



Ocala East Ocala Redevelopment Advisory Committee Agenda - Final Wednesday, January 15, 2025

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

4:00 PM

Committee Members

Van Akin, Vice Chairman
Greg Blair
Tito Comas
John Gamache
Karl Kunz
Rachel Perez, Chairman
Ronnie Santana

Staff

Roberto Ellis, Staff Liaison
Economic Development Manager
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Yiovanni Santiago
Committee Secretary

WELCOME!

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call 629-8287 forty-eight (48) hours in advance so that arrangements can be made.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

1. Call To Order
 - a. Roll Call
2. Public Notice

The public notice information for the East Ocala CRA Advisory Committee was posted on January 9, 2025.
3. Approval of Minutes
 - a. [October 21, 2024](#)
4. Grants/Applications
 - a. [CRA24-0011 - 1279 E Silver Springs Blvd](#)
 - b. [CRA24-0012- 214 NE 11th Ave](#)
 - c. [CRA24-0013 - 822 NE 3rd St](#)
 - d. [CRA24-0010 - 2436 E. Silver Springs Blvd](#)
5. Project Updates
6. Other Business
 - a. [Residential Property Improvement Grant - Revised Framework](#)
 - b. [Grant Review Committee Guidelines](#)
 - c. [New Reporting Guidelines for Special Districts](#)
7. Public Comments
8. Staff Comments
9. Board Comments
10. Next Meeting Date: February 26, 2025
11. Adjournment:



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0543

Agenda Item #: a.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

October 21, 2024



Ocala

East Ocala Redevelopment Advisory Committee

Minutes

Monday, October 21, 2024

1:00 PM

1. Call To Order

a. Roll Call

Present	Vice Chair Van Akin Board Member Tito Comas Board Member John Gamache Chairman Rachel Perez
Absent	Board Member Greg Blair Board Member Karl Kunz Board Member Ronnie Santana Jr.

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was posted on October 18, 2024

3. Public Comments

4. Approval of Minutes

a. August 28, 2024

Attachments: [August 28, 2024 Minutes Draft](#)

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Tito Comas

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

5. Grants/Applications

a. CRA24-45793- 3318 E Silver Springs Blvd

Attachments: [CRA24-45793 - 3318 E Silver Springs Blvd](#)

Economic Development Specialist Marie Mesadieu provided information on CRA24-45793. The proposed improvements include pressure washing and repainting the exterior of the building at the property located at 3318 E Silver Springs Blvd. Ms. Mesadieu outlined the project cost, noting the highest quote of \$47,900.00 and lowest \$34,000.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$20,000.00. The Grant Review Committee (GRC) meeting and site visit took place on August 15, 2024.

Ms. Rachel Perez recused herself from voting, she works for a family member who has a financial interest with NSC Theater, LLC.

Motion to approve CRA24-45793 to for an East Ocala Commercial Grant in the amount of \$20,000.00.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Tito Comas

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

b. CRA24-45794 - 500 NE 8th Ave

Attachments: [CRA24-45794 - 500 NE 8th Ave](#)

Ms. Mesadieu reviewed grant application CRA24-45723, for the property located at 500 NE 8th Ave. The improvements include repairing and restriping of the parking lot. Ms. Mesadieu outlined the project cost, noting the highest quote of \$4,685.00 and lowest \$4,685.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$2,280.00. The GRC meeting and site visit took place on August 6, 2024. The timeline to complete the project is approximately two weeks.

Mr. Van Akin recused himself from voting, he is a tenant at this building.

Motion to approve CRA24-45794 to make improvements for the property located at 500 NE 8th Ave.

RESULT: APPROVED

MOVER: Tito Comas

SECONDER: John Gamache

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

c. CRA24-45842-1107 E. Silver Springs Blvd

Attachments: [CRA24-45842 - 1107 E. Silver Springs Blvd](#)

Economic Development Manager Roberto Ellis reviewed grant application CRA24-45842, for the property located at 1107 E Silver Springs Blvd. The Applicant Boulevard Office Center Condo Association is requesting a grant to install new landscaping at the 1.15 Acre property. The GRC meeting took place on October 15,2024. The project is expected to be completed by Spring 2025. Mr. Ellis outlined the project cost, noting the highest quote of \$24,398.75 and lowest \$22,813.25. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$13,687.95.

The committee had a discussion on which aspect of the landscaping can be saved and if adjustments can be made to the plant type before installing the new landscape. Mr. Ellis

would discuss the suggestions to the applicant.

Mr. Gamache asked if they will revisit the site in 90 days to make sure the plants are still alive? Mr. Ellis replied yes.

Motion to approve CRA24-45842 on the condition the applicant retains hedges that are in healthy condition.

RESULT: APPROVED

MOVER: Van Akin

SECONDER: Rachel Perez

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

d. CRA24-45843-114 NE Tusawilla Ave

Attachments: [CRA24-45843 - 114 NE Tusawilla Ave](#)

Economic Development / Cultural Arts Coordinator Charlita Whitehead provided information on CRA24-45843. The proposed improvement is to replace the roof and install heating, ventilation and air conditioning (HVAC) system at 114 NE Tusawilla Ave. The timeline to complete the project is approximately three weeks.

The property is located within the Tusawilla Historic District and requires an approved Certificate of Appropriateness (COA) from the Ocala Historic Preservation Advisory Board (OHPAB). On August 4, 2024, OHPAB approved COA24-45756 for replacing the roof. The proposed location of the AC unit components was later approved by staff.

Ms. Whitehead outlined the project cost, noting the highest quote for the HVAC system was \$23,464.00 and for the roof replacement \$24,850.00. The lowest bid for the HVAC system was \$18,000.00 and for the roof replacement \$19,800.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$22,680.00.

Motion to approve CRA24-45843 for an East Ocala Historic Building Improvement Grant in the amount of \$22,680.00.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Rachel Perez

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

e. CRA24-45845 - 809 NE 9th Ave

Attachments: [CRA24-45845 - 809 NE 9th Avenue](#)

Mr. Ellis reviewed grant application CRA24-45845, for the property located at 809 NE 9th Ave. The improvements include the replacement of the existing roof with a metal

roof. The GRC meeting took place on October 14, 2024. It is expected for the project to be completed within a week. Mr. Ellis outlined the project cost, noting that the highest quote of \$21,210.00 and lowest \$20,800.00. Based on the 75% matching requirement, the maximum CRA grant that can be awarded is \$15,600.00.

Motion to approve CRA24-45845 for an East Ocala Residential Property Improvement grant for the amount of \$15,600.00 .

RESULT: APPROVED

MOVER: Van Akin

SECONDER: John Gamache

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

f. CRA24-45860- 910 NE 8th Ave

Attachments: [CRA24-45860 - 910 NE 8th Ave](#)

Mr. Ellis reviewed grant application CRA24-45860, for the property located at 910 NE 8th Ave. The improvement includes replacement of all windows in the building, which was constructed in 1926. Mr. Ellis outlined the project cost, noting the highest quote of \$17,654.42 and lowest \$22,280.00. Based on the 60% matching requirement, the maximum CRA grant that can be awarded is \$10,592.65.

Motion to approve a conditional approval of CRA24-45860 based on the trim color being painted white on white on all window replacements; grant amount \$10,592.65.

RESULT: APPROVED

MOVER: John Gamache

SECONDER: Van Akin

AYE: Akin, Comas, Gamache, and Perez

ABSENT: Blair, Kunz, and Santana Jr.

6. Project Updates

Mr. Ellis provided a brief update on the Ocala Skate Park Expansion Project. The solicitation on this project has closed and is in review for the selection of a vendor by the procurement and contracting Department.

7. Other Business

a. Fiscal Year 2024-2025 Budget

Attachments: [Fiscal Year 2024-25 Budget](#)

Mr. Ellis reviewed the Grants. Fiscal Year 2023-2024 and Fiscal Year 2024-2025 Budget.

8. Public Comments

None

9. Staff Comments

Mr. Ellis provided an update on the Residential Property Improvement revisions which are still ongoing. Mr. Ellis briefly mentioned the implementation of termite tenting to the West Ocala CRA framework and said if the East Ocala CRA Advisory board is in support of this item, then it can also be added to the revisions.

Ms. Charlita provided an update on upcoming events: FAFO - Ocala Arts Festival October 26 & 27, 2024 in Downton Ocala from 10am-5pm.

10. Board Comments

None

11. Next Meeting Date: TBD

12. Adjournment: The meeting adjourned at 2:02 p.m.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0536

Agenda Item #: a.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

CRA24-0011 - 1279 E Silver Springs Blvd



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

M E M O R A N D U M

DATE January 15, 2025
 TO: East Ocala CRA Advisory Committee
 FROM: Charlita Whitehead, Economic Development/Cultural Arts Project Coordinator,
 Growth Management
 RE: East Ocala Commercial Building Improvement Grant Application CRA24-0011

Address: 1279 E. Silver Springs Blvd. (2833-012-122)

Applicant: Atlas Title Agency

Project Description: The applicant is requesting a grant to pressure wash and repaint the building’s exterior, apply sealant and restripe the parking area, remove a portion of the fencing, add asphalt milling to expand the parking lot, and install new wheel stops. A summary of the work items and received quotes are provided in Table 1.

Table 1. Application summary.

Work Item(s)	High Quote	Low Quote	Recommended Grant (60%)
Parking lot improvements	\$13,300.25	\$11,265.50	\$ 6,759.30
Pressure washing and repainting the exterior.	\$3,500.00	\$3,300.00	\$ 1,980.00
Total Recommended Grant			\$ 8,739.30

Findings and Conclusion:

- The property is located on E. Silver Springs Blvd. one of the main corridors in the CRA.
- The applicant Atlas Title Agency has been in the location for approximately 3.5 years.
- The improvements will add to the parking capacity for the business, improve vehicle circulation through the parking area, and increase the visual appeal of the building.
- The application meets the requirements of the grant program and is eligible for grant consideration. Our recommendation is subject to appropriate building permits, and the signed letter form the necessary City Engineer for the parking improvements.

Based on the scope of the project the applicant will work with Planning, Building, and City Engineering Departments to address ADA compliance, drainage, and parking requirements.

The Grant Review Committee (GRC) visited the property on December 10, 2024. Please refer to the images below for highlights of the existing condition. The full application is also attached.

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



Image 1- Existing conditions.



Image 2- Existing conditions.



Image 3- Existing conditions.



Image 4- Existing conditions.



Image 5- Existing conditions.

1279 E SILVER SPRINGS BLVD - 11/29/2024 - Atlas Title Agency

Ken
MacKay

Summary Report

Project Details

Project Name

1279 E SILVER SPRINGS BLVD - 11/29/2024

Description

Atlas Title Agency Facade improvement through re-painting building; Parking improvement through resurfacing and renovation

Applicant Type

Business Property Owner

Applicant Name

Ken MacKay

Parcels

Parcel ID

2833-012-122

Address

1279 E SILVER SPRINGS BLVD, MARION, OCALA, FL, 34471

Business Profile

Business Name

Atlas Title Agency

Phone

3526334448

Email

marie@atlastitlecompany.com

Physical Address

1279 E Silver Springs Boulevard, Ocala, Florida, 34470

Mailing Address

1279 E Silver Springs Boulevard

Years In Business

3

Relationship To City

Relationship To City - Intention

Existing Business Already Established

Funding Request

Description
Reimbursement

Eligible Costs Total
\$14,566.00

Total Estimated Project Cost
\$14,566.00

Total Funding Amount Requested
\$8,740.00

Timeline

KPI Compliance

Title

KPI Type

Recurrence Type

Compliance Status

No Data

Developer Info

Applicant / Primary Contact Information

Applicant Type
Business Property Owner

Name
Ken MacKay

Business Profile

Business Name
Atlas Title Agency

Phone
3526334448

Email
marie@atlastitlecompany.com

Physical Address
1279 E Silver Springs Boulevard, Ocala, Florida 34470

Mailing Address

Years In Business

Relationship To City

Intention

Existing Business Already Established

Property Information

Proposed Changes

Estimated Future Assessed Value

\$0.00

Parcels

1279 E SILVER SPRINGS BLVD

Parcel ID

2833-012-122

Address

1279 E SILVER SPRINGS BLVD

Current Key Details

Last Assessment:9/15/2023 - \$263,228.00

Exterior Construction Activities

Exterior - Facade - Paint

Exterior - Other

Eligible Costs

Exterior Improvements

No Information Entered

Painting - As part of a major renovation project \$3,300.00

Metal Awnings \$0.00

Doors / Windows - As a part of a major restoration project \$0.00

Signage - As part of a major renovation project \$0.00

Sub Total	\$3,300.00
------------------	-------------------

Landscaping	
No Information Entered	
Landscaping	\$11,266.00
Streetscape	\$0.00
Wildflowers or Native Plants	\$0.00
Street Level Stormwater Infrastructure / Bioretention	\$0.00
Sub Total	\$11,266.00

Financial Details

Fund Request	
Fund Request	Reimbursement
Eligible Costs Total	\$14,566.00
Total Estimated Project Cost	\$14,566.00
Total Funding Amount Requested	\$8,740.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Sub Total

Additional Notes / Comments

I couldn't find a category for parking improvements, so I put it under 'Landscaping'. The project will be funded with owner equity.

Estimated Timeline

Timelines

No Information Entered

Parties

Contractor

Business Name

Atlas Title Agency

Business EIN

831297125

Contact Name

Ken MacKay

Address

,

Phone Number

3524259165

Property Owner

Business Name

K3CM Properties - Downtown 3, LLC

Business EIN

871959784

Contact Name

Kenneth MacKay

Address

PO Box 5056 Ocala, FL 34478

Phone Number

3524259165

Declarations

?

False

Projected Impacts

TRAVIESO DRYWALL & TILE CORP

DATE:

November 20, 2024

Ken Mackay

Atlas Title

QUOTE

102

To:

1279 E Silver Springs
Blvd, Ocala, FL 34470

CUSTOMER ID:

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Ervin Arias	Sales	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Pressure wash and Paint exterior of building	3500	3500

SUBTOTAL	
SALES TAX	
TOTAL	3500

BILLED TO:

Ken Mckay
Atlas Title Agency
1279 E silver Springs Blvd,
Ocala FL 34470



Estimate
November 27th, 2024

Job Description	Quantity	Unit Price	Total
Exterior painting & Pressure washing	1	\$ 3,300	\$ 3,300
Includes Eaves, fascia & column painting			

Subtotal	\$ 3,300
	\$ 0
Paid in advance	
Tax (0%)	\$0
Total	\$ 3,300

Thank you!

PAYMENT INFORMATION

Cinco's PaintWorks & Cleaning LLC

7 Cedar Run, Ocala FL, 34472

Email : Padilla0275@gmailco20



Estimate

Abbott's Paving & Striping LLC

5389 SE 160 AVE
 Ocklawaha FL 32179
 US

352-425-9755
 Abbotts.paving.striping@gmail.com

BILL TO	Estimate #	213
ken mackay	Date	Nov 27, 2024
kenhmackay@gmail.com		

Item	Quantity	Price	Amount
atlas title asphalt sealcoat two spray coats and stripe to existing layout approximately 3450sqft add asphalt milling parking area patch 11x10 area with hot mix asphalt and compact to existing grade install 5 new wheel stops	1	\$13,300.25	\$13,300.25

Subtotal \$13,300.25

Grand Total	\$13,300.25
--------------------	--------------------

SOUTHEASTERN ASPHALT PAVING

3810 SE 11th Place
Ocala, FL 34471 US
+13523427536
southeasternflasphalt@gmail.com



ADDRESS
Ken Mackay

Estimate 2376

DATE 11/06/2024

P.O. NUMBER
ATLAS TITLE

ACTIVITY	QTY	RATE	AMOUNT
Asphalt millings STRIP GRASS AND DIRT OUT OF SPECIFIED PARKING AREA AND HAUL AWAY DEBRIS. INSTALL 4 INCHES OF ASPHALT MILLINGS AND COMPACT TO A DENSITY NO LESS THAN 98%. MILLINGS WILL BE FINAL GRADED BEFORE TURNING OVER TO OWNER.	5,247	1.50	7,870.50
ASPHALT SEALCOATING APPLY 2 COATS OF ASPHALT SEALER WITH SAND AND LATEX MIXTURE. PARKING LOT TO BE SEALED ON A WEEKEND	3,440	0.50	1,720.00
Striping ALL PAVEMENT MARKINGS TO BE PAINTED TO MATCH EXISTING LAYOUT. HANDICAP STALL WILL BE EXTENDED TO 12 FOOT WHILE STRIPING	1	550.00	550.00
ASPHALT PATCHING CUT OUT DAMAGED AREA AND REPLACE WITH HOT ASPHALT AND COMPACT THIS AREA IS A 10 BY 11 FOOT SECTION 2 FOOT OF PARKING LOT EDGE WILL BE CUT ALSO WHILE DOING ASPHALT PATCHING	1	850.00	850.00
Wheel stops INSTALL NEW 6 FOOT CONCRETE WHEEL STOPS THESE WILL BE FOR EMPLOYEE PARKING SPOTS. WILL PLAN FOR 5 SPOTS	5	55.00	275.00

ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

TOTAL

\$11,265.50

Accepted By

Accepted Date

11/11/2024

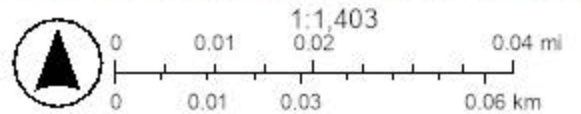
ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

1279 E SILVER SPRINGS BLVD - AERIAL MAP



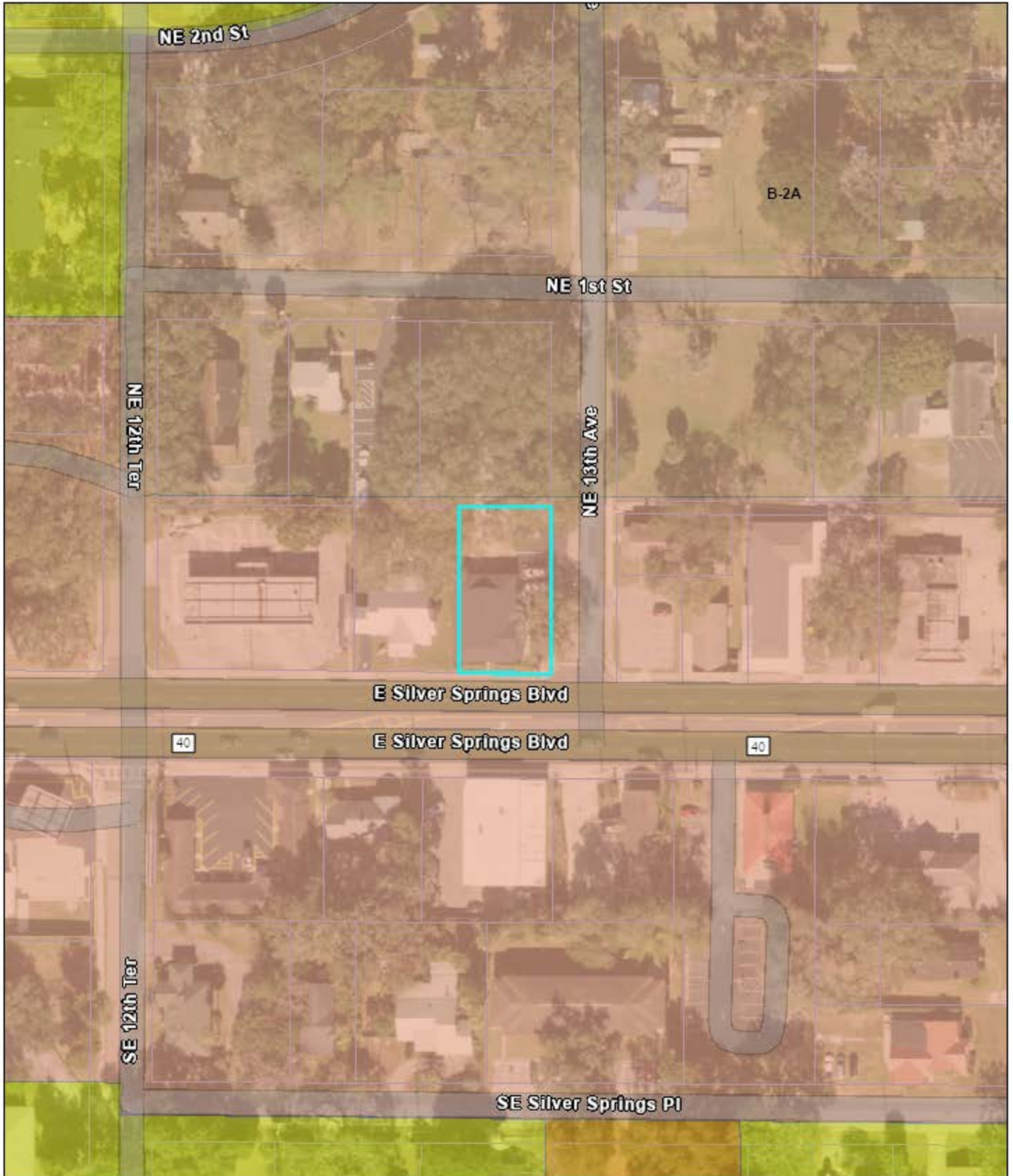
12/3/2024, 11:34:06 AM

-  City Limits
-  Parcels



Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METVNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

1279 E SILVER SPRINGS BLVD - CASE MAP

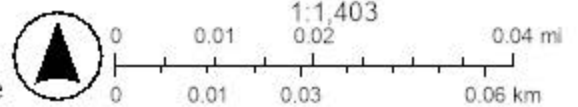


12/3/2024, 11:36:00 AM

Zoning

- B-2: Community Business
- B-2A: Limited Community Business
- R-3: Multi-Family Residential

- RO: Residential Office
- City Limits
- Parcels



Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METVNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0537

Agenda Item #: b.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

CRA24-0012- 214 NE 11th Ave



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

MEMORANDUM

DATE January 15, 2025
TO: East Ocala CRA Advisory Committee
FROM: Marie Mesadieu, Economic Development Specialist
RE: East Ocala Residential Property Improvement Grant Application CRA24-0012

Address: 214 NE 11th Avenue (Parcel: 2834-003-009)

Applicants: Peter Coles and Linda Letcher

Project Description: The applicants are requesting a grant to repair the existing shingle portion, and to replace the metal portion of the roof. A summary of the work items and quotes received are presented in the attached table.

Findings and Conclusion:

- The home was built in 1931, and the applicants acquired it about 2 years ago.
- The applicants have made improvements to the property since it was acquired, however, they were unaware of the CRA grant program.
- The home was featured on the Historic Ocala Preservation Society (HOPS) tour in June 2023.
- The roof has issues arising from the last reroof done in 2019, by the previous property owner.
- The improvements will increase the home's energy efficiency and improve the visual appearance of the home.
- The roof type will remain the same, shingle and metal.
- The application meets the requirements of the grant program and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on December 10, 2024. The applicant initially requested to replace both sections of roof. During the site visit, the GRC recommended revising the scope to facilitate repairing the shingle portion and replacing the metal section of the roof, instead of a complete replacement. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application form, cost estimates, photographs of existing conditions, and Marion County Property Appraiser's property report card.

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA24-0012

Address: 214 NE 11th Avenue

CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Roof Repair	\$ 3,800.00	\$ 2,395.00
2	Roof Replacement	\$ 7,500.00	\$ 6,500.00
Total		\$ 11,300.00	\$ 8,895.00

Maximum CRA grant that can be awarded

based on 75% match. \$ 6,671.25



Image 1 -Existing condition.



Image 2 -Existing condition - metal section.



Image 3 -Existing conditions – metal section.



Image 4 -Existing condition.



Image 5 - Existing condition - shingle section.




Image 6 - Existing condition - shingle section.

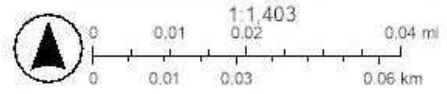


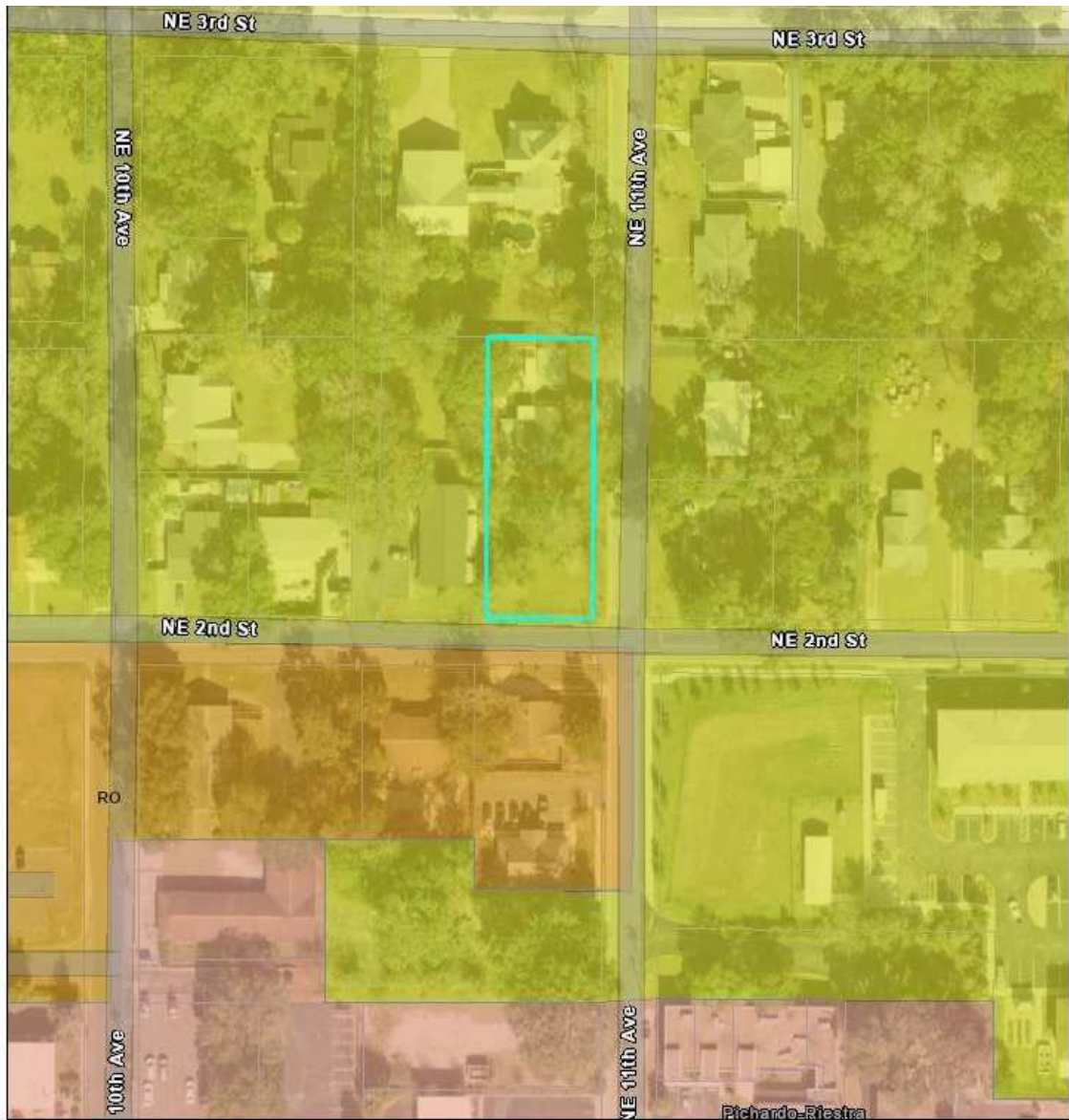
Image 7 - Existing condition - shingle section.



12/3/2024, 12:59:18 PM

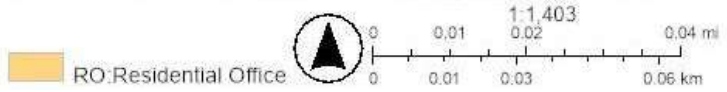
 City Limits





12/3/2024, 1:00:14 PM

Zoning



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: Re-roofing Coles-Letcher
Project Address: 214 NE 11th Ave Ocala, FL 34470
Parcel Number: R 2834-003-009

APPLICANT INFORMATION

Applicant's Name: Peter Coles and 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: _____

OUR Phone number: 727-434-6445 Fax: _____

OUR E-mail address: HOOVERCAT99@YAHOO.COM

How long have you owned / lived at the current location? 2 yrs 4 months

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

We are in dire need of a new roof. It is a mix of shingle & old metal. It is leaking & warping. Roofers advised that prior work was done improperly. It has 2 layers of shingles placing extra weight on the foundation (which we repaired earlier this year)

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

WE CAN'T AFFORD A NEW ROOF. WE ARE SENIORS LIVING ON A FIXED INCOME (SOCIAL SECURITY). WE HAVE WORKED TIRELESSLY TO TRANSFORM OUR HOME FROM A NEIGHBORHOOD EYESORE INTO A BEAUTIFUL PREMIER PROPERTY ON A BUSY INTERSECTION. WE ARE COMMITTED TO SAVING OUR 100 YR OLD HOME WHICH WAS FEATURED ON THE HOPS HISTORIC HOME TOUR IN MAY 2023

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. \$15,900

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? \$11,925 (75%)

Anticipated start date: FEB 2025* Anticipated completion date: within 1wk of start date

* Dependent upon grant approval date



Applicant

I, Peter Coles & Linda Letcher, owner/occupant of building at
214 NE 11th AVE, Ocala, FL 34470, 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 Letcher

Date: 11/27/2024

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

NORTHWEST FLORIDA OFFICE:
 (850)588-6388
 3604 W. HWY 390
 PANAMA CITY, FLORIDA 32405



Certified App



CERTIFIED ROOFING SOLUTIONS, LLC
 "When Quality and Experience Matters"

Fully Licensed, Bonded & Insured
 #CCC1326502 / #CGC058533
 Email: info@certifiedroofingsolutionsllc.com



NORTH CENTRAL FLORIDA OFFICE:
 (352)304-6441
 737 N. MAGNOLIA AVENUE
 OCALA, FLORIDA 34475

CENTRAL FLORIDA OFFICE:
 (407)907-4722
 1220 WINTER GARDEN VINELAND ROAD
 SUITE 108
 WINTER GARDEN, FLORIDA 34787



Proposal Date: 12/10/2024

AGREEMENT TO:

Customer: Peter Coles
 (727) 434-6445
 Primary Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____ County: _____ Subdivision: _____

Job Information: Residential Commercial Gutters Leaf Guards Fascia Soffit Siding Roof Repair
 1-Story 2-Story _____
 Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of 75 per 100ft², per additional layer. _____ INT
 Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. _____ INT
 Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. _____ INT

- Scope of Work: Remove Chimney and non operational Electric Mast and replace Vent pipe boots
 Remove Chimney above roof decking and close opening and reshingle
 Remove Non operational electric mast, close opening and reshingle
 Remove and replace 2 lead vent pipe boots with GAF Bullet Boots
 Remove and dispose of all work related debris.

ALL WORK COVERED BY A 1 YEAR WORKMANSHIP WARRANTY. Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. _____ INT

Additional Information: ***CHIMNEY BELOW THE DECKING MUST BE REMOVED BY HOMEOWNER PRIOR TO CHIMNEY REMOVAL ABOVE ROOF DECKING.

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF	D&R Metal Fascia - \$2.50/LF	1/2" CDX Plywood - \$ 100
1x4/1x6/1x8 Fascia Board Replacement - \$8/LF	D&R Soffit - \$3/FT ²	3/4" CDX Plywood - \$ 120
2x4/2x6 Fascia Board Replacement - \$9/LF	*Vinyl or Aluminum Only	Nailers - \$2.50/1 F
Insulation Board (if required per code) - \$3-5/FT ²	D&R Gutter Guards - \$2/LF	Rafter Scabs - \$7/LF

Payment due in full 3 days after completion.
 Late fees apply. Credit card fee is 2%. _____ INT

Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 10 day of December, 2024.

This proposal is subject to acceptance within 15 days & is void thereafter at the option of CRS, LLC.
 Approved and Accepted: Certified Roofing Solutions, LLC.

Repair	/
Total Price of Work Excluding Wood	\$ 2295
Miscellaneous Items	\$ 0
Amount of Woodwork Included	\$ 100
	\$ 0
Less Deposit	\$ 0
Balance owed Excluding Wood	\$ 2395

Proposal Accepted (Int.)

By: Certified Roofing Solutions, LLC Central FL (X) _____
 Owner-Buyer Signature Date

Salesman: Pete Berkman - Business Development (X) _____
 Owner-Buyer Signature as Agent for all owners Date

Sign & return white copy to: Certified Roofing Solutions, LLC
 All debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.

Name Peter coles phone number (727) 434-6445
address 214 ne 11 ave ocala email hoovercat99@yahoo.com

Permit, complete magnetized clean up and caring is included on all jobs

1. We are going to remove your roof covering down to the plywood.
Estimated size 24 Number of layers to remove 2
 2. The plywood will then be inspected, nailed off per Florida code with 2 3/8 nails and any rotten or damaged wood will be replaced at an added cost of 70.00 per sheet of plywood and 7.00 per lineal foot of stick lumber not included in given price. No extra cost for the first 2 sheets of plywood.
 3. The roof will then be covered with waterproof underlayment and the valleys will have ice and water shield installed. Underlayment type Synthetic Rolls of valley needed 1
 4. The existing drip edge will be replaced size 5" color white style woodgrain
 5. All plumbing pipes will have new lead flashings installed. 1.5"1 2"1 3"0
 6. Install new architectural, lifetime (50 year), shingles with a 6 nail pattern.
shingle brand other, notes shingle color 0
 7. Replace and/add ridge roof ventilation for proper venting.
Shingle over ridge vent footage 40 Off ridge vent amount
- 5 year workmanship warranty

Special notes

Remove metal porch fix and wood and install new master rib on porches 6500

To remove chimney and powerpole and fill gaps with wood and shingles 3800

Cost to perform work as outlined above: \$10300

We have all of the proper insurance and all of our employees are covered.
Workers compensation (888) 828-5511 (if a person gets hurt)
Liability insurance (305) 423-0350 (if property gets damaged)



NORTHWEST FLORIDA OFFICE:
 (850)588-6388
 3604 W. HWY 390
 PANAMA CITY, FLORIDA 32405



NORTH CENTRAL FLORIDA OFFICE:
 (352)304-6441
 737 N. MAGNOLIA AVENUE
 OCALA, FLORIDA 34475

SOUTHWEST FLORIDA OFFICE:
 (941)445-0779
 3941 TAMIAMI TRAIL
 SUITE 3123
 PUNTA GORDA, FLORIDA 33950

CERTIFIED ROOFING SOLUTIONS, LLC
 "When Quality and Experience Matters"

CENTRAL FLORIDA OFFICE:
 (407)907-4722
 1220 WINTER GARDEN VINELAND ROAD
 SUITE 108
 WINTER GARDEN, FLORIDA 34787

Fully Licensed, Bonded & Insured
 #CCC1326502 / #CGC058533

Email: info@certifiedroofingsolutionsllc.com



Proposal Date: 12/10/2024

AGREEMENT TO:

Customer: Peter Coles
 Primary Phone: (727) 434-6445
 Address: 214 Northeast 11th Avenue, Ocala, FL 34470
 Job #:
 E-mail: hoovercat99@yahoo.com
 Job Address: Same as Customer

City: _____ State: _____ Zip: _____ County: _____ Subdivision: _____

Job Information: Residential Commercial Gutters Leaf Guards Fascia Soffit Siding Roof Repair
 1-Story 2-Story _____

Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of \$75 per 100ft², per additional layer. _____ INT
 Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. _____ INT
 Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. _____ INT

Scope of Work: Remove and replace existing metal roof with Exposed Fastener metal roof
 Remove up to 540 square feet of existing metal roof on back of house.
 Inspect wood decking and replace as needed, \$600 wood allotment included. Additional will require change order
 Install Galvalume 26g Exposed Fastener metal roof up to 540square feet in area of removed metal roof.
 Pull required permit
 Remove and dispose of all work related debris.

ALL WORK COVERED BY A _____ YEAR WORKMANSHIP WARRANTY. Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. _____ INT

Additional Information: Customer responsible to remove antiques and decorations near work area.
 SAT dish on roof will be remove and not reinstalled.
 \$600 wood allotment included, any unused portion will be credited back to final total.

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF	D&R Metal Fascia - \$2.50/LF	1/2" CDX Plywood - \$ 100
1x4/1x6/1x8 Fascia Board Replacement - \$8/LF	D&R Soffit - \$3/FT ²	3/4" CDX Plywood - \$ 120
2x4/2x6 Fascia Board Replacement - \$9/LF	*Vinyl or Aluminum Only	Nailers - \$7 50/LF
Insulation Board (if required per code) - \$3-5/FT ²	D&R Gutter Guards - \$2/LF	Rafter Scabs - \$7/LF

Payment due in full 3 days after completion.
 Late fees apply. Credit card fee is 2%. _____ INT

Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 10 day of December, 2024.	26g Exposed Fastener
This proposal is subject to acceptance within 15 days & is void thereafter at the option of CRS, LLC.	Total Price of Work Excluding Wood \$ 6900
Approved and Accepted: Certified Roofing Solutions, LLC.	Miscellaneous Items \$ 0
	Amount of Woodwork Included \$ 600
	Less Deposit \$ 0
	Balance owed Excluding Wood \$ 7500

Proposal Accepted (Int.)

By: Certified Roofing Solutions, LLC Central FL (X) _____
 Owner-Buyer Signature Date

Salesman: Pete Berkman - Business Development (X) _____
 Owner-Buyer Signature as Agent for all owners Date

Sign & return white copy to: Certified Roofing Solutions, LLC
 All debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.

Name Peter coles phone number (727) 434-6445
address 214 ne 11 ave ocala email hoovercat99@yahoo.com

Permit, complete magnetized clean up and caring is included on all jobs

1. We are going to remove your roof covering down to the plywood.
Estimated size 24 Number of layers to remove 2
2. The plywood will then be inspected, nailed off per Florida code with 2 3/8 nails and any rotten or damaged wood will be replaced at an added cost of 70.00 per sheet of plywood and 7.00 per lineal foot of stick lumber not included in given price. No extra cost for the first 2 sheets of plywood.
3. The roof will then be covered with waterproof underlayment and the valleys will have ice and water shield installed. Underlayment type Synthetic Rolls of valley needed 1 .
4. The existing drip edge will be replaced size 5" color white style woodgrain
5. All plumbing pipes will have new lead flashings installed. 1.5"1 2"1 3"0
6. Install new architectural, lifetime (50 year), shingles with a 6 nail pattern.
shingle brand other, notes shingle color 0
7. Replace and/add ridge roof ventilation for proper venting.
Shingle over ridge vent footage 40 Off ridge vent amount

5 year workmanship warranty

Special notes

Remive metal porch fix and wood and install new master rib on porches 6500

To remove chimney and powerpole and fill gaps with wood and shingles 3800

Cost to perform work as outlind above: \$10300

We have all of the proper isurance and all of our employees are covered.
Workers compensation (888) 828-5511 (if a person gets hurt)
Liability insurance (305) 423-0350 (if property gets damaged)



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

2834-003-009

[GOOGLE Street View](#)

Prime Key: 1239826

[MAP IT+](#)

Property Information

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

Taxes / Assessments: \$2,022.72
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .35

Situs: Situs: 214 NE 11TH AVE OCALA

Current Value

Land Just Value	\$39,135		
Buildings	\$122,381		
Miscellaneous	\$1,483		
Total Just Value	\$162,999		
Total Assessed Value	\$139,112	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$23,887)
Total Taxable	\$89,112		
School Taxable	\$114,112		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
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
2022	\$39,135	\$63,800	\$2,013	\$104,948	\$104,948	\$0	\$104,948

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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 ABROG TN	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

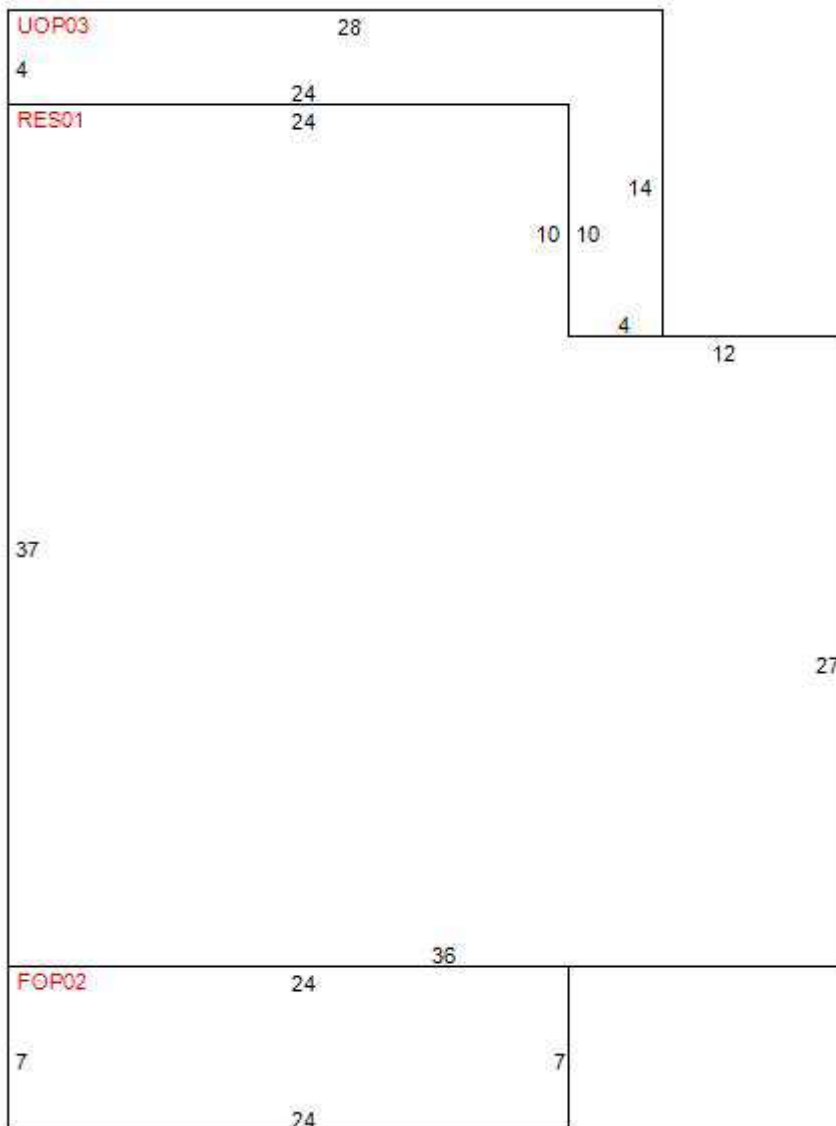
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		77.0	200.0	R3	77.00	FF	475.0000	1.00	1.07	1.00	39,135	39,135
Neighborhood 4701 - LYNWOOD PARK REPLAT+											Total Land - Class \$39,135	
Mkt: 8 70											Total Land - Just \$39,135	

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 3
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

Type	ID	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 - \$1,483								

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-1061	5/22/2019	-	ROOF
OC00067	1/1/1999	-	RSRA
OC01287	8/1/1991	-	BLDG01= ROOF

Cost Summary

Buildings R.C.N.	\$131,314	5/22/2023				
Total Depreciation	(\$35,454)					
Bldg - Just Value	\$95,860		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,483	5/3/2023	1	\$131,314	(\$35,454)	\$95,860
Land - Just Value	\$39,135	2/23/2024				
Total Just Value	\$136,478	.				



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0538

Agenda Item #: c.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

CRA24-0013 - 822 NE 3rd St



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

M E M O R A N D U M

DATE January 15, 2025
 TO: East Ocala CRA Advisory Committee
 FROM: Charlita Whitehead, Economic Development/Cultural Arts Project Coordinator,
 Growth Management
 RE: East Ocala CRA Residential Property Improvement Grant Application CRA24-0013

Address: 822 NE 3rd Street (2820-044-011)

Applicant: Pedro A. Comas

Project Description: The applicant is requesting a grant for re-roofing including repair of the soffit and fascia of the building. A summary of the work items and quotes are presented in Table 1.

Table 1. Application summary.

Work Item(s)	High Quote	Low Quote	Recommended Grant (75%)
Re-roof including repair of the soffit and fascia	\$9,150.00	\$8,800.00	\$ 6,600.00

Findings and Conclusion:

- The home is currently occupied as a rental property.
- The roof has leaked causing damage to the interior of the home, as shown in Image 5 below. The roof replacement will help limit further damage to the home.
- The project is expected to take approximately 7-10 working days, with the applicant planning to begin work as soon as possible.
- The application meets the requirements of the grant program and is eligible for consideration.

The Grant Review Committee (GRC) visited the property on December 10, 2024. Please refer to the images below for highlights of the existing conditions.

Per the East Ocala CRA Redevelopment Plan:

"1,392 structures, representing approximately 68.4 percent of the structures in the East Ocala CRA have issues concerning Quality of Structure....a concentration of older, poorly maintained and deteriorated buildings creates many negative influences in an area including a loss of economic

status, a lack of interest in new development, and increased occurrence of crime, and decreased revenues for businesses."

Attached - Application form, images of the shingles that will be used, cost estimates, and maps.



Image 1- Existing conditions.



Image 2- Existing conditions.



Image 3- Existing conditions.



Image 4- Existing conditions.



Image 5- Existing conditions.



Image 6- Existing conditions.

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.
 4. Color photo examples of proposed colors.
 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: Re-roof,Soffit and fascia repairs to resiResdential property
Project Address: 822 NE 3rd Street, Ocala FL 34470
Parcel Number: SEC 17 TWP 15 RGE 22 PLAT BOOK E PG 004 CALDWELLS ADD
OCALA LOT 11 SUB OF LOT 44 2820-044-011

APPLICANT INFORMATION

Applicant's Name:
Pedro A. Comas

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

Agent's Name (if applicable): _____

Agent's Mailing Address: 1244 NE 12th Place

City: Ocala State: FL Zip: 34470

Phone number: 352-598-5404 Fax: _____

E-mail address: tito@grafito.com

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Re-roof residence to specifications in quotation and replace and repair soffit and fascia.

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

Repairs need to be made regardless.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. \$9,150

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? maximum allowed

Anticipated start date: ASAP Anticipated completion date: 7-10 working days after approval

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, Pedro A. Comas, owner/occupant of building at 822 NE3rd Street, Ocala FL 34470, 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: Pedro A. Comas

Date: 11/6/24

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	
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.	
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 after 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	City (75%) – Applicant (25%). <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i>

Color Approval Form

GAF Timberline HDZ & AH Options



Hickory Hunter Green Charcoal

Customer: Pedro (Tito) Comas

Job Address: 822 Ne 3rd St, Ocala, FL 34470



Driftwood Mission Brown Shakewood Barkwood Weathered Wood




Slate Pewter Gray Oyster Gray Birchwood

American Harvest Colors: Subject to Availability & Additional Cost



Golden Harvest Appalachian Sky Cedar Falls Nantucket Morning

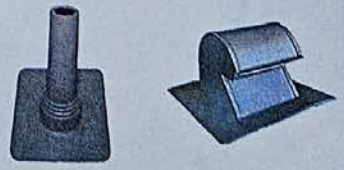
Drip Edge



1.75" Color: White

2.75" Texture: Smooth

Other: _____



Accessory color will be to best match to shingle color & based on supplier availability.

CONFIRMED SHINGLE COLOR: Slate

By signing below, you are acknowledging confirmation of all details on this page.

Customer's Signature: *Pedro Comas*

Date: _____

Company Representative: Hunter Moore (Est - Ocala/Orlando)

Date: 08/13/2024



F.N.F. ROOFING INC.

Roofing Contractor / CCC1327482 / Licensed & Insured
2922 NE 23rd Street • Ocala, FL 34470
O-352-509-3277 F-352-236-5059
fnoffice@yahoo.com

Ryan Petch 352-425-4421

CONTRACT FOR REROOF

Owner Name: Tito Casas Phone: 352-598-5404
Job Location: 822 NE 3rd St Ocala Date: _____

We submit this estimate to install the new roof in the following manner:

- Remove 1 layer of roof. Haul away debris, clean or remove gutters.
 - Nail off existing roof deck with 8d Ringshank nails 6" O.C.
 - Install a new layer of 30lb felt paper, ice & water sheild, or Palisade. 5 rolls.
 - Install new eave drip. Owners choice of color white. Pieces 25
 - Install 4" 1 6" - 10" - dryer vents. Install new lead plumbing boots 1 1/2" 1 2" - 3" 1 4" -
 - Manufacturer Omni Corning Squares 20\$ Cap 5\$ Valley Material 0 Roof Slope 5-12
 - Install new 25yr 30yr 40yr 50yr shingles. Owners choice of color _____
 - Reflash any wall junction or chimney flashing and counter flash if necessary.
 - Seal entire perimeter, all valleys, eaves, gable ends, and flashings with approved sealant.
 - Install new ridge vent. Owners choice of color _____. Ft 20 Feet
 - Inspect for rotten wood. To be replaced at \$ 100.00 per 4x8 sheet of plywood. Qty 1
- \$ 10.00 /ft 1x4 \$ 10.00 /ft 1x6 \$ 10.00 /ft 2x4 \$ 10.00 /ft 2x6 \$ 15.00 /ft 2x8 \$ 20.00 /ft 2x10

SOFFIT AND FASCIA NOT INCLUDED IN THIS CONTRACT.

NOTES: Re-Roof House Use Omni Corning Shingles
change any Rotten wood 1 Free Sheet.

→ Use 24 Gauge Metal = 11,000.00

Product warranty for 25 yrs 30 yrs 40 yrs 50 yrs. Limited lifetime warranty.

Workmanship warranty for 10 years.

We propose to furnish materials and/or labor as stated above for the sum of Eight thousand Eight Hundred dollars (\$ 8,800.00), with a required deposit of \$ 0. There is a 10% Cancellation fee.

I have read and agree to above contract. _____ (owner)

ADDITIONAL PROVISIONS

THIS ESTIMATE DOES NOT INCLUDE SOFFIT & FASCIA WORK - ESTIMATED COST: \$5,500

Interest is assessed on any account balance after _____ () days from the earlier of the date of invoice or date of statement at the rate of 1.5% per month, both prejudgement and post judgement. The parties hereto consent and agree to a security interest in favor of FNF Enterprises, Inc. in all property described in this proposal or work order, whether or not incorporated into a structure, to secure payment for the work herein described. In the event it becomes necessary to enforce collection of any sums due hereunder, regardless of whether suit is initiated, FNF Enterprises, Inc. shall be entitled to collect all costs and expenses of collection, including a reasonable attorney's fees, and if necessary, fees incurred in any bankruptcy proceedings. As additional consideration for this agreement the parties hereto mutually agree to waive a trial by jury in any action or proceeding (including, without limitation, all complaints, counterclaims and third-party claims), arising from or relating to, directly or indirectly, the making, interpretation, administration or enforcement of this agreement.

Name _____

Date _____



Certified App



"When Quality and Experience Matters"

NORTH CENTRAL FLORIDA OFFICE:
(352) 304-6441
737 N. Magnolia Avenue
Ocala, Florida 34475
Email: info@certifiedroofingsolutionsllc.com

Proposal Date: 08/12/2024

ROOFING AGREEMENT TO:

Pedro (Tito) Comas
Customer _____ Owner Same As Customer Job # _____
(352) 598-5404 tito@grafito.com
Primary Phone _____ E-mail _____
Address _____ 822 ne 3rd st
Job Address Same as Customer
City _____ State _____ Zip _____ County _____ Subdivision _____

Steep Slope Residential Commercial
Roofing New Construction Reroof 1-Story 2-Story _____
Obtain required permit(s). Contract includes removal of 1 Buyer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of 75 per 100ft², per additional layer. **CRS INT**
 Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. **CRS INT**
 Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. **CRS INT**
 Rerail decking to Miami-Dade code specifications.
 Install new .175" face Metal eave drip edge and Prostart starter strip shingles to the entire perimeter.
 Install Peel-&Stick ice & water shield in all valleys, around all penetrations & along all flashings.
 Install new gooseneck exhaust vents, as required. Install new Bullet boot shields on all plumbing projections.
 Install Double lapped synthetic underlayment to building code specifications.
 Install "Limited Lifetime" Gaf HDZ shingles, including Seal a Ridge hip & ridge cap shingles.

*Warranty to be issued by the manufacturer after payment in full. This bond is transferable when approved by the manufacturer.

Warranty Plan Selected: Silver Pledge
Ventilation Included: Aluminum: _____ Cobra 3: _____ Off Ridge Vent(s): 2 Lomanco: _____

- *Ventilation will be to current, Florida building code & to manufacturer's requirements for warranty purposes.
- Skylights: All skylights are self-flashing, fixed glass (2" Curb / 4" Curb) - 2x2: _____ 2x4: _____ Other: _____
- SolaTubes: Base & Lens only (does not include any material below roof line) 10": _____ 14": _____ Other: _____
- Chimney Cricket: Included Wind Mitigation Report: Included
- Existing Gutters: Hangers Spiked (must be removed & will not be re-installed) N/A

Low Slope Roofing New Construction Re-Roof _____ Story Building. Remove existing roof to sheathing or a smooth workable surface. Install _____ roof system to building code specifications. Install new lead shields on all plumbing projections. Install new _____ gauge metal flashings as required. Install new _____ gauge _____ face eave drip. Install new galvanized iron valley metal stripped and sealed where necessary. A _____ year limited warranty, consequential damages excluded, will apply. This bond is non-transferable unless approved by the manufacturer.

ALL WORK COVERED BY A 10 YEAR WORKMANSHIP WARRANTY. Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. **CRS INT**
Workmanship warranty is transferable (Refer to Section D of contract)

Additional Information: This proposal includes a 50 year manufacturer warranty, 25 years stain guard And 10 year workmanship warranty. This proposal includes a \$500 wood credit, Any woodwork not use will be reimbursed upon invoicing

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF	D&R Metal Fascia - \$2.50/LF	1/2" CDX Plywood - \$ 100
1x4/1x6/1x8 Fascia Board Replacement - \$8/LF	D&R Soffit - \$3/FT ²	3/4" CDX Plywood - \$ 120
2x4/2x6 Fascia Board Replacement - \$9/LF	*Vinyl or Aluminum Only	Nailers - \$2.50/LF
Insulation Board (if required per code) - \$3-5/FT ²	D&R Gutter Guards - \$2/LF	Rafter Scabs - \$7/LF

Payment due in full 3 days after completion. Late fees apply. Credit card fee is 2%. **CRS INT**

Roofing Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 11 day of August, 20 24.

This proposal is subject to acceptance within 10 days & is void thereafter at the option of CRS, LLC. Approved and Accepted: Certified Roofing Solutions, LLC.

Roof Type and/or Buildings:

Total Price of Work Excluding Wood	\$ 9150
Miscellaneous Items	\$ 0.00
Amount of Woodwork Included	\$ 0.00
Less Deposit	\$ 0.00
Balance owed Excluding Wood	\$ 9150

By: Certified Roofing Solutions, LLC Central FL (X) **CRS INT**
Owner-Buyer Signature _____ Date 8/13/24

Salesman: Hunter Moore (Est - Ocala/Orlando) (X) Owner-Buyer Signature as Agent for all owners _____ Date _____

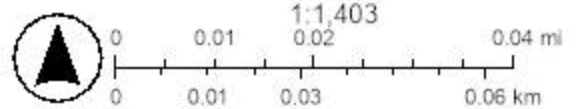
Sign & return white copy to: Certified Roofing Solutions, LLC

822 NE 3RD STREET - AERIAL MAP



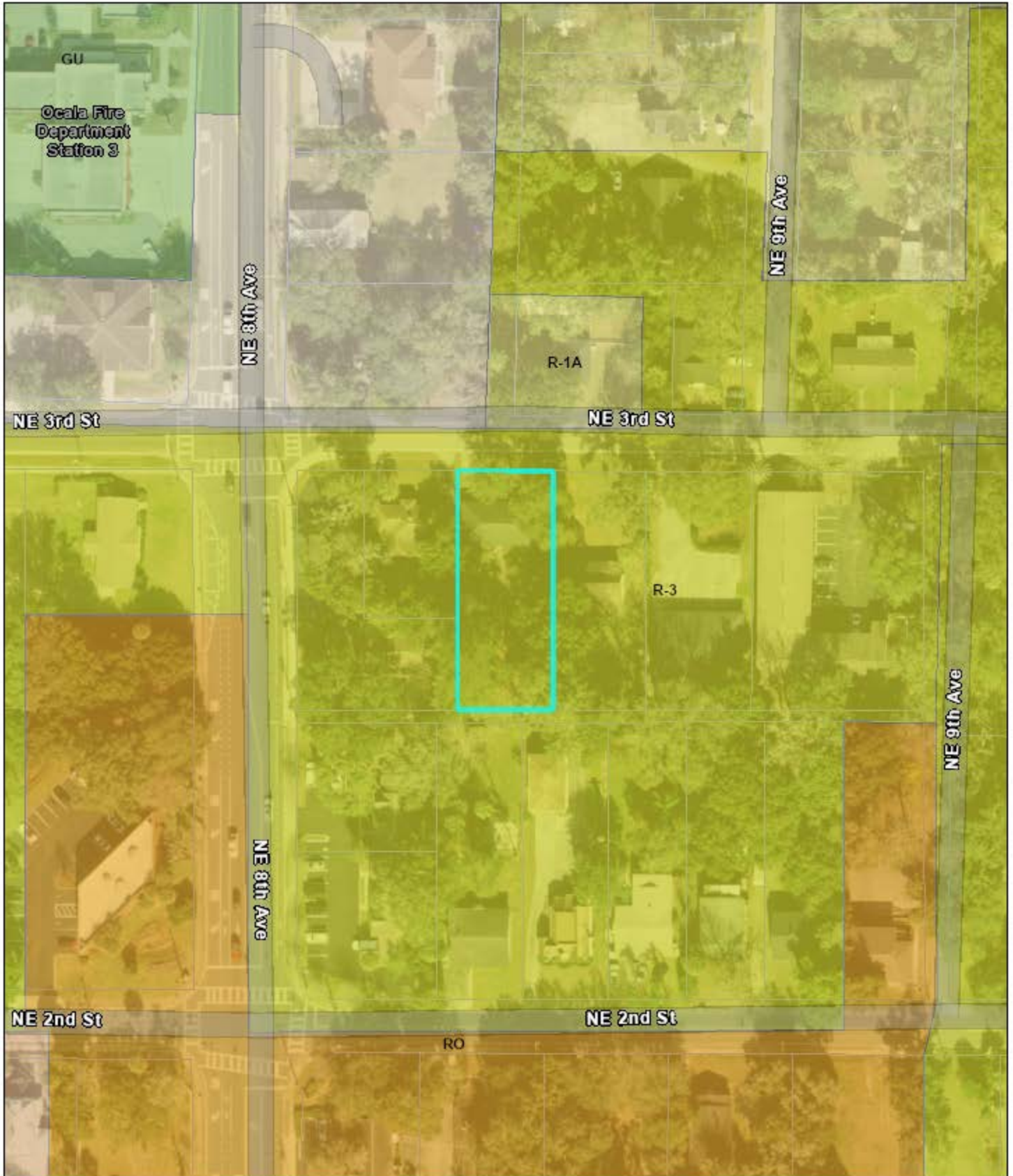
12/3/2024, 1:27:32 PM

-  City Limits
-  Parcels



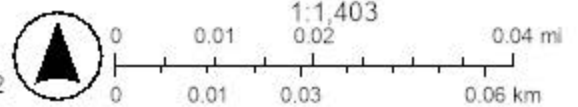
Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METVNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

822 NE 3RD STREET - CASE MAP



12/3/2024, 1:26:04 PM

- Zoning
- B-1: Neighborhood Business
 - GU: Governmental Use
 - R-1A: Single Family Residential
 - R-3: Multi-Family Residential
 - RBH-2: Residential Business Historic-2
 - RO: Residential Office
 - City Limits
 - Parcels



Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0539

Agenda Item #: d.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

CRA24-0010 - 2436 E. Silver Springs Blvd



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

MEMORANDUM

DATE January 15, 2024
TO: East Ocala CRA Advisory Committee
FROM: Marie Mesadieu, Economic Development Specialist
RE: East Ocala Commercial Building Improvement Grant Application CRA24-0010

Address: 2436 E. Silver Springs Blvd. (28334-005-00)

Applicant: Ken MacKay

Project: The applicant is requesting a grant for the following improvements:

- Pressure washing and painting the exterior of the property.
- Landscaping improvements.
- Resealing and restriping the parking lot.
- Installing a new wooden fence next to the back entrance of the restaurant.

A summary of the work items and quotes received is provided in the attached table.

Findings and Conclusion:

- This is an existing upscale Italian Dining restaurant, located along E. Silver Springs Boulevard, one of the main corridors in the East CRA.
- The building was constructed in 1971, and the applicant has recently acquired the property in June 2024.
- The improvements will enhance the image, the character of the restaurant, and increase the visual appeal of the corridor.
- In the future, the applicant plans to request additional CRA grant funds to redo the signage and other improvements on the property.
- The new paint colors will be *Aged White* as the base, and *Black of Night* as the trim. (See Images 11 & 12 below.)
- The landscape will include adding a variety of flowers inside handmade outside planters. They plan to use the flowers/plants to buffer the noise from outside for dinners. They will place those planters alongside the new fence in the back and the existing black metal fence in the front of the restaurant to create some privacy for dinners.
- The parking lot improvement will be to reseal, restripe to the existing layout, and to repair damaged asphalt areas and replace with hot mix and compact.

- A new 51' wooden fence will be installed, this will be finished with black stain, have two gates to create a sitting area for dinners to the left of the rear entrance of the restaurant (See Images 4 & 5).

The application meets the requirements of the grant program and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on December 10, 2024, and recommended moving forward with the application. Please refer to the images below for highlights of the existing condition. The full application is also attached.

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



Image 1- Existing conditions -Front view from Silver Springs Blvd.



Image 2- Existing conditions -side view



Image 3 – Existing condition – Rear entrance



Image 4 – Existing Condition – Rear view and entrance



Image 5 -Existing condition – Rear view and entrance



Image 6 – Existing condition of parking lot



Image 7. Existing condition of parking lot.



Image 8. Existing condition of parking lot



Image 9. Existing condition of the landscape.



Image 10. Existing condition of the landscape.



Image11. -Paint color for the base of the building.

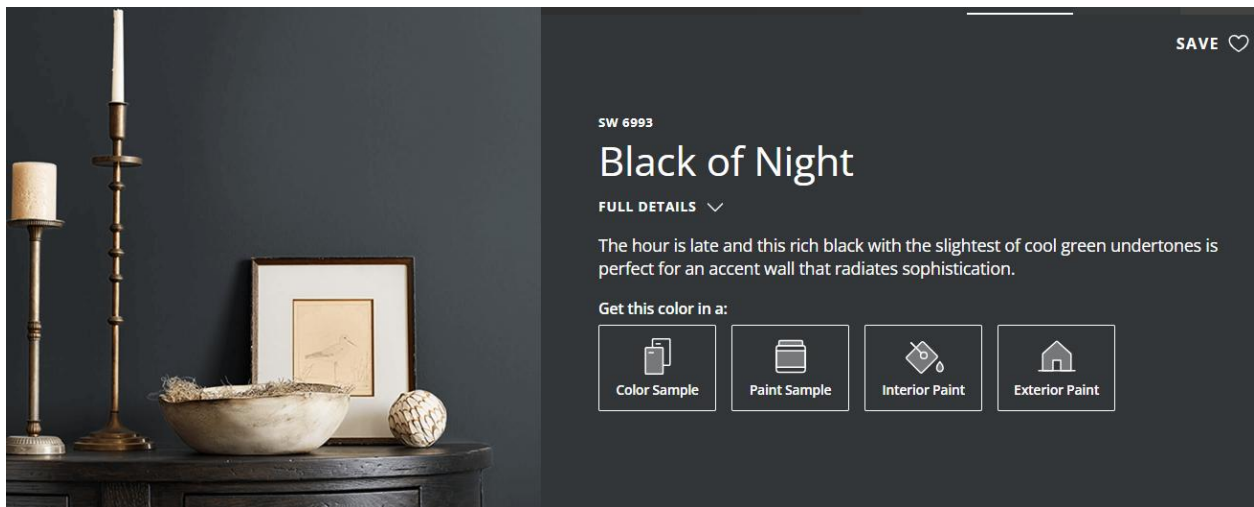


Image 12. Paint color for trim.

**Ocala Community Redevelopment Agency
Project Cost Summary**

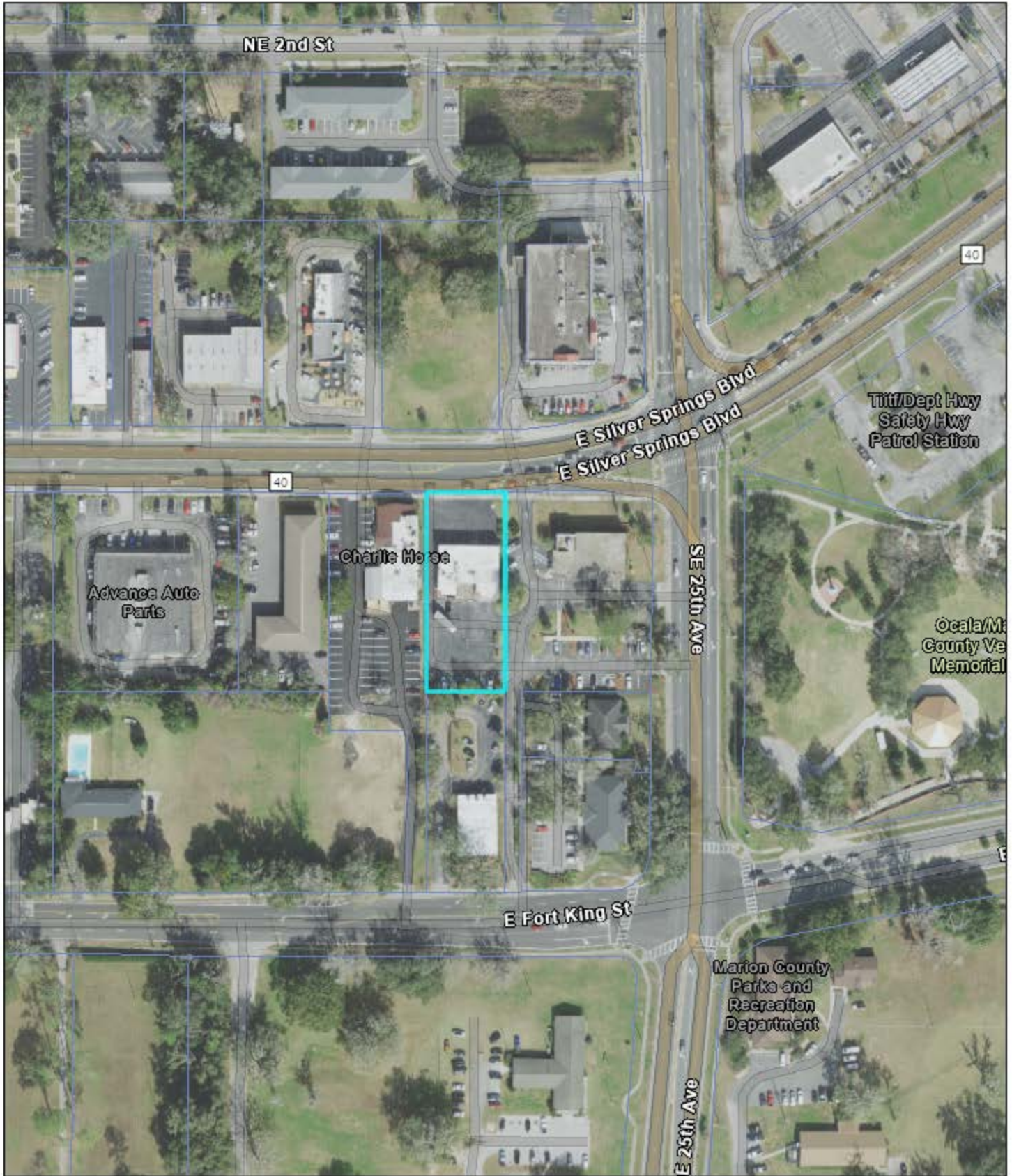
Application ID: CRA24-0010

Address: 2436 E. Silver Springs Blvd.

CRA subarea: East Ocala

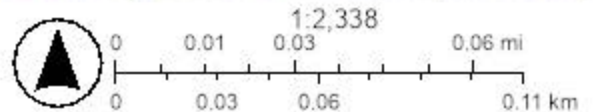
No.	Eligible work item	High quote	Low quote
1	Landscape Improvements	\$ 11,692.00	\$ 10,799.50
2	Pressure washing & exterior painting	\$ 4,200.00	\$ 3,800.00
3	Parking lot sealing & striping	\$ 7,480.75	\$ 6,505.00
4	Wooden fence	\$ 2,000.00	\$ 1,700.00
Total		\$ 25,372.75	\$ 22,804.50
Maximum CRA grant that can be awarded based on 60% match.			\$13,682.70

2436 E. SILVER SPRINGS BLVD - AERIAL MAP



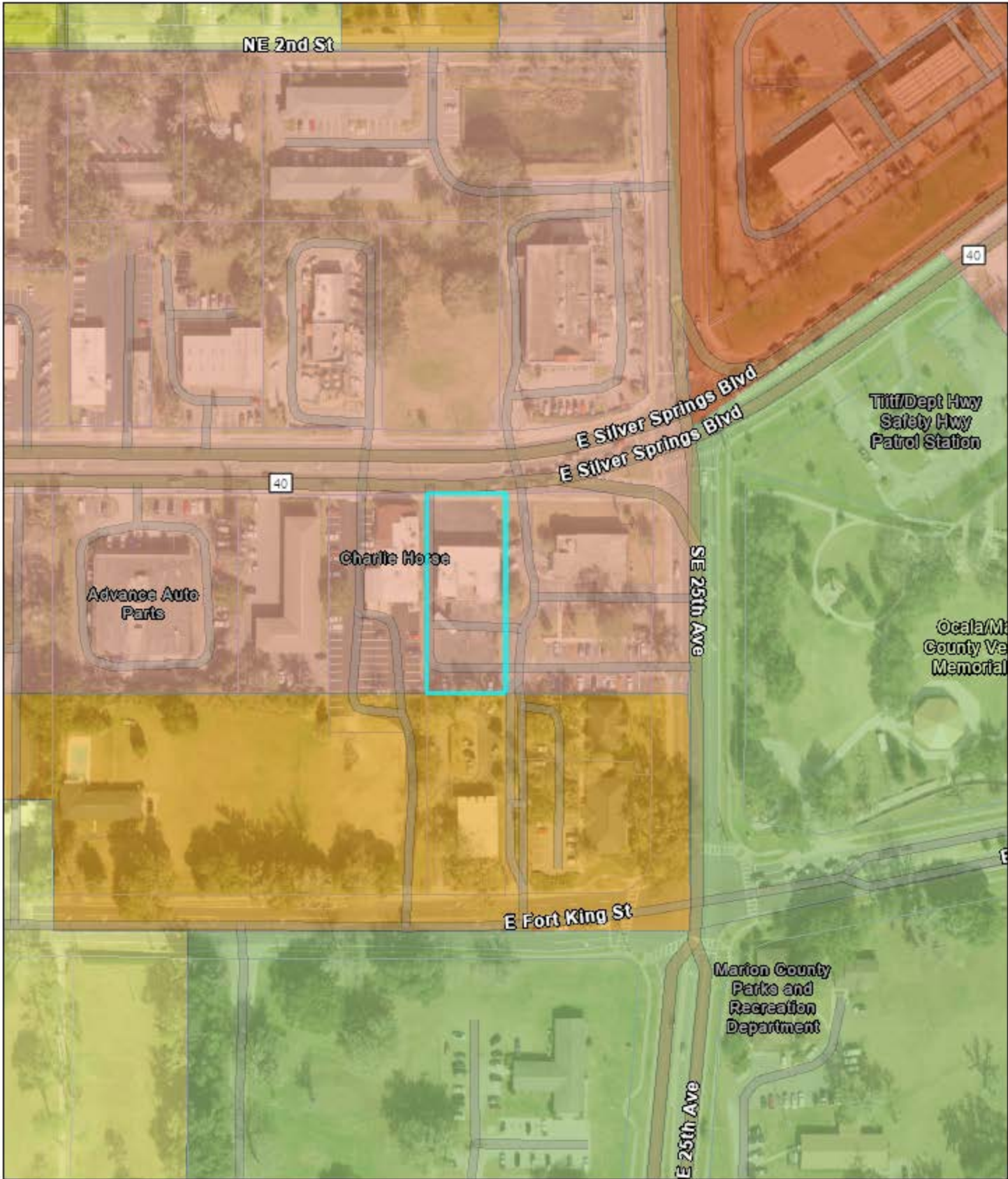
12/3/2024, 11:10:01 AM

-  City Limits
-  Parcels



Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METVNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

2436 E. SILVER SPRINGS BLVD - CASE MAP

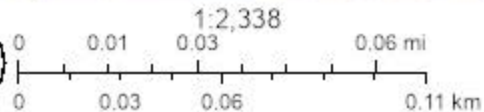


12/3/2024, 11:11:50 AM

Zoning

- B-2: Community Business
- B-4: General Business
- GU: Governmental Use
- R-1: Single Family Residential

- R-3: Multi-Family Residential
- RO: Residential Office
- City Limits
- Parcels



Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METVNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

2436 E SILVER SPRINGS BLVD - 11/29/2024

SUMMARY REPORT



Parcel Id: 28334-005-00

Parcel Address: 2436 E SILVER SPRINGS BLVD, OCALA, FL 34471

BUSINESS PROFILE

Business Name: Mesa de Notte

Location: Ocala, FL

Years in Business: 7

Relationship to City: Existing Business Already Established

FUNDING REQUEST

Description: Reimbursement

Eligible Cost Total: \$31,972.00

Total Estimated Project Cost: \$31,972.00

Total Funding Requested: \$20,000.00

Funding Requested Ratio: 1.60 : 1

PROJECT DETAILS

Project Name: 2436 E SILVER SPRINGS BLVD - 11/29/2024

Description: Facade, parking, and landscape improvements to the Mesa de Notte restaurant building

Applicant Type: Business Property Owner

Applicant Name: Ken MacKay

PROJECT TIMELINE

● Application Submitted
29 Nov 2024

● Application Started
29 Nov 2024

Summary Report

Project Details

Project Name

2436 E SILVER SPRINGS BLVD - 11/29/2024

Description

Facade, parking, and landscape improvements to the Mesa de Notte restaurant building

Applicant Type

Business Property Owner

Applicant Name

Ken MacKay

Parcels

Parcel ID

28334-005-00

Address

2436 E SILVER SPRINGS BLVD, MARION, OCALA, FL, 34471

Business Profile

Business Name

Mesa de Notte

Phone

3527324737

Email

mesadenotte@gmail.com

Physical Address

2436 East Silver Springs Boulevard, Ocala, FL, 34470

Mailing Address

2436 East Silver Springs Boulevard

Years In Business

7

Relationship To City

Relationship To City - Intention

Existing Business Already Established

Funding Request

Description Reimbursement	Eligible Costs Total \$31,972.00
Total Estimated Project Cost \$31,972.00	Total Funding Amount Requested \$20,000.00

Timeline

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status
No Data			

Developer Info

Applicant / Primary Contact Information

Applicant Type Business Property Owner	Name Ken MacKay
--	---------------------------

Business Profile

Business Name Mesa de Notte	Phone 3527324737
Email mesadenotte@gmail.com	Physical Address 2436 East Silver Springs Boulevard, Ocala, FL 34470
Mailing Address 2436 East Silver Springs Boulevard, Ocala, FL 34470	Years In Business 7

Relationship To City

Intention

Existing Business Already Established

Property Information

Proposed Changes

Estimated Future Assessed Value

\$0.00

Parcels

2436 E SILVER SPRINGS BLVD

Parcel ID

28334-005-00

Address

2436 E SILVER SPRINGS BLVD

Current Key Details

Last Assessment:9/15/2023 - \$430,014.00

Exterior Construction Activities

Exterior - Facade - Paint

Exterior - Landscaping

Exterior - Facade - General Renovation

Eligible Costs

Exterior Improvements

No Information Entered

Painting - As part of a major renovation project	\$3,800.00
--	------------

Metal Awnings	\$0.00
---------------	--------

Doors / Windows - As a part of a major restoration project	\$0.00
--	--------

Signage - As part of a major renovation project	\$0.00
---	--------

Sub Total	\$3,800.00
------------------	-------------------

Landscaping

No Information Entered

Landscaping	\$21,667.00
Streetscape	\$6,505.00
Wildflowers or Native Plants	\$0.00
Street Level Stormwater Infrastructure / Bioretention	\$0.00
Sub Total	\$28,172.00

Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	\$31,972.00
Total Estimated Project Cost	\$31,972.00
Total Funding Amount Requested	\$20,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Sub Total

Additional Notes / Comments

I had difficulty navigating this part of the application website. To summarize, we plan to spend 3,800 on painting the building, 6,505 on parking lot repair and sealcoat, and the remainder on landscaping, planters, and a privacy fence to screen the grease trap area near the entry door. The funding will come from owner equity. We also have 6-7 additional pictures to provide; however, the portal didn't allow for any more uploads

Estimated Timeline

Timelines

No Information Entered

Parties

Contractor

Business Name

JETK LLC dba Mesa de Notte

Business EIN

993373625

Contact Name

Kenneth MacKay

Address

2436 East Silver Springs Boulevard Ocala, FL 34470

Phone Number

3524259165

Property Owner

Business Name

K3CM Properties - West, LLC

Business EIN

383929839

Contact Name

Kenneth MacKay

Address

PO Box 5056 Ocala, FL 34478

Phone Number

3524259165

Declarations

?

False

Property Owner Affidavit

Questions

1. Explain the purpose of and need for the proposed improvements.

Ans. The improvements will allow for an improved dining experience for customers. We plan for this to translate to increased spending and guest count, which will cause the restaurant to increase employee headcount

2. Name

Ans.

A handwritten signature in black ink, appearing to read "Ken Markley". The signature is written in a cursive style with a large initial "K" and a distinct "M".

2436 E SILVER SPRINGS BLVD - 11/29/2024

Applicant Information

Applicant / Primary Contact Information

Name	Type
Ken MacKay	Business Property Owner

Business Profile

Name	Phone	Email
Mesa de Notte	3527324737	mesadenotte@gmail.com

Physical Address
2436 East Silver Springs Boulevard Ocala FL 34470

Mailing Address
2436 East Silver Springs Boulevard Ocala FL 34470

Questions

1. How long has the business been at the current location?

Ans. 7+ years

2. If renter, when does your current lease expire?

Ans. 06/2031

3. What will be the business hours of operation?

Ans. 3p-10p Tuesday through Saturday

Property Information

Parcel Id	Parcel Address
28334-005-00	2436 E SILVER SPRINGS BLVD,

OCALA, FL, 34471

Last Assessment
9/15/2023 - \$430,014.00

Previous Year Assessment
No information available

Districts
East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use
No information entered No information entered

Public Improvements
No information entered

Estimated Future Assessed Value
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Construction Activities - 2436 E SILVER SPRINGS BLVD OCALA FL 34471

Exterior

- ✓ Exterior - Facade - Paint
- ✓ Exterior - Landscaping
- ✓ Exterior - Facade - General Renovation

Questions

1. Please describe the existing or proposed business.

Ans. Mesa de Notte is an established well-known Southeast Ocala restaurant. It has been in business since 2017 and employs 20 employees. The restaurant business was sold in June, 2024 to 3 long-time employees. The real estate was sold to K3CM Properties - West, LLC (Ken and Cindy MacKay)

2. Explain the purpose of and need for the proposed improvements.

Ans. The restaurant building hasn't been updated in more than 5 years. It is our belief that improvements to

the parking lot, updated exterior painting, and the addition of planters and landscaping will enhance patron's experiences. This should lead to increased revenue and increased hiring

Eligible Costs

Exterior Improvements

Painting - As part of a major renovation project	\$3,800.00
Metal Awnings	\$0.00
Doors / Windows - As a part of a major restoration project	\$0.00
Signage - As part of a major renovation project	\$0.00
Sub Total:	\$3,800.00

Landscaping

Landscaping	\$21,667.00
Streetscape	\$6,505.00
Wildflowers or Native Plants	\$0.00
Street Level Stormwater Infrastructure / Bioretention	\$0.00
Sub Total:	\$28,172.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$31,972.00
Total Estimated Project Cost	\$31,972.00

Total Funding Amount Requested

\$20,000.00

Loans / Funding

Sub Total

No information entered

Questions

1. If applicable, startup business applicants must also submit a copy of their business plan

Ans. No information entered

Project Description and Bid Proposals

Questions

1. Bid Proposal 1 Amount

Ans. No information entered

2. Bid Proposal 1 Upload

Ans. No information entered

3. Bid Proposal 2 Amount

Ans. No information entered

4. Bid Proposal 2 Upload

Ans. No information entered

5. Please describe the existing or proposed business.

Ans. The bids are from individual subcontractors. The building owner will act as contractor (unpaid). Two Individual bids for each aspect of the project will be uploaded.

6. Explain the purpose of and need for the proposed improvements.

Ans. These improvements are important to improve the overall patron experience. As the Downtown restaurant experience continues to improve, upscale eateries like Mesa need to offer a competitive dining experience.

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

Ans. These improvements would ultimately have to be made; however, the approval of the grant would allow for the improvements to be completed in the coming 6 months. Without the grant, the schedule would likely take several years. With the improvements, the restaurant plans to expand revenues and hiring.

8. If not, please explain.

Ans. No information entered

9. If necessary, attach additional explanation or documents addressing the above requests.

Ans. No information entered

Property Owner Affidavit

Questions

1. Explain the purpose of and need for the proposed improvements.

Ans. The improvements will allow for an improved dining experience for customers. We plan for this to translate to increased spending and guest count, which will cause the restaurant to increase employee headcount

2. Name

Ans.



Parties

Contractor

Business Name
JETK LLC dba Mesa de Notte

EIN
993373625

First Name

Last Name

Kenneth

MackKay

Phone Number

3524259165

Email

kenhmackay@gmail.com

Address

2436 East Silver Springs Boulevard, Ocala, FL, 34470

Property Owner

Business Name

K3CM Properties - West, LLC

EIN

383929839

First Name

Kenneth

Last Name

MackKay

Phone Number

3524259165

Email

kenhmackay@gmail.com

Address

PO Box 5056, Ocala, FL, 34478

Documentation Collection

Documents

- 1. Name:** Deed Mesa building.pdf **Uploaded Date:** 11/29/2024 9:50:53 PM
- 2. Name:** Mesa de Notte.pdf **Uploaded Date:** 11/29/2024 9:53:49 PM
- 3. Name:** QUOTE MESA DE NOTTE PAINT.docx (1).pdf **Uploaded Date:** 11/29/2024 9:55:20 PM
- 4. Name:** IMG-20241128-WA0007.jpg **Uploaded Date:** 11/29/2024 9:55:39 PM
- 5. Name:** QUOTE MESA DE NOTTE FENCE.docx.pdf **Uploaded Date:** 11/29/2024 9:55:58 PM
- 6. Name:** Gmail - Fwd_ Quote for wood fence.pdf **Uploaded Date:** 11/29/2024 9:57:36 PM
- 7. Name:** Est_9310_from_Grandview_Landscaping_Services_Inc._11740.pdf
Uploaded Date: 11/29/2024 9:59:28 PM
- 8. Name:** Mesa_MacKay proposal PDF.pdf
Uploaded Date: 11/29/2024 9:59:57 PM
- 9. Name:** Pottery Barn planter estimate for Mesa.pdf
Uploaded Date: 11/29/2024 10:10:10 PM
- 10. Name:** IMG_8629.jpg
Uploaded Date: 11/29/2024 10:16:56 PM
- 11. Name:** IMG_8630.jpg

Uploaded Date: 11/29/2024 10:17:07 PM

12. Name: IMG_8631.jpg

Uploaded Date: 11/29/2024 10:17:18 PM

13. Name: IMG_8632.jpg

Uploaded Date: 11/29/2024 10:17:30 PM

14. Name: IMG_8633.jpg

Uploaded Date: 11/29/2024 10:17:43 PM

15. Name: IMG_8639.jpg

Uploaded Date: 11/29/2024 10:17:54 PM

Questions

1. Application Documents

Ans. No information entered

2. Reimbursement Documents

Ans. No information entered

Declarations



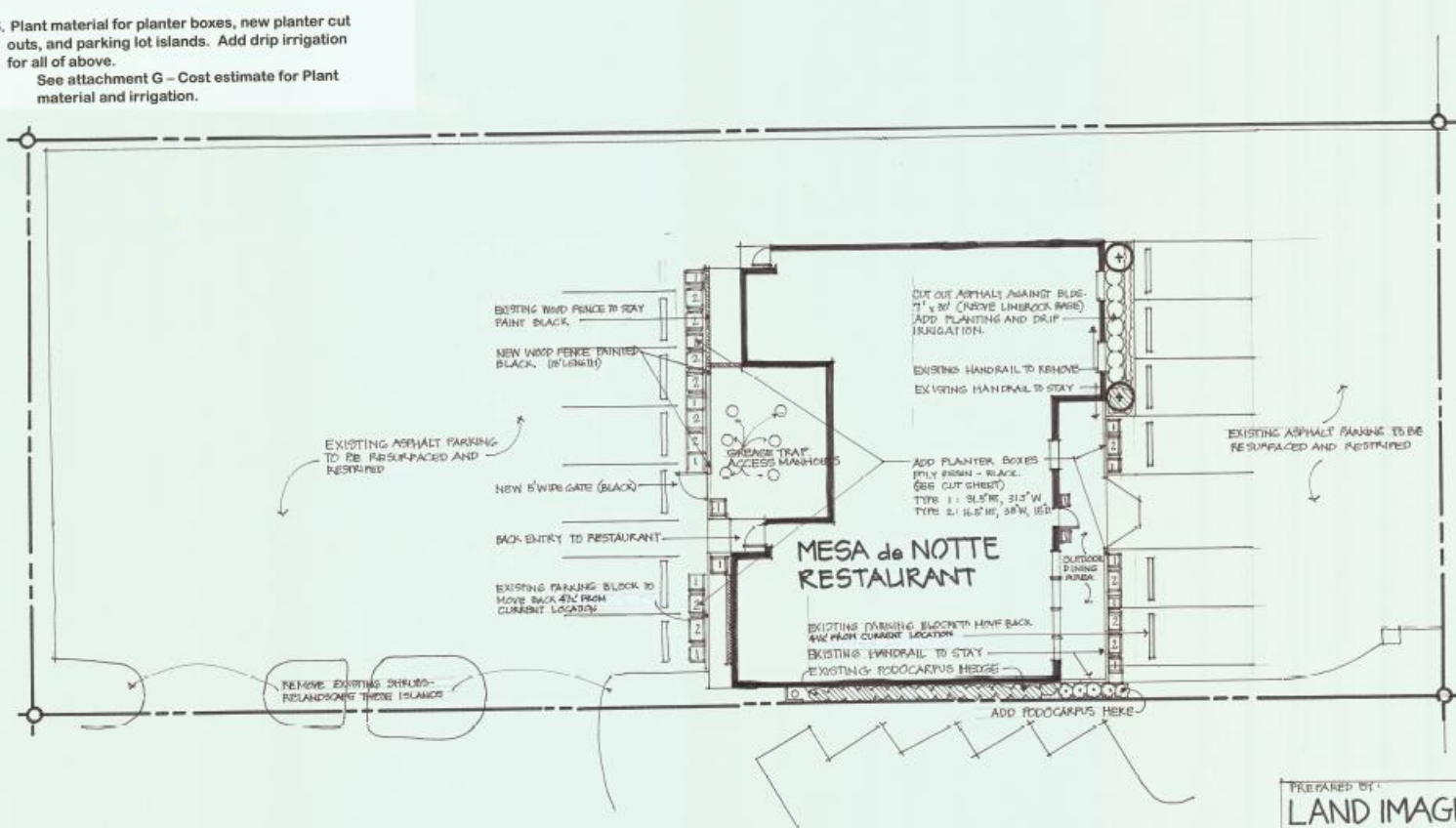
Name: Kenneth MacKay

Date: 11/29/2024

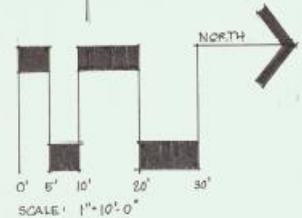
FACADE IMPROVEMENTS

1. Paint the entire Facade of the building.
See attachment A – Color selection
See attachment B – Bid for Paint
2. Resurface and restripe asphalt parking lot on both the north and south sides of the building and move parking blocks.
See attachment C – Bid for asphalt
3. Add planter boxes as located on plan.
See attachment D – Specs for planter boxes
Type 1: Quantity: 15 (31.5" ht x 32.5" squ.)
Type 2: Quantity: 12 (16.5 ht x 38 wide x 15
See attachment E - Cost estimate for planters
4. Cut out a 5' x 30' rectangle of asphalt and limerock to create a planter area (See plan)
See attachment F – Cost estimate for cutout
5. Plant material for planter boxes, new planter cut outs, and parking lot islands. Add drip irrigation for all of above.
See attachment G – Cost estimate for Plant material and irrigation.

6. New floor surfacing on outdoor dining area
See attachment H – Bid for resurfacing
7. Add a new 18' long section of 6' high wood fence to screen grease trap area. Add 5' wide gate to provide access.
See attachment I – Bid for fencing
8. Summary of proposed cost for the improvements.
See attachment J – Cost Summary
9. Exterior photos of existing building.
See attachments K - Photos



↑ HIGHWAY 40 (SILVERSPRINGS BLVD)



PREPARED BY:
LAND IMAGES INC.
-LANDSCAPE ARCHITECTS/LAND PLANNERS
-CINDY CLEARY WACKAY, LA LICENSE #934
PO BOX 5096, OCALA, FL 34478
(352) 425-0712

MESA de NOTTE Restaurant
SCALE: 1/8"=10'-0" APPROVED BY:
DATE: 11-20-24
COMMERCIAL FACADE IMPROVEM
DESIGNED BY: CCM
REVISED:
DRAWING NUMBER:
24GG0

BILLED TO:

Mesa de Notte
2436 E Silver Springs Blvd,
Ocala FL 34470



Estimate
November 27th, 2024

Job Description	Quantity	Unit Price	Total
Exterior painting & Pressure washing	1	\$ 3,800	\$ 3,800

Subtotal	\$ 3,800
Paid in advance	\$ 0
Tax (0%)	\$0
Total	\$ 3,800

Thank you!

PAYMENT INFORMATION

Cinco's PaintWorks & Cleaning LLC
7 Cedar Run, Ocala FL, 34472
Email : Padilla0275@gmailcom

TRAVIESO DRYWALL & TILE CORP

DATE:

November 20, 2024

Julian Osorno
 Mesa de Noche
 2436 E Silver Springs
 Ocala Fl 34470
 352-470-9120

QUOTE

101

To:

CUSTOMER ID:

SALESPERSON

JOB

PAYMENT TERMS

DUE DATE

Ervin Arias	Sales	Due on receipt	
-------------	-------	----------------	--

QTY

DESCRIPTION

UNIT PRICE

LINE TOTAL

1	Pressure wash and Paint exterior of restaurant	4200	4200

SUBTOTAL

SALES TAX

TOTAL

4200



SW 9180

Aged White


FULL DETAILS 

The warm yellow undertone in this bright white creates a classic, dignified feel. Add a touch of old-world class to a kitchen or living room.

Get this color in a:


-  Color Sample
-  Paint Sample
-  Interior Paint
-  Exterior Paint

Paint color for the Base







SW 6993


Black of Night

FULL DETAILS 

The hour is late and this rich black with the slightest of cool green undertones is perfect for an accent wall that radiates sophistication.

Get this color in a:

-  Color Sample
-  Paint Sample
-  Interior Paint
-  Exterior Paint

SAVE 

Paint color for the trim



**FOLIAGE DESIGN SYSTEMS
 4300 SE 44TH AVENUE ROAD
 OCALA, FLORIDA 34480
 OFFICE: 352-624-2900
 FAX: 352-624-9200
 EMAIL: INFO@FDSOCALA.COM**

DATE: November 27, 2024

PROPOSAL

MESA DE NOTTE PLANT MATERIAL & CONTAINERS

TO: **Cindy MacKay**
 EMAIL: KMACATLAKE@GMAIL.COM

<u>SIZE</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>COST EACH</u>	<u>TOTAL</u>
10G	4	PODOCARPUS	\$ 275.00	\$ 1,100.00
7G	11	EUGENIA GLOBULUS	\$ 165.00	\$ 1,815.00
5"	105	ANNUAL MIX	\$ 3.75	\$ 393.75
1G	50	SANSEVERIA	\$ 11.50	\$ 575.00
1G	30	LANTANA	\$ 9.50	\$ 285.00
45G	2	NELLIE STEVENS HOLLY	\$ 1,250.00	\$ 2,500.00
3G	10	SOUTHERN CHARM AZALEAS	\$ 22.50	\$ 225.00
1G	24	AFRICAN IRIS	\$ 9.75	\$ 9.75
1G	12	PENTAS	\$ 12.50	\$ 150.00
		MULCH	\$ 350.00	\$ 350.00
		SOIL	\$ 850.00	\$ 850.00
		FILL DIRT	\$ 250.00	\$ 250.00
		ROCK	\$ 350.00	\$ 350.00
		PICK UP & DELIVERY MATERIAL	\$ 250.00	\$ 250.00
		TOTAL		\$ 9,103.50

PROPOSAL PRICING DOES NOT INCLUDE TAX

Grandview Landscaping Services, Inc.
 PO Box 5340
 Ocala, FL 34478

Estimate

Date	Estimate #
11/26/2024	9310

Name / Address
Mesa deNotte

			Project
Description	Qty	Cost	Total
25 Planters - 15 @ 32" x 32" 10@ 16" ht. x 38" length x 15" depth			
Podocarpus Topiary 15 GAL	4	150.00	600.00
Eugenia Topiary - conical #7	11	35.00	385.00
Annuals #1	105	7.00	735.00
Mother-in-law Tongue #1	50	7.00	350.00
Lantana Trailing Lavendar 1gal	30	7.00	210.00
Irrigation System -- drip	1	1,500.00	1,500.00
Planting Soil Miracle Grow Mix	100	45.00	4,500.00
Outside plantings			
Nellie Stevens Hollie - Ilex Nellie Stevens - 45 gal. FTG matching	2	450.00	900.00
Azalea Southern Charm - Rhododendron Spp - 3 gal	10	15.00	150.00
White African Iris - Dietes vegeta - 1gal.	24	7.00	168.00
Penta 1gal	12	7.00	84.00
Pine Bark Mini Nuggets	2	80.00	160.00
Irrigation System - 5'x 30' drip	1	1,100.00	1,100.00
Planting Soil- dig out existing 12" and replace	1	850.00	850.00
		Total	\$11,692.00

Phone #	Fax #	E-mail
(352) 694-9247	(352) 694-9285	john@grandviewinc.com



Ken MacKay <kenhmackay@gmail.com>

Fwd: Quote for wood fence

1 message

Mesa de Notte <mesadenotte@gmail.com>
To: Ken MacKay <KenhMackay@gmail.com>

Wed, Nov 27, 2024 at 10:01 AM

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

From: **Dan Hunt** <daniel_hunt68@yahoo.com>
Date: Tue, Nov 26, 2024 at 11:19 PM
Subject: Quote for wood fence
To: <mesadenotte@gmail.com>

11/26/24

Dan Hunt

Quote for wood fence at Mesa De Notte restaurant.

Remove existing fence.
Install new wood fence 51' with 2 gates.
Stain entire fence with black stain.

Total \$1,700.00

[Price may change depending on cost of materials at time of purchase]

Thank You.

TRAVIESO DRYWALL & TILE CORP

DATE:

November 20, 2024

Julian Osorno
 Mesa de Notte
 2436 E Silver Springs
 Ocala Fl 34470
 352-470-9120

QUOTE

100

To:

CUSTOMER ID:

SALESPERSON

JOB

PAYMENT TERMS

DUE DATE

Ervin Arias	Sales	Due on receipt	
-------------	-------	----------------	--

QTY

DESCRIPTION

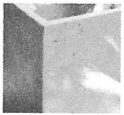
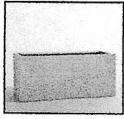
UNIT PRICE

LINE TOTAL

1	Fence replacement, new 51' fence, black stain, 2 gates	2000	2000

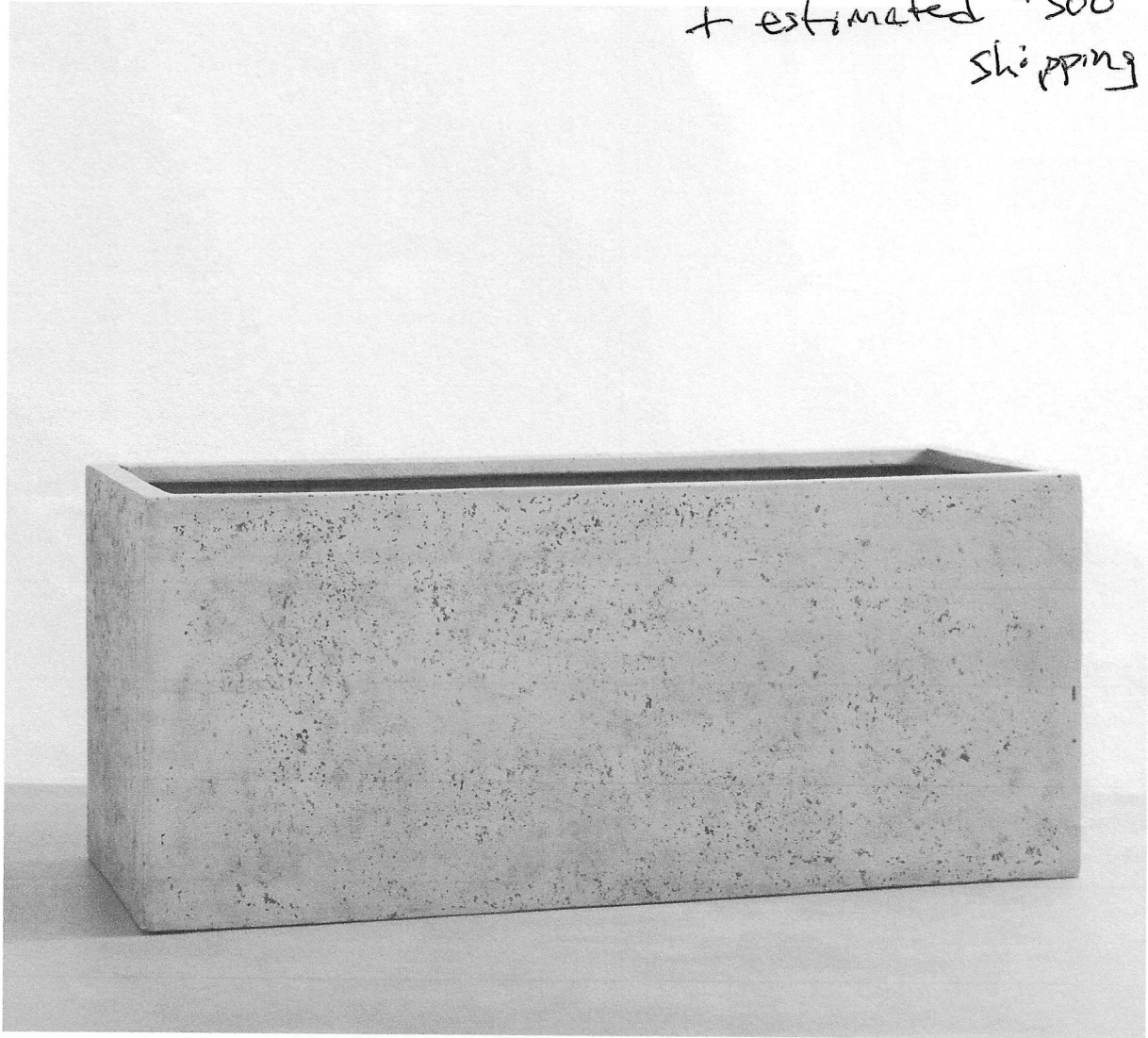
SUBTOTAL	2000
SALES TAX	
TOTAL	2000

Mission Square Handmade Outdoor Planters



\$299⁰⁰/ea

+ estimated \$500
shipping



×



OVERALL: 15.75" sq,
14.25" h

WEIGHT 44 lbs
CAPACITY:

WEIGHT: 13.25 lbs

GOOD FOR PEOPLE, GOOD FOR THE PLANET

From restoring forests to creating healthier homes, the products you purchase make a difference at home and beyond.

**HOW THIS PRODUCT IS RESPONSIBLY
MADE**

HANDCRAFTED

Celebrate and preserve craft traditions around the world by supporting ethical handcraft.

SHIPPING & RETURNS



Flat Rate Delivery Fee

An unlimited number of eligible furniture and oversized items can be delivered directly into your home for a single flat rate. For a reduced flat rate, select items may be shipped to a local store for customer pickup or receive Doorstep Delivery (no room placement or assembly).

See Your Rate →



White Glove Service

If having the item delivered into your home as White Glove, it will be brought in by a skilled delivery team on a pre-scheduled date, unpacked in the room of your choice and fully assembled. (Doorstep Delivery does not include room placement or assembly).

Learn More →

Need design advice or

SOUTHEASTERN ASPHALT PAVING

3810 SE 11th Place
Ocala, FL 34471 US
+13523427536
southeasternflasphalt@gmail.com



ADDRESS
Ken Mackay

Estimate 2391

DATE 11/27/2024

P.O. NUMBER
MESA DE NOTE

ACTIVITY	QTY	RATE	AMOUNT
ASPHALT SEAL COATING APPLY 2 COATS OF SEALMASTER COAL TAR SEALER WITH 3% SAND AND LAYTEX ADDITIVE 17,420 SQFT	17,420	0.25	4,355.00
Striping STRIPING TO BE COMPLETED PER PLAN	1	800.00	800.00
ASPHALT PATCHING CUT OUT DAMAGED AREA AND REPLACE WITH HOT ASPHALT AND COMPACT	1	1,350.00	1,350.00

TOTAL \$6,505.00

Accepted By

Accepted Date

ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES



Estimate

Abbott's Paving & Striping LLC

5389 SE 160 AVE
 Ocklawaha FL 32179
 US

352-425-9755
 Abbotts.paving.striping@gmail.com

BILL TO
 ken mackay
 kenhmackay@gmail.com

Estimate # 212
Date Nov 27, 2024

Item	Quantity	Price	Amount
MESA DE NOTE sealcoat two spray coats and restripe parking lot to existing layout approximately 17420sqft patch damaged asphalt and replace with hot mix and compact to existing grade	1	\$7,480.75	\$7,480.75

Subtotal \$7,480.75

Grand Total

\$7,480.75

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

28334-005-00

[GOOGLE Street View](#)

Prime Key: 1233313

[MAP IT+](#)

Property Information

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

[PC: 21](#)

Acres: .60

JOSJEAN LLC
2436 E SILVER SPRINGS BLVD
OCALA FL 34470-6909

Taxes / Assessments: \$8,443.22

Map ID: 196

Millage: 1001 - OCALA

Situs: Situs: 2436 E SILVER SPRINGS
BLVD OCALA

Current Value

Land Just Value	\$156,816
Buildings	\$249,312
Miscellaneous	\$11,633
Total Just Value	\$417,761
Total Assessed Value	\$417,761
Exemptions	\$0
Total Taxable	\$417,761

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$156,816	\$249,312	\$11,633	\$417,761	\$417,761	\$0	\$417,761
2023	\$156,816	\$261,565	\$11,633	\$430,014	\$430,014	\$0	\$430,014
2022	\$156,816	\$231,352	\$11,633	\$399,801	\$399,801	\$0	\$399,801

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8438/1874	10/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$1,200,000
4877/0718	08/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$800,000
4287/1966	11/2005	02 DEED NC	9 UNVERIFIED	Q	I	\$370,000
1335/0138	12/1985	07 WARRANTY	0	U	I	\$100
0818/0058	06/1977	02 DEED NC	0	U	I	\$41,000

Property Description

SEC 16 TWP 15 RGE 22
PLAT BOOK D PAGE 006
LA VISTA

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	2130	.0	.0	B2	26,136.00	SF	6.0000	1.00	1.00	1.00	156,816	156,816
Neighborhood 9976 - COMM SR 40 - SE 3RD ST/SE 25TH											Total Land - Class	\$156,816
Mkt: 2 70											Total Land - Just	\$156,816

[Traverse](#)

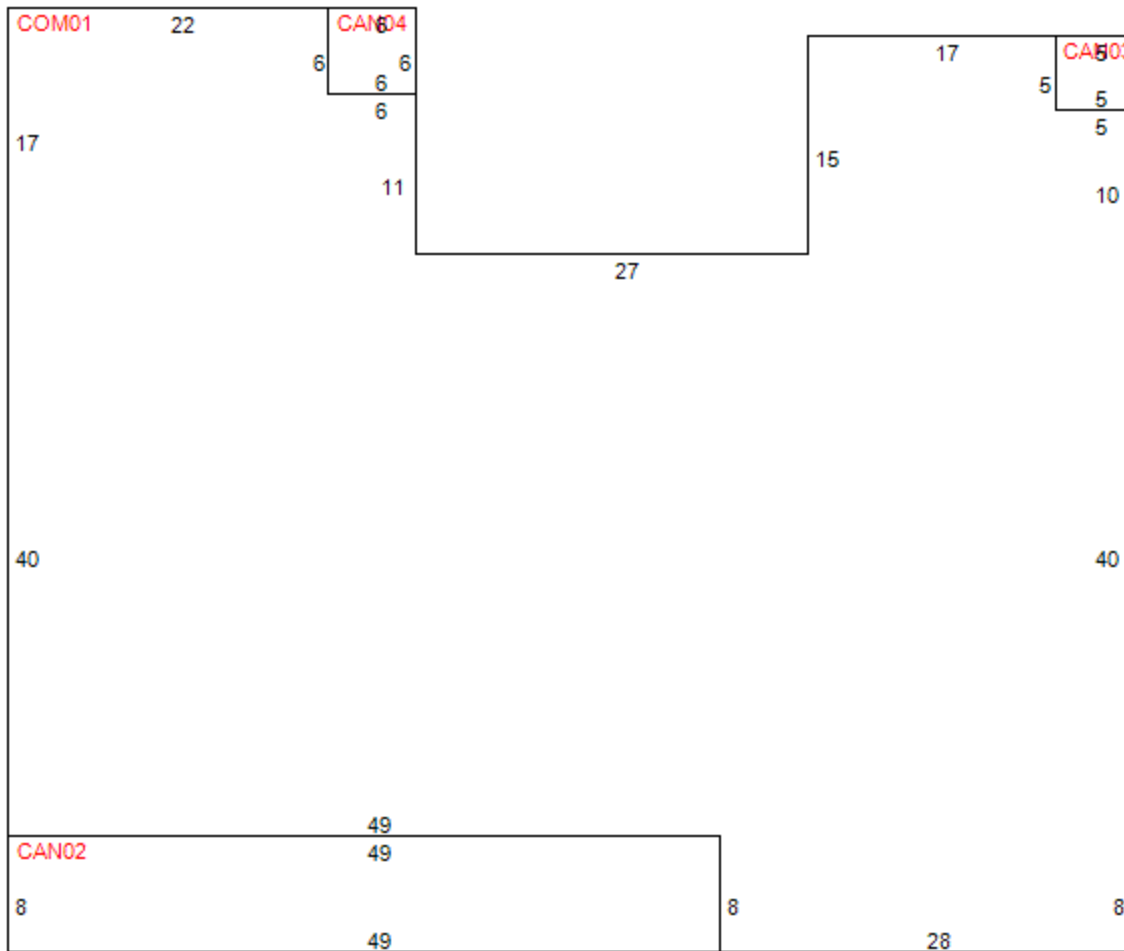
Building 1 of 1

COM01=D8L28U8L49U40U17R22D6R6D11R27U15R17D5R5D10D40.L28

CAN02=D8L49U8R49.U50L5R28

CAN03=R5U5L5D5.U5L17D15L27U11L6

CAN04=R6U6L6D6.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
 Effective Age 6 - 25-29 YRS
 Condition 3

Year Built 1971
 Physical Deterioration 0%
 Obsolescence: Functional 0%

Quality Grade 500 - FAIR
 Inspected on 7/18/2019 by 117

Obsolescence: Locational 0%
 Base Perimeter 314

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	1971	0	4,049	M21 RESTAURANT	100 %	N Y
2	10.0	1.00	1971	0	392	CAN CANOPY-ATTACHD	100 %	N N
3	8.0	1.00	2014	0	25	CAN CANOPY-ATTACHD	100 %	N N
4	8.0	1.00	2014	0	36	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 2 2 Fixture Baths: 0
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 11

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
144 PAVING ASPHALT	16,904.00	SF	5	1975	3	0.0	0.0	
159 PAV CONCRETE	176.00	SF	20	1975	3	0.0	0.0	
114 FENCE BOARD	26.00	LF	10	2014	4	0.0	0.0	
159 PAV CONCRETE	150.00	SF	20	1975	5	0.0	0.0	
Total Value - \$11,633								

Appraiser Notes

MESA DE NOTTE RESTORANTE
 INT EST

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-0901	5/1/2019	5/13/2019	REROOF
BLD15-1456	10/30/2015	-	COM ADD
SGN14-0155	7/10/2014	-	BANNER MESA DE NOTE
SGN14-0136	6/23/2014	-	BANNER MESA DE NOTTE
BLD14-0539	5/21/2014	-	RENOVATE BUILDING WITH ADDITIONS
OC00140	1/1/2006	-	FIRE SUPPRESSION
OC03661	12/1/2005	2/1/2006	CMRA
OC00752	5/1/2003	-	FIRE SPRINKLERS
OC00714	5/1/2000	-	CA
OC01821	11/1/1994	-	REMODEL
OC0547	4/1/1991	-	BLDG01=REROOF
OC00853	5/1/1989	-	BLDG01=REMODEL UNIT #2440

Cost Summary

Buildings R.C.N.	\$530,500	10/22/2019			
Total Depreciation	(\$254,640)				
Bldg - Just Value	\$275,860		Bldg Nbr	RCN	Depreciation
Misc - Just Value	\$11,633	1/12/2015	1	\$530,500	(\$254,640)
Land - Just Value	\$156,816	1/24/2019			
Total Just Value	\$444,309	.			



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0540

Agenda Item #: a.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

Residential Property Improvement Grant - Revised Framework

**OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

Revised January March 2025

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 <u>Owner or joint Property Owner/ Tenant application.</u>
Eligible work	<p>Only work begun after 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. <u>New perimeter Fencing (sides and rear).</u> 6. <u>Reroofing Reroofing and roof repairs.*</u> 7. Weatherization <u>(HVAC and Insulation).</u> 8. <u>New construction</u> 8.9. <u>Termite tenting.</u>
Maximum Grant	\$20,000 (Reimbursement <u>paid after project completion.</u>)
Required Match	<p><u>*Reroofing and roof repairs: City (50%) – Applicant (50%).</u></p> <p><u>All other work elements: City (75%) – Applicant (25%).</u></p>



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0541

Agenda Item #: b.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

Grant Review Committee Guidelines



OCALA COMMUNITY REDEVELOPMENT AGENCY (CRA) GRANT REVIEW COMMITTEE GUIDELINES

1. Purpose and Scope

The Grant Review Committee (GRC) is responsible for reviewing applications and conducting site visits to assess properties in their respective CRA subareas. This is done to inform the Advisory Committee about potential projects and their alignment with the specific goals and criteria of the grant program.

2. Committee Composition

The Advisory Committee shall designate a GRC Chairperson and a GRC Vice-Chairperson as representatives from the respective Advisory Committee in the CRA subarea where the grant is offered. The Grant Review Committee shall consist of three members, including either the GRC Chairperson or Vice-Chairperson, and two City staff representatives.

3. Term

The roles of the GRC Chairperson and the GRC Vice Chairperson are designated by the Advisory Committee members. Each shall serve for an ordinary term of one year and may be reelected for additional terms. The initial term shall run from January 1, 2024, to February 28, 2024. The ordinary annual term will start on March 1, with the selection of representatives done at the Advisory Committee meeting held before March 1 or at the first meeting immediately thereafter.

4. Conflict of Interest

Members must disclose any potential conflicts of interest related to the grant application. Members with a potential conflict of interest must recuse themselves from GRC activities related to the affected application. In the event that both designees declare a conflict, staff will request a volunteer from remaining Advisory Committee members.

5. Review Process

Staff will review each application for completeness and then schedule a GRC meeting at the project site. The GRC shall participate in site visits and convene meetings to discuss:

- a) Facts relating to the grant application and proposed scope of works.
- b) Observed conditions of blight.
- c) Applicant's ability to meet basic eligibility requirements.

GRC representatives will provide a verbal report at the Advisory Committee meeting where the grant funding is being considered.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0542

Agenda Item #: c.

Submitted By: Economic Development Manager Roberto Ellis

Department: Growth Management

East Ocala CRA Advisory Committee

New Reporting Guidelines for Special Districts



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0381

Agenda Item #: a.

Submitted By: Roberto Ellis

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Discuss the goals, objectives and performance standards proposed for the Ocala Community Redevelopment Agency special districts, as required by section 189.0694 of the Florida Statutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The Florida state legislature passed new reporting requirements in 2024 for special districts. Intending to increase the accountability and effectiveness of special districts. The Ocala Community Redevelopment Agency (CRA) is divided into four subareas, each officially recognized as a special district: Downtown, North Magnolia, West Ocala, and East Ocala.

The CRA reinvests tax increment financing into economically distressed areas to encourage redevelopment. As a result of these redevelopment efforts, transformation of certain properties and facilities into productive assets within the CRA and its subareas can be achieved.

FINDINGS AND CONCLUSIONS:

The CRA will publish an assessment of its performance during Fiscal Year 2024-25 by December 1, 2025. This new reporting requirement is in addition to the stipulations of Section 163.371 of the Florida Statutes, which dictate that the CRA Annual Report and Audit documentation are due by March 31.

Section 189.0694 of the Florida Statutes specifies the following requirements for all special districts:

- 1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

- 2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:
 - a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.
 - b) Any goals or objectives the district failed to achieve

If there are no changes, staff will discuss with the Advisory Committees then post the document to the City's website. Staff will also make the document available to auditors when required.

FISCAL IMPACT:

Successful performance under the established goals and objectives will potentially result in a net increase of ad valorem tax revenue and other benefits for the CRA, and ultimately, the City.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Recommend changes.

Community Redevelopment Agency (CRA)



SPECIAL DISTRICTS; PERFORMANCE MEASURES AND STANDARDS.

FLORIDA STATUTES, CHAPTER 189: UNIFORM SPECIAL DISTRICT
ACCOUNTABILITY ACT



Background

Per Chapter 189 of the Florida Statutes, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. In December 2025, the CRA is required to publish an annual report to show if the CRA achieved its goals and objectives. The goals and objectives presented cover all CRA subareas, namely North Magnolia, Downtown, East Ocala, and West Ocala. The annual report and established performance measures will solely consider projects and activities occurring within the respective CRA subareas, or actions taken through the regular functions of the CRA.

Performance Period

October 1, 2024, to September 30, 2025

Key Terms

Special District: A unit of local government created for a special purpose, as opposed to a general purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet.

Community Redevelopment Agency: A special district created by a local (city or county) government to carry out redevelopment activities in a specifically defined geographic area.

Community Redevelopment Area: A slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed. This term may be used to reference one or more designated areas.

1. Community Outreach

The success of the CRA depends on the effective promotion of its plans and programs to create a fully engaged community.

Goal 1.1: Publish documentation as statutorily required and share any relevant information with the public via the City’s website and other available platforms.

Objective

Ensure that all official CRA documentation and promotional materials are readily available and easily accessible to the public. This includes, but is not limited to, meeting minutes, grant documents, agendas, annual reports, plans, resolutions, annual budgets and amendments, financial audit reports, meeting notices, event flyers, and CRA boundary maps.

Performance Measures

Website reviews completed to ensure statutory compliance for sharing CRA documentation.

Number of materials created to promote the CRA. These will be distributed across available multimedia platforms.

Minimum Standard

One (1) review performed in each quarter of the fiscal year.

Three (3) marketing materials shared with the public including, but not limited to, newspaper advertisements, articles, social media posts, flyers, brochures, and press releases.

Goal 1.2: Convene regular public meetings for the purpose of conducting CRA business and for all other purposes.

Objective

Hold regular meetings to conduct CRA related business. Citizens are encouraged to participate in CRA meetings. Regular meetings will be open to the public and agendas will be made available prior to any meeting.

Performance Measures

Number of CRA Board meetings held as evidenced by meeting minutes and public notices.

Number of Advisory Committee meetings held as evidenced by meeting minutes and public notices.

The public is timely informed of meetings by posting notices on the City’s website or through other appropriate mediums.

Minimum Standard

Three (3) CRA Board meetings held.

Two (2) meetings held by each Advisory Committee for a total of 8 during the fiscal year.

More than 95 percent of notices posted at least 7 days before each CRA Board and CRA Advisory Committee meetings.

Goal 1.3: Participate in community outreach events and activities.

Objectives

To strengthen relationships among the City, citizens, community organizations and other stakeholders through strategic engagement.

Performance Measures

City staff or appointed CRA representatives regularly attend events or participate in activities located in the CRA subareas.

Minimum Standard

Participation in 3 community events or activities.

2. Incentive Programs



The CRA coordinates public and private resources to increase private capital investment in all CRA subareas.

Goal 2.1: Provide grants for residential property improvements that enhance their physical appearance and energy efficiency.

Objective

Encourage homeowners to make interior and exterior improvements to their properties while adding value within the CRA and reversing deteriorating trends in the area.

Performance Measures	Minimum Standard
Number of grants awarded by the CRA Board.	Ten (10) grants awarded.
Number of reimbursements paid to homeowners or authorized representatives.	Eight (8) residential grant payments made.
Number of site visits to inspect condition of residential properties.	Staff participates in 15 site visits.
Number of projects utilizing CRA funds to increase housing or improve housing conditions for low to moderate income households.	Four (4) projects completed.

Goal 2.2: Provide grants to restore value and prominence of commercial areas by enhancing their physical appearance and increasing business activity.

Objectives

Encourage businesses to reinvest in identified corridors and target areas to reduce blight, thereby establishing Ocala as a vibrant economic hub.

Performance Measures	Minimum Standard
Number of grants awarded by the CRA Board.	Five (5) grants awarded to businesses.
Number of new construction projects presented to the Advisory Committee or CRA Board for approval.	Two (2) or more projects presented for approval.
Number of reimbursements paid to commercial property owners or authorized representatives.	Four (4) commercial grant payments made.
Number of site visits to inspect condition of commercial properties.	Staff participates in 5 site visits.

3. Capital Improvement Projects

The CRA implements projects that cause a permanent or structural change to property or assets within its boundaries. These projects encourage development and address conditions of slum and blight that are identified in each CRA subarea.

Goal 3.1: Implement projects targeting streetscape, corridor, and gateway improvements.

Objective

To support development by removing deficiencies and enhancing pedestrian environments, corridors and gateways with features that have the potential to encourage private investment and enhance community appearance.

Performance Measures	Minimum Standard
Number of projects started to provide enhancements such as sidewalk widening, lighting, aesthetic hardscape, gateway features and landscaping.	Design or construction started for 3 projects.
Amount of budgeted funds disbursed to vendors for capital improvements and special projects.	\$400,000 in CRA funds disbursed.

4. Strategic Redevelopment



The CRA implements projects that cause a permanent or structural change to property or assets within its boundaries. These projects encourage development and address conditions of slum and blight that are identified in each CRA subarea.

Goal 4.1: Explore opportunities to acquire properties in support of residential and commercial development initiatives.

Objective

Acquire additional land to support the City's affordable housing goals or incentivize development that align with the revitalization of the CRA.

Performance Measures

Up to date list of properties suitable for acquisition.

Number of site visits completed to evaluate and inspect properties available for purchase.

Number of properties purchased or under contract for acquisition.

Minimum Standard

List created and updated on an annual basis.

Two (2) visits to properties under consideration for acquisition.

One (1) property acquired or under contract to be acquired with CRA funds.

Goal 4.2: Coordinate public and private resources to increase private capital investment.

Objectives

Identify and incentivize catalytic projects with the greatest potential for impact by addressing the community's needs.

Performance Measures

Number of Invitations to Negotiate (ITNs) promoting development opportunities successfully advertised and posted across available platforms.

Redevelopment or Lease Agreements approved.

Minimum Standard

Three (3) solicitations issued.

Two (2) incentive agreements negotiated and approved.