



City of Ocala
 Community Redevelopment Agency
 201 SE 3rd Street, Ocala, FL 34471

MEMORANDUM

DATE September 19, 2024
 TO: West Ocala CRA Advisory Committee
 FROM: Roberto Ellis, Economic Development Manager
 RE: West Ocala Residential Improvement Grant – Application CRA24-45788

815 W. Silver Springs Place - Reroofing

The purpose of the Community Redevelopment Agency (CRA) West Ocala Residential Property Improvement Grant is to encourage homeowners to make improvements that address neighborhood deterioration trends while adding value to the CRA. The Brooks Family Trust (Applicant) intends to improve a building constructed in 2005. Upon completion, the home will be available for rental to a low- to medium-income household. The scope of work includes removing rotten or damaged plywood and installing new architectural shingles. The proposed reroofing project is considered eligible work per the grant guidelines. West Ocala CRA Advisory Committee Member, Dr. Barbara Brooks is the Applicant representative and will abstain from voting on this application. The Grant Review Committee meeting and site visit took place on September 4, 2024, with Dwan Thomas representing the West Ocala CRA Advisory Committee. Staff recommends approval of the grant request.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45788	815 W. Silver Springs Pl. (2844-009-020)	Reroofing	\$7,155.50	\$5,366.62

Attached - Application form, Cost estimates, Photographs of existing conditions.



Image 1. View of the roof looking Northeast from West Silver Springs Place.



Image 2. View of the property looking North from West Silver Springs Place.

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: Brooks Family Trust
Project Address: 815 W. Silver Springs Pl, 34475
Parcel Number: 2844-009-020

APPLICANT INFORMATION

Applicant's Name:
Brooks Family Trust

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

Barbara J. Brooks

Agent's Name (if applicable): Barbara J. Brooks

Agent's Mailing Address: 1636 SW 31st Ave

City: Ocala State: FL Zip: 34474

Phone number: 352-873-1319 Fax: 352-873-1319

E-mail address: barbarabrooks f @ aol.com

How long have you owned / lived at the current location? 2 yrs.

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

The house needs a new roof. The house was built in 2005 and has the original roof. Insurance companies are requiring newer roofs to insure the house. The house will be used as a rental in west Ocala Historic District.

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

The improvements would not be made without the grant assistance. It would create a hardship to replace a roof on a fixed income. Most importantly, the house could be placed on the rental market for a low income tenant to live in the West Ocala Historic District.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. \$7,200.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? \$5,400

Anticipated start date: 9/30/2024 Anticipated completion date: 10/15/2024

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, Barbara J. Brooks, owner/occupant of building at
815 W. Silver Springs Pl., 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: Barbara J. Brooks

Date: 9-4-2024

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

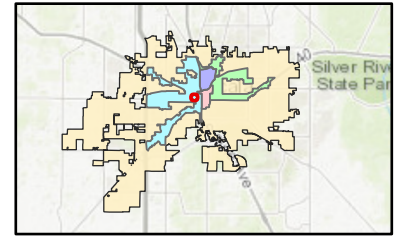
Is the building on the National Register of Historic Places? Y N


CRA GRANT REQUEST MAP

CRA Meeting: September 26, 2024

Address: 1340 NW 11TH AVE
Parcel: 2844-009-020
Case Number:
Property Size: Approximately 0.09 acres
CRA Location: West Ocala
Proposal: A request for CRA fund use

Location Map



 Subject Property

 Parcels

0 200 Feet



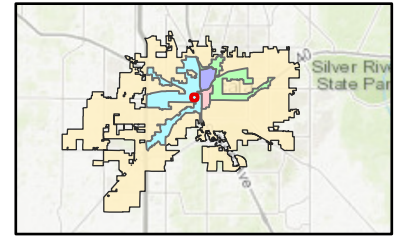
Prepared by the City of Ocala
Growth Management Department
by kwirthlin on 9/13/2024




CASE MAP

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Location Map



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

0 200 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirthlin on 9/13/2024

SHINGLE ROOF CONTRACT

Date: 7-23-24



LAYFIELD ROOFING & CONSTRUCTION
 5521 SE 2nd Street, Ocala, FL 34480
 (352) 274-5889 • layfieldroofing@gmail.com

CCC1333351
 CGC1531019

Proposal Submitted To:

Name <u>Barbara Brooks</u>	Date <u>7-23-24</u>
Address <u>815 W Silver Springs Place</u>	Phone # <u>352-875-4237</u>
City, Zip <u>Ocala 34474</u>	Salesman <u>Matt Layfield</u> <u>352-812-2509</u>

Specifications and Estimate:

Remove sqs and 1 layer(s) of roofing
 Install new underlayment 2 layers synthetic peel & seal
 Install *Limited Lifetime, Architectural shingles
 Brand and Color Owens Corning Duration
 Install new pipe flashings and valley underlayment
 1.5"x 2"x 6 3"x _____ Valley
 Install Roof Vents 50' passive ridge vent
 New Drip Edge 210' lg face drip

- x- Clean up and haul off debris
 - x- 5 Year workmanship warranty
 - x- Protect landscaping
 - x- Clean gutters
 - x- Furnish permit
 - x- Magnetized clean up
- All wood is extra at cost of materials and labor

Special Instructions:

Include 4 sheets of plywood, additional sheets @ \$75 per sheet.

Measurements

We hereby propose to do the work outlined above for the sum of Seven thousand two hundred Dollars (\$ 7,200)
 100% payment is due upon completion

All payments are due, upon completion and must be made payable to LAYFIELD ROOFING & CONSTRUCTION, INC. Any payments not made as out-lined. All payments are due, immediately upon completion and must be made payable to LAYFIELD ROOFING & CONSTRUCTION, INC. Any payments not made as out-lined could result in liens against your home and a voided warranty. Company is not responsible or liable for damages caused by acts of nature, storm damage, neglect, third parties that include but are not limited to material delivery or debris removal, interior damage while replacing skylights and other fixtures, or heater units of any kind. This is a construction site. The inhabitants, guests and any other parties are responsible for their own safety during the entire construction process. Layfield Roofing & Construction, Inc is not responsible for injuries due to personal negligence. This includes, but is not limited to fasteners, sharp materials and tools. Within 3 days of completion the site will be cleaned 100% and thereafter will become the companies liability. Colors matching on repairs is not guaranteed. Any alteration or deviation from the above specifications will be executed only upon written orders and will become an extra charge added to the estimate. *Limited Lifetime shingles refers to the manufacturers warranty. If self adhered underlayment and/or the material attached cannot be removed then a second layer will be added and wood cost is double. Layfield Roofing & Construction, Inc. is not responsible or liable, unless outlined above, for any chimney work needed to complete the flashing around a chimney. Flashing on stone chimneys is not covered by the warranty. To work the flashing the stone must be removed. This estimate is good for 10 days and is then at the discretion of Layfield Roofing & Construction, Inc. Any jobs that cannot be permitted, for any reason, may also be terminated at the discretion of Layfield Roofing & Construction, Inc.

Acceptance of Proposal

I agree to the terms and conditions of this proposal. Payment will be made as outlined above.
 I understand that failure to pay will result in actions in accordance to the Florida Lien Law.

Signature _____ Date of acceptance _____

A GOOD MAN AROUND THE HOUSE LLC

DBA: AGM Roofing

Mailing: 6730 NW 1st Ave, Ocala, FL 34475

Office Phone: (352) 622-2766

7/29/2024

Thomas R Lea III, Owner

Phone: (352) 274-5267 tommylea3iii@gmail.com

CCC1330059

JOB ESTIMATE

CUSTOMER: Barbara Brooks

815 W Silver Springs Place

Ocala, FL 34475

352-875-4237

DESCRIPTION OF WORK

Remove single layer roof system down to a smooth surface. Inspect deck for proper nailing pattern and for rotten or damaged plywood. The deck will be renailed if needed to bring up to current code. All rotten or damaged plywood will be replaced on an as per sheet basis as described below. New architectural shingles will be installed over a moisture barrier. New ridge vent, drip edge, valley metal (if needed) and vent pipe flashings (excluding gas vents) will be installed. All debris and any left over material will be removed and a magnetic cleanup will be done upon completion.

QTY.	MATERIAL	AMOUNT
	Atlas Pinnacle Pristine Roof System	
	**Includes:	
	Flat roof area.	
	Up to 2 sheets of plywood.	
	**Please Note:	
	The front porch section is currently shingle.	
	We must install flat roof approved material where needed to pass inspection.	

MISCELLANEOUS CHARGES	
1/2in Plywood at \$80ea.	
Renailing deck \$300 (if needed)	
Cricket behind chimney	
\$15/sq per tear-off layer of felt	

Lumber	LF	RATE	AMOUNT
2x4's		\$7.00	
2x6's		\$7.50	
1x4's		\$6.50	
1x6's		\$7.00	

BASE PRICE	\$7,155.50
TOTAL MATERIAL	
TOTAL MISCELLANEOUS	
TOTAL LUMBER	
GRAND TOTAL	

***AGM Roofing is NOT able to reinstall a satellite dish on the roof after completion, as it will void the manufacturer warranty. A satellite company must reinstall the dish in an area NOT on the roof.

Contractor

Customer _____

Estimate valid for 30 days.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

2844-009-020

[GOOGLE Street View](#)

Prime Key: 1254183

[MAP IT+](#)

Current as of 9/17/2024

Property Information

BROOKS FAMILY IRREV TRUST
BROOKS BARBARA J TR
1636 SW 31ST AVE
OCALA FL 34474-2908

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .09

Situs: Situs: 815 W SILVER SPRINGS PL
OCALA

Current Value

Land Just Value	\$6,800
Buildings	\$63,714
Miscellaneous	\$0
Total Just Value	\$70,514
Total Assessed Value	\$70,514
Exemptions	\$0
Total Taxable	\$70,514

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$4,080	\$66,459	\$0	\$70,539	\$70,539	\$0	\$70,539
2022	\$4,080	\$62,199	\$0	\$66,279	\$47,427	\$0	\$47,427
2021	\$2,380	\$40,735	\$0	\$43,115	\$43,115	\$0	\$43,115

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7681/1186	01/2022	07 WARRANTY	8 ALLOCATED	Q	I	\$160,000
7244/0022	02/2020	08 CORRECTIVE	8 ALLOCATED	U	I	\$100
7134/0651	02/2020	07 WARRANTY	8 ALLOCATED	Q	I	\$70,000
5646/1181	03/2012	07 WARRANTY	0	U	I	\$100

Property Description

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 053
WEST END OCALA

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

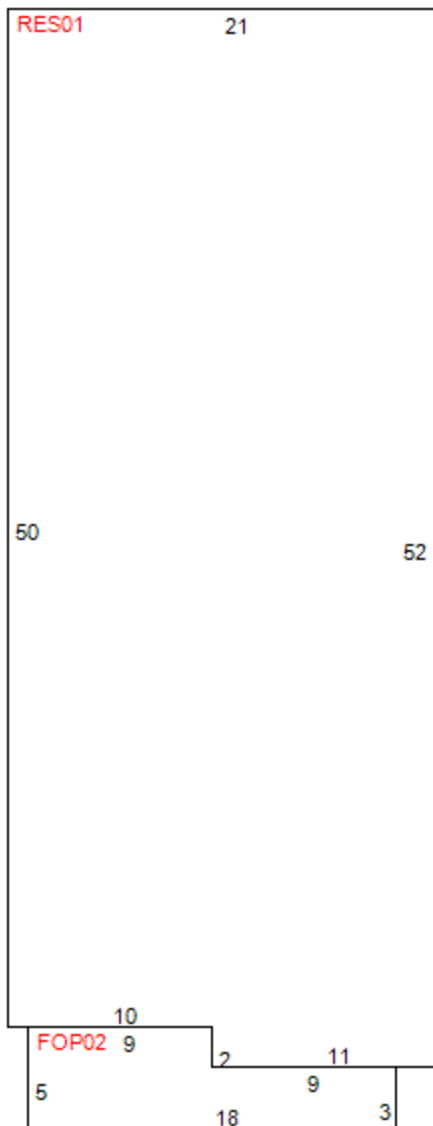
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		40.0	100.0	R3	40.00	FF	200.0000	1.00	0.85	1.00	6,800	6,800
Neighborhood 4489 - WESTERN ADD/REWARDON WEST R3											Total Land - Class \$6,800	
Mkt: 8 70											Total Land - Just \$6,800	

[Traverse](#)

Building 1 of 1

RES01=R11U52L21D50R10D2.R11L2

FOP02=D3L18U5R9D2R9.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 2

Year Built 2005
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 300 - LOW
 Inspected on 4/9/2020 by 025

Architecture 0 - STANDARD SFR
 Base Perimeter 146

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0139	- HARDEE BOARD	1.00	2005	N	0 %	0 %	1,072	1,072
FOP	0201	- NO EXTERIOR	1.00	2005	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	TILE	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
A/C: Y	Fireplaces: 0		Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

Appraiser Notes

ESTIMATED INTERIOR
 TO GO SALLIE SILLS OR LINDA M JACKSON ONLY (PO BOX).

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC02297	8/1/2005	-	SFR
OC00396	3/1/1993	-	ROOF

Cost Summary

Buildings R.C.N.	\$72,692	8/29/2014				
Total Depreciation	(\$26,169)					
Bldg - Just Value	\$46,523		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$0	3/11/2011	1	\$72,692	(\$26,169)	\$46,523
Land - Just Value	\$6,800	2/6/2024				
Total Just Value	\$53,323	.				