



City of Ocala
Community Redevelopment Agency
500 NE 8th Ave, Ocala, FL 34470

MEMORANDUM

DATE May 15, 2025
TO: West Ocala CRA Advisory Committee
FROM: Charlita Whitehead, Economic Development/Cultural Arts Project Coordinator
RE: West Ocala CRA Residential Property Improvement Grant

Address: 2405 NW 2nd St (Parcel: 2260-207-002)

Applicant: Dennis Johnson

Project Description: The applicant is requesting a grant to replace the roof on the home. A summary of the work items and quotes received are presented on the table below.

Findings and Conclusion:

- The home was built in 1958.
- The home is currently vacant but has previously served as a residential rental property.
- The homeowner/applicant resides in the adjacent home.
- The existing shingle roof is proposed to be replaced with a metal roof.
- Repairing the roof will help preserve the structural integrity of the home.

The application meets the requirements of the grant program and is eligible for consideration.

The Grant Review Committee (GRC) visited the property on May 12, 2025, to review the proposed project. Please refer to the images attached for the existing condition.

Table 1- Application Summary

Application ID	Property Address & Parcel ID #	Scope of Work	High Bid	Low Bid	Grant Award Recommendation (75%)
CRA25-0018	2405 NW 2nd St (Parcel: 2260-207-002)	Reroofing	\$20,460	\$14,374	\$10,781

Attached - Photographs of existing conditions, application form and cost estimates.

Excerpt from the West Ocala Community Redevelopment Plan Section IV. Current Regulatory Environment

“The Finding of Necessity ... demonstrates the West Ocala Community Redevelopment Area meets the statutory definition of blighted area which has led to economic distress or endangers life or property. It further identifies at least four of the additional factors in the West Ocala Community Redevelopment Area. Specifically,

- Approximately 77 percent of structures in the area have a below-average Quality of Structure, significantly higher than the 43.60 percent of such structures within the City as a whole that have such characteristics. Further, 16.98 percent of all City structures with Quality of Structure issues are located within the West Ocala CRA.
- Over 39 percent of all parcels located within the West Ocala CRA are vacant and/or undeveloped.
- 65.71 percent of the structures in the West Ocala CRA were built before 1979. There is a high correlation between the age of such structures and the Quality of Structure grade for the properties. Of the 758 structures built prior to 1959, 743 (or 98.02 percent) have a substandard Quality of Structure.
- Approximately one in three of all residential and commercial parcels in the West Ocala CRA have lot sizes below those required by the City’s Code of Ordinances, and do not meet contemporary design standards.
- Since 2007, the assessed property values within the West Ocala CRA have declined almost 23 percent (compared to a net decline of only approximately 20 percent within the City as a whole.)
- There are 115 septic tanks in the West Ocala CRA.
- The deteriorated or deteriorating structures have resulted in economic distress, endanger life or property.

The foregoing discussion formed the basis of the acceptance of the Finding of Necessity for the establishment of the West Ocala Community Redevelopment Area in 2013.”



CITY OF OCALA – WEST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: JOHNSON FAMILY HOME
Project Address: 2405 N.W. 2ND ST
Parcel Number: 2260 - 207 - 002

APPLICANT INFORMATION

Applicant's Name: DENNIS R. JOHNSON
Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: OCALA State: FL Zip: 34425

Phone number: 352 620 5557 Fax: _____

E-mail address: DJOHNSON5557@gmail.com

How long have you owned / lived at the current location? 27 yrs

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Roof Replacement

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

yes

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 14,373.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? _____

Anticipated start date: May 2025 Anticipated completion date: May 2025



Applicant

I, DENNIS R. JOHNSON, owner/occupant of building at

2405 N.W. 24th ST., 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: 4-15-2025

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

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

2260-207-002

[GOOGLE Street View](#)

Prime Key: 1261325

[MAP IT+](#)

Current as of 5/12/2025

[Property Information](#)

JOHNSON DENNIS R
JOHNSON CLYNELL T
2402 NW 3RD ST
OCALA FL 34475-6223

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .32

Situs: 2405 NW 2ND ST OCALA

[2024 Certified Value](#)

Land Just Value	\$16,660		
Buildings	\$109,461		
Miscellaneous	\$0		
Total Just Value	\$126,121		
Total Assessed Value	\$55,773	Impact	
Exemptions	\$0	Ex Codes:	(\$70,348)
Total Taxable	\$55,773		
School Taxable	\$126,121		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$16,660	\$109,461	\$0	\$126,121	\$55,773	\$0	\$55,773
2023	\$11,900	\$92,194	\$0	\$104,094	\$50,703	\$0	\$50,703
2022	\$9,520	\$84,827	\$0	\$94,347	\$46,094	\$0	\$46,094

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2408/1651	09/1997	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$25,000
2032/1016	05/1994	25 PER REP	0	U	I	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 054
WEST END OCALA
BLK 207 LOTS 2.4.6 & E 1/2 OF LOT 8

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		140.0	100.0	R2	140.00	FF							
Neighborhood 4491 - W. END OCA / POINC 200-400 QG													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L25D52R29U13L4U39.D29

FSP02=R8U20L8D20.

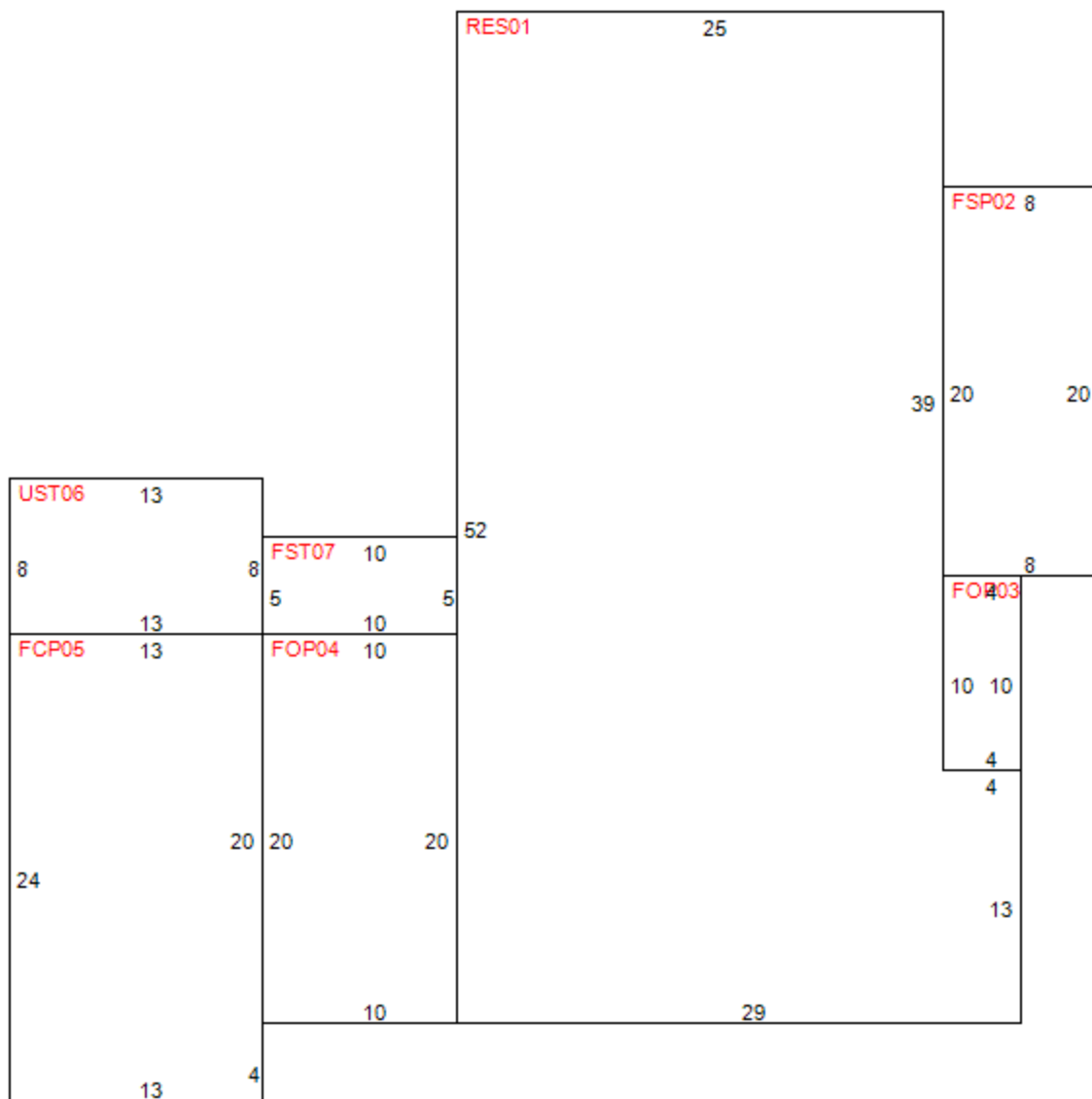
FOP03=R4D10L4U10.D10R4D13L29

FOP04=L10U20R10D20.L10

FCP05=D4L13U24R13D20.D4L13U24

UST06=U8R13D8L13.R13

FST07=U5R10D5L10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	1

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 400 - FAIR
Inspected on 6/2/2021 by 218

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 162

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1958	N	0 %	0 %	1,352	1,352
FSP	0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	160	160
FOP	0301	- NO EXTERIOR	1.00	1958	N	0 %	0 %	40	40
FOP	0401	- NO EXTERIOR	1.00	1958	N	0 %	0 %	200	200
FCP	0501	- NO EXTERIOR	1.00	1958	N	0 %	0 %	312	312
UST	0632	- CONC BLK-STUCO	1.00	1958	N	0 %	0 %	104	104
FST	0732	- CONC BLK-STUCO	1.00	1958	N	0 %	0 %	50	50

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

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

Permit Number	Date Issued	Date Completed	Description
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Tax Roll Property Summary

Help

Account Number			R2260-207-002		Type	REAL ESTATE		Request Future E-Bill
Address			2405 NW 2ND ST OCALA		Status			
Sec/Twn/Rng			13 15 21		Subdivision	4491		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due		
2009	CER	2010-00011176-00	REDEEMED	12/2011	1,584.41	Certificate		
2010	R	2010 R2260-207-002	CER SOLD	06/2011		Tax Bill		
2010	CER	2011-00010881-00	REDEEMED	12/2011	1,331.57	Certificate		
2011	R	2011 R2260-207-002	CER SOLD	06/2012		Tax Bill		
2011	CER	2012-00010985-00	REDEEMED	08/2013	1,159.41	Certificate		
2012	R	2012 R2260-207-002	CER SOLD	06/2013		Tax Bill		
2012	CER	2013-00010961-00	REDEEMED	08/2013	979.96	Certificate		
2013	R	2013 R2260-207-002	PAID	02/2014	779.57	Tax Bill		
2014	R	2014 R2260-207-002	PAID	03/2015	828.82	Tax Bill		
2015	R	2015 R2260-207-002	CER SOLD	06/2016		Tax Bill		
2015	CER	2016-00011251-00	REDEEMED	11/2016	800.56	Certificate		
2016	R	2016 R2260-207-002	PAID	03/2017	691.65	Tax Bill		
2017	R	2017 R2260-207-002	PAID	02/2018	687.11	Tax Bill		
2018	R	2018 R2260-207-002	PAID	01/2019	668.43	Tax Bill		
2019	R	2019 R2260-207-002	PAID	03/2020	674.25	Tax Bill		
2020	R	2020 R2260-207-002	PAID	04/2021	717.45	Tax Bill		
2021	R	2021 R2260-207-002	PAID	03/2022	1,071.05	Tax Bill		
2022	R	2022 R2260-207-002	PAID	04/2023	1,337.84	Tax Bill		
2023	R	2023 R2260-207-002	PAID	03/2024	1,545.60	Tax Bill		
2024	R	2024 R2260-207-002	PAID	12/2024	1,677.15	Tax Bill		

CURRENT ACCOUNT DETAILS

Account Number		2024	R2260-207-002	Tax Bill
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Property Description			Owner Information	
SEC 13 TWP 15 RGE 21 PLAT BOOK A			JOHNSON DENNIS R	
PAGE 054 WEST END OCALA BLK 207			JOHNSON CLYNELL T	
LOTS 2.4.6 & E 1/2 OF LOT 8			2402 NW 3RD ST	
			OCALA FL 34475-6223	
Current Values and Exemptions			Taxes and Fees Levied	
MARKET VALU	126,121		TAXES	1,415.82
COUNTY ASMT	55,773		SP. ASMT	313.20
COUNTY TXBL	55,773			
SCHOOL ASMT	126,121			

SCHOOL TXBL		126,121				
DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	APR 30 2025	PAST DUE ON	
1,677.15	1,694.44	1,711.73	1,729.02	1,780.89	APR 1 2025	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/31/2024	995 2024 0033180.0004	Full	Pmt Posted	\$51.87-	\$.00	\$1,677.15

Links of Interest

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

WARRANTY DEED

This instrument was prepared by and
Return to: J. B. Walkup, Jr.
18 N.W. Third Avenue
Ocala, FL 34475

Grantee #1 S.S. No. _____
Grantee #2 S.S. No. _____
Parcel I.D. No. 2260-207-002

THIS INDENTURE, made this 12th day of September, 1997
between Eugene Johnson

whose post office address 2091 Hwy. 100-A East, Lake City, FL
32055 of the County of _____, State of FLORIDA, grantor*,

and Dennis R. Johnson and wife, Clynell T. Johnson

whose post office address is 2402 N.W. 3rd Street, Ocala, FL 34475
of the County of MARION, State of FLORIDA, grantee*,

Witnesseth that said grantor, for and in consideration of
the sum of TEN AND NO/100 DOLLARS, and other good and valuable
considerations to said grantor in hand paid by said grantee, the
receipt whereof is hereby acknowledged, has granted and sold to the
said grantee, and grantee's heirs and assigns forever, the
following described land, situate, lying and being in MARION
County, Florida, to wit:

Lots 2, 4, 6 and the East 1/2 of Lot 8, in Block 207, West End
Ocala, as per Plat Book "A" at page 54, of the Public Records of
Marion County, Florida.

Subject to taxes for 1997.

Said lands do not constitute the homestead of grantor, nor any part
thereof, grantors permanent place of residence being in Lake City,
Florida.

and said grantor does hereby fully warrant the title to said land,
and will defend the same against lawful claims of all persons
whomsoever.

*"Grantor and "grantee" are used for singular or plural, as context
requires.

In Witness Whereof, grantor has hereunto set grantor's hand and
seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS:

Sign: J. B. Walkup, Jr.
Print: J. B. WALKUP, JR.

Sign: Eugene Johnson
Print: EUGENE JOHNSON

Sign: Margaret Stolder
Print: Margaret Stolder

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day
of September, 1997, EUGENE JOHNSON, who is/are personally known to
me or produced as identification _____.

NOTARY PUBLIC:

Sign: J. B. Walkup, Jr.

Stamp:



J. B. Walkup, Jr.
MY COMMISSION # CC561401 EXPIRES
June 18, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

COPY



Roofing Division - Retail
13624 S US Highway 441
Summerfield, Florida 34491

Licensed/Insured:
EC13013583/CCC1334966/CGC1534618/CCC1331563/CGC1534617

Phone: (352) 857-1469

Company Representative
Jonathan Norman
Phone: (352) 844-1961
JonathanN@NextDimensionConstruction.com

PBR Metal Roof

12/18/2024

Claim Information

Other
Claim Number: 228255
Donna Klein
(386) 341-6823

Dennis Johnson
2405 Northwest 2nd Street
Ocala, FL 34475
(352) 620-5557

Job: Dennis Johnson

Metal Roof Replacement Section

- Color: _____
- Drip Edge Color _____
- Accessory Color _____
- Skylight Size _____
- Reuse or Replace Skylight _____
- Solar Panels _____
- What Company will be doing the solar _____
- Pool Solar Y/N _____ Keep or Trash _____
- Gutters Present Y/N _____
- Gutter Guards Present Y/N _____
- Gate Code _____
- Payment Method _____
- Additional Structures Y/N _____
- Satellite Dish Keep _____ or Trash _____
- HOA Y/N _____

Special Notes for Production:

Only Tear off above garage where the tarp is.

- 26 Gauge PBR Panel
- Life Time Screws for weather tight seals and a durable screw head
- Withstand winds up to 150mph
- Tight Overlapping ribs locking anti-siphon channel provides extra leak protection
- Does not include tearing off existing roofing material. - This proposal is to layover existing roof using purlins if purlins are chosen.
- Clean up and haul off all roofing debris from property
- Protect Landscaping
- Roll yard and driveway with magnetic nail bar to ensure removal of nails
- Detach and reset rain sensor if applicable. NDC not responsible for calibration upon resetting
- Includes Permit
- 15 year workmanship warranty

Galvalume

- 26 Gauge Ultra Rib Galvalume
- 26 Gauge Galvalume W-Valley
- 26 Gauge Galvalume Drip Edge 3x3
- 26 Galvalume Transition
- 26 Gauge Galvalume Gable
- 26 Gauge Galvalume Ridge Cap

Accessories

- 1.5 ZACS Galvalume
- 2 Bags per square
- 2 ZACS Galvalume

\$20,460.45

TOTAL

\$20,460.45

Starting at **\$337/month** with **Acorn** • [APPLY](#)
FINANCE

Permitting

- Apply for any applicable permits.
- Apply for inspections per local building codes.

Guarantee

- Roofing - Workmanship warranty (Depending on Which Package was purchased) from completion date under normal weather conditions. Warranty is only valid if all funds owed have been paid in full. The Warranty length is spelled out in the Section Details of the contract.

Repair / Change Order

- Regarding any changes to the original price of the contract, please be aware that there may be extra charges for material and labor once we have completed the tear off (IF INCLUDED) and have evaluated the underlying wood. Any rotten wood or damaged material that needs to be replaced will be charged to you for an extra fee.

- During the course of your project we may run into unforeseen damages. We will go ahead with the necessary changes to comply with the building codes and requirements for the inspection approval from the corresponding building department. Be aware that you will be responsible for these change orders. Please see table below for change order pricing:

Second Layer of Shingles: \$50 Per Square

Each additional layer of Felt: \$12 Per Square

Materials Size Pricing

Plywood 1/2" / OSB 1/2" | 4 x 8 | \$115.00 Per Sheet

T-11 Siding \$255 Per Sheet

L-Flashing is \$10 Per Linear Foot

Trusses | 2 x 4 | \$7.00 Per Linear Foot

Trusses | 2 x 6 | \$8.00 Per Linear Foot

Fascia | 1 x 2 | \$2.50 Per Linear Foot

Fascia | 1 x 6 | \$5.30 Per Linear Foot

Fascia | 1 x 8 | \$5.30 Per Linear Foot

Decking | 1 x 6 | \$5.30 Per Linear Foot

Decking | 1 x 12 | \$9.00 Per Linear Foot

Cedar Lumber: Add \$2.50 Per Linear Foot to pricing above

- Two sheets of plywood/OSB are included (If needed) into this proposal. Anything else will be charged extra. Decking will be replaced in accordance with recommendations by both the National Roofing Contractors Association (NRCA) and the American Plywood Association (APA). New decking shall be APA rated for structural use. Deck fastening will meet or exceed local building code requirements.
- NDC is not responsible for priming, painting, or caulking of any of the above-cited items that are removed and replaced during your project. By signing this agreement, are agreeing to not withhold final payment for any reason.

Next Dimension Terms and Conditions

1. Agreement: This agreement is between Next Dimension Construction, INC., (NDC) and the homeowner "the Owner") and/or their agents. NDC agrees to do the work contained herein for the Owner. The work shall not include testimony in court for any reason.

2. Payment of Funds and Deposit: Owner agrees to pay NDC for the work in cash equivalents, unless otherwise agreed upon in writing. Owner agrees to pay NDC a non-refundable deposit of 10% immediately upon contract execution. No jobs will be scheduled or started without a deposit without management approval. All payments made pursuant to this Agreement shall only be made to NDC. If the final bill is not paid in full there will be no warranty of any kind. Any difference in final estimate price between insurer and contractor will be sought from insurer and will not change the deductible owed by Homeowner. All amounts paid for roofing related services by the carrier will be due and owed to NDC.

3. Late Payment / Service Charge / Credit Card: Any funds owed greater than 15 days beyond the completion date are subject to a service charge of two (2%) per month on the unpaid balance. Payment with a credit card will incur a convenience fee of 3.6%

4. **Work Schedule:** All details of job (shingle style & color, aluminum colors, etc.) must be finalized prior to being placed on our schedule. NDC agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. NDC shall commence work approximately within 21 days of delivery of materials, allowing time for reasonable delays of which NDC is not responsible. NDC is responsible for establishing, scheduling and sequencing the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond NDC's control. Permit-Removal of permit plaque prior to final inspection will result in \$100.00 fee Per Incident for re-inspection cost.

5. **Materials:** NDC shall provide necessary labor, materials, and sales tax on materials to complete the work as specified. NDC shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of NDC until fully paid by the owner. All surplus materials shall remain the property of NDC unless, at NDC's option, turned over to the owner upon the completion of the work. NDC is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this agreement. NDC may, in its own discretion, substitute materials to be used in the work. If determined by NDC during the performance of the work, that additional labor and materials are required beyond what is specified in this agreement in order to complete the work, the cost for additional labor and materials will be borne by Owner.

6. **Changes in Contract:** The owner hereby expressly authorizes any of his joint signatories, if there be any, or any of his agents, servants, employees, attorneys-in-fact, or personal representatives to execute and deliver to NDC. Any written additional change order (hereinafter the "Change Order") and any other documents necessary to consummate this Agreement, which shall be binding and conclusive on said Owner. Owner hereby acknowledges that any Change Orders, requested by Owner and approved by NDC pursuant to this section of this agreement, shall be paid as per the terms of NDC's Change Order policy. Any changes made to this Agreement as required by regulatory agencies will be at additional cost to the Owner, unless such changes and additions are cited in this Agreement. Furthermore, by signing below, Owner acknowledges that no change has been made to this Agreement by any salesperson or agent of NDC on behalf of Owner.

7. **Owner Responsibilities:** Owner warrants to NDC that he is the legal owner of the Property. Owner agrees to provide to NDC at no charge, electric power and water for construction purposes. Owner acknowledges that the removal of permanently attached materials often disturbs and vibrates the existing property. The debris generated from this work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not NDC negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns, small divots in the driveway from equipment such as roll-off trash containers and dump truck, damage to driveways, walkways, and sidewalks. As a precaution, the owner shall remove from walls or ceilings, items such as, but not limited to, chandeliers, paintings, and plates. Owner shall lock away or secure other items of value in or on the property. Owner shall make himself available during construction for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required.

8. **Cancellation of Agreement:** Should owner cancel this agreement for any reason prior to the Rescission Date of this agreement (which shall be 3 calendar days after execution of the document), NDC shall return to owner all payments made under this agreement within ten (10) days of receipt of the Notice of Cancellation of this agreement which is incorporated herein and made a part hereof. If the agreement is cancelled or breached by the owner thereafter without consent of NDC, the parties agree that NDC shall be entitled to payment of 20% of the contract price, plus a proportionate share of all work already performed by NDC if any. The parties agree to the 20% fee given the inherently difficulty in determining damages incurred by NDC is such a breach or cancellation were to happen. To cancel this agreement, mail or deliver a signed and dated copy of the Cancellation notice to NDC at its address noted on this agreement no later than midnight of the third business day from the date of this agreement. The parties agree that NDC shall have the right for 60 days following execution of this agreement to cancel this contract without cause. Should NDC decide to exercise its right to cancel the contract during this time period, NDC shall notify the homeowner in writing and shall refund the homeowner's deposit.

9. **Default:** Owner shall be in default of this Agreement at any time if he does not tender payments as listed in section 2 & 6 of this Agreement. Upon owners' default, NDC may immediately discontinue work and the entire balance shall be immediately due and payable. Waiver or indulgence of any default shall not operate as a waiver of any other default on future occasions.

10. **Attorney's Fees:** In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorney's fees incurred by NDC.

11. **NDC Warranty:** In order for any warranty to be effective against NDC or any other party, owner must (1) have paid all sums owed to NDC under this agreement and any applicable Change Orders; (2) must provide by immediate (or 10 days) written notice, by certified mail, to NDC upon discovering any defect or failure of the work performed and; (3) must not have allowed any third party to, in any way, alter or repair any of the work performed by NDC. NDC shall provide the owner with a warranty against defects in workmanship for the period specified in the Warranty Certificate that is attached here to as Exhibit "A". Any warranty issues pertaining to the material used shall be limited to the manufacturer's warranty only. NDC does not warrant the material or labor for items such as, but not limited to; caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items. NDC's warranty is only effective if gutters are properly cleaned and maintained at least twice a year. Normal maintenance and care of Work installed is the owner's responsibility. If damage occurs to the roof or interior of a house, which is a result of clogged gutters, then any warranty stated herein is void. NDC's warranties as stated in this section of this Agreement shall be null and void for any water ponding beyond forty-eight (48) hours, except as set forth in this Agreement.

12. **NDC Not Liable:** Owner acknowledges that at no time shall NDC's liability exceed the total amount charged for the work performed under this Agreement. NDC shall not be liable for any defects which are characteristic to the particular materials such as cracks, splits, and shrinkage or warping of wood or lumber etc. Due to the nature of the work, damages to the property sometimes occur. Therefore, NDC is not responsible for nail pops, cracks to walls or ceilings of coexisting structures. NDC assumes no liability for damages, including but not limited, to existing landscaping, trees or shrubs. NDC is not liable for damages to air conditioning lines, electrical, or water lines installed in the attic. It is not liable for common occurrence weather related problems or Acts of God. NDC is not liable for any new ponding of water or improper drainage due to incorrect sloping of existing roof structure problems that could cause sagging or unevenness in existing roof deck. NDC is not responsible in the event stucco or siding needs to be removed to replace damaged or deteriorating wall flashing. This is the owners' responsibility to fix, and the owner will bear the cost. Owner acknowledges that NDC is only responsible for damages to the property and the contents therein under NDC's liability insurance. NDC or its employees or servants are held or found to be negligent and, owner notified NDC within forty-eight (48) hours of the occurrence.

13. **Insurance:** Owner agrees to carry homeowner's insurance covering fire, theft, storm, and damage to the property, including, but not limited to, landscaping, trees, shrubs, driveways and walkways in sufficient amounts to cover the Work and Materials under construction by NDC and agrees to compensate NDC for losses sustained by these conditions. NDC shall, in amounts and within carriers subject to NDC sold discretion, provide workers' compensation, public liability and property damage for the Work, unless a general contractor, sub-contractor, or Owner, in whole or in part, supplies such insurance. NDC's maximum liability is limited to the coverage provided.

14. **Outside Financing:** If the work is funded by an outside lending agency, the Owner agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the Work. Upon notice of Substantial Completion of the Work, the Owner will execute a certificate of completion, if required.

15. Binding Contract: This Agreement, until approved by NDC Management, is subject to change or revocation by NDC, without notice. Upon approval by NDC, this agreement shall constitute a binding agreement between NDC and the Owner. In the event such approval is not granted within thirty (30) days of the date of this agreement, the deposit paid by the Owner will be refunded without interest and the agreement shall be deemed not approved and neither NDC nor the Owner shall be liable to each other for costs or damages. Notwithstanding anything contained herein to the contrary, NDC reserves the right to reject or cancel all or part of this agreement due to unacceptable payment performance or credit rating of the owner. Any change approved by NDC, shall be communicated to the owner and be subject to acceptance within ten (10) days. If such change is not accepted in writing by the owner within such time, the deposit shall be refunded without interest to the owner in full termination of this agreement.

16. Service Calls: Service calls requested by the owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by NDC to be a non-warranted item, the owner will be charged for the service call or work performed at NDC's established rates.

17. Entire Agreement: This agreement constitutes the entire agreement between the parties. NDC is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent NDC. Unless such statements, representations, or promises are set forth in this agreement. Any modifications of this agreement must be in writing and signed by both parties.

18. Severability: If any provisions, paragraphs, or sub-paragraphs of this agreement are adjudged by any court to be void or unenforceable in whole or in part, this adjudication shall not affect the validity of the remainder of this agreement. Each provision of this agreement is severable from every other provision and constitutes a separate and distinct covenant.

19. No Waiver: NDC may accept late payments or partial payment checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this agreement.

20. Governing Law: This agreement is made and entered into the State of Florida and the laws of Florida shall govern its validity and interpretation.

21. Gender: Wherever in this agreement reference is made to the masculine gender, it shall be construed to include the feminine gender and vice versa unless the context clearly indicates otherwise.

22. Copy of Contract: By signing below and/or the above acceptance agreement, the owner acknowledges receipt of a copy of this agreement which has been signed by NDC.

713.015 Mandatory provisions for direct contracts.— (1) Any direct contract greater than \$2,500 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units, must contain the following notice provision printed in no less than 12-point, capitalized, boldfaced type on the front page of the contract or on a separate page, signed by the owner and dated: 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.

(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.

(b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.

(c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

Standard Features

1. NDC to furnish labor and materials.
2. All work to conform to today's local building codes.
3. General clean up and haul off all work-related debris from property. Clean gutters of roofing debris.
4. Roll yard with magnetic nail bar to remove metal debris.
5. NDC will maintain both liability and workman's compensation insurance as required by law.

Exclusions

1. Any work not listed in the scope of work
2. Previous faulty construction

Clarifications

1. Change order is not included.
2. Price is valid for 30 days from the date of the proposal.
3. Payment is due in full upon completion of the work.
4. NDC reserves the right to make changes to the scope of work at their discretion when conditions in the field require different accommodations.

Payment Terms

10% due at contract signing and the balance upon completion.

Special Order Materials require 50% deposit at time of scheduling the job. (Metal Roofs, Windows, Trusses, etc.)

Insurance Jobs, ACV payment required before ordering materials.

.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

0126

TJ OF MIAMI INC

CCC 1329102 20589 SW ORIOLE DR
 Dunnellon, FL 34431
 Phone: 786-499-9971
 E-Mail: tjofmiamiinc@gmail.com

Date 4-9-2025

Job Address: 2405 NW 2nd St Ocala, FL 34475 Owners phone (352) 620-5557
 Owners name: Dennis Johnson Email _____

Roof TYPE 26ga. PBR Roofing Panels (metal)

SCOPE OF WORK

Install new 26ga. PBR Roofing Panels over existing Shingle roof
using 1x4 perlin's nailed down. Before Install need to repair (1-2)
areas in roof where wood is soft. Schedule & Pass all Required
inspections with the (City of Ocala) Building & Permitting office.

Material

TRI County Metals Co., Permitting, Home Depot, Beacon Building Supply
\$6663.53, \$260, \$135.00, \$65.00

Material Cost ----- \$ 7,123.53Labor Cost ----- \$ 7,250Additional Work Roof Type Flat modified Roof (2sq)

Excluded _____

Included Plywood Repair included in price (4pcs)

Notes: Facial or soffit is not part of the roof work and is an additional cost.

Remove and replace unforeseen rotten sheathing (4X8) cost to owner (1/4" \$ __, 1/2" \$ __, 5/8" \$ __, 3/4" \$ __
 2x4 \$ __ 2x6 \$ __ 2x8 \$ __ 2x10 \$ __ 2x12 \$ __ 2x16 \$ __

Company Guarantee

The company will guarantee it materials and workmanship for 2 years. The guarantee does not cover
 any hurricane or storm damage. Manufacturers shingles & metal (20-25 year life span)

TOTAL COST ----- \$ 14,373.53

Accept Owner name Print _____ Signature _____ Date _____

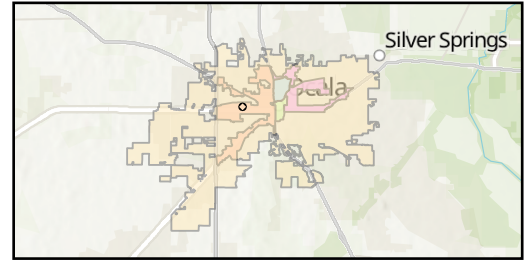
TJ OF MIAMI INC

Agent name Chris Samuel Signature Chris Samuel Date 4-9-2025

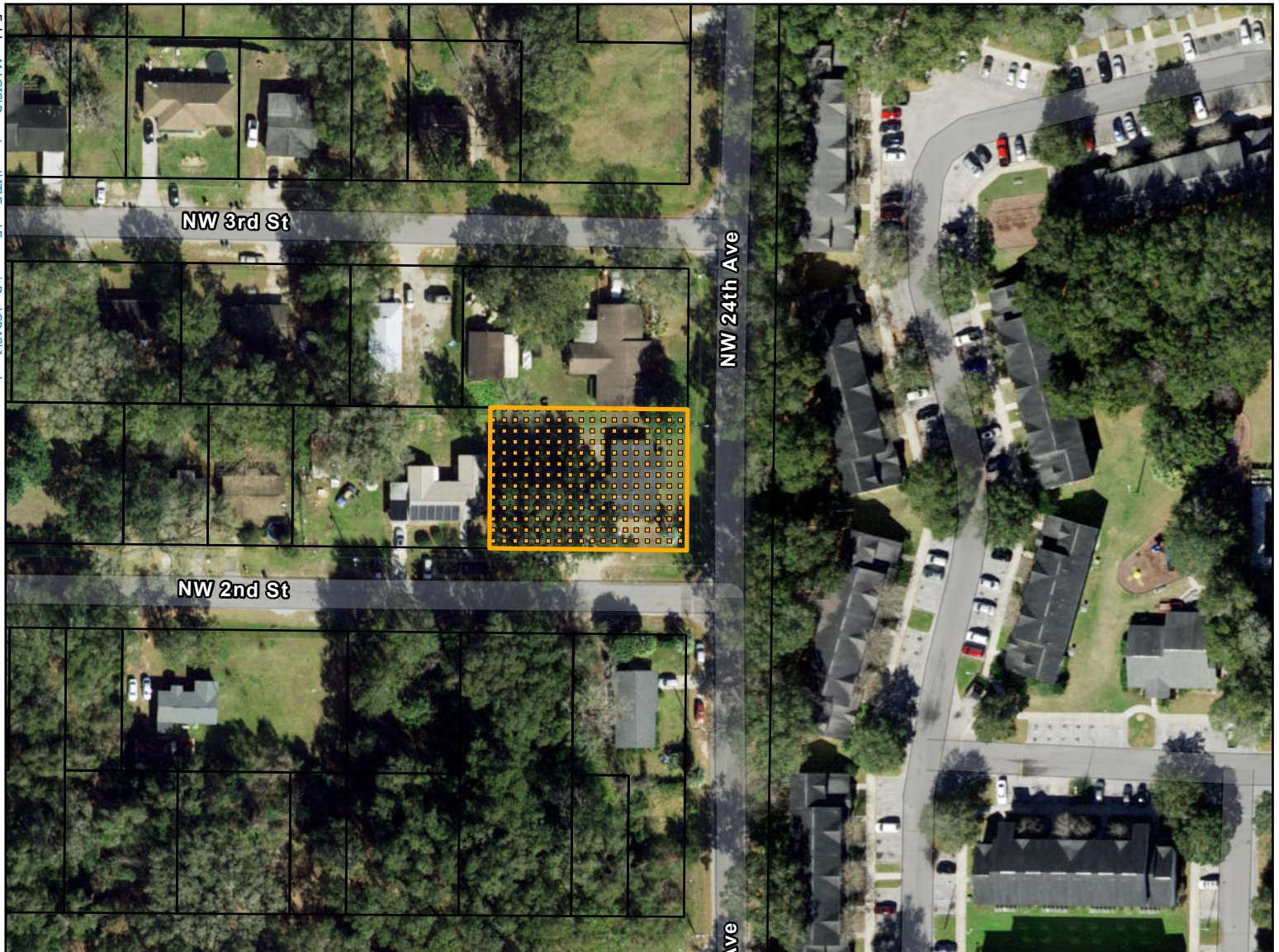
AERIAL MAP


Address: 2405 NW 2nd St
Parcel: 2260-207-002
Case Number: CRA25-0018

Property Size: .32 Acres
CRA Location: West Ocala
Proposal: A Request for CRA fund use.



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 SubjectParcel

 Parcels

0 125 250 500 Feet



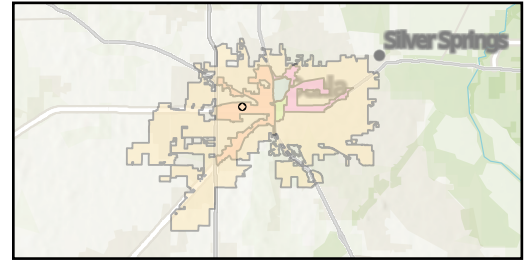
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature 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 5/6/2025

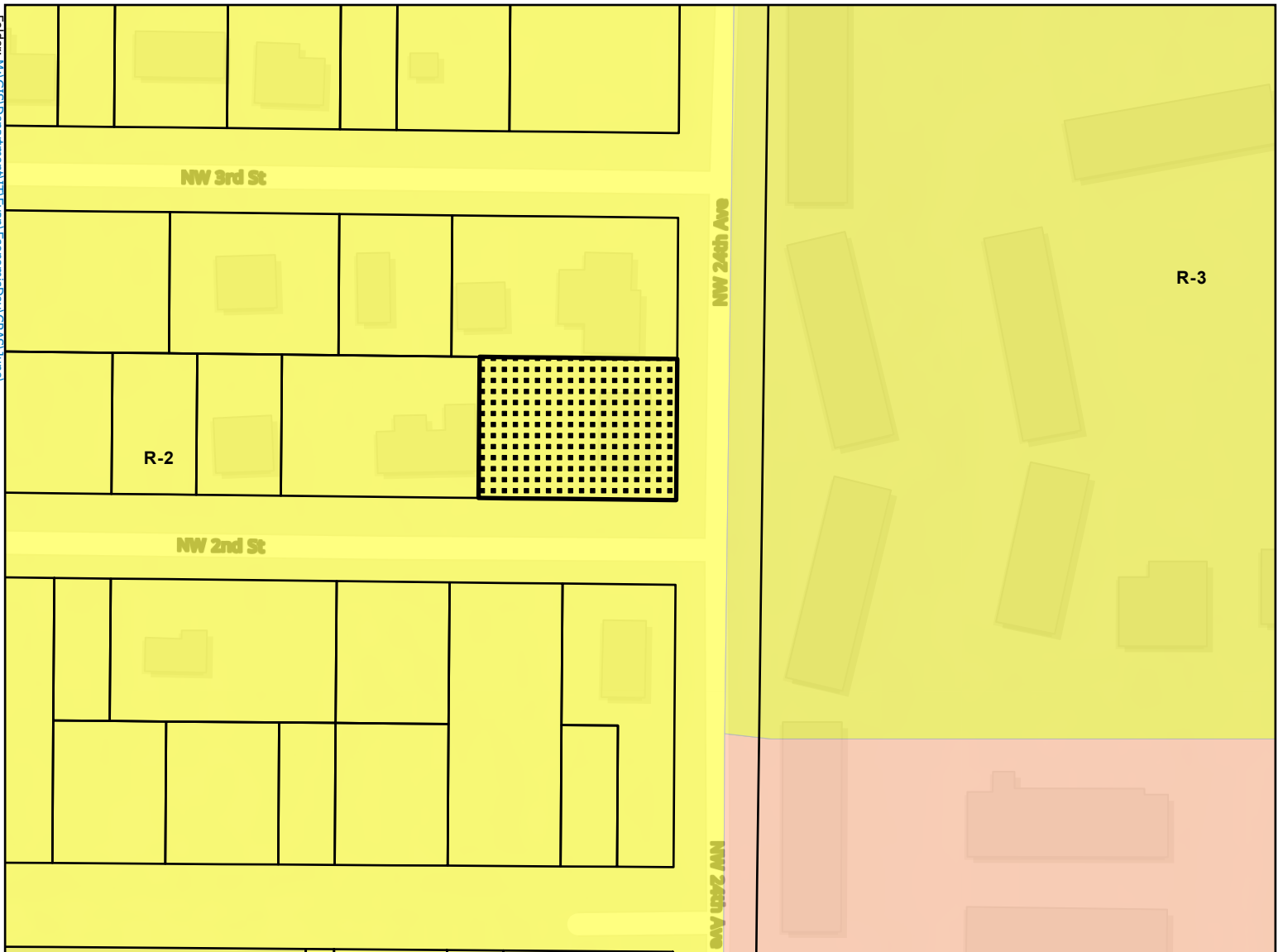
CASE MAP

Address: 2405 NW 2nd St
Parcel: 2260-207-002
Case Number: CRA25-0018

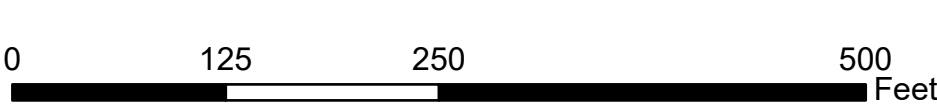
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- Parcels
- R-3: Multi-Family Residential
- B-2: Community Business
- Subject Parcel
- R-2: Two-Family Residential



2405 NW 2nd St. Before Photos



2405 NW 2nd St. Before Photos



2405 NW 2nd St. Before Photos

