

**CITY OF OCALA NORTH MAGNOLIA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: EBL Osceola Ave, LLC

Project Address: 953 N.E Osceola Ave

Parcel Number: 26100-001-01

APPLICANT INFORMATION

Applicant's Name: Eddie Lewis

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

Applicant's Business Name (if applicable): EBL Osceola Ave, LLC

Type of business: Rental

Applicant's Mailing Address: 1236 SE 12th St

City: Ocala State: FL Zip: 34471

Phone number: 352-572-4512 Fax: —

E-mail address: ebldg@gmail.com

Applicant is the ☒ Property Owner ☐ Business Owner/Tenant

How long has the business been at the current location? 2005 - 20 years

If renter, when does your current lease expire? —

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: EBL Oseceda Ave, LLC
Property Owner's Business Name (if applicable): -
Property Owner's Mailing Address: 1236 SE 12th St
City: Ocala State: FL Zip: 34471
Phone number: 352-572-4512 Fax: -
E-mail address: ebldg@gmail.com

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Rental

Explain the purpose of and need for the proposed improvements. Beautification
of building and property

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. No

Number and types of jobs being created. unknown

What will be the business hours of operation? 8 to 5 M/F

For projects with residential component - number and types of units being created. -

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). 27,900

Required – Attach itemized bid sheets.

How much funding assistance are you requesting? 20,925

Anticipated start date: upon approval Anticipated completion date: 6 weeks

SCOPE OF WORK CHECKLIST (Check all that apply)

North Magnolia CRA

☒ Exterior painting/paint removal for the entire building – Submit color sample. Paint color subject to approval by the committee.

☐ Exterior cleaning of the property/masonry repair/parking lot coating and striping

☐ Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting. Submit drawings and/or photos.

☐ Repair or replacement of windows for the entire building. Submit drawings and/or photos.

☐ New landscaping area (trees and shrubs) visible from the street/sidewalk. Submit landscape plan.

☐ New or replacement wall signage. Submit drawings and/or photos.

☐ New or replacement awnings for the entire building. Submit drawings and/or photos.

☐ Fencing. Submit drawings and/or photos.

Reroofing is not eligible for this grant program.

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, Eddie Lewis, business owner/tenant of the building
at

953 NE Osceola Ave, 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 [Signature] Date 6-18-2025

Owner Approval for Tenant Applicant

I, Eddie Lewis, owner of the building
at

953 NE Osceola Ave, 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 building as outlined in the Scope of Work
section of this application.

Signature [Signature] Date 6-18-2025

Property Information – For staff use only

Is the property assessed Marion County property taxes?	<u>Y</u> / N
Are property taxes paid up to date?	<u>Y</u> / N
Is the property in condemnation or receivership?	Y / <u>N</u>
Is there an active City code enforcement case on the property?	Y / <u>N</u>
Is the building on the National Register of Historic Places	Y / <u>N</u>



BORREGO PAINTING, LLC
Because Quality matters.

ESTIMATE.

DATE: JULY 10TH. 2025.

(352) 216-3707

borregopainting@live.com

TO: EDDIE LEWIS

	JOB	PAYMENT TERMS	
	953 NE OSCEOLA AVE		

	DESCRIPTION	UNIT	TOTAL
	EXTERIOR PAINT:		
	Pressure wash exterior, cover windows, protect plants and walkways.		
	Apply a coat of Loxon Conditioner to seal any chaulkiness that has been detected, due to breakdown.		
	Rechaulk all windows, door openings and fill any holes.		
	Apply two coats of Sherwin Williams Exterior Premium Paint to all stucco, siding, trim, soffits and gutters.		
	Handrails will be sanded-free of any rust, prime where needed and two coats of Sherwin Williams oil-based Industrial Enamel.		
	All doors and overhead door will be prep properly and two coats of all Surface Enamel to be applied.		
	All bollards will be sanded free of rust, primed and painted in a safety yellow enamel.		
	Lift included in price in case need to rent.		
	Labor and materials.		
		SUBTOTAL	
		SALES TAX	
		TOTAL	\$ 27,900.00

Make all checks payable to Borrego Painting LLC
THANK YOU FOR YOUR BUSINESS!

Chinese Connection Painting, Inc
 43 Redwood Run Loop
 Ocala, FL 34472
 Cell: (352) 427-3386

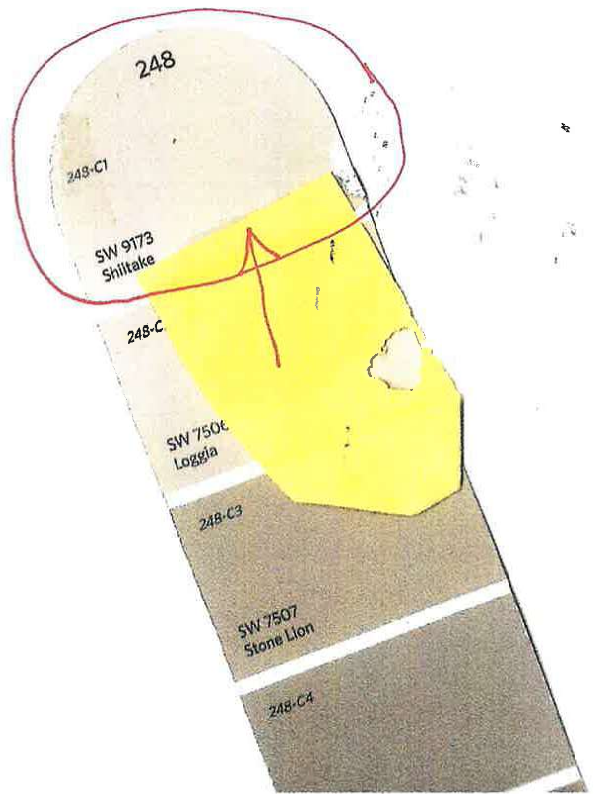
Estimate

Name/Address
Eddie Lewis

Date	Estimate No.	Project
08/14/25	1	

Description	Quantity	Cost	Total
Pressure clean the whole building with industrial cleaner.			
Prep as needed and put a coat of loxon sealer so the new paint will bond.			
We will put Ospho on all the rusty handrails to kill all the rust.			
We will clean the rust good and we will put concrete around all the bottoms of all the handrails .			
Paint the handrails with industrial oil base paint.			
Paint two coats od what ever color of sherwin williams paint.			
Prime rust on doors and paint doors with oil base paint.			
Rental of lift with diesel fuel.			
Paint all the yellow strips in front and back.			
We will get all the lower block peeled goos and prime really good.			
Paint the top of the front office			
Labor & Materials	1	25,500.00 0.00%	25,500.00 0.00
Acceptance Of Estimate		Total	\$25,500.00


Paint color
Sherwin Williams Paint



Expert Pick

SW 9173

Shiitake

FULL DETAILS 

Tax Roll Property Summary

Help

Account Number		R26100-001-01			Type	REAL ESTATE	Request Future E-Bill
Address		903 NE OSCEOLA AVE ALL UNITS OCALA			Status		
Sec/Twn/Rng		8 15 22			Subdivision	9969	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	R	2010 R26100-001-01	PAID	11/2010	13,560.52	Tax Bill	
2011	R	2011 R26100-001-01	PAID	11/2011	12,960.70	Tax Bill	
2012	R	2012 R26100-001-01	PAID	11/2012	12,564.47	Tax Bill	
2013	R	2013 R26100-001-01	PAID	11/2013	12,925.56	Tax Bill	
2014	R	2014 R26100-001-01	PAID	11/2014	12,734.48	Tax Bill	
2015	R	2015 R26100-001-01	PAID	11/2015	14,051.33	Tax Bill	
2016	R	2016 R26100-001-01	PAID	11/2016	14,560.82	Tax Bill	
2017	R	2017 R26100-001-01	PAID	11/2017	14,601.00	Tax Bill	
2018	R	2018 R26100-001-01	PAID	11/2018	15,027.31	Tax Bill	
2019	R	2019 R26100-001-01	PAID	11/2019	16,058.41	Tax Bill	
2020	R	2020 R26100-001-01	PAID	11/2020	16,155.92	Tax Bill	
2021	R	2021 R26100-001-01	PAID	11/2021	18,792.98	Tax Bill	
2022	R	2022 R26100-001-01	PAID	11/2022	19,852.47	Tax Bill	
2023	R	2023 R26100-001-01	PAID	11/2023	23,825.66	Tax Bill	
2024	R	2024 R26100-001-01	PAID	11/2024	25,474.05	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2024	R26100-001-01	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information	
SEC 08 TWP 15 RGE 22 OCALA COM O				EBL OSCEOLA AVE LLC	
N N SIDE OF HENRY AVE & E SIDE O				1236 SE 12TH ST	
F OSCEOLA AVE TH N 279 FT E 218				OCALA FL 34471-6092	
FT S 279 FT W 230 FT & PLAT BOOK					
A PAGE 074 WATER RETENTION AREA					
#2-14TH ST COM AT NE COR OF BLK					
Current Values and Exemptions				Taxes and Fees Levied	
MARKET VALU 1,341,671				TAXES	22,602.97
COUNTY ASMT 1,273,526				SP. ASMT	3,932.50
COUNTY TXBL 1,273,526					
SCHOOL ASMT 1,341,671					
SCHOOL TXBL 1,341,671					
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1
25,474.05	25,739.41	26,004.76	26,270.12	26,535.47	27,331.53

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/15/2024 998 2024 3021152.0002			Pmt Posted	\$1061.42-	\$.00	\$25,474.05

Links of Interest

- [LINK TO PA GIS](#)
- [LINK TO PROPERTY APPRAISER WEB](#)

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 Property Record Card

26100-001-01

[GOOGLE Street View](#)

Prime Key: 1265738

[MAP IT+](#)

Current as of 7/10/2025

Property Information

EBL OSCEOLA AVE LLC
1236 SE 12TH ST
OCALA FL 34471-6092

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

M.S.T.U.

PC: 48

Acres: 1.88

More Situs

Situs: 903 NE OSCEOLA AVE ALL
UNITS OCALA

2024 Certified Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$1,341,671	Impact	
Total Assessed Value	\$1,273,526	<u>Ex Codes:</u>	(\$68,145)
Exemptions	\$0		
Total Taxable	\$1,273,526		
School Taxable	\$1,341,671		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$106,461	\$850,361	\$22,423	\$1,341,671	\$1,273,526	\$0	\$1,273,526
2023	\$106,461	\$908,708	\$22,423	\$1,250,181	\$1,157,751	\$0	\$1,157,751
2022	\$106,461	\$792,614	\$22,423	\$1,052,501	\$1,052,501	\$0	\$1,052,501

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5192/0353	04/2009	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$415,500
5091/1676	08/2008	77 AFFIDAVIT	0	U	I	\$100
5091/1665	08/2008	77 AFFIDAVIT	0	U	I	\$100
3973/1678	03/2005	05 QUIT CLAIM	0	U	I	\$100
3957/0121	02/2005	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$515,000
1714/0361	01/1991	26 TRUSTEE	0	U	I	\$100
1503/1334	04/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1494/0929	02/1988	05 QUIT CLAIM	8 ALLOCATED	U	I	\$100
1487/1135	02/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
0843/0688	10/1977	02 DEED NC	0	Q	I	\$62,300

[Property Description](#)

SEC 08 TWP 15 RGE 22
OCALA COM ON N SIDE OF HENRY AVE & E SIDE OF OSCEOLA
AVE TH N 279 FT E 218 FT S 279 FT W 230 FT &
PLAT BOOK A PAGE 074
WATER RETENTION AREA #2-14TH ST
COM AT NE COR OF BLK 19 OF ALLREDS ADD TO OCALA TH
N 0-06-20 E 40 FT TH N 89-51-09 E 478.78 TO A POINT TH
S 89-51-09 W 204.72 FT TH N 0-06-20 W 38.34 FT TH S
89-51-09 W 2.81 FT TH N 0-06-20 W 124.11FT TH S
02-03-20 E 95.03 FT TH N 0-06-20 W 31.92 FT TH
S 89-48-30 W 49.46 FT TO POB TH TH S 89-48-30 W 191.97
FT TO ELY ROW OF SS RR TH NWLY 84.23 FT TH NELY 207.19
FT TH S 7-55-22 E 95.97 FT TO POB &
THAT PORTION OF LAND LYING S OF S ROW LINE OF S RD 494 AKA
NE 10TH ST

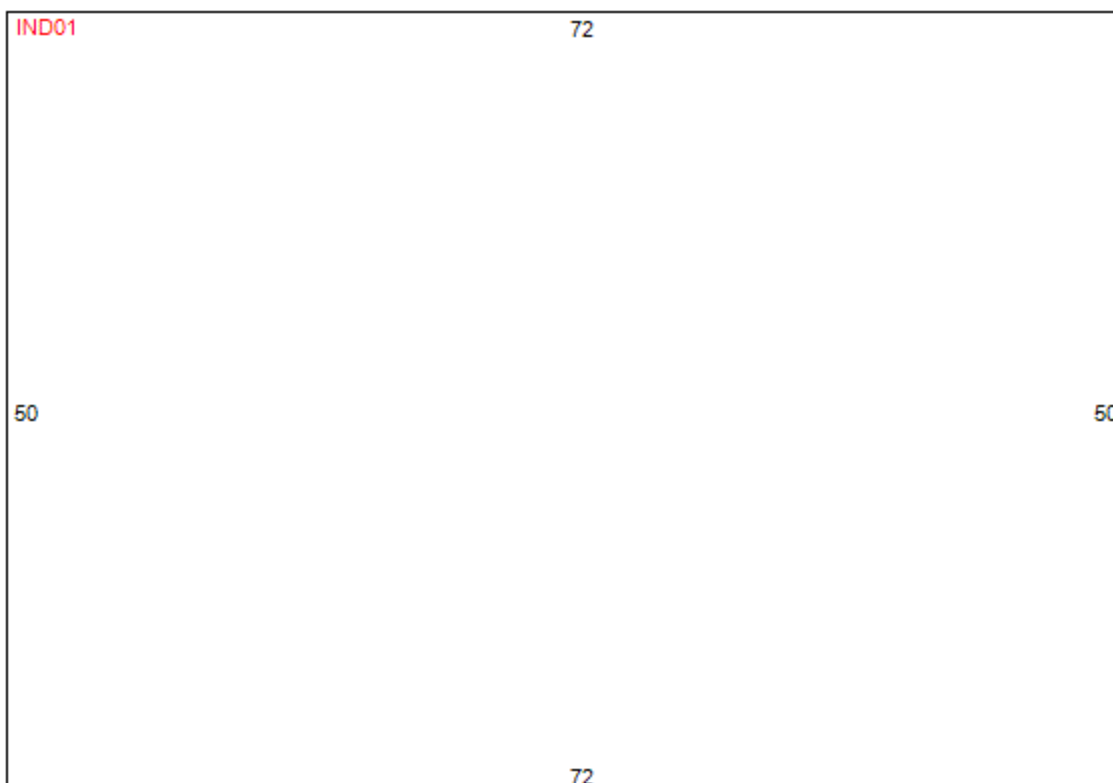
Parent Parcel: 26100-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF		230.0	279.0	M2	81,893.00	SF							
Neighborhood 9969 - COMM NE 10/14TH EAST OF 441													
Mkt: 2 70													

[Traverse](#)

Building 1 of 3
IND01=L72D50R72U50.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1972
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	7/14/2021 by 117	Base Perimeter 244

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	1972	0	3,600	M49 STORAGE	72 %	N
						M49 STORAGE	28 %	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Traverse

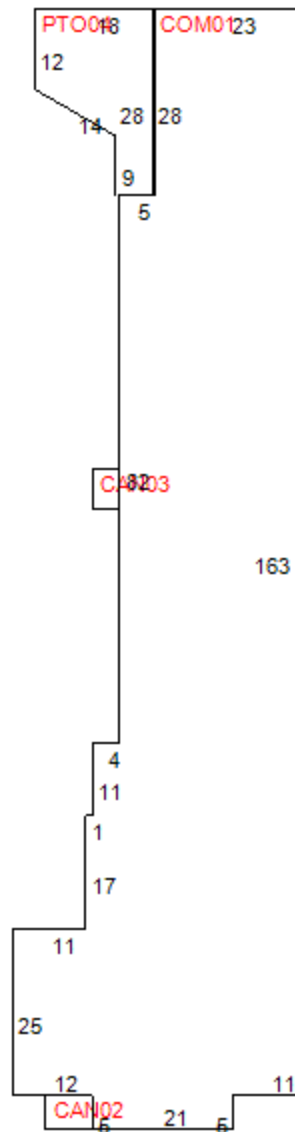
Building 2 of 3

COM01=R12D5R21U5R11U163L23D28L5D82L4D11L1D17L11D25.R12

CAN02=L7D5R7U5.L12U25R16U69

CAN03=L4D6R4U6.U41L0,6

PTO04=U9A300|14U12R18D28L5.

Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 0
Quality Grade 500 - FAIR
Inspected on 7/14/2021 by 117

Year Built 1941
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 424

Exterior Wall 38 WD SIDING-SHTG62 FACE BRICK-WD24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1941	0	5,058	F17 OFFICE	87 %	N	Y
						F49 STORAGE	13 %	N	N
2	8.0	1.00	1941	0	35	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1941	0	24	CAN CANOPY-ATTACHD	100 %	N	N

4

8.0 1.00

1941

0

352 PTO PATIO

100 % N

N

Section: 1**Elevator Shafts: 0****Aprtments: 0****Kitchens: 0****4 Fixture Baths: 0****2 Fixture Baths: 1****Elevator Landings: 0****Escalators: 0****Fireplaces: 0****3 Fixture Baths: 1****Extra Fixtures: 0**[Traverse](#)**Building 3 of 3**

IND01=R200D100L90D15L52U15L58U100.R192

CLP02=L68U8R68D8.

CAN03=R8U8L8D8.R8D100L90D15L20

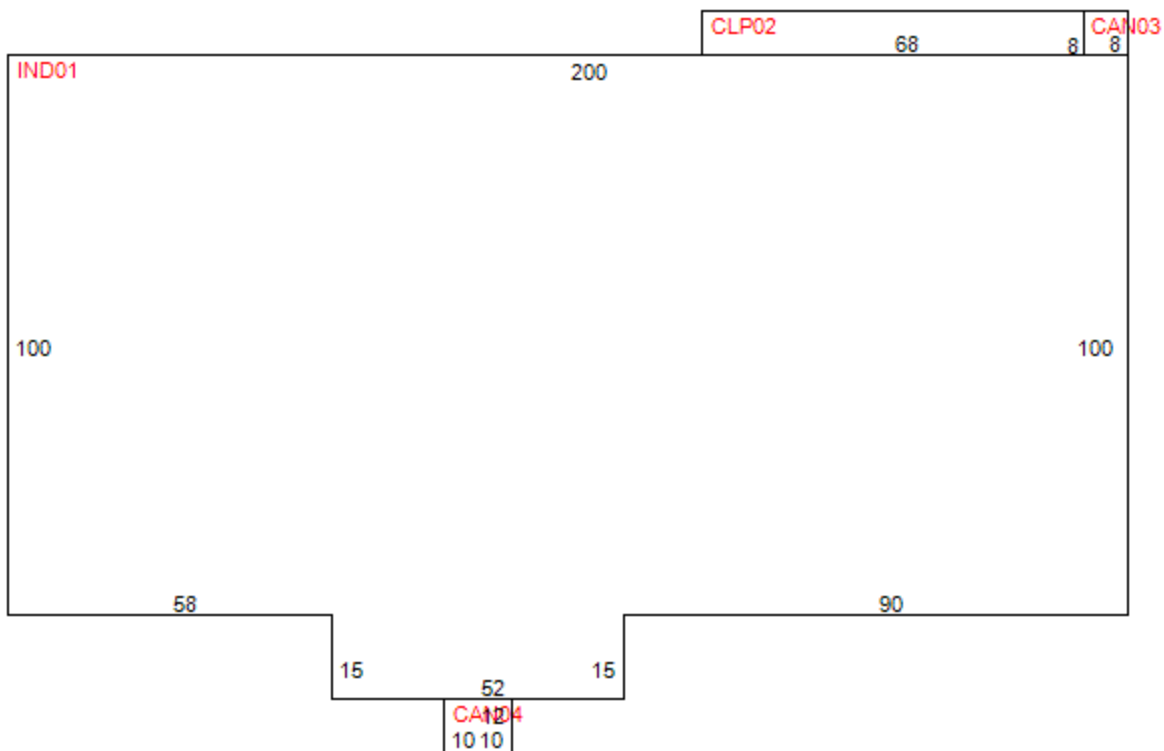
CAN04=D10L12U10R12.

MZO05=6312.

MZO06=348.

MZO07=800.

6312

[Building Characteristics](#)**Structure**
Effective Age1 - WH STL FR
6 - 25-29 YRS**Year Built 1985**
Physical Deterioration 0%

Condition 3
Quality Grade 600 - AVERAGE
Inspected on 7/14/2021 by 117

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 630

Exterior Wall 18 PREFINISHED MTL24 CONC BLK-PAINT66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	18.0	1.00	1985	0	20,780	F48 WAREHOUSE/DISTRIBUTE	83 %	N	N
						F48 WAREHOUSE/DISTRIBUTE	8 %	N	Y
						F11 ONE STORY STORE	9 %	N	Y
2	18.0	1.00	1985	0	544	CLP LOADING-FINISH	100 %	N	N
3	22.0	1.00	1985	0	64	CAN CANOPY-ATTACHD	100 %	N	N
4	8.0	1.00	1985	0	120	CAN CANOPY-ATTACHD	100 %	N	N
5	8.0	1.00	1985	0	6,312	MZO MEZZANINE OFF	100 %	N	Y
6	8.0	1.00	1985	0	348	MZS MEZZANINE STOR	100 %	N	Y
7	8.0	1.00	1985	0	800	MZS MEZZANINE STOR	100 %	N	N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 1 4 Fixture Baths: 2 2 Fixture Baths: 3
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 2 Extra Fixtures: 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	23,148.00	SF	5	1977	3	0.0	0.0
144 PAVING ASPHALT	7,790.00	SF	5	1990	3	0.0	0.0
159 PAV CONCRETE	888.00	SF	20	1977	3	0.0	0.0
UDU UTILITY-UNFINS	65.00	SF	40	1977	3	13.0	5.0
159 PAV CONCRETE	292.00	SF	20	2006	5	0.0	0.0
159 PAV CONCRETE	190.00	SF	20	2006	3	0.0	0.0
159 PAV CONCRETE	64.00	SF	20	1977	5	0.0	0.0

Appraiser Notes

OSCEOLA COMPLEX:
BLDG01= STORAGE BLDG

BLDG02= MAHOGANY REVIEW 1-3FX

SISTERHOOD/BROTHERHOOD MINISTRIES 1-2FX

BLDG03= AMERICAN FIRE & SAFETY 2-4FX, 1-3FX, 2-2FX, 3X

STE C = N & N OFFICE FURNITURE (1844 SF MZS OVER RETAIL NOT ASSESSED)

SMALL OFFICE LEASED TO REMEDY STAFF

L & J FIRE EQUIPMENT

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD22-3556	12/7/2022	12/22/2022	AMERICAN FIRE/ REROOF PART WEST BLDG
BLD20-1254	7/10/2020	-	AMERICAN FIRE & SAFETY / REROOF
BLD15-1703	12/28/2015	-	RENOVATION/REPAIR PAVING
BLD14-0531	5/7/2014	-	REPAIRS
OC01336	5/1/2006	6/1/2006	HANDI RAMP & BATHS
OC01288	5/1/2005	1/1/2006	INT RENO
OC00145	1/1/1996	-	CMRA

OC01592	9/1/1994	-	CMRA
OC00610	4/1/1994	-	CMRA
OC00937	6/1/1991	-	BLDG03=ELEC
OC00795	5/1/1991	-	BLDG03=UCN OVER WTR TK
OC00042	1/1/1987	-	BLDG03=ADD FOUNDATION
OC00131	1/1/1987	-	BLDG03=OFFICE ADD
OC18256	9/1/1984	-	BLDG03=WHSE

SITE CONDITIONS – 903 NE Osceola Ave



Image 1 - View of the property looking South from NE 10th Street



Image 2- View of the building looking SE.



Image 3- View of the building looking north from the south property line.



Image 4 - View of the building looking East from NE Osceola Avenue.



Image 5 – Aerial view of the property. (Source: Google Imagery, 2025)