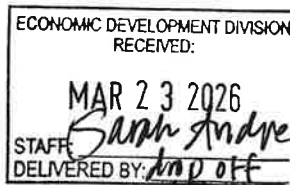




City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov



DATE SUBMITTED: 3/23/2026

GRANT ID: CRA26-0014
(STAFF ONLY)

☒ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name Winterhurst Properties, LLC
Property Owner Mailing Address 3895 SE 51st Court Ocala, FL 34480
E-mail hfmoney@comcast.net Phone No. (239) 287-4042
Authorized Representative (If different from property owner) Jonathan Tomhave
E-mail hfmoney@comcast.net Phone No. (239) 287-4042

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name _____
Type of Business _____
Business Address _____
Business E-mail _____ Business Phone No. _____
Primary Contact (If different from applicant) _____
How long has the business been at its current location? _____
If the business is a tenant, what are the start and end date of the lease? _____

3. CRA SUBAREA

☐ West Ocala ☒ East Ocala ☐ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☒ Residential ☐ Commercial ☐ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMEWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 103 NE Sanchez Avenue Parcel ID 2820-046-006
Current Use of Property Residential Rental Proposed Use Residential Rental
Proposed Scope of Work (Attach additional sheets if needed)
Repaint 103, 107, 111, 113, 115 and 117 N.E. Sanchez Avenue.

Explain your need for grant assistance and the expected benefits of your project (Attach additional sheets if needed)

The need is to make the project economically feasible.
The Benefit is the Beautification of the neighborhood
as well as an increase in the tenants' pride in
where they live

RESIDENTIAL PROPERTIES ONLY

Rental Property ☒ Yes ☐ No

Is this your primary residence? ☐ Yes ☒ No

How long have you resided at the home? _____ What is the size of your household? _____

6. PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Painting 103 & 107High Quote 1: \$17,500.-Low Quote 1: \$10,500.-Work Item 2 Painting 111, 113, 115 & 117High Quote 2: \$22,878.40Low Quote 2: \$12,900.-

Work Item 3 _____

High Quote 3: _____

Low Quote 3: _____

Total: \$40,378.40Total: \$23,400.00*IF MORE THAN 3 WORK ITEMS, ATTACH
ADDITIONAL SHEET**7. SCHEDULE**Start Date: May 20, 2026Estimated Time For Completion (Weeks/Months): 1 month**8. APPLICATION CHECKLIST**

- ☒ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☒ COMPLETED APPLICATION
- ☒ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☒ PROOF OF PROPERTY OWNERSHIP
- ☒ PROOF OF CURRENT PROPERTY TAXES
- ☒ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☒ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☒ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATIONUSE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF
YOUR APPLICATION

NE Sanchez Avenue is one of the main streets on the way to Tusawilla Park. Painting 6 residences along this street will considerably "dress up" the area and neighborhood.

In addition, it will decrease the urban blight currently afflicting the site.

GRANT ID: CRA26-2014

GENERAL TERMS AND 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.

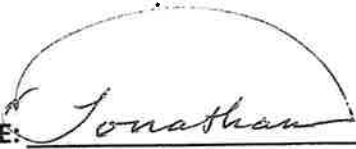
It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, <u>Jonathan Tomhave</u>, property owner/authorized representative of the property at <u>163 N.E. Sanchez Parcel</u> 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: _____ DATE: <u>3 March 2026</u>	I, _____, owner of the property at _____ 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 property as outlined in the Project Description section of this application. SIGNATURE _____ DATE _____

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?

☐ Yes ☐ No

Are property taxes paid and up to date?

☐ Yes ☐ No

Is the property currently in condemnation or receivership?

☐ Yes ☐ No

Is there an active City code enforcement case on the property?

☐ Yes ☐ No

Is the building listed on the National Register of Historic Places?

☐ Yes ☐ No ☐ N/A

Is this the first application submitted for the Fiscal Year?

☐ Yes ☐ No

Is the property within the CRA subarea boundary?

☐ Yes ☐ No

Was the proof of ownership verified?

☐ Yes ☐ No

Is the applicant applying for the first time?

☐ Yes ☐ No

Is the property zoned correctly?

☐ Yes ☐ No

Does the business have an active business license?

☐ Yes ☐ No ☐ N/A

Is the business/property owner registered in the State of Florida?

☐ Yes ☐ No ☐ N/A

Date Received: _____

Signature (Staff Member): _____

Bids

Magalhães Services

Professional Painting & Property Improvement Services

EXTERIOR PAINTING ESTIMATE

Project Description

This estimate includes the complete exterior repaint of four (4) residential units located at the same property address. The project has been structured to deliver a clean, uniform, and professionally restored exterior finish while maintaining long-term durability and protection against Florida weather conditions.

Scope of Work

- Comprehensive exterior inspection of all surfaces
- Scraping and removal of loose, peeling, or deteriorated paint
- Surface sanding and preparation where necessary
- Exterior patching and minor cosmetic repairs
- Caulking of joints, seams, and penetrations as required
- Spot priming on repaired or exposed areas
- Application of two (2) full coats of premium Sherwin-Williams exterior paint
- Two-color paint system per unit (main body color + trim/accent color)
- Protection of driveways, landscaping, windows, and surrounding areas
- Full jobsite cleanup upon completion

Materials Included

- Sherwin-Williams premium exterior paint (two colors per unit)
- Exterior-grade primer
- Professional caulking and patching compounds
- All labor, equipment, tools, and supplies necessary to complete the project
- Project coordination and on-site supervision

Estimated Timeline

10–14 business days (weather permitting)

Total Investment – Exterior Painting (4 Units) \$12,900.00

This pricing reflects volume consideration for completing all four units together, while maintaining premium material standards and professional workmanship.

Additional Notes

- Estimate includes standard surface preparation and cosmetic repairs
- Structural repairs or wood replacement, if required, are not included
- Color modifications after project approval may result in additional charges
- Final result will provide a refreshed, cohesive, and professionally finished exterior appearance

Revised scope clarification

For addresses 111, 113, 115, and 117 NE Sanchez Avenue:

The scope of work includes proper surface preparation and the painting of all garage doors. The service provider will also carefully remove all shutters, paint them, and reinstall (re-attach) them upon completion of the work.

Authorization

Approval of this estimate authorizes Magalhães Services to proceed with the scope of work as described above.

Magalhães Services

Professional Painting & Property Services

EXTERIOR PAINTING ESTIMATE

Project Address:

NE Sanchez Ave
Ocala, Florida
Houses: 103 & 107

Project Overview

This project includes a full exterior repaint of two residential homes. The scope of work has been designed to restore, protect, and enhance the exterior appearance of the properties using high-quality materials and professional workmanship. Each home will receive a three-color exterior paint system, totaling six distinct colors across both properties.

Scope of Work

- Detailed inspection of all exterior surfaces
- Scraping of loose or peeling paint
- Exterior patching and surface repairs as required
- Caulking of gaps, joints, and seams
- Spot priming on repaired or bare areas
- Application of two full coats of Sherwin-Williams exterior paint
- Three-color application per home (body, trim/windows, soffit & fascia)
- Protection of landscaping and surrounding areas
- Full jobsite cleanup upon completion

Materials Included

- Sherwin-Williams premium exterior paint (six colors total)
- Exterior primer
- Caulking, patching compounds, and fillers
- All labor, tools, equipment, and supplies required to complete the project

Estimated Timeline: 12-15 business days (weather permitting)

Total Investment – Exterior Painting (Both Houses) \$10,500.00

All labor and materials included. Package pricing reflects combined project discount.

Additional Notes

- This estimate includes standard exterior preparation and cosmetic repairs
- Any unforeseen structural or wood replacement repairs are not included
- Color changes after project approval may result in additional charges
- Final result will be a clean, refreshed, and professionally finished exterior

Revised scope clarification

Project Address:
NE Sanchez Ave, Ocala,
Florida Houses: 103 &
107

Additional Scope Clarification (Per City

Request) 103 NE Sanchez Avenue

- Paint 24 corbels in the soffit areas using designated accent color
- Remove, professionally paint, and

reinstall all shutters 107 NE Sanchez

Avenue

- Paint 3 gables in the soffit areas using designated accent color
- Remove, professionally paint, and reinstall all shutters

These items are included as part of the original project scope and pricing. No change to total investment

Acceptance

By approving this estimate, the client authorizes Magalhães Services to proceed with the work as outlined above.

Robert Lambert <rjlpainting45@gmail.com>

4/29/2026 12:53 PM

To hfmoney@comcast.net

Hi Jonathan,

I hope you're doing well.

I've updated the estimate to reflect the revised scope and adjusted the overall pricing for the full six-property project.

The attached proposal outlines a streamlined scope while still maintaining a clean, durable, tenant-ready finish across all of the homes.

This pricing is based on completing all six properties together as one project.

I really appreciate the opportunity to be considered, and I'd be glad to work with you on this if selected.

Please let me know if you'd like to go over anything.

Painting Estimate:

RJL Painting – Exterior Painting Estimate (6 Properties – Final Revised)

Prepared For: Jonathan Tomhave

• hfmoney@comcast.net

📞 239-287-4042

Contractor

RJL Painting & Farm Beautification Services
10220 SW 142nd Ct, Dunnellon, FL 34432

Project Scope Overview

Exterior repaint of six residential properties to achieve a clean, uniform, tenant-ready finish with strong curb appeal and durability.

Property Breakdown & Scope of Work

103 NE Sanchez Ave – Exterior Painting

Cost: \$8,900

Scope of Work:

Pressure wash all exterior surfaces to remove dirt, mildew, and contaminants

Scrape and sand loose or peeling paint

Prime as needed for adhesion and uniform coverage

Paint exterior walls (body color)

Paint all trim, fascia, and exterior woodwork

Remove and reinstall shutters for proper coverage

Paint shutters (full coverage)

Hand-paint 24 soffit accent pieces

Paint porch ceiling

Paint porch floor with durable coating

Final cleanup; jobsite left broom-clean

107 NE Sanchez Ave – Exterior Painting

Cost: \$7,700

Scope of Work:

Pressure wash all exterior surfaces

Scrape and sand loose or peeling paint

Spot prime as needed

Paint exterior walls (body color)

Paint trim, fascia, and exterior accents

Remove and reinstall shutters as needed

Paint shutters

Paint 3 accent gables

Paint porch ceiling

Paint porch floor with durable coating

Final cleanup

111, 113, 115, 117 NE Sanchez Ave – Exterior Painting

Combined Cost: \$17,300

(Approx. \$4,325 per unit)

Scope of Work:

Pressure wash all exterior surfaces (including carport at 117)

Scrape and sand loose or peeling paint

Caulk seams, joints, and penetrations

Spot prime as needed for adhesion

Paint exterior walls (body color)

Paint trim and fascia

Remove and reinstall shutters for full coverage

Paint shutters (full coverage)

Paint porch ceilings

Paint porch floors with durable coating

Final cleanup; all job sites left broom-clean

Total Project Cost (All 6 Properties)
\$33,900

Includes all labor, materials, and execution for full project scope.

Payment Schedule

Deposit (30%) – Due prior to project start → \$10,170

Midway Payment (30%) – Due at project midpoint → \$10,170

Final Payment (40%) – Due upon completion → \$13,560

Timeline

Estimated 14-18 working days total (weather permitting)

Insurance Information

RJL Painting & Farm Beautification Services is fully insured with General Liability coverage.

Carrier: Spinnaker Insurance Company

Policy Number: HBW5269145XB1

Policy Period: 11/05/2025 – 11/05/2026

Coverage Limits:

\$1,000,000 Each Occurrence

\$2,000,000 General Aggregate

ACORD Certificate of Insurance available upon request.

Exclusions:

No structural or substrate repairs

No wood replacement

No soffit or fascia repairs

No landscaping, tree, or debris removal

Final Notes:

Surfaces will be prepared to receive paint but not repaired

Final finish will be clean, uniform, and tenant-ready

Project pricing is based on completion of all six properties as one continuous job

Robert J. Lambert

Owner & Project Manager

RJL Painting & Farm Beautification Services

(A division of Joy Lambert, Inc.)

📞 727-385-8862 | ✉ rjlpainting@email.com

📍 10220 SW 142nd Court, Dunnellon, Florida 34432

🌐 www.rjlpainting.com



Applicant Photos



107 N. E. Sanchez



Proposed Colors
107 N E Sanchez







103 NE Sanchez



Proposed Colors 103 NE Sanchez