



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

MEMORANDUM

DATE June 26, 2024
TO: East Ocala CRA Advisory Committee
FROM: Roberto Ellis, Economic Development Manager
RE: East Ocala Residential Improvement Grant

The purpose of the East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements, addressing trends of deterioration in some neighborhoods while adding value to the CRA. We have three applications being presented for consideration; please refer to Table 1 for a summary of these applications. The proposed work items are eligible within the program's guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held on June 20, 2024. Staff recommends approval of all three grant requests.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award (75%) (Recommendation)
CRA24-45727	937 NE 3 rd St.	Reroofing	\$16,500	\$12,375
CRA24-45724	325 NE 11 th Ave	Repainting	\$8,000	\$6,000
CRA24-45726	932 NE 7 th St	Replacement of windows and repainting of knee wall.	\$23,564	\$17,673
Total				\$36,048

Attached - Application form, Cost estimates, Photographs of existing conditions.

937 NE 3RD ST - 04/24/2024

Applicant Information

Applicant / Primary Contact Information

Name david ross	Type Residential Property Owner
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Questions

1. How long have you owned / lived at the current location?
Ans. 19 years

Property Information

Parcel Id 2832-037-000	Parcel Address 937 NE 3RD ST, OCALA, FL, 34471	
Last Assessment 9/15/2023 - \$124,989.00	Previous Year Assessment No information available	Districts East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed UseNo information entered
No information entered**Public Improvements**

No

Estimated Future Assessed Value

No information entered

Proposed Square Footage

\$1,900.00

Improvements Requested**Estimated Future Tax**

No information entered

Construction Activities - 937 NE 3RD ST OCALA FL 34471**Rennovations** Exterior - Roofing**Eligible Costs****Exterior Painting**

Estimated cost of Paint \$0.00

Sub Total: \$0.00**Repair/repalcement of exterior windows and/or doors**

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Other \$0.00

Sub Total: \$0.00**Demolition**Estimated cost of demoliton \$0.00
and cleanup**Sub Total:** \$0.00**New landscaping (only include areas visible from the street/sidewalk)**

Estimated cost of landscaping \$0.00

Sub Total: \$0.00**Fencing (sides and rear only)**

Estimated cost of fencing \$0.00

Sub Total: \$0.00**Reroofing**

Estimated cost of reroofing \$17,000.00

Total re-roof including facia and sub-straight replacment as necessary

Sub Total: \$17,000.00**Weatherization (HVAC and Insulation)****New Construction**

Estimated cost of HVAC	\$0.00
Estimated cost of insulation improvements	\$0.00
Other	\$0.00
Sub Total:	\$0.00

Should not include building permit and impact fees.

Estimated cost of new construction.	\$0.00
Sub Total:	\$0.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$17,000.00
Total Estimated Project Cost	\$17,000.00
Total Funding Amount Requested	\$12,750.00

Funding Source - Indicate how you intend to fund the project.
Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	\$12,750.00
Personal Savings	\$0.00
Loan / Credit Card	\$4,250.00
Other	\$0.00
Sub Total	\$17,000.00

Project Description and Bids

Questions

1. Please explain the purpose of and need for the proposed improvements.

Ans. Existing roofs are 20+ years old. Some sub-straight and fascia is rotted and in need of replacement.

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

Ans. No

3. If not, please explain

Ans. Total cost of replacement would be prohibitive

4. If necessary, attach additional documentation addressing the above.

Ans. SPS Roofing Estimate_937 NE 3rd St_0424.pdf

5. Bid 1 Amount

Ans. \$18,404.00

6. Bid 1 Upload

Ans. FNF Roofing Estimate_937 NE 3rd St_0424.pdf

7. Bid 2 Amount

Ans. \$16,500.00

8. Bid 2 Upload

Ans. No information entered

Timeline

Anticipated start date

Date

06/04/2024

Description

Estimated date of the start of the project

Anticipated completion date

Date

06/18/2024

Description

Estimated date of the completion of the project

Parties

Authorized Representative

Business Name**EIN**

No information entered

First Name

david

Last Name

ross

Phone Number

2392163482

Email

FLA937@GMAIL.COM

Address

937 NE 3rd Street, Ocala, Florida, 34470

Documentation Collection

Documents

1. Name: Property Record_937 NE 3rd St._2024.pdf **Uploaded Date:** 4/24/2024 12:57:40 PM

2. Name: Existing Roof_937 NE 3rd St.jpg **Uploaded Date:** 4/24/2024 1:31:13 PM

3. Name: New Roof Color_937 NE 3rd St.jpg.png **Uploaded Date:** 4/24/2024 1:31:48 PM

4. Name: INSURANCE DECLARATIONS STATEMENT_937 NE 3RD STREET_OCALA.PDF

Uploaded Date: 4/24/2024 1:36:00 PM

Questions

1. Document Checklist

Ans. Proof of Ownership and homestead status,Color photographs of the existing conditions,Color photo examples of proposed colors (as applicable) ,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Provide proof of property or liability content insurance (as applicable),Project

Schedule,Project budget, showing detailed estimates for all work items,Any other documentation necessary to illustrate the visual impact of the proposed project

Declarations

Disclosure Of Interests

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body

Applicant Answer: No

Relationship: No information entered

Applicant Explanation: No information entered

Declarations

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 Answer: Yes

I 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.

Applicant Answer: Yes

A handwritten signature in black ink, appearing to read 'D.A. Ross', with a stylized flourish extending to the right.

Name: David A. Ross

Date: 04/24/2024

Licensed
Insured
Bonded



Lic # CCC058223

17025 SE 19th Court Summerfield FL 34491
(352) 347-8530

PROPOSAL SUBMITTED TO David Ross	PHONE 239-216-3482	DATE April 9, 2024
STREET 937 NE 3rd St	CITY, STATE, AND ZIP CODE	
CITY, STATE, AND ZIP CODE Ocala, FL	JOB LOCATION 33 - Shingle	

We hereby submit specifications and estimates for:

SHINGLE ROOFS

Remove roof one layer --- two layers ---
Clean out all existing gutters and haul away trash caused from tear off.
Install new felt: No. 15 --- Other Synthetic
Install new eave metal: Yes --- No --- Color ---
Install new valley flashing: Yes
Install new pipe flashing: Yes 1-2" & 2-4"
Install class "A" fiberglass limanate shingle --- Duration ---
Brand Owens Corning Color Brownwood
Renail roof decking w/ 2 3/8" ring shank nails Verify Nailing
Remove, clean, replace ---

Other: Reroof home \$13035.00

2 Ply dry-in \$594.00

15pc Shingle over Ridge Vent \$375.00

Clean Chimney Flasing & Wall Flashing \$100.00

***Rotten wood replacement approximately \$4300.00

Workmanship guaranteed 5 years against leaks.

All of the above work to be completed in substantial and workmanlike manner according to the terms and conditions on the back of this form for the sum of Eighteen thousand four hundred four dollars and 00/100----

Dollars (\$ 18404.00).

Payments to be made as follows Upon Completion

All agreements contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Replacement of decayed lumber shall be charged \$45.00 per man hour plus material cost.

This price includes all license, insurance, permits, bonds, and taxes.

Approved by City, County, and State.

We sincerely appreciate all business.

Submitted by Scott Skipper

Signature of Sales Representative

ACCEPTANCE OF CONTRACT

You are hereby authorized to furnish all materials and labor required to complete the work according to the terms and conditions on the back of this contract for which we agree to pay the amounts itemized above.

*Thank
You*

Signature _____



F.N.F. ROOFING INC.

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

Casey G: (904)-351-9297

CONTRACT FOR REROOF

Owner Name: David Ross Phone: (239)-216-3482
Job Location: 937 NE 3rd St. Ocala, FL 34470 Date: ~~04-12-24~~ 04-12-24

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

- Remove 1 layer of roof. Haul away debris, clean or remove gutters.
- Nail off existing roof deck with 8d Ringshank nails 6" O.C.
- Install a new layer of 30lb felt paper, ice & water sheild, or Palisade. 7 rolls.
- Install new eave drip. Owners choice of color . Pieces 35
- Install 4" 6" 10" dryer vents. Install new lead plumbing boots 1½" 0 2" 1 3" 0 4" 1
- Manufacturer Owens Corning Squares 30 Cap 30 Valley Material 2 Rolls Roof Slope 6/12
- Install new 25yr (30yr) 40yr 50yr shingles. Owners choice of color
 - Reflash any wall junction or chimney flashing and counter flash if necessary.
 - Seal entire perimeter, all valleys, eaves, gable ends, and flashings with approved sealant.
 - Install new ridge vent. Owners choice of color Matching. Ft 30'
- Inspect for rotten wood. To be replaced at \$ 75.00 per 4x8 sheet of plywood. Qty 3
\$ 10.00 /ft 1x4 \$ 10.00 /ft 1x6 \$ 10.00 /ft 2x4 \$ 10.00 /ft 2x6 \$ 10.00 /ft 2x8 \$ 15.00 /ft 2x10

SOFFIT AND FASCIA NOT INCLUDED IN THIS CONTRACT.

NOTES: ReRoof w/ 30yr. Duration Shingles (Owens Corning)

Change any Rotten Wood (3x Free Sheets)

Permits + Inspections (Quality / County) Final

Re-vent + seal Ridges + Flashing - ReNail all Decking (FL. Build Code)

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

Workmanship warranty for 15 years.

We propose to furnish materials and/or labor as stated above for the sum of Sixteen Thousand - Five Hundred dollars (\$ 16,500.00),

with a required deposit of \$ 0.00. There is a 10% Cancellation fee.

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

ADDITIONAL PROVISIONS

Interest is assessed on any account balance after (30) days from the earlier of the date of invoice or date of statement at the rate of 1.5% per month, both prejudgement and post judgement. The parties hereto consent and agree to a security interest in favor of FNF Enterprises, Inc. in all property described in this proposal or work order, whether or not incorporated into a structure, to secure payment for the work herein described. In the event it becomes necessary to enforce collection of any sums due hereunder, regardless of whether suit is initiated, FNF Enterprises, Inc. shall be entitled to collect all costs and expenses of collection, including a reasonable attorney's fees, and if necessary, fees incurred in any bankruptcy proceedings. As additional consideration for this agreement the parties hereto mutually agree to waive a trial by jury in any action or proceeding (including, without limitation, all complaints, counterclaims and third-party claims), arising from or relating to, directly or indirectly, the making, interpretation, administration or enforcement of this agreement.

Name

Date



937 NE 3rd St.





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

2832-037-000

[GOOGLE Street View](#)

Prime Key: 1264847

[Beta MAP IT+](#)

Current as of 4/24/2024

Property Information

ROSS DAVID A
10744 HENRY CT
NAPLES FL 34109-1590

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.PC: 01

Acres: .33

More Situs

Situs: Situs: 937 NE 3RD ST OCALA

2023 Certified Value

Land Just Value	\$34,912		
Buildings	\$158,142		
Miscellaneous	\$3,240		
Total Just Value	\$196,294		
Total Assessed Value	\$124,989	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$71,305)
Total Taxable	\$124,989		
School Taxable	\$196,294		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$34,912	\$158,142	\$3,240	\$196,294	\$124,989	\$0	\$124,989
2022	\$36,750	\$138,773	\$3,103	\$178,626	\$113,626	\$0	\$113,626
2021	\$36,750	\$116,129	\$3,388	\$156,267	\$103,296	\$0	\$103,296

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4316/1915	01/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$212,500
3412/1977	04/2003	07 WARRANTY	7 PORTIONUND INT	U	I	\$46,500
3412/1976	04/2003	25 PER REP	7 PORTIONUND INT	U	I	\$15,500
DETH/REGS	09/2002	71 DTH CER	0	U	I	\$100
2219/1777	02/1996	60 CRT ORD	0	U	I	\$100
UNRE/INST	11/1995	71 DTH CER	0	U	I	\$100
2218/0249	11/1995	74 PROBATE	0	U	I	\$100

Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK B PAGE 197
 WYOMINA PARK
 S 1/2 OF LOT 32 EXC N 10 FT FOR ALLEY

Land Data - Warning: Verify Zoning

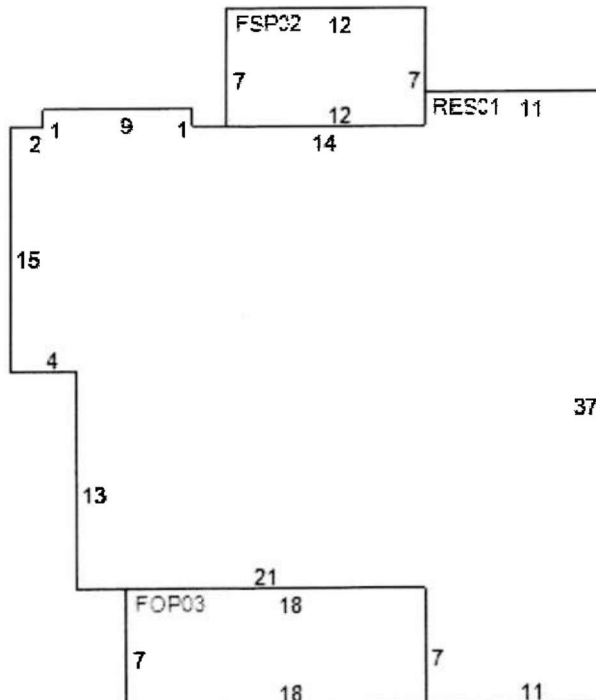
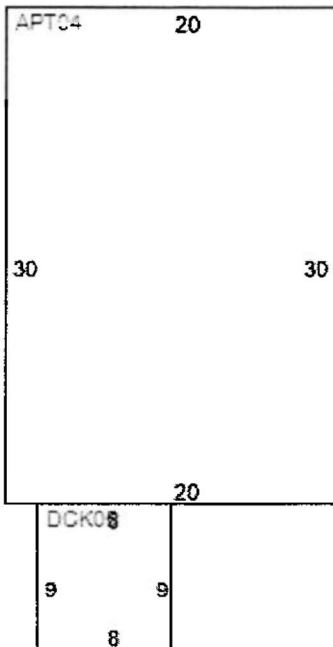
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		75.0	190.0	R3	75.00	FF							

Neighborhood 5144 - WYOMINA TER/CREST/PARK
 Mkt: 8 70

Traverse

Building 1 of 1

RES01=L11D2L14U1L9D1L2D15R4D13R21D7R11U37.L11D2
 FSP02=U7L12D7R12.U2R11D38L11U8
 FOP03=L18D7R18U7.L30U30
 APT04=L20U30R20D30.L10
 DCK05=L8D9R8U9.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 4/7/2020 by 025

Year Built 1930
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 248

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0166	- STONE VEN-BLK	1.22	1930	N	0 %	0 %	1,064	1,298
FSP 0201	- NO EXTERIOR	1.00	1930	N	0 %	0 %	84	84
FOP 0301	- NO EXTERIOR	1.00	1930	N	0 %	0 %	126	126
APT 0466	- STONE VEN-BLK	1.00	1930	N	0 %	0 %	600	600
DCK 0501	- NO EXTERIOR	1.00	1980	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 1	Extra Fixtures: 3	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
UDU UTILITY-UNFINS	96.00	SF	40	1980	1	16.0	6.0
045 LEAN TO	128.00	SF	15	1980	1	8.0	16.0
159 PAV CONCRETE	1,563.00	SF	20	2005	3	0.0	0.0
114 FENCE BOARD	342.00	LF	10	2004	4	0.0	0.0
DCK DECK-WOOD	36.00	SF	40	2006	1	12.0	3.0

Appraiser Notes

UPPER STORY = 240 SQ FT PER OWNER
 APT= 1 BED, 1 3X BATH, KITCHEN

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00920	4/1/2005	-	FRAMED BATHROOM
OC00434	2/1/2005	-	DRIVEWAY
OC00910	6/1/2003	-	REPAIRED BEAM
OC16585	10/1/1983	9/1/1984	BLDG01= ADD TO RES