



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

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

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

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

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

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

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

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

HOW TO GET STARTED

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

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

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

There are three ways to submit an application;

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



APPLICATION DEADLINES - 2024

February 2, 2024

March 29, 2024

May 31, 2024

August 2, 2024

September 27, 2024

November 29, 2024

Email questions to cra@ocalafl.gov

II. **Eligibility and General Requirements**

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

III. Application Materials

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

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

IV. Application Submittal and Review Process

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

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

V. Application Evaluation

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

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

VI. Reimbursement

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

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



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

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

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

APPLICANT INFORMATION

Applicant's Name:
PETER COLES + LINDA LETCHER

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

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

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: 327 434 6445 Fax: _____

E-mail address: HOOVERCAT99@YAHOO.COM

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

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

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

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

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid.

\$ 3685.97

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting?

\$2764.50

Anticipated start date:

JAN 2026*

Anticipated completion date:

WITHIN 1 WEEK

*DEPENDENT ON GRANT APPROVAL DATE

OF START DATE

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant

I, PETER COLES + LINDA LETCHER, owner/occupant of building at
214 NE 11TH AVE OCALA FL 34478, have read and understand the
terms and conditions of the Program and agree to the general conditions and terms outlined in
the application process and guidelines of the Program.

Signature: P. Coles Linda LetcherDate: 11/3/2025

Property Information – For staff use only

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

Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

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

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



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT <i>Revised March 2024</i>	
Purpose	To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.
Plan Consistency	<p>Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.</p>
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	<p>Only work begun <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction
Maximum Grant	\$20,000 (Reimbursement)
Required Match	<p>City (75%) – Applicant (25%).</p> <p><i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i></p>

Estimate

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



Peter Coles
214 Ne 11th Ave
Ocala FL 34471

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

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Exterior Painting Project Overview	1		3,700.00			3,700.00
This project includes complete preparation, painting, and one minor repair on designated exterior areas of the property. All work will be performed using high-quality Sherwin-Williams products, ensuring long-lasting protection and aesthetic appeal.						

Areas Included						
The following areas will be cleaned, prepped, primed (as needed), and painted:						
Windows: All exterior window trim, sashes, and sills.						
Doors: All exterior doors, frames, and surrounding trim.						
Porches (2): Includes posts, floors, ceilings, railings, and spindles.						
Soffits: All exterior soffit areas around the home.						

Continued on page 2

Dylan Rettenmaier

The work will be invoiced upon completion.

Estimate

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



Peter Coles
214 Ne 11th Ave
Ocala Fl 34471

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

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Porch Ceilings: Proper surface preparation and finish coating.						
Rails and Spindles: Sanding, cleaning, and refinishing of all porch and stair rail systems.						
Chimney: Complete prep and painting of all exposed chimney surfaces.						

Repair Work						
Perform one soffit repair in the designated area as discussed with the customer.						
Remove and replace damaged material.						
Install a new matching section.						
Caulk, seal, and finish to match adjacent surfaces.						

Continued on page 3

Dylan Rettenmaier

The work will be invoiced upon completion.

Estimate

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Dylanr@happylittlepaintingcompany.com
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Peter Coles
214 Ne 11th Ave
Ocala Fl 34471

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

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

Continued on page 4

Dylan Rettenmaier

The work will be invoiced upon completion.

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Dylanr@happylittlepaintingcompany.com
EIN: 87-2552467



Peter Coles
214 Ne 11th Ave
Ocala Fl 34471

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

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

Continued on page 5

Dylan Rettenmaier

The work will be invoiced upon completion.

Estimate

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



Peter Coles
214 Ne 11th Ave
Ocala Fl 34471

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

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

Continued on page 6

Dylan Rettenmaier

The work will be invoiced upon completion.

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Ocala Fl 34471

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

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

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

Dylan Rettenmaier

The work will be invoiced upon completion.

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



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

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

Exterior Preparation & Scope of Work


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


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


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

Item	\$
Whole House	\$3,685.97




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9. Customer Approval: Once all preparation steps are completed, we will invite you for a final inspection. Your satisfaction is essential to us, and we will not proceed with the painting process until you are satisfied with the preparation work.

10. Weather Considerations: In the case of exterior painting, we will monitor weather conditions closely. We will schedule the painting work during appropriate weather conditions to ensure optimal drying and adhesion of the paint.

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

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



ALWAYS INCLUDED:

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

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Optional add-on - Not Included in Proposal

Add

Best Package (Exterior)

\$365.00

Best Package (Exterior)

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

ALWAYS INCLUDED:

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

Subtotal


\$3,685.97


Tax \$0.00

Total \$3,685.97


Deposit Required \$1,842.99




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Financing Options

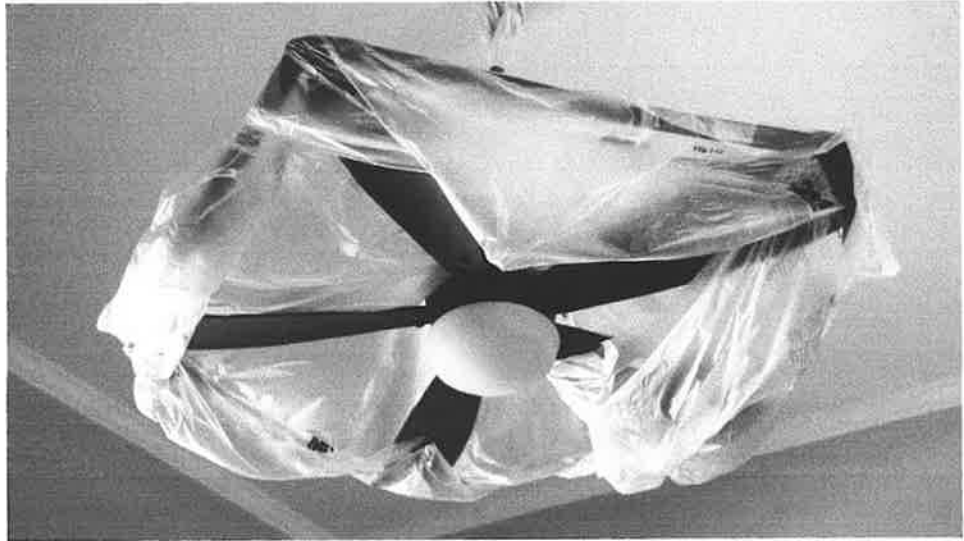


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Payment Terms

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

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

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




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Terms and Conditions


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

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



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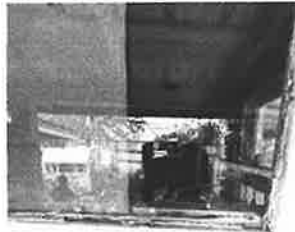
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/01/2024

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

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

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

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

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

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

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

CERTIFICATE HOLDER

Proof of Coverage

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Make It Happen Painting

3-Year Limited Labor Warranty

Warranty Coverage

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

What We Will Do

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

Exclusions (Not Covered)

This warranty does not cover:

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

Customer Responsibilities

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

Limitations

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

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

Governing Law

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

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

214 NE 11th Ave Before Photos



214 NE 11th Ave Before Photos



214 NE 11th Ave Before Photos



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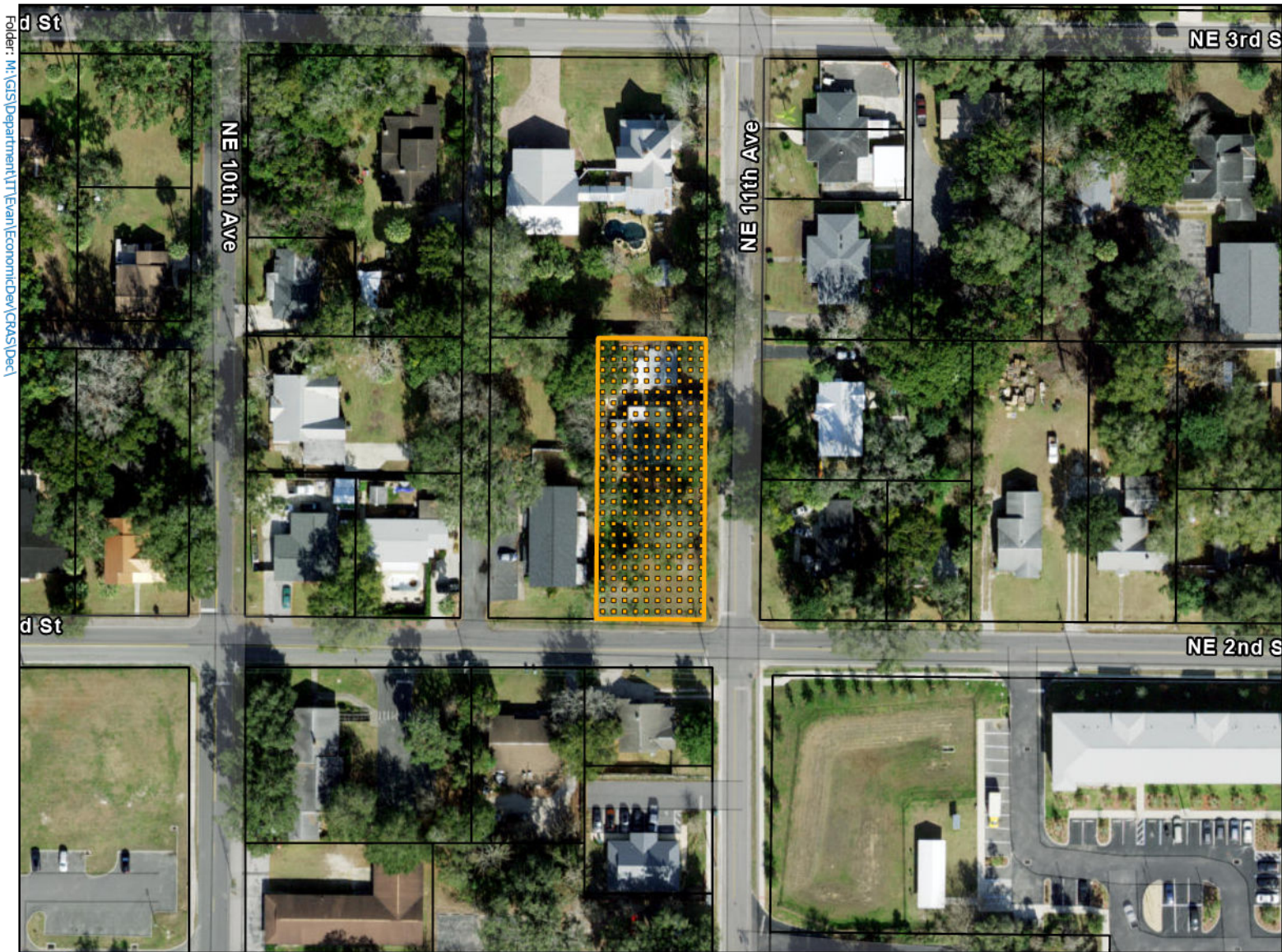
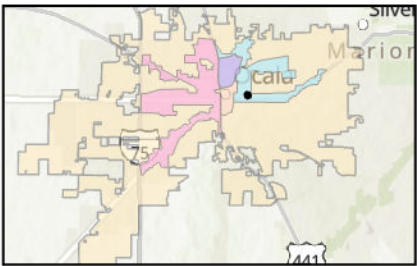



214 NE 11th Ave Before Photos




AERIAL MAP

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



 Subject Property

 Parcels

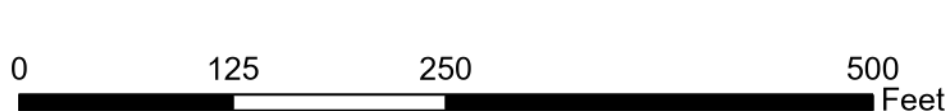
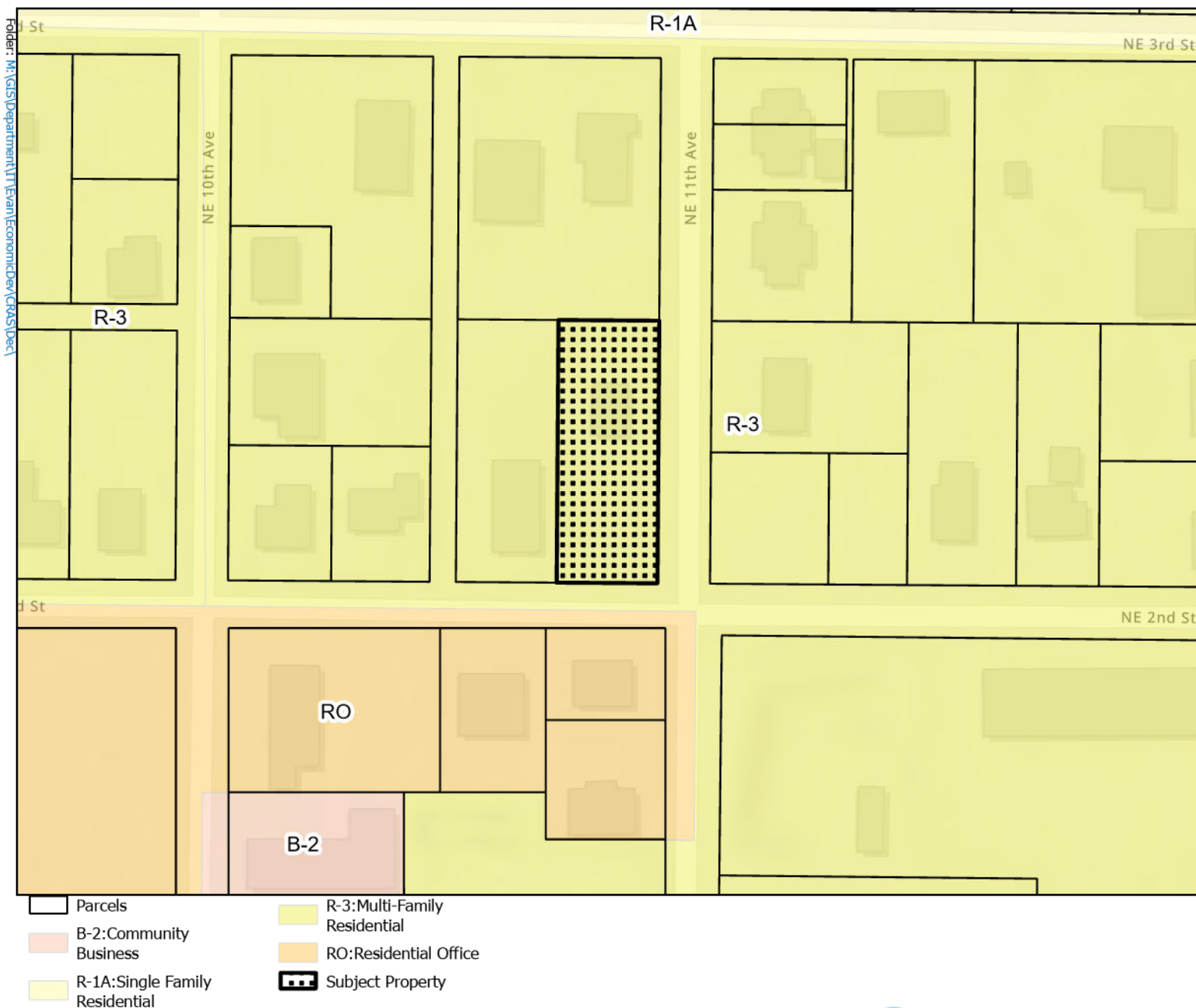
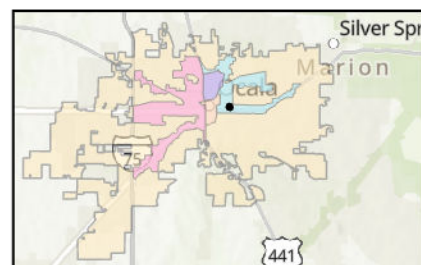
0 125 250 500 Feet



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

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

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



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

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by ekrepps on 12/9/2025

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Certified Assessment Roll

2834-003-009

[GOOGLE Street View](#)

Prime Key: 1239826

[MAP IT+](#)

Property Information

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

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

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .35

Situs: 214 NE 11TH AVE OCALA

Current Value

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

History of Assessed Values

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

Property Transfer History

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

Property Description

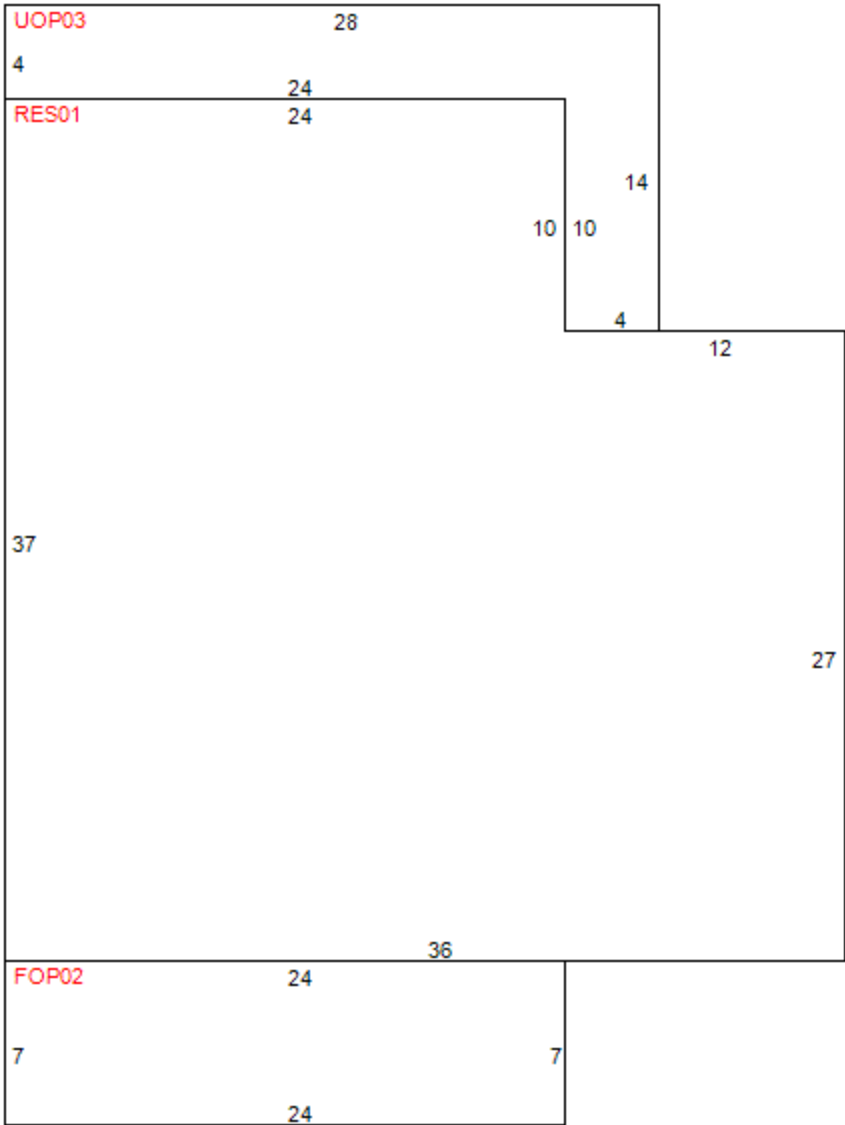
SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK C LOT 9 &
THE S 10 FT OF ALLEYWAY LYING N OF LOT 9

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

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

[Traverse](#)

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



Building Characteristics

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

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

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

Section: 1

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

Miscellaneous Improvements

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

Appraiser Notes

Planning and Building

** Permit Search **

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

Cost Summary

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