



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

## MEMORANDUM

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DATE July 18, 2024  
TO: West Ocala CRA Advisory Committee  
FROM: Roberto Ellis, Economic Development Manager  
RE: West Ocala Residential Improvement Grant

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The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area.

The proposed work items are eligible within the program's guidelines, and a full application is attached for your review. The Applicant will be improving the landscaping at the property and installing a fence along the southern property line. The building will be repainted in the same color as seen in the attached photos. The Grant Review Committee meeting and site visit was held on July 10, 2024. Staff recommends approval of the grant requested.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award (75%) <i>(Recommendation)</i>
CRA24-45751	1012 NW 14 <sup>th</sup> St.	Repainting, fencing and landscaping	\$7,450	\$5,588

Attached - Application form, cost estimates and photographs of existing conditions.



# 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: Valerie Leahman-Mount  
Project Address: 1012 NW 14<sup>th</sup> st  
Parcel Number: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant's Name:  
Valerie Leahman-Mount

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

Agent's Name (if applicable): \_\_\_\_\_

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

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

Phone number: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: leahman86@gmail.com

How long have you owned / lived at the current location? 10yrs.

## PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Exterior paint is 10yrs old and starting to fade. Fence across back of property line will block off backyard, will provide privacy and security. I also would like to redo my

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

I wouldn't be able to do any improvement  
without the assistance of the grant  
Due to my reduce workload

**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid. 6000.00

Required -- Attach Itemized bid sheets.

How much funding assistance are you requesting? 6000.00

Anticipated start date: ASAP (Time Approval) Anticipated completion date: 7/31/24?



**Applicant**

I, Valerie Leahman - Mount, owner/occupant of building at  
1012 NW 14<sup>th</sup> 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: Valerie Leahman - Mount

Date: June 11, 2024

**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

1012 NW 14<sup>th</sup> St. – Summary of project costs

	Quote-1	Quote-2 (Low)
Repainting	\$ 3,732.00	\$ 3,375.00
Fencing	\$ 3,269.00	\$ 2,800.00
Landscaping	\$ 1,602.00	\$ 1,275.00
<b>Total</b>	<b>\$ 8,603.00</b>	<b>\$ 7,450.00</b>

## Fwd: Valerie Leahmon-Mount Estimate 1012 NW 14th St

Valerie Leahmon <leahmon86@gmail.com>

Tue 6/11/2024 1:25 PM

To: Roberto Ellis <rellis@ocalaf.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: **Tri State Fencing** <[info@tristatefencing.com](mailto:info@tristatefencing.com)>

Date: Thu, May 23, 2024, 1:06 PM

Subject: Re: Valerie Leahmon-Mount Estimate

To: Valerie Leahmon <[leahmon86@gmail.com](mailto:leahmon86@gmail.com)>

Hello! Just following up to see if you were interested in securing a place on our schedule?

Thank you

Alexis

Tri State Fencing

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**From:** Valerie Leahmon <[leahmon86@gmail.com](mailto:leahmon86@gmail.com)>

**Sent:** Friday, May 17, 2024 5:33 PM

**To:** Tri State Fencing <[info@tristatefencing.com](mailto:info@tristatefencing.com)>

**Subject:** Re: Valerie Leahmon-Mount Estimate

Thank you for the quote, but I need a itemized quote. On letter head paper

On Fri, May 17, 2024, 11:41 AM Tri State Fencing <[info@tristatefencing.com](mailto:info@tristatefencing.com)> wrote:

Hello!

Price for the fence project for white vinyl privacy fence will be \$2514.00. For tan vinyl privacy fence price will be \$2800.00. Prices include all materials and labor. All posts are to be concreted.

\*Our prices also include a Lifetime Warranty on the material! \*

If you could, please respond to this email just to let us know it was received. If you have any questions please call Steve at 352-208-0952.

Thank you!

Alexis

Tri State Fencing

 image/jpeg

Prepared For:

**Valerie Mount**

1012 NW 14th Street

Ocala FL, 34475

## Estimate

#E-7717

### 100' of 6' Tan Vinyl Privacy Fence

Item	Description	Quantity
*66TV	6'Wx6'H PRO TAN Vinyl Privacy Panel Includes Per Panel: 11- Pickets 2- Dura-Rail 2- U-Channel <a href="#">Show less</a>	17
*6TVLP	6' Tan Vinyl Line Post Per Post 1- Post 1- 60lb Bag Concrete 1- Flat Cap	16
*6TVEP	6' Tan Vinyl End Post Per Post 1- Post 1- 60lb Bag Concrete 1- Flat Cap	2
Installation	Installation	100

### Total

Notes

Subtotal	\$3,268.81
<b>Total</b>	<b>\$3,268.81</b>





# Proposal #737012

Valerie Mount  
leahmon86@gmail.com  
352-207-1662  
1012 NW 14th St  
Ocala, FL 34475



**PREMIUM**  
**PAINTING**  
*We Believe in Color!*

Proposal # 737012  
Proposal Date 5/3/2024  
Proposal Amount \$3,732.06  
Job Address 1012 NW 14th St  
Ocala, FL 34475

## Premium Painting

3101 SW 34TH AVE #905-201  
Ocala, Florida 34474  
Phone: (352) 888-4989

Item	Unit	Coats	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total(\$)
<b>Whole House</b>						\$3,732.06
Area Note: <i>This quote does not include man doors, gutters, soffits, or fascia</i>						
<b>Siding &amp; Trim - Siding</b> Sherwin-Williams SuperPaint Exterior Satin	2430sqft	1	\$747.71	\$2,287.20	\$0.00	\$3,034.91
<b>Garage Door - Doors</b> Sherwin-Williams SuperPaint Exterior Satin	1x	1	\$80.77	\$160.00	\$0.00	\$240.77
<b>Column(s) - Trim</b> Sherwin-Williams SuperPaint Exterior Satin	2x	2	\$56.38	\$160.00	\$0.00	\$216.38
Prep		0	\$0.00	\$240.00	\$0.00	\$240.00
<b>Total</b>						<b>\$3,732.06</b>

## Deposit Required

\$500.00

### Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

## Terms and Conditions

**Terms:** 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. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

**Additional Provisions:** Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

**1. Contract, Plans, Specifications, Permits and Fees:** The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

**2. Change Orders:** Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

**3. Deposit, Progress and final Payments:** Full Payment is due upon completion of project. Completion in this case is defined by all items listed on agreement are completed and delivered in a substantial workmanlike manner according to the specifications of this agreement, per standard practices. If a deposit is due, we will waive the 2.9% processing fee for any deposit \$500 or less. However, we will add a 2.9% Credit Processing Fee to any credit card payment paid on the balance of a project in excess of the initial \$500. Customer has a right to choose which payment method they will use to pay the final balance. We do not accept cash. **We request that our clients pay the balance with a check made to: Premium Painting Inc upon project**

# Proposal #765457



Valerie Leahmon-Mount  
Leahmon86@gmail.com  
352207-1662  
1012 NW 14th St  
Ocala, FL 34475

Proposal # 765457  
Proposal Date 5/16/2024  
Proposal Amount \$3,375.00  
Job Address 1012 NW 14th St  
Ocala, FL 34475

## Make It Happen Painting

No Billing Address Defined

Go to Management > Company Settings

Phone: (352) 6447814

Product / Service	Quantity	Price	Subtotal	Tax	Total
<b>Exterior Painting</b>	1.00	\$3,750.00 /	\$3,750.00	\$0.00	\$3,750.00
<b>Preparation:</b>		Ea			
<ul style="list-style-type: none"><li>• Pressure Wash Exterior</li><li>• Scrape and sand to remove loose or peeling paint</li><li>• Any cracks or holes will be caulked as needed (wood trim)</li><li>• Spot prime bare surfaces as needed</li><li>• Trench Perimeter (To paint underneath where grass has grown, dirt or rocks have risen next to surface)</li><li>• Re-Caulk All Windows (If Applicable)</li><li>• Seal All Cracks Using Elastomeric Stucco-Patch</li><li>• Tape All Window Panes To Ensure Straight Lines</li><li>• Plastic All Windows (If Applicable)</li><li>• Prime All Walls Using Loxon Conditioner</li></ul>					
<b>Application Areas:</b>					
<ul style="list-style-type: none"><li>• Repaint All Body Walls (Including lanai)</li><li>• Repaint All Accents &amp; Trim</li><li>• Repaint Garage Door</li><li>• Repaint Side Door</li></ul>					
<b>Brand of Paint:</b>					
<ul style="list-style-type: none"><li>• Sherwin-Williams</li></ul>					
<b>Product:</b>					
<ul style="list-style-type: none"><li>• SuperPaint</li></ul>					
<b>Sheen:</b>					
<ul style="list-style-type: none"><li>• Satin</li></ul>					
<b>This quote does not include:</b>					
<ul style="list-style-type: none"><li>• Soffits/Fascia</li><li>• Front door</li><li>• Ceilings</li><li>• Concrete Walkways, Porches, or Decks</li><li>• Galvanized Metal</li><li>• Screen Enclosure Metal</li><li>• Attached or Detached Structures unless otherwise stated</li></ul>					
<i>*Any unforeseen damages or repairs will be an additional charge unless otherwise stated.</i>					
<b>Sales Discount</b>	1.00	(\$375.00)	(\$375.00)	\$0.00	(\$375.00)
<b>Subtotal</b>					\$3,375.00
<b>Tax</b>					\$0.00
<b>Total</b>					\$3,375.00



# Customer Quote

7/15/2024, 11:30 AM EDT

Sales Person CVP8IP

Store Phone # (352) 873-1144

Store # 0253

Location 3300 SW 35TH TERRACE, OCALA, FL 34474

## Customer Information

VALERIE MOUNT

(352) 207-1662

LEAHMON86@GMAIL.COM




XX

OCALA, FL 34475



Quote # H0253-390047

PO / Job Name

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
R.P. LORAPETULUM ASST 2G	1003961158	1003961158	\$21.98 / each	12	\$263.76
LOROPETALUM PURPLE DAYCREAM - 2G	1002694437	1002694437	\$21.98 / each	12	\$263.76
 Unbranded 6 in. White Vinca Annual	1004601099	1004601099	\$4.98 / each	50	\$249.00
 Unbranded 6 in. Red Vinca Annual Plant	1004601145	1004601145	\$4.98 / each	50	\$249.00
 Unbranded 6 in. Minor Purple Periwinkle Vinca Plant	1004601154	1004601154	\$4.98 / each	50	\$249.00

Prices Valid Through: 07/22/2024  
at The Home Depot #0253

Subtotal	\$1,274.52
Discounts	-\$0.00
Sales Tax	TBD
Quote Total	\$1,274.52

**Lowe's Home Centers, LLC**

Sales Person: Mary Avants Sales #: 3236181

Contact: Valerie Leahmon-Mount Customer #: 3522071662

Store #: 0440 Project #: 208167599 Date Estimated: 07/02/24

Quantity	Item #	Item Description	Vendor Part#	Price
150	922761	Red Vinca in 1-Quart Pot	NURSERY	\$822.00
150	12552	Vinca in 2.5-Quart Pot	NURSERY	\$675.00

Total For Items \$1,497.00

Freight Charges \$0.00

Delivery Charges \$0.00

Tax Amount \$104.79

Total Estimate \$1,601.79

**The quote is valid until 07/09/2024.**

\_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE. THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

1012 NW 14th St- Existing conditions



Existing condition - painting



Existing condition - painting



Area for landscaping improvements.



Proposed location of the fence.