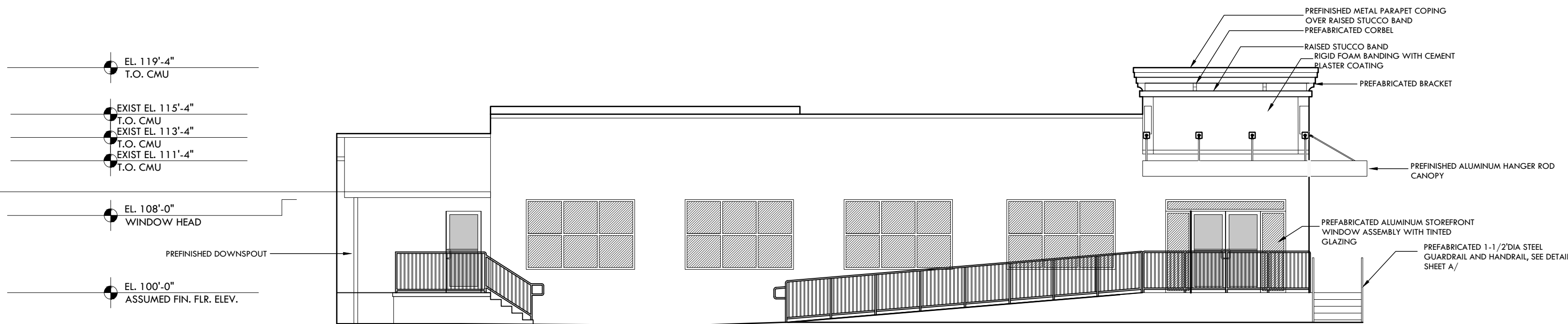
Lump Sum \$879,131.00

A handwritten signature in black ink, appearing to read "Michael P. Boyle". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Boyle".

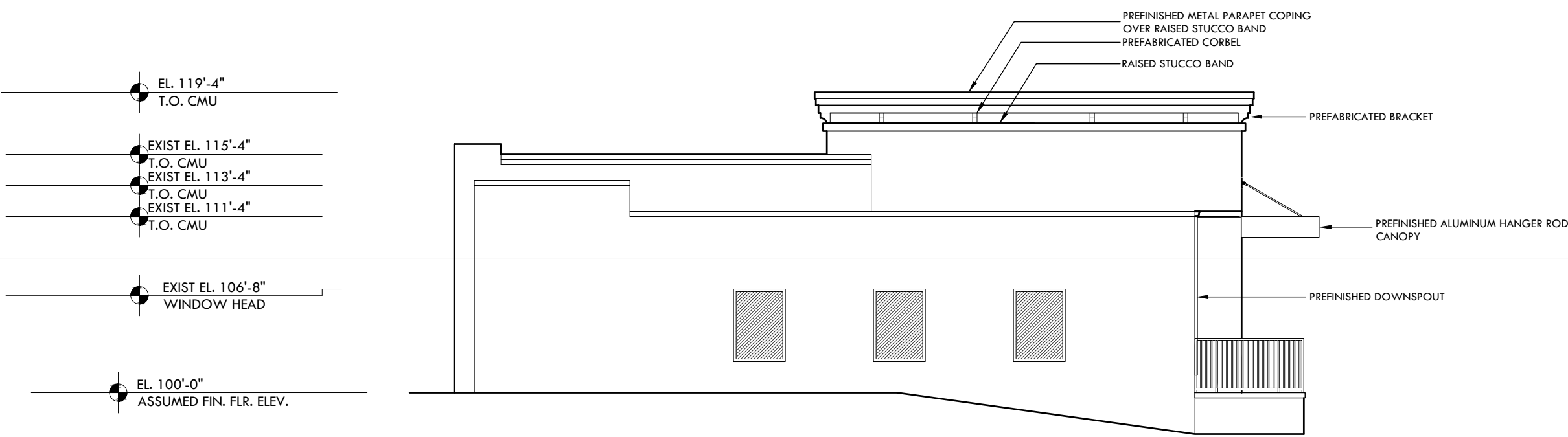
Michael P. Boyle



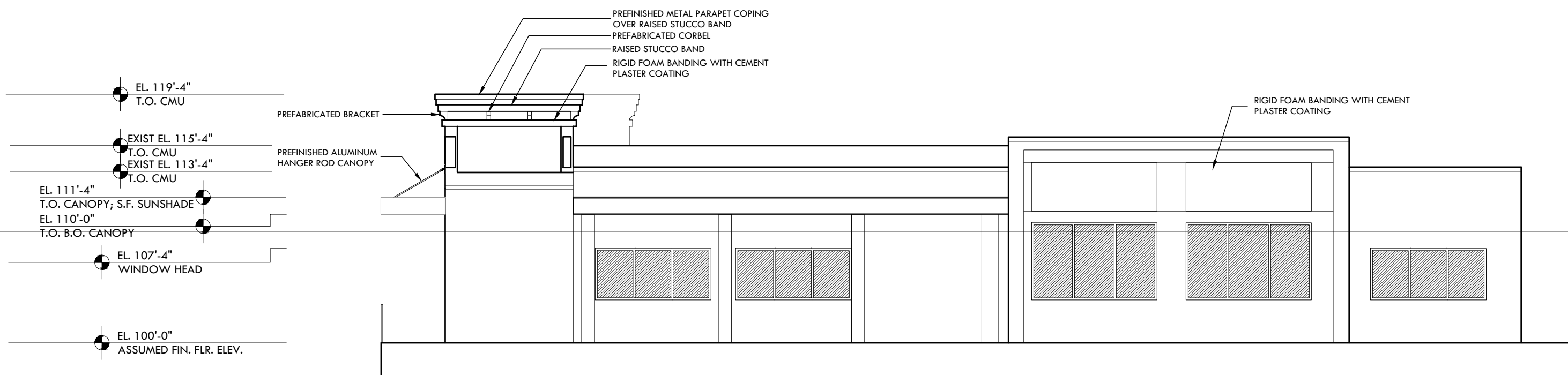
4 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



3 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



2 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



1 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



PARTIN ARCHITECTURE

936 E. FT. KING STREET
OCALA, FLORIDA 34471
P 352.629.3867 F 352.629.3866
FL LIC# AA26001291

JULIE MICHELLE PARTIN
AR#2862
DRAWING IS NOT VALID UNLESS SIGNED,
SEALED & DATED BY REGISTERED PROFESSIONAL

RENOVATION / ADDITION
FOX FIRE OCALA
RENOVATION
615 E SILVER SPRINGS BLVD
OCALA, FL 34470

REVISIONS

△	

ISSUE DATE

DATE

JOB #

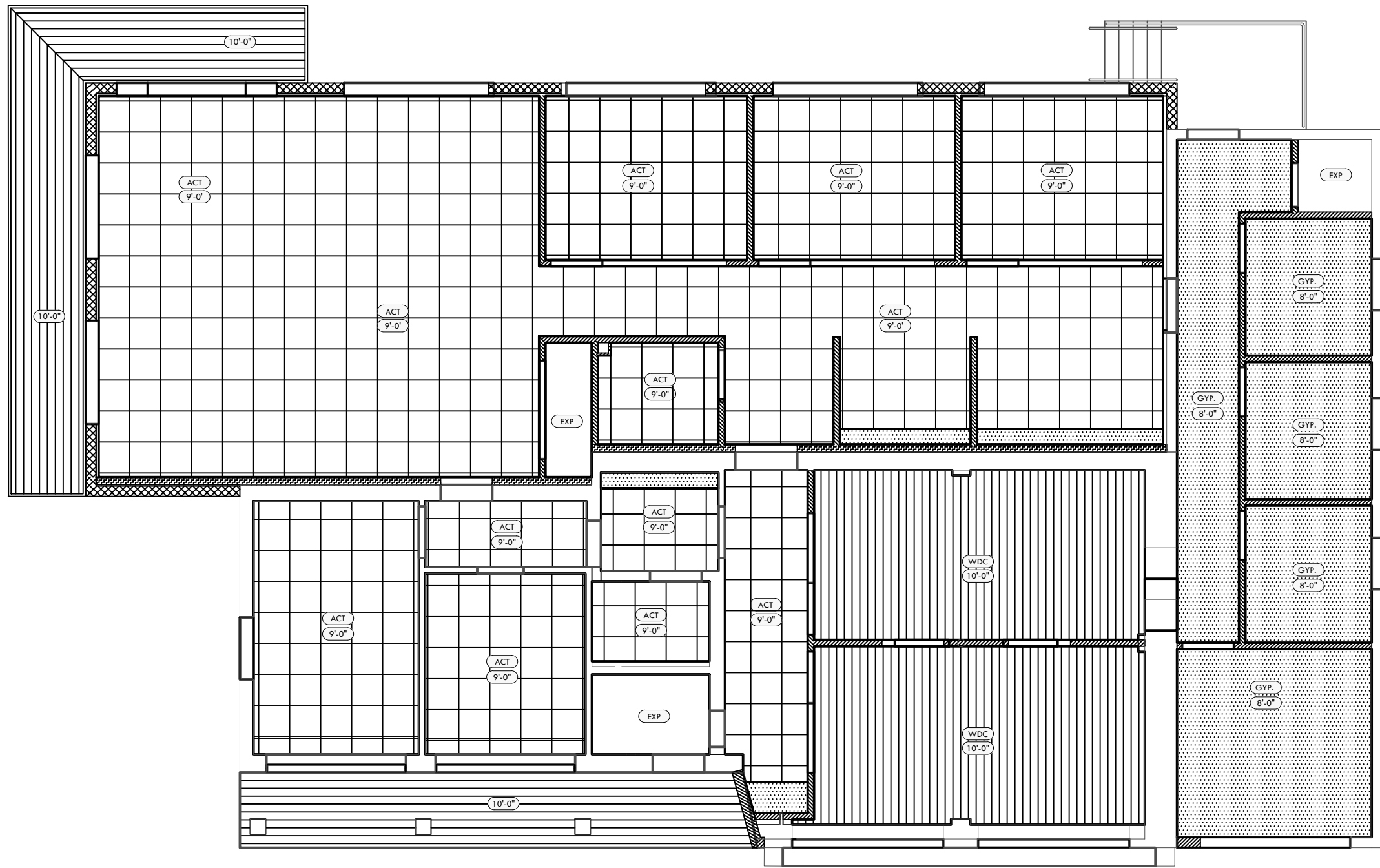
2425

SHEET TITLE

RENOVATION EXTERIOR
ELEVATIONS

SHEET NO.

A202



2 RENOVATION REFLECTED CEILING PLAN
1/8"=1'-0"

CEILING GENERAL NOTES

1. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.

2. ALL CEILING GRIDS SHALL BE CENTERED IN ROOM UNLESS SHOWN OTHERWISE.

3. ALL CEILING MOUNTED DEVICES SHALL BE CENTERED WITHIN THE CEILING TILE UNLO.

4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CEILING SUSPENSION SYSTEMS WITH OTHER EQUIPMENT SUPPORTS.

5. PROVIDE DROPPED SOFFIT SPECIFIED, SEE REFLECTED CEILING PLAN, SEE INTERIOR ELEVATIONS (VERIFY CONDITION WITH SPECIFIC LOCATION); TYP.

CEILING LEGEND

ACT1: 24"x24"x 3/4" ACOUSTICAL CEILING TILE, REFER FINISH SCHEDULE FOR SPECIFICATIONS

INDICATES HEIGHT OF CEILING ABOVE THE FINISHED FLOOR

GYPSUM SOFFIT;

WDC, CUSTOM WOOD CEILING; SEE FINISHES

FABRICATED METAL CANOPY

LED STRIP FIXTURE, TASK LIGHTING UNDER UPPER CABINETS, SEE ELECTRICAL

RECESSED LED DOWN LIGHT, SEE ELECTRICAL

EMERGENCY LIGHT WITH BATTERY PACK, SEE ELECTRICAL

SUPPLY AIR DIFFUSER, SEE MECHANICAL

RETURN AIR, SEE MECHANICAL

2' X 2' LED TROFFER, SEE ELECTRICAL

NOTE: SEE MEPS FOR SPEC'S AND INFORMATION. NOT ALL LEGEND ICONS MAY BE USED IN DRAWING

AREA (SQUARE FEET)

PROVIDED

TOTAL - 3,096 SF

GENERAL NOTES

1. ALL WORK SHALL SHALL MEET OR EXCEED THE CURRENT FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES ACT, AND ALL CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.

2. ALL PERTINENT TRADES AND GENERAL CONTRACTOR SHALL FIELD VERIFY SITE DIMENSIONS AND GENERAL CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ONLY DIMENSIONS THAT HAVE BEEN VERIFIED SHALL BE USED. REPORT ALL DISCREPANCIES TO THE OWNER OR ARCHITECT

3. ALL BUILDING ELEMENTS SHALL BE INSTALLED STRAIGHT, LEVEL, PLUMB AND SQUARE UNLESS NOTED OTHERWISE.

4. PROVIDE INFORMATION FOR ALL MATERIALS, PRODUCTS AND SYSTEMS, INCLUDING TEST DATA AND COLOR SAMPLES AS REQUIRED BY ARCHITECT AND OWNER.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANIES FOR SERVICES, TAPS, AND METERS FOR THIS PROJECT.

6. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING OR GRADING.

7. CONTRACTOR SHALL COORDINATE W/ OWNER REGARDING HOURS OF OPERATION AS NOT TO DISRUPT DAILY ACTIVITY. PROVIDE SAFE ACCESS DURING CONSTRUCTION PERIOD AND LOCKABLE ENTRANCES W/ OWNER AND CONTRACTOR HAVING KEYED ACCESS.

8. EXISTING MISCELLANEOUS ITEMS THAT CONFLICT W/ PROPOSED CONSTRUCTION SHALL BE COORDINATED BY GENERAL CONTRACTOR FOR REMOVAL AND / OR RELOCATION PRIOR TO COMMENCEMENT OF WORK.

9. AWARDED CONTRACTOR MUST PROVIDE ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT AS REQUIRED TO PROVIDE A COMPLETE AND PROPER TURN KEY PROJECT.

GENERAL WALL PARTITION NOTES

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD TO 84" A.F.F. IN ALL WET LOCATIONS; ALL WALLS IN RESTROOMS, WALL BEHIND SINKS & DRINKING FOUNTAIN.

2. PROVIDE EPOXY PAINT AT RESTROOMS

3. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS, CABINETS, COMPUTERS, TELEVISIONS, VIEW BOX, LOBBY WALL FRAME AND TOILET ACCESSORIES.

4. G.C. TO COORDINATE FINAL LOCATION OF ALL HALF/KNEE WALLS FOR FURNITURE WITH FURNITURE AND/OR EQUIPMENT W/ SUPPLIER.

RENOVATION KEY NOTES

(R-01) ALL NEW NON RATED PARTITION P1 U.O.N. ALIGN WITH EXISTING PARTITIONS AS REQUIRED TO PROVIDE A FLUSH FINISH. SEE WALL PARTITIONS, PATCH AND REPAIR EXISTING ADJACENT WORK AS REQUIRED TYP.

(R-02) NEW DOOR, COORDINATE WITH DOOR SCHEDULE.

(R-03) NEW CASED OPENING.

(R-04) NEW PLUMBING FIXTURE, COORDINATE WITH MEP.

(R-05) PROVIDE NEW CHASE WALL IN RESTROOMS, SIMILAR TO P1.

(R-06) INSTALL NEW CABINETRY, REFER TO INTERIOR ELEVATIONS.

(R-07) NEW WALL INFILL, PATCH REPAIR ADJACENT FINISHES.

(R-08) INSTALL NEW STAIRS W ADA COMPLIANT HANDRAIL.

(R-09) INSTALL NEW CONCRETE RAMP W ADA COMPLIANT HANDRAILS.

(R-10) INSTALL NEW WINDOWS AND FRAMES.

(R-11) INSTALL NEW STOREFRONT DOOR AND WINDOWS.

(R-12) NEW EXTERIOR CMU WALL ALIGN WITH EXISTING WALLS AS REQUIRED TO PROVIDE A FLUSH FINISH. SEE WALL PARTITIONS, PATCH AND REPAIR EXISTING ADJACENT WORK AS REQUIRED TYP.

RENOVATION PLAN WALL LEGEND

EXISTING ITEMS TO REMAIN

8" CMU WALL

6" P.T. WOOD STUD BEARING WALL

NEW NON RATED METAL STUD PARTITION WALL OF 4" & 6". SEE WALL PARTITIONS

NEW NON RATED 2" WALL FURRING (USE 1 5/8" METAL STUDS)

TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MOUNTING HTS
(T1)	STAINLESS STEEL 1 1/2" GRAB BAR - SATIN FINISH - ANCHORS AS REQUIRED - ONE 36" BEHIND, ONE 42" AT SIDE, AT EACH TOILET	3'-0" AFF TOP
(T2)	STAINLESS STEEL FRAMED MIRROR x THEFT RESISTANT SCREWS - 24"x36" - ONE AT EACH SINK	3'-4" AFF BOTTOM
(T3)	STAINLESS STEEL MULTI-ROLL TOILET TISSUE DISPENSER	1'-6" AFF TO CENTER OF ROLL
(T4)	STAINLESS STEEL LIQUID SOAP DISPENSER	3'-8" AFF TO CONTROL
(T5)	PAPER TOWEL DISPENSER	4'-6" AFF TOP
(T6)	STAINLESS STEEL SANITARY NAPKIN DISPOSAL	2'-6" AFF TOP

NOTES: BASIS OF DESIGN- OWNER FURNISHED

4 RR #115
1/2"=1'-0"

3 RR #113
1/2"=1'-0"

1 RENOVATION FLOOR PLAN
1/8"=1'-0"

P|A

PARTIN ARCHITECTURE

936 E. FT. KING STREET
OCALA, FLORIDA 34471
P 352.629.3867 F 352.629.3866
FL LIC# AA26001291

JULIE MICHELLE PARTIN
ARP2862
DRAWING IS NOT VALID UNLESS SIGNED,
SEALED & DATED BY REGISTERED PROFESSIONAL

RENOVATION / ADDITION
FOXFIRE OCALA
RENOVATION
615 E SILVER SPRINGS BLVD
OCALA, FL 34470

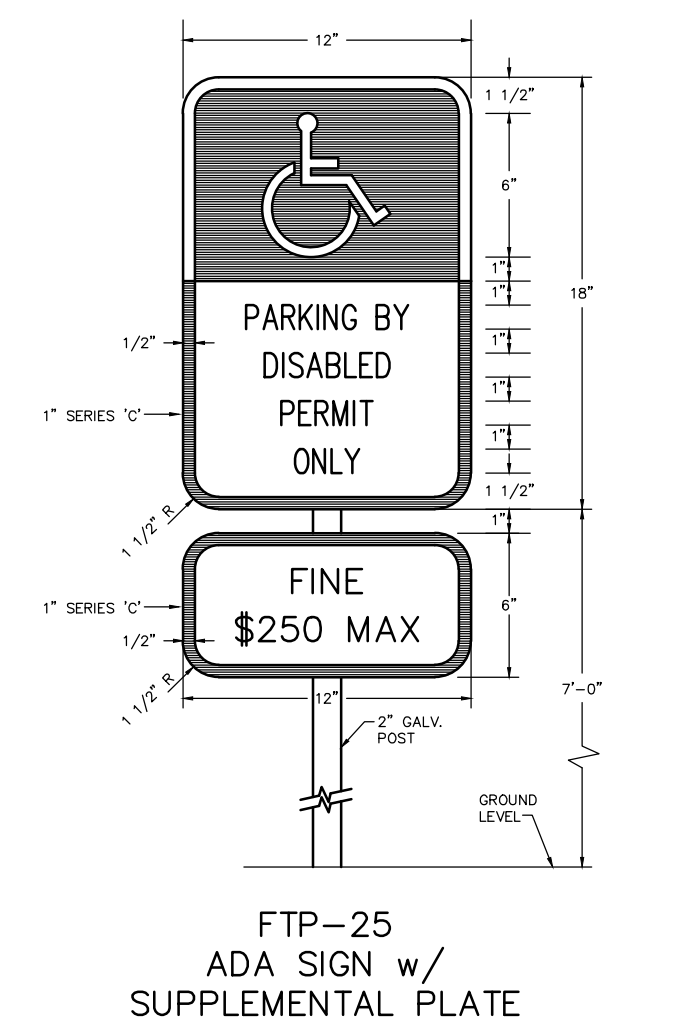
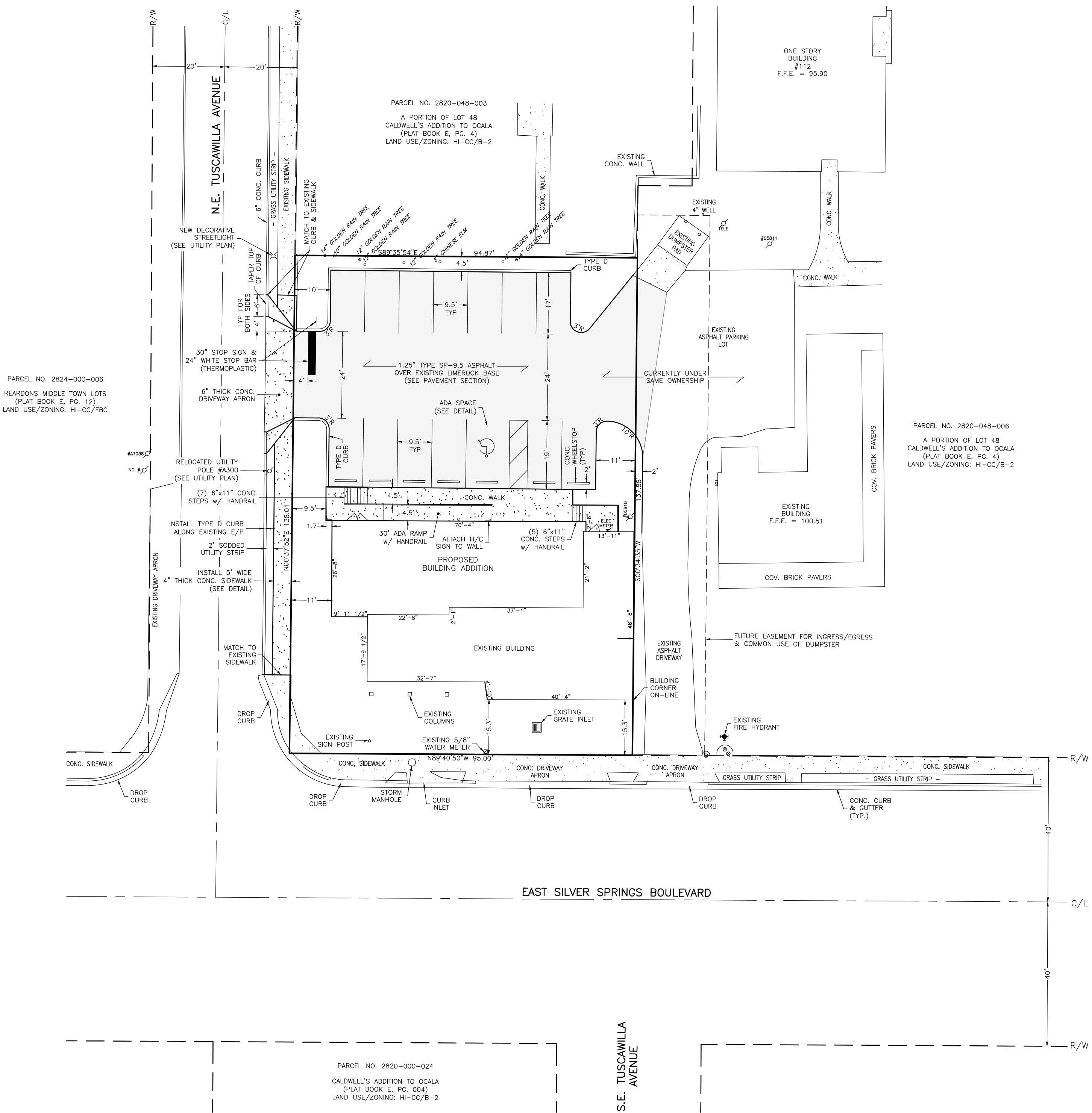
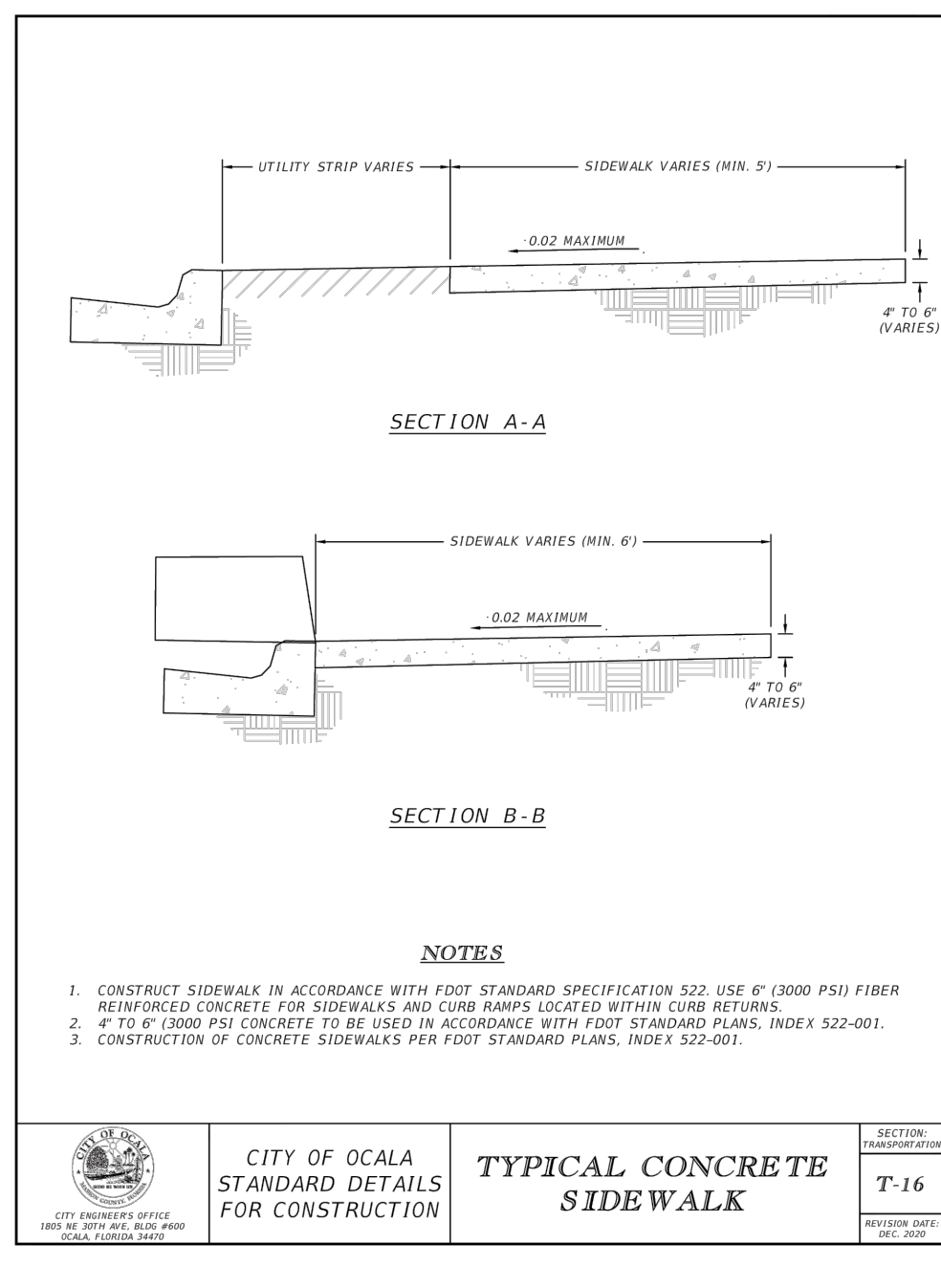
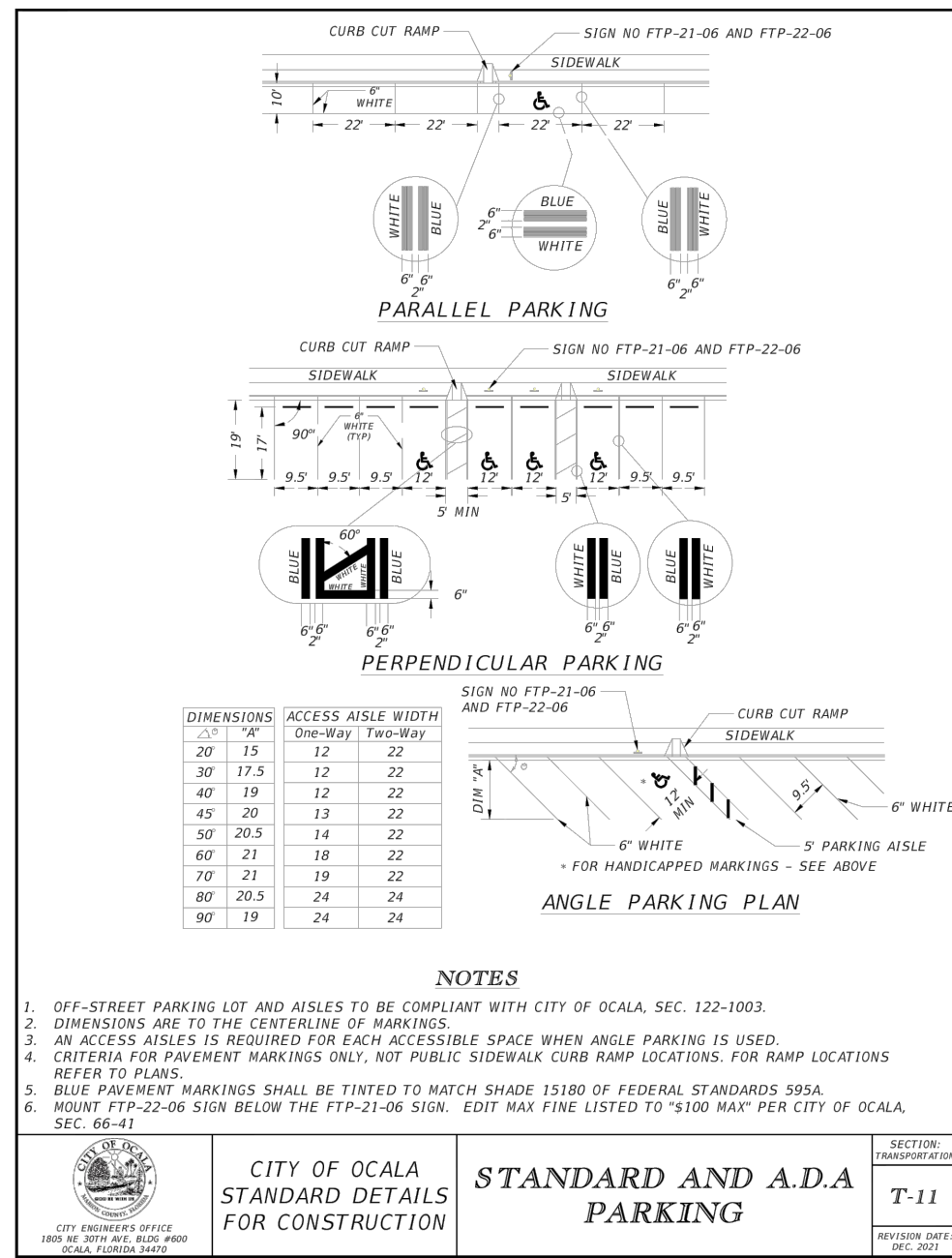
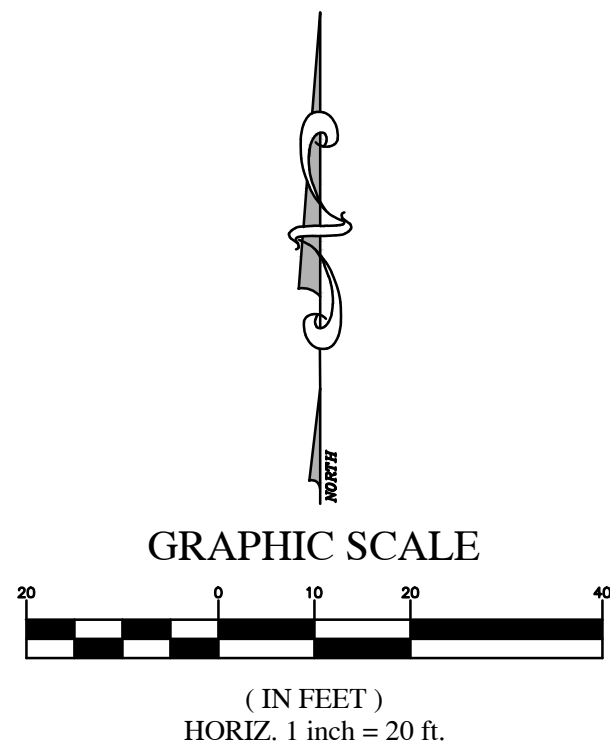
REVISIONS

NO.	DESCRIPTION

ISSUE DATE
DATE
JOB #
2425

SHEET TITLE
RENOVATION FLOOR PLAN,
RENOVATION REFLECTED
CEILING PLAN, &
ENLARGED PLANS

SHEET NO.
A102



DATE	REVISION

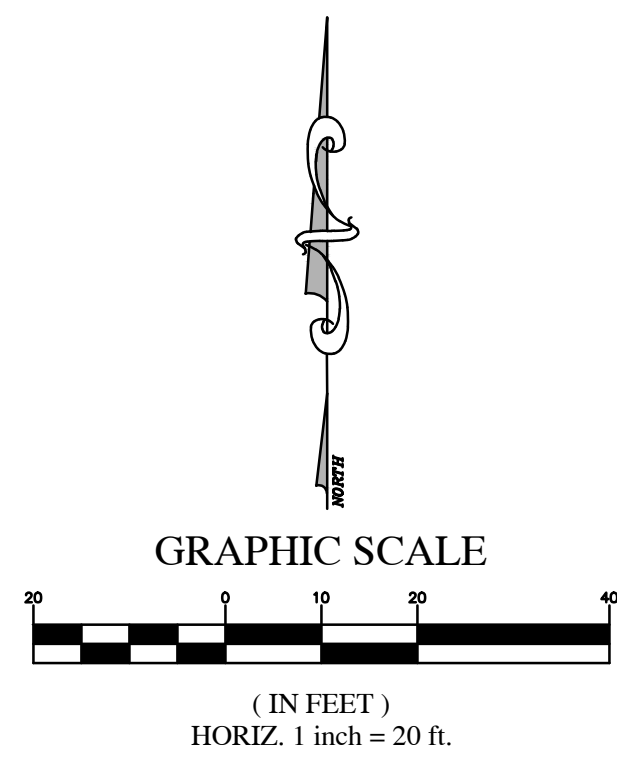
Robert L. Rogers, PE
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**ROGERS ENGINEERING
& Land Surveying**

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

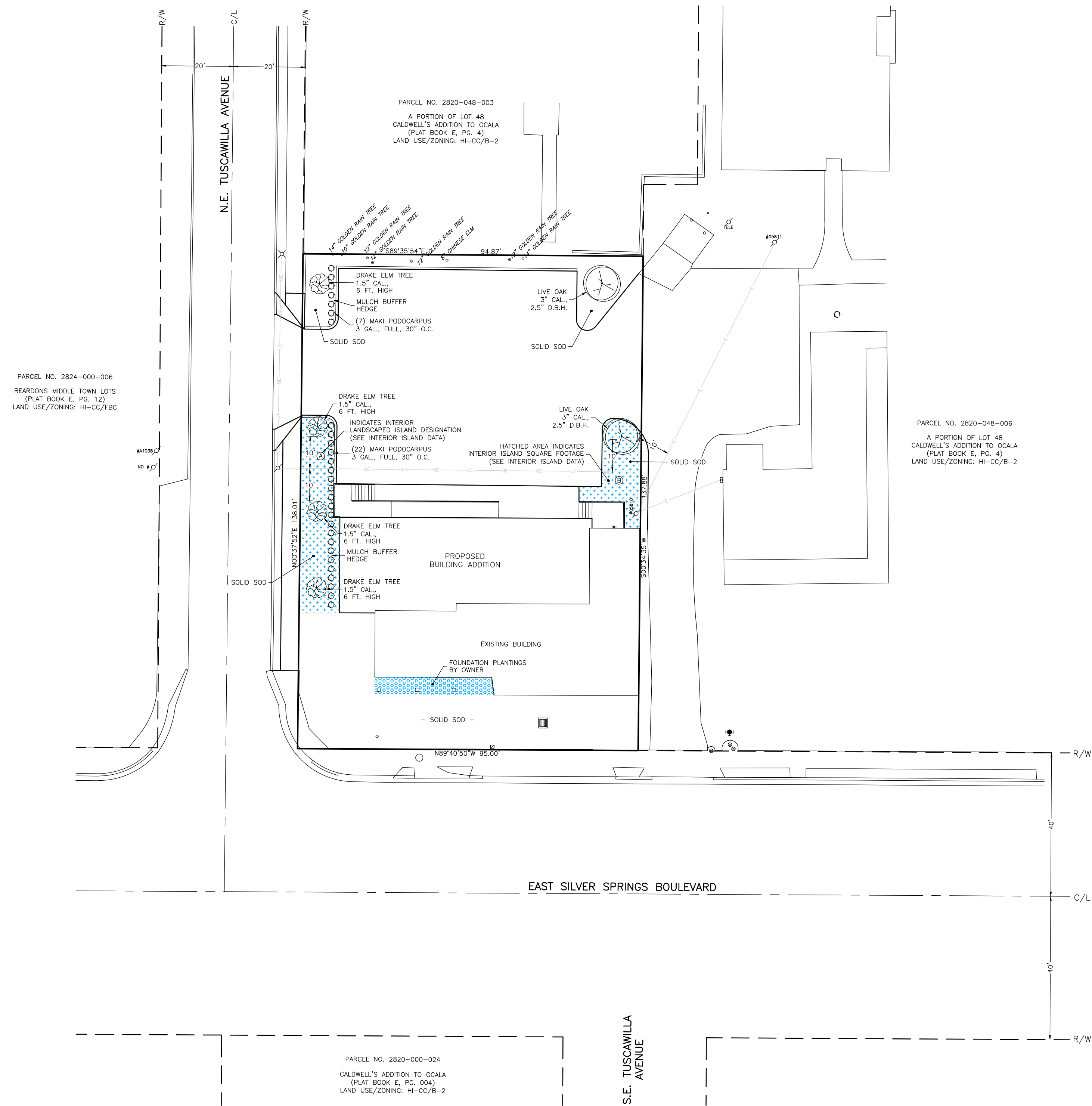
A MINOR SITE PLAN
FOR
FOXPIRE REALTY OFFICE
Site Plan

JOB No. RB_2820-048-005
DATE 12-05-2025
SCALE 1" = 20'
SHEET C004



LANDSCAPE NOTES:

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3"-4" OF PINE BARK MULCH.
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE 2025 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION.
5. ALL NEW TREES MUST BE GUYED OR STAKED.
6. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
7. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
8. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE.
9. THROUGHOUT THE ESTABLISHMENT PERIOD ALL LANDSCAPE MATERIALS MUST BE 100% IRRIGATED.
10. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
11. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA.
12. ALL SOIL SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS.
13. ALL SOIL WITHIN PLANTERS SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM AND 10% TOP-SOIL.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE.
15. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL.
16. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
17. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1).
18. THE BUFFER HEDGE SHALL BE MAINTAINED AT A MINIMUM OF 36" HEIGHT.
19. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AND SODDED.
20. ALL NEW PLANTS AND TREES SHOULD BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE.
21. NO PLANTING SHALL BE DONE WITHIN TWO FEET OF THE BACK OF THE WHEELSTOP OR CURB ALONG THE FRONT OF PARKING SPACES.
22. IN THE AREAS WHERE PAVEMENT & LIMEROCK BASE ARE TO BE REMOVED, THE ORIGINAL GROUND ELEVATION SHALL BE ESTABLISHED BY PLACING TOP SOIL IN THESE AREAS PRIOR TO SODDING OR MULCHING THEM.



TREE DATA:

TREE PRESERVATION REQUIRED = 80% OF EXISTING TREES
TREE PRESERVATION PROVIDED = 100% OF EXISTING TREES

TOTAL TREES REQUIRED:

1 TREE/5000 S.F.
13,095 S.F. = 3 TREES

TOTAL TREES PROVIDED:

8 EXISTING SHADE TREES
2 PROPOSED SHADE TREES
4 PROPOSED ORNAMENTAL TREES

TOTAL = 12 SHADE TREES

INTERIOR LANDSCAPED ISLAND DATA:

VEHICLE USE AREA (PARKING SPACES, DRIVE AISLE & DRIVEWAY) = 4,552 S.F.

INTERIOR LANDSCAPE AREA REQUIRED:
10% OF VUA = 455 S.F.

INTERIOR LANDSCAPE ISLANDS PROVIDED
ISLAND 'A' = 552 S.F.
ISLAND 'B' = 368 S.F.

TOTAL PROVIDED = 920 S.F.

A MINOR SITE PLAN
FOR
FOXFIRE REALTY OFFICE
Landscape Plan

JOB No.
RB_2820-048-005

DATE
12-05-2025

SCALE
1" = 20'

SHEET
C007

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ROGERS ENGINEERING
& Land Surveying

Existing Conditions

605 E. Silver Springs Boulevard



Existing building facade looking North from East Silver Springs Boulevard.



View of the back of the building looking south.



View of the back of the building looking south.



Side view of the building from NE Tusawilla Avenue.



View of the property looking east along East Silver Springs Boulevard.



View of the property looking west along East Silver Boulevard.



Unit A - Interior



Unit A - Interior



Unit B - Interior





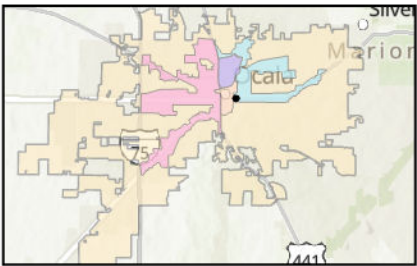


PIC•COLLAGE

AERIAL MAP

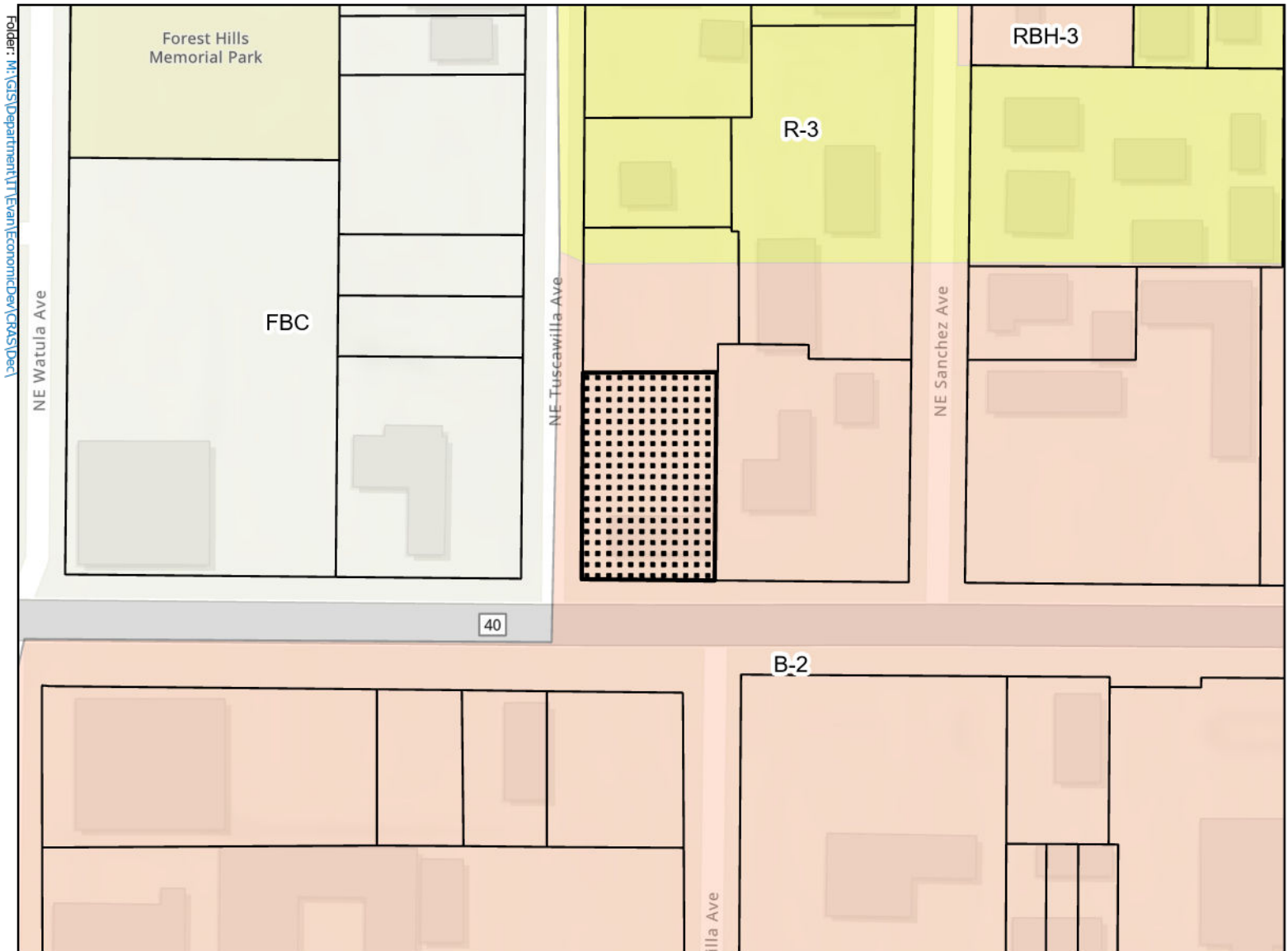
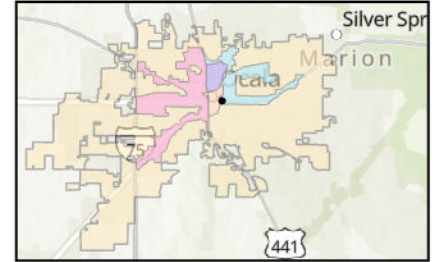
Parcel: 2820-048-005
Case Number: CRA25-0051

Property Size: Approximately 0.39 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



CASE MAP

Parcel: 2820-048-005
Case Number: CRA25-0051
Property Size: Approximately 0.39 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



- Parcels
- B-2:Community Business
- R-3:Multi-Family Residential
- RBH-2:Residential Business Historic-2
- RBH-3:Residential Business Historic-3
- RO:Residential Office
- FBC:Form Based Code
- Subject Property

0 125 250 500 Feet

