



# Ocala East Ocala Redevelopment Advisory Committee Agenda - Final Wednesday, April 29, 2026

## 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  
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

Sarah Andre  
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 published on April 29, 2026.
3. Approval of Minutes
  - a. [January 27, 2026](#)
4. Grants/Applications
  - a. [East Ocala Community Redevelopment Area Residential Property Improvement Grant, 1113 NE Second Street, in an amount not to exceed \\$17,785](#)  
**Presentation By:** Charlita Whitehead
5. Project Updates
6. Other Business
7. Public Comments
8. Staff Comments
  - a. Fiscal Year 2025-26 - Grant Budget Review
9. Board Comments
10. Next Meeting Date: June 24, 2026
11. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-1272

**Agenda Item #:** a.

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Submitted By: Economic Development Manager, Roberto Ellis

Department: Growth Management

**East Ocala CRA Advisory Committee**

January 27, 2026



# Ocala

## East Ocala Redevelopment Advisory Committee

### Minutes

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**Tuesday, January 27, 2026**

**4:00 PM**

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1. Call To Order

a. Roll Call

**Present**

Vice Chair Van Akin  
Board Member Greg Blair  
Board Member Tito Comas  
Board Member John Gamache  
Chairman Rachel Perez

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was posted on January 20, 2026.

3. Approval of Minutes

a. None

4. Grants/Applications

a. None

5. Project Updates

Economic Development Project Coordinator, Charlita Whitehead reported that grant application CRA25-0035 was approved under the Commercial Property Improvement Grant Program. The funded mural project has been completed. The artist worked on the project for approximately one month. The project has received positive community feedback. Updated photos will be provided upon completion of payment processing.

Ms. Whitehead reviewed grant approvals from the January 20, 2026 CRA Board meeting. Residential property grants totaling \$87,764 were approved, along with commercial property grants totaling \$100,000 and two historic building grants totaling \$50,549. One commercial project spans two fiscal years, with payment expected in the next fiscal year. Total approved funding across all East Ocala CRA grant programs was \$258,313. Staff noted continued community interest and stated that outreach efforts will continue.

Senior Transportation Project Administrator, Eric Smith provided updates on several long-term projects. Potential land acquisition parcels have been identified and negotiations will begin in Fiscal Year 2026. Sidewalk assessments are pending right-of-way verification, after which gaps and maintenance needs will be prioritized with engineering. The 8th Avenue project remains on

track for a 2027 start, with the 6th Street connection to follow, both tied to the upcoming Tusawilla area master plan. The Skate Park is ahead of schedule, with construction expected to complete around February 6-7 and a grand opening targeted for March 28, 2026.

6. Other Business

None

7. Public Comments

None

8. Staff Comments

**a.** Conflict of Interest

Economic Development Manager, Robert Ellis presented proposed changes to the CRA advisory committee structure at the direction of the CRA Board. The changes aim to streamline processes and address recurring issues including conflict of interest and project delays caused by canceled meetings.

No formal Bylaws or procedures currently exist for advisory committees. The proposed document would establish a uniform framework covering membership, terms, roles, meeting structure, conflict of interest, and the grant approval process, applicable to all CRA advisory committees.

The attendance policy would be modified to issue a written notice after two consecutive unexcused absences, with removal upon a third. Canceled meetings have caused grant application delays of up to four months, and proposed changes to the grant review process are intended to reduce those delays.

**b.** Grant Review Process

Mr. Ellis stated Several changes to the grant review process were proposed. Advisory committees would have flexibility to determine their own meeting frequency. For standard grants, a single site visit conducted by a rotating advisory committee member would satisfy the committee review requirement, after which the application would proceed directly to the CRA Board at the next available meeting, reducing processing time. Applications would shift from set deadlines to a rolling submission process, allowing immediate processing upon receipt. Catalytic grants would retain the full advisory committee scoring and recommendation requirements. Grant status reports would continue to be presented at advisory committee meetings.

9. Board Comments

None

10. Next Meeting Date: February 25, 2026

11. Adjournment

The meeting adjourned at 4:45 p.m.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2026-1261

**Agenda Item #:** a.

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**Submitted By:** Edwin R. Carreras Rivera, Esq.

**Presentation By:** Charlita Whitehead

**Department:** Growth Management

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**FORMAL TITLE:**

East Ocala Community Redevelopment Area Residential Property Improvement Grant, 1113 NE Second Street, in an amount not to exceed \$17,785

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, .

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

**Program Objective:** The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

**Project Summary:**

**Grant ID:** CRA26-0017

**Applicant:** Walter Demshock / Kelli Demshock

**Address:** 1113 NE Second Street

**Parcel ID:** 2834-002-106

**Scope of Work:** The proposed project includes the full installation of a perimeter fence and window replacements, along with all associated preparatory work.

**Quote(s):** High Quote(s): \$33,938 Low Quote(s): \$25,242

**Recommended Grant Amount:** \$17,785

**Property Information:** This property is a single-family residence built in 1948. It has a taxable value of \$100,485, a structure size of 1,445 square feet, and sits on a 0.14-acre lot. The home includes two bedrooms and one bathroom.

**Maximum Grant Amount:** The maximum grant amount is \$20,000, covering up to 75 percent of project costs and 50 percent on roofing improvements. The attached grant framework outlines the elements of eligible work.

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## **FINDINGS AND CONCLUSIONS:**

**Eligibility Review:** Staff verified property location within the CRA, compliance with program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality and economic development prosperity.

**Site Visit Review:** Staff completed a site visit on April 21, 2026, and confirmed the scope and quotes. Staff observed that the existing perimeter fencing shows signs of deterioration that impact both the safety and the overall appearance of the property.

- The fence looks aged, damaged, and structurally weakened. In addition, the fence is visibly worn, leaning, rusted, or missing components negatively affect the visual quality of the area and can contribute to neighborhood blight.
- Improving the condition of perimeter fencing therefore plays an important role in enhancing curb appeal and maintaining the integrity of surrounding residential areas.
- Prep work includes removing damaged materials, leveling or clearing the installation area, verifying property lines, checking for underground utilities, and ensuring proper drainage helps prevent future structural issues and prolongs the lifespan of the fence.

Staff observed that the existing windows are in poor condition. Many of them do not open properly or are completely inoperable, which creates safety issues, reduces ventilation, and limits emergency egress. In addition, the frames and seals are deteriorated, allowing air and moisture intrusion that can lead to further structural damage. Replacing deteriorated windows improves safety, energy efficiency, and street-facing aesthetics, aligning with CRA residential improvement goals.

**CRA Plan Compliance:** East Ocala: The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character. In accordance with Goal 3 - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

**Staff recommendation:** Staff recommends approval as the project meets CRA goals, improves safety and appearance, and supports neighborhood revitalization with eligible improvements. Refer to the attached applicant documents and staff supporting documents.

## **FISCAL IMPACT:**

Although the applicant qualifies for a maximum grant of \$18,932, there is only \$17,785 available to cover the recommended amount. Funding is available in the East Ocala CRA Grants account (620-016-559-55-82010). Subsequent grant applications will remain on hold until additional funds are appropriated. The CRA has allocated approximately 95 percent of the funds budgeted for grants in Fiscal Year 2025-26.

## **PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny



# 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**

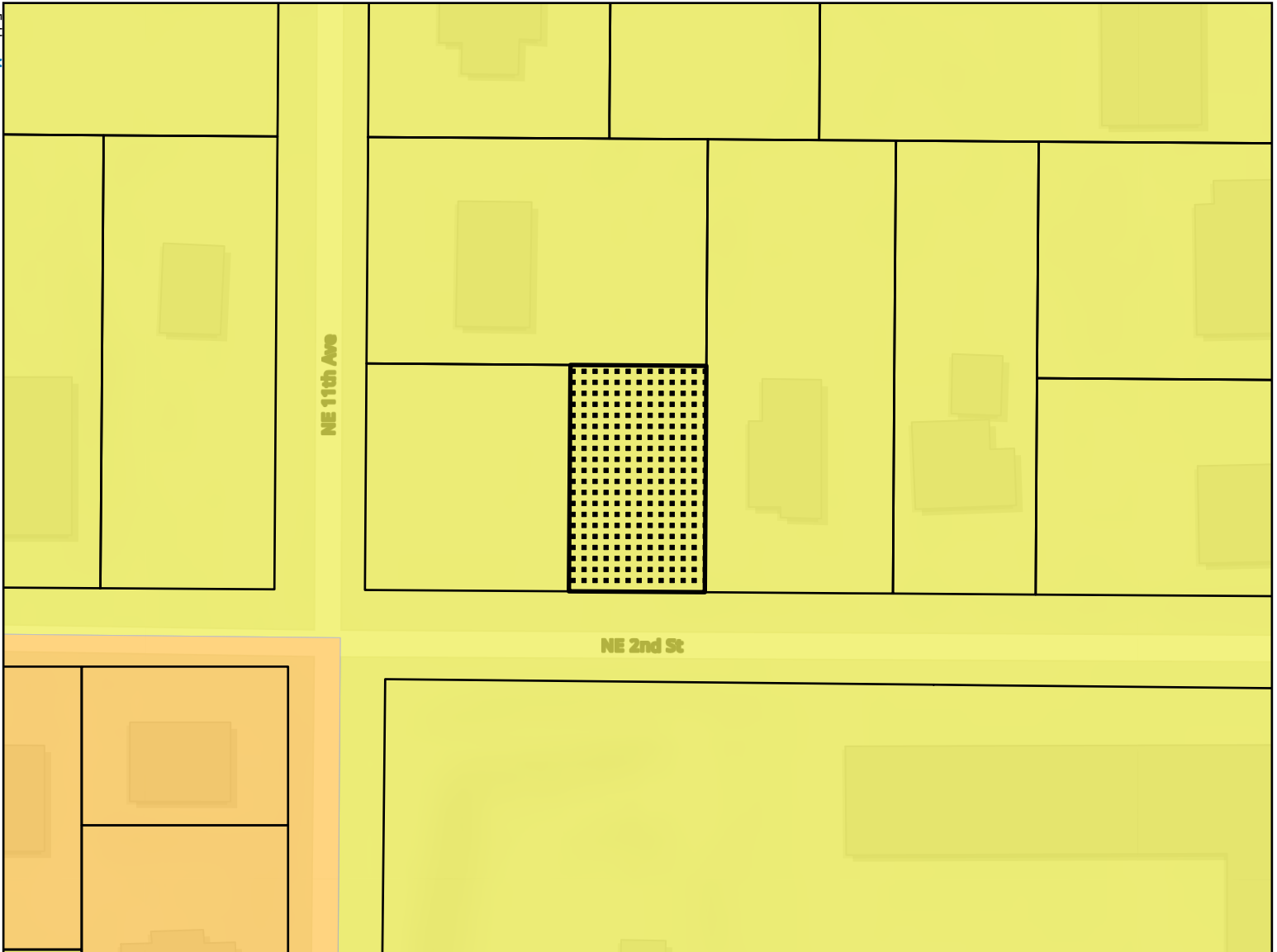
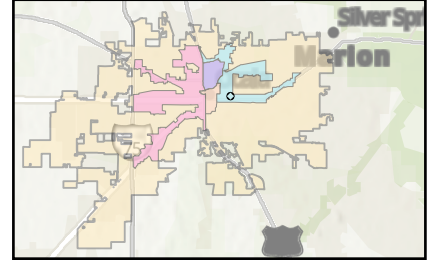
### REQUIRED MATCH

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

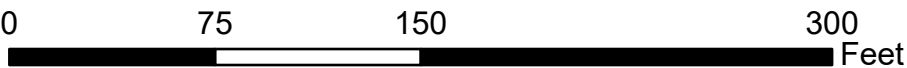
# CASE MAP

Case Number: CRA26-0017

Property Size: Approximately 0.14 acres  
CRA Location: East Ocala  
Proposal: A Request for CRA fund use.



- Parcels
- R-3: Multi-Family Residential
- RO: Residential Office
- Subject Property



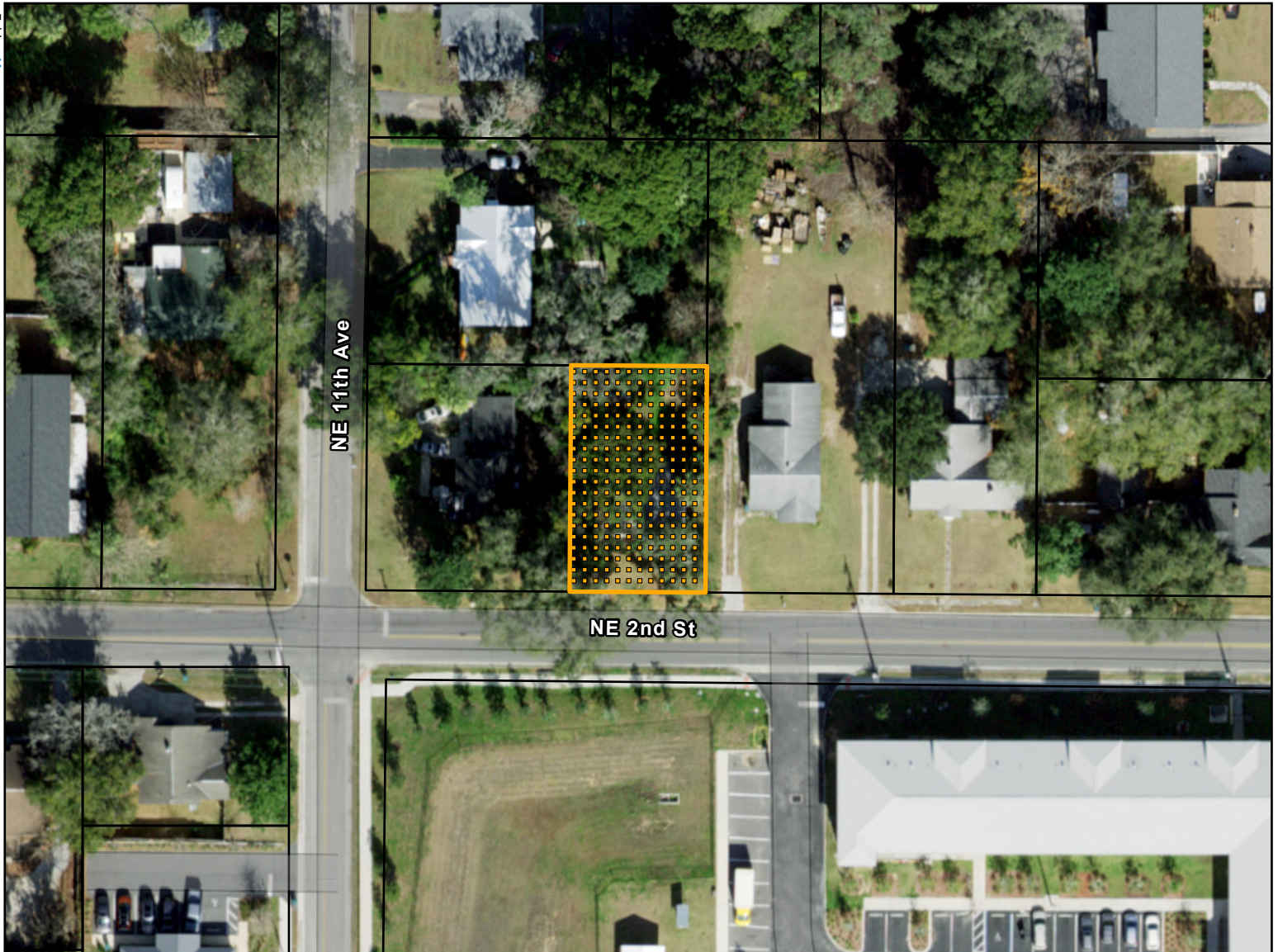
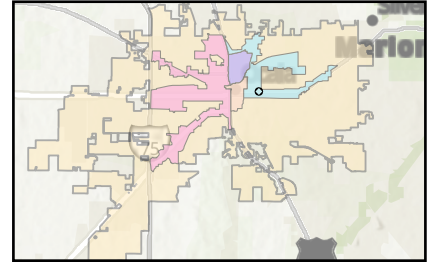
# AERIAL MAP

**Case Number:** CRA26-0017

**Property Size:** Approximately 0.14 acres

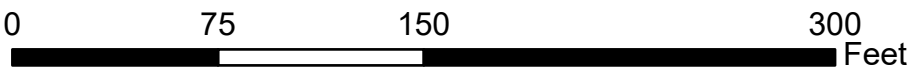
**CRA Location:** East Ocala

**Proposal:** A Request for CRA fund use.



 Subject Property

 Parcels





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: CRA26-0017  
 (STAFF ONLY)

- RESIDENTIAL  
 COMMERCIAL

## CRA GRANT APPLICATION

### 1. PROPERTY OWNER INFORMATION

Property Owner Name WALTER DEMSHOCK AND KELLI HART  
 Property Owner Mailing Address 2303 SE 20TH CIRCLE, OCALA, FL 34471  
 E-mail MARINES.07@HOTMAIL.COM Phone No. 352-693-1212  
 Authorized Representative (If different from property owner) KELLI DEMSHOCK  
 E-mail WRITTENBYKELLI@GMAIL.COM Phone No. 352-693-1212

### 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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

### 5. PROJECT DESCRIPTION

Project Site Address 1113 NE 2ND ST Parcel ID 2834-002-106  
 Current Use of Property RESIDENTIAL RENTAL Proposed Use RESIDENTIAL RENTAL  
 Proposed Scope of Work (Attach additional sheets if needed)

**WINDOW REPLACEMENT (#12 WINDOWS TOTAL), INSTALLATION OF PRIVACY FENCE, AND PREP WORK**

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

#### RESIDENTIAL PROPERTIES ONLY

Rental Property  Yes  No Is this your primary residence?  Yes  No



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

**6. PROJECT COSTS**

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 <u>Fence</u>	High Quote 1: <u>\$8,088</u>	Low Quote 1: <u>\$5,900</u>
Work Item 2 <u>Tree removal</u>	High Quote 2: <u>\$5,750</u>	Low Quote 2: <u>\$4,100</u>
Work Item 3 <u>Window replacement</u>	High Quote 3: <u>\$22,999.92</u>	Low Quote 3: <u>\$15,242</u>
	Total: <u>\$34,837.92</u>	Total: <u>\$25,242</u>

\*IF MORE THAN 3 WORK ITEMS, ATTACH  
ADDITIONAL SHEET**7. SCHEDULE**

Start Date: ASAP

Estimated Time For Completion (Weeks/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.**

<p style="text-align: center;"><b>APPLICANT</b> <b>(PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</b></p>	<p style="text-align: center;"><b>OWNER APPROVAL FOR TENANT APPLICANT</b></p>
<p>I, <u>Kelli Hart</u>, property owner/authorized representative of the property at <u>1113 NE 2 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 style="text-align: right;">SIGNATURE:  DATE: <u>4/20/2026</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 style="text-align: right;">SIGNATURE _____ DATE _____</p>

**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): 

**BIDS**

**Charles White Fence Inc**

6828 NE Jacksonville Rd  
 OCALA, FL 34479 US  
 estimating@charleswhitefence.com



**Quote**

ADDRESS  
 Kelli Demshock  
 1113 NE 2ND ST  
 Ocala, FL 34470

QUOTE 3283  
 DATE 02/13/2026  
 EXPIRATION DATE 03/13/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	231ft of 6' H site built wood board on board privacy fencing installed using pressure treated materials	1	5,900.00	5,900.00
	5/8" x 5 1/2" x 6' long pressure treated dogear pickets			
	2" x 4" x 8' long pressure treated runners			
	4" x 4" x 8' long pressure treated post w/ concrete			
	4" x 6" x 8' long pressure treated gate post w/ concrete			
	1 - 6' H x 4' W walk gate w/ all hardware & aluminum square frames			
	1 - 6' H x 4' W walk gate w/ all hardware & aluminum square frames			
	182ft of tear out & haul away existing fencing			
	(Price includes materials, labor & concrete) (No deposit required) (1 year warranty on materials & labor) (Paying by card will have a 3.5% fee)			

SUBTOTAL 5,900.00

Thank you for the opportunity to submit a proposal for your fencing needs. At Charles White Fence, Inc. we furnish and install commercial fencing and related products to fit all types of job requirements, from aesthetic applications to maximum-security. We offer a variety of other amenities to increase usability, functionality and protection of your environment.

TAX	0.00
TOTAL	<b>\$5,900.00</b>

Accepted By

Accepted Date

Thank you for the opportunity to submit a proposal for your fencing needs. At Charles White Fence, we furnish and install commercial fencing and related products to fit all types of job requirements, from aesthetic applications to maximum-security. We offer a variety of other amenities to increase usability, functionality and protection of your environment.

**ESTIMATE**

Fence Pro Of Mid Florida  
 3522 SW 74th Ave  
 Ocala, FL 34474  
 (352) 789-8254

**Sales Representative**  
 Jiancarlos Bares  
 jiancarlos@Fencepromidfl.com



**Kelli Demshock**  
 1113 Ne 2nd St  
 Ocala, FL 34470

<b>Estimate #</b>	8524
<b>Date</b>	2/13/2026

Item	Description	Qty	Price	Amount
Dura Fence bronze	Dura Fence in bronze Privacy 6' tall full privacy in 8' sections 6" wide galvanized fence picket powder coated in bronze 1"x 2" galvanized rails powder coated in bronze (3 rail system) 2 1/2"x 2 1/2" galvanized posts powder coated in bronze 60 Lb of concrete around each post All hardware	231.00	\$21.00	\$4,851.00
Dura Fence Walk Gate	6 Feet tall by 4 Feet wide single privacy gate Gate colors to match fence panels Premium gate latch system with double sided key lock Adjustable hinges 300 Lb of concrete around gate post Handle & all hardware	1.00	\$300.00	\$300.00
Dura Fence Walk Gate	6 Feet tall by 5 Feet wide single privacy gate Gate colors to match fence panels Premium gate latch system with double sided key lock Adjustable hinges 300 Lb of concrete around gate post Handle & all hardware	1.00	\$300.00	\$300.00
Fence Removal & haul away	Taking down all existing fence and post from property with disposal to the landfill.	182.00	\$3.50	\$637.00

<b>Sub Total</b>	\$6,088.00
<b>Total</b>	\$6,088.00

C U S T O M E R N O T E S

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Galvanized - Post & Rails (COATED)  
BRONZE  
3\* RAIL

No survey available at time of estimate. Measurements were done on-site with measuring wheel (approximate). Total linear foot measurements & total \$, is subject to change once survey has been provided to confirm exact lot dimensions and make adjustments if needed.



# Canopy Tree & Land Service

1375 SW 80th St  
 Ocala, FL, 34476-7133  
 (352) 817-0320  
 canopytreeservice352@gmail.com

# Estimate

Estimate No: 108  
 Date: 02/17/2026

For: Kelli Demshock  
 (352) 693-1212

Ship To:

Tracking No:  
 Ship Via:  
 Free Shipping

Description	Quantity	Rate	Amount
Removal For Fence Remove palm tree on corner of house, remove trees right outside of fence for future fence. Remove trees behind shed. Grind all stumps and haul debris.	1	\$2,500.00	\$2,500.00
Permit City Of Ocala permit for removal.	1	\$100.00	\$100.00
Neighbors Trees Use crane to remove major limbs off neighbors trees that hang over the house. Haul debris.	1	\$1,500.00	\$1,500.00
	Subtotal		\$4,100.00
	Shipping		\$0.00
	Total		\$4,100.00
<b>Total</b>			<b>\$4,100.00</b>

# Judges Tree Service

*Rooted in Hard Work, Branching into Excellence*

1220 E. Bucknell Ave.

Inverness, FL 34450

Phone (352) 697-2226 Fax (352) 431-2116

**DESCRIPTION:** Tree Service Proposal

## Work Completed at

1113 NE 2nd St

Ocala, FL 34470

DESCRIPTION	AMOUNT
<b>Tree Work Proposal</b>	\$ 2,750.00
- Removing trees on the right hand of the property line to clear for fence.	
- Removing palm next to the right of the hosue	
- Removing front holly tree with rotting base	
- Includes removing debris and stump grinding	
- Will need access of neighbors driveway area to the right.	
- Will need to remove some sections of fence if not already down	
<b>Optional Addons</b>	
Trimming branches from neighboring Camphor tree over back patio and back Yard area	\$2,000.00
Trimming branches from neighboring trees from the front yard	\$ 1,000.00
	<u>\$ 5,750</u>

If you have any questions, contact Sean at (352) 697-2226 or Sean@JudgeTrees.com

Make checks payable to Judges Tree Service

If you would prefer to pay by credit card contact us at 352-697-2226

**THANK YOU FOR YOUR BUSINESS!**

**Customer Information**

Kelli Hart  
 Walter Demshock  
 1113 N. E. 2Nd St.  
 Ocala FL 34470

352-693-1212  
 writtenbykelli@gmail.com

Date: 11/10/2025  
 Sales Rep: Mark Taylor  
 Office: (800) 472-5449

**General Description of Work**

Champion Windows will furnish & install windows, sliding glass doors and/or entry doors, which are further described in the Specification Sheet attached hereto as Exhibit "A" & initialed by the parties. Champion Windows will remove & dispose of all debris from job site. Price below includes building permits & Inclusive Limited Lifetime warranty (see sample warranty).

**Payment Details**

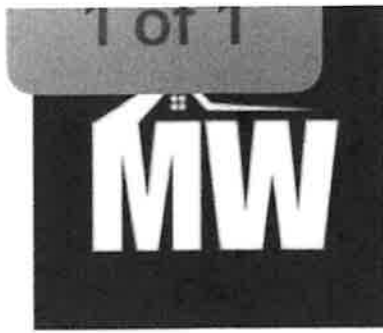
Contract Type	THIRD PARTY FINANCE CONTRACT
Estimated Start Date	01/16/2026
Estimated Completion Date	01/30/2026
Form of Down Payment	Stage Fundings from Lender
Project Price	\$15,242
Down Payment (30%)	\$4,572.60
Upon Order of Manufactured Material (30%)	\$4,572.60
Before the Start of Installation (30%)	\$4,572.60
Balance Due Upon Substantial Completion:	\$1,524.20
<p>The undersigned Customer agrees and authorizes Champion Windows, to charge the above referenced account for the payment(s) listed above. No additional authorization is required for future charges with regard to the above referenced payments for only this specific Contract. Value of work not complete not to exceed 10% of total Contract Price. Please note: Any changes to this Contract must be made by a written Contract Addendum and will require a separate funding authorization.</p>	

\*BALANCE DUE UPON INSTALLATION OF WINDOWS/DOORS, **NOT AFTER THE FINAL INSPECTION.**

**Customer understands and agrees there may be items to be finished after the final inspection, such as Plugs & Trim Covers.**



Contract



# MEDINA WORKS

# ESTIMATE

FOR: **Kelli LLC**  
2303 SE 20th Circle  
Ocala, 34471, FL  
+135-269-31212

NUMBER: EST0131  
DATE: Dec 5, 2025

Description	Quantity	Unit price	TAX	Amount
<b>Window replacement</b>	12	\$1,916.66	0 %	\$22,999.92
*Install 12 high-impact windows, including removal, disposal, prep, installation, sealing, and code-compliant finish.				

**SUBTOTAL:** \$22,999.92  
**TAX:** \$0.00  
**TOTAL:** \$22,999.92  
**PAID:** -\$0.00

**Payment instructions**  
Zelle payments to email  
medinaworksfl@gmail.com

**BALANCE DUE \$22,999.92**

**Ocala Community Redevelopment Agency  
Project Cost Summary**

**Application ID:** CRA26-0017

**Address:** 1113 NE Second Street

**CRA subarea:** East Ocala

<b>No.</b>	<b>Eligible work item</b>	<b>High quote(s)</b>	<b>Low quote(s)</b>
1	Fence and Preperation Work	\$ 11,838.00	\$ 10,000.00
3	Windows Replacement	\$ 22,999.92	\$ 15,242.00
<b>Total</b>		<b>\$ 34,837.92</b>	<b>\$ 25,242.00</b>
<b>Maximum CRA grant that can be awarded based on 75% match.</b>		<b>\$</b>	<b>18,932</b>

Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Windows



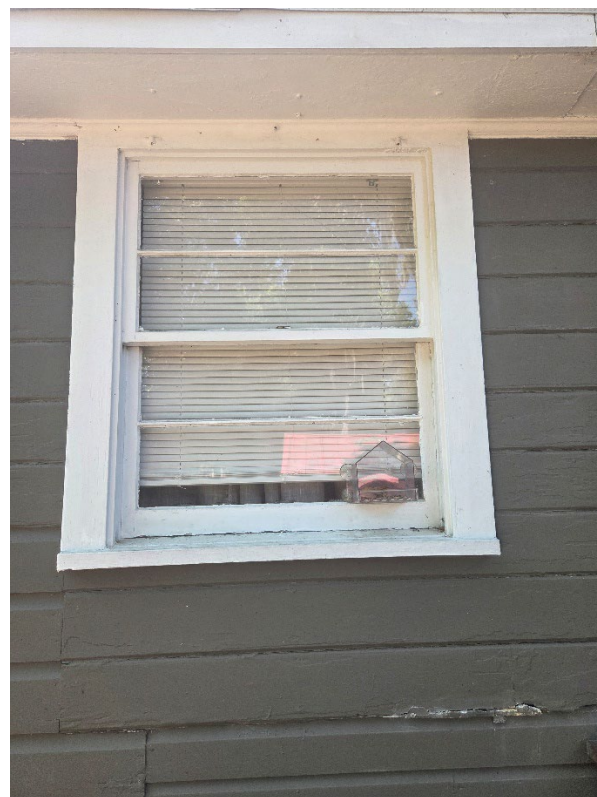
Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Windows (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Windows (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Windows (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Windows (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Photos Before  
Address: 1113 NE Second Street  
Parcel ID: 2834-002-106

Prep Work and Fence (continued)



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

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



## 2026 Property Record Card

2834-002-106

[GOOGLE Street View](#)

Prime Key: 1239672

[MAP IT+](#)

Current as of 4/27/2026

### Property Information

DEMSHOCK WALTER  
HART KELLI  
2303 SE 20TH CIR  
OCALA FL 34471-8320

### Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .14

Situs: 1113 NE 2ND ST OCALA

### 2025 Certified Value

Land Just Value	\$25,500
Buildings	\$74,172
Miscellaneous	\$813
Total Just Value	\$100,485
Total Assessed Value	\$100,485
Exemptions	\$0
Total Taxable	\$100,485

[Ex Codes:](#)

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$25,500	\$74,172	\$813	\$100,485	\$100,485	\$0	\$100,485
2024	\$21,090	\$71,656	\$813	\$93,559	\$93,559	\$0	\$93,559
2023	\$21,090	\$72,536	\$961	\$94,587	\$61,802	\$0	\$61,802

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8319/0144</a>	04/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$216,000
<a href="#">8126/1931</a>	08/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$161,000
<a href="#">8083/1341</a>	06/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$117,500
<a href="#">3159/1479</a>	05/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$60,000
<a href="#">2933/0126</a>	03/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">2772/1220</a>	03/2000	03 LIFE EST	1 LIFE ESTATE	Q	I	\$50,000
<a href="#">2283/0215</a>	08/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$37,500
<a href="#">2142/0317</a>	05/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$35,000

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 101  
OAK PARK CALDWELLS ADD OCALA

E 16.5 FT OF S 100 FT OF LOT 5 &  
 W 43.5 FT OF S 100 FT OF LOT 6 BLK B

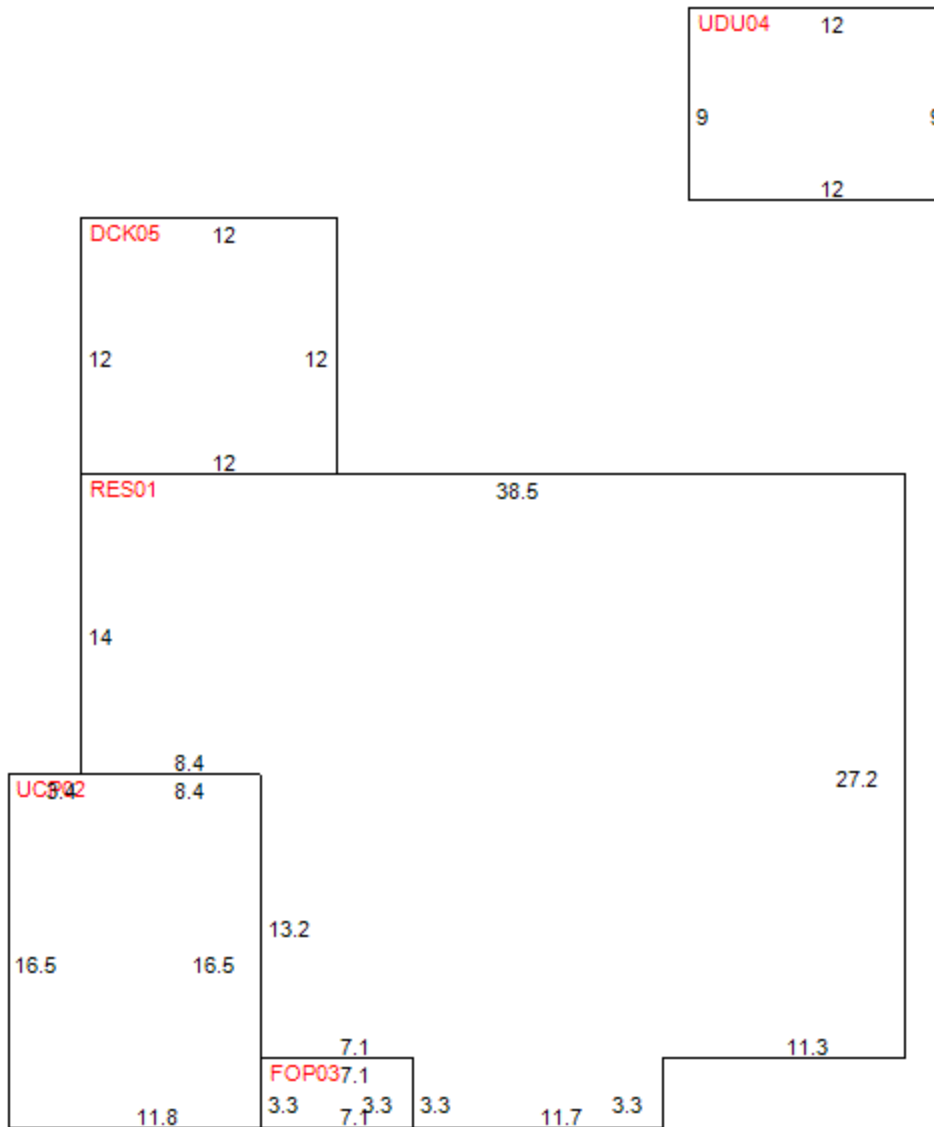
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	100.0	R3	60.00	FF						
Neighborhood 4701												
Mkt: 8 70												

[Traverse](#)

**Building 1 of 1**

RES01=L38,5D14R8,4D13,2R7,1D3,3R11,7U3,3R11,3U27,2.L38,5D14  
 UCP02=R8,4D16,5L11,8U16,5R3,4.R8,4D13,2  
 FOP03=R7,1D3,3L7,1U3,3.U40R20  
 UDU04=R12U9L12D9.D12,8L28,4  
 DCK05=U12R12D12L12.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 5 - 20-24 YRS

**Year Built** 1948  
**Physical Deterioration** 0%

Condition 3  
 Quality Grade 500 - FAIR  
 Inspected on 10/24/2024 by 250

Obsolescence: Functional 0%  
 Obsolescence: Locational 0%  
 Architecture 0 - STANDARD SFR  
 Base Perimeter 138

Type ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0128	- SF ALUM SIDING	1.00	1948	N	0 %	0 %		975	975
UCP 0201	- NO EXTERIOR	1.00	1948	N	0 %	0 %		195	195
FOP 0301	- NO EXTERIOR	1.00	1948	N	0 %	0 %		23	23
UDU 0426	- SIDING-NO SHTG	1.00	1948	N	0 %	0 %		108	108
DCK 0501	- NO EXTERIOR	1.00	2009	N	0 %	0 %		144	144

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 31 HARDWD ON JOST	<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> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<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
156 PAVING BRICK	144.00	SF	20	1960	1	0.0	0.0
159 PAV CONCRETE	132.00	SF	20	1948	3	0.0	0.0
114 FENCE BOARD	56.00	LF	10	2001	4	0.0	0.0
105 FENCE CHAIN LK	130.00	LF	20	2001	3	0.0	0.0

Appraiser Notes

EST. INT/BACK FROM FENCE

Planning and Building

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

Permit Number	Date Issued	Date Completed	Description

Tax Roll Property Summary							<a href="#">Help</a>
<b>Account Number</b>		R2834-002-106		<b>Type</b>	REAL ESTATE	<a href="#">Request Future E-Bill</a>	
<b>Address</b>		<a href="#">1113 NE 2ND ST OCALA</a>		<b>Status</b>			
<b>Sec/Twn/Rng</b>		17 15 22		<b>Subdivision</b>	4701		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
<a href="#">2011</a>	R	2011 R2834-002-106	PAID	11/2011	795.80	<a href="#">Tax Bill</a>	
<a href="#">2012</a>	R	2012 R2834-002-106	PAID	11/2012	622.44	<a href="#">Tax Bill</a>	
<a href="#">2013</a>	R	2013 R2834-002-106	PAID	11/2013	570.53	<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 R2834-002-106	PAID	11/2014	561.96	<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 R2834-002-106	PAID	11/2015	630.31	<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 R2834-002-106	PAID	11/2016	641.80	<a href="#">Tax Bill</a>	
<a href="#">2017</a>	R	2017 R2834-002-106	PAID	11/2017	684.34	<a href="#">Tax Bill</a>	
<a href="#">2018</a>	R	2018 R2834-002-106	PAID	11/2018	685.94	<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 R2834-002-106	PAID	11/2019	779.20	<a href="#">Tax Bill</a>	
<a href="#">2020</a>	R	2020 R2834-002-106	PAID	11/2020	815.03	<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 R2834-002-106	PAID	11/2021	1,168.16	<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 R2834-002-106	PAID	11/2022	1,300.79	<a href="#">Tax Bill</a>	
<a href="#">2023</a>	R	2023 R2834-002-106	PAID	04/2024	1,617.71	<a href="#">Tax Bill</a>	
<a href="#">2024</a>	R	2024 R2834-002-106	PAID	11/2024	1,828.98	<a href="#">Tax Bill</a>	
<a href="#">2025</a>	R	2025 R2834-002-106	PAID	11/2025	1,918.42	<a href="#">Tax Bill</a>	

**CURRENT ACCOUNT DETAILS**

<b>Account Number</b>	2025	R2834-002-106	<a href="#">Tax Bill</a>
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Property Description				Owner Information		
SEC 17 TWP 15 RGE 22 PLAT BOOK A PAGE 101 OAK PARK CALDWELLS ADD OCALA E 16.5 FT OF S 100 FT OF LOT 5 & W 43.5 FT OF S 100 FT OF LOT 6 BLK B				DEMSHOCK WALTER HART KELLI 2303 SE 20TH CIR OCALA FL 34471-8320		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		100,485		TAXES		1,722.02
TAXABLE		100,485		SP. ASMT		276.33
NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1	
1,918.42	1,938.40	1,958.38	1,978.37	1,998.35	2,058.30	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/25/2025	197 2025 0003014.0000	Full	Pmt Posted	\$79.93-	\$ .00	\$1,918.42

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

George Albright  
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R2834-002-106	2025				TAX DISTRICT: 1001	
ASSESSED VALUE: 100,485		EXEMPTIONS: *	NONE	*	TAXABLE VALUE:	100,485
<b>TAXING AUTHORITY</b>		<b>MILLAGE</b>	<b>ASSESSED</b>	<b>EXEMPTIONS</b>	<b>TAXABLE</b>	<b>TAXES</b>
COUNTY GENERAL COUNTY		3.0900	100,485	0	100,485	310.50
FINE & FORFEITURE		.8300	100,485	0	100,485	83.40
COUNTY HEALTH		.1000	100,485	0	100,485	10.05
SCHOOL SCHOOL R.L.E.		3.0720	100,485	0	100,485	308.69
SCHOOL VOTE		1.0000	100,485	0	100,485	100.49
SCHOOL DISCRETIONARY		.7480	100,485	0	100,485	75.16
SCHOOL CAPITAL IMPR		1.5000	100,485	0	100,485	150.73
WATER ST JOHNS MANAGEMENT DIST		.1793	100,485	0	100,485	18.02
MUNIC OCALA BASIC		6.6177	100,485	0	100,485	664.98
EXEMPTION:NONE						
		17.13700				1,722.02

Non-Ad Valorem Assessments

<b>LEVYING AUTHORITY</b>	<b>PURPOSE</b>	<b>RATES/BASIS</b>	<b>AMOUNT</b>
X901 OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	276.33
		NON AD VALOREM ASSESSMENTS:	276.33
		COMBINED TAXES & ASSESSMENTS TOTAL:	1,998.35

R2834-002-106 2025  
DEMISHOCK WALTER  
HART KELLI  
2303 SE 20TH CIR  
OCALA FL 34471-8320

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/25/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
1,918.42	1,938.40	1,958.38	1,978.37	1,998.35	2,058.30

George Albright Marion County  
REAL ESTATE

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
1,918.42	1,938.40	1,958.38	1,978.37	1,998.35	2,058.30

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	5265	1001		

VALUES AND EXEMPTIONS TAXES 1,722.02 George Albright  
ASSESSMENT 100,485 SP. ASMT 276.33 503 SE 25TH AVENUE  
TAXABLE 100,485 Ocala Fl 34471  
17 15 22  
SEC 17 TWP 15 RGE 22 PLAT BOOK A  
PAGE 101 OAK PARK CALDWELLS ADD  
OCALA E 16.5 FT OFS 100 FT OF  
LOT 5 & W 43.5 FT OFS 100 FT OF  
LOT 6 BLK B

R2834-002-106 2025  
DEMISHOCK WALTER  
HART KELLI  
2303 SE 20TH CIR  
OCALA FL 34471-8320

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/25/25 PERIOD 01  
197-2025-0003014.0000  
\$1,918.42 CK