



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

## MEMORANDUM

---

DATE April 23, 2025  
TO: East Ocala CRA Advisory Committee  
FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator,  
Growth Management  
RE: East Ocala CRA Residential Improvement Grant Program Grant Application  
CRA25-0009

---

**Address:** 428 NE 7<sup>th</sup> Terrace

**Applicant:** JFG Properties/ Joyce Gamache

**Project:** This project includes replacing the original roof, painting the exterior of the home, and tree and debris removal.

If approved, the applicant would qualify for a maximum match of 75%, up to a total of \$20,000.

Attached, you will find a summary of the work items included in the project scope, along with the quotes received from vendors.

### **Findings and Conclusion:**

- The home was built in 1918 and has a galvanized metal roof.
- The roof shows visible signs of aging and have experienced weather and time related deterioration increasing the potential for leaks and reduced insulation and energy efficiency. This improvement will increase structural integrity and enhance protection against environmental factors.
- "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." - The East Ocala Community Redevelopment Plan
- The exterior paint has faded and is chipped and discolored in places. Pressure washing the home and refreshing the paint will not only restore the home's aesthetic appeal but also

provide a protective barrier against moisture and sun damage, extending the lifespan of the home.

- The landscaping improvements will include the removal of two laurel oaks and a dead palm tree and grinding the stumps down. These trees may be a risk to nearby structures and may cause excess debris.
- The roof will be replaced with another metal roof.
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on February 18, 2025. The home was found to be well maintained and a good candidate for the grant program. The full application is also attached.

Attached, you will find a summary of the work items included in the project scope, photos, and quotes received from vendors.

**Ocala Community Redevelopment Agency  
Project Cost Summary**

**Application ID:** CRA25-0009

**Address:** 428 NE 7th Terr

**CRA subarea:** East Ocala

<b>No.</b>	<b>Eligible work item</b>	<b>High quote</b>	<b>Low quote</b>
1	Landscaping	\$3,300	\$3,100
2	Painting	\$5,900	\$5,274.70
3	Roofing	\$23,850	\$21,714
<b>Total</b>		<b>\$ 33,050.00</b>	<b>\$ 30,088.70</b>
<b>Maximum CRA grant that can be awarded based on 75% match. \$20,000 maximum.</b>		<b>\$</b>	<b>20,000.00</b>

## 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](mailto: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](mailto: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](mailto: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: 428 JFG ROOF - PAINT - LANDSCAPE IMPROVEMENT  
Project Address: 428 NE 7<sup>th</sup> TERR OCALA FL  
Parcel Number: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant's Name: JFG PROPERTIES

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

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

Agent's Mailing Address: 1531 NE 2<sup>nd</sup> ST

City: OCALA State: FL Zip: 34470

Phone number: 352 816 1833 Fax: \_\_\_\_\_

E-mail address: JFG PROPERTIES @ OUTLOOK.COM

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

## PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

REPLACING ORIGINAL ROOF  
PAINTING EXTERIOR  
IMPROVING LANDSCAPING

# 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: 428  
Project Address: 428 NE 7 Terrace  
Parcel Number: 2826-017-002

## APPLICANT INFORMATION

Applicant's Name: JFG Properties, LLC

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

Joyce Gamach

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

Agent's Mailing Address: 1531 NE 2 St

City: Ocala State: FL Zip: 34470

Phone number: 3528161833 Fax: —

E-mail address: JFG Properties, LLC

How long have you owned / lived at the current location? 2010

## PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Reroof as per bids  
Paint exterior of home as per bids  
REMOVAL OF OVERHANGING TREE AND ADDING  
ADDITIONAL LANDSCAPING

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

<sup>✓</sup>  
No, Cost Prohibited

**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid.

21714 Low Bid Roof  
+ 5275 Printing  
26989

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75%

Anticipated start date: Depending on grant approval Anticipated completion date: \_\_\_\_\_

## 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, Joyce Gamach, owner/occupant of building at  
428 NE 7 Terrace, 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: Joyce Gamach  
Date: 1/22/25

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



<b>OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT</b>	
<i>Revised March 2024</i>	
<b>Purpose</b>	
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.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	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.
<b>Eligible applicant</b>	Property owner
<b>Eligible work</b>	<p>Only work begun <b>after</b> 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"> <li>1. Exterior painting – colors must be approved by Committee     Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures for the construction affordable housing.</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing (sides and rear)</li> <li>6. Reroofing</li> <li>7. Weatherization</li> <li>8. New construction</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	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>

428 NE 7<sup>th</sup> Terr Before Photos



Figure 1



Figure 2

428 NE 7<sup>th</sup> Terr Before Photos



Figure 3



Figure 4



428 NE 7<sup>th</sup> Terr Before Photos



Figure 5

# ESTIMATE

Conrad Tree Service  
Po Box 4368  
Ocala, FL 34478

office@conradtree.com  
+1 (352) 867-1123



FLYWAY ACCESS, LLC

## Bill to

JFG Properties  
428 NE 7th Terr  
Ocala, FL 34470

## Ship to

JFG Properties  
428 NE 7th Terr  
Ocala, FL 34470

## Estimate details

Sales Rep: Pat

Estimate no.: 6187  
Estimate date: 01/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	dead palm removal and stump grind	1	\$600.00	\$600.00
2.		Sales	oak removal and stump grind	1	\$1,850.00	\$1,850.00
3.		Sales	hauling all tree debris	1	\$650.00	\$650.00
					<b>Total</b>	<b>\$3,100.00</b>

Accepted date

Accepted by



**Zirzow Tree Service, LLC**  
Ralph Zirzow, Certified Arborist # FL-5263A  
6675 NW 49th CT  
Ocala, FL 34482  
352-401-7607

**Proposal submitted to:**

NAME  
ADDRESS JFG Properties  
CITY, STATE Ocala, FL. ZIP  
TELEPHONE 352-816-0303

**Work to be performed at:**

NAME  
ADDRESS  
CITY, STATE 428 NE 7TH TER. ZIP  
TELEPHONE

DATE <u>1-27-25</u>	START WORK DATE	PAGE of
------------------------	-----------------	------------

Remove 2 LAURAL OAKS TO LOW STUMP  
AND 1 DEAD PALM TREE TO LOW STUMP.  
Haul ALL TREE DEBRIS. BOTH IN BACKYARD.

**Proposal includes**

MATERIAL AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.  
FOR THE SUM OF ..... \$ 3,300.00 DOLLARS,  
PAYMENT TO BE MADE AS FOLLOWS UPON COMPLETION

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN \_\_\_\_\_ DAYS  
AUTHORIZED SIGNATURE [Signature]

**Acceptance of proposal**

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED TO THE LEFT.  
SIGNATURE OR COMPANY  
AUTHORIZED SIGNATURE  
DATE OF ACCEPTANCE



## Prodigy Painting Services

529 SE 35th Ave

Ocala, FL 34471-2959

+13522168501

prodigypaintingestimates@gmail.com

<http://www.lovetoinspect.com>

## Estimate

### ADDRESS

John Gamache  
428 NE 7th Terr  
Ocala, FL United States

ESTIMATE # 2224

DATE 01/08/2025

### JOBSITE ADDRESS

Exterior 428 NE 7th Terr

ACTIVITY	QTY	RATE	AMOUNT
Walls Exterior Block and Wood Siding caulked then painted 2 coats SW Super Paint up to 2 colors. (priced per painted surface sqft)	2,486	0.95	2,361.70
Chalky paint, primed with Lox On Conditioner Clear. Warrantee voided if declined. Any raw stucco will get spot primed with surface specific primer Wood or Masonary (priced per sqft)	2,486	0.25	621.50
Wood Soffit, and fascia caulked and painted with Sherwin Williams Super Paint Satin Finish (priced per foot)	358	3.25	1,163.50
Exterior Porch ceilings painted 2 coats with Sherwin Williams Super Paint in Flat or Satin Sheen. Fans, Fixtures, concrete, and screens covered. (priced per SqFt)	402	1.50	603.00
Front Door Painted separate color, all hardware taped off	1	100.00	100.00
Exterior Doors sanded and painted (price per door, doors may be miscounted)	1	100.00	100.00
Chimney painted	1	75.00	75.00
Pressure wash house thoroughly. Warrantee voided if declined (add driveway and or inside gutters for a few bucks more.)	1	250.00	250.00

Thank you for your business! We accept Check, Bank Transfer, Zelle app, and Credit Cards (Credit Cards add 3% transaction fee) Prior to painting, whole house will be pressure washed thoroughly. Any cracks or small holes will be repaired. All plants, concrete, windows,

SUBTOTAL	5,274.70
TAX	0.00
<b>TOTAL</b>	<b>\$5,274.70</b>

Quality You Can Expect from a Painter you can Trust

and fixtures will covered/protected from any overspray or paint drips. Walls (wood siding and block) will be primed with Lox On conditioner then painted 2 coats Sherwin Williams Super paint up to 2 colors. 3 layers of coverage. Exterior front and back porch ceilings will be painted. Soffit, fascia and/or gutters will be spray painted white or same color. Exterior metal doors doors will be painted. chimney will be painted same process. All paint and materials included in price. Job will take up to 3 days to complete. Labor Warrantee expires 5 years from Invoice date.

Thank you for your time meeting me and going over your project. We would love to work with you!

Accepted By

Accepted Date

ESTIMATE

**Prepared For**

428 NE 7th Terrace  
Ocala, Florida 34470

Estimate # 2562  
Date 12/30/2024

**Layfield Painting**

5521 SE 2nd Street  
Ocala, Florida 34480  
Phone: (352) 274-5897  
Email: loren.layfieldpaintingllc@gmail.com  
Web: Layfieldpaintingllc.com

**Description**

---

Exterior

- Pressure wash cold water 4000 psi using mild house wash and chlorine where needed.
  - Sand all smooth surfaces before paint.
  - Caulk around all trim, window frames and door frames. Use Sherwin Williams Powerhouse.
  - Finish walls with Sherwin Williams Super Paint Exterior. Two coats.
  - Finish all doors and trim with Sherwin Williams Super Paint Exterior.
  - Includes floor coating on front porch around to laundry room and all other previously painted surfaces.
  - Includes all labor, materials and equipment.
- 

<b>Subtotal</b>	<b>\$5,900.00</b>
<b>Total</b>	<b>\$5,900.00</b>

Sales Rep. Name: BRAD LAYFIELD

Cell #: 352-427-6235

# SHINGLE ROOF CONTRACT

Date: 12-18-24



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

CONTRACT AMOUNT: \_\_\_\_\_

DEPOSIT AMOUNT: \_\_\_\_\_

BALANCE AMOUNT: \_\_\_\_\_

CASH  CHECK  CC  FINANCE

Lender Name \_\_\_\_\_ Plan # \_\_\_\_\_

Customer I.D.# \_\_\_\_\_

Balance due upon completion of installation.

### Proposal Submitted To:

BHIVE-MC 9MTR.COM

Name <u>JOHN GAMACHE</u>	Date <u>12-18-24</u>
Address <u>428 NE 7TH TERR</u>	Phone # _____
City, Zip <u>OCALA FL</u>	Salesman <u>BRAD</u>

### Specifications and Estimate:

Remove 24 sqs and 1 layer(s) of roofing \*METAL PANELS -x- Clean up and haul off debris

Install new underlayment  synthetic  peel & seal -x- 5 Year workmanship warranty

Install \*Limited Lifetime, Architectural shingles 3" METAL PANELS -x- Protect landscaping

Brand and Color TUFF RIB - PREMIER METALS 269A -x- Clean gutters

Install new pipe flashings and valley underlayment -x- Furnish permit

1.5"x  2"x  3"x  Valley N/A -x- Magnetized clean up

Install Roof Vents ROOF VENT All wood is extra at cost of materials and labor

New Drip Edge MARIL GALV-A-LUM-Roof (1X4 WORK IS EXTRA)

### Special Instructions:

### Measurements

<u>* INCLUDE ENGINEERING TO COMPLY W-CODES</u>	_____
<u>* INSTALL 1/2" 4PLY GYR PLYWOOD DECKING</u>	_____
<u>* INSTALL 1X4 ON 24" CENTERS TO STOP THERMAL TRANSFER AND CREATE DEAD AIR SPACE</u>	_____
<u>* INSTALL 2X6 TRUSS INCLUDED</u>	_____
_____	_____
_____	_____

We hereby propose to do the work outlined above for the sum of Twenty One Thousand Seven Hundred Fourteen Dollars (\$ 21,714.00)  
100% payment is due upon completion

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

### Acceptance of Proposal

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

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

2550 NE 36<sup>th</sup> Ave  
Suite A  
Ocala, FL 34470



(352) 622-5235  
mail@ocalarroofing.com  
License #CCC1331588

Owner Name  
JFG Properties

Date  
1-22-25

Job Location  
428 NE 7th Terrace

City, State & Zip  
Ocala, FL 34470

Phone  
352-816-0303

Email  
b.hizen@gmail.com

**Residential Estimate/Contract Proposal**

- Job Type:**       Commercial  
 Single-Family    Multi-Family  
 Mobile Home    Detached Structure

- Roof System Material(s):**  
 Architectural Asphalt Shingles  
 Modified Bitumen  
 Metal Roof System

- ❖ Remove single (1) layers of existing roofing materials down to decking
- ❖ Re nail existing decking per FL Code
- ❖ Clean out Gutters
- ❖ Haul away Debris to approved Landfill
- ❖ Daily Magnetic clean up

**(Additional hidden layers of roofing material billed at .75¢ per sq ft) \_\_\_\_\_ Initials**

**Installation:**

- Install new double layer synthetic underlayment
- Install peel-n-stick to entire roof
- Install new Drip Edge:  White  Black  Brown

**(Where no gutters are located.)**

- Install peel-n-stick to all valley areas
  - Install new squirrel proof bullet boot flashings/vents
  - Install new ridge ventilation:  Aluminum  Cobra
  - Install Other/Additional Ventilation
  - Seal all perimeters and protrusions with high quality roofing cement.
  - Architectural Shingles: (Limited Lifetime)
  - Metal  Flat
- Brand 26 Guage Ultra Rib    Color Mill Finish

Other: \_\_\_\_\_

- \_\_\_\_\_ This price includes 61 sheets of cdx yellow pine 1/2 inch plywood.
- \_\_\_\_\_ This price includes 20 linear foot of 2x4 for fascia.
- \_\_\_\_\_ This price includes 40-45 linear foot of 1x6 fascia.
- \_\_\_\_\_ This price includes flashing and counter flashing for entire chimney.

**Homeowner/Client Responsibilities**

- ❖ Unless listed in proposal the following items are not included in contract price: Skylights, Power fans, solar tubes, and power bathroom vents. In addition, any existing solar equipment/pool panels will be removed at owner's expense prior to start of roofing project.
- ❖ Satellite dishes will be reinstalled as close to original location as possible, unless requested to dispose of. Ocala Roofing does not guarantee dish to line up for signal and therefore is the owner's responsibility to get with satellite provider.
- ❖ All overdue payments shall bear interest at 18% per annum. Property owner will be responsible for any fees associated with collections.
- ❖ Any wood replacement, drip edge, or unforeseen situations is solely the responsibility of the owner/client to paint unless otherwise stated in contract.

**Additional Prices**

- ❖ All rotten wood or damaged truss work, fascia, Hardie board, miscellaneous wood, planks and frame work will be replaced at a rate of \$10 per lineal ft.
- ❖ All rotten and/or damaged plywood will be replaced with 1/2 in. CDX Plywood at a rate of \$100 per 4' X 8' sheet.
- ❖ All custom wood installed such as: tongue-in-groove, T111, cypress, cedar, and CDX plywood in sizes beyond 1/2 in will be billed for material and labor rate of \$100 per man hour.
- ❖ Any flashing work such as: Chimney, wall, etc., will be billed at \$18 per lineal ft.



**New Roof System Warranty**

Ocala Roofing, Inc. will warrant the installed New Shingle Roof System against leaks caused by defects in installation labor for a period of **(6)** years from date of completion.

**Pricing**

Cost for the installation of New Roof System: \$ 23,850.00 \_\_\_\_\_ **Initials**

**\*\*In order to use a credit/debit card option, you must agree to an additional fee of 4%\*\*** \_\_\_\_\_ **Initials**

**\*\*Due to the price of material increases this price is good for only 10 days, but implies no guarantee on any future material increases beyond the date of signing, and is void hereafter at the option of the contractor. Access to the building is implied.**

**Submitted by: Austin Smith, Sales - (352) 817-1058**

**Acceptance of Contract**

I have read and Understand the above contract and Terms and Conditions stated on the final page of contract agreement and agree to same.

If this proposal is acceptable to you, please sign and date below.  
**(Please send signed contracts to mail@ocalarroofing.com)**

Accepted by: Owner/Legal Rep: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**Thank you for considering Ocala Roofing, Inc. for your residential roofing needs!**

## CONTRACT TERMS AND CONDITIONS

Unless otherwise specified herein, the price quoted does not include removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, roofing, caulking, metal edging or flashing of any type. If, during the course of Contractor's performance, it should become apparent that any such portion(s) of the structure should be repaired or replaced, Owner may authorize Contractor to do such additional work and another fee for the additional work will have to be negotiated at that time. This proposal may be revoked by Contractor at any time prior to acceptance and shall be automatically revoked thirty (30) days after its delivery to Owner.

Payment shall be due when specified herein. In the absence of a specified payment due date, payment shall be due upon completion of Contractor's performance. All overdue payments shall bear interest at eighteen (18%) percent per annum. Contractor may stop work if payments are not made when due. Upon Contractor's work stoppage for non-payment, the entire contract price shall immediately become due and payable. Owner shall be responsible for payment of 5% of contract price and any specially ordered material due to cancellation of a signed contract. Owner may be required to make a deposit or advance payment for specially ordered materials. In the event that a work stoppage, ordered by the Owner, continues for a period of thirty (30) days, the entire contract price shall become immediately due and payable. In the event of any work stoppage, the Owner shall provide for protection of the premises and any materials thereon and shall be solely responsible for any damage thereto or loss thereof.

The Owner shall be solely liable for any damage to sidewalks, curbs, driveways, structures, cesspools, septic tanks, sewer lines, water or gas lines, arches, shrubs, lawn, trees, clothesline, telephone, electric, or cable lines, antennas, satellite dishes, any nail damage to tires, or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees, or other representatives. Owner further warrants and represents that he shall be responsible for the conditions of the premises over which the Contractor has no control and shall be solely liable for any damage to the premises or injury to persons or property caused thereby. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agents crossing adjacent real property in order to access the Owner's real property.

Contractor is not be responsible for any existing conditions, including but not limited to, items such as chimney base or counter flashing, leaking caused by flashing at the junction of metal pan roof to main roof, especially at places such as Florida rooms or existing tie-in structures, which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms, or other existing tie-in structures may leak because of the following: the metal pan has insufficient slope, wind-driven rain occasionally travels uphill, temperature changes cause dew or condensation on the metal pan roof. Contractor is not responsible for any attic lines such as A/C, electric, or phone that are damaged due to improper installation according to the Building Code.

Any warranty shall be limited to that provided by the manufacturer of the products and materials used in construction, if any. Contractor makes no express or implied warranties of any kind including without limitation any warranty of merchantability or fitness for a particular purpose unless stated in contract, and Owner hereby disclaims the same. All warranties are nontransferable unless otherwise stated in warranties to be null and void unless written approval is obtained from an authorized representative of contractor. Any work performed by an unauthorized representative of Ocala Roofing, Inc., after work is completed by Ocala Roofing, Inc. will cause all warranties to be null and void, unless written approval is obtained from an authorized representative from Ocala Roofing, Inc.

Where colors of materials are intended to match, Contractor neither expressly nor impliedly guarantees said match.

Contractor will not be responsible for any damages caused by leaks or other problems, in the event that the owner does not inform the Contractor of the leak or other problem within 72 hours of leak or problem occurrence. Owner agrees to indemnify and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages/claims as a result of mold, algae, or fungus. It is understood that the Contractor's insurer will exclude all coverage, including defense for damage related to bodily injury, property damage, and clean up directly or indirectly in whole or in part for any action brought by mold including fungus and mildew regardless of cost, event, material, product or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs.

If Contractor's performance shall be in any way prevented, interrupted, or hindered as a consequence of an act of God, or civil disturbance, riot, strike, lockout, fire, earthquake, or other natural calamities, legislation or restriction of any government of other authority, force majeure or any other circumstances beyond the control of the Contractor, Contractor's obligations shall be wholly or partially suspended during the continuance and to the extent of such prevention, interruption or hindrance.

In any litigation, including breach, enforcement or interpretation arising out of this Agreement, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs. In the event that litigation or any other dispute resolution proceeding is commenced that involves the enforcement of this Agreement, the prevailing party shall be entitled to an award of all costs, expenses, and reasonable attorney fees from the time that the proceeding was commenced until all appeals, if any, are final.

This Agreement constitutes the entire agreement between the parties and supersedes any representations, warranties, or agreements (written or oral) heretofore made or entered into between the parties. This Agreement shall be governed by the laws of Florida applicable to contracts made and to be performed in Florida. Except as prohibited by law, the parties irrevocably consent to the jurisdiction of the State Courts located in Marion County, Florida.

Changes, modifications, waivers, additions or amendments to this Agreement, shall be binding on Contractor only if such are in writing and signed by a duly authorized representative of Contractor. The failure on Contractor to enforce, at any time or for any period of time, any of the provisions of this Agreement, shall not constitute a waiver of such provisions or of the right of Contractor to enforce each and every provision.

**CASE MAP**

**Case Number:** CRA25-0009

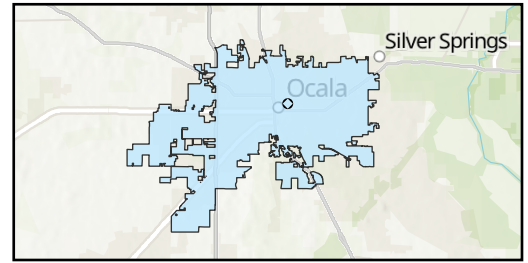
**Property Size:** .18 Acres

**CRA Location:** East Ocala

**Land Use Designation:** High Intensity/Central Core

**Zoning:** R3, Multi-Family Residential

**Proposal:** A request for use of CRA funds.

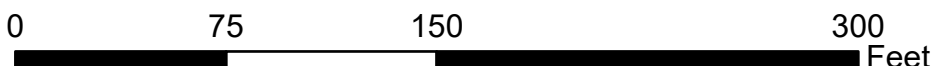


Folder: M:\GIS\Department\IT\Evan\EconomDev\CRA\EastOcala5\_20\



 Subject Parcel

 Parcels



**CASE MAP**

**Case Number:** CRA25-0009

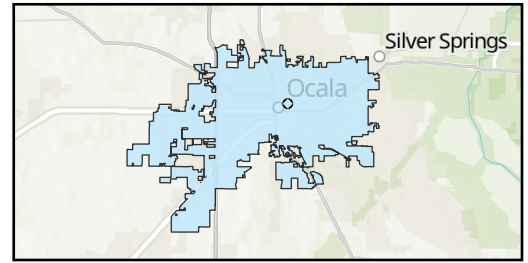
**Property Size:** .18 Acres

**CRA Location:** East Ocala

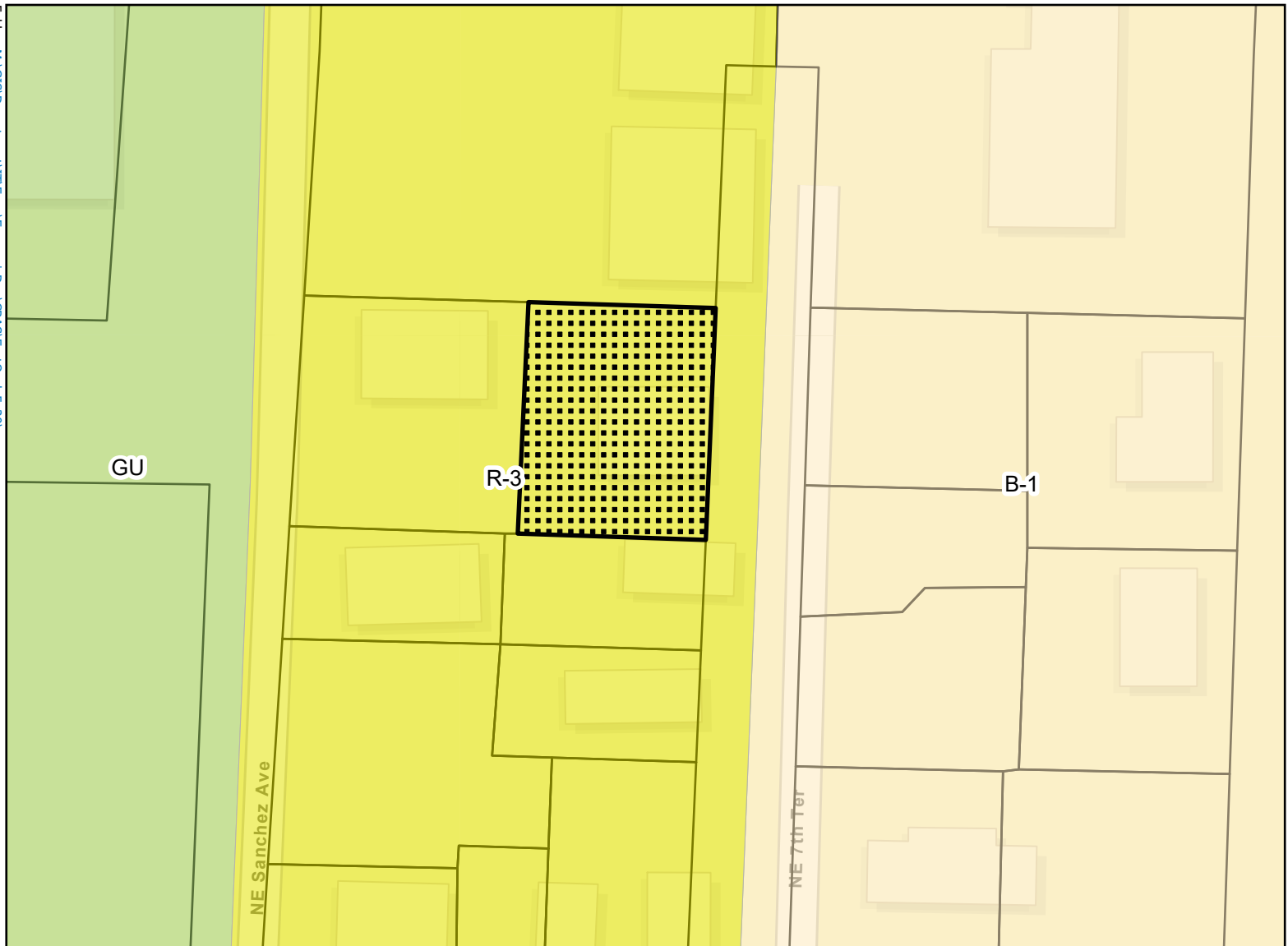
**Land Use Designation:** High Intensity/Central Core

**Zoning:** R3, Multi-Family Residential

**Proposal:** A request for use of CRA funds.



Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRA\EastOcala5\_20\



- B-1:Neighborhood Business
- R-3:Multi-Family Residential
- GU:Governmental Use
- Parcels
- Subject Parcel

