



City of Ocala  
Community Redevelopment Agency  
201 SE 3<sup>rd</sup> Street, Ocala, FL 34471

## MEMORANDUM

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DATE: October 21, 2024  
TO: East Ocala CRA Advisory Committee  
FROM: Roberto Ellis, Economic Development Manager  
RE: East Ocala Residential Property Improvement Grant Application CRA24-45845

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**Address:** 809 NE 9<sup>th</sup> Avenue (Parcels: 2617-007-013)

**Applicant:** Michael Fallon

**Project:** The applicant is requesting a grant to replace the existing roof with a metal roof. A summary of the work items and quotes received are presented in Table 1.

Table 1. Application summary.

Work Item	1 <sup>st</sup> Quote	2 <sup>nd</sup> Quote	Recommended Grant (75%)
Reroofing- Install 26 gauge standing seam metal roof.	\$21,210.00	\$20,800.00	\$15,600.00

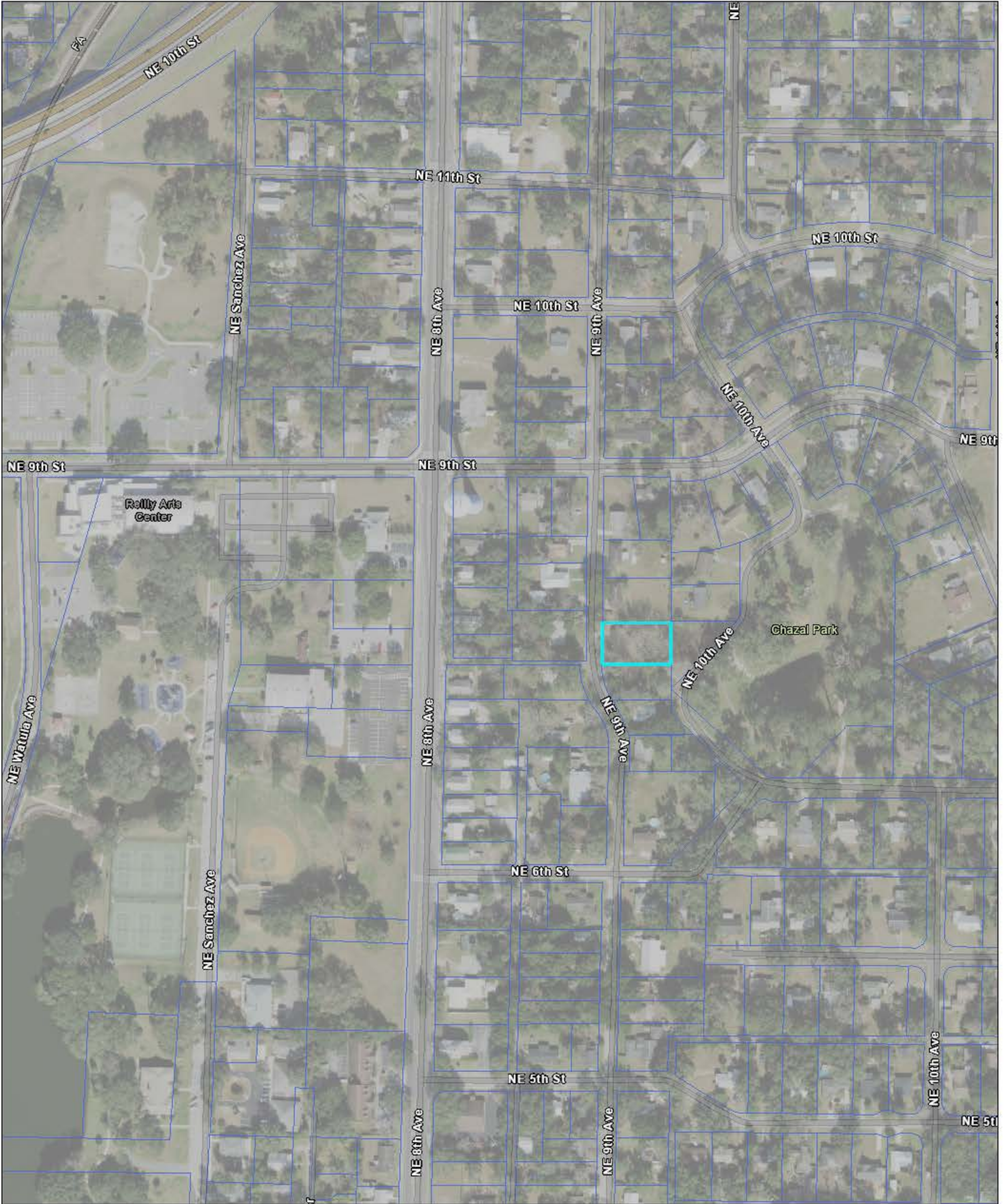
### Findings and Conclusion:

- The roof appears worn and faded, and is approaching the end of its lifecycle, as it was installed in 1996 when the home was built.
- The applicant acquired the property in 2004.
- The improvements will increase the building's energy efficiency and provide added protection from weather events.
- The roof type will change from a shingle roof to a metal roof.
- The new roof will also be easier to maintain and will improve the visual appearance of the home and the community.
- The application meets the requirements of the grant program and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on October 14, 2024, and recommended moving forward with the application. The application and additional documents are attached for review.

Attached - Application form, cost estimates, map, and Marion County Property Appraiser's property report card.

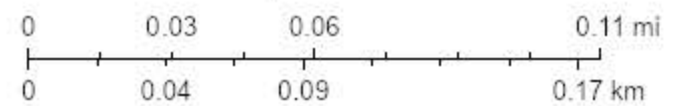
Courtesy of the Ocala Map Experience ArcGIS Web Map



10/17/2024, 5:27:45 PM

- Parcels
- City Limits

1:2,679



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

**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 at 809 NE 9th Ave  
Project Address: 809 NE 9th Ave, Ocala, FL 34470  
Parcel Number: 2617-007-013

**APPLICANT INFORMATION**

Applicant's Name:  
Michael S. Fallon

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

Agent's Name (if applicable): \_\_\_\_\_

Agent's Mailing Address: 225 NE 10th Ave,

City: Ocala State: FL Zip: 34470

Phone number: 352-286-3753 Fax: \_\_\_\_\_

E-mail address: themikefallon@gmail.com

How long have you owned lived at the current location? 20 years

**PROJECT DESCRIPTION:** Re roof with high efficiency, longer life metal roof

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

The current roof is very old, appears dingy, faded, and dated. A metal roof would update the appearance and require less maintenance. A new metal roof may also reduce the heat intake and make the home more energy efficient.

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

No. These older homes require expensive maintenance and insurance costs. Although this is a rental property, I have not made a profit in two years.

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**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid. \$20,800.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? (maximum allowed) 75% of total  
~ \$15,600

Anticipated start date: October 30, 24 Anticipated completion date: October 31, 2024  
or  
November 1, 2024



## GENERAL CONDITIONS

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

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

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

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

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

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



Applicant

I, Michael S. Fallon, owner/occupant of building at  
809 NE 9th 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: Michael S. Fallon

Date: 2/1/2024

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

Prepared by:  
Kim Peavy  
Associated Land Title Insurance of Ocala  
954 E. Silver Springs Blvd., Suite 200  
Ocala, Florida 34470



File Number: 04-G191

R. 10 00  
DOC 524.30

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 08/11/2004 12:44:01 PM  
FILE #: 2004117127 OR BK 03796 PG 0555

RECORDING FEES 10.00

DEED DOC TAX 524.30

### General Warranty Deed

Made this August 6, 2004 A.D. By **Karen Volk**, 62 Cameo Drive Hayesville, NC 28904 hereinafter called the grantor, to **Michael S. Fallon**, whose post office address is: , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 6, Block N, Wyomina Crest, according to the plat thereof, as recorded in Plat Book C, Page 12 and Lots 13, 14 and 15, Block G, Poinsetta Heights, according to the plat thereof, as recorded in Plat Book B, Page 225, of the Public Records of Marion County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 2617-007-013

**Subject to covenants, conditions, restrictions of record and taxes for the current year.**

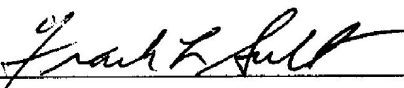
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 31, 2003.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

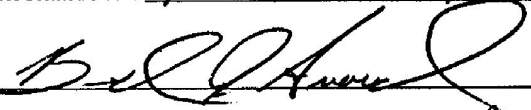
*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_

Witness Printed Name Frank L. SULT

  
\_\_\_\_\_ (Seal)

**Karen Volk**  
Address: 3544 Hwy 64 East, Hayesville, NC 28904

  
\_\_\_\_\_

Witness Printed Name Brandon J. Arrowood

\_\_\_\_\_ (Seal)

Address:

**Roofing Estimates for 809 N.E. 9<sup>th</sup> Ave, Ocala, Florida 34470 (Parcel I.D. # R2834-003-004)**

**Owner: Michael S. Fallon**  
**352-286-3753**  
**themikefallon@gmail.com**

1. Roof Tek – 26 Gauge Standing Seam Metal Roof

Installation

Tear Off & Haul Away

Replace up to 20 Sheets of Plywood. Additional sheets at \$75 per sheet.

Install New Pipe Boots

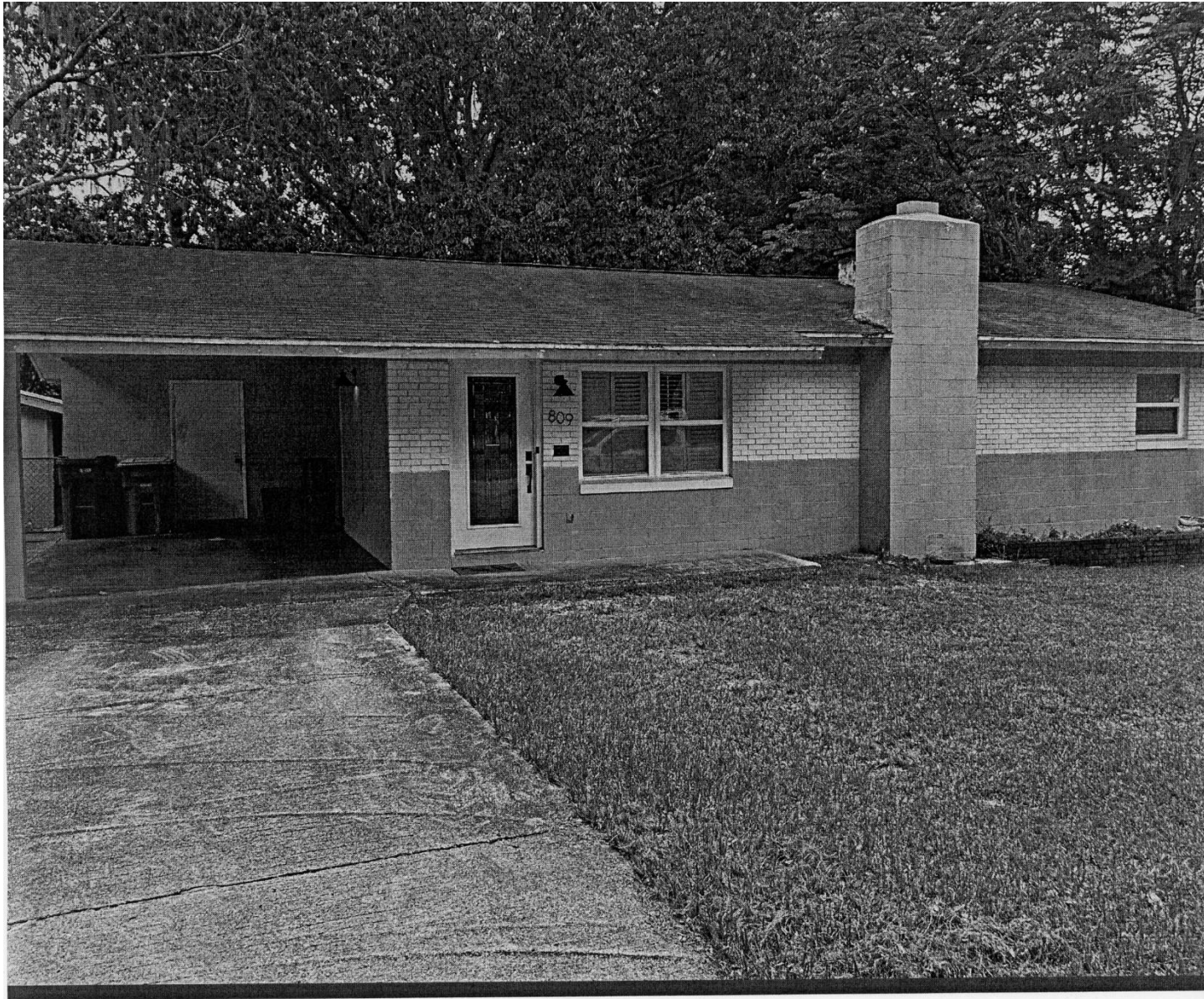
Completion Time: 4-6 Weeks from completed contract and 50% deposit

Example of Roofing Material and Silver/Gray Color:



**Estimated Price: \$20,800.00**





Jul 30, 2024

## Metal Roofing Proposal

Michael Fallon  
809 Northeast 9th Avenue  
Ocala, FL 34470

Jon Townsend  
Rooftek Florida  
(352) 812-2399  
jon.townsend@rooftek.com  
License Number CCC1335213



## 26G Standing Seam Tuff Rib Metal - Full Tear Off

Item

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Tear Off Existing Roof

1 layer

20 sheets of wood included in quote. \$75 for each additional sheet needed.

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New Pipe Boots

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26G Standing Seam Tuff Rib

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2 Year RoofTek Workmanship Warranty

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25 Year Manufacturer Warranty

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Estimate total

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**Total**

**\$20,800.00**

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Jon Townsend  
Rooftek Florida  
(352) 812-2399  
jon.townsend@rooftek.com



## Roofing Estimates for 809 N.E. 9<sup>th</sup> Ave, Ocala, Florida 34470 (Parcel I.D. # R2834-003-004)

### 2. Savage Roofing – 26 Gauge Standing Seam Metal Roof

Installation

Tear Off & Haul Away

Replace 10 Sheets of Plywood. Additional sheets at \$85 per sheet.

Install New Pipe Boots

Completion Time: 4 Weeks from completed contract and deposit.

Example of Roofing Material and Silver/Gray Color:



**Estimated Price: \$21,210.00**

standing seam



1130 E. North Blvd Leesburg, FL 34748

State Lic # CCC 1333635

Office: (352) 933-0377

Proposal Submitted To:	Color:
Name: Mike Fallen	Date: 7-5-24
Street: 809 Ne 9th Ave	Phone: 352-286-3753
City, State, Zip: Ocala	Salesman: Max
Email:	Misc.

<input checked="" type="checkbox"/> Tear off 2 layers of <u>Shingle</u> <input checked="" type="checkbox"/> Re-nail deck if necessary <input checked="" type="checkbox"/> Install high temp peel and stick underlayment <input checked="" type="checkbox"/> Install 26 24 GA drip edge, color _____ <input type="checkbox"/> Install 26GA Ultra Rib exposed fastener metal roofing system. _____ <input checked="" type="checkbox"/> Install 24GA standing seam metal roofing system. Color _____ <input checked="" type="checkbox"/> Replace all pipe flashings <input type="checkbox"/> Install _____ skylights sizes _____	<input checked="" type="checkbox"/> Install valley, rake, and ridge trims as needed <input checked="" type="checkbox"/> Install ventilation <input checked="" type="checkbox"/> Clean up and haul off debris <input checked="" type="checkbox"/> Permitting handled by Savage Roofing <input checked="" type="checkbox"/> 5 year workmanship warranty <input checked="" type="checkbox"/> Magnetized ground sweep <input checked="" type="checkbox"/> Clean out gutters <input checked="" type="checkbox"/> Protect the landscape <input checked="" type="checkbox"/> Extra plywood additional at \$ <u>85</u> per 4x8 sheet <input checked="" type="checkbox"/> Extra woodwork additional at \$ <u>6.50</u> per LF
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We hereby propose to furnish labor and materials-complete in accordance with the above specifications for the sum of:

\$ Dollars \$21,210.00

We hereby propose to furnish labor and materials in accordance with the scope of work section of this contract, for the sum listed. To be paid 50% upon signing and 50% upon reasonable completion, unless otherwise agreed upon. ALL PAYMENTS ARE TO BE PAYABLE TO "SAVAGE ROOFING" ANY PAYMENT MADE OTHERWISE WILL NOT BE ACCEPTED OR CREDITED TO YOUR ACCOUNT, NOR WILL ANY WARRANTY BE HONORED. All Contracts are binding and will be subject to a cancellation fee that is the greater of \$2,000 or 20% of the contract price. Savage Roofing will not be responsible for any damages caused by an act of nature. Examples are storm damage, including acts of neglect. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from scope of work that involve extra costs will be approved by the homeowner and charged to the homeowner additional to the contract price. In the event final payment has not been collected within 30 days of the final inspection Savage Roofing will pursue the collections process up to but not limited to placing a lien on the property where work was completed.

**ACCEPTANCE OF PROPOSAL**

I have read and agree with this proposal including the Florida Construction Lien Law. All work to be completed as agreed and outlined above. Payment will be made as outlined above.

Accepted: \_\_\_\_\_

Signed: \_\_\_\_\_

**Photo of 809 N.E. 9<sup>th</sup> Ave, Ocala, Florida 34470**

**Purchased August 2004**

**Built 1966**

- **Roof does not leak but is approaching it's end of life and appears worn and faded.**
- **Out-dated ridge vent and sloppy flashing are unattractive.**
- **A new metal roof will update the appearance of the property and require less maintenance (less washing and leaves will not stain the roof.)**
- **A new metal roof will help with the energy efficiency of the home.**



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

2617-007-013

[GOOGLE Street View](#)

Prime Key: 1248175

[MAP IT+](#)

### Property Information

FALLON MICHAEL S  
225 NE 10TH AVE  
OCALA FL 34470-6717

Taxes / Assessments:  
Map ID: 178  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 01  
Acres: .30

Situs: Situs: 809 NE 9TH AVE OCALA

### Current Value

Land Just Value	\$18,920		
Buildings	\$65,686		
Miscellaneous	\$1,379		
Total Just Value	\$85,985		
Total Assessed Value	\$64,475	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$21,510)
Total Taxable	\$64,475		
School Taxable	\$85,985		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$18,920	\$65,686	\$1,379	\$85,985	\$64,475	\$0	\$64,475
2023	\$20,900	\$57,870	\$1,379	\$80,149	\$58,614	\$0	\$58,614
2022	\$22,000	\$53,032	\$1,379	\$76,411	\$53,285	\$0	\$53,285

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
<a href="#">3796/0555</a>	08/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$74,900
<a href="#">3096/1853</a>	01/2002	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">3096/1852</a>	01/2002	08 CORRECTIVE	0	U	I	\$100
<a href="#">2465/1963</a>	02/1998	08 CORRECTIVE	0	U	I	\$100
<a href="#">2423/1910</a>	10/1997	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$17,000
<a href="#">2239/1021</a>	04/1996	07 WARRANTY	8 ALLOCATED	U	I	\$31,875

### Property Description

SEC 08 TWP 15 RGE 22  
PLAT BOOK B PAGE 225

POINSETTA HEIGHTS  
 BLK G LOTS 13.14.15

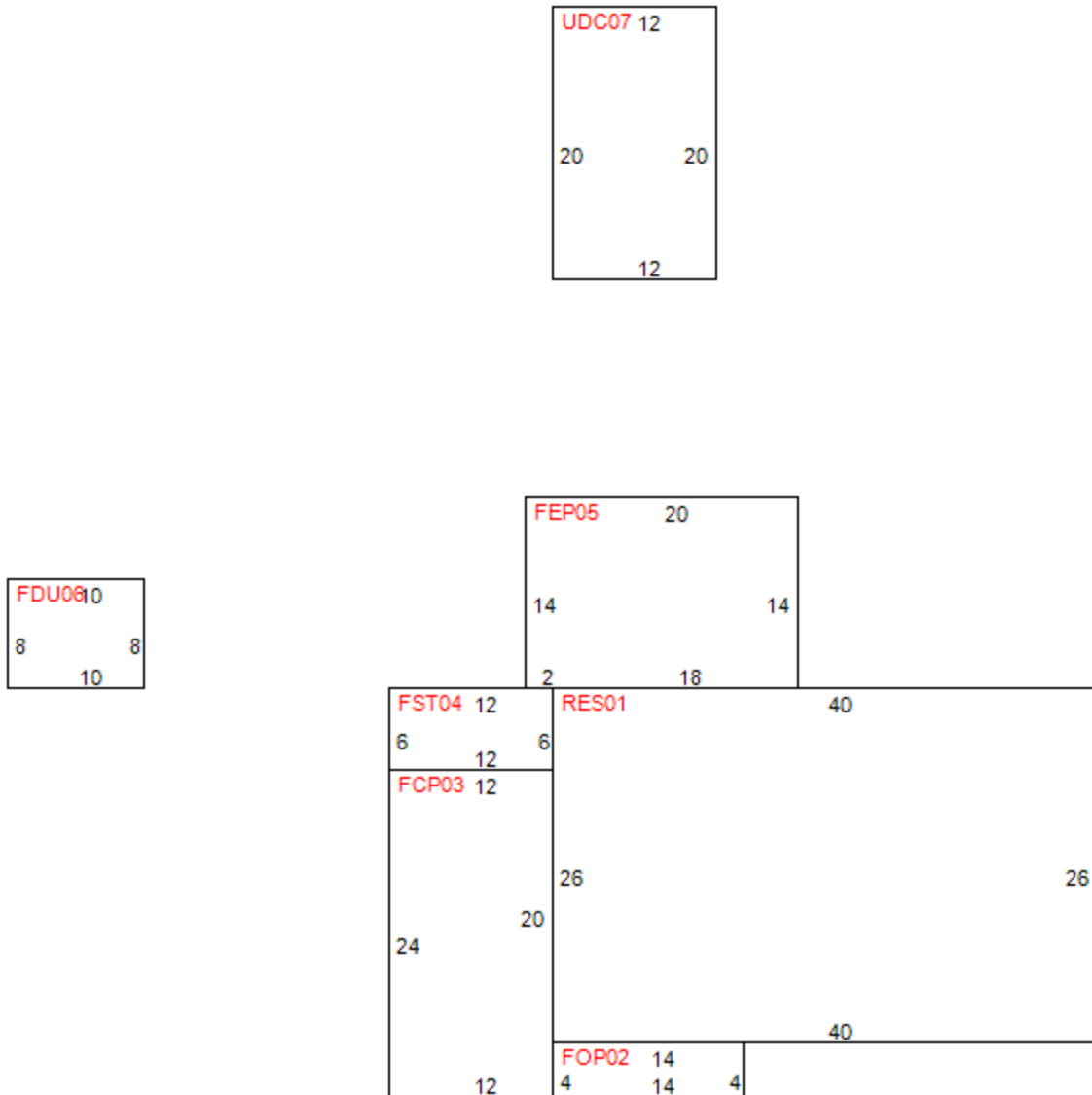
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		88.0	150.0	R1A	88.00	FF	430.0000	1.00	1.00	0.50	18,920	18,920
9606		.0	.0		1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 4669 - MISC SUBS IN 8-15-22											Total Land - Class \$18,920	
Mkt: 8 70											Total Land - Just \$18,920	

Traverse

**Building 1 of 1**

RES01=R40D26L40U26.D26  
 FOP02=D4R14U4L14.  
 FCP03=D4L12U24R12D20.U20  
 FST04=U6L12D6R12.U6  
 FEP05=L2U14R20D14L18.L40  
 FDU06=U8R10D8L10.R40U50  
 UDC07=R12D20L12U20.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 4  
**Quality Grade** 400 - FAIR  
**Inspected on** 4/12/2016 by 118

**Year Built** 1966  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 10%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 132

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1966	N	0 %	0 %	1,040	1,040
FOP	0201	- NO EXTERIOR	1.00	1966	N	0 %	0 %	56	56
FCP	0301	- NO EXTERIOR	1.00	1966	N	0 %	0 %	288	288
FST	0424	- CONC BLK-PAINT	1.00	1966	N	0 %	0 %	72	72
FEP	0524	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	280	280
FDU	0624	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	80	80
UDC	0701	- NO EXTERIOR	1.00	1982	N	0 %	0 %	240	240

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	420.00		LF	20	1980	1	0.0	0.0
159 PAV CONCRETE	324.00		SF	20	1980	3	0.0	0.0
UDU UTILITY-UNFINS	64.00		SF	40	1982	1	8.0	8.0
159 PAV CONCRETE	320.00		SF	20	1980	3	0.0	0.0
045 LEAN TO	32.00		SF	15	1980	2	8.0	4.0
Total Value - \$1,379								

Appraiser Notes

SINKHOLE REPORT RECORDED IN OR BK 5575/1691 DATED 08/26/2011  
 PHYSICAL ADJUSTMENT ON LAND AND FUNCTIONAL OBSOLESCENCE ON BUILDING FOR  
 SINKHOLE ACTIVITY ON PARCEL

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
OC01806	11/1/1999	-	RES REPAIR ADDITION
OC00726	5/1/1996	-	ROOF

Cost Summary

Buildings R.C.N.	\$106,582	4/21/2016				
Total Depreciation	(\$50,946)					
Bldg - Just Value	\$55,636		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$1,379	4/21/2016	1	\$106,582	(\$50,946)	\$55,636
Land - Just Value	\$18,920	5/10/2024				
Total Just Value	\$75,935	.				



