



City of Ocala  
Community Redevelopment Agency  
500 NE 8<sup>th</sup> Ave, Ocala, FL 34470

## MEMORANDUM

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DATE August 28, 2024  
TO: East Ocala CRA Advisory Committee  
FROM: Marie F. Mesadieu, Economic Development Specialist  
RE: East Ocala Commercial Building Improvement Grant

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On August 1, 2024, NSC Theater, LLC acquired the property located at 3318 E Silver Springs Blvd. NSC Theatre, LLC (Applicant) applied to the East Ocala Commercial grant program to make improvement to the property. The proposed scope of the work includes pressure washing and repainting the exterior of the building. The building was constructed in 1971 and has a ground floor area of 18,130 square feet. Repainting this building will significantly improve its appearance and prominence along a major corridor.

The property was previously owned by Springs Theatre Christian Student Outreach, a Florida Non-profit corporation. After the recent sale, the property was added to the tax base thereby generating revenue for the CRA.

The project costs for the proposed work and the eligible grant amount are summarized in the table below. The Grant Review Committee (GRC) meeting and site visit took place on August 15, 2024. Mr. Greg Blair represented the Advisory Committee at the GRC meeting. The proposed work items comply with the program's guidelines, and staff recommends approval of the grant request.

Table 1- Application Summary

Application ID	Property Address & Parcel ID	Scope of Work	Low Quote	Grant Award Recommendation (60%)
CRA24-45793	3318 E Silver Springs Blvd (26879-000-18)	Pressure washed and painted	\$34,800.00	\$20,000

Attached - Photographs of existing conditions, application form, cost estimates and other documentation.



Image 1. View of the building from E. Silver Springs Boulevard



Image 2. View of the building from NE 7<sup>th</sup> Street.

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA  
COMMERCIAL BUILDING IMPROVEMENT GRANT  
APPLICATION**

(Completed application and all required attachments must be submitted)

**PROJECT INFORMATION**

Business / Project Name: NSC Theater LLC

Project Address: 3218 E Silver Springs Blvd Ocala, FL 34470

Parcel Number: 26879-000-18

**APPLICANT INFORMATION**

Applicant's Name: NSC Theater LLC

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

Todd Rudmanyn

Applicant's Business Name (if applicable): \_\_\_\_\_

Type of business: Real Estate

Applicant's Mailing Address: 2330 NE 8th Rd

City: Ocala State: FL Zip: 34470

Phone number: 352-239-1555 Fax: \_\_\_\_\_

E-mail address: todd.r@neighborhoodstorage.com

Applicant is the  Property Owner \_\_\_\_\_ Business Owner/Tenant

How long has the business been at the current location? 7 years

If renter, when does your current lease expire? n/a

**PROPERTY OWNER INFORMATION** (if different from applicant) n/a

Property Owner's Name: \_\_\_\_\_  
Property Owner's Business Name (if applicable): \_\_\_\_\_  
Property Owner's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone number: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Existing tenant is a church

Explain the purpose of and need for the proposed improvements. building needs to be pressure washed and painted. This would update the facade and increase aesthetic appeal on SS Blvd and 7th St.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. no, currently seeking to create a viable long-term roadmap for this former theater.

Number and types of jobs being created. n/a

What will be the business hours of operation? \_\_\_\_\_

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



**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid(s). \$34,800

**Required -- Attach itemized bid sheets.** \_\_\_\_\_

How much funding assistance are you requesting? 20,000

Anticipated start date: Oct Anticipated completion date: Oct

**SCOPE OF WORK CHECKLIST** (Check all that apply)

East Ocala CRA

- Vacant building being converted to active use;
- New signs following design guidelines; including removal of existing inappropriate signs
- New landscape area – reimbursement to be made 90 days after installation
- Exterior painting – colors must be approved by Committee
- Awnings
- Windows, doors
- Parking lot pavement sealing & striping
- Exterior security & safety lighting

## **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, NSC Theater LLC, business owner/tenant of the building at 3318 E Silver Springs Blvd, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature [Signature] Date 8/2/24

**Owner Approval for Tenant Applicant**

I, NSC Theater LLC, owner of the building at 3318 E Silver Springs Blvd, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature [Signature] Date 8/2/24

\_\_\_\_\_  
\_\_\_\_\_

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 Community Redevelopment Agency  
Project Cost Summary**

**Application ID:** CRA24-45793

**Address:** 3318 E Silver Springs Blvd

**CRA subarea:** East Ocala

<b>No.</b>	<b>Eligible work item</b>	<b>High quote</b>	<b>Low quote</b>
1	Repainting of building exterior.	\$47,900	\$34,800
<b>Total</b>		<b>\$47,900</b>	<b>\$34,800</b>
<b>Maximum CRA grant that can be awarded based on 60% match.</b>			<b>\$ 20,000</b>



**ATTN: Mrs. Veronica- Estimate from Constantino Painting**

1 message

con954@aol.com <con954@aol.com>

Mon, Jun 10, 2024 at 2:05 PM

To: "storage1@neighborhoodstorage.com" <storage1@neighborhoodstorage.com>

# Constantino Painting Inc.

**P.O. Box 4207**

**Belleview, FL 34421**

**Office: 352-307-5110**

**Fax: 352-307-5754**

**Email: Con954@AOL.com**

**PROPOSAL SUBMITTED TO:**

Name: ATTN: Mrs. Veronica

Phone: 1-352-414-1645 Date: 6-10-2024

Street: 3318 E Silver Springs Blvd

City: Ocala

State: Florida Zip: 34470

We propose to furnish all materials and perform all labor necessary to complete the following:

## **EXTERIOR REPAINT**

- 1) **POWER WASH EXTERIOR OF THE BUILDING WHICH INCLUDES**
  - a. **CLEANING THE SOFFIT/FASCIA/ GUTTERS**
  - b. **CLEAN ALL GLASS WINDOWS DURING POWER WASH- MINIMAL CHEMICAL RESIDUE**
  - c. **NO ROOF WASHING INCLUDED WITH THIS ESTIMATE**
- 2) **COVER ALL WINDOWS, FLOORS, AND ITEMS NEED AROUND THE BUILDING WITH PLASTIC FOR NO SPRINKLES, TEARS, OR DAMAGES TO THESE ITEMS**
- 3) **REPAIR ALL HAIRLINE CRACKS WITH ELASTOMERIC CAULKING BEFORE FIRST COAT OF PAINT. WE WILL DOUBLE CHECK AFTER THE FIRST COAT OF PAINT IS APPLIED TO ENSURE ALL CRACKS ARE REPAIRED DUE TO THE CONDITION OF THE BUILDING**
- 4) **RE-CAULK ALL THE WINDOWS, BANDS, BLOCK WALLS TO THE FLOORS, DOORS, ANY LIGHTS, AND OUTLETS**
- 5) **THE METAL ROOF IN THE FRONT OF THE BUILDING WILL BE PRIMED WITH INDUSTRIAL BONDPLEX METAL PRIMER**
- 6) **THE METAL ROOF WILL BE FINISHED WITH DTM SEMI-GLOSS**
- 7) **HERE ARE THE PRODUCTS THAT WILL BE APPLIED TO THE BLOCK PORTION OF THE BUILDING**
  - a. **1 COAT OF LOXON CONDITIONER/SEALER FROM SHERWIN WILLIAMS**
  - b. **1 COAT OF LOXON XP FROM SHERWIN WILLIAMS**
  - c. **1 COAT OF SUPER PAINT SATIN FROM SHERWIN WILLIAMS**
  - d. **5 YEAR WRITTEN WARRANTY FROM SHERWIN WILLIAMS**
  - e. **1 YR. WORKMANSHIP WARRANTY FROM OUR COMPANY**
- 8) **SCRAPE, SAND, AND PRIME ALL METAL EXTERIOR DOORS AROUND THE BUILDING**

- 9) ***PAINTE EXTERIOR DOORS WITH PRE-CAST EPOXY FROM SHERWIN WILLIAMS***
- 10) ***THE PRICE DOES INCLUDE WASHING, PRIME, AND PAINTING OF THE ROAD SIGN***
- 11) ***THIS PRICE DOES NOT INCLUDE REPAINTING THE LIGHT POLES IN THE PARKING LOT***
- 12) ***PROVIDE TOUCH UP PAINT WHEN COMPLETED***

**TOTAL \$47,900.00**

All of the work is to be completed in a substantial and skillful manner for the sum of **PRICE IN FULL**. Payment to be made upon completion of project. The entire amount of the contract is to be paid within five days after completion.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature     Constantino Painting

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which to pay the amount mentioned in said proposal and according to the terms thereof.

**CUSTOMER ACCEPTANCE OF PROPOSAL:**

Customer: \_\_\_\_\_ Date: \_\_\_\_\_

**RESPECTFULLY SUBMITTED BY:**

Sales Person: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*NOTE\*\***-this proposal may be withdrawn by us if not accepted with 30 days.

***OUR COMPANY CAN PROVIDE THE PROPER PAINTS/ WORKMANSHIP TO GIVE YOU A LONG LASTING PAINT JOB. WE ARE FULLY INSURED AND EVERY EMPLOYEE IS UNDER WORKMAN'S COMP. WE HAVE 30 YRS. OF EXPERIENCE AND NUMEROUS OF HAPPY CUSTOMERS, WE WILL NOT DISAPPOINT YOU QUALITY/SERVICE WISE. THANK YOU FOR TIME.***

**CODY CONSTANTINO**

**352-427-8925**

Constantino Painting Inc.  
Po Box 4207  
Belleview, Fl. 34421  
352-307-5110

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Chinese Connection Painting, Inc  
 43 Redwood Run Loop  
 Ocala, Florida 34472

# Estimate

Name/Address

Todd's Building  
 3318 W Silver Springs Blvd  
 Ocala, Florida

Date	Estimate No.	Project
06/01/24	723	<input type="checkbox"/>

Description	Quantity	Cost	Total
Clean the building with a 4000psi cleaner with a water blaster to get all the peeling paint off.			
Caulk cracks using Elastomeric caulk.			
Put a good coat of loxon primer on walls with two coats of SW super paint satin or flat.			
Paint all doors with a good oil base paint so they dont rust.			
Rental of a 45ft lift to get to the tops of the building.			
We will change colors or how ever you want it.			
Labor , Mateirals and lift rental	1	34,800.00	34,800.00
Deposit upon commencement of \$10,000.00, 2nd draw 1/2 complete of \$10,000.00 and balance of \$14,800 .00 when complete.		0.00	0.00
		0.00	0.00
Acceptanc of Estimate	Total		\$34,800.00

# Mid Century Inspiration



# Mid Century Inspiration – Colors

WORK.



SW 7018  
**Dovetail**  
Interior/Exterior



SW 6991  
**Black Magic**  
Interior/Exterior



SW 7004  
**Snowbound**  
Interior/Exterior



SW 6884  
**Obstinate Orange**  
Interior/Exterior



# Proposed Conditions





Prepared by  
Belinda Stephenson, an employee of  
**First American Title Insurance Company**  
3028 SW 27th Ave  
Ocala, Florida 34471  
(352)690-1787

Return to: Grantee

File No.: 14203-2799884

## **WARRANTY DEED**

THIS INDENTURE, executed on **August 01, 2024**, between

**Springs Theater Christian Student Outreach Inc, a Florida non-profit corporation**

whose mailing address is: 710 East Silver Springs Blvd, Ocala, FL 34470,  
hereinafter called the "grantor", and

**NSC Theater LLC, a Florida limited liability company**

whose mailing address is: 2330 NE 8th Road, Ocala, FL 34470,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion** County, **FL**, to-wit:

ALL THAT CERTAIN PIECE, PARCEL OR PLOT OF LAND AND THE IMPROVEMENTS, IF ANY, ERECTED THEREON, LOCATED IN THE COUNTY OF MARION, STATE OF FLORIDA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 22 EAST AND RUN DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 864.77 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE), THENCE RUN NORTH 55°37'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 527.18 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE NEW SHARPES FERRY ROAD (66 FEET WIDE), SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUING NORTH 55°37'00" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 40 A DISTANCE OF 485.48 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN SOUTH 01°40'45" WEST A DISTANCE OF 506.89 FEET TO A 4"X4" CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY LINE OF SHARPES FERRY ROAD; THENCE RUN NORTH 88°11'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 32.87 FEET TO A 4"X4" CONCRETE MONUMENT AT THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 392.80 FEET, A CENTRAL ANGLE OF 54°00" AND AN ARC LENGTH ALONG THE RIGHT OF WAY LINE OF 370.20 FEET; THENCE RUN WESTERLY AND NORTHERLY ALONG THE ARC OF SAID RIGHT OF WAY

CURVE A DISTANCE OF 370.20 FEET TO A 4"X4" CONCRETE MONUMENT WHICH IS THE END OF SAID CURVE, SAID ARC HAVING A CHORD BEARING OF NORTH 61°11'14" WEST AND A CHORD LENGTH OF 356.68 FEET; THENCE RUN TANGENT TO SAID CURVE NORTH 34°11'00" WEST A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF TRACT OF LAND LYING AND BEING IN THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY PLITT PROPERTIES, INC., A DELAWARE CORPORATION, TO THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1551, PAGE 301, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Parcel Identification Number: **26879-000-18**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

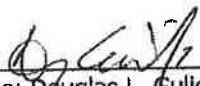
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Springs Theater Christian Student Outreach Inc, a  
Florida non-profit corporation

By:   
Name: Douglas L. Gulick  
Title: President

By:   
Name: Sheryl Gulick  
Title: Secretary

Signed, sealed and delivered in our presence:

BD Stephenson  
Witness Signature

Elaine Johnson  
Witness Signature

BD Stephenson  
Print Name

Elaine Johnson  
Print Name

Print Post Office Address:  
3028 SW 27th Avenue, Ocala, FL 34471

Print Post Office Address:  
3028 SW 27th Avenue, Ocala, FL 34471

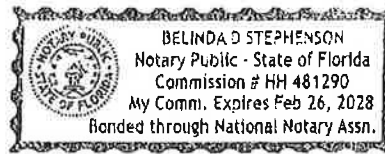
State of Fla.

County of man

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on 8/1/24, by **Douglas L. Gulick, as President and Sheryl Gulick, as Secretary on behalf of Springs Theater Christian Student Outreach Inc, a Florida non-profit corporation**, existing under the laws of the State of **Florida**.

Belinda D Stephenson  
Notary Public

\_\_\_\_\_  
(Printed Name)



{Notarial Seal}

My Commission expires: \_\_\_\_\_

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

**CORPORATION RESOLUTION**

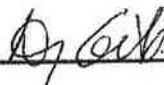
**SILVER SPRINGS THEATER CHRISTIAN STUDENT  
OUTREACH INC.  
3318 E. SILVER SPRINGS BLVD.  
OCALA, FL 34470**

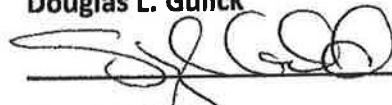
I, DOUGLAS L. GULICK, as President and Sheryl Gulick, as Secretary of Silver Springs Theater Christian Student Outreach Inc. and existing under the laws of the State of Florida, DO HEREBY certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of the Company duly held and convened on 1/24/24, 2024 at which meeting a duly constituted a quorum of the Board of Directors was present and acting throughout and that such resolution has not been modified or revoked, and is at present full force and effect.

RESOLVED, That Douglas L. Gulick, President and Sheryl Gulick, as Secretary of Silver Springs Theater Christian Student Outreach Inc. is empowered and authorized to execute the deed of conveyance on behalf of the Company.

RESOLVED, That Board of Directors met and agreed to the sale of the property located at 3318 E. Silver Springs Blvd, Ocala, Florida on 8/1/24, 2024.

IN WITNESS WHEREOF, the undersigned has affected his/her signature this \_\_\_\_\_ day of August, 2024.

  
\_\_\_\_\_  
Douglas L. Gulick

  
\_\_\_\_\_  
Sheryl Gulick

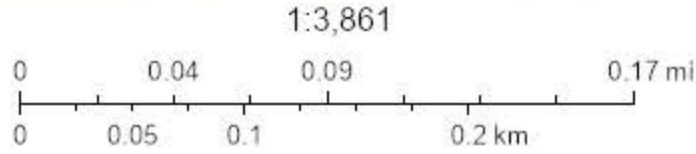



# CRA24-45793 - 3318 E. SILVER SPRINGS BLVD. AERIAL MAP



8/21/2024, 10:05:02 PM

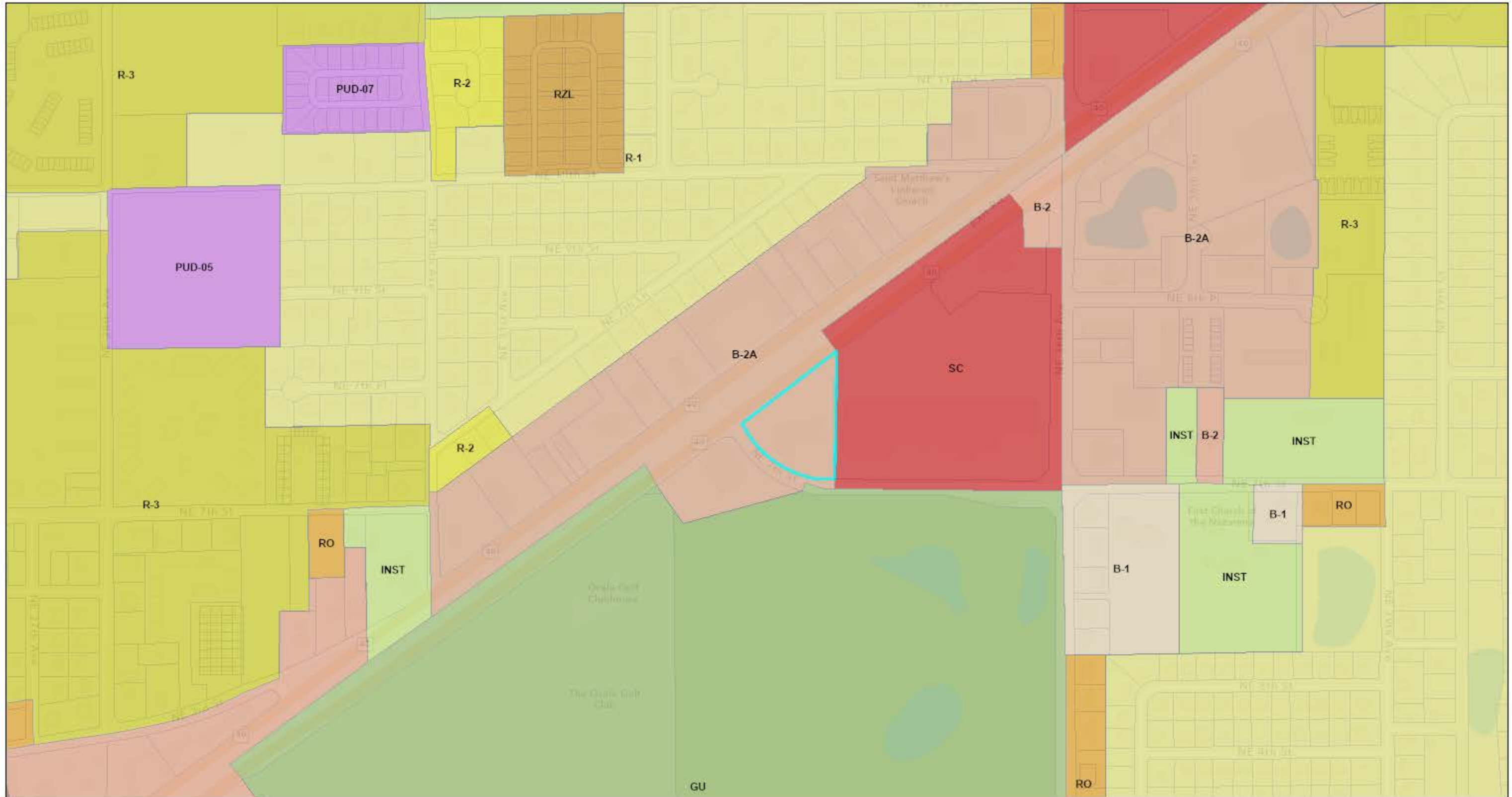
-  City Limits
-  Parcels



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# CRA24-45793 - 3318 E. SILVER SPRINGS BLVD. CASE MAP



8/21/2024, 10:02:34 PM

## Zoning

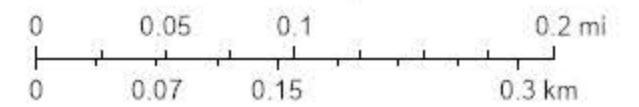
- B-1: Neighborhood Business
- B-2: Community Business
- B-2A: Limited Community Business
- B-4: General Business

- GU: Governmental Use
- INST: Institutional
- Planned Unit Development
- Planned Unit Development

- R-1: Single Family Residential
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- RO: Residential Office

- RZL: Residential Zero Lot Line
- SC: Shopping Center
- City Limits
- Parcels

1:5,390



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