

CRA26-0007

SUMMARY REPORT

FUNDING REQUEST

Description: Reimbursement

Eligible Cost Total: \$216,900.00

Total Estimated Project Cost:

\$216,900.00

Total Funding Requested:

\$20,000.00

Funding Requested Ratio: 10.84

PROJECT DETAILS

Project Name: CRA26-0007

Description: Construction of new single-family home.

Applicant Type: Residential Property Owner

Applicant Name: Robert Jenkins

PROJECT TIMELINE

● Anticipated completion date
17 Mar 2027

● Anticipated start date
01 Jul 2026

● Project Approval Request - CR
17 Mar 2026

● Application Started
20 Feb 2026

Developer Info

Applicant / Primary Contact Information

Applicant Type	Name
Residential Property Owner	Robert Jenkins

Business Profile

Business Name	Phone
No Information Entered	No Information Entered
Email	Physical Address
No Information Entered	No Information Entered
Mailing Address	Years In Business
No Information Entered	N/A

Relationship To City

Intention
New Construction

Developer History

Developer

Veronica Bass

Company

TC Opportunity III LLC

Contact

vbass@neighborhoodstorage.com

Address

1525 NE 8th Ave, Ocala, Florida 32607

Property Information

Proposed Changes

Estimated Future Assessed Value

\$0.00

Parcels

No Parcels Associated

Eligible Costs

Exterior Painting

No Information Entered

Estimated cost of Paint (CRA Grants Fund)	\$0.00
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Estimated cost of Paint (East Ocala CRA)	\$0.00
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Sub Total	\$0.00
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Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows (CRA Grants Fund)	\$0.00
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Estimated cost of windows (East Ocala CRA)	\$0.00
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Estimated cost of doors (CRA Grants Fund)	\$0.00
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Estimated cost of doors (East Ocala CRA)	\$0.00
Other (CRA Grants Fund)	\$0.00
Other (East Ocala CRA)	\$0.00
Sub Total	\$0.00

Demolition

No Information Entered

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

Sub Total **\$0.00**

New landscaping (only include areas visible from the street/sidewalk)

No Information Entered

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

Sub Total **\$0.00**

Fencing (sides and rear only)

No Information Entered

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

Sub Total **\$0.00**

Reroofing

No Information Entered

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

Sub Total **\$0.00**

Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC (CRA Grants Fund)	\$0.00
Estimated cost of HVAC (East Ocala CRA)	\$0.00
Estimated cost of insulation improvements (CRA Grants Fund)	\$0.00
Estimated cost of insulation improvements (East Ocala CRA)	\$0.00
Other (CRA Grants Fund)	\$0.00
Other (East Ocala CRA)	\$0.00
Sub Total	\$0.00

New Construction

Should not include building permit and impact fees.

Estimated cost of new construction. (CRA Grants Fund)	\$216,900.00
Estimated cost of new construction. (East Ocala CRA)	\$0.00
Sub Total	\$216,900.00

Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	\$216,900.00
Total Estimated Project Cost	\$216,900.00
Total Funding Amount Requested	\$20,000.00
Recommended Funding Amount	\$20,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Funding Program Initiative Assignments

Funding Source - Indicate how you intend to fund the project. Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Indicate how you intend to fund the project.

Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants

Personal Savings

Loan / Credit Card

Other \$219,000.00

Sub Total **\$219,000.00**

Additional Notes / Comments

No Information Entered

Estimated Timeline

July 1, 2026

Anticipated start date

Responsible Party

Estimated date of the start of the project

Applicant

March 17, 2027

Anticipated completion date

Responsible Party

Estimated date of the completion of the project

Applicant

Parties

Authorized Representative

Business Name

TC Opportunity III LLC

Business EIN

No Information Entered

Contact Name

Robert Jenkins

Address

1525 NE 8th Ave Ocala, Florida 32607

Phone Number

Documentation Collection

Documentation Collected From Applicant

1

File Name

 Full Application - CRA26-0007.pdf

Uploaded Date

2/21/2026

Declarations

Conflict of Interest Disclosures:

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

Applicant Answer: Yes

Relationship: Other

Applicant Explanation: Member Rachel Perez is associated with applicant group of companies.

Declarations:

General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors

liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant Answer: Yes

I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Applicant Answer: Yes



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

12/11/2025

DATE SUBMITTED: _____

GRANT ID: CRA26-0007
 (STAFF ONLY)

- RESIDENTIAL
 COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name TE Opportunity III LLC
 Property Owner Mailing Address 1525 NE 8th Ave Ocala FL 34470
 E-mail Storage1@NeighborhoodStorage.com Phone No. 352-444-1645
 Authorized Representative (If different from property owner) _____
 E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

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

3. CRA SUBAREA

- West Ocala East Ocala North Magnolia Downtown

4. PROGRAM TYPE

- Residential Commercial Historic Building
 New Construction Incentive

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

5. PROJECT DESCRIPTION

Project Site Address _____ Parcel ID 2834-004-101
 Current Use of Property N/A Proposed Use _____
 Proposed Scope of Work (Attach additional sheets if needed)

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? _____

What is the size of your household? _____

GRANT ID: _____

6. PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 _____

High Quote 1: _____

Low Quote 1: _____

Work Item 2 _____

High Quote 2: _____

Low Quote 2: _____

Work Item 3 _____

High Quote 3: _____

Low Quote 3: _____

Total: _____

Total: _____

*IF MORE THAN 3 WORK ITEMS, ATTACH
ADDITIONAL SHEET

7. SCHEDULE

Start Date: _____

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.

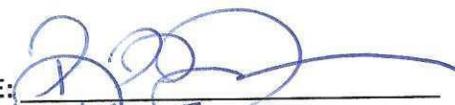
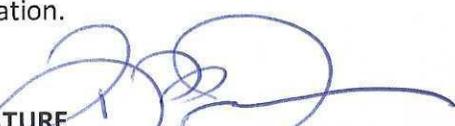
It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, 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 align="center">APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</p>	<p align="center">OWNER APPROVAL FOR TENANT APPLICANT</p>
<p>I, <u>ROBERT JENKINS</u>, property owner/authorized representative 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.</p> <p>SIGNATURE:  DATE: <u>12/10/2025</u></p>	<p>I, <u>ROBERT JENKINS</u>, owner of the property at _____ have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p>SIGNATURE:  DATE: <u>12/10/2025</u></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: 12/11/2025

Signature (Staff Member): R Ellis Reviewed and revised 3.4.2026

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shannon Drivas
Equitable Title of Ocala, LLC
109 SE 1st Avenue
Ocala, FL 34471
OC250049
Property Appraisers Parcel Identification (Folio) Number:
2834-004-101

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 14 day of March, 2025 by Gonzalo Chavez and Maria E. Barreiro, husband and wife, herein called the grantor(s), to TC Opportunity III, LLC, a Florida limited liability company whose post office address is 1525 NE 8th Ave Ocala FL 34470, hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of **EIGHTEEN THOUSAND EIGHT HUNDRED FIFTY THREE AND 00/100 DOLLARS** (U.S. \$18,853.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Marion County, State of Florida**, viz.:

The North 95 feet of Lot 1, Block D, Oak Park, according to plat thereof as recorded in Plat Book A, Page 101, of the Public Records of Marion County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Page 1-Warranty Deed

Signed, sealed and delivered in the presence of:

Selena Cox
Witness #1 Signature
Selena Cox

Witness #1 Printed Name
109 SE 1st Avenue
Ocala, FL 34471

Witness #1 Address

Witness #1 City, State, Zip

[Signature]
Witness #2 Signature

Shannon Drivas
Witness #2 Printed Name
109 SE 1st Avenue
Ocala, FL 34471

Witness #2 Address

Witness #2 City, State, Zip

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of (physical presence or () online notarization, this 12 day of March, 2025, by **Gonzalo Chavez and Maria E. Barreiro**, who () are personally known to me or (have produced FL D/C as identification.

SEAL



Gonzalo Chavez

Gonzalo Chavez

Maria E. Barreiro
Maria E. Barreiro

Whose mailing address is:
13 Pecan Run Trace
Ocala FL 34472

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TC OPPORTUNITY III, LLC

Filing Information

Document Number L25000088168
FEI/EIN Number NONE
Date Filed 02/20/2025
Effective Date 02/20/2025
State FL
Status ACTIVE

Principal Address

1525 NE 8TH AVE
OCALA, FL 34470

Mailing Address

1525 NE 8TH AVE
OCALA, FL 34470

Registered Agent Name & Address

JENKINS, ROBERT J, JR.
1140 E FORT KING ST
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGR

JENKINS, ROBERT J, JR.
1140 E FORT KING ST
OCALA, FL 34470

Annual Reports

No Annual Reports Filed

Document Images

[02/20/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)



46 SW 1st Avenue
FL 34471

Estimate

Date	Estimate #
8/21/2025	Remodel 56

Name / Address
Rudnianyn, Todd

Project

Description	Qty	Rate	Total
Construction of New Home / Minnow Model - 1280 sqft Living Area (w/ Allowances)		216,900.00	216,900.00
Total			\$216,900.00



BRICK CITY BUILDERS

Minnow Model (1,280 sqft - LA) – ALLOWANCE BUILD COSTS

Clearing / Site Work (Clearing / Root Rake / Hauling)	\$4,000.00
Pad Prep / Fill Dirt (10 Loads of Fill @ \$300.00)	\$2,500.00
Sewer Connect (City of Ocala "Tap" Fees)	\$8,500.00
Water Connect (City of Ocala "Hookup" Fees)	\$5,500.00
Driveway Form Up / Pour (Parking Pad)	\$4,500.00
Interior Paint (Colors are Satin / Eggshell – S/W Super Paint) (3 Colors w/ White Flat Ceilings and Semi-Gloss Doors & Trim)	\$3,500.00
Exterior Paint (Colors are Satin / Eggshell – S/W Super Paint) (3 Colors – Main Body / Band Trim / Front Door)	\$2,100.00
Cabinet Package (Color (TBD) Cabinets w/ Select Hardware) – Soft Close	\$8,500.00
Countertops (Granite – Level 1 Finish / Smooth Edge)	\$4,500.00
Floor Material (LVP in All Rooms – except Bathrooms)	\$2,600.00
Tile – Bathrooms (Master Shower Walls / Shower Floor / Main Floor) (Guest Bath Walls / Main Floor)	\$2,000.00
GE Appliance Package (Stainless Steel)	\$3,300.00
Refrigerator	\$1,450.00
Dishwasher	\$650.00
Flat-Top Range	\$800.00
Microwave	\$400.00
(Side x Side Fridge, Microwave, Dishwasher, Flat-Top Range)	
Sod (Rolled Bahia) / Landscaping	\$4,000.00

ESTIMATE

Baker Construction &
Management, LLC.
7 East Silver Springs Blvd.
Suite 101
Ocala, FL 34470

Mike@Baker-Builds.com
+1 (352) 266-1194
<https://www.baker-builds.com/>



Bill to
Neighborhood Storage

Ship to
Neighborhood Storage

Estimate details

Estimate no.: 1369
Estimate date: 12/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		New Single Family Home	We propose the following for the new single family home to be built on the corner of NE 3rd Street and NE 10th Avenue.	1	\$65.00	\$65.00
2.		Builders Risk Insurance	Owner to carry Builders Risk Insurance throughout project timeline.	1	\$0.00	\$0.00
3.		Permitting Fees	Allowance for proposed permit fees.	1	\$2,000.00	\$2,000.00
4.		Impact Fees	Owner to pay Impact Fees as needed.	1	\$0.00	\$0.00
5.		Job Site Toilet	Temp toilet throughout project.	1	\$900.00	\$900.00
6.		Dumpster	25 yard construction dumpster throughout build.	3	\$550.00	\$1,650.00
7.		Geo Technical Report	Soil samples.	1	\$750.00	\$750.00
8.		Site Prep	Scrape site of all grass.	1	\$750.00	\$750.00
9.		Fill Dirt	Fill dirt up to 8 loads.	8	\$400.00	\$3,200.00
10.		Rough Grade	Rough grade for foundation.	1	\$750.00	\$750.00
11.		Soil Compaction	Soil compaction to meet density requirements.	1	\$750.00	\$750.00
12.		Pad Build	Build house pad labor.	1	\$2,000.00	\$2,000.00
13.		Foundation Form and Pour	Form and pour foundation.	1	\$16,866.00	\$16,866.00

14.	Termite Pre Treat	Termite pre treat and final termite bond.	1	\$1,874.00	\$1,874.00
15.	Plumbing	Provide labor and material. Builder grade brushed nickel fixtures, elongated white toilets.	1	\$12,000.00	\$12,000.00
16.	Masonry	Provide labor and material for block exterior walls.	1	\$18,520.00	\$18,520.00
17.	Roof Trusses	Provide roof trusses, set and deck.	1	\$9,992.00	\$9,992.00
18.	Soffit And Fascia	Provide and install aluminum soffit and fascia.	1	\$3,094.00	\$3,094.00
19.	Shingle Roof	Provide and install 30 year shingle roof.	1	\$8,000.00	\$8,000.00
20.	Electrical	Provide labor and material for a 200amp service, rough in and trim out. Owner to provide fixtures unless a selection is made prior to going under contract and the fixture price can be added to the contract price.	1	\$12,992.00	\$12,992.00
21.	HVAC	Provide labor and material for a standard split system to meet energy calculations.	1	\$14,214.00	\$14,214.00
22.	Doors & Windows	MI windows and Thermatru exterior doors.	1	\$6,000.00	\$6,000.00
23.	Stucco	Provide and apply stucco finish. Texture to be selected by owner.	1	\$6,500.00	\$6,500.00
24.	Garage Door	Standard garage door with opener.	1	\$1,900.00	\$1,900.00
25.	Porch Ceiling	Provide and install white vinyl ceilings.	1	\$2,774.00	\$2,774.00
26.	Columns	Provide and install column wraps.	1	\$1,000.00	\$1,000.00
27.	Insulation	Foam and fir exterior wall, blow in R-30 for attic.	1	\$2,500.00	\$2,500.00
28.	Drywall	Provide and install 1/2" drywall, finish and texture. Orange peel on wall and knockdown on the ceiling.	1	\$12,000.00	\$12,000.00
29.	Trim Carpentry	Provide 5.25" base and colonial casing, wood window sills, hollow core interior doors.	1	\$6,500.00	\$6,500.00
30.	Interior Paint	Provide and apply interior primer and paint.	1	\$6,496.00	\$6,496.00
31.	Exterior Paint	Provide and apply exterior primer and paint.	1	\$4,000.00	\$4,000.00
32.					

	Flooring	LVP throughout house. Material allowance of \$3 per sq ft. Install included.	1	\$7,680.00	\$7,680.00
33.	Tile Installation	Provide and install tile for master shower and guest tub area. \$3 per sq ft allowance for material. Install included.	1	\$2,500.00	\$2,500.00
34.	Cabinets	Provide and install all wood cabinets, soft close doors and drawers, owner to provide knobs or handles.	1	\$8,000.00	\$8,000.00
35.	Granite Tops	Provide and install a level 1 granite. Owner to select color. \$50 per sq ft allowance.	1	\$5,000.00	\$5,000.00
36.	Closet Shelving	Provide and install closet maid wire shelving.	1	\$1,500.00	\$1,500.00
37.	Glass Mirrors	Provide and install bathroom mirrors.	1	\$400.00	\$400.00
38.	Concrete	Form and pour entry slab from the road to garage door.	1	\$2,868.00	\$2,868.00
39.	Sod Material and Install	Provide and install Bahia sod as needed.	1	\$3,500.00	\$3,500.00
40.	General Contractor Fee	Facilitation and Supervision.	1	\$28,772.00	\$28,772.00
				Total	\$220,257.00

Accepted date

Accepted by



