



## Ocala East Ocala Redevelopment Advisory Committee Agenda - Final Wednesday, December 17, 2025

### **Meeting Information**

#### *Location*

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

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

#### *Time*

4:00 PM

#### *Committee Members*

Van Akin, Vice Chairman  
Greg Blair  
Tito Comas  
John Gamache  
Karl Kunz  
Rachel Perez, Chairman

#### *Staff*

Roberto Ellis, Staff Liaison  
Economic Development Manager  
Growth Management Department

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

Yiovanni Santiago  
Committee Secretary

### **WELCOME!**

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call 629-8287 forty-eight (48) hours in advance so that arrangements can be made.

### **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.

1. Call To Order

a. Roll Call

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was posted on December 8, 2025.

3. Approval of Minutes

a. [August 27, 2025](#)

4. Grants/Applications

a. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 937 NE 3rd Street, in an amount not to exceed \\$6,374](#)

Presentation By: Roberto Ellis

b. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 837 NE 2nd Street, in an amount not to exceed \\$20,000](#)

Presentation By: Roberto Ellis

d. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 214 NE 11th Avenue, in an amount not to exceed \\$20,000](#)

Presentation By: Charlita Whitehead

e. [East Ocala Community Redevelopment Area Historic Building Improvement Grant for the property located at 732 NE 2nd Street, in an amount not to exceed \\$30,549.00](#)

Presentation By: Charlita Whitehead

f. [East Ocala Community Redevelopment Area Historic Building Improvement Grant for the property located at 721 NE 2nd Street, in an amount not to exceed \\$40,000.00.](#)

Presentation By: Charlita Whitehead

c. [East Ocala Community Redevelopment Area Commercial Property Improvement Grants for the property located at 605 East Silver Springs Boulevard, in an amount not to exceed \\$50,000 in Fiscal Year 2025-26 for CRA25-0051, and CRA25-0053 for Fiscal Year 2026-27 in an amount not to exceed \\$50,000](#)

**Presentation By:** Roberto Ellis

5. Project Updates

6. Other Business

7. Public Comments

8. Staff Comments

9. Board Comments



10. Next Meeting Date: February 25, 2025
11. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-0471

**Agenda Item #:** a.

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**Submitted By:** Economic Development Manager, Roberto Ellis

**Department:** Growth Management

**East Ocala CRA Advisory Committee**

August 27, 2025



# Ocala

## East Ocala Redevelopment Advisory Committee

### Minutes

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Wednesday, August 27, 2025

4:00 PM

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1. Call To Order

a. Roll Call

<b>Present</b>	Vice Chair Van Akin Board Member Tito Comas Board Member John Gamache Chairman Rachel Perez
<b>Absent</b>	Board Member Greg Blair

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was published on August 19, 2025.

3. Approval of Minutes

a. June 25, 2025

**Attachments:** [Minutes 6.25.25 - Draft](#)

**RESULT:** APPROVED

**MOVER:** Tito Comas

**SECONDER:** Van Akin

4. Grants/Applications

a. Approve a Residential Property Improvement Grant for property located at 206 NE 12th Avenue, in an amount not to exceed \$8,516

**Attachments:** [CRA25-0028 - Application - 206 NE 12th](#)  
[CRA25-0028 - Applicant Documents - 206 NE 12th Ave](#)  
[CRA25 - 0028 - Maps - 206 NE 12th Ave](#)  
[East Ocala CRA Residential Grant Framework - Rev. 2025](#)

Economic Development Manager, Roberto Ellis reviewed grant application CRA25-0028 for the property located at 206 NE 12th Ave. The improvements are the replacement of 13 windows. Mr. Ellis outlined the project cost, noting the highest quote \$23,854 and the lowest \$11,354. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$8,516.

Motion to approve CRA25-0028 to make improvements for the property located at 206 NE 12th Ave in the amount is \$8,516.

**RESULT:** APPROVED

**MOVER:** Tito Comas

**SECONDER:** John Gamache

**AYE:** Akin, Comas, Gamache, and Perez

**ABSENT:** Blair

- b. Approve a Residential Property Improvement Grant for property located at 207 NE 11th Avenue, in an amount not to exceed \$8,175

**Attachments:** [CRA25-0016 - Application - 207 NE 11th Ave](#)  
[CRA25-0016 - Applicant Document - 207 NE 11th Ave](#)  
[CRA25-0016 - Site Conditions - 207 NE 11th Ave](#)  
[CRA25-0016 - Maps - 207 NE 11th Ave](#)  
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0016 for the property located at 207 NE 11th Ave. The improvements are the replacement of the existing window air conditioning units with a centralized heating ventilation and cooling system. Mr. Ellis outlined the project cost, noting the highest quote \$11,545 and the lowest \$10,899. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$8,175.

Motion to approve CRA25-0016 to make improvements for the property located at 207 NE 11th Ave in the amount is \$8,175.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Tito Comas

**AYE:** Akin, Comas, Gamache, and Perez

**ABSENT:** Blair

- c. Approve a Residential Property Improvement Grant for property located at 903 NE 2nd Street, in an amount not to exceed \$20,000

**Attachments:** [CRA25-0029 - Application - 903 NE 2nd St](#)  
[CRA25-0029 - Application Documents - 903 NE 2nd St](#)  
[CRA25-0029 - Maps - 903 NE 2nd Street](#)  
[CRA25-0029 - Site Conditions - 903 NE 2nd St](#)  
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0029 for the property located at 903 NE 2nd St. The improvements are repairing and repainting exterior walls, installing a new fence and making landscaping improvements. Mr. Ellis outlined the project cost, noting the highest quote \$42,663 and the lowest \$37,361. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Motion to approve CRA25-0029 to make improvements for the property located at 903 NE 2nd St in the amount is \$20,000.

**RESULT:** APPROVED

**MOVER:** Van Akin

**SECONDER:** Tito Comas

**AYE:** Akin, Comas, Gamache, and Perez

**ABSENT:** Blair

- d. Approve a Residential Property Improvement Grant for property located at 1121 NE 2nd Street, in an amount not to exceed \$6,868

**Attachments:** [CRA25-0033 - Application -1121 NE 2nd St](#)  
[CRA25-0033 - Applicant Documents -1121 NE 2nd St](#)  
[CRA25-0033 - Maps -1121 NE 2nd St](#)  
[CRA25-0033-Site Conditions-1121 NE 2nd St](#)  
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0033 for the property located at 1121 NE 2nd St. The improvements are replacing the existing shingle roof with a metal roof. Mr. Ellis outlined the project cost, noting the highest quote \$16,906 and the lowest \$13,735. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$6,868.

Motion to approve CRA25-0033 to make improvements for the property located at 1121 NE 2nd St in the amount is \$6,868.

**RESULT:** APPROVED

**MOVER:** Tito Comas

**SECONDER:** John Gamache

**AYE:** Akin, Comas, Gamache, and Perez

**ABSENT:** Blair

- e. Approve a Residential Property Improvement Grant for property located at 1127 NE 2nd Street, in an amount not to exceed \$7,263

**Attachments:** [CRA25-0032 - Application -1127 NE 2nd St](#)  
[CRA25-0032 - Application Documents -1127 NE 2nd St](#)  
[CRA25-0032 - Site Conditions - 1127 NE 2nd Street](#)  
[CRA25\\_0032 - Maps - 1127 NE 2nd Street](#)  
[East Ocala Residential grant framework - Revised 2025](#)

Mr. Ellis reviewed grant application CRA25-0032 for the property located at 1127 NE 2nd St. The improvements are replacing the existing shingle roof with a metal roof. Mr. Ellis outlined the project cost, noting the highest quote \$17,496 and the lowest \$14,526. Based on the 50% matching requirement, the maximum grant CRA grant that can be awarded is \$7,263.

Motion to approve CRA25-0032 to make improvements for the property located at 1127 NE 2nd St in the amount is \$7,263.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Tito Comas

**AYE:** Akin, Comas, Gamache, and Perez

**ABSENT:** Blair

- f. Approve a Residential Property Improvement Grant for property located at 1122 NE 9th Street, in an amount not to exceed \$15,229

**Attachments:** [1122 NE 9th St Application](#)  
[1122 NE 9th St Aerial and Case Maps](#)  
[1122 NE 9th St Before Photos](#)  
[1122 NE 9th Bids](#)  
[1122 NE 9th St CRA Project Cost - Worksheet](#)  
[East Ocala CRA Residential Property Improvement Grant Framework](#)  
[1122 NE 9th St MCPA Property Record Card](#)  
[White Vinyl Privacy Fence](#)  
[R Perez Conflict of Interest - CRA25-0036](#)

Economic Development/Cultural Arts Coordinator Charlita Whitehead reviewed grant application CRA25-0036 for the property located at 1122 NE 9th St. The improvements are the replacement windows, installing insulation and fencing. Ms. Whitehead outlined the project cost, noting the highest quote \$22,211 and the lowest \$20,305. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$15,229.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0036 to make improvements for the property located at 1122 NE 9th St in the amount is \$15,229.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Tito Comas

**AYE:** Akin, Comas, and Gamache

**ABSENT:** Blair

**RECUSED:** Perez

- g. Approve a Commercial Property Improvement Grant for property located at 2430 NE 2nd Street, in an amount not to exceed \$27,777

**Attachments:** [Application - 2430 NE 2nd St. CRA25-0027](#)  
[Maps - CRA25-0027](#)  
[Photos - CRA24-0027](#)  
[Applicant Documents - CRA25-0027](#)  
[EO CRA Commercial Grant - Rev. 2025](#)

Mr. Ellis reviewed grant application CRA25-0027 for the property located at 2430 NE 2nd St. The improvements are to reseal and restripe the parking lot and repaint the

building exterior. Mr. Ellis outlined the project cost, noting the highest quote \$57,709.85 and the lowest \$46,295. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$27,777.

Motion to deny CRA25-0027 to make improvements for the property located at 2430 NE 2nd St in the amount is \$27,777.

**RESULT:** DENIED

**MOVER:** John Gamache

**SECONDER:** Rachel Perez

**AYE:** Akin, Comas, Gamache, and Perez

**ABSENT:** Blair

- h. Approve a Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \$50,000

**Attachments:** [2225 E Silver Springs Blvd Application](#)  
[2225 E Silver Springs Blvd. Before Photos](#)  
[2225 E Silver Springs Blvd Bids](#)  
[2225 E Silver Springs Blvd Rendering of Proposed Improvements](#)  
[2225 E Silver Springs Blvd Aerial and Case Maps](#)  
[East Ocala CRA Commercial Property Improvement Grant Framework](#)  
[2225 E Silver Springs Blvd MCPA Property Record](#)  
[2225 E Silver Springs Blvd CRA Project Cost - Worksheet](#)  
[R Perez Conflict of Interest - CRA25-0012](#)

Ms. Whitehead reviewed grant application CRA25-0012 for the property located at 2219/2225 E Silver Springs Blvd. The improvements are interior renovations, facade improvements (stucco, paint, signage, and awnings) and parking lot improvements. Ms. Whitehead outlined the project cost, noting the highest quote \$154,429.67 and the lowest \$121,620.33. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$50,000.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0012 to make improvements for the property located at 2219/2225 E Silver Springs Blvd in the amount is \$50,000.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Van Akin

**AYE:** Akin, Comas, and Gamache

**ABSENT:** Blair

**RECUSED:** Perez

- i. Approve a Commercial Property Improvement Grant for property located at 1525 NE 8th Ave, in an amount not to exceed \$13,590.

**Attachments:** [1525 NE 8th Ave Rendering](#)  
[Public Artist Project Detail Sheet 1-20-2025](#)  
[1525 NE 8th Ave Application](#)  
[1525 NE 8th Ave Project Expense Breakdown](#)  
[1525 NE 8th Ave Purpose fo Proposed Mural](#)  
[1525 NE 8th Ave Photo](#)  
[1525 NE 8th Ave MCPA Property Record Card](#)  
[R Perez Conflict of Interest - CRA25-0035](#)

Ms. Whitehead reviewed grant application CRA25-0035 for the property located at 1525 NE 8th Ave. The grant request is to paint a mural highlighting wildlife, native flora, and symbolic elements of growth and community. Ms. Whitehead outlined the total project cost in the amount of \$22,650. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$13,590.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0035 to make improvements for the property located at 1525 NE 8th ave in the amount is \$13,590.

**RESULT:** APPROVED

**MOVER:** Van Akin

**SECONDER:** John Gamache

**AYE:** Akin, Comas, and Gamache

**ABSENT:** Blair

**RECUSED:** Perez

5. Project Updates

a. Groundbreaking Ceremony for Skate Park Expansion Project

**Attachments:** [Media Release - City of Ocala to Hold Groundbreaking Ceremony for Skate Park Expansion](#)

Eric Smith, Senior Transportation Project Administrator provided a brief update the Skate Park project. Mr. Smith reports the project is now moving forward after experiencing some scheduling delays. The project is expected to be fully completed sometime in 2026.

6. Other Business

Mr. Smith reports that an assessment of sidewalk gaps was conducted within the East Ocala CRA for sidewalk improvements. The goal is to identify missing segments, blocks, and curb ramps to enhance pedestrian connectivity. This effort focuses on activating underutilized areas and linking existing infrastructure to improve overall accessibility and interconnectivity throughout the district.

7. Public Comments

None



## 8. Staff Comments

## a. Proposed Fiscal Year 2025-26 Budget for the East Ocala CRA

**Attachments:** [CRA Budget Summary - East Ocala](#)

Mr. Ellis provided an overview of the Fiscal Year (FY) 2025-26 Budget. A public hearing for the FY25-26 budget is scheduled for September 3rd. The CRA Board will review and approve the budget as deemed appropriate.

- Mr. Ellis reviewed the Budget Highlights:
- An additional \$400,000 has been allocated for new grant applications in the upcoming FY.
- Additional funding has been designated for sidewalk improvements, including areas such as 6th Street.
- The Florida Department of Transportation (F.D.O.T.) will be resurfacing Silver Springs Blvd.
- The CRA has set aside funds for potential intersection improvements, including a request for paved crosswalks. Approval is pending due to recent changes in F.D.O.T. design guidelines, which may limit enhancements.
- The CRA will also be exploring land acquisition opportunities as part of its strategic initiatives.

## 9. Board Comments

## 10. Next Meeting Date: October 28, 2025

## 11. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-0421

**Agenda Item #:** a.

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Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

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### **FORMAL TITLE:**

East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 937 NE 3<sup>rd</sup> Street, in an amount not to exceed \$6,374

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### **BACKGROUND:**

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

The maximum grant 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. Refer to the attached documents for the completed application, maps, quotes, and other applicant documents.

**Grant ID:** CRA25-0039

**Applicants:** David Ross

**Address:** 937 NE 3<sup>rd</sup> Street

**Parcel ID:** 2832-037-000

**Project Description:** The proposed project includes the replacement of an existing HVAC system serving the property's detached guest house.

**Low Quote:** \$8,499

**High Quote:** \$8,975

**Recommended Grant Amount:** \$6,374

### **FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner is limited to submitting one application per fiscal year. Mr. Ross previously received a CRA grant in 2022 and 2024 for repainting and reroofing respectively.
- This 1,064-square-foot home is the applicant's primary residence. The current scope of work includes full replacement of the HVAC system serving the detached guest house to restore functionality and energy efficiency.

- The existing system, installed in 2006, has reached the end of its useful life. During the most recent service visit in July, 2025, the HVAC contractor advised that the unit could fail at any time and is not worth repairing due to age and condition.
- The proposed improvement aligns with the objectives of the Residential Property Improvement Grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous aging and substandard structures. This project contributes to the area's revitalization by addressing deferred maintenance and improving overall livability.
- The Grant Review Committee (GRC) conducted a site visit on October 13, 2025, and observed that replacement of the HVAC system was warranted given its age and condition. The applicant indicated that it would be cost-prohibitive to complete the work without grant assistance.

Staff recommends approval of the East Ocala CRA Residential Property Improvement Grant for 937 NE 3<sup>rd</sup> Street, in an amount not to exceed \$6,374.

**FISCAL IMPACT:**

There is adequate funding for the grants being considered at this meeting, in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny

# 937 NE 3RD ST - 08/11/2025

## SUMMARY REPORT

**Parcel Id:** 2832-037-000  
**Parcel Address:** 937 NE 3RD ST,  
OCALA, FL 34471

### FUNDING REQUEST

**Description:** Reimbursement  
**Eligible Cost Total:** \$9,000.00  
**Total Estimated Project Cost:**  
\$9,000.00  
**Total Funding Requested:**  
\$6,750.00  
**Funding Requested Ratio:** 1.33

### PROJECT DETAILS

**Project Name:** 937 NE 3RD ST -  
08/11/2025  
**Description:** Replacement of A/C  
unit  
**Applicant Type:** Residential Property  
Owner  
**Applicant Name:** david ross

### PROJECT TIMELINE

● **Anticipated start date**  
15 Oct 2025

● **Anticipated completion date**  
15 Oct 2025

● **Application Submitted**  
11 Aug 2025

● **Application Started**  
11 Aug 2025

# 937 NE 3RD ST - 08/11/2025

## Applicant Information

### Applicant / Primary Contact Information

<b>Name</b> david ross	<b>Type</b> Residential Property Owner
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### Questions

1. How long have you owned / lived at the current location?  
Ans. 20 years

## Property Information

<b>Parcel Id</b> 2832-037-000	<b>Parcel Address</b> 937 NE 3RD ST, OCALA, FL, 34471	
<b>Last Assessment</b> 9/15/2023 - \$124,989.00	<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 - 937 NE 3RD ST OCALA FL 34471

### Rennovations

✓ Interior - HVAC

## Eligible Costs

### Exterior Painting

Estimated cost of Paint \$0.00

**Sub Total:** \$0.00

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

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Other \$0.00

**Sub Total:** \$0.00

### Demolition

Estimated cost of demoliton \$0.00  
and cleanup

**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 \$9,000.00

### 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>\$9,000.00</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	\$9,000.00
Total Estimated Project Cost	\$9,000.00
Total Funding Amount Requested	\$6,750.00

**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	\$6,750.00
Personal Savings	\$0.00
Loan / Credit Card	\$2,250.00
Other	\$0.00
<b>Sub Total</b>	<b>\$9,000.00</b>

## Project Description and Bids

## Questions

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

Ans. Existing unit is dated 2006. On last service visit of 7/4/25, company stated that "System could fail at any time, system needs to be replaced, not worth repairing due to age and 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. Can not afford replacement.

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

Ans. EAST OCALA CRA\_AIR CONDITIONER REPLACEMENT\_COTTAGE\_0825\_937 NE 3RD ST.PDF

**5. Bid 1 Amount**

Ans. \$8,975.00

**6. Bid 1 Upload**

Ans. No information entered

**7. Bid 2 Amount**

Ans. \$8,498.64

**8. Bid 2 Upload**

Ans. EAST OCALA CRA\_AIR CONDITIONER REPLACEMENT\_COTTAGE\_0825\_937 NE 3RD ST.PDF

## Timeline

### Anticipated start date

**Date**

10/16/2025

**Description**



Estimated date of the start of the project

## Anticipated completion date

**Date**

10/16/2025

**Description**

Estimated date of the completion of the project

## Parties

### Authorized Representative

**Business Name**

**EIN**

**First Name**

David

**Last Name**

Ross

**Phone Number**

2392163482

**Email**

FLA937@GMAIL.COM

**Address**

937 NE 3rd Street, Ocala, Florida, 34470

## Documentation Collection

### Documents

1. **Name:** Property Record\_937 NE 3rd St.\_2024.pdf

**Uploaded Date:** 8/11/2025 8:26:55 PM

2. **Name:** INSURANCE DECLARATIONS STATEMENT\_937 NE 3RD STREET\_OCALA.PDF

**Uploaded Date:** 8/11/2025 8:27:46 PM

### Questions

**1. Document Checklist**

Ans. No information entered

# Declarations

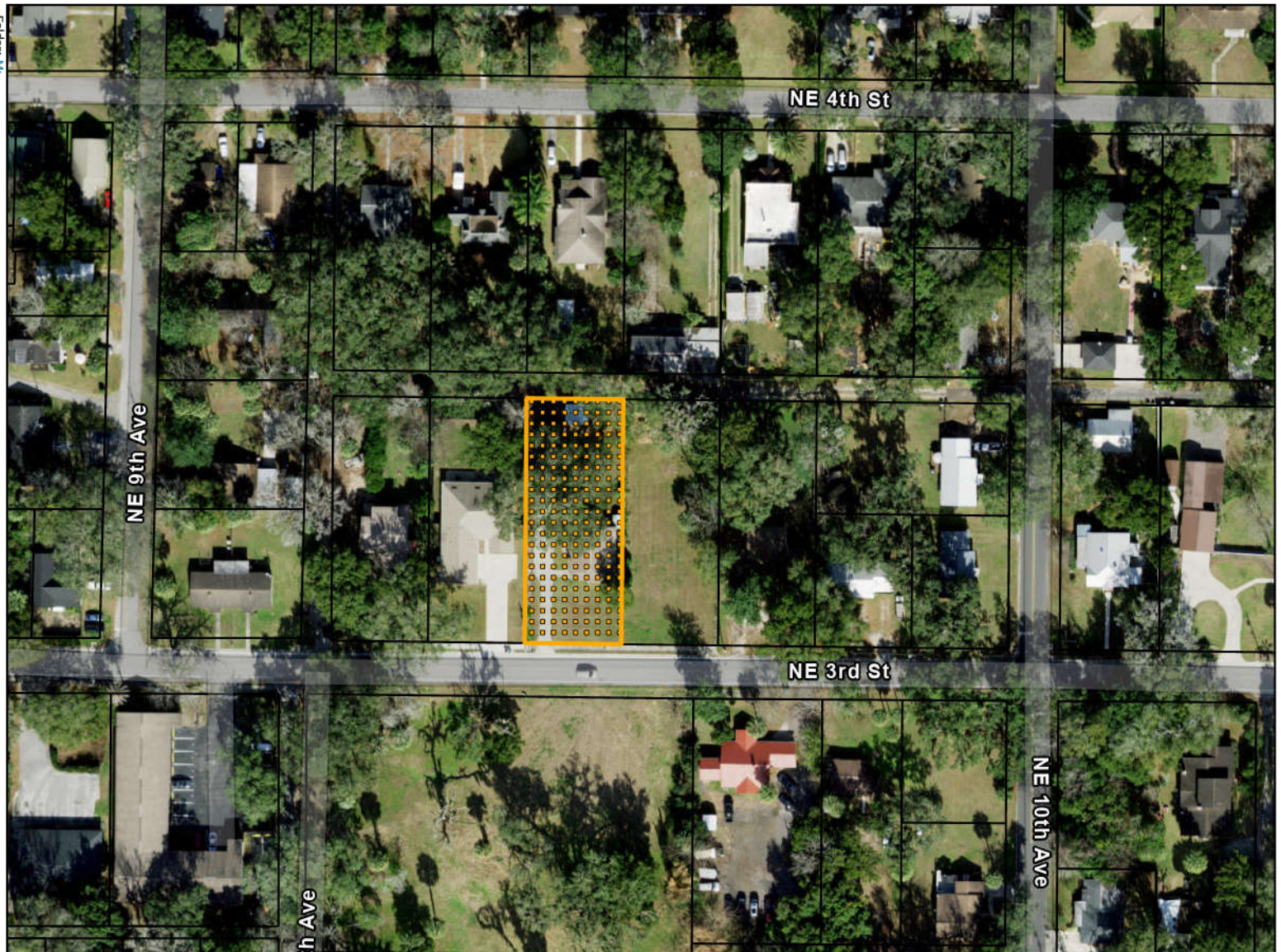
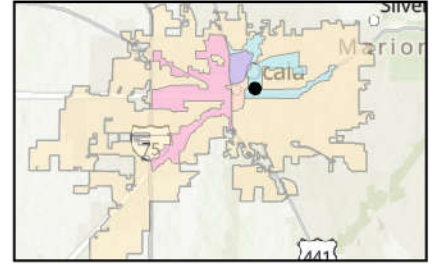
A handwritten signature in black ink, appearing to read 'D. A. Ross', followed by a long horizontal line extending to the right.


**Name:** David A Ross


**Date:** 08/11/2025

## AERIAL MAP

**Parcel:** 2832-037-000  
**Case Number:** CRA25-0039  
**Property Size:** Approximately 0.33 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

 Parcels

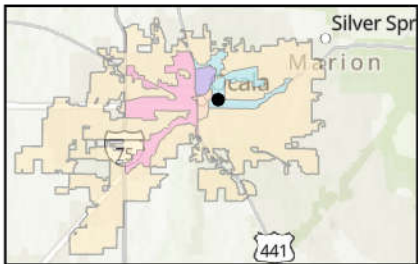
0 137.5 275 550 Feet





CASE MAP

Parcel: 2832-037-000  
Case Number: CRA25-0039  
Property Size: Approximately 0.33 acres  
CRA Location: East Ocala  
Proposal: A Request for CRA fund use.



- Parcels
- R-1A:Single Family Residential
- R-3:Multi-Family Residential
- RO:Residential Office
- East Ocala CRA
- Subject Parcel



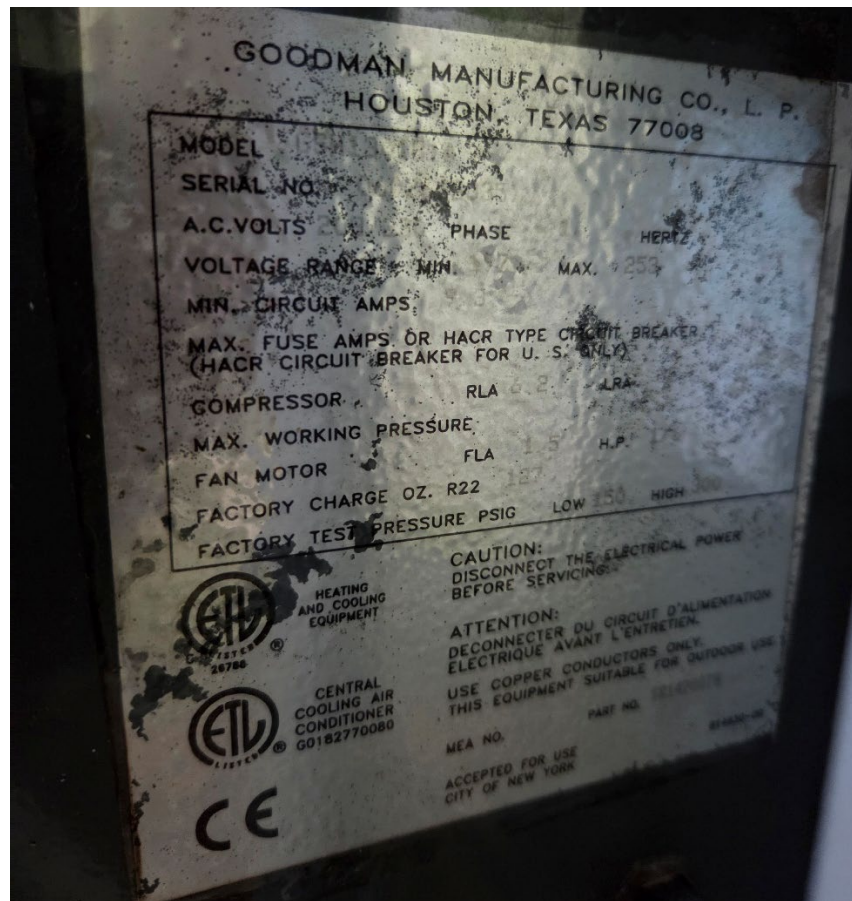


937 NE 3<sup>rd</sup> St.  
Before Photos





937 NE 3<sup>rd</sup> St.  
Before Photos





### Sales and Service

Ocala Heating & Air Conditioning, LLC  
3695 SE 58th Ave.  
Ocala, Florida 34480  
(352) 629-3731  
service@ocalaheatingandair.com  
License CAC056996

Invoice 116210130  
Invoice Date 7/4/2025  
Completed Date  
Technician Raymond Rodgers  
Customer PO  
Payment Term Due Upon Receipt

#### Billing Address

David Ross  
937 Northeast 3rd Street  
Ocala, FL 34470 USA

#### Job Address

David Ross  
937 Northeast 3rd Street  
Ocala, FL 34470 USA

#### Description of work

Upon arrival found that condenser would not run due to failed capacitors  
Replaced capacitor for fan motor and compressor.  
System has no Mn or Sn at condenser could see that it's R22 customer Informed system is 20 years old.  
Started system and let system run.  
Noticed unit only had a 12 degree td.  
Also pressure are off and compressor makes noise when it starts.  
System could have a restriction or a failing compressor.  
Also not sure what refrigerant is in system says it's R22 on data plate  
→ System could fail at any time system need to be replaced not worth repairing due to age and condition.  
Also could see some burn marks inside disconnect looked like someone replaced the guts of boxes  
OHAC not responsible for any electrical hazards or damages.  
Gave customer a quote for replacement.

Task #	Description	Quantity	Price	Total
1	Service Call	1.00	\$130.00	\$130.00
2	Replace 35440 Comp Cap	1.00	\$235.77	\$235.77
3	Replace 3-7.5440V Motor Cap	1.00	\$158.31	\$158.31
#	DESCRIPTION			TOTAL
1	Credit Card Surcharge			\$18.34

Paid On  
7/4/2025

Type  
Visa

Memo

Amount  
\$542.42

Sub-Total \$542.42  
Tax \$0.00  
Total Due \$542.42  
Payment \$542.42

Balance Due \$0.00

Thank you for choosing Ocala Heating & Air Conditioning, LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 18% per month shall be applied for overdue amounts.



**Sales and Service**

Ocala Heating & Air Conditioning, LLC  
3695 SE 58th Ave.  
Ocala, Florida 34480  
(352) 629-3731  
service@ocalaheatingandair.com  
License CAC056996

Estimate 116239941  
Job 116210130  
Estimate Date 7/4/2025  
Technician Raymond Rodgers  
Customer PO

**Billing Address**  
David Ross  
937 Northeast 3rd Street  
Ocala, FL 34470 USA

**Job Address**  
David Ross  
937 Northeast 3rd Street  
Ocala, FL 34470 USA

#### Estimate Details

1.5 Ton 14.3 SEER2 Ruud Heat Pump Estimate (2025) (Good): -Will recover refrigerant from system and remove and dispose of equipment per EPA requirements.  
-Will install a new stand top and paint white as needed with Kilz paint.  
-Will install a precast concrete slab at outdoor condensing unit location and set condensing unit in place and secure with hurricane tie downs per code.  
-Will set air handler on stand, install air filtration rack as needed and reconnect supply and return ductwork as needed. Will pressure testcopper refrigerant line set and connect to both pieces of equipment and evacuate system below 500 microns to leak test.  
-Will flush or replace and connect drain line as needed,install a drain safety system shutdown switch and wire into controls.  
-Will install a new programmable thermostat and start up and test system operation.  
-Will adjust refrigerant charge as needed to achieve recommended manufacturer sub cooling and operating pressures for current conditions and install locking seal caps on refrigerant access ports per code.  
-Will also perform a complete inspection and maintenance on system within first year.  
- Will need to increase return to a 14 inch will need 1 bag.  
- system is in attic.  
Includes:  
Permit and inspection  
1 year OHAC labor warranty  
10 year Ruud parts warranty

Service #	Description	Quantity	Your Price	Your Total
1	<b>1.5 TON 14.3 "SEER2" RUUD HEAT PUMP AC SYSTEM</b> <b>Includes:</b> *2 Speed Compressor *Sensi Thermostat *Air Filter Rack *1st Year Maintenance * Permit fee	1.00	\$8,498.64	\$8,498.64
2	<b>Features and Benefits Quiet Operation:</b> Provided by a cabinet construction with 1.0 inch of foil faced insulation for quieter sound characteristics <b>Aluminum Indoor Coil Design:</b> Constructed of aluminum fins bonded to internally grooved aluminum tubing and are more corrosion resistant <b>Versatile 4-Way Convertible Compact Design:</b> Allow for upflow, downflow, horizontal left and horizontal right applications even in the smallest of spaces <b>Rugged Steel, Compact Cabinet Construction:</b> Designed for added strength and versatility <b>Field Installed Auxiliary Heater Kits:</b> Provide exact heat for indoor comfort and include circuit breakers which meet UL and cUL requirements for service disconnect <b>Cabinet Air Leakage at 1-inch H2O:</b> When tested in accordance with ASHRAE Standard 193 <b>Constant Torque Motor Two-Stage Airflow R-454B Refrigerant Conditional Parts (Registration Required):</b> Ten (10) Years	1.00	\$0.00	\$0.00
3	<b>Rheem Sales Company, Inc. RH2TY2417STANNJ</b> <b>Features and Benefits Two-Stage Scroll Compressor2:</b> Features two speeds (high and low) of cooling and heating, providing more precise temperature control, lower humidity and greater efficiency when compared to single stage compressors <b>Inverted Reversing Valve:</b> Allows for faster heat transfer with gravity assist shifting and reduced joint stress for increased reliability <b>PlusOne® Expanded Value Space:</b> 3 in. - 4 in. - 5 in. service valve space— provides a minimum working area of 27-square inches for easier	1.00	\$0.00	\$0.00



access PlusOne® Triple Service Access: 15 in. wide, industry leading corner service access, two fastener, removeable corner and individual louver panels—makes repairs easier and faster  
Designing for Sustainability with Low GWP: For 2025, the Environmental Protection Agency (EPA) has set a global warming potential (GWP) limit of 700 for refrigerant used in heating and cooling systems. This new requirement will result in a 78%3 lower GWP than previous-generation refrigerants — with only minimal changes to system installation. For us, this is another step toward our continued sustainability goal of reducing greenhouse gas emissions, while still delivering an exceptional level of energy efficient, dependable comfort  
PlusOne® Refrigerant Detection System™4: An integrated one-box, patented design featuring the A2L sensor and mitigation board, offering easier commissioning with a single component and simplified wiring configuration, compatibility with any 24V thermostat application and system protection by automatically pausing outdoor unit operation — if excess refrigerant is detected Nominal Sizes: 1.5 to 5 Tons [5.3 to 17.6 kW]  
Cooling & Heating Capacities: 17.1 kBTU to 55.5 kBTU R-454B  
Refrigerant Conditional Parts  
(Registration Required): Ten (10) Years

Rheem Sales Company, Inc. RP14AY18AJ1NA

<b>Sub-Total</b>	<b>\$8,498.64</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$8,498.64</b>

Thank you for choosing Ocala Heating & Air Conditioning, LLC

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ocala Heating & Air Conditioning, LLC as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



## Allan And Rogers Service Inc

David Ross  
937 NE 3rd St  
Ocala, FL 34470

(352) 216-3482  
heardai@gmail.com

ESTIMATE	#1356
ESTIMATE DATE	Aug 11, 2025
SERVICE DATE	Aug 9, 2025
EXPIRATION DATE	Oct 7, 2025
<b>TOTAL</b>	<b>\$8,975.00</b>

### CONTACT US

470 NW 68th Ave  
Ocala, FL 34482

(352) 622-9043  
office@allanandrogers.com

Service completed by: Colin Rogers

## ESTIMATE

### Innovair 1.5 Ton 19 Seer2 Inverter Hyper Heat Pump Split System

\$8,975.00

To furnish and install new Innovair 1.5 Ton 19 Seer2 Inverter Hyper Heat Pump Split System with new pad and thermostat connected to existing ducting, piping, and electrical. This system includes surge protection and over/under voltage protection.  
This proposal includes all labor and materials needed to complete this job.

#### Warranty:

Compressor- Ten years  
Parts- Ten years  
Labor- One year

\*Optional labor warranties are available upon customer request.

\$957 extended 10 year labor warranty  
\$504 extended 5 year labor warranty

\*\*Financing through GoodLeap Financial is available upon customer request.

Estimated Monthly Payments with 12.99% APR with Autopay (AP gives .5% discount)

\*\*\*This system is eligible for up to a \$2000 tax credit

Services subtotal: \$8,975.00

Subtotal \$8,975.00

Tax (7.5% Sales Tax 7.5%) \$0.00

**Total \$8,975.00**

\*Optional labor warranties are available upon customer request.

\$957 extended 10 year labor warranty

\$504 extended 5 year labor warranty

\*\*Financing through GoodLeap Financial is available upon customer request.

Estimated Monthly Payments with 12.99% APR with Autopay (AP gives .5% discount)

**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>	<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. 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>	<p>Roofing improvements: City (50%) – Applicant (50%).</p> <p>All other work elements: City (75%) - Applicant (25%)</p>



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-0463

**Agenda Item #:** b.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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### **FORMAL TITLE:**

East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 837 NE 2<sup>nd</sup> Street, in an amount not to exceed \$20,000

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### **BACKGROUND:**

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

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

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes and other applicant documents.

**Grant ID:** CRA25-0050

**Applicants:** Jody Talmadge

**Address:** 837 NE 2<sup>nd</sup> Street

**Parcel ID:** 2820-044-003

**Project Description:** Installing a new fence and making landscaping improvements.

**High Quote:** \$41,727

**Low Quote:** \$30,539

**Recommended Grant Amount:** \$20,000

### **FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year.
- The home was built in 1932, and the applicant has lived there for 18 years and runs a hair salon from the property.
  - In Fiscal Year 2024-25, the applicant was awarded a grant to replace the HVAC system, reroof and repaint the building. The project is ninety percent complete.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on December 4, 2025. The GRC agree that the proposed improvements will greatly improve the curb appeal and add to the character of the neighborhood.
  - The existing fence is made of wood and has suffered wear and tear. Sections of the fence lack the support needed to remain upright, and it is also discolored.
  - Landscaping improvements will significantly enhance the property's appearance. Currently, the front yard is open and visible from the street.
- Per the program guidelines, the proposed work items are eligible to be funded at a seventy-five percent match. Staff recommend approval of the grant, in an amount not to exceed \$20,000.
- The proposed scope represents a comprehensive project to restore the home to good condition. Staff recommend approval in an amount not to exceed \$20,000.

**FISCAL IMPACT:**

There is adequate funding for the grants being considered at this meeting, in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny

## Summary Report

Project Details

Project Name	Description
837 NE 2ND ST - 09/22/2025	Vinyl fencing with driveway gate and landscaping/irrigation
Applicant Type	Applicant Name
Residential Property Owner	Jody Talmadge

Parcels

Parcel ID	Address
2820-044-003	837 NE 2ND ST, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention
Renovation

Funding Request

Description	Eligible Costs Total
Not Specified	\$0.00
Total Estimated Project Cost	Total Funding Amount Requested
Not Specified	Not Specified

## Timeline

<b>Phase 1 Name</b>	<b>Phase 1 Date</b>
Anticipated start date	November 20, 2025
<b>Phase 2 Name</b>	<b>Phase 2 Date</b>
Anticipated completion date	January 1, 2026

## KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status
No data			

## Developer Info

### Applicant / Primary Contact Information

<b>Applicant Type</b>	<b>Name</b>
Residential Property Owner	Jody Talmadge

### Business Profile

<b>Business Name</b>	<b>Phone</b>
No Information Entered	No Information Entered
<b>Email</b>	<b>Physical Address</b>
No Information Entered	No Information Entered



**Mailing Address**

No Information Entered

**Years In Business**

N/A

**Relationship To City****Intention**

Renovation

**Developer History****Developer**

Jody Talmadge

**Company**

No Information Entered

**Contact**

luluramone78@gmail.com

**Address**

Not Entered

## Property Information

**Proposed Changes****Estimated Future Assessed Value**

\$0.00

## Parcels

**837 NE 2ND ST****Parcel ID**

2820-044-003

**Address**

837 NE 2ND ST

**Current Key Details**

Last Assessment:2022 - \$63,138.00

**Renovations Construction Activities**

No Information Entered

**Renovations Construction Activities**

No Information Entered

**New Construction Construction Activities**

No Information Entered

**New Construction Construction Activities**

No Information Entered

**New Construction Construction Activities**

No Information Entered

## Eligible Costs

### Exterior Painting

No Information Entered

Estimated cost of Paint (CRA Grants Fund)	\$0.00
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Estimated cost of Paint (East Ocala CRA)	\$0.00
--	--------

<b>Sub Total</b>	<b>\$0.00</b>
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### Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows (CRA Grants Fund)	\$0.00
---	--------

Estimated cost of windows (East Ocala CRA)	\$0.00
--	--------

Estimated cost of doors (CRA Grants Fund)	\$0.00
---	--------

Estimated cost of doors (East Ocala CRA)	\$0.00
--	--------

Other (CRA Grants Fund)	\$0.00
-------------------------	--------

Other (East Ocala CRA)	\$0.00
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<b>Sub Total</b>	<b>\$0.00</b>
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### Demolition

No Information Entered

Estimated cost of demoliton and cleanup (CRA Grants Fund)	\$0.00
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Estimated cost of demoliton and cleanup (East Ocala CRA)	\$0.00
--	--------

<b>Sub Total</b>	<b>\$0.00</b>
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<b>New landscaping (only include areas visible from the street/sidewalk)</b>	
No Information Entered	
Estimated cost of landscaping (CRA Grants Fund)	\$0.00
Estimated cost of landscaping (East Ocala CRA)	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

<b>Fencing (sides and rear only)</b>	
No Information Entered	
Estimated cost of fencing (CRA Grants Fund)	\$0.00
Estimated cost of fencing (East Ocala CRA)	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

<b>Reroofing</b>	
No Information Entered	
Estimated cost of reroofing (CRA Grants Fund)	\$0.00
Estimated cost of reroofing (East Ocala CRA)	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

<b>Weatherization (HVAC and Insulation)</b>	
No Information Entered	
Estimated cost of HVAC (CRA Grants Fund)	\$0.00
Estimated cost of HVAC (East Ocala CRA)	\$0.00
Estimated cost of insulation improvements (CRA Grants Fund)	\$0.00
Estimated cost of insulation improvements (East Ocala CRA)	\$0.00
Other (CRA Grants Fund)	\$0.00
Other (East Ocala CRA)	\$0.00

<b>Sub Total</b>	<b>\$0.00</b>
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New Construction

Should not include building permit and impact fees.

Estimated cost of new construction. (CRA Grants Fund)	\$0.00
Estimated cost of new construction. (East Ocala CRA)	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>

Financial Details

<b>Fund Request</b>	
Fund Request	No Information Entered
Eligible Costs Total	\$0.00
Total Estimated Project Cost	Not Specified
Total Funding Amount Requested	Not Specified
Up Front Funding Amount Requested	Not Specified
<b>Pay Go Funding Amount Requested</b>	<b>Not Specified</b>

<b>Funding Program Initiative Assignments</b>
East Ocala CRA

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.

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
- Personal Savings
- Loan / Credit Card
- Other
- Sub Total**

Additional Notes / Comments

Estimated Timeline

November 20, 2025	
Anticipated start date	Responsible Party
Estimated date of the start of the project	Developer
January 1, 2026	
Anticipated completion date	Responsible Party
Estimated date of the completion of the project	Developer

Parties

Authorized Representative

Business Name	Business EIN
	No Information Entered
Contact Name	Address
Jody Talmadge	,
Phone Number	
3524978627	

## Declarations

### Conflict of Interest Disclosures:

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body (East Ocala Residential Improvement Grant)

**Applicant Answer:** No

### Declarations:

General 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 Committee, 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.

**Applicant Answer:** Yes

I 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.

**Applicant Answer:** Yes

## Files

## Applicant Documents

File Name	Uploaded Date	Status	Comments
Summary With Signature.pdf	9/22/2025	Pending	
Signature.png	9/22/2025	Pending	

## Compliance

### KPI Compliance

--There aren't any KPI's configured in this Program--

<b>Ocala Community Redevelopment Agency</b>				
<b>Project Cost Summary</b>				
<b>Application ID:</b>		<b>CRA25-0050</b>		
<b>Address:</b>		<b>837 NE 2nd St</b>		
<b>CRA subarea:</b>		<b>East Ocala</b>		
<b>No.</b>	<b>Eligible Work</b>	<b>High quote</b>	<b>Low quote</b>	<b>75%</b>
<b>1</b>	<b>Fencing</b>	\$ 24,552	\$ 18,270	\$ 13,703
<b>2</b>	<b>Landscaping &amp; Irrigation</b>	\$ 17,175	\$ 12,269	\$ 9,202
<b>Total</b>		<b>\$ 41,727</b>	<b>\$ 30,539</b>	<b>\$ 22,904</b>
			<b>Max Grant</b>	<b>\$20,000</b>





CONTRACT# 2940

# TITAN

## FENCE CO.

TITAN FENCE CO  
PROPOSAL / CONTRACT  
352-503-7646  
TITANFENCE.NET

PREPARED BY

12/18/25  
DATE

## SPECIAL INSTRUCTIONS

NAME JODI TAMMADGE  
STREET 837 NE 2ND ST  
CITY OCALA PHONE # 352-497-8621  
EST. INSTALL ALT PHONE #  
EMAIL LULU RAMONE 78 @ GMAIL COM

**PVC**  
FOOTAGE \_\_\_\_\_  
HEIGHT \_\_\_\_\_  
STYLE \_\_\_\_\_  
COLOR \_\_\_\_\_  
POSTS \_\_\_\_\_  
POST CAPS \_\_\_\_\_  
PICKETS \_\_\_\_\_  
OPTIONS ☐ \_\_\_\_\_

**ALUMINUM/STEEL**  
FOOTAGE \_\_\_\_\_  
HEIGHT \_\_\_\_\_  
STYLE \_\_\_\_\_  
COLOR \_\_\_\_\_  
GRADE \_\_\_\_\_  
PICKETS \_\_\_\_\_  
POSTS \_\_\_\_\_  
GATE POSTS \_\_\_\_\_  
OPTIONS ☐ \_\_\_\_\_

**WOOD**  
☐ PT PINE ☐ CYPRESS ☐ CEDAR  
FOOTAGE \_\_\_\_\_  
HEIGHT \_\_\_\_\_  
STYLE \_\_\_\_\_  
PICKETS \_\_\_\_\_  
RUNNERS \_\_\_\_\_  
POSTS \_\_\_\_\_  
GATE POSTS \_\_\_\_\_  
OPTIONS ☐ \_\_\_\_\_

**CHAIN LINK**  
FOOTAGE \_\_\_\_\_  
TYPE \_\_\_\_\_  
HEIGHT \_\_\_\_\_  
GRADE \_\_\_\_\_  
TOP RAIL \_\_\_\_\_  
LINE POSTS \_\_\_\_\_  
TERMINAL POSTS \_\_\_\_\_  
GATE POSTS \_\_\_\_\_  
BTW ☐ YES ☐ NO

## GATES

QTY	SIZE	TYPE	ARCHED	RACKED	SWING	HINGE
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R

**UNDERGROUND SYSTEMS:** Titan Fence Co will perform locates for power, telephone, and cable lines. Purchaser agrees that Titan Fence Co shall not be responsible for or liable for any damage to sprinklers or sprinkler systems, underground pipes, drains, foundations, or any other unmarked underground systems.

**WOOD PURCHASE NOTICE:** Titan Fence Co shall not be liable for any labor or similar costs, or for any costs or damage which may be associated with the natural characteristics of wood. Wood fences have a tendency to shrink, split, warp, crack and twist in hot, humid weather. Small gaps will appear between the boards and are a common occurrence that does not constitute failure of wood.

**RIGHT TO CANCEL:** Per Florida and Federal Consumer statutes, this contract may be canceled by either the buyer or the seller in writing by midnight of the third business day after signing, or by postmarked date no later than 3 business days after signing.

## IMPORTANT INSTALL INFORMATION

☒ FENCE TO FOLLOW GROUND CONTOUR ☐ FENCE TOP LEVEL  
REMOVAL / DISPOSAL ☐ YES ☒ NO  
CLEARING OF FENCE LINE NEEDED ☒ YES ☐ NO  
CLEARING TO BE DONE BY ☒ OWNER ☐ TFC  
HOA APPROVAL REQUIRED ☐ YES ☒ NO  
PERMIT REQUIRED ☐ YES ☒ NO  
FINISHED SIDE ☐ IN ☐ OUT

☐ OPERATOR - ACTUATOR / PAD MASTER OR M/S  
☐ IRB ☐ YES ☐ NO  
☐ WIRELESS KEYPAD  
☐ TRANSMITTERS 1 OR 2 BUTTON  
☐ EXIT PROBE ☐ YES ☐ NO

OPT 1 ALL DIMENSIONS AND SPECIFICATIONS ARE APPROXIMATE

254' - 6' WHITE PVC PRIVACY  
17' - 4' BLACK ABIGAIL ALUM  
12' - DBL GATE - BELLE ARCH  
DBL GATE OPENER

#18,520.00

254' - 6' WHITE PVC PRIVACY  
17' - 4' BLK ABIGAIL ALUM  
12' SGL GATE - BELLE ARCH  
SGL GATE OPENER

#18,270.00

OPT 2

Notes:

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all products delivered and installed remain the property of TITAN FENCE CO. until full payment is made. Purchaser agrees to all conditions contained both front & back of this contract.

CONTRACT AMOUNT: \$

DEPOSIT AMOUNT: \$

BALANCE DUE

UPON COMPLETION: \$

ACCEPTED BY PURCHASER

CONTRACT DATE 43



Prepared for:

**Jody Talmadge**  
**837 NE 2nd St**  
**Ocala, FL 34470**

**(352) 497-8627 | luluramone78@gmail.com**



Evaluated on:

**Thursday, December 11, 2025**

Evaluated By:

**Jonathan Bohdal**

**(352) 844-2677 | jbohdal@gdfencepro.com**

**Getter Done Fence**  
**2500 NW 6th st Suite 105**  
**Ocala, FL 34475**  
**Main (352) 789-4314**  
**www.gdfencepro.com**

# Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

## Section 1

### Vinyl Fence

#### Fencing

Product	Quantity
Vinyl white privacy ND 6x6 Sections 1.75"x5.5"x6' rails - posts spaced evenly (NO LITTLE SECTIONS) - u channel screwed to post per manufacturer's installation requirements - Securing rail ties in each post to ensure the rail can not come out in a wind storm - 2.5"x8' ss40 galvanized steel pipe driven to a depth of 5' for EACH vinyl post - w/ high density stiffeners to securely adapt the vinyl post to the pipe I - DRIVE INSTALLATION/NO MESS/STRONGER AND CLEANER	45
Fence Removal Take down and dispose of old fence	3

#### Gates

Product	Quantity
Vinyl walk gate ND Aluminum Reinforced Gate, all gate hardware is attached using rivets instead of screws with a heavy duty aluminum brace	1

#### Notes

N/A



## Aluminum Fence

### Fencing

Product	Quantity
3- Rail Abigail spear top	2

### Gates

Product	Quantity
Bell gate w/ Arch 4x12 single	1
Solar gate operator	1

### Notes

N/A

# Costs

## Section: Section 1

Description	Quantity
Vinyl white privacy ND	45.00
Solar gate operator	1.00
3- Rail Abigail spear top	2.00
Bell gate w/ Arch 4x12 single	1.00
Vinyl walk gate ND	1.00
Fence Removal	3.00
<b>Total Cost:</b> \$24,551.96	

**Total: \$24,551.96**

## Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$12,275.98
Final Payment	<i>Due at project completion</i>	\$12,275.98

## Or finance \$24,551.96 with Wisetack

As low as **\$532.60/mo**  
Pay over time with **Wisetack\***

[See Financing Options](#)

\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our [lending partners](#). For example, a \$1,200 purchase could cost \$104.89 a month for 12 months, based on an 8.9% APR, or \$400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. State interest rate caps may apply. No other financing charges or participation fees. See additional terms at <https://wisetack.com/faqs>

# Terms & Conditions

## Contract

THIS FENCING CONTRACT (Contract), effective as of the date of the last party to sign below, is between Getter Done LLC D/B/A Getter Done Fence, having an address at 2500 NW 6th st suite 105, Ocala FL 34475 and Jody Talmadge and having an address at 837 NE 2nd St Ocala FL 34470 ("Owner")

For valuable Consideration the parties hereby agree as follows:

1. **SCOPE OF WORK:** Fencing is the use of chain link, wrought iron, aluminum, vinyl or wood materials to construct, erect, alter, or repair all types of fences, corrals, runs, railings, cribs, game court enclosures, guard rails, barriers and gates. Fencing services include Fence Installation. Contractor shall provide all necessary fencing labor and materials, perform all fencing services described above and/or as set forth in the plans and specifications signed by Owner and Contractor. ("Project") Such plans and specifications are hereby made a part of this contract and may contain pictures, diagrams or measurements of the work area together with a description of the work to be done, materials to be used and the equipment to be used and installed.

2. **WORK SITE:** The project shall be constructed on property of Owner located at 837 NE 2nd St Ocala FL 34470. Owner hereby authorizes Contractor to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of the Contractor to complete the Project. Unless called for in the plans of specifications, no landscaping or finish grading is to be performed at the work site by the Contractor.

3. **TIME OF COMPLETION:** Contractor shall commence the work to be performed under this contract and estimates that it shall substantially complete the work on or before the agreed upon time frame. Owner and Contractor understand that the completion date provided for herein is an estimate only and that Contractor shall not be responsible for circumstances beyond its control including strikes, acts of God, illness, injury or general unavailability of materials.

4. **PERMITS:** Contractor shall apply for and obtain such permits and regulator approvals as may be required by the local Municipal/County Government, the cost thereof shall be included as part of the Project price.

5. **SURFACE AND SUBSURFACE SOIL CONDITIONS:** Contractor shall have no responsibility for the condition of the soils at the work site, including but not limited to unseen subsurface rock or other conditions that may make digging or post installation more difficult, timely or expensive. The Parties hereto agree that should contractor need to perform any excavation, drilling, jackhammering, filling or other work in order to complete the project, other than the usual and customary excavation and grading, that the Parties shall agree to a change order for an amount in addition to the Contract price before the work continues.

Contractor shall not be responsible for any damages suffered by Owner as a result of the soil conditions at the work site.

6. **WATER SPRINKLER HEAD AND LINE DAMAGE:** Contractor shall not be liable for any damage to Owner's lawn and/or water sprinkler heads and/or water sprinkler lines as of the result of the work performed by Contractor for Owner under this agreement.

7. **SPOILED DIRT:** Contractor shall not be responsible for removing spoiled dirt from the property at the conclusion of the project. The term spoiled dirt is understood by the Parties to mean the existence of excess dirt that was removed from the ground and accumulated on Owner's property as a result of the installation of the fence product contemplated by this Agreement.

8. **CONTRACTOR'S RIGHT TO CANCEL:** The Parties agree and understand that in some circumstances fence lines will need to be moved due to the location of underground utilities. Should this become necessary and the Owner is unwilling or unable to move the fence line and therefore prohibits Contractor from being able to complete the project, the Contractor shall be entitled to terminate the contract and is entitled to payment for work performed and the cost of materials up to including the date of contract termination.

9. **NO WARRANTY FOR WOOD:** The Parties agree and understand that wood is an organic substance that can rot or warp. As such, Contractor makes no warranties or promises with respect to wood warping, wood condition, wood rot or other

expected wood issues which occur naturally as a result of the warm and humid Florida environment.

10. **PROPERTY LINE - EASEMENT RESPONSIBILITIES:** The Parties understand and agree that Contractor is relying on Owner to identify and mark Owner's property line and/or the existence of any easement or other covenant boundaries on Owner's property. The Parties agree that Contractor shall not be liable in the event that the fencing work contemplated by this Agreement encroaches on any such boundaries.

11. **DAMAGE TO UNDERGROUND UTILITIES:** The Parties agree that Contractor shall not be liable for damage to any non-marked underground private utilities including but not limited to, water mains, electrical lines, etc.

12. **INSURANCE:** Contractor shall maintain general liability and worker's compensation insurance as well as builder's risk insurance, if applicable.

13. **SURVEY AND TITLE:** If the project is near the Owner's property boundary, Owner will point out property lines to the Contractor. If the Owner or Contractor has any doubt about the location of the property lines, Owner shall provide Contractor with boundary stakes through a licensed surveyor. In addition, Owner shall provide Contractor documentation that Owner has title to the work site and shall provide Contractor copies of any covenants, conditions or restrictions that affect the work site.

14. **CHANGES TO SCOPE OF WORK:** Owner may make changes to the scope of the work, including changes to the plans and specifications, from time to time during the construction of the Project. However, any such change or modification shall only made by a written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the Project as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, the Contractor shall estimate the cost thereof and Owner shall pay the actual cost whether or not it is in excess of the estimated cost.

15. **CONTRACT PRICE:** Owner agrees to pay Contractor the sum total of the project amount for performing the services outlined in the scope of work. Contractor shall be paid as follows: 50% due at signing 50% due at completion. Contractor shall furnish Owner appropriate releases of waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.

16. **LATE PAYMENT/ DEFAULT:** A failure to make payment for a period in excess of ten (10) days from the due date shall be deemed a breach of this Contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been paid in full and without breach of the Contract pending payment or resolution of any dispute. Owner agrees to pay late charge of one percent (10%) of all payments that are more than ten (10) days late plus interest at the rate of one percent (10%) per month.

17. **DESTRUCTION AND DAMAGE:** If the project is destroyed or damaged for any reason, except where such destruction or damage was caused by the sole negligence of the Contractor or its Subcontractors, Owner shall pay Contractor for any work done by Contractor in rebuilding or restoring the Project to its condition prior to such destruction or damage. If the estimated cost of replacing work already accomplished by Contractor exceeds twenty percent (20%) of the Contract price, either the Contractor or the Owner may terminate this Contract. Upon termination by either party, Contractor shall be excused from further performance under the Contract and Owner shall pay Contractor a percentage of the Contract price in proportion to the amount of work accomplished prior to the destruction or damage.

18. **ASSIGNMENT:** Neither party may assign this Contract or payments due under the Contract without the other party's written consent.

19. **SPECIFICATIONS SHALL CONTROL:** The Contract, plans and specifications are intended to supplement one another. In the event of a conflict, the specifications shall control the plans, and the Contract shall control both. If the work as displayed on the plans are not called for in the specifications, or if the work is called for in the specifications but not displayed on the plans, Contractor shall be required to perform the work as though it was displayed in both documents.

20. **MERGER CLAUSE:** This Contract constitutes the entire agree of the parties. No other agreements, oral or written pertain to the work performed under this Contract exists. This Contract may only be modified by written agreement signed by both parties.

21. **GOVERNING LAW:** This Contract shall be interpreted and governed in accordance with the laws of the State of Florida.

22. **VENUE:** Venue for any dispute concerning this Contract or the work performed hereunder shall be in Ocala, Marion County, Florida.

23. ATTORNEY FEES: Should any dispute arise with respect to this contract or the work performed hereunder, the prevailing party in any such proceeding shall be entitled to reasonable attorney fees and court costs, including fees and costs on appeal.

#### **Florida Construction Lien Law Disclosure**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES, THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A

CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

#### **Florida Homeowner's Recovery Fund Disclosure**

Payment may be available from Florida Homeowner's Recovery Fund if you lose money on a project performed under contract where the loss results from specified violations of Florida law by a state-licensed contractor. For information about the recovery funds and filing a claim, contact the Florida Construction Industry Licensing Board at the following Number and Address:

Florida Construction Industry Licensing Board

2601 Blairstone Road, Tallahassee, Florida 32399-1039

(850) 921-6593

Fax (850) 921-5450

GETTER DONE FENCE PRO

*By signing any forms or agreements provided to you by Getter Done Fence, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



**Mail to:**  
**Homeland Vinyl Products, Inc.**  
**P.O. Box 170729**  
**Birmingham, AL 35217-0729**  
**Attn: Warranty Department**

**SOME STATES DO NOT ALLOW LIMITATIONS ON, OR THE EXCLUSION OF, IMPLIED WARRANTIES, OR INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE.**



**FENCE  
& RAIL**

**LIMITED WARRANTY**





## After Purchase Vinyl Care:

Follow proper installation instructions.

Avoid exposure of any vinyl to unusual or excessive heat sources (e.g., outdoor fire pits, grills, glass window or glass door reflections) or installation adjacent to areas that may absorb heat such as concrete, asphalt, or dark-colored gravel.

Darker colors, such as Mocha Walnut, may become hot to the touch after prolonged exposure to direct sunlight. This effect can be mitigated with umbrellas, awnings or other shade producing fixtures.

Loose dirt can be cleaned with mild soap and water. Any cleaning products should be tested in an inconspicuous area before being applied on the full vinyl surface.

Do NOT paint the PVC.

Spray-on sunscreen or bug spray products may cause discoloration of the product surface. It is recommended that such products be applied either indoors, off the deck, away from fence and rail, or in such a manner that oversprayed product will not come in contact with the vinyl.

Avoid using rubber mats on any vinyl, as they may discolor the deck surface.

Download Instructions and Literature at:  
<http://homelandvinyl.com/resources/documents/>



2020-072  
M1094\_rev F

WWW.HOMELANDVINYL.COM



## Fence Fabrication Guidelines



1. Make sure all metal stiffeners are in the correct orientation for the rail as used.
2. Make sure all rails are notched.
3. U-channel trim must be screwed to the post to help stabilize T&G boards.
4. Do not use any clear wrapping or shrink wrap on fence for storage or transportation. Make sure any wrap or protection of the fence or profiles does not absorb and retain heat. It will cause warping.
5. Product expansion and contraction is temperature dependent and will vary more in longer lengths and darker colors. Please take this into account during installation.
6. Do not store or install product next to a heat source.

Toll Free: 800-999-6813  
[www.HomelandVinyl.com](http://www.HomelandVinyl.com)

7. Avoid installing the product near reflective surfaces (e.g. glass windows and glass doors), which can concentrate sunlight and heat the product.

8. Avoid installing the product on or adjacent to concrete, asphalt, or dark-colored gravel.

9. Make sure rail ends have at least 1 inch clearance of each other when inserted into posts for 6' spans, and at least 1.5 inch clearance on 8' spans. This will allow for adequate expansion and contraction of rails within the posts and prevent bowing.

10. Do not put dirt or mulch against rails. It could cause rails to permanently bow out.

11. CAUTION - Make sure pickets are cut for adequate clearance within the rail pocket to allow for thermal expansion. If the pickets are binding against the rail, they will cause excessive bowing with thermal expansion.

When dealing with installation on slopes, ensure that there is adequate clearance for pickets inside of the rail and cut picket at a slight angle if necessary.

***In addition to guidelines 1-11, please consider the following information regarding Homewood series of products:***

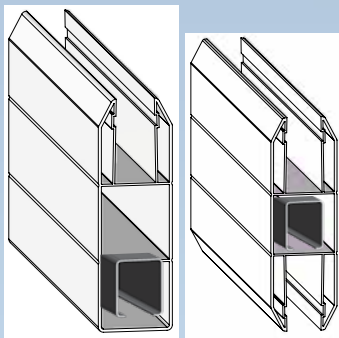
1. Metal stiffeners must be used in all rails for the Homewood series of product.
2. Midrail or HVP approved metal picket stiffeners must be used to reduce T&G bowing.
3. Scratches will be more evident in darker colors. Use caution when transporting and installing the products.

Homeland Vinyl Products does not warranty bowing of pickets. Please make sure of proper installation to reduce all of the factors mentioned.

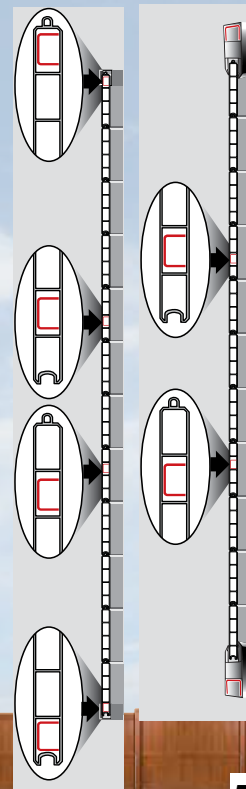
## Proper Insert Placement & Orientation Is Important !

### A. 5-1/2", 7" and 8" Nexus or Gorilla Pocket Rail & Mid-Rail

Proper steel insert orientation shown for bottom rail. Reverse for top rail.

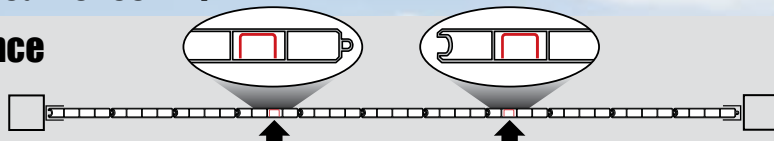


### C. Horizontal Fence

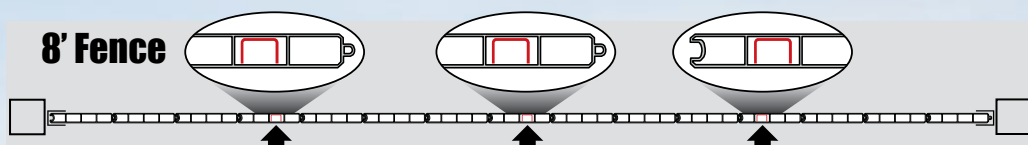


### B. Vertical Fence - Top Down View

#### 6' Fence



#### 8' Fence





ESTIMATE	#1042-3
ESTIMATE DATE	Sep 23, 2025
TOTAL	\$17,175.00

Jody Talmadge  
837 NE 2nd St, Ocala, FL 34470, USA

✉ Luluramone78@gmail.com

#### CONTACT US

11580 SW 43rd Street Rd  
Ocala, FL 34481

☎ (352) 484-7588  
✉ ruth@belladesignlandscapes.com

## ESTIMATE

### Services

#### Landscaping Project

Materials	qty	unit price	amount
Plants - Camellia - 7 gallon (Camellia Japonica)	2.0	\$185.00	\$370.00
Various colors based on availability and season: Taylor's Perfection, Winter's Snowman, April Remembered, Bright Eyes, Daikagura, Debutante, Don Mac, Dr. Tinsley, Early Autumn, Kramer's Supreme, Lady Clare, Lady Vansittart, Laura Walker, Mathotiana, Morning Glow, Nuccio's Cameo, Pink Perfection, Pop Pius IX, Professor Sargent, Purple Dawn, Rebel Yell, Rosea Plena, Royal Velvet, Sea Foam, Victory White			
Camellia - 15 gallon	2.0	\$295.00	\$590.00
Bobby Fain', Japanese Camellia			
Camellia japonica 'Gunsmoke			
Camellia japonica 'Professor Sargent			
Camellia sasanqua 'October Magic Ruby			
Camellia sasanqua 'Yuletide', Autumn Camellia			
Checking other varieties at time of install*			
Foxtail Fern - 3 gallon	7.0	\$30.00	\$210.00
Plants - Philodendron Split Leaf - 15 gallon	3.0	\$195.00	\$585.00
Plants - Buford Holly Dwarf - 3 gallon	2.0	\$30.00	\$60.00
Distylium 3 g	15.0	\$35.00	\$525.00
Viburnum Suspensum - 15 gallon	1.0	\$150.00	\$150.00
Plants - Agapanthus - Purple - 3 gallon	20.0	\$34.00	\$680.00
Agapanthus - 3 gallon	12.0	\$30.00	\$360.00
White			
Plants - Super Blue Liriope - 1 gallon	10.0	\$12.00	\$120.00
Plants - Boston Fern - 3 gallon	20.0	\$30.00	\$600.00
Irrigation Update	1.0	\$1,500.00	\$1,500.00
Includes parts and labor for moving/adding/relocating of sprayers/rotors as needed for installation of new project or to repair from damage caused by plant/tree roots.			

Pine Straw Installation Includes pine straw, delivery and freight, and installation.	1.0	\$425.00	\$425.00
Disposal	1.0	\$150.00	\$150.00
Pavers - Paver Installation - 60mm Price includes the following: Removal of sod/dirt/existing surface as needed, disposal, crushed concrete base, installation of base, compacting, transporting pavers, laying and installing pavers, cutting and installing paver borders, sand and installation of sand between pavers, concrete and installation of concrete band around all open edges of pavers.	1.0	\$750.00	\$750.00
Rock Products - Rock Installation - New England Blend 1-4 in. Includes rock product, delivery and freight, removal of existing mulch/pine/straw/weeds, disposal, and installation of rock.	1.0	\$3,400.00	\$3,400.00
Walls - Wall Installation - Wall Block Includes tumbled wall block and cap, delivery and freight, gator bond glue, disposal, surface prep, and installation labor.	1.0	\$6,700.00	\$6,700.00

Materials subtotal: \$17,175.00

Subtotal \$17,175.00

**Total \$17,175.00**

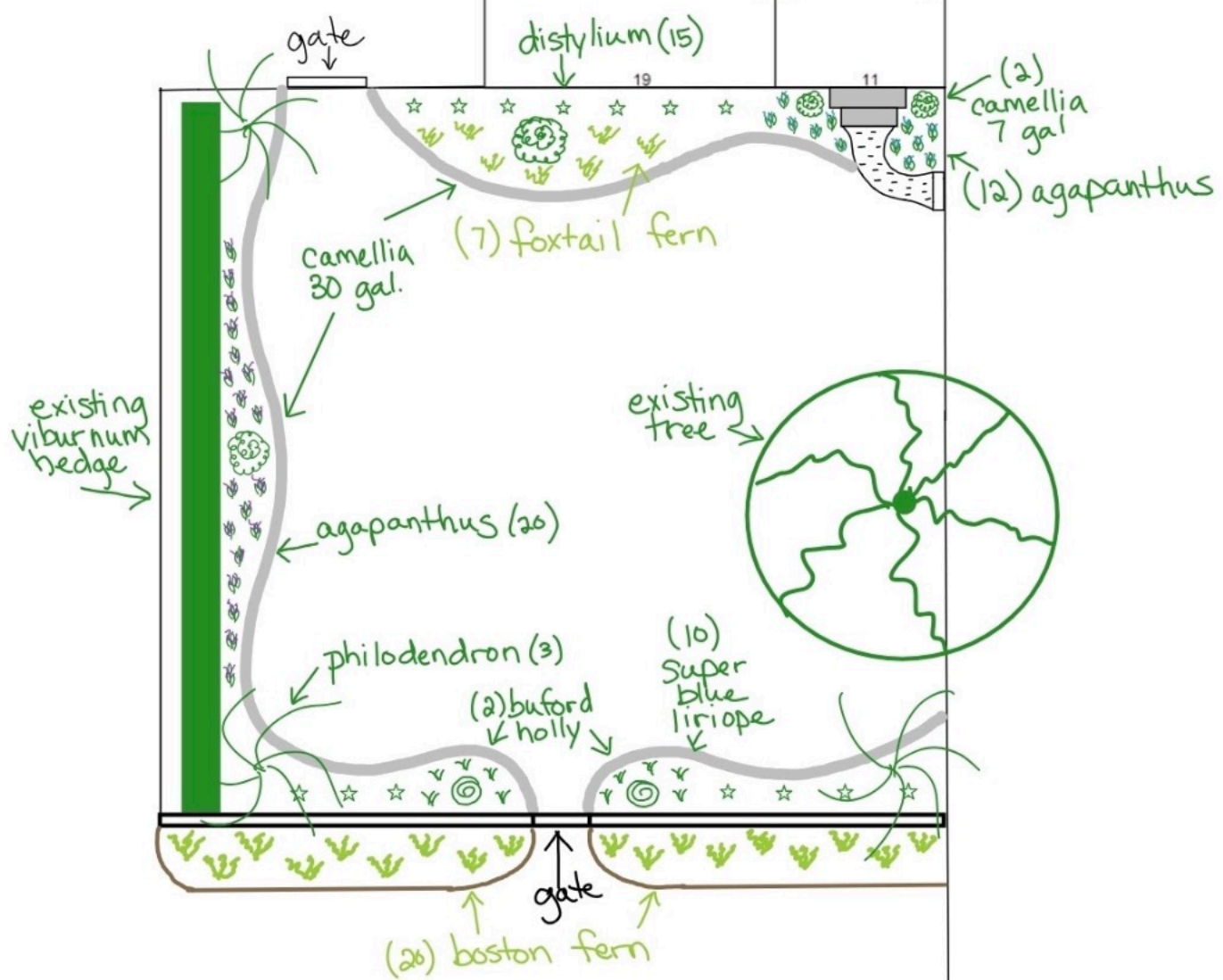
For this project, we would complete the following:

- Remove existing plants as needed
- Install new plants based on plan
- Update irrigation to ensure coverage for all new plants
- Install block border as shown in design (light grey color) on edges of all beds except bed near street
- Install small paver walkway from house steps to secondary set of steps
- Install weedmat and rock in beds near house, fence and viburnum
- Install pinestraw in bed near street outside fence



DCK02 23  
10 10

RES01 23 30  
44 30  
FSP03 11 11  
14 14 14





**Haydn Cano**

Licensed Irrigation Contractor

**IRRIGATION MAINTENANCE & REPAIR**

**352-304-1398**

Email: [ecogation23@gmail.com](mailto:ecogation23@gmail.com)

Website: [www.ecogation.com](http://www.ecogation.com)

Cert. # 22442

☐ Invoice ☐ Estimate

Name: Jody Talmadge Date: \_\_\_\_\_

Labor / Materials:

Backflow, Rain Sensor, and Timer \$ 950

Install spray zone for flower bed and  
along fence \$ 406

Thank you for your business!

*Full payment due at time of service*

Total: \$ 1,756.00



# *Bob Wines* *Camellia Gardens*

2610 SE 38th Street, Ocala, Florida 34480 | (352) 629-5766

November 10, 2025

Jody Talmadge  
837 NE 2<sup>nd</sup> St  
Ocala FL  
1-352-497-8627  
[Luluramone78@gmail.com](mailto:Luluramone78@gmail.com)

## **Front of house**

2	Limelight hydrangea	120.00
3	blue my mind	45.00
4	mine no yuki camellias	200.00
1	firecracker plant	30.00
6	dune sunflowers	60.00
1	Japanese magnolia	299.00
5	blue my mind	75.00

## **Under tree**

6	firecracker plants	180.00
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## **Street Fence line**

6	pinwheel jasmine	180.00
18	agapanthus	

## **Mailbox area**

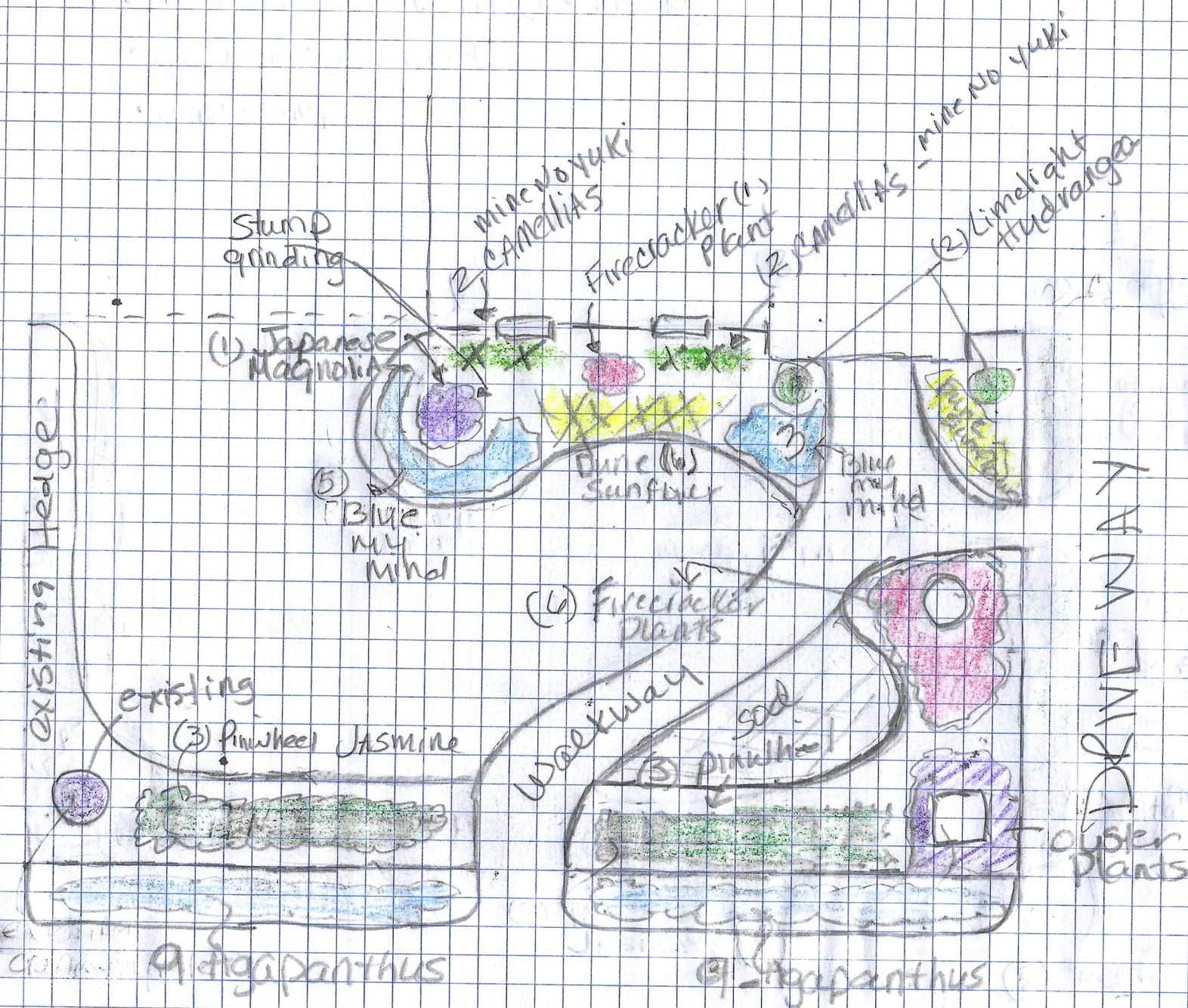
7	Oyster plants or dune sunflowers	70.00
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Stump grinding	150.00
Soil for installation	210.00
Sod removal	1200.00
Installation	1300.00
Groundcover mat	350.00
Stone border	2300.00
New England blend (river rock)	3200.00

Subtotal	9969.00
Tax	548.92.
Total	10517.92








Joey  
Sketch










## Landscaping – Image references

### Camellia Garden

	agapanthus
	firecracker plant
	dune sunflowers
	mine no yuki camellias
	pinwheel jasmine

## Bella Designs

	Camellia japonica
	Buford Holly Dwarf
	Agapanthus
	Boston Fern
	Super Blue Liriope

837 NE 2<sup>nd</sup> Street

Existing Conditions



View of property looking north from NE 2<sup>nd</sup> Street.



View of the eastern boundary of the property.





View of the existing fencing at the back of the property.

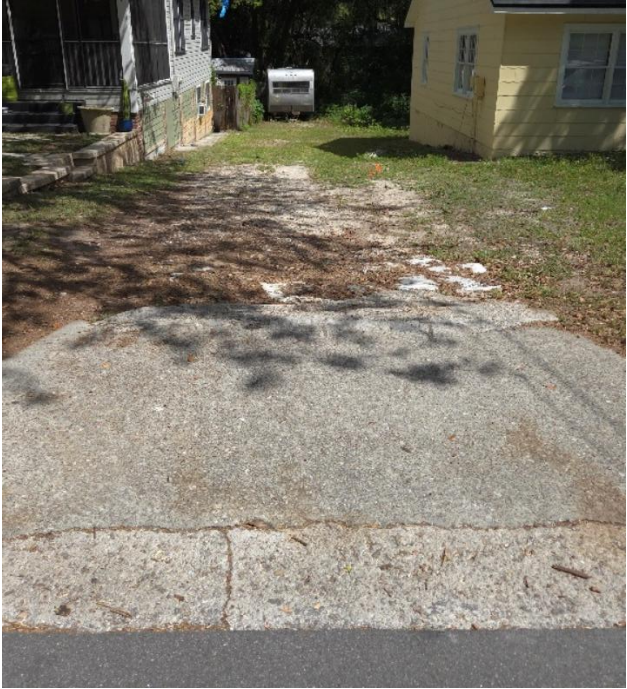


View of the existing gate adjacent to the western property line.



View of the property looking south towards NE 2<sup>nd</sup> Street.

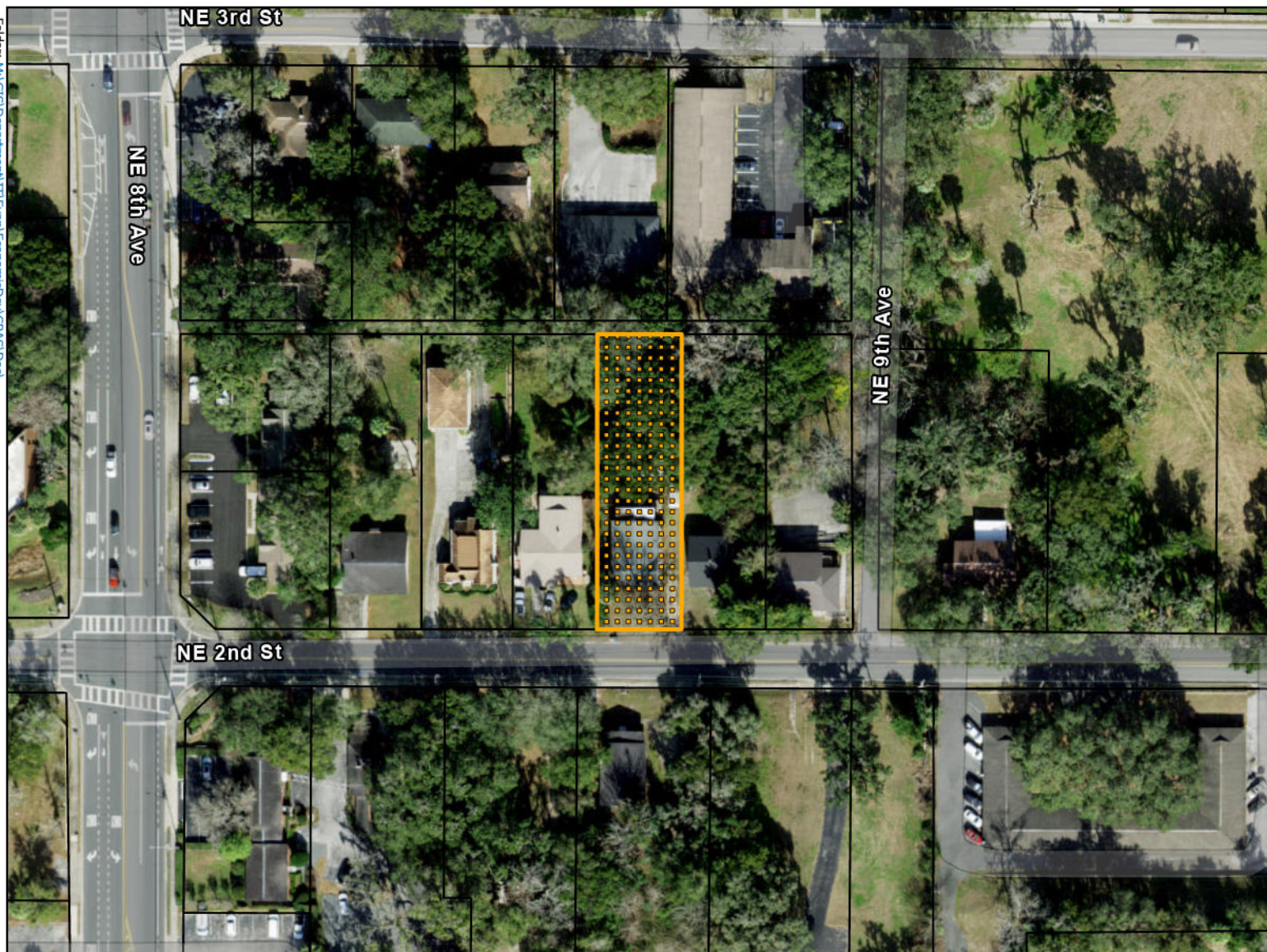
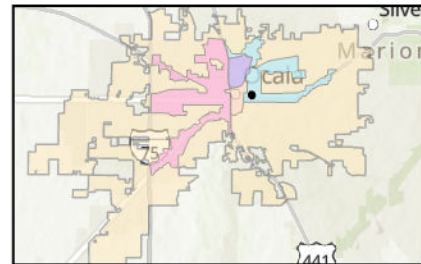






Condition of existing driveway.

## AERIAL MAP

**Parcel:** 2820-044-003  
**Case Number:** CRA25-0050  
**Property Size:** Approximately 0.29 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

 Parcels

0 125 250 500 Feet



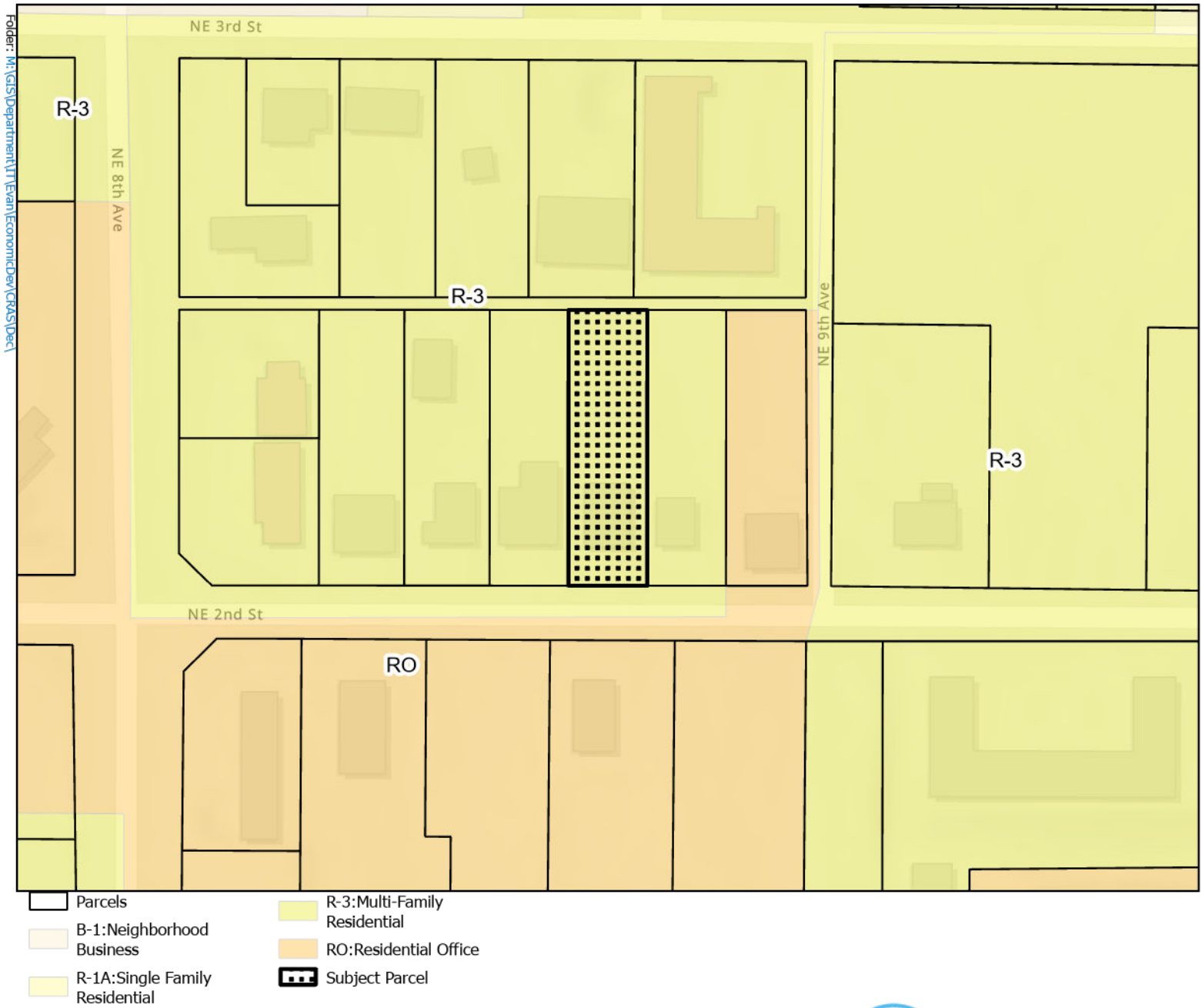
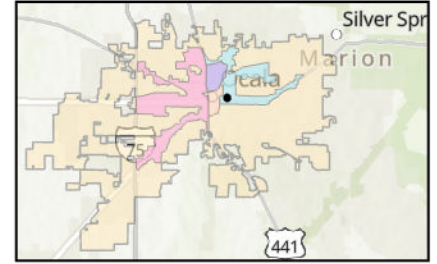
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala  
 Growth Management Department  
 by ekrepps on 12/9/2025



## CASE MAP

**Parcel:** 2820-044-003  
**Case Number:** CRA25-0050  
**Property Size:** Approximately 0.29 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



0 125 250 500 Feet





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

2820-044-003

[GOOGLE Street View](#)

Prime Key: 1220050

[MAP IT+](#)

Current as of 4/17/2025

### [Property Information](#)

TALMADGE JODY  
837 NE 2ND ST  
OCALA FL 34470-6753

### [Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .29

Situs: 837 NE 2ND ST OCALA

### [2024 Certified Value](#)

Land Just Value	\$29,070		
Buildings	\$103,095		
Miscellaneous	\$2,311		
Total Just Value	\$134,476		
Total Assessed Value	\$65,032	Impact	
Exemptions	(\$40,032)	<a href="#">Ex Codes:</a> 01 38	(\$69,444)
Total Taxable	\$25,000		
School Taxable	\$40,032		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,070	\$103,095	\$2,311	\$134,476	\$65,032	\$40,032	\$25,000
2023	\$29,070	\$101,431	\$2,815	\$133,316	\$63,138	\$38,138	\$25,000
2022	\$29,070	\$78,946	\$2,870	\$110,886	\$61,299	\$36,299	\$25,000

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">4570/0330</a>	09/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$130,000
<a href="#">4189/0200</a>	09/2005	31 CERT TL	2 V-SALES VERIFICATION	U	I	\$67,700
<a href="#">2109/0968</a>	01/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$55,000
<a href="#">1637/1678</a>	02/1990	25 PER REP	5 V-OTHER MLSAGENT	Q	I	\$28,000
<a href="#">1597/0035</a>	08/1989	71 DTH CER	0	U	I	\$100
<a href="#">1597/0036</a>	10/1985	74 PROBATE	0	U	I	\$100
<a href="#">1277/0175</a>	04/1984	74 PROBATE	0	U	I	\$100

### [Property Description](#)

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004  
CALDWELLS ADD OCALA  
LOT 3 SUB OF LOT 44

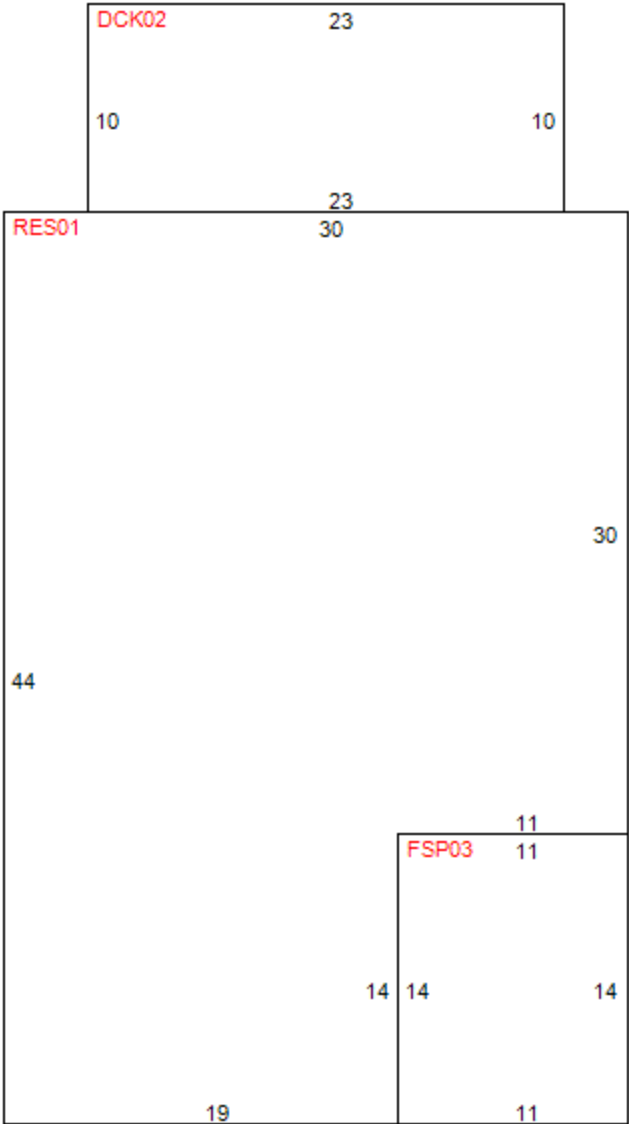
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		60.0	210.0	R3	60.00	FF							
Neighborhood 4701 - LYNWOOD PARK REPLAT+													
Mkt: 8 70													

[Traverse](#)

**Building 1 of 1**  
RES01=L30D44R19U14R11U30.L3  
DCK02=U10L23D10R23.R3D30  
FSP03=D14L11U14R11.  
UST04=255.

255



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 5 - 20-24 YRS  
**Condition** 4  
**Quality Grade** 400 - FAIR  
**Inspected on** 4/24/2020 by 025

**Year Built** 1932  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** H - HISTORICAL RESIDENCE  
**Base Perimeter** 148

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.22	1934	N	0 %	0 %	1,166	1,423
DCK	0201	- NO EXTERIOR	1.00	1993	N	0 %	0 %	230	230
FSP	0301	- NO EXTERIOR	1.00	1934	N	0 %	0 %	154	154
UST	0430	- WOOD SHINGLES	1.00	1934	N	0 %	0 %	255	255

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 32 HARDWD ON WOOD	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<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> 1	<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
159 PAV CONCRETE	364.00	SF	20	1999	3	0.0	0.0	
156 PAVING BRICK	250.00	SF	20	1993	3	0.0	0.0	
144 PAVING ASPHALT	560.00	SF	5	1970	1	0.0	0.0	
UDU UTILITY-UNFINS	168.00	SF	40	2000	2	12.0	14.0	

Appraiser Notes

1 FIREPLACE CAPPED  
 STILT HOME UST UNDER RES STILL UNFINISHED  
 GAME ROOM IS PERCENTAGED AS PART OF RES. 15X17=255 S.F.  
 EST.BACK DUE TO DOG

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
OC00923	6/1/1993	-	POOL
OC01701	10/1/1992	-	BLDG01= RSRA
OC00619	4/1/1990	-	BLDG01= A/C & HEAT PUMP
OC01460	8/1/1986	-	BLDG01= REROOF

**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>	<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. 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>	<p>Roofing improvements:           City (50%) – Applicant (50%).</p> <p>All other work elements:       City (75%) - Applicant (25%)</p>





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

**File #:** 2026-0465

**Agenda Item #:** d.

Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

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### **STAFF RECOMMENDATION** (Motion Ready):

East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 214 NE 11<sup>th</sup> Avenue, in an amount not to exceed \$20,000

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### **BACKGROUND:**

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

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

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes and other applicant documents.

Grant ID: CRA25-0047

Applicants: Peter Coles and Linda Letcher

Address: 214 NE 11<sup>th</sup> Ave

Parcel ID: 2834-003-009

Project Description: Painting house trim, soffits, porches, doors, and exterior chimney.

High Quote: \$3,700.00

Low Quote: \$3,685.97

Recommended Grant Amount: \$2,764.00

### **FINDINGS AND CONCLUSIONS:**

- The application meets the requirements of the grant program and is eligible for grant consideration.
- The home was built in 1931, and the applicants acquired it about 3 years ago.
- The home was featured on the Historic Ocala Preservation Society (HOPS) tour in June 2023.
- The applicant received a CRA grant last year to repair the existing shingle portion, and to replace the metal portion of the roof.
- The proposed scope of work includes painting the house trim, soffits, porches, doors, and exterior fireplace/chimney. The soffits and porches are peeling, and the paint is scuffed and requires

maintenance to prevent further deterioration.

- A rear roof replacement was completed last year through the CRA program, resulting in new wood that now requires painting to protect and maintain the exterior condition of the home.
- The Grant Review Committee (GRC) visit took place on December 4, 2025. The GRC agrees that the proposed improvements will greatly improve the curb appeal of the home.

**FISCAL IMPACT:**

There is adequate funding for the grants being considered at this meeting, in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny



## CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

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 aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

**Goal 1:** Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.

**Goal 2:** Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

**Goal 3:** Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

Work in progress or performed before approval will not be eligible.

### HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the grant application attached or visit <https://ocalafl.civicserve.com/> to complete the online.

Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>);
2. Scan and email the application to [cra@ocalafl.gov](mailto:cra@ocalafl.gov); or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

## APPLICATION DEADLINES - 2024

February 2, 2024

March 29, 2024

May 31, 2024

August 2, 2024

September 27, 2024

November 29, 2024

Email questions to [cra@ocalafl.gov](mailto:cra@ocalafl.gov)

## II. **Eligibility and General Requirements**

- (a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.
  - 1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
  - 1. Tax delinquent property
  - 2. Property in litigation
  - 3. Property in condemnation or receivership
  - 4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.
- (d) Ineligible Work:
  - 1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
  - 2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

### III. Application Materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:

1. A completed application form. ✓
2. Proof of Ownership and homestead status. ✓
3. Color photographs of the existing conditions. VIA EMAIL
4. Color photo examples of proposed colors. VIA EMAIL
5. Project Schedule
6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
8. Any other documentation necessary to illustrate the visual impact of the proposed project. ✓
9. Provide proof of property or liability content insurance (as applicable). ✓

### IV. Application Submittal and Review Process

- (a) Options: Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>); Scan and email the application to [cra@ocalafl.gov](mailto:cra@ocalafl.gov); or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.

- (e) Applications deemed complete will be reviewed by:
  - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
  - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
  - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.
- (f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (g) Any deviation from the approved project must be reviewed and approved by the CRA.
- (h) City staff will review progress during renovation process.
- (i) Upon completion of work, city staff will inspect building to verify compliance with project application.

## V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
- (b) Is the structure historic?
- (c) Is the property located in the CRA?
- (d) What is the overall condition of the property?

## VI. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
  - 1. invoices for all work performed, with details of work clearly expressed;
  - 2. copies of cancelled checks;
  - 3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
  1. Does not conform to the program guidelines.
  2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
  3. Is not commensurate with the workmanship and costs customary in the industry.
  4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
  5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
  1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
  2. Copies of the signed contracts with contractors chosen to do the work.
  3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
  4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.





**CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION**

*(Completed application and all required attachments must be submitted)*

**PROJECT INFORMATION**

Project Name: HOUSE PAINTING  
Project Address: 214 NE 11TH AVE, OCALA, FL, 34470  
Parcel Number: R2834-003-009

**APPLICANT INFORMATION**

Applicant's Name:  
PETER COLES + LINDA LETCHER

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): N/A

Agent's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: 327 434 6445 Fax: \_\_\_\_\_

E-mail address: HOOVERCAT99@YAHOO.COM

How long have you owned / lived at the current location? 3 YRS 2 MTHS

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

WE ARE IN NEED OF HOUSE TRIM SOFFITS PORCHES +  
DOORS BEING PAINTED. SOFFITS ARE PEELING. WE HAD A  
NEW REAR ROOF LAST YEAR RESULTING IN A LOT OF NEW  
WOOD WHICH NEEDS PAINTING. BOTH PORCHES HAVE PEELING  
SCUFFED PAINT

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

WE ARE SENIORS LIVING ON SOCIAL SECURITY  
PETER HAS BAD KNEES SO CANNOT SAFELY SCALE A  
LADDER WE HAVE WORKED TIRELESSLY THE PAST  
3 YEARS TO TRANSFORM OUR PROPERTY FROM AN  
EYESORE INTO A BEAUTIFUL 100 YR OLD NEIGHBORHOOD  
PROPERTY. HOME WAS FEATURED ON HORS HISTORIC  
HOME TOUR IN MAY 2023

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid.

\$ 3685.97

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting?

\$2764.50

Anticipated start date:

JAN 2026\*

Anticipated completion date:

WITHIN 1 WEEK

\*DEPENDENT ON GRANT  
APPROVAL DATE

OF START DATE

## GENERAL 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 Committee, 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.



Revised  
March 2024

Applicant

I, PETER COLES + LINDA LETCHER, owner/occupant of building at  
214 NE 11TH AVE OCALA FL 34478, 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.

Signature: P. Coles Linda Letcher

Date: 11/3/2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? Y / N

Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

Is there an active City code enforcement case on the property? Y / N

Is the building on the National Register of Historic Places? Y / N



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT <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>	<p><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.</p>
<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>	<p>Only work begun <u>after</u> 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 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>	<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>



# Estimate

Happy Little Painting Company LLC  
540 Sw 8th St #102  
Ocala Florida 34471  
Phone: 3526482310  
Dylanr@happylittlepaintingcompany.com  
EIN: 87-2552467



Peter Coles  
214 Ne 11th Ave  
Ocala FL 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	1 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Exterior Painting Project Overview	1		3,700.00			3,700.00
This project includes complete preparation, painting, and one minor repair on designated exterior areas of the property. All work will be performed using high-quality Sherwin-Williams products, ensuring long-lasting protection and aesthetic appeal.						
---						
Areas Included						
The following areas will be cleaned, prepped, primed (as needed), and painted:						
Windows: All exterior window trim, sashes, and sills.						
Doors: All exterior doors, frames, and surrounding trim.						
Porches (2): Includes posts, floors, ceilings, railings, and spindles.						
Soffits: All exterior soffit areas around the home.						

Continued on page 2

Dylan Rettenmaier

The work will be invoiced upon completion.

# Estimate

Happy Little Painting Company LLC  
540 Sw 8th St #102  
Ocala Florida 34471  
Phone: 3526482310  
Dylanr@happylittlepaintingcompany.com  
EIN: 87-2552467



Peter Coles  
214 Ne 11th Ave  
Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	2 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Porch Ceilings: Proper surface preparation and finish coating.						
Rails and Spindles: Sanding, cleaning, and refinishing of all porch and stair rail systems.						
Chimney: Complete prep and painting of all exposed chimney surfaces.						
---						
Repair Work						
Perform one soffit repair in the designated area as discussed with the customer.						
Remove and replace damaged material.						
Install a new matching section.						
Caulk, seal, and finish to match adjacent surfaces.						
---						

Continued on page 3

Dylan Rettenmaier

The work will be invoiced upon completion.

# Estimate

Happy Little Painting Company LLC  
540 Sw 8th St #102  
Ocala Florida 34471  
Phone: 3526482310  
Dylanr@happylittlepaintingcompany.com  
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Peter Coles  
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Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	3 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
<p>Surface Preparation</p> <p>Power wash or hand clean all surfaces to remove mildew, dirt, and loose paint.</p> <p>Scrape and sand as needed to create a smooth surface.</p> <p>Spot-prime all bare wood, metal, or repaired areas.</p> <p>Caulk cracks, joints, and seams where necessary for weather resistance.</p> <p>---</p> <p>Paint Products &amp; Application</p> <p>Primary Surfaces (hand rails, spindles, trim, soffit, doors, windows, chimney, etc.):</p> <p>Sherwin-Williams Loxon® Self-Cleaning Acrylic Coating</p> <p>All coatings will be applied at manufacturers' recommended spread rate to achieve proper dry film thickness</p>						

Continued on page 4

Dylan Rettenmaier

The work will be invoiced upon completion.

# Estimate

Happy Little Painting Company LLC  
540 Sw 8th St #102  
Ocala Florida 34471  
Phone: 3526482310  
Dylanr@happylittlepaintingcompany.com  
EIN: 87-2552467



Peter Coles  
214 Ne 11th Ave  
Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	4 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
<p>Porch Floors:</p> <p>Sherwin-Williams SuperDeck® Exterior Deck &amp; Dock Coating</p> <p>Two coats for a durable, slip-resistant finish.</p> <p>---</p> <p>Protection and Cleanup</p> <p>All non-painted areas (glass, hardware, landscaping, etc.) will be properly masked or covered as necessary.</p> <p>Daily cleanup of tools and debris.</p> <p>Final inspection and touch-up upon completion.</p> <p>All work areas left neat and clean.</p> <p>---</p>						

Continued on page 5

Dylan Rettenmaier

The work will be invoiced upon completion.

# Estimate

Happy Little Painting Company LLC  
540 Sw 8th St #102  
Ocala Florida 34471  
Phone: 3526482310  
Dylanr@happylittlepaintingcompany.com  
EIN: 87-2552467



Peter Coles  
214 Ne 11th Ave  
Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	5 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Exclusions  Any areas not listed above.  Structural or carpentry repairs beyond the designated soffit area.  Replacement of components such as windows, doors, or trim.  Warranty  All labor and materials are warranted for 2 years against peeling, blistering, or flaking due to defective workmanship or materials under normal weather conditions.						
Sherwin-Williams Loxon Self-Cleaning	7	gal	107.99	100%		0.00
Sherwin-Williams SuperDeck	4		74.99	100%		0.00

Continued on page 6

Dylan Rettenmaier

The work will be invoiced upon completion.



## Estimate

Happy Little Painting Company LLC  
540 Sw 8th St #102  
Ocala Florida 34471  
Phone: 3526482310  
Dylanr@happylittlepaintingcompany.com  
EIN: 87-2552467



**Peter Coles**  
214 Ne 11th Ave  
Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	6 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Consumables	1		90.00	100%		0.00
Tape, sandpaper, masking film, etc.						
Including No Sales Tax: 3,700.00 x 0% = 0.00						



## Dylan Rettenmaier

The work will be invoiced upon completion.

Total ex. tax	\$3,700.00
No Sales Tax	\$0.00
Total	\$3,700.00

**Peter Coles**  
Hoovercat99@yahoo.com  
(727) 434-6445  
214 NE 11th Ave  
Ocala, FL 34470



Proposal # 2198925  
Proposal Date 10/28/2025  
Proposal Amount \$3,685.97  
Job Address 214 NE 11th Ave  
Ocala, FL 34470

**Make It Happen Painting License# L21000138672**  
1754 W New Lenox Lane  
Dunnellon, FL 34434  
Phone: (352) 644-7814

## Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting preparation phase.

- 1. Initial Exterior Assessment:** Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and any other relevant areas. This assessment will help us identify any existing issues and plan the necessary preparatory work.
- 2. Pressure Washing:** Before any painting can begin, we will thoroughly clean the exterior surfaces using a pressure washer. This process will remove dirt, mildew, algae, and loose paint, providing a clean and sound surface for the new paint to adhere to.
- 3. Surface Repairs:** Any damaged areas, such as cracks, holes, or rotted wood, will be repaired and patched using suitable materials. Our team will also address any other structural issues that may impact the painting process.
- 4. Scraping and Sanding:** All loose and peeling paint will be scraped off, and the surfaces will be sanded to create a smooth and even foundation for the new paint application.
- 5. Caulking and Sealing:** We will apply fresh caulk around windows, doors, and other gaps to ensure a weather-tight seal and a polished finish.
- 6. Primer Application:** A layer of high-quality primer will be applied to the prepared surfaces. Primer helps to improve paint adhesion and provides an extra layer of protection against the elements.
- 7. Masking and Protection:** To protect areas not to be painted, such as windows, fixtures, and landscaping, we will carefully mask and cover them with drop cloths.
- 8. Color Confirmation:** Before proceeding with the painting phase, we will verify the chosen color scheme with you to ensure it aligns with your vision and complements your home's architectural style.
- 9. Customer Approval:** Once all preparation steps are completed, we will invite you for a final inspection. Your satisfaction is essential to us, and we will not proceed with the painting process until you are satisfied with the preparation work.
- 10. Weather Considerations:** In the case of exterior painting, we will monitor weather conditions closely. We will schedule the painting work during appropriate weather conditions to ensure optimal drying and adhesion of the paint.
- 11. Environmentally Friendly Practices:** We are committed to environmental responsibility. Any excess paint, materials, or waste generated during the preparation phase will be disposed of properly and responsibly.

We appreciate your trust in our services and are confident that our attention to detail during the preparation phase will result in a beautiful and durable exterior paint job for your home.

Item	\$
Whole House	\$3,685.97



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- [Workers' Comp](#)



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Item	\$
Whole House	\$3,685.97
Item	
Pressure Washing	
Exterior Body	
Pressure Wash Solution	
Fireplace	
Exterior Body	
Sherwin-Williams Duration Exterior	
Wood Decking	
Floor	
Sherwin-Williams SuperDeck	
Soffit and Fascia	
Trim	
Sherwin-Williams Duration Exterior	
Front Patio Ceilings	
Ceiling	
Sherwin-Williams Duration Exterior	
Exterior Door	
Doors/Frames	
Sherwin-Williams Duration Exterior	
Column	
Trim	
Sherwin-Williams Duration Exterior	
Windows	
Trim	
Sherwin-Williams Duration Exterior	
Deck - Spindles & Railing	
Floor	
Sherwin-Williams SuperDeck	
Better Package (Exterior)	\$0.00
Better Package (Exterior)	

- Sherwin Williams Duration® Exterior Acrylic

- Limited Lifetime Warranty
- 3-Year Workmanship Warranty
- Free Sherwin Williams Color Consultation



#### ALWAYS INCLUDED:

- Detailed Preparation (Caulking & Filling Seams)
- Covering & Masking of All Surfaces
- Complimentary Furniture Moving Service (Excluding Delicates)
- Scraping & Spot Priming
- Paint, Labor, & Materials
- Eco-Friendly, Low-VOC Paint
- Personal Project Manager

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Optional add-on - Not Included in Proposal

Add

Best Package (Exterior)

\$365.00

Best Package (Exterior)

- Sherwin Williams Emerald Rain Refresh Exterior Acrylic
- 5-Year Workmanship Warranty
- 2 Hours of Free Post Project Touch-Ups Up to a Year
- Complimentary Furniture Moving Service
- Free Sherwin Williams Color Consultation

#### ALWAYS INCLUDED:

- Detailed Preparation (Caulking & Filling Seams)
- Covering & Masking of All Surfaces
- Complimentary Furniture Moving Service (Excluding Delicates)
- Scraping & Spot Priming
- Paint, Labor, & Materials
- Eco-Friendly, Low-VOC Paint
- Personal Project Manager

Subtotal

\$3,685.97



Tax \$0.00

Total \$3,685.97

Deposit Required \$1,842.99



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#### Financing Options

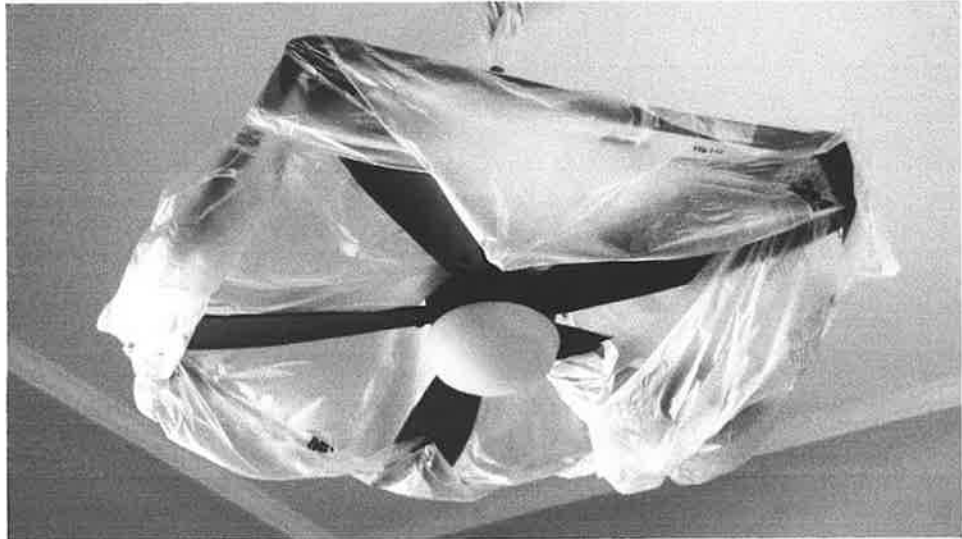


From \$80/month

[Get started](#)

Checking options will not impact your credit score.

#### Video





#### Media








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## Payment Terms

To maintain steady workflow and ensure labor and material expenses are covered, all projects are billed according to the following payment schedule:

1. Deposit: A non-refundable deposit of 50% of the total project cost is due at the time of acceptance to secure the project on our schedule and to cover initial materials and equipment.
2. Final Payment: The other 50% remaining balance will be due immediately upon completion of the project and final walkthrough with the customer.

Failure to make payments as outlined may result in a delay of work, additional interest or fees, or suspension of services until payment is received.




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## Terms and Conditions


We propose hereby to furnish material and labor - complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.



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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/01/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> AP INTEGO INSURANCE GROUP, LLC 375 Woodcliff Dr. Suite 103 Fairport NY 14450	<b>CONTACT NAME:</b> AP Intego Insurance Group, LLC <b>PHONE (A/C, No. Ext):</b> 888-289-2939 <b>E-MAIL ADDRESS:</b> certs@apintego.com <b>FAX (A/C, No):</b> <b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> State National Insurance Company, Inc. <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>NAIC #</b> 12831
<b>INSURED</b> MAKE IT HAPPEN PAINTING LLC 6330 Sw 129Th Loop Ocala FL 34473		

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A <input type="checkbox"/>	NXTKKXYRHC-02-WC	01/21/2024	01/21/2025	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**CERTIFICATE HOLDER**

Proof of Coverage

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



# **Make It Happen Painting**

## **3-Year Limited Labor Warranty**

### **Warranty Coverage**

Make It Happen Painting ("Contractor") warrants all interior and exterior painting labor performed on residential properties for a period of three (3) years from the date of project completion and final walkthrough. This warranty covers defects in workmanship, including peeling, blistering, or flaking of the paint as a result of improper application or preparation.

### **What We Will Do**

If a defect in our workmanship is found within the warranty period, Contractor will provide labor to correct the affected areas at no cost to the homeowner. Touch-up will be limited to the specific areas where failure has occurred.

### **Exclusions (Not Covered)**

This warranty does not cover:

- Paint failure due to structural issues such as settling, shifting, water intrusion, leaks, or cracks in the substrate.
- Damage caused by moisture, mold, mildew, excessive humidity, hydrostatic pressure, or leaks.
- Surfaces with excessive layers of old paint where adhesion failure occurs beyond the newly applied coating.
- Normal wear and tear, fading due to sunlight exposure, chalking, or damage caused by improper cleaning.
- Damage resulting from abuse, neglect, accidents, fire, or natural disasters (hurricanes, flooding, etc.).
- Projects where the customer requested products, methods, or materials against Contractor's recommendation.

### **Customer Responsibilities**

- Customer must retain a copy of the signed proposal and warranty for any claim.
- Warranty claims must be submitted in writing within the warranty period.
- Customer must provide access to the property to inspect and perform warranty work.

### **Limitations**

- This warranty is for labor only and does not cover paint, stain, or other coating products themselves. Manufacturer warranties on materials apply separately.
- Contractor's liability is limited solely to providing labor for touch-up and correction of covered defects.

Contractor is not responsible for incidental or consequential damages of any kind.  
- This warranty is non-transferable and applies only to the original purchaser of the painting services.

## **Governing Law**

This warranty shall be governed by and interpreted under the laws of the State of Florida.

Note: This labor warranty is separate from any manufacturer's warranty on paint or materials. By clearly defining scope, limitations, and exclusions, this warranty complies with Florida residential contracting standards.

214 NE 11<sup>th</sup> Ave Before Photos





214 NE 11<sup>th</sup> Ave Before Photos



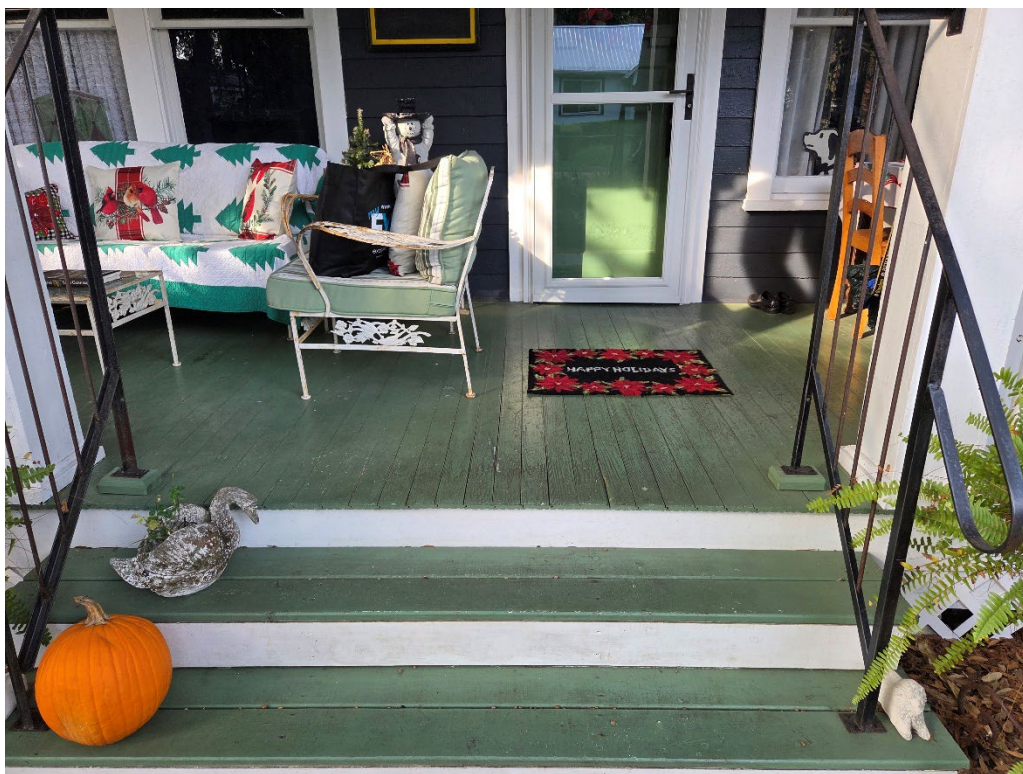


214 NE 11<sup>th</sup> Ave Before Photos





214 NE 11<sup>th</sup> Ave Before Photos





214 NE 11<sup>th</sup> Ave Before Photos





214 NE 11<sup>th</sup> Ave Before Photos



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214 NE 11<sup>th</sup> Ave Before Photos



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214 NE 11<sup>th</sup> Ave Before Photos





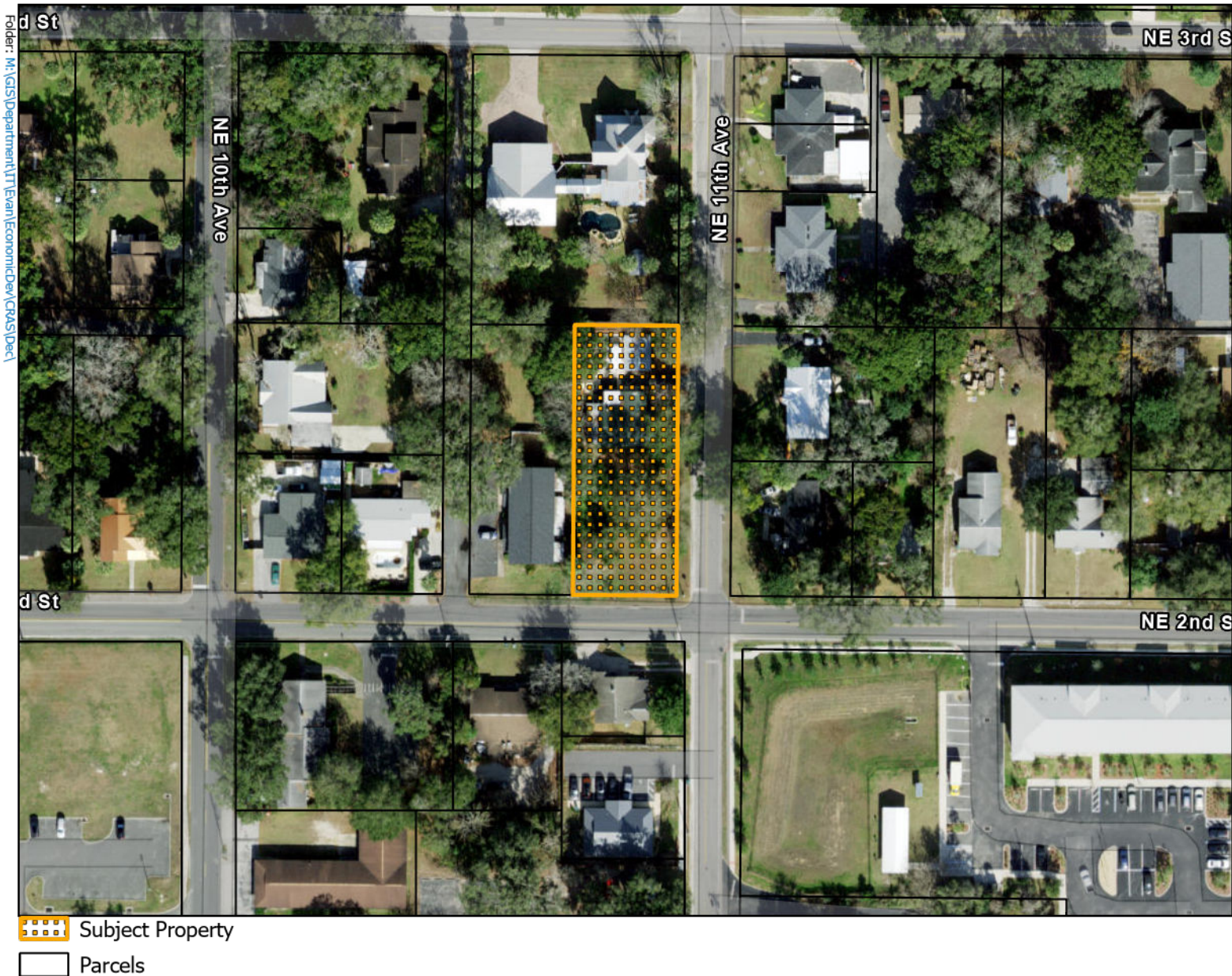
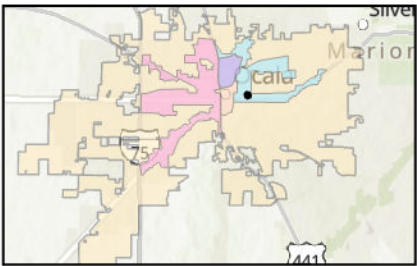
214 NE 11<sup>th</sup> Ave Before Photos





# AERIAL MAP

**Parcel:** 2834-0003-009  
**Case Number:** CRA25-0047  
**Property Size:** Approximately 0.35 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



0 125 250 500 Feet

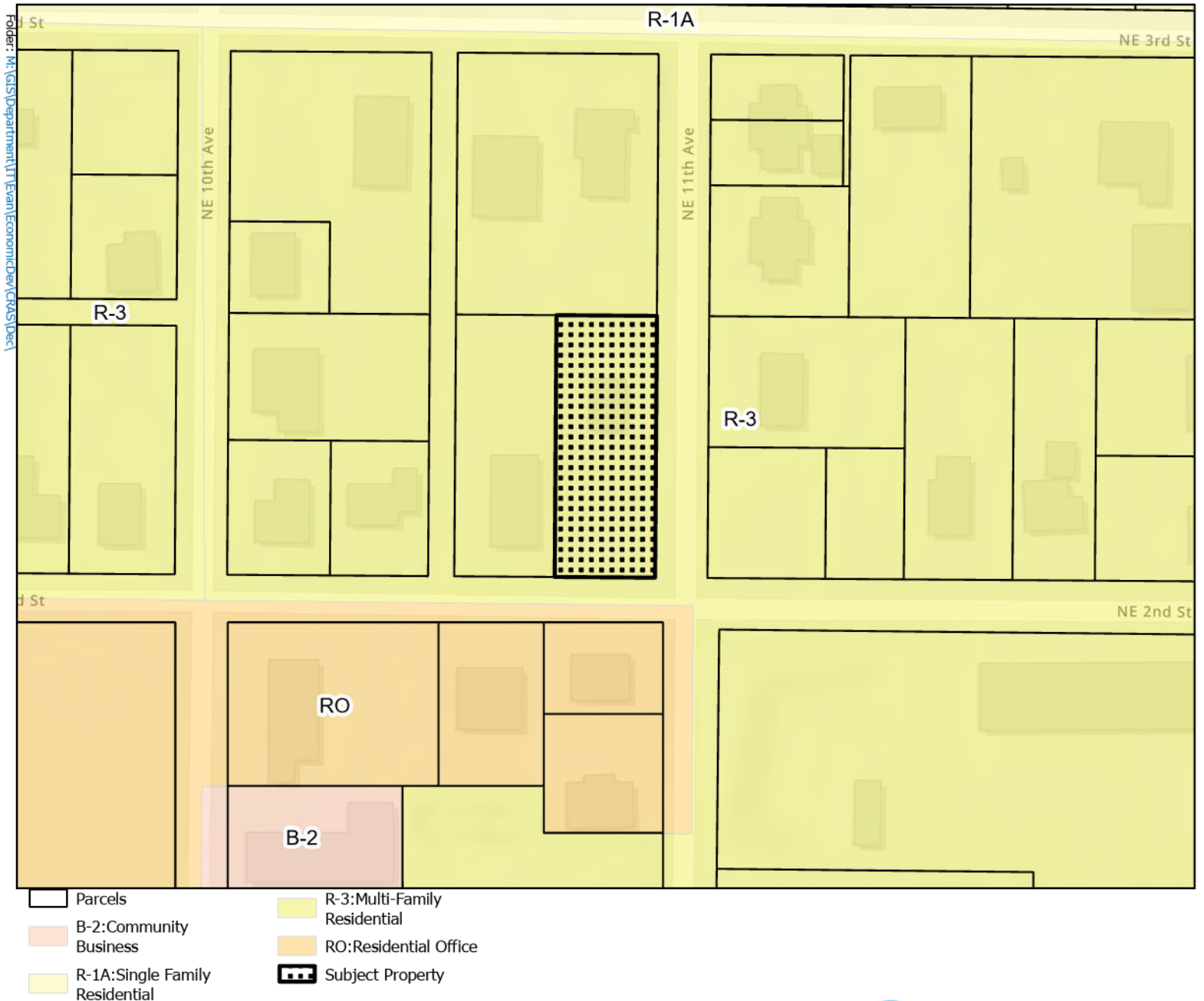
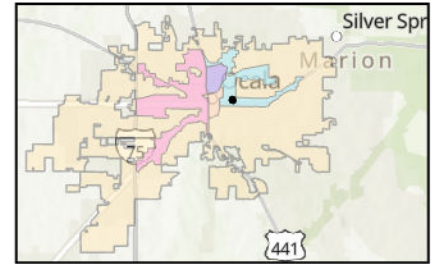


This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.



## CASE MAP

**Parcel:** 2834-0003-009  
**Case Number:** CRA25-0047  
**Property Size:** Approximately 0.35 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



0 125 250 500 Feet



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala  
 Growth Management Department  
 by ekrepps on 12/9/2025

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

2834-003-009

[GOOGLE Street View](#)

Prime Key: 1239826

[MAP IT+](#)

### Property Information

COLES PETER  
LETCHER LINDA A  
214 NE 11TH AVE  
OCALA FL 34470-6722

[Taxes / Assessments:](#) \$2,059.62

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .35

Situs: 214 NE 11TH AVE OCALA

### Current Value

Land Just Value	\$41,195		
Buildings	\$124,859		
Miscellaneous	\$1,446		
Total Just Value	\$167,500	Impact	
Total Assessed Value	\$143,146	<a href="#">Ex Codes:</a> 01 38	(\$24,354)
Exemptions	(\$50,722)		
Total Taxable	\$92,424		
School Taxable	\$118,146		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$41,195	\$124,859	\$1,446	\$167,500	\$143,146	\$50,722	\$92,424
2024	\$39,135	\$122,381	\$1,483	\$162,999	\$139,112	\$50,000	\$89,112
2023	\$39,135	\$123,005	\$1,784	\$163,924	\$135,060	\$50,000	\$85,060

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8475/0925</a>	09/2024	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">7849/0744</a>	08/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$265,000
<a href="#">7402/0837</a>	02/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$115,000
<a href="#">7402/0836</a>	12/2008	71 DTH CER	0	U	I	\$100
<a href="#">3708/0107</a>	05/2004	90 ABROGTN	0	U	I	\$100
<a href="#">2626/1233</a>	03/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$32,000
<a href="#">1925/0886</a>	05/1993	07 WARRANTY	0	U	I	\$100
<a href="#">1889/0535</a>	12/1992	07 WARRANTY	0	U	I	\$100
<a href="#">1839/2064</a>	06/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$35,000
<a href="#">1386/1698</a>	11/1986	07 WARRANTY	0	Q	I	\$32,900

### Property Description

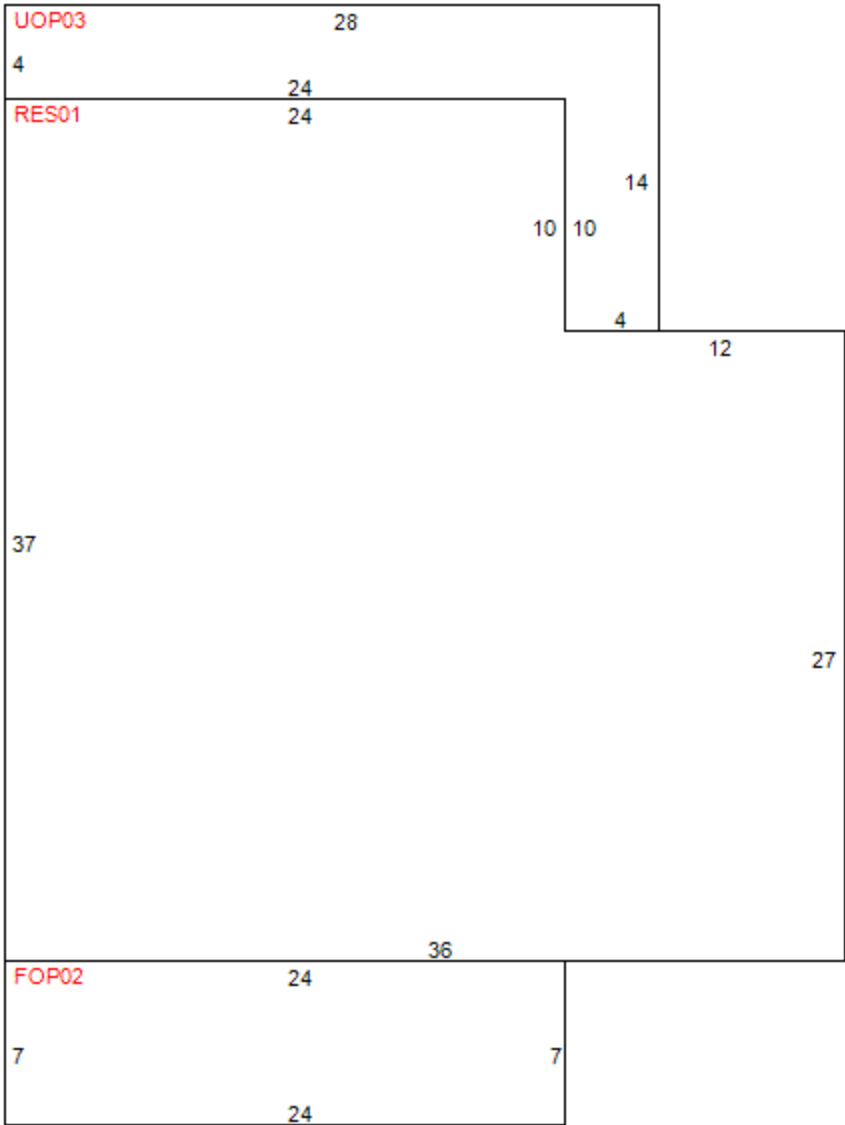
SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 101  
OAK PARK CALDWELLS ADD OCALA  
BLK C LOT 9 &  
THE S 10 FT OF ALLEYWAY LYING N OF LOT 9

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		77.0	200.0	R3	77.00	FF	500.0000	1.00	1.07	1.00	41,195	41,195
Neighborhood 4701											Total Land - Class \$41,195	
Mkt: 8 70											Total Land - Just \$41,195	

[Traverse](#)

**Building 1 of 1**  
RES01=R36U27L12U10L24D37.  
FOP02=D7R24U7L24.U37  
UOP03=R24D10R4U14L28D4.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 4 - 15-19 YRS  
**Condition** 2  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 4/12/2023 by 218

**Year Built** 1931  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** H - HISTORICAL RESIDENCE  
**Base Perimeter** 146

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.00	1931	N	0 %	0 %	1,212	1,212
FOP 0201	- NO EXTERIOR	1.00	1931	N	0 %	0 %	168	168
UOP 0301	- NO EXTERIOR	1.00	1931	N	0 %	0 %	152	152

#### Section: 1

<b>Roof Style:</b> 10 GABLE <b>Roof Cover:</b> 08 FBRGLASS SHNGL <b>Heat Meth 1:</b> 20 HEAT PUMP <b>Heat Meth 2:</b> 00 <b>Foundation:</b> 3 PIER <b>A/C:</b> Y	<b>Floor Finish:</b> 32 HARDWD ON WOOD <b>Wall Finish:</b> 16 DRYWALL-PAINT <b>Heat Fuel 1:</b> 10 ELECTRIC <b>Heat Fuel 2:</b> 00 <b>Fireplaces:</b> 0	<b>Bedrooms:</b> 2 <b>4 Fixture Baths:</b> 0 <b>3 Fixture Baths:</b> 2 <b>2 Fixture Baths:</b> 0 <b>Extra Fixtures:</b> 2	<b>Blt-In Kitchen:</b> Y <b>Dishwasher:</b> N <b>Garbage Disposal:</b> N <b>Garbage Compactor:</b> N <b>Intercom:</b> N <b>Vacuum:</b> N
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### Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	240.00	SF	5	2003	1	0.0	0.0
114 FENCE BOARD	40.00	LF	10	2003	4	0.0	0.0
105 FENCE CHAIN LK	315.00	LF	20	2000	1	0.0	0.0
UDU UTILITY-UNFINS	108.00	SF	40	2003	1	12.0	9.0
048 SHED OPEN	378.00	SF	15	2009	1	21.0	18.0
Total Value - \$1,446							

### Appraiser Notes

### Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD25-0876	4/18/2025	5/13/2025	COLES SHED
BLD25-0648	3/13/2025	-	COLES REROOF
BLD19-1061	5/22/2019	-	ROOF
OC00067	1/1/1999	-	RSRA
OC01287	8/1/1991	-	BLDG01= ROOF

### Cost Summary

Buildings R.C.N.	\$132,241	5/22/2023				
Total Depreciation	(\$37,028)					
Bldg - Just Value	\$95,213		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$1,446	5/3/2023	1	\$132,241	(\$37,028)	\$95,213
Land - Just Value	\$41,195	4/3/2025				
Total Just Value	\$137,854	.				



## CRA Subarea: **East Ocala**

### Framework Residential Property Improvement Grant

#### ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary.

#### ELIGIBLE APPLICANT

Property owner, or tenant with property owner's approval.

#### ELIGIBLE PROPERTIES

- Taxable ad valorem properties – Property taxes must be current and fully paid.
- Property must be used for residential purposes.
- Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.

#### ELIGIBLE WORK

##### Improvements Eligible for Grant Funding Include:

- Exterior painting (colors must be approved by the Committee)
- Pressure washing and related work to repair and prepare surfaces for painting
- Repair or replacement of windows and doors (exterior improvements only)
- Demolition of irreparably damaged houses or structures
- Installation of new landscaping visible from the street or sidewalk
- Fencing installation or replacement
- Roofing repairs or upgrades
- Weatherization improvements (HVAC & Insulation)
- New construction
- Termite tenting

#### MAXIMUM GRANT

**\$20,000**

#### REQUIRED MATCH

Roofing improvements: City **(50%)** – Applicant **(50%)**  
All other work elements: City **(75%)** - Applicant **(25%)**





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

**File #:** 2026-0467

**Agenda Item #:** e.

Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

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### FORMAL TITLE:

East Ocala Community Redevelopment Area Historic Building Improvement Grant for the property located at 732 NE 2nd Street, in an amount not to exceed \$30,549.00

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### BACKGROUND:

The intent of the East Ocala CRA Historic Building Improvement Grant Program is to support the preservation and rehabilitation of historic buildings located within the East Ocala CRA and locally designated historic districts. Eligible properties must be contributing historic structures, or eligible to be contributing, and generally constructed in or before 1922.

The program provides reimbursement of up to 60 percent of eligible project costs, with a maximum grant award of \$40,000, and requires a 40 percent applicant match. Only work approved in advance and completed after CRA approval is eligible for reimbursement.

### APPLICATION SUMMARY

- **Grant Application ID:** CRA25-0045
- **Applicant:** Robert E. Rooks, II
- **Property Address:** 732 NE 2nd Street
- **Historic District:** Tuscawilla Historic District
- **Year Built:** 1885
- **Property Type:** Residential
- **Acreage:** 0.34 acres
- **Project Description:** Exterior painting, termite treatment, insulation installation, and foundation leveling.
- **High Bid (Total Project Cost):** \$61,129.88
- **Low Bid (Total Project Cost):** \$50,915.42
- **Recommended Grant Amount:** \$30,549.00

Refer to the attached application packet for supporting documentation, including cost estimates and photographs of existing conditions.

### FINDINGS AND CONCLUSIONS:

- The application was reviewed and processed in accordance with the East Ocala CRA Historic Building

Improvement Grant Program guidelines and evaluation criteria.

- The subject property is located within the East Ocala CRA and the Tuscawilla Historic District.
- The residence was constructed in 1885 and retains sufficient historic integrity to qualify as a contributing historic structure.
- The proposed improvements, including exterior painting, termite treatment, insulation installation, and foundation leveling address both immediate preservation needs and long-term structural stability of the historic residence.
- Exterior painting will protect exposed materials from further deterioration, while termite treatment mitigates active and future threats to the structural integrity of the wood-framed building.
- Insulation improvements will enhance the building's energy performance without altering its historic character, supporting continued residential use and sustainability of the structure.
- Foundation leveling is a critical corrective measure that stabilizes the building, prevents additional structural damage, and extends the usable life of the historic home.
- The proposed scope of work consists of eligible improvements under the grant program and does not require a Certificate of Appropriateness.
- The Grant Review Committee (GRC) conducted a site visit on December 4, 2025, and determined that the proposed improvements will stabilize the structure, address preservation needs, and support long-term maintenance of the historic residence.

Staff finds that the project meets all applicable program requirements and supports the CRA's goals related to historic preservation and reinvestment.

**FISCAL IMPACT:**

There is adequate funding available for this grant request. Funds are available in the East Ocala CRA Grant Account (620-016-559-559-55-82010). Reimbursement will occur in the fiscal year in which the project is completed and all program requirements are satisfied.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.gov](http://www.ocalafl.gov)

DATE SUBMITTED: \_\_\_\_\_

GRANT ID: CRA25 - 0045  
(STAFF ONLY)

☒ RESIDENTIAL

☐ COMMERCIAL

## CRA GRANT APPLICATION

### 1. PROPERTY OWNER INFORMATION

Property Owner Name Robert E. Rocks, II  
Property Owner Mailing Address 732 NE 2<sup>nd</sup> St, Ocala, FL 34470  
E-mail Kristenmd1@yahoo.com Phone No. 631-560-8998  
Authorized Representative (If different from property owner) Kristen Drayer  
E-mail Kristenmd1@yahoo.com Phone No. 631-560-8998

### 2. BUSINESS INFORMATION

#### REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name \_\_\_\_\_  
Type of Business \_\_\_\_\_  
Business Address N/A  
Business E-mail \_\_\_\_\_ Business Phone No. \_\_\_\_\_  
Primary Contact (If different from applicant) \_\_\_\_\_  
How long has the business been at its current location? \_\_\_\_\_  
If the business is a tenant, what are the start and end date of the lease? \_\_\_\_\_

### 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 2820-046-004  
Current Use of Property residential-homesteaded Proposed Use same  
Proposed Scope of Work (Attach additional sheets if needed)

- paint exterior
- termite treatment
- add insulation
- foundation stabilization

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

Because of the size + age of the house, the projects we desire to do are quite expensive. Obtaining the CRA grant will allow us to complete all of the projects at once instead of having to put a few off until a later time.

#### RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☒ No

Is this your primary residence? ☒ Yes ☐ No

How long have you resided at the home? 13 years What is the size of your household? 4

**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*- See attached spread sheet***7. SCHEDULE**Start Date: *immediately upon CEA approval*Estimated Time For Completion (Weeks/Months): *2-3 months after commencement***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 *- emailed link 10/22/25*

**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.**

<b>APPLICANT</b> <b>(PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</b>	<b>OWNER APPROVAL FOR TENANT APPLICANT</b>
<p>I, <u>Kristen Dreyer</u>, property owner/authorized representative of the property at <u>732 NE 2<sup>nd</sup> St, Ocala</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>Kristen Dreyer</u>  DATE: <u>10/22/2025</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>

**Applicant**

I, Robert E. Rooks II, business owner/tenant of the building at 732 NE 28th, DCIA #2 34470 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.

Signature Robert E. Rooks II Date 9/21/25

**Owner Approval for Tenant Applicant**

I, \_\_\_\_\_, owner of the building 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 building as outlined in the Scope of Work section of this application.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Information – For staff use only**

Is the property assessed Marion County property taxes?	Y / N
Are property taxes paid up to date?	Y / N
Is the property in condemnation or receivership?	Y / N
Is there an active City code enforcement case on the property?	Y / N
Is the building on the National Register of Historic Places	Y / N

**FOR STAFF USE ONLY**

- Is the property fully exempt from Marion County property taxes? ☐ Yes ☐ No
- Are property taxes paid and up to date? ☐ Yes ☐ No
- Is the property currently in condemnation or receivership? ☐ Yes ☐ No
- Is there an active City code enforcement case on the property? ☐ Yes ☐ No
- Is the building listed on the National Register of Historic Places? ☐ Yes ☐ No ☐ N/A
- Is this the first application submitted for the Fiscal Year? ☐ Yes ☐ No
- Is the property within the CRA subarea boundary? ☐ Yes ☐ No
- Was the proof of ownership verified? ☐ Yes ☐ No
- Is the applicant applying for the first time? ☐ Yes ☐ No
- Is the property zoned correctly? ☐ Yes ☐ No
- Does the business have an active business license? ☐ Yes ☐ No ☐ N/A
- Is the business/property owner registered in the State of Florida? ☐ Yes ☐ No ☐ N/A

Date Received: \_\_\_\_\_

Signature (Staff Member): \_\_\_\_\_

**Ocala Community Redevelopment Agency  
Project Cost Summary**

**Application ID:** CRA25-0045

**Address:** 732 NE 2nd St

**CRA subarea:** East Ocala Historic

<b>No.</b>	<b>Eligible work item</b>	<b>High Quote</b>	<b>Low Quote</b>
1	Paint	\$ 25,265.25	\$ 21,310.00
2	Termite Treatment	\$ 10,500.00	\$ 7,302.85
3	Insulation	\$ 4,800.00	\$ 3,568.66
4	Foundation Levelling	\$ 20,564.63	\$ 18,733.91
<b>Total</b>		<b>\$ 61,129.88</b>	<b>\$ 50,915.42</b>

**Maximum CRA grant that can be awarded**

**based on 60% match**

**\$30,549.00**



Licensed Contractor	Date
CBC1257350	10/20/2025
Customer and Account Number	Phone (Work or Home)
Kristen Dreyer - 350257	CallerID: 6315608998
Project Location	E-mail
732 Northeast 2nd Street Ocala, FL 34470	kristenmd1@yahoo.com

PROPOSED PRODUCTS	QTY
3 Year Annual Service Plan PROMO	1.0
Utilities Protection	1.0
Permit Package A	1.0
Engineering A	1.0
SettleStop IntelliJack (3-5')	8.0
SettleStop IntelliJack (3-5')	7.0
Supplemental Beam - S4	24.0
Supplemental Beam - S4	8.0
<b>Subtotal</b>	<b>\$20,564.63</b>
<b>Discount</b>	<b>\$2,056.46</b>
<b>Contract Price</b>	<b>\$18,508.17</b>

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

<input checked="" type="checkbox"/> Customer is responsible for removing all personal items from the work area.	<input checked="" type="checkbox"/> A full perimeter drainage system with sump pump was recommended.
<input checked="" type="checkbox"/> Customer assumes responsibility for damages to hidden or unmarked utility lines.	<input checked="" type="checkbox"/> Customer is aware of warranty and all addenda.
<input checked="" type="checkbox"/> Stabilization is warranted. Contractor can attempt to lift at Customer's request.	<input checked="" type="checkbox"/> Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

**Customer**

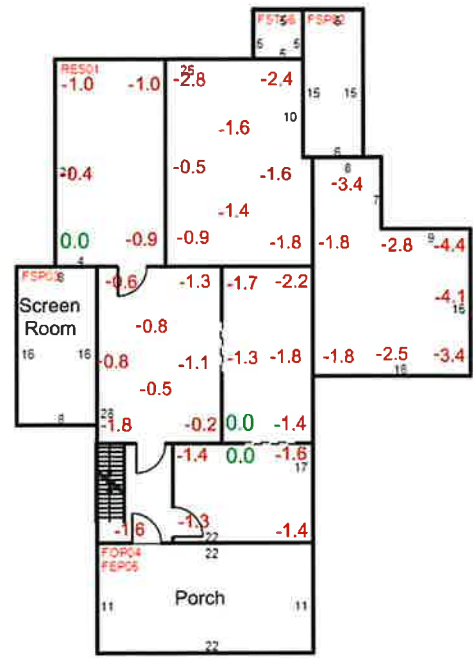
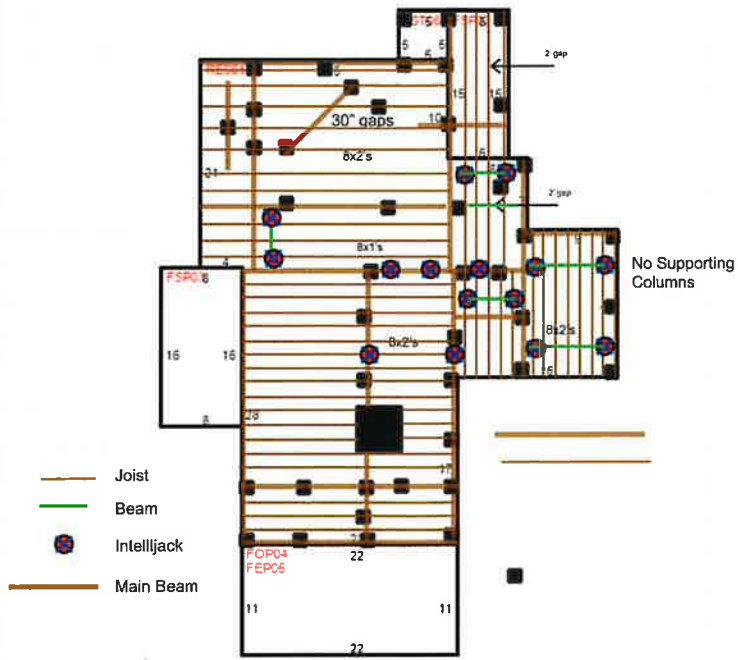
**Contractor**

<input checked="" type="checkbox"/> _____	<input checked="" type="checkbox"/> _____
<input checked="" type="checkbox"/> _____	_____
Date <u>10/20/2025</u>	Date <u>10/20/2025</u>

### **Product Specifications**

- Permit package includes all administration duties and permit fees associated with project.
- Install Intellijack support system to stabilize floor joist or beams as shown. Galvanized steel Intellijack is adjustable and installed with gravel and concrete footing. Lift can be attempted at the customer's request but achievement of any lift or leveling cannot be promised. The customer understands and agrees that attempting lift can cause interior damage and the customer assumes full responsibility for any damage caused by their request for lift. Final location of the Intellijacks are subject to change. Intellijacks come with a 25-year manufacturer's warranty and a 2-year adjustability warranty. See warranty section for full details.
- Install supplemental steel beam. The total linear feet of beam are specified on the products page of this contract.
- Utilities protection will cover repairs to private utilities damaged during installation (cable, sprinklers, private water lines, private electric lines etc). Repairs limited to damaged area and do not include full line replacement.
- Engineering package includes all administration duties, engineering documentation and fees associated with project.
- Three years of service is included in this contract. Customer is aware this will be on the anniversary date of install completed. This is not refundable and will transfer to new home owners if house is sold.

## DRAWINGS



**PAYMENT TERMS**

We propose hereby to complete the services indicated in this Contract for the sum of:

<b>Contract Amount</b>	<b>\$18,508.17</b>
<b>Deposit</b>	<b>\$4,627.04</b>
<b>Due Upon Completion</b>	<b>\$13,881.13</b>

Is the project financed? YES \_\_\_\_\_ NO \_\_\_\_\_ (Financing must be set up at the time of the signed contract.)

Approval/Account # \_\_\_\_\_

X \_\_\_\_\_ (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X \_\_\_\_\_ (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

**BUYER'S RIGHT TO CANCEL.**

This is a home solicitation sale, and if Customer does not want the goods or services, Customer may cancel the Contract by providing written notice to Contractor in person, by telegram, or by mail.

This notice must indicate that Customer does not want the goods or services and must be delivered or postmarked before midnight of the third business day after Customer signs the Contract.

The notice must be mailed or delivered to: Alpha Foundation Specialists, LLC at 3723 Hogshead Rd, Apopka, FL 32073.

If Customer cancels the Contract, Contractor may not keep all or part of any cash down payment. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

**Customer**

**Contractor**

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ 10/20/2025

Date \_\_\_\_\_ 10/20/2025



**Prepared by:**  
Tyler Harman  
t.harman@lregsi.com  
  
LRE Foundation Repair, LLC  
www.lrefoundationrepair.com  
TF (800) 580-0229  
F (352) 754-4558  
License# CBC1256398

**Prepared for:**  
Kristen Dreyer  
kristenmd1@yahoo.com  
P (631) 560-8998  
PR65917

**Job location:**  
732 NE 2 Street  
Ocala, FL 34470

**Prepared on:**  
9-18-25  
  
**Completed by:**  
Fay Helminski on 9-22-25

## Project Summary

Permanently Stabilize Floors .....	\$18,733.91
Total Investment .....	\$18,733.91
10% Discount .....	\$1,759.77
<b>Total Contract Price .....</b>	<b>\$16,974.14</b>
Deposit Required - 25% .....	\$4,243.54
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation .....</b>	<b>\$16,974.14</b>

## Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal reflects the professional opinion of LRE, based on the experience of the design specialist, information provided by the Customer, and observations made during the site visit. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

**Authorized Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Customer understands that after the three day rescind period from the date the contract is signed, a 25% non-refundable deposit will apply. If additional post-repair settling or damage occurs that is the result of sinkhole activity, any warranties offered, expressed or implied would be null and void. If final payment is not received, any warranties offered, expressed or implied would be null and void. My signature indicates that I have reviewed and accepted the terms within this contract including the Limited Warranty and Rescind Contract page(s). The prices proposed, specifications, and conditions are satisfactory and are hereby accepted. Deposit due prior to mobilization, remaining balance due upon completion of project, not subject to waiting on completion reports, inspections, or permits. Remaining balances will be charged 5% monthly interest. LRE reserves the right to cancel the contract at any time. \*THIS PROPOSAL, INCLUDING PRICING, IS GOOD FOR ONLY THIRTY (30) DAYS FROM THE DATE OF PREPARATION. By signing any forms or agreements provided to you by LRE, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature and their binding effect.

**Customer Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Customer acknowledges that lift will be attempted to the maximum practical extent, but is not guaranteed.

I have reviewed and accepted all pages within this contract.

**Initial** \_\_\_\_\_

**Initial** \_\_\_\_\_



# Job Details

# Job Details (Continued)

## Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above.

Pour a cast-in-place concrete footing as indicated on job drawing.

Move debris in order to install materials and gain access in the work area only. This does not include complete removal of debris in work area or any other area of the crawlspace unless otherwise noted.

Access Adjustment

Install Block Pier with CIP Concrete Footer and termite shield

Repair or Replace Rim Joist

Repair or Replace Girder

Permit Fees

FDN Engineering. This item is excluded from any percentage discounts applied to this proposal.

Install a supplemental beam as indicated on job drawing.

## Contractor Will

- 1.) Attempt to achieve maximum practical lift of the foundation, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
- 2.) LRE is licensed and insured for all work performed.
- 3.) Attempt to lift, but is not guaranteed. Grinding may be needed, but authorization will be requested to grind if lift is not achieved.
- 4.) Contact and have the proper, necessary local and state authorities locate all public underground utilities prior to start of work.
- 5.) LRE will install base footings for SmartJacks or Block Piers per the engineer's recommendations with the allowance of slight variation either more or less than the standard 2x2 footings with Engineer's approval. Footing types will also vary based on soil conditions and will be determined onsite by the foreman's discretion.

## Customer Will

- 1.) Provide site access to the work area.
- 2.) Move items at least 10 feet away from the work area.
- 3.) Mark any private utilities that may be hidden underground.
- 4.) Repair any sprinkler lines that may be damaged during the installation. Customer acknowledges that utility insurance was offered by the Design Specialist and has been declined.
- 5.) Pay balance upon completion of each individual project on the final day of installation, not subject to waiting on completion reports, inspections, or permits.
- 6.) Be responsible for removal and replacement of any landscaping and/or sod that is in the work area.
- 7.) Hire a landscaper to remove and replace any landscaping that they would like to keep.
- 8.) Water supply within 100 feet of the work area.
- 9.) Be responsible to replace any pavers removed during installation, customer understands that pavers may break during removal and is the responsibility of the customer to replace.
- 10.) Customer acknowledges that foundation piers were proposed and are the recommended solution for settlement.
- 11.) DecoShield is a concrete stain, therefore, there may be variations in color and absorption due to texture and condition of the concrete. DecoShield will absorb differently to concrete patches, aggregate, stains, and customer understands that these factors will impact the overall application of DecoShield.

# Job Details (Continued)

- 12.) Customer understands that any systems that LRE installs for water diversion can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. This means you will see pooling water, but your system will operate to remove this water eventually if the surrounding areas or where exit lines are, are not flooded. In order for our systems to operate properly, street irrigation or where the exit lines are cannot be flooded, or our system will not drain. The surrounding flooding must subside before the water has a place to dissipate. Should the water not drain after the flooding has dissipated, please call the Service Department to schedule a technician to check your system.
- 13.) Customer understands that NexusPro is not paintable.

## Additional Notes

LRE Foundation Repair, LLC. will provide customer with a "Contractor's or Supplier's Final Waiver of Lien" after final invoice payment, upon request.

Due to engineering tests/reports and permitting processes, it can take up to a total of 12 weeks for LRE to complete projects. We cannot guarantee a specific installation date or timeframe unless otherwise noted. Any installation date given is not guaranteed and can change at any time, although we will do our best to avoid these changes.

# Product List

## Permanently Stabilize Floors

SmartJack, 1-3'	6
Cast-in-Place Footing	6
Debris Removal	1
Access Adjustment	1
Block Pier	1
Rim Joist R&R	16 ft
Girder R&R	11 ft
Permit Fees	1
FDN Engineering	1
Mobilization	1
Supplemental Beam	28 ft

Осаял



ISOLATED



Dim Spray Foam Insulation LLC.  
Business # 352-286-8812  
P.O. Box 770383 Ocala FL 34477  
352-286-8812  
djmsprayfoaminsulationllc@gmail.com

ESTIMATE TO:  
Kristen Dreyer  
732 NE 2 ST Ocala FL 34470  
Kristenmd1@yahoo.com

EST2748

Date: Jul 31, 2025

#	Item	Unit Price	Qty	Total
01	Spray R20 in attic rafters wirh 5" open cell No removal included	\$4,800.00	1	\$4,800.00
		Subtotal		\$4,800.00
		Grand Total		\$4,800.00

Thank you!



702165

Statement		DATE	TERMS
TO Kristen Dryer			
732 Ne 2nd Street			
IN ACCOUNT WITH			
Dewel Painting			
	•	Shed	\$ 625 <sup>00</sup>
	•	Porches	\$ 1495 <sup>00</sup>
	•	house	\$ 16,850
	•	Replace wood	\$ 1,110
	•	fence	\$ 1,230
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT 21,310



# Mike's Painting & Pressure Washing, Inc.

www.ocalapaint.com  
13750 SW 61st Place Road  
Ocala, Fl. 34481

Phone # (352)489-2253

mikespaint@att.net

# Estimate

Date	Estimate #
7/10/2025	11809

Project Address
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470

Included	Labor & materials
----------	-------------------

Billing Name/Address
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470 (631) 560-8998

Item	Description	Total
039 Ext	<p>Exterior Paint</p> <p>Clean: Chemical wash using a Hydro-Tek 250 degree hot water, 20% chlorine &amp; 80% water from fascia down on home to rid mold/mildew. Rinse using low pressure and 100% water.</p> <p>Repairs: Caulk vertical joints in wood siding.</p> <p>Prep: Remove gutter downspouts, light fixtures etc. as needed. Scrape lightly additional loose &amp; or flaking paint. Cover, tarp all areas to be painted.</p> <p>Paint: Apply TWO COATS, brushed, rolled and or sprayed using Behr ULTRA (Paint-n-Primer) satin/semi-gloss finish.</p> <p>Painting includes the following substrates:</p> <p>Main House; Wood fascia, wood soffit, wood open trusses, wood front foyer ceiling, wood ceilings in 2 screen porches, wood crown molding, wood corner/door/window trim, 2 front wood posts, 1 front door/1 top light &amp; frame, pre-painted cement tops on brick, brick skirting, wood siding including inside 2 screen porches, wood gables, cupola's 2 shutters, pre-painted front porch floor, 1 XL front awing on porch (top &amp; under side), 35 window frames, screens attached to windows (both sides), 1 side door &amp; frame, raw wood lattice/skirting, raw wood side entry handrailings/spindles, steps &amp; landing, 1 small awning over side door (top &amp; under side), wood surrounding screens on both porches (both sides), 4 doors/ 1 top light &amp; frames inside screen porches, 4 screen doors (both sides), pre-painted electrical/utility boxes, poles.</p> <p>Detached shed; ONLY front side &amp; back side of T1-11 siding, left side wood window trim, wood corner on left side</p> <p>Front raw wood picket fence (both sides) (138 linear feet long)</p> <p>Painting excludes the following substrates:</p> <p>Main House: Metal/tin roof, metal/tin siding on cupola's, metal flashing, brick chimney stacks, 2 front brick columns, brick steps &amp; columns next to steps, brick planter bed, enclosed lanai's, all additional areas and or items not listed under</p>	26,595.00

Due to the economic impact of fuel costs, estimates are valid for 14 days.

Terms upon completion of service

Total

All bushes, shrubs etc. must be trimmed off of home prior to exterior services painting. Before & After pressure/chemical washing, customer is responsible to water bushes, hedges, grass etc. All light small objects such as; pictures, nic-nacs, breakables must be removed prior to interior painting. All work to be completed in a professional manner according to the standard practices. All services are weather permitting. There is no warranty and or guarantee on cracks reappearing as well as no warranty on the following substrates: floor surfaces, aluminum/metal as such items; fascia,soffit, gutters/downspouts etc. and doors.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. By signing the estimate, customer is compliant with the terms and conditions of said service by Mike's Painting & Pressure Washing, Inc.

All credit card payments will incur a 3.5% charge.

Any area that is not free and clear of (bushes, shrubs, trees etc.being trimmed and or items in the way) for accessibility, that area may not get cleaned and or painted, Mike's will not come back at a later date to do area.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Cancellation of service will incur a charge for all work completed and or in progress, materials, color consults and for office costs and time for scheduling. Cancellation charges are 10% of the estimate total or \$100.00 which ever is greater plus \$150.00 for color consultation cost and any materials and or labor used.



## Mike's Painting & Pressure Washing, Inc.

www.ocalapaint.com  
13750 SW 61st Place Road  
Ocala, Fl. 34481

Phone # (352)489-2253

mikespaint@att.net

# Estimate

Date	Estimate #
7/10/2025	11809

<b>Project Address</b>
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470

Included	Labor & materials
----------	-------------------

<b>Billing Name/Address</b>
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470 (631) 560-8998

Item	Description	Total
5%	<p>included.</p> <p>Detached shed; Raw open truss, metal/tin roof &amp; under side, all raw wood, metal decorative panels, all additional areas and or items not listed under included.</p> <p>* NOTES: There is an abundance of overpaint/paint splatter. If painting requires screens to be removed that are adjacent to any painted area, Mike's will notify homeowner and remove however Mike's does not replace or install screens. Price includes lift costs weather lifts are used or not used, Mike's orders lift that use large terrain tires which has less impact on ground and or grass however, Mike's does not re-sod areas. Mike's is not liable if windows do not open, Mike's will check with homeowner is they want frames caulked in.</p> <p>Free color consultation with signed estimate. No deposit needed. Payment to be made in full upon completion of service. All coupon offers included.</p> <p>5% Peppermint Coupon Discount Offer on Complete Exterior Paint</p>	-1,329.75

Due to the economic impact of fuel costs, estimates are valid for 14 days.

Terms upon completion of service

**Total** \$25,265.25

All bushes, shrubs etc. must be trimmed off of home prior to exterior services painting. Before & After pressure/chemical washing, customer is responsible to water bushes, hedges, grass etc. All light small objects such as; pictures, nic-nacs, breakables must be removed prior to interior painting. All work to be completed in a professional manner according to the standard practices. All services are weather permitting. There is no warranty and or guarantee on cracks reappearing as well as no warranty on the following substrates: floor surfaces, aluminum/metal as such items; fascia, soffit, gutters/downspouts etc. and doors. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. By signing the estimate, customer is compliant with the terms and conditions of said service by Mike's Painting & Pressure Washing, Inc. All credit card payments will incur a 3.5% charge.

Any area that is not free and clear of (bushes, shrubs, trees etc. being trimmed and or items in the way) for accessibility, that area may not get cleaned and or painted, Mike's will not come back at a later date to do area.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Cancellation of service will incur a charge for all work completed and or in progress, materials, color consults and for office costs and time for scheduling. Cancellation charges are 10% of the estimate total or \$100.00 which ever is greater plus \$150.00 for color consultation cost and any materials and or labor used.





## Service Summary

Customer Output Document:

NE NDREY6349

Date:



Your Pest Control Consultant:  
Messina, Charlee Dee  
Contact phone: 3526728248  
Email: c.messina@flapest.com  
Colleague License: JE228893  
District: 834  
Branch License: JB293141  
Address: 3762 NE 14th St.,  
Ocala, FL 34470  
Brand: www.flapest.com

# THANK YOU!

We are looking forward to protecting your home and family.

Customer Information	
Service Address	Billing Address
Kristen Dreyer	Kristen Dreyer
732 NE 2nd St	732 NE 2nd St
6315608998	6315608998
kristenmd1@yahoo.com	kristenmd1@yahoo.com

Summary of Charges		
Fee Description	Total Per Bill	Billing Frequency
DRYWOOD TERMITE FUMIGATION CORRECTIVE RETREAT	\$ 5,300	OneTime
DRYWOOD TERMITE FUMIGATION CORRECTIVE RETREAT	\$ 438.48	ServiceBilling
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE RETREAT ANNUAL PAY	\$ 348.97	ServiceBilling
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE RETREAT ANNUAL PAY	\$ 1,215.4	OneTime



## Termite Treatment at 732 NE 2nd Street, Ocala

From: Brick City Pest Control (brickcitypest@gmail.com)

To: kristenmd1@yahoo.com

Date: Friday, August 1, 2025 at 04:06 PM EDT

Hi Kristen,

Thanks again for breaking away to meet with me this morning.

Here are pricing notes for treating both drywood and subterranean termites at your home...

- The price to perform tent fumigation for drywood termites at both the main house and the outbuilding is \$10,500.00. The price for just the main house is \$9,920.00.
- The price to treat both structures for subterranean termites is \$1,750.00. The price to treat just the main house is \$1,320.00.
- Schedule-wise, we're currently available to perform the tent fumigation for drywood termites during the week of November 3. We would need a 50% deposit to hold the date.
- Treatment for subterranean termite can be performed most anytime. Although, because of chemical price increases, I would recommend treatment be scheduled prior to Jan 1.

...I've attached a copy of our Fumigation Prep List which I'm sure you'll find helpful.

Don't hesitate to contact me with any questions. In the meantime, have a great weekend!

Thanks For Letting Us Serve You!

- Rand Hollon



**Brick City Pest Control, Inc.**

[www.brickcitypest.com](http://www.brickcitypest.com)

P.O. Box 4637

Ocala, Florida 34478

Direct: 352-732-4244

Fax: 352-629-2359



Fumigation Prep List.pdf

624.1 kB

732 NE 2<sup>nd</sup> St Before Photos





732 NE 2<sup>nd</sup> St Before Photos





732 NE 2<sup>nd</sup> St Before Photos





732 NE 2<sup>nd</sup> St Before Photos





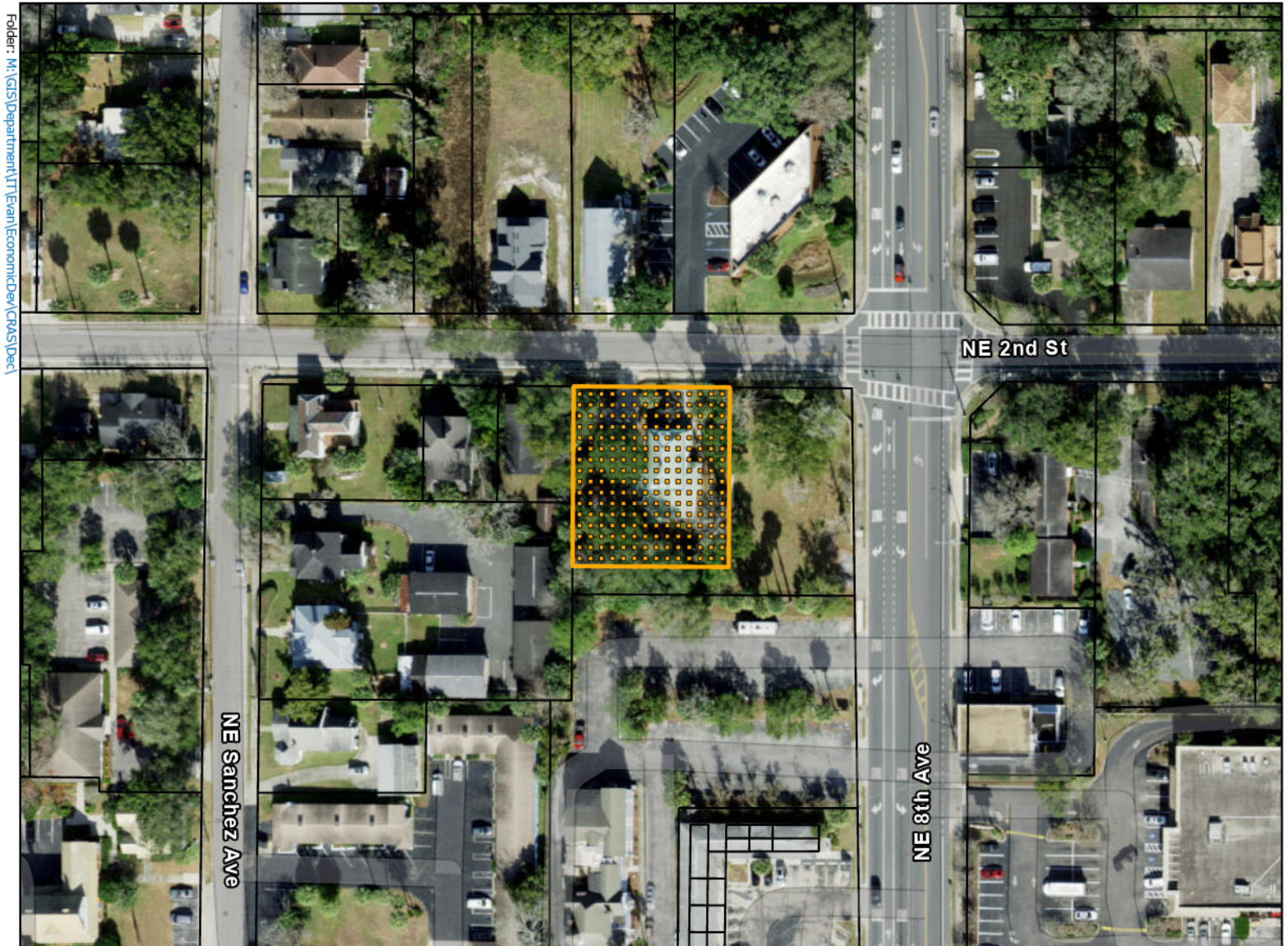
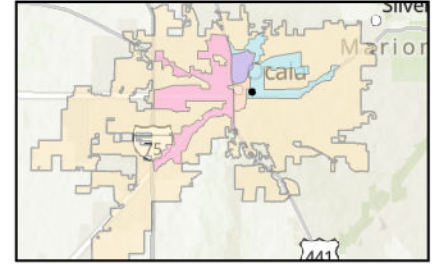
732 NE 2<sup>nd</sup> St Before Photos






## AERIAL MAP

**Parcel:** 2820-046-004  
**Case Number:** CRA25-0045  
**Property Size:** Approximately 0.34 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

 Parcels

0 125 250 500 Feet

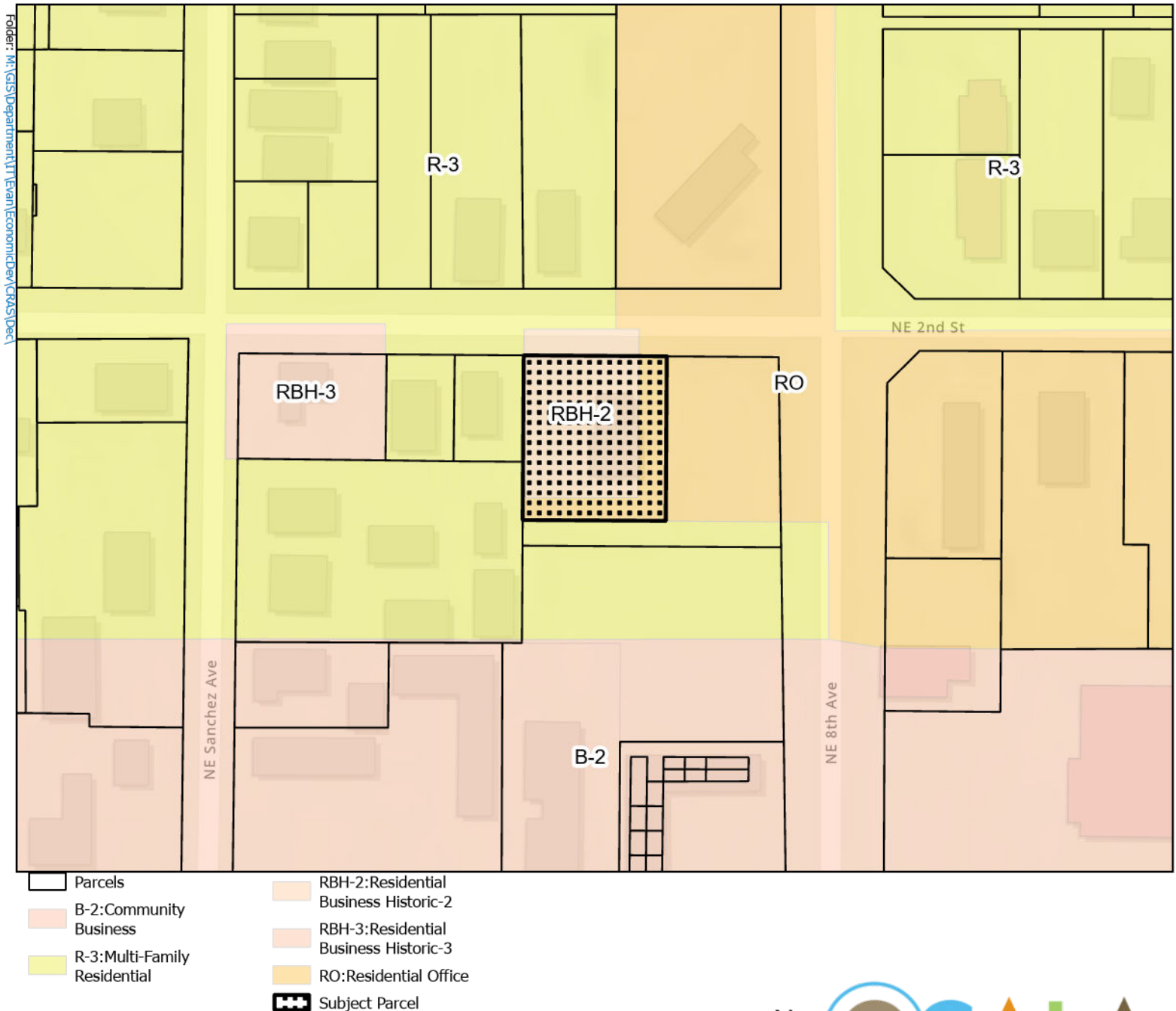
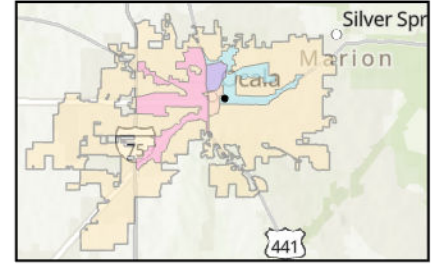


This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala  
 Growth Management Department  
 by ekrepps on 12/9/2025

## CASE MAP

**Parcel:** 2820-046-004  
**Case Number:** CRA25-0045  
**Property Size:** Approximately 0.34 acres  
**CRA Location Proposal:** East Ocala  
 A Request for CRA fund use.



0 125 250 500 Feet





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

2820-046-004

[GOOGLE Street View](#)

Prime Key: 1220491

[MAP IT+](#)

### Property Information

ROOKS ROBERT E II  
732 NE 2ND ST  
OCALA FL 34470-6756

[Taxes / Assessments:](#) \$1,842.29

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .34

Situs: 732 NE 2ND ST OCALA

### Current Value

Land Just Value	\$29,620		
Buildings	\$165,111		
Miscellaneous	\$3,012		
Total Just Value	\$197,743	Impact	
Total Assessed Value	\$127,490	<a href="#">Ex Codes:</a> 01 38	(\$70,253)
Exemptions	(\$50,722)		
Total Taxable	\$76,768		
School Taxable	\$102,490		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$29,620	\$165,111	\$3,012	\$197,743	\$127,490	\$50,722	\$76,768
2024	\$29,620	\$162,418	\$3,012	\$195,050	\$123,897	\$50,000	\$73,897
2023	\$29,620	\$135,868	\$3,174	\$168,662	\$120,288	\$50,000	\$70,288

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5755/1558</a>	10/2012	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$150,000
<a href="#">4210/1858</a>	10/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$185,000
<a href="#">3787/0148</a>	07/2004	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">3519/1625</a>	08/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$55,000

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK E PAGE 004  
CALDWELLS ADD OCALA  
COM 111.54 FT W OF NE COR LOT 46 TH S 133 FT W  
111.46 FT N 133 FT E 111.46 FT TO THE POB



Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	0100	112.0	133.0	RBH2	14,810.00	SF	2.0000	1.00	1.00	1.00	29,620	29,620
Neighborhood 9981											Total Land - Class	\$29,620
Mkt: 2 70											Total Land - Just	\$29,620

## Traverse

**Building 1 of 1**

RES01=L9U7L8U10L25D21R4D28R22U17R16U15.L  
9U7L8

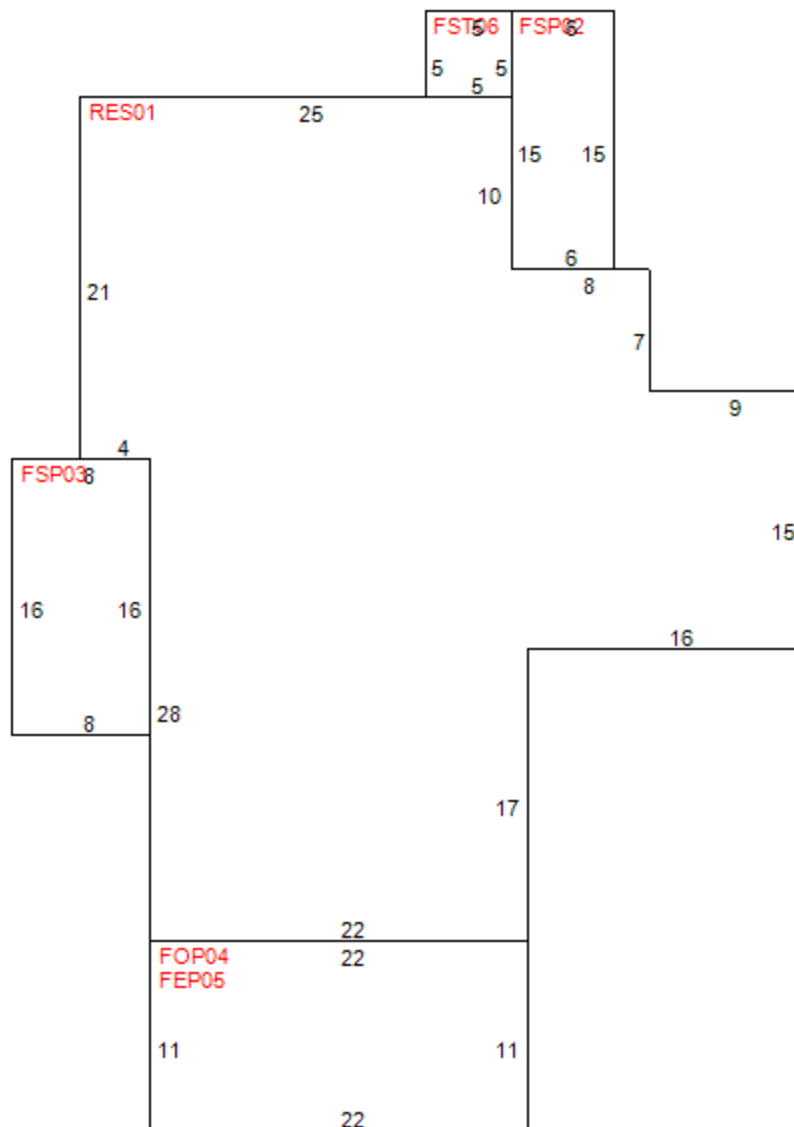
FSP02=U15R6D15L6.U15L5D5L20D21R4

FSP03=L8D16R8U16.D28

FOP04=R22D11L22U11.

FEP05=R22D11L22U11.U28L4U21R25

FST06=U5L5D5R5.



### Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b>	1885
<b>Effective Age</b>	6 - 25-29 YRS	<b>Physical Deterioration</b>	0%
<b>Condition</b>	0	<b>Obsolescence: Functional</b>	0%
<b>Quality Grade</b>	600 - AVERAGE	<b>Obsolescence: Locational</b>	0%
<b>Inspected on</b>	4/24/2020 by 025	<b>Architecture</b>	H - HISTORICAL RESIDENCE
		<b>Base Perimeter</b>	182

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.42	1885	N	0 %	0 %	1,441	2,046
FSP	0201	- NO EXTERIOR	1.00	1885	N	0 %	0 %	90	90
FSP	0301	- NO EXTERIOR	1.00	1885	N	0 %	0 %	128	128
FOP	0401	- NO EXTERIOR	1.00	1885	N	0 %	0 %	242	242
FEP	0526	- SIDING-NO SHTG	1.00	1885	N	0 %	0 %	242	242
FST	0626	- SIDING-NO SHTG	1.00	1885	N	0 %	0 %	25	25

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 28 SOFTWD ON WOOD	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<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> 3	<b>Garbage Disposal:</b> N
<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
UDU UTILITY-UNFINS	437.00	SF	40	1903	1	23.0	19.0
159 PAV CONCRETE	198.00	SF	20	1945	3	6.0	33.0
159 PAV CONCRETE	108.00	SF	20	1975	3	3.0	36.0
159 PAV CONCRETE	1,170.00	SF	20	2012	3	0.0	0.0
							Total Value - \$3,012

[Appraiser Notes](#)

EST.INT.

[Planning and Building](#)  
[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
OC00222	2/1/2004	-	INT. REMODEL

[Cost Summary](#)

Buildings R.C.N.	\$231,108	1/29/2013				
Total Depreciation	(\$92,443)					
Bldg - Just Value	\$138,665		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$3,012	1/29/2013	1	\$231,108	(\$92,443)	\$138,665
Land - Just Value	\$29,620	12/31/2019				
Total Just Value	\$171,297	.				



Community Redevelopment Agency (CRA)

## CRA Subarea: East Ocala

### Framework Historic Building Improvement Grant

#### ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary and locally designated historic districts.

#### ELIGIBLE APPLICANT

Property owner

#### ELIGIBLE BUILDINGS & PROPERTIES

- Non- taxable & Taxable ad valorem properties. Taxable properties are priority.
- Contributing historic building or eligible to be contributing, built over 100 years ago.

#### DESIGN GUIDELINES

A Certificate of Appropriateness (COA) must be approved by the Ocala Historic Preservation Advisory Board (OHPAB) before any work to the exterior of a property located within locally designated historic districts.

#### INELIGIBLE WORK

- Grant cannot be used to correct outstanding code violations in active code enforcement cases;
- Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

#### ELIGIBLE WORK

**Improvements Eligible for Grant Funding Include:**

- Upgrades to comply with Building Codes related to Accessibility, Fire Protection, and Life Safety.
- Roof replacement and associated improvements.
- Exterior painting (subject to Committee approval of color selections).
- Removal and replacement of inappropriate or incomplete restorations of original façades, including installation of historically appropriate windows in accordance with the Historic Preservation Code.
- Permanent interior buildout improvements, including walls, ceilings, structural components, electrical systems, plumbing, and HVAC installations.

#### MAXIMUM GRANT

**\$40,000** (Reimbursement)

#### REQUIRED MATCH

**The City covers 60%, the applicant covers 40%.** To receive the maximum grant, the total project cost for eligible improvements must be no less than \$66,667.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-0468

**Agenda Item #:** f.

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Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

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### **FORMAL TITLE:**

East Ocala Community Redevelopment Area Historic Building Improvement Grant for the property located at 721 NE 2nd Street, in an amount not to exceed \$40,000.00.

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### **BACKGROUND:**

The intent of the East Ocala CRA Historic Building Improvement Grant Program is to support the preservation and rehabilitation of historic buildings located within the East Ocala CRA and locally designated historic districts. Eligible properties must be contributing historic structures, or eligible to be contributing, and generally constructed in or before 1922.

The program provides reimbursement of up to 60 percent of eligible project costs, with a maximum grant award of \$40,000, and requires a 40 percent applicant match. Only work approved in advance and completed after CRA approval is eligible for reimbursement.

**Grant Application ID:** CRA25-0044

**Applicant:** Anton and Stephen Dawson

**Property Address:** 721 NE 2nd Street

**Historic District:** Tuscawilla Historic District

**Year Built:** 1918

**Property Type:** Residential

**Acreage:** 0.34 acres

**Project Description:** Mechanical, electrical, and plumbing rehabilitation to support conversion of the structure back to a single-family residence.

**High Bid (Total Project Cost):** \$ 88,162.00

**Low Bid (Total Project Cost):** \$71,407.00

**Recommended Grant Amount:** \$40,000.00

### **FINDINGS AND CONCLUSIONS:**

- The application was reviewed and processed in accordance with the East Ocala CRA Historic Building Improvement Grant Program guidelines and evaluation criteria.
- The subject property is located at 721 NE 2nd Street, within the East Ocala CRA, and consists of a historic residential structure constructed in 1918 on a 0.34-acre parcel.



- The building was originally constructed as a single-family residence and was later converted into three residential units. The current project proposes to rehabilitate the structure and return it to single-family residential use, consistent with the historic residential character of the neighborhood.
- The proposed scope of work includes mechanical, electrical, and plumbing rehabilitation, all of which are eligible improvements under the Historic Building Improvement Grant Program.
- The applicant previously paid \$10,000.00 to resolve outstanding code enforcement cases associated with the property. These costs are not eligible for reimbursement and are not included in the grant request.
- Additional exterior improvements, including window and door replacement, conversion of an existing door on the front elevation to a window, and the addition of a deck and railing, are part of a larger rehabilitation effort and will be reviewed separately through the Certificate of Appropriateness (COA) process. These items are not included in the grant request.
- The proposed mechanical, electrical, and plumbing improvements are necessary to support safe occupancy, bring the structure into compliance with current building standards, and ensure the long-term viability of the historic residence.
- Based on the low bid total of \$71,407.00, the maximum grant amount allowable under the program is \$40,000.00, which reflects the program's 60 percent reimbursement cap.

Staff finds that the project meets the requirements of the grant program and represents a substantial reinvestment in a historic residential property. Staff recommends approval of the grant request in an amount not to exceed \$40,000.00.

**FISCAL IMPACT:**

There is adequate funding for the grants being considered at this meeting, in the East Ocala CRA grants account (620-016-559-559-82010). The payment will be made in the fiscal year when the project is completed.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.gov](http://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 <b>352-629-8524</b> or <a href="mailto:cra@ocalafl.gov">cra@ocalafl.gov</a>	
<b>GETTING STARTED</b>	<ol style="list-style-type: none"> <li>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 <a href="#">Ocala Map Experience - Growth Management</a> to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility.</li> <li>2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria.</li> <li>3. Fill out the grant application in full and include all required supporting documentation.</li> </ol>
<b>BUSINESS INFORMATION</b>	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.
<b>CRA SUBAREA &amp; PROGRAM TYPE</b>	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. <b>PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.</b>
<b>PROJECT DESCRIPTION</b>	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 <b>Section 9: Supplemental Information.</b>
<b>PROJECT COSTS</b>	<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"> <li>• 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.</li> <li>• For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit <b>two separate quotes</b> from <b>two different vendors</b>.</li> </ul> <p><b>Example:</b>  <i>Roof Replacement:</i> Submit two quotes from two roofing contractors.  <i>Repainting:</i> Submit two quotes from two painting service providers.</p>
<b>INCOMPLETE APPLICATIONS</b>	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
<b>APPLICATION DEADLINES</b>	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. <b>Applications submitted <u>after</u> the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.</b>
<b>SUBMITTING YOUR APPLICATION</b>	<ol style="list-style-type: none"> <li>1. <u>In-Person Submittal</u> Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471</li> <li>2. <u>By Mail or Email</u>  <i>Email:</i> Scan and email the application to <a href="mailto:cra@ocalafl.gov">cra@ocalafl.gov</a>  <i>Mail:</i> Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471</li> <li>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): <a href="https://ocalafl.civicserve.com/">https://ocalafl.civicserve.com/</a></li> </ol>



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.gov](http://www.ocalafl.gov)

DATE SUBMITTED: 11/17/25

GRANT ID: CRA 25-0044  
(STAFF ONLY)

- ☒ RESIDENTIAL  
☐ COMMERCIAL

## CRA GRANT APPLICATION

### 1. PROPERTY OWNER INFORMATION

Property Owner Name Stephen Dawson  
Property Owner Mailing Address 9114 Lindar Ave Morton Grove IL 60053  
E-mail Steve.dawson.1952@gmail.com Phone No. 773-960-5655  
Authorized Representative (If different from property owner) Anton Dawson  
E-mail Mowhawk2 Phone No. 847-903-0196

### 2. BUSINESS INFORMATION

#### REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name \_\_\_\_\_  
Type of Business \_\_\_\_\_  
Business Address \_\_\_\_\_  
Business E-mail \_\_\_\_\_ Business Phone No. \_\_\_\_\_  
Primary Contact (If different from applicant) \_\_\_\_\_  
How long has the business been at its current location? \_\_\_\_\_  
If the business is a tenant, what are the start and end date of the lease? \_\_\_\_\_

### 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 721 N.E. 2nd Street Cape Coral Ocala FL 34412 Parcel ID 2820-045-006  
Current Use of Property triplex investor property Proposed Use Single family  
Proposed Scope of Work (Attach additional sheets if needed)  
Mechanical, electrical, Plumbing Rehab

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

My family and I wish to restore this historic gem to its former glory in order to provide to us a forever home. In doing this we feel this will cultivate the desired aesthetic that historical Ocala deserves as well as a safe place to raise our young.

#### RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☒ No

Is this your primary residence? ☒ Yes ☐ No

How long have you resided at the home? 0 What is the size of your household? 7

**6. PROJECT COSTS****APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM**

Work Item 1 Electrical  
 Work Item 2 Plumbing  
 Work Item 3 Hvac

High Quote 1: 32,350.00  
 High Quote 2: 39,580  
 High Quote 3: 25,870  
 Total: 97,800

Low Quote 1: 27,060.00  
 Low Quote 2: 29,347  
 Low Quote 3: 15,000  
 Total: 71,407

\*IF MORE THAN 3 WORK ITEMS, ATTACH  
 ADDITIONAL SHEET

**7. SCHEDULE**

Start Date: 1/11/2026  
 Estimated Time For Completion (Weeks/Months): 5 weeks

**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)

I, STEPHEN R. DAWSON, property owner/authorized representative of the property at 721 NE 2<sup>ND</sup> STREET, 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.

SIGNATURE: [Signature]

DATE: 11/16/25

### OWNER APPROVAL FOR TENANT APPLICANT

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.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**Ocala Community Redevelopment Agency  
Project Cost Summary**

**Application ID:** CRA25-0044

**Address:** 721 NE 2nd St

**CRA subarea:** East Ocala

<b>No.</b>	<b>Eligible work item</b>	<b>High quote</b>	<b>Low quote</b>
1	Plumbing	\$29,942	\$29,347
2	HVAC	\$25,870	\$15,000
3	Electrical	\$32,350	\$27,060
<b>Total</b>		<b>\$88,162</b>	<b>\$71,407</b>
<b><i>Maximum CRA grant that can be awarded</i></b>			
<b><i>based on 60% match, \$40,000 maximum. \$ 40,000.00</i></b>			

# Estimate for Antwon Dawson

## Option #1 \$32,350.00

### Services

#### Electrical Remodel

For the removal of the existing service items outside which will include each panel, meter, gutters, and risers.

For the removal of the existing electrical inside that is no longer going to be used or that will be relocated such as old water heater feeds and range feeds.

For the removal of all electrical that is inside of the walls that are being removed or remodeled for doors or windows in the areas such as the kitchen or front foyer areas.

For the removal of all old electrical panels inside u  
the installation of a new panel in each location. Th  
new 200 amp rated 40 space panel and the upstairs  
Each new panel will be rewired from the new service equipment. All new wiring for each



Privacy - Terms

protected by reCAPTCHA

Approve

surface exterior of the house  
installed. Each new breaker will  
ing GFCI, AFCI, or dual function

breakers in the areas that are required.

For the installation of all new service items to allow for a new 200 amp meter / panel combo and grounding system. This will also include redoing the riser conduit in PVC conduit with new 200 amp rated wiring so the service wires are at least 3 feet away from the window as well as the new service panel will also get a surge protection device to comply with all 2020

NFPA 70 codes.

For the replacement of all devices such as outlets and switches with tamper or weather resistant black decorative outlets and standard decorative switches inside and outside which will include correcting all boxes that are not flush. All existing boxes outside will be replaced with new weatherproof boxes with weatherproof covers.

For the installation of a new 50 amp 240 volt range circuit from the new inside panel. This will also include installing a new box for the installation of a new 4 prong 50 amp range outlet.

For the installation of a new 20 amp 120 volt circuit for the new fridge location in the kitchen. This will also include installing a new box and a new GFCI outlet inside of the box.

For the installation of under cabinet lights in the new cabinets in the kitchen. The new lighting will be 4000K in color and be connected and controlled by a new switch in a new location in the kitchen. The new lighting will be supplied by the electrical contractor.

For the installation of up to 7 new customer provided ceiling fans throughout the home in the upstairs and downstairs bedrooms. The new fans will be controlled by existing switch locations and be installed in the locations where there is existing electrical in the ceiling. If the existing boxes are not rated for fans then they will be replaced with new fan rated boxes.

For the installation of up to 20 new 6" LED lights throughout the home in the kitchen, living room, closets, hallways, and bathrooms. All new lighting will be connected to a new dimmer switch or existing switching will be replaced to a dimmer.

For the installation of up to 2 new customer supplied outdoor rated ceiling fans in the front porch area that will be controlled by a new switch near the entrance.

For the installation of up to 4 new scone lights in existing locations near the entrances of the home.

For the installation of all new battery powered wireless syncable smoke / carbon detector inside of each bedroom, hallways adjacent to each bedroom, and common areas to comply with all 2018 NFPA 72 codes

\*Please note this price is to reusing the existing branch circuits besides the new ones defined in this quote. If due to unforeseen circumstances any existing wiring is faulty then additional costs will be discussed before correcting any unforeseen issue.\*



\*\*Please note due to the power currently being disconnected if any other problems outside of this estimate is found upon the power being restored then additional costs will be discussed at the time of the issue\*

\*\*Please note drywall will have to be removed in order to repair or install new electrical equipment. Any drywall that is needed to be repaired / repainted then it is the responsibility of the customer to fix the drywall where needed\*\*

\$32,350.00

Services subtotal

\$32,350.00

**Subtotal**

**\$32,350.00**

**Total**

**\$32,350.00**

### Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline estimate](#)

[Contact us](#)

**For:** Antwon Dawson,  
721 NE 2nd St, Ocala, FL 34470

**Created on:** Wed Oct 15, 2025

**Serviced on:** Fri Oct 03, 2025

License # EC13010804 Pat Myers Electric LLC Serving All Your "Current" Needs



Pat Myers Electric LLC  
3528164221  
[office@patmyerselectric.com](mailto:office@patmyerselectric.com)

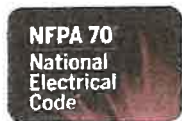
Please make sure to read our [Terms and Conditions](#)



# Estimate for Anton Dawson

**Option #1**  
**\$27,060.00**

## Services



### NEC - Electrical Upgrades

Roam Electric will provide and install all labor and material for a complete electrical install for this project as stated below. (Start at line item 2)

Roam Electric will perform all work to meet or exceed the requirements set forth by the National Electric Code.

Roam Electric is not an architectural firm. We are not responsible for the cost associated with adding items that are not shown on the plans but are necessary to meet code. Any items not listed below or items not shown on plans or added order.



**Approve**

This quote is only good for 30 days. Must have approved proposal back within 30 days to insure price.

Qty 1 @ \$27,060.00 /each

**\$27,060.00**

## Low Voltage

1 - doorbells

8 - carbon/smoke detectors

Qty 1 @ \$0.00 /each

\$0.00

## Owner Provided Light Flxtures

Provide wiring to and install of:

6 - ceiling fan/lights

10 - decorative lights

5 - bath exhaust fans

2 - post lights with photo cells

Qty 1 @ \$0.00 /each

\$0.00

## Meter and Panel

1 - 400 amp meter with overhead riser and service feed from power company

2 - 200 amp exterior main disconnects

1 - 200 amp main lug interior panel with all necessary breakers inside of laundry room

1 - new 4 wire circuit from exterior main disconnect to new interior laundry panel

1 - new 4 wire circuit from exterior main disconnect to existing panel upstairs (existing upstairs panel to be reused. Additional cost to replace = \$2500.00)

Surge protection as required

Qty 1 @ \$0.00 /each

\$0.00



Total

**\$27,060.00**

## Documents (1)



estimate-1234.pdf 98 kb



## Photos & videos (61)















Allen Curry Plumbing

643 SW 15th St  
Unit B  
Ocala, FL 34471  
352-427-7036  
office@allencurryplumbing.com | allencurryplumbing.com



RECIPIENT:

anton dawson  
721 Northeast 2nd Street  
Ocala, Florida 34470

Quote #477	
Sent on	Nov 05, 2025
Total	\$0.00

Product/Service	Description	Qty.	Unit Price	Total
				Not included
Quoted Job	saniflo saniplus toilet add bathroom upstairs homeowner will provide all fixtures besides the toilet	1	\$8,542.00	\$8,542.00
				Not included
Quoted Job	hot and cold lines re-pipe	1	\$10,400.00	\$10,400.00
				Not included
Quoted Job	re-pipe all drain piping	1	\$11,000.00	\$11,000.00

Total	\$0.00
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This quote is valid for the next 30 days, after which values may be subject to change.



4380 SE 53rd Ave  
Ocala, FL. 34480  
Lic. CFC1431381  
Ph: (352) 615-1250  
Fax: (352) 694-3234  
johnsonbrothersplumbing@gmail.com

Estimate 83056723  
Job 73331  
Estimate Date 11/13/2025  
Technician Jeremy Diller  
Customer PO

**Billing Address**  
Dawson, Anton  
721 Northeast 2nd Street  
Ocala, FL 34470 USA

**Job Address**  
Dawson, Anton  
721 Northeast 2nd Street  
Ocala, FL 34470 USA

#### Estimate Details

Re-pipe Estimate - Whole House (Option A): Re-pipe hot and cold water pipes through-out attic and down walls to all plumbing fixtures

Service #	Description	Quantity	Your Price	Your Total
REPIPE01	\$25,190 TO \$28,550	1.00	\$27,550.00	\$27,550.00

#### Re-piping the hot/cold water supply:

Pull permit. Provide and install all new hot/cold water supply pipe throughout entire home. (See Notes)

All plumbing pipes/fittings installed will be Viega PEX brand and include a 25-year manufacturer's warranty. Both hot/cold water lines in the attic area and were exposed on the exterior will be insulated. New shut off valves with stainless steel jacketed supply lines will be installed on all applicable plumbing fixtures.

(JBP will not be responsible for any preexisting plumbing fixture that are connected to).

A new shut off valve will be installed on the water main and at the water heater. Access holes will be cut in walls as needed and will be patched/textured to match existing walls once inspection has been completed. (New pipes will be installed utilizing existing penetrations where possible).

#### NOTES:

If the water main was not able to be located during the time of estimate, additional time may be required to identify its location. This may result in additional costs. Initial permitting/administrative fees are included in the total (this is non-refundable if permit has been applied for), permit extensions may incur additional costs. Touch-up painting is by owner and not included in this quote. Work not specified here in is not included in bid total. It is recommended that you review this proposal for accuracy and contact us regarding any questions or changes you may have. Changes must be in writing and signed as approved before implementation. It is the customer's responsibility to read and thoroughly understand the proposal before signing. Any verbal discussions, not incorporated into the contract, are not valid.

Some piping will need to be done DWV piping For the addition upstairs will be a new bathroom complete install with one toilet a double vanity and a walk in shower A new drain will need to be installed to connect the vanity and the shower drain to a vent stack running through the second floor wall down through the floor and into through the wall of the 1st floor. And exit underneath the home to tie into the existing sewer line under the home.

Some of the floor on the second floor will have to be removed to be able to access a new drain for the shower and for the vanity and for the new toilet install Johnson Brothers Plumbing is not responsible for replacing the original flooring that will be

removed in order to gain access to run our plumbing. Johnson Brothers Plumbing will do everything possible to minimize damages to the older floors while removing portions to be able to gain access for our drains to be installed.

Also there will be a toilet install in a new location of the home on the second floor so an additional 3 inch drain pipe will be needed and be run from the upstairs down the wall of the interior to the first floor and poke through the floor of the 1st floor and tie into the existing 4 inch PVC DWV line that is for the drainage under the home

50% DOWN PAYMENT DUE UPON ACCEPTANCE OF PROPOSAL.  
40% DUE UPON PLUMBING COMPLETION, BALANCE DUE AFTER INSPECTION.

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<b>Sub-Total</b>	<b>\$27,550.00</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b><u>\$27,550.00</u></b>

We Work to Brighten Your Day.  
Thank you for your business!

CFC1431381

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The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. You may CANCEL this transaction, without any Penalty or Obligation, within THREE (3) BUSINESS DAYS from the contract date. I understand that due to a volatile supply chain, Johnson Brothers Plumbing, Inc. ("JBP") cannot guarantee pricing for items purchased more than thirty days after the date of the estimate. Therefore, there may or may not be adjustments for price changes. JBP is also not responsible for backorder delays from suppliers for unique items specific to the job. I understand that during the time the work is being completed, there may be drop cloths, tools, supplies, machinery and equipment in and around my property and that it is my responsibility to make sure that I and everyone else in or visiting the home use extra care and caution around these items. Additionally, I understand that JBP will not be liable for any accidents or injuries that may result from residents or visitors not using proper care around these items.

Payments will be made as outlined above; if not, you are entitled to place a lien on my property and I agree to pay attorney's fees, costs of collections and interest at 1.5% per month on unpaid balances.

IN THE EVENT OF CANCELLATION PRIOR TO THE START DATE, 10% OF THE PROPOSAL PLUS ANY EXPENSES INCURRED IS NON-REFUNDABLE. IF CANCELLATION IS WITHIN 24 HOURS OF THE START DATE, THE ENTIRE DEPOSIT IS NON-REFUNDABLE.

If applicable, I have received information regarding the Florida Homeowner's Construction Recovery Fund as well as the Construction Lien Law Advisory (required for any agreements and/or contracts in the amount \$2,500.00 and up).





4380 SE 53rd Ave  
Ocala, FL. 34480  
Lic. CFC1431381  
Ph: (352) 615-1250  
Fax: (352) 694-3234  
johnsonbrothersplumbing@gmail.com

Estimate 83056499  
Job 73331  
Estimate Date 11/13/2025  
Technician Jeremy Diller  
Customer PO

**Billing Address**  
Dawson, Anton  
721 Northeast 2nd Street  
Ocala, FL 34470 USA

**Job Address**  
Dawson, Anton  
721 Northeast 2nd Street  
Ocala, FL 34470 USA

#### Estimate Details

#### City water 50 gal water heater Replacement (Option 3)

Service #	Description	Quantity	Your Price	Your Total
TRIP1	Standard trip fee from 7 am - 4 pm.	1.00	\$79.00	\$79.00
WHEXTKRep	Remove the old expansion tank and Install a new one at the water heater	1.00	\$188.00	\$188.00
WHAOS50ME	One year warranty Supplied and installed a 50 gallon medium electric water heater. Hauled away old water heater.	1.00	\$1,470.00	\$1,470.00
WHE18	One year install warranty six year tank warranty Replace the water heater drip pan with a aluminum drip pan while replacing the water heater	1.00	\$60.00	\$60.00
<b>Sub-Total</b>				\$1,797.00
<b>Tax</b>				\$0.00
<b>Total</b>				\$1,797.00

We Work to Brighten Your Day.  
Thank you for your business!

CFC1431381

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. You may CANCEL this transaction, without any Penalty or Obligation, within THREE (3) BUSINESS DAYS from the contract date. I understand that due to a volatile supply chain, Johnson Brothers Plumbing, Inc. ("JBP") cannot guarantee pricing for items purchased more than thirty days after the date of the estimate. Therefore, there may or may not be adjustments for price changes. JBP is also not responsible for backorder delays from suppliers for unique items specific to the job. I understand that during the time the work is being completed, there may be drop cloths, tools, supplies, machinery and equipment in and around my property and that it is my responsibility to make sure that I and everyone else in or visiting the home use extra care and caution around these items. Additionally, I understand that JBP will not be liable for any accidents or injuries that may result from residents or visitors not using proper care around these items.

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If applicable, I have received information regarding the Florida Homeowner's Construction Recovery Fund as well as the Construction Lien Law Advisory (required for any agreements and/or contracts in the amount \$2,500.00 and up).

## ESTIMATE

**Saving Grace Business Services,  
LLC**

5282 SE 137 Pl  
Summerfield, FL 34491

Mark@SavingGraceAC.com  
+1 (352) 630-5556



### Bill to

Anton Dawson  
721 NE 2 St  
Ocala, FL 34470

### Ship to

Anton Dawson  
721 NE 2 St  
Ocala, FL 34470

### Estimate details

Estimate no.: 1022

Estimate date: 10/31/2025

Expiration date: 11/06/2025

#	Product or service	Description	Amount
1.	Services	<p>1st floor: Goodman 14.5seer2 Heat Pump changeout, connecting to existing ductwork/boots/grilles; installing on metal stand in existing closet, new copper refrigerant lines, new Honeywell pro 9000 wifi thermostat, filter at unit, new drain line, new hurricane pad for condensing unit, connect to existing electrical (electricians responsible for wiring to disconnect including all breakers) unit to be installed as designed by Marrs HVACR Design, includes permitting (unless under contractors master permit)</p> <p>2nd floor: 3 individual 9k Mitsubishi Head Units (Msz-gs06) with Single Condensing Unit (Mxz-3c24na3) as designed by Marrs HVACR Design, each unit to have own lineset and gravity drain, installed with lineset covers, includes surge protector and hurricane pad, condensing unit to be installed in marked picture, includes permitting (unless under contractors master permit)</p>	\$25,870.00
2.	Warranty	10 year parts	\$0.00
3.	Services	<p>To limit the length of linesets for more efficiency, it will be an additional \$1,890 for an individual 9k Mitsubishi on opposite side of the house, as shown in pictures</p> <p>This is an estimate, unforeseen circumstances during construction process could accrue more costs to be quoted before proceeding.</p>	\$0.00

**Total**

**\$25,870.00**

Note to customer



## Sign and Approve



Print



Download

## ESTIMATE

**Aire Masters Heating & Air Conditioning LLC #CAC1815401**Rochester, New York  
221 N. E. 2nd St. Box 642

Arling Heights, IL 60004-32617

Phone: (352) 414-6556 (tel: (352) 414-6556)

Email: airemasters1@aol.com (mailto:airemasters1@aol.com)

Web: airemasters.com (//airemasters.com)

1766

Date

10/22/2025

Description	Total
2 Ton Goodman	\$6,000.00
Install a new 2 ton heat pump split horizontal on the second floor We propose the Air handler be installed vertically, wall mounted near the top of the stairs to the right. All duct work will remain the same in the attic. New cement pad New copper lines (ran down through floor to crawl space like the other lines, as discussed) Line set cover New thermostat, thermostat wire Drain Float switches Permits	
3 Ton Heat Pump System	\$7,200.00

Install a new 3 ton (previously 2.5 before we eliminated the mini split option) heat pump split horizontal right side of the home, 1st floor

Air handler will be installed same location of the prior unit that is no longer in the home. All duct work will remain the same.

New pad

New copper lines

New thermostat

Drain

Flow switch

Permits

---

Duct Repairs	\$1,800.00
--------------	------------

At least one of the systems (upstairs) will need some ductwork. I noticed some of the flex ducts in the attic were torn. A new plenum needs to be built and at least 3 flex ducts replaced. The cost for this may vary depending on how much damage we find but will probably be around \$1,350-\$1,800.

---

<b>Subtotal</b>	<b>\$15,000.00</b>
<b>Total</b>	<b>\$15,000.00</b>

---

#### Notes:

Deposit of at least 50% needed to order equipment and schedule work. Remaining balance is to be paid when job is completed per above description.

Your new system would have 10 Years Functional Parts and Compressor Warranty AFTER ONLINE REGISTRATION and 1 year Labor Warranty. These warranties cover manufacturer defects. However, if the system fails due to lack of maintenance, improper use, failure to change filters regularly or similar causes, this will NOT be covered by the Labor Warranty and, in some cases, could also void the Parts Warranty.

#### Recommended Accessories



THE STRUCTURAL SCOPE OF WORK IS INTENDED TO ADDRESS THE PROPOSED  
LEVEL 3 ALTERATION AND RENOVATIONS AT THE EXISTING DAWSON RESIDENCE  
LOCATED AT 721 NE 2ND STREET, OCALA, MARION CO., FL 34470  
JOB NO: FE25-166

PLUMBING, MECHANICAL, & ELECTRICAL (PME) COMPONENTS ARE OUTSIDE THE SCOPE OF THIS WORK. PLEASE CONSULT APPROPRIATE TRADE FOR PME INFORMATION.

1. STRUCTURAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST FLORIDA BUILDING CODE (FBC 2023 - 8TH EDITION).
2. THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT BETWEEN STANDARDS, LOCAL CODES, AND THESE DRAWINGS.
3. OBTAIN ALL REQUIRED PERMITS FOR THE PROPER LEGAL EXECUTION OF THE WORK DESCRIBED IN THESE DRAWINGS.
4. CONTRACTOR TO PROVIDE A CONTINUOUS LOAD PATH FROM RAFTERS TO FOUNDATION FOR ALL NEW CONSTRUCTION AND PROPER SHORING/RESHORE OF LOAD-BEARING ELEMENTS DURING CONSTRUCTION.
5. ALL DIMENSIONS INDICATED ON THESE DRAWINGS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
6. CONTACT THE ENGINEER OF RECORD (EOR) IF ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED. FAILURE BY THE CLIENT OR CONTRACTOR TO NOTIFY THE EOR, RELIEVES THE EOR OF COSTS OF REMEDYING THE DEFECT.
7. THE EOR SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OVER THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR WILL THE EOR BE RESPONSIBLE FOR CONTRACTOR'S SAFETY PRECAUTIONS OR FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THESE DRAWINGS. FURTHERMORE, THE EOR SHALL NOT BE RESPONSIBLE FOR THE OMISSIONS AND ERRORS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR RELATED AGENTS.

- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE), ASCE 7-22: "MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES"
- AMERICAN CONCRETE INSTITUTE (ACI), ACI 318-19: "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "STEEL CONSTRUCTION MANUAL, 2017" - 15TH EDITION
- NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH COMMENTARY - 2018 EDITION
- THE MASONRY SOCIETY (TMS) 402/602-16 - BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES.

1. FOUNDATION DESIGN IS BASED ON 2,000 PSF MINIMUM SOIL BEARING PRESSURE. CONTRACTOR TO CONFIRM FOUNDATION BEARING CAPACITY.
2. PROVIDE TESTING ON SOIL COMPACTION PRIOR TO CONCRETE PLACEMENT OPERATIONS. SOIL COMPACTION SHOULD ACHIEVE 95% MODIFIED PROCTOR DENSITY.
3. BEARING SOILS SHALL BE FREE OF ORGANIC MATERIAL AND FREE OF WATER PRIOR TO CONCRETE PLACEMENT.
4. FOUNDATIONS SHALL BE ALLOWED TO SETTLE PRIOR TO VERTICAL CONSTRUCTION.
5. SLAB FOUNDATION SUBGRADE SOILS SHALL BE TERMITE TREATED.

1. CAST-IN-PLACE CONCRETE WORK SHALL BE DONE IN ACCORDANCE TO ACI 318-19 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
2. CAST-IN-PLACE CONCRETE SHALL BE NORMAL WEIGHT STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH ( $f'_c$ ) OF 3,000 PSI.
3. CONCRETE SHALL HAVE A MAXIMUM W/C RATIO OF 0.50 FOR FOOTINGS AND 0.45 FOR ALL OTHER CONCRETE.
4. DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 40 WITH A YIELD STRENGTH ( $f_y$ ) OF 40 KSI.
5. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. SUPPORT WWF WITH CHAIRS DURING CONCRETE PLACEMENT TO INSURE MID-DEPTH PLACEMENT IN SLAB.
6. DESIGN, CONSTRUCTION, AND SAFETY VERIFICATION OF ALL CONCRETE FORMWORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

1. CONCRETE MASONRY WORK SHALL BE DONE IN ACCORDANCE WITH TMS 402/602-16 - BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES.
2. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY (f'm) SHALL BE 1,500 PSI.
3. CONCRETE BLOCK SHALL BE NORMAL WEIGHT (MINIMUM 125 PCF) CONFORMING TO ASTM C90.
4. #5 VERTICALS SHALL BE PLACED IN MID-DEPTH OF FULLY GROUTED CELL WITH A STANDARD HOOK TO FOOTING BELOW, TYP.
5. MORTAR SHALL BE TYPE S, M, OR N IN CONFORMANCE WITH ASTM C476.
6. USE GALVANIZED HORIZONTAL LADDER TYPE JOINT REINFORCEMENT SPACED AT 16" O.C. VERTICALLY CMU WALL CONSTRUCTION.
7. PROVIDE FULL MORTAR COVERAGE ON FACESHELL AND WEBS.

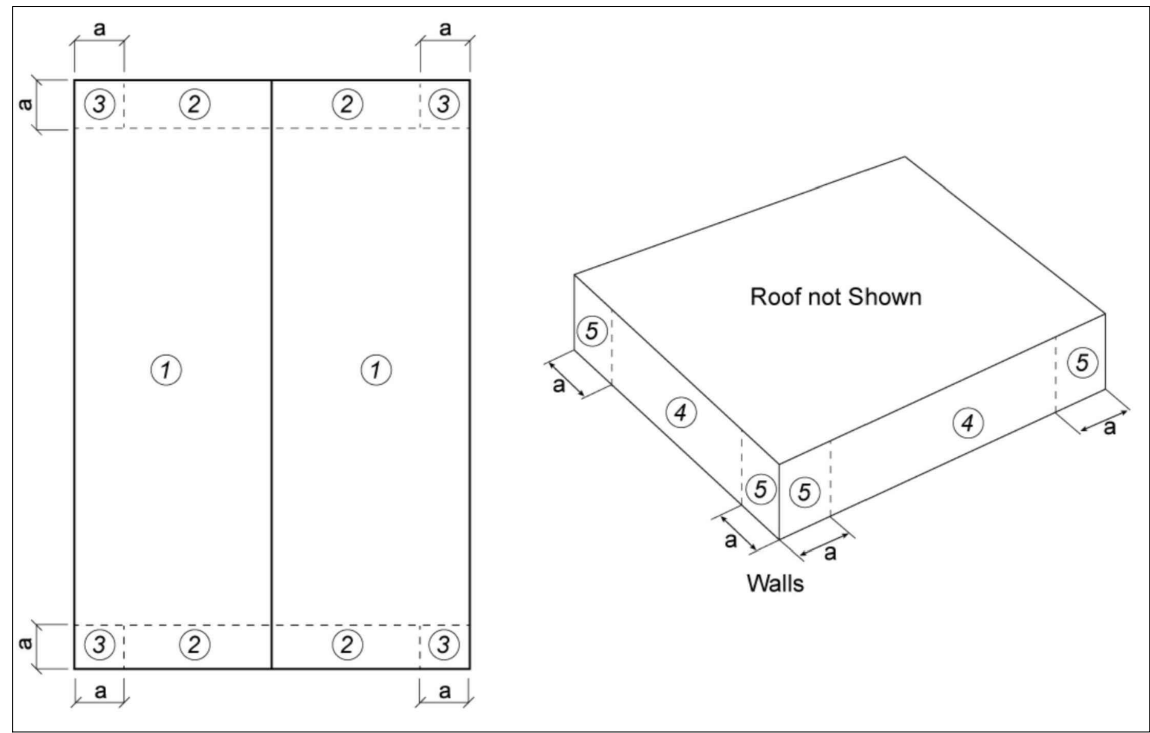
1. WOOD FRAMING SHALL BE IN CONFORMANCE WITH THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION - 2018.
2. UTILIZE DRESSED SEASONED LUMBER, S4S, 19% MAX. MOISTURE CONTENT AT TIME OF DRESSING.
3. ALL WOOD FRAMING SHALL CONSIST OF SOUTHERN YELLOW PINE (SYP) #2 OR BETTER UNLESS NOTED OTHERWISE (UNO).
4. REPLACEMENT ROOF SHEATHING SHALL CONSIST OF 7/16" APA RATED STRUCTURAL SHEATHING ATTACHED WITH 8d (0.131" Ø) x 2 1/2" L RINGSHANK NAILS @ 6" O.C. ALONG EDGES & 6" O.C. IN FIELD (ALL ZONES).
5. REPLACEMENT WALL SHEATHING SHALL CONSIST OF 7/16" APA RATED STRUCTURAL SHEATHING ATTACHED WITH 8d (0.131" Ø) x 2 1/2" L RINGSHANK NAILS @ 6" O.C. ALONG EDGES & 12" O.C. IN FIELD (ALL ZONES).
6. ALL LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE MANUFACTURED BY WEYERHAEUSER WITH A BENDING STRESS OF 2600 PSI AND MODULUS OF ELASTICITY OF 2000 KSI BEARING MARK 2600Fb-2.0E, OR OTHER ENGINEER OF RECORD APPROVED LVL PRODUCT.
7. WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED (P.T.) LUMBER. USE GALVANIZED NAILS IN T.P. LUMBER.
8. ALL FRAMING ANCHORS, CLIPS, STRAPS, ETC., SHALL BE MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL. ALL SPECIFIED FASTENERS MUST BE INSTALLED PER WRITTEN MANUFACTURER'S INSTRUCTIONS.

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (WIDE-FLANGE), ASTM A500 GRADE B (HSS), ASTM A572 GRADE 50 (STEEL ANGLE), OR A36 (ALL OTHER SHAPES), UNO.
2. FIELD CONNECTIONS SHALL BE WELDED WITH 3/16" FILLET WELDS MIN. OR HIGH STRENGTH BOLTED AS DETAILED.
3. ALL BOLTS SHALL BE ASTM A325 STRUCTURAL BOLTS, OR EQUAL.
4. FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT EOR APPROVAL.
5. ALL STRUCTURAL STEEL SHALL BE TREATED WITH ZINC-RICH PRIMER OR POWDER COATED, UNO.
6. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1. ALL WELD SIZES SHALL BE THE LARGER OF THE SIZE REQUIRED BY THE CONNECTION FORCES, THE MINIMUM SIZE PER AWS D1.1, OR 3/16" MINIMUM FILLET WELD UNO. WELD SIZES SHOWN ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH AWS D1.1 AS REQUIRED BY GAPS OR SKEWS BETWEEN COMPONENTS.

1. ULTIMATE WIND PRESSURES TO BE USED IN THE DESIGN OF ALL COMPONENTS AND CLADDING ELEMENTS.
2. REFER TO WIND PRESSURE DIAGRAM FOR ZONE LOCATIONS AND EXTENTS.
3. POSITIVE PRESSURES ACT TOWARD COMPONENT SURFACES AND NEGATIVE PRESSURES ACT AWAY FROM COMPONENT SURFACES.
4. VALUES FOR OVERHANGS INCLUDE PRESSURE CONTRIBUTIONS FROM BOTH UPPER AND LOWER SURFACES.
5. LINEAR INTERPOLATION BETWEEN EFFECTIVE WIND AREA VALUES IS PERMITTED.

**All wind pressures include a Load Factor (LF) of 1.0**

Zone	Reference	P <sub>max</sub> A ≤ 10 ft <sup>2</sup> psf	P <sub>min</sub> A ≤ 10 ft <sup>2</sup> psf	P <sub>max</sub> A = 20 ft <sup>2</sup> psf	P <sub>min</sub> A = 20 ft <sup>2</sup> psf	P <sub>max</sub> A = 50 ft <sup>2</sup> psf	P <sub>min</sub> A = 50 ft <sup>2</sup> psf
1	F:30.3-2D	24.62	-45.14	22.51	-38.28	19.72	-29.21
2	F:30.3-2D	24.62	-49.70	22.51	-44.43	19.72	-37.45
3	F:30.3-2D	24.62	-61.10	22.51	-53.19	19.72	-42.73
4	F:30.3-1	26.90	-29.18	25.69	-27.97	24.09	-26.37
5	F:30.3-1	26.90	-36.02	25.69	-33.60	24.09	-30.39
Zone	Reference	P <sub>max</sub> A = 100 ft <sup>2</sup> psf	P <sub>min</sub> A = 100 ft <sup>2</sup> psf	P <sub>max</sub> A = 200 ft <sup>2</sup> psf	P <sub>min</sub> A = 200 ft <sup>2</sup> psf	P <sub>max</sub> A > 500 ft <sup>2</sup> psf	P <sub>min</sub> A > 500 ft <sup>2</sup> psf
1	F:30.3-2D	17.61	-22.34	16.00	-22.34	16.00	-22.34
2	F:30.3-2D	17.61	-32.18	16.00	-26.90	16.00	-26.90
3	F:30.3-2D	17.61	-34.82	16.00	-26.90	16.00	-26.90
4	F:30.3-1	22.88	-25.16	21.67	-23.95	20.06	-22.34
5	F:30.3-1	22.88	-27.97	21.67	-25.55	20.06	-22.34



A diagram of a gabled roof elevation. The roof is represented by two lines meeting at a peak. The angle between the roof line and a horizontal line is labeled  $\theta$ . The width of the roof base is labeled  $B$ , and the height of the roof is labeled  $h$ . The word "ELEVATION" is written below the diagram.

**All wind pressures include a Load Factor (LF) of 1.0**

Zone	Reference	$P_{\max}$	$P_{\min}$	$P_{\max}$	$P_{\min}$	$P_{\max}$	$P_{\min}$
		$A \leq 10$ ft <sup>2</sup> psf	$A \leq 10$ ft <sup>2</sup> psf	$A = 20$ ft <sup>2</sup> psf	$A = 20$ ft <sup>2</sup> psf	$A = 50$ ft <sup>2</sup> psf	$A = 50$ ft <sup>2</sup> psf
1	F:30.3-2E	18.54	-41.71	16.00	-36.84	16.00	-30.40
2	F:30.3-2E	18.54	-54.36	16.00	-48.99	16.00	-41.90
3	F:30.3-2E	18.54	-58.57	16.00	-52.72	16.00	-44.99
4	F:30.3-1	24.86	-26.97	23.74	-25.85	22.26	-24.37
5	F:30.3-1	24.86	-33.29	23.74	-31.05	22.26	-28.09
Zone	Reference	$P_{\max}$	$P_{\min}$	$P_{\max}$	$P_{\min}$	$P_{\max}$	$P_{\min}$
		$A = 100$ ft <sup>2</sup> psf	$A = 100$ ft <sup>2</sup> psf	$A = 200$ ft <sup>2</sup> psf	$A = 200$ ft <sup>2</sup> psf	$A > 500$ ft <sup>2</sup> psf	$A > 500$ ft <sup>2</sup> psf
1	F:30.3-2E	16.00	-25.52	16.00	-20.65	16.00	-20.65
2	F:30.3-2E	16.00	-36.54	16.00	-31.18	16.00	-31.18
3	F:30.3-2E	16.00	-39.14	16.00	-33.29	16.00	-33.29
4	F:30.3-1	21.14	-23.25	20.02	-22.13	18.54	-20.65
5	F:30.3-1	21.14	-25.85	20.02	-23.61	18.54	-20.65

PRESSURES DETERMINED FROM:  
 ASCE 7-22 CH. 30 PART 1: WIND LOADS  
 COMPONENTS & CLADDING (C&C)  
 FROM FIGURES 30.3-1 & 30.3-2B & 30.3-2E  
 ROOF SLOPE  
 ULTIMATE WIND VELOCITY ( $V_{ul}$ )  
 RISK CATEGORY  
 WIND EXPOSURE CATEGORY  
 ENCLOSURE CLASSIFICATION  
 INTERNAL PRESSURE COEFFICIENT ( $GC_p$ )  
 MEAN ROOF HEIGHT ( $h$ )  
 WIND VELOCITY PRESSURE ( $q_p$ )  
 DIMENSION 'A'

VARIES  
130 MPH  
II  
B  
ENCLOSED  
+/- 0.18  
20.17 FT  
26.82 PSF  
3.00 FT

Sheet List	
Sheet Number	Sheet Name
S1	General Notes & Specifications
S2	Foundation Plan Floor Framing Plan
S3	Existing First & Second Floor Plans
S4	Proposed First & Second Floor Plans
S5	Roof Framing
S6	North & South Elevations
S7	East & West Elevations
S8	Structural Details

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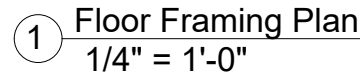
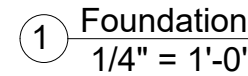
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# Roof Framing

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

# S1

Scale  $1/4" = 1'-0"$



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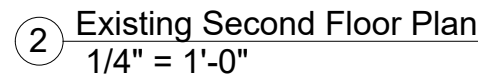
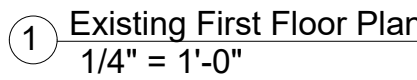
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Foundation Plan  
Floor Framing Plan

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S2

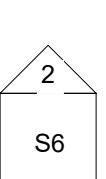
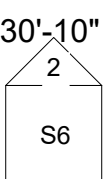
Scale	1/4" = 1'-0"
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Scale	1/4" = 1'-0"
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FL PE #77726

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FL CA# 24626  
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E: jsfielden@gmail.com

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EXISTING DAWSON RESIDENCE  
PROPOSED RENOVATION  
721 NE 2ND ST.  
OCALA, MARION CO., FL 34470

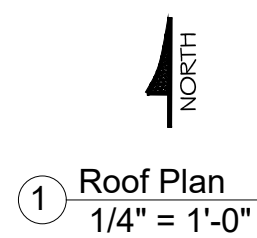
## Proposed First & Second Floor Plans

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S4

Scale	1/4" = 1'-0"
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FL CA# 34626  
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## Roof Framing

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF
<h1>S5</h1>	
Scale	1/4" = 1'-0"



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DESIGNED BY:  
**FELDEN  
ENGINEERING  
LLC.**

[illegible]

EXISTING DAWSON RESIDENCE  
PROPOSED RENOVATION  
721 NE 2ND ST.  
OCALA, MARION CO., FL 34470

## North & South Elevations

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF
S6	
Scale	1/4" = 1'-0"



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E: [jfielden@gmail.com](mailto:jfielden@gmail.com)

[illegible]

<h1>East &amp; West Elevations</h1>	
Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF
<h2>S7</h2>	
Scale	1/4" = 1'-0"



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FL CA# 34626  
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E: [jfielden@gmail.com](mailto:jfielden@gmail.com)

DESIGNED BY:  
**FELDEN**  
**ENGINEERING**  
**LLC.**

[illegible]

## Structural Details

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF
S8	
Scale	



721 NE 2<sup>nd</sup> St Before Photos





721 NE 2<sup>nd</sup> St Before Photos



721 NE 2<sup>nd</sup> St Before Photos





721 NE 2<sup>nd</sup> St Before Photos





721 NE 2<sup>nd</sup> St Before Photos



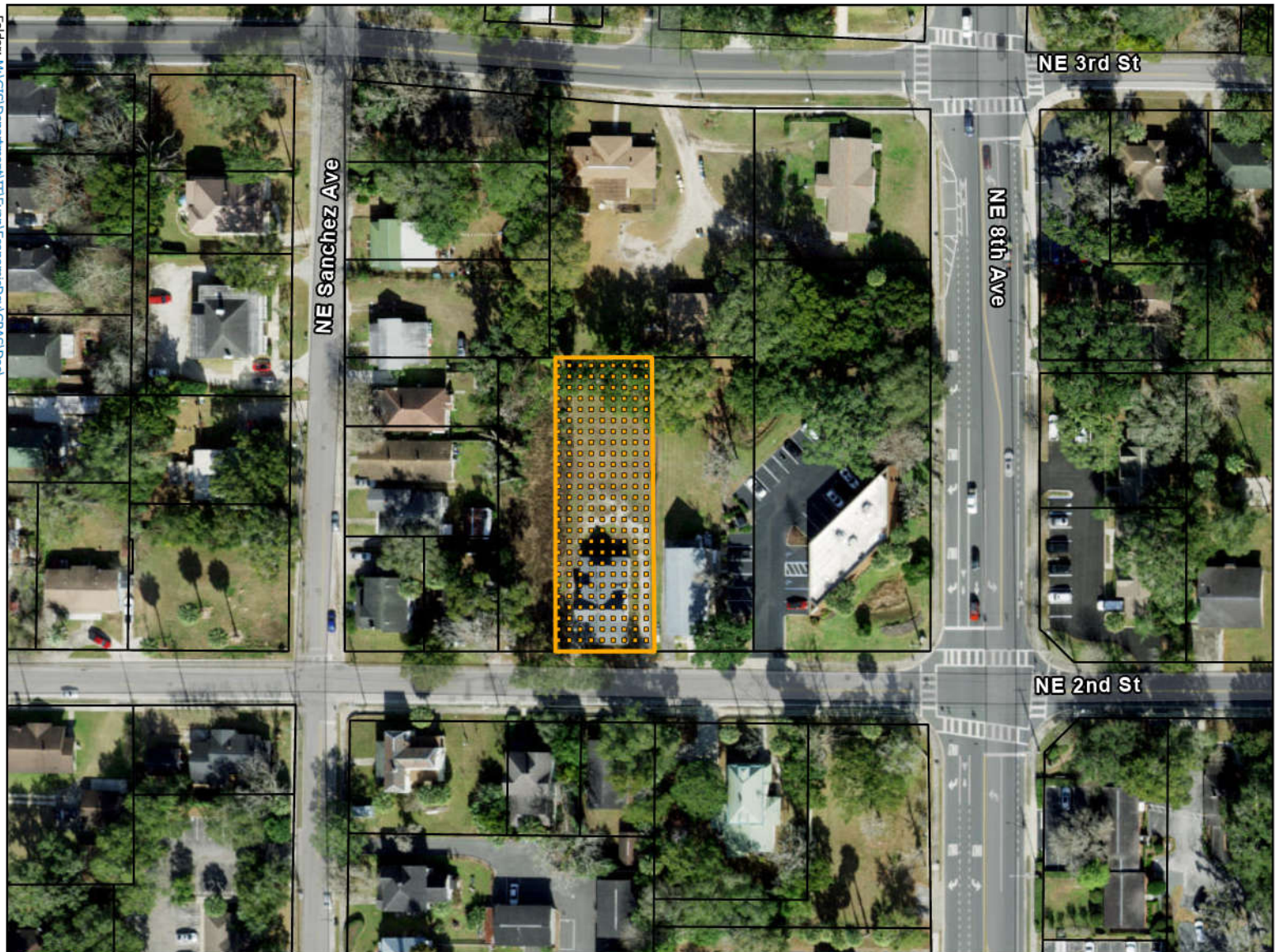
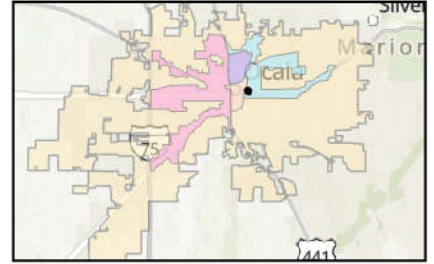
721 NE 2<sup>nd</sup> St Before Photos






## AERIAL MAP

**Parcel:** 2820-045-006  
**Case Number:** CRA25-0044  
  
**Property Size:** Approximately 0.34 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

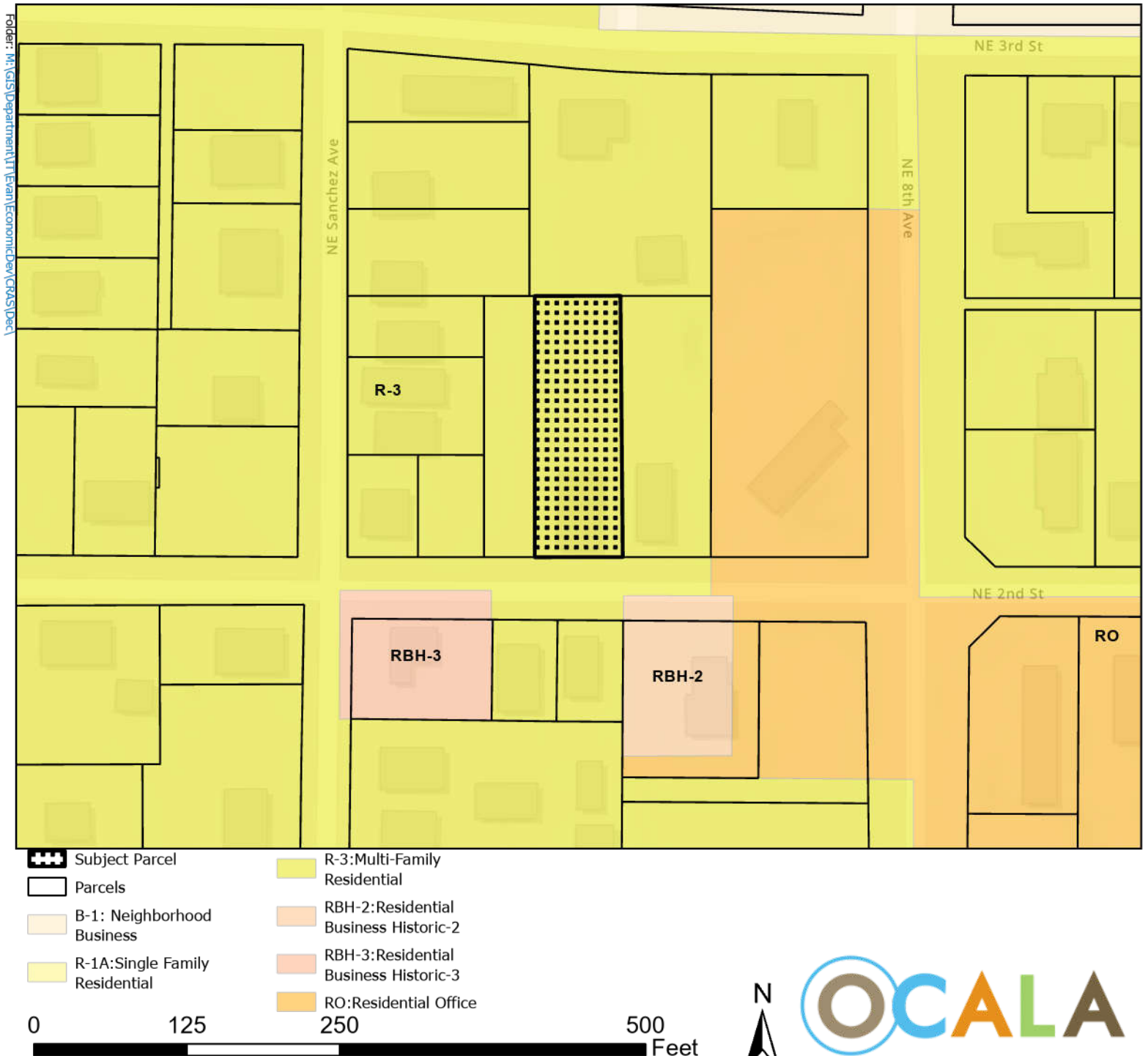
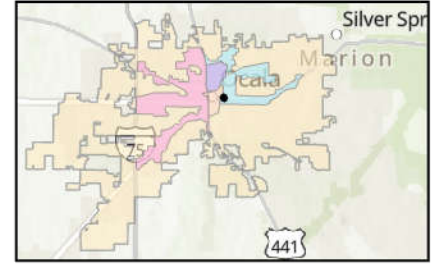
 Parcels

0 125 250 500 Feet



## CASE MAP

**Parcel:** 2820-045-006  
**Case Number:** CRA25-0044  
**Property Size:** Approximately 0.34 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.





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

2820-045-006

[GOOGLE Street View](#)

Prime Key: 1220351

[MAP IT+](#)

### Property Information

CAPE SABLE CONSULTING LLC  
217 SE 1ST AVE STE 200-59  
OCALA FL 34471-2161

[Taxes / Assessments:](#) \$4,567.64

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 08

Acres: .34

[More Situs](#)

Situs: 721 NE 2ND ST ALL UNITS  
OCALA

### Current Value

Land Just Value	\$33,322
Buildings	\$188,692
Miscellaneous	\$805
Total Just Value	\$222,819
Total Assessed Value	\$222,819
Exemptions	\$0
Total Taxable	\$222,819

[Ex Codes:](#)

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$33,322	\$188,692	\$805	\$222,819	\$222,819	\$0	\$222,819
2024	\$33,322	\$185,618	\$805	\$219,745	\$219,745	\$0	\$219,745
2023	\$14,810	\$162,369	\$1,869	\$179,048	\$168,300	\$0	\$168,300

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8743/0789</a>	10/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$210,000
<a href="#">8026/0240</a>	04/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$190,000
<a href="#">7520/1699</a>	06/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$180,000
<a href="#">7520/1697</a>	06/2021	41 CORP	0	U	I	\$100
<a href="#">7520/1695</a>	06/2021	77 AFFIDAVIT	0	U	I	\$100
<a href="#">7520/1694</a>	03/2018	77 AFFIDAVIT	0	U	I	\$100
<a href="#">7520/1692</a>	03/2018	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	\$55,600
<a href="#">6795/0029</a>	03/2018	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">6740/1202</a>	03/2018	41 CORP	7 PORTIONUND INT	U	I	\$55,600
<a href="#">7520/1687</a>	06/2017	71 DTH CER	0	U	I	\$100
<a href="#">6341/0011</a>	12/2015	71 DTH CER	0	U	I	\$100
<a href="#">7520/1690</a>	10/2015	77 AFFIDAVIT	0	U	I	\$100

<a href="#">7520/1688</a>	10/2015	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	\$59,000
<a href="#">6740/1199</a>	10/2015	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$55,200
<a href="#">6333/1629</a>	10/2015	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">6303/0705</a>	10/2015	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">6295/1941</a>	10/2015	41 CORP	7 PORTIONUND INT	U	I	\$60,000
<a href="#">6293/1680</a>	10/2015	41 CORP	7 PORTIONUND INT	U	I	\$100
<a href="#">6264/0642</a>	08/2015	02 DEED NC	7 PORTIONUND INT	U	I	\$15,300
<a href="#">6295/1939</a>	03/2010	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$68,800
<a href="#">5334/0099</a>	03/2010	02 DEED NC	7 PORTIONUND INT	U	I	\$68,800
<a href="#">6293/1678</a>	02/2010	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$66,300
<a href="#">5323/0099</a>	02/2010	02 DEED NC	7 PORTIONUND INT	U	I	\$66,300
<a href="#">5305/1934</a>	01/2010	57 TRANSFER FROM BANK	4 V-APPRAISERS OPINION	U	I	\$63,000
<a href="#">5225/1117</a>	06/2009	56 TRANSFER TO BANK	0	U	I	\$100
<a href="#">4411/1528</a>	04/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$218,400
<a href="#">4411/1526</a>	04/2006	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$155,100
<a href="#">4046/0001</a>	05/2005	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">3289/0969</a>	12/2002	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">2452/0472</a>	01/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$75,000
<a href="#">2444/0649</a>	12/1997	70 OTHER	0	U	I	\$100
<a href="#">2414/1049</a>	09/1997	07 WARRANTY	0	U	I	\$100
<a href="#">2445/1003</a>	05/1996	74 PROBATE	0	U	I	\$100

#### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK E PAGE 004  
CALDWELLS ADD OCALA  
E 1/3 OF SW 1/4 LOT 45

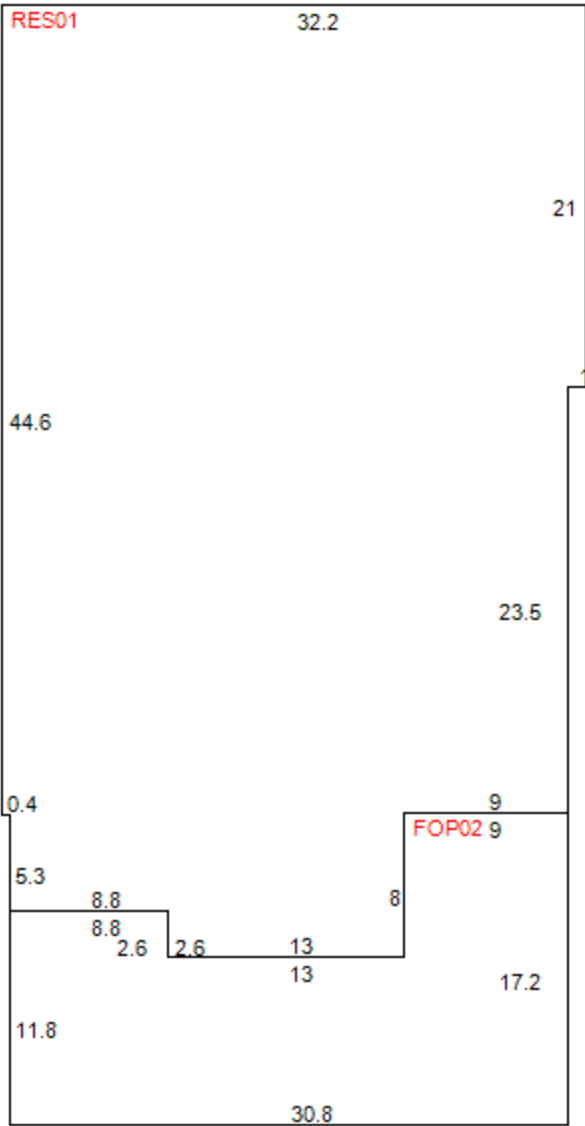
#### Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	0830	70.0	214.0	R3	14,810.00	SF	2.2500	1.00	1.00	1.00	33,322	33,322
Neighborhood 9981											Total Land - Class \$33,322	
Mkt: 2 70											Total Land - Just \$33,322	

#### Traverse

#### **Building 1 of 1**

RES01=L9D8L13U2,6L8,8U5,3L0,4U44,6R32,2D21L1D23,5.



Building Characteristics

Improvement	3F - TRIPLEX- 03 FAMILY RESID	Year Built	1918
Effective Age	6 - 25-29 YRS	Physical Deterioration	0%
Condition	0	Obsolescence: Functional	0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational	0%
Inspected on	12/12/2024 by 254	Architecture	H - HISTORICAL RESIDENCE
		Base Perimeter	169

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.57	1918	N	5 %	100 %	1,561	2,451
FOP 0201	- NO EXTERIOR	1.00	1918	N	0 %	0 %	378	378

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 5	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 4	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 6	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	592.00	SF	5	1977	1	0.0	0.0
114 FENCE BOARD	160.00	LF	10	1990	4	0.0	0.0
156 PAVING BRICK	60.00	SF	20	1987	1	0.0	0.0
Total Value - \$805							

Appraiser Notes

APT A=2 BED/2 BATH  
APT B=2 BED/1 BATH  
APT C=1 BED/1 BATH

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD23-2561	4/15/2024	-	CAPE SABLE CONDOS/INT RENO
BLD21-1883	8/2/2021	-	HALO REALTY / REROOF
OC01294	8/1/1985	-	BLDG01=REMODEL

Cost Summary

Buildings R.C.N.	\$263,958	4/11/2024				
Total Depreciation	(\$105,584)					
Bldg - Just Value	\$158,374		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$805	4/11/2024	1	\$263,958	(\$105,584)	\$158,374
Land - Just Value	\$33,322	12/31/2019				
Total Just Value	\$192,501	.				





Community Redevelopment Agency (CRA)

## CRA Subarea: East Ocala

### Framework Historic Building Improvement Grant

#### ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary and locally designated historic districts.

#### ELIGIBLE APPLICANT

Property owner

#### ELIGIBLE BUILDINGS & PROPERTIES

- Non- taxable & Taxable ad valorem properties. Taxable properties are priority.
- Contributing historic building or eligible to be contributing, built over 100 years ago.

#### DESIGN GUIDELINES

A Certificate of Appropriateness (COA) must be approved by the Ocala Historic Preservation Advisory Board (OHPAB) before any work to the exterior of a property located within locally designated historic districts.

#### INELIGIBLE WORK

- Grant cannot be used to correct outstanding code violations in active code enforcement cases;
- Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

#### ELIGIBLE WORK

**Improvements Eligible for Grant Funding Include:**

- Upgrades to comply with Building Codes related to Accessibility, Fire Protection, and Life Safety.
- Roof replacement and associated improvements.
- Exterior painting (subject to Committee approval of color selections).
- Removal and replacement of inappropriate or incomplete restorations of original façades, including installation of historically appropriate windows in accordance with the Historic Preservation Code.
- Permanent interior buildout improvements, including walls, ceilings, structural components, electrical systems, plumbing, and HVAC installations.

#### MAXIMUM GRANT

**\$40,000** (Reimbursement)

#### REQUIRED MATCH

**The City covers 60%, the applicant covers 40%.** To receive the maximum grant, the total project cost for eligible improvements must be no less than \$66,667.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-0462

**Agenda Item #:** c.

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**Submitted By:** Roberto Ellis

**Presentation By:** Roberto Ellis

**Department:** Growth Management

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**FORMAL TITLE:**

East Ocala Community Redevelopment Area Commercial Property Improvement Grants for the property located at 605 East Silver Springs Boulevard, in an amount not to exceed \$50,000 in Fiscal Year 2025-26 for CRA25-0051, and CRA25-0053 for Fiscal Year 2026-27 in an amount not to exceed \$50,000

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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:**

The East Ocala CRA Commercial Property Improvement Grant encourages comprehensive property improvements as a strategy to counter neighborhood deterioration and increase property values throughout the CRA. The maximum amount that can be awarded for each application is \$50,000, covering up to 60 percent of the project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Please refer to the attached documents for the complete application packet.

**Grant ID:** CRA25-0051 & CRA25-0053

**Applicant:** Eugene R Boone Rev Trust - Branson Boone

**Address:** 605 E. Silver Springs Boulevard

**Parcel ID:** 2820-048-005

**Project Description:** Building improvements will convert a vacant structure into an office building. The scope includes remodeling the existing building, constructing a 1,640 SF addition, installing all new exterior windows and doors, landscaping, completing finishes as specified in the plan, and providing new electrical, plumbing, and mechanical systems.

**High Quote:** \$879,131

**Low Quote:** \$783,445

**Recommended Grant:**

Phase One - CRA25-0051: \$50,000 (Fiscal Year 2025-26)

Phase Two - CRA25-0053: \$50,000 (Fiscal Year 2026-27)

Total: \$100,000

### **FINDINGS AND CONCLUSIONS:**

The property is located within the boundaries of the East Ocala Community Redevelopment Area subarea. The intent of the CRA program is to address blighted conditions. As this property has been vacant for over a year and is located on Silver Springs Boulevard, a primary corridor in the East Ocala CRA, the improvements will enhance the corridor, encourage reinvestment, and return the property to productive use.

- The grant program targets the activation of vacant spaces to encourage business activity and enhance visual appearance through façade improvements. The remodel and 1,640 SF addition will result in a 3,775 SF building. The proposed scope is divided into two phases:
  - *Phase One (CRA25-0051)- Shell:* demolition, ADA ramps, exterior storefront framing and doors, stucco, parking lot improvements, concrete, and masonry work. *Cost Estimate: \$380,656*
  - *Phase Two (CRA25-0053) - Buildout:* interior wood trim, exterior siding and trim, insulation, flooring, HVAC, plumbing, doors, painting, and coatings. *Cost Estimate: \$402,789*
- The applicant has submitted a minor site plan permit (SPLM25-0029), which is currently under review.
- The project will take approximately 10 months to complete; the applicant is ready to move forward once the CRA grant is approved.
  - Per the grant guidelines, the applicant should not begin the project prior to grant approval. Approving both phases will allow the applicant to start work on them simultaneously, thereby avoiding delays.
  - The applicant is requesting funding approval for both phases to ensure the project can be completed as quickly as possible, thereby supporting its overall feasibility.
- In the past, the CRA exercised flexibility in using a phased funding approach to maximize support of comprehensive projects that have a construction schedule across two fiscal years.
  - Refer to the attached document titled *CRA -Phased Funding*.
- Per the applicant, the building is outdated and will be improved to create a new functional space that will bring great curb appeal along a major CRA corridor. The space will be occupied by a real estate business.
- The Grant Review Committee (GRC) conducted a site visit on December 5, 2025, and concluded that the property is a strong candidate for the program and the proposed improvements are appropriate.
- The current taxable value of the property is \$243,704. With over \$783,000 in total improvements planned, the property value is expected to significantly increase, yielding greater tax revenue for the CRA. The owner's commitment to a comprehensive redevelopment project aligns with the CRA Plan for the East Ocala CRA subarea.

Staff recommend approval of CRA25-0051 and CRA25-0053, in an amount not to exceed \$100,000.

### **FISCAL IMPACT:**

Funding for Phase One is available in the budget for the current fiscal year. Funding for Phase Two will be budgeted in Fiscal Year 2026-27, subject to CRA Budget funding for Grant Program. If approved, payment will

be made in Fiscal Year 2026-27 after the project is completed. Funds will be expended from the East Ocala CRA Grants Account (620-016-559-559-82010).

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.gov](http://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](mailto:cra@ocalafl.gov)

<b>GETTING STARTED</b>	<ol style="list-style-type: none"> <li>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 <a href="#">Ocala Map Experience - Growth Management</a> to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility.</li> <li>2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria.</li> <li>3. Fill out the grant application in full and include all required supporting documentation.</li> </ol>
<b>BUSINESS INFORMATION</b>	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.
<b>CRA SUBAREA &amp; PROGRAM TYPE</b>	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. <b>PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.</b>
<b>PROJECT DESCRIPTION</b>	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 <b>Section 9: Supplemental Information.</b>
<b>PROJECT COSTS</b>	<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"> <li>• 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.</li> <li>• For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit <b>two separate quotes</b> from <b>two different vendors</b>.</li> </ul> <p><b>Example:</b>  <i>Roof Replacement:</i> Submit two quotes from two roofing contractors.  <i>Repainting:</i> Submit two quotes from two painting service providers.</p>
<b>INCOMPLETE APPLICATIONS</b>	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
<b>APPLICATION DEADLINES</b>	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. <b>Applications submitted <u>after</u> the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.</b>
<b>SUBMITTING YOUR APPLICATION</b>	<ol style="list-style-type: none"> <li>1. <u>In-Person Submittal</u> Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471</li> <li>2. <u>By Mail or Email</u> <i>Email:</i> Scan and email the application to <a href="mailto:cra@ocalafl.gov">cra@ocalafl.gov</a> <i>Mail:</i> Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471</li> <li>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): <a href="https://ocalafl.civicserve.com/">https://ocalafl.civicserve.com/</a></li> </ol>



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.gov](http://www.ocalafl.gov)

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: 1/1/26Estimated 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	<a href="#">Ex Codes</a> :	(\$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
<a href="#">6896/1978</a>	12/2018	07 WARRANTY	0	U	I	\$100
<a href="#">1443/1085</a>	07/1987	07 WARRANTY	0	Q	I	\$130,000
<a href="#">1251/1558</a>	11/1984	07 WARRANTY	0	U	I	\$100,000
<a href="#">1064/0503</a>	05/1981	07 WARRANTY	0	U	I	\$50,000
<a href="#">0385/0294</a>	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

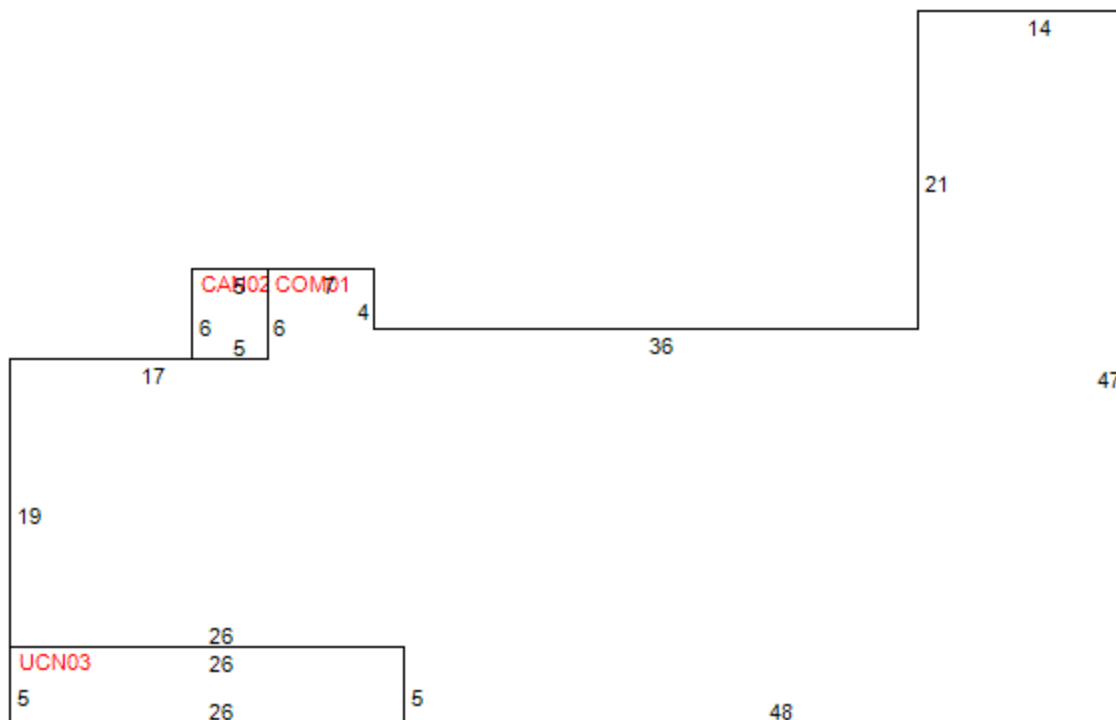
[Land Data - Warning: Verify Zoning](#)

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  
**Effective Age** 7 - 30-34 YRS  
**Condition** 4  
**Quality Grade** 500 - FAIR  
**Inspected on** 12/12/2024 by 253

**Year Built** 1961  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**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**

<b>Elevator Shafts:</b> 0	<b>Aprtments:</b> 0	<b>Kitchens:</b> 0	<b>4 Fixture Baths:</b> 0	<b>2 Fixture Baths:</b> 2
<b>Elevator Landings:</b> 0	<b>Escalators:</b> 0	<b>Fireplaces:</b> 0	<b>3 Fixture Baths:</b> 0	<b>Extra Fixtures:</b> 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		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
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							<a href="#">Help</a>
Account Number		R2820-048-005		Type	REAL ESTATE		<a href="#">Request Future E-Bill</a>
Address		<a href="#">605 E SILVER SPRINGS BLVD OCALA</a>		Status			
Sec/Twn/Rng		17 15 22		Subdivision	9976		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
<a href="#">2010</a>	R	2010 R2820-048-005	PAID	11/2010	3,387.91		<a href="#">Tax Bill</a>
<a href="#">2011</a>	R	2011 R2820-048-005	PAID	11/2011	3,473.91		<a href="#">Tax Bill</a>
<a href="#">2012</a>	R	2012 R2820-048-005	PAID	11/2012	3,500.41		<a href="#">Tax Bill</a>
<a href="#">2013</a>	R	2013 R2820-048-005	PAID	11/2013	3,243.93		<a href="#">Tax Bill</a>
<a href="#">2014</a>	R	2014 R2820-048-005	PAID	11/2014	3,210.24		<a href="#">Tax Bill</a>
<a href="#">2015</a>	R	2015 R2820-048-005	PAID	11/2015	3,510.43		<a href="#">Tax Bill</a>
<a href="#">2016</a>	R	2016 R2820-048-005	PAID	11/2016	3,551.75		<a href="#">Tax Bill</a>
<a href="#">2017</a>	R	2017 R2820-048-005	PAID	11/2017	3,517.67		<a href="#">Tax Bill</a>
<a href="#">2018</a>	R	2018 R2820-048-005	PAID	11/2018	3,468.14		<a href="#">Tax Bill</a>
<a href="#">2019</a>	R	2019 R2820-048-005	PAID	11/2019	3,532.96		<a href="#">Tax Bill</a>
<a href="#">2020</a>	R	2020 R2820-048-005	PAID	11/2020	3,639.70		<a href="#">Tax Bill</a>
<a href="#">2021</a>	R	2021 R2820-048-005	PAID	11/2021	3,968.91		<a href="#">Tax Bill</a>
<a href="#">2022</a>	R	2022 R2820-048-005	PAID	11/2022	3,964.50		<a href="#">Tax Bill</a>
<a href="#">2023</a>	R	2023 R2820-048-005	PAID	11/2023	4,348.66		<a href="#">Tax Bill</a>
<a href="#">2024</a>	R	2024 R2820-048-005	PAID	11/2024	4,326.87		<a href="#">Tax Bill</a>
<a href="#">2025</a>	R	2025 R2820-048-005	UNPAID*	tax bill just came out 3 we Paid		4,642.82	 <a href="#">Tax Bill</a> <a href="#">Add to Cart</a>

## CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-048-005	<a href="#">Tax Bill</a>
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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

## 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		
Total Assessed Value	\$243,704	Impact	
Exemptions	\$0	<a href="#">Ex Codes:</a>	(\$1,570)
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















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

October 11<sup>th</sup>, 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
<b>PHASE 1</b>		
<b>02 Shell</b>		
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
<b>02 - Shell Totals</b>	<b>\$380,655.70</b>	<b>\$90.44</b>
<b>Phase 2</b>		
<b>03 Buildout</b>		
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
<b>03 - Buildout Totals</b>	<b>\$402,788.82</b>	<b>\$95.69</b>
<b>Totals</b>	<b>\$783,444.53</b>	<b>\$186.13</b>

Drake Construction Services

# BOYLE CONSTRUCTION INC.

*Michael P. Boyle*

License #CG C034244

Date: 11-10-25

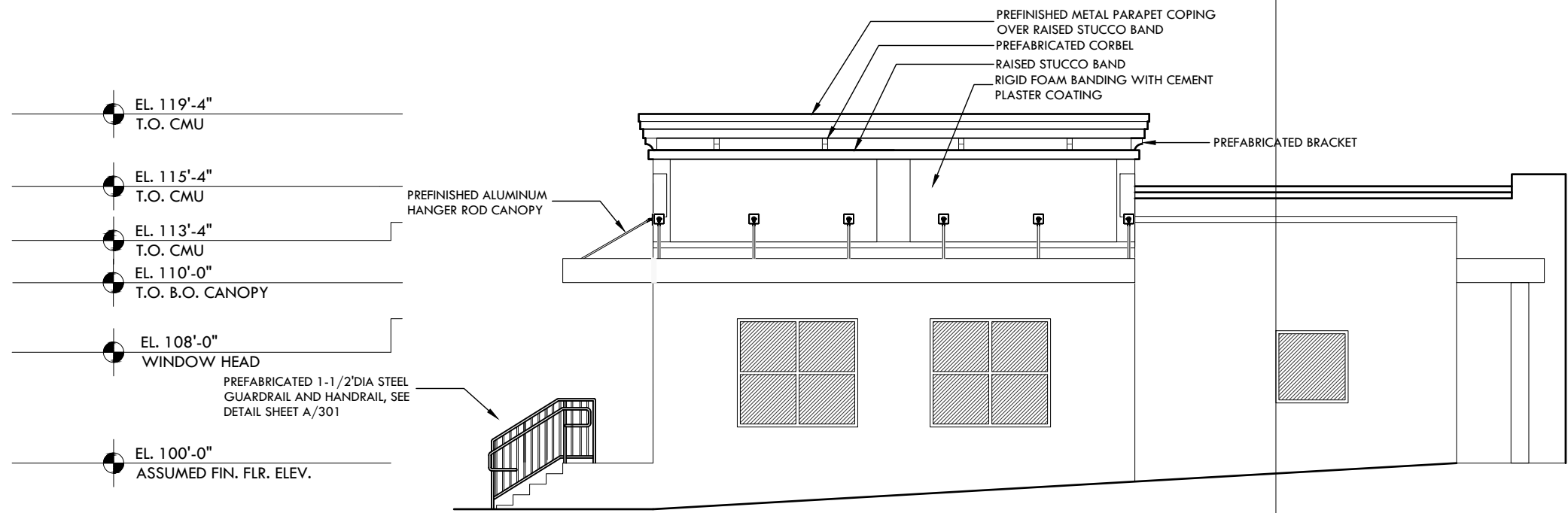
RE: FoxFire Ocala Renovation 615 E Silver Springs Blvd.

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.

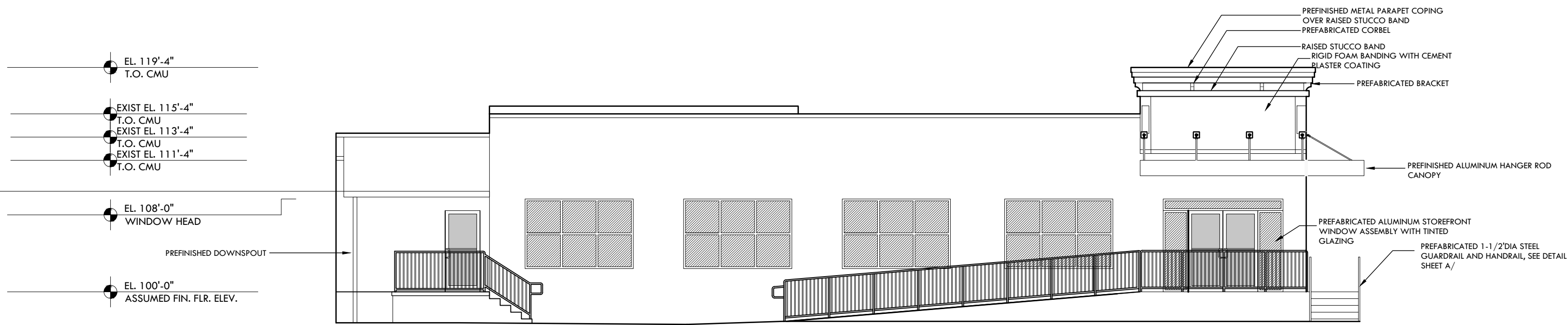
Lump Sum \$879,131.00

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".

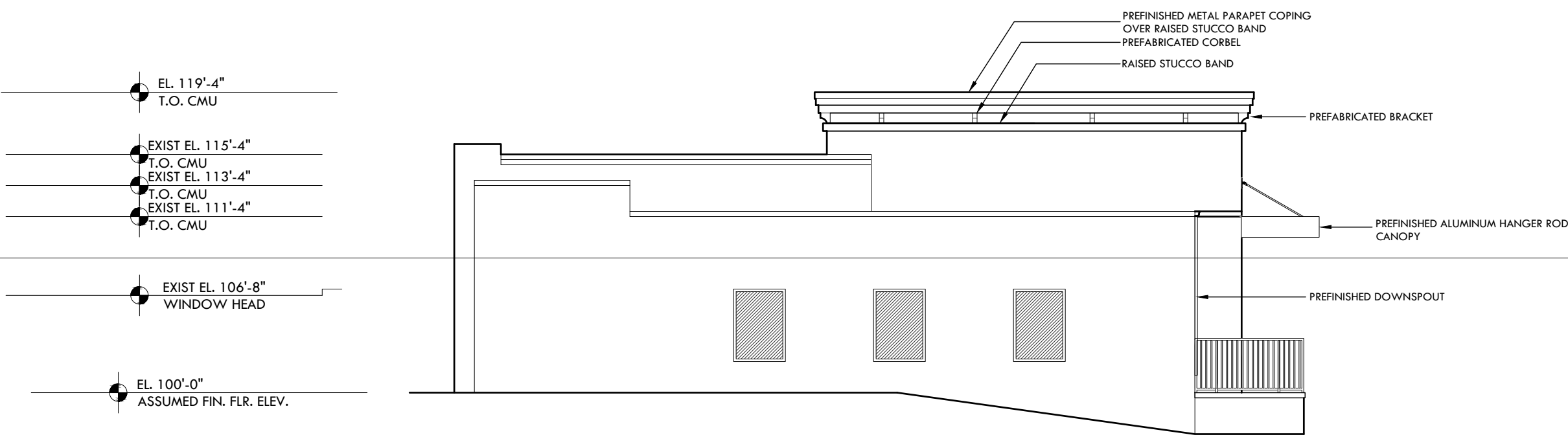
Michael P. Boyle



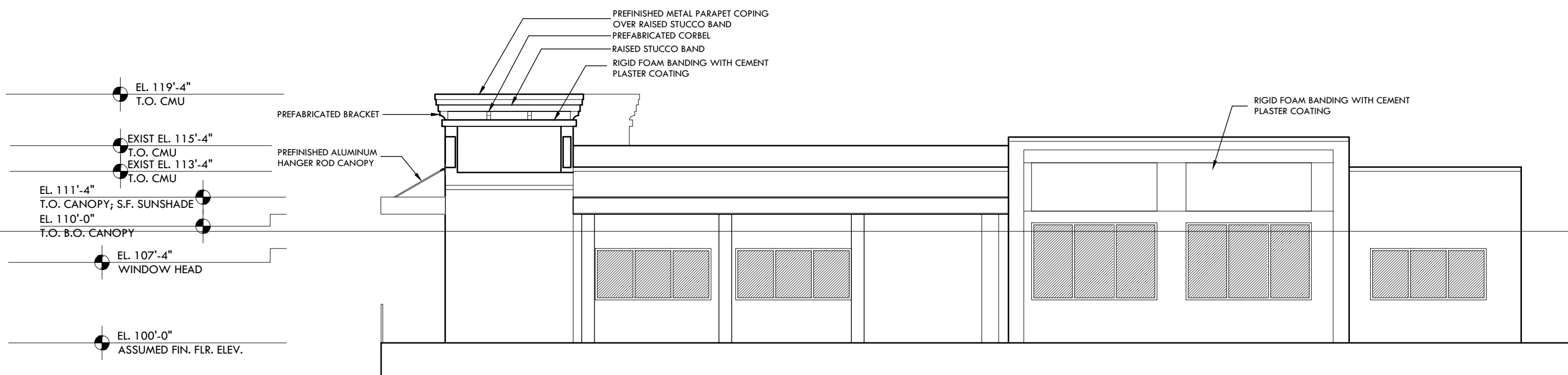
4 RENOVATION EXTERIOR ELEVATION  
1/8"=1'-0"



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

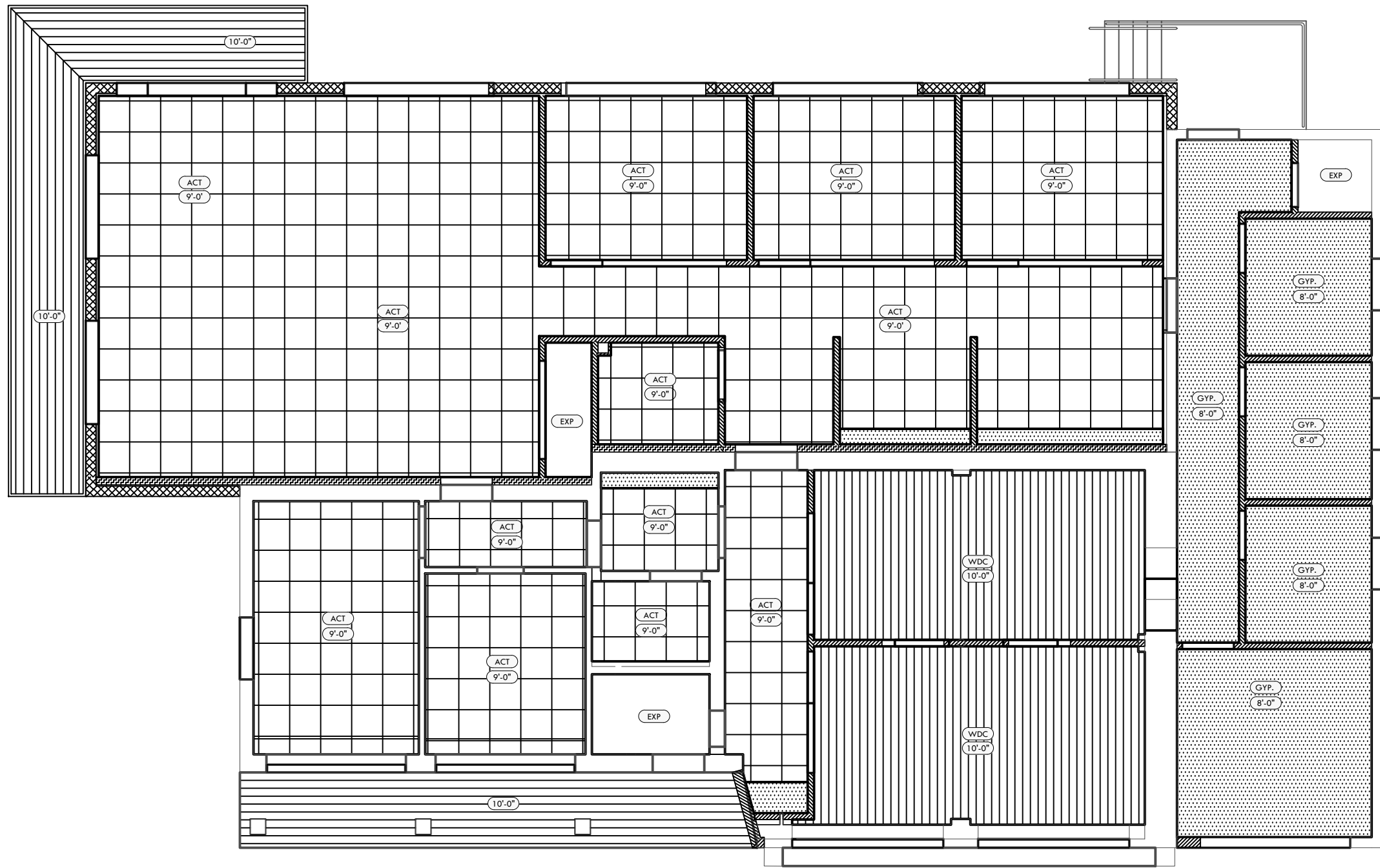
SHEET TITLE

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 GRID 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

GYP: 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  
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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

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ISSUE DATE  
DATE  
JOB #  
2425

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

SHEET NO.  
A102







## 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





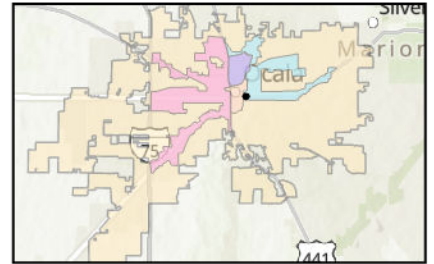






## AERIAL MAP

**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.



0 125 250 500 Feet



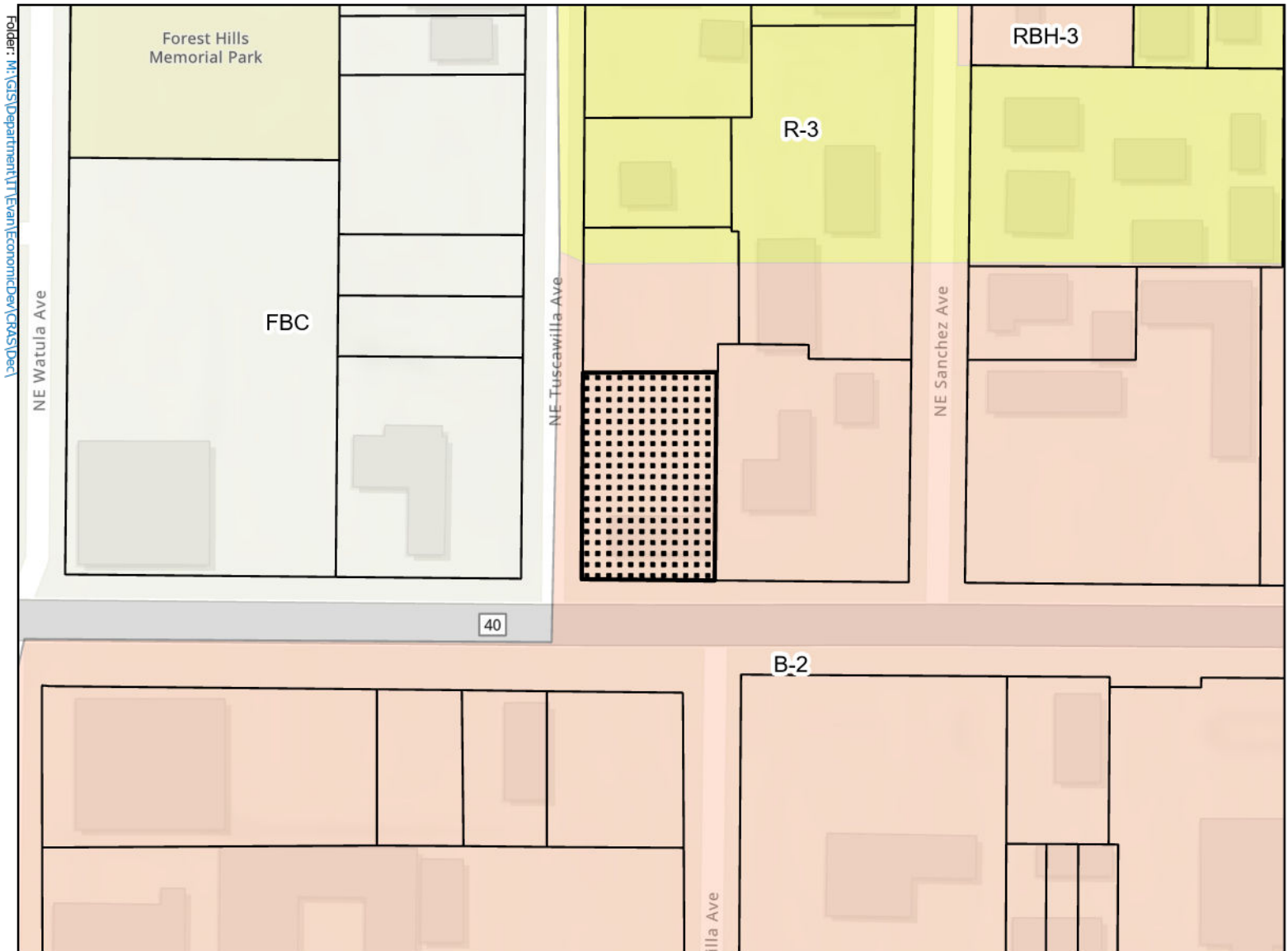
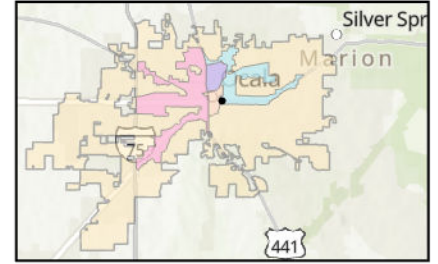
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala  
Growth Management Department  
by ekrepps on 12/16/2025



## 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





Community Redevelopment Agency (CRA)

# CRA Subarea: East Ocala

## Program Summary

## Commercial Building Improvement Grant

### ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

### ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

### ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B-Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

### ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

### MAXIMUM GRANT

**\$50,000** *(Final project costs must be more than \$83,333 to receive maximum amount.)*

### REQUIRED MATCH

CRA **(60%)** – Applicant **(40%)**



## Ocala Community Redevelopment Area Agency Agenda Tuesday, September 11, 2018

### **Meeting Information**

#### *Location*

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

#### *Time*

3:45 PM

#### *Board Members*

Matthew Wardell, Chairman  
Mary Sue Rich, Vice Chairman  
Justin Grabelle  
Brent R. Malever  
Jay A. Musleh

#### *Mayor*

Reuben Kent Guinn

#### *City Manager*

John Zobler

### **Mission Statement**

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

### **City Council's Strategic Priorities**

Priority 1: Economic hub

Priority 2: Fiscally sustainable

Priority 3: Operational excellence

Priority 4: Quality of place

### **1. Call to Order**

### **2. Public Notice**

### **3. Minutes Approval**

- a. Approve CRA Meeting Minutes for Tuesday, August 07, 2018

### **4. Public Comments**

### **5. Topics of Discussion**

- a. Approve CRA Agenda Item application for the Downtown Commercial Building Improvement Grant – CRA 18-0013, 103 SE 1st Avenue in the amount of \$12,460.50

*Presentation By Tye Chighizola*

- b. Approve CRA Agenda Item applications for the Downtown Commercial Building Improvement Grant – CRA18-0014, 120 E. Fort King Street for Fiscal Year 2018 in the amount of \$25,000 and CRA18-0016 for Fiscal Year 2019 in the amount of \$25,000

*Presentation By Tye Chighizola*

- c. Approve CRA Agenda Item application for a West Ocala Commercial Building Improvement Grant CRA18-0015, 1420 NW 10th Street in the amount of \$15,000

*Presentation By Tye Chighizola*