Ocala Community Redevelopment Area Agency
Board Agenda - Final
Tuesday, July 21, 2026

Meeting Information

Location
Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

https://www.ocalafl.gov/meetings

Time
3:30 PM

Board Members
Ire Bethea Sr., Chairperson
Jay A. Musleh, Vice Chair
Kristen Dreyer
James P. Hilty Sr.
Barry Mansfield

Mayor
Ben Marciano

City Manager
Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

Community Redevelopment Area Agency Board's Strategic Priorities

Priority 1: Economic hub
Priority 2: Fiscally sustainable
Priority 3: Engaged workforce
Priority 4: Operational excellence
Priority 5: Quality of place

WELCOME!
Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the Board should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to the Board if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Chairperson. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by the Board.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to board members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS
Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE
If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

1. Call To Order

2. Roll Call

3. Public Notice

4. Minutes Approval

4a. Minutes from June 16, 2026

5. Agenda Items

5a. North Magnolia Community Redevelopment Area Commercial Property Improvement Grant for property located at 1735 NE Jacksonville Road, in an amount not to exceed $2,400

Presentation By: Roberto Ellis

5b. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 836 NE 11th Avenue, in an amount not to exceed $6,938

Presentation By: Roberto Ellis

5c. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 722 NE Second Street, in an amount not to exceed $9,383

Presentation By: Roberto Ellis

5d. East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1255 East Silver Springs Boulevard, in an amount not to exceed $49,378

Presentation By: Roberto Ellis

5e. East Ocala Community Redevelopment Area Residential Property Improvement Grant for parcel 2820-046-006 in an amount not to exceed $17,550

Presentation By: Roberto Ellis

5f. East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 703 East Fort King Street, in an amount not to exceed $6,874

Presentation By: Roberto Ellis

5g. East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 226 NE Sanchez Avenue, in an amount not to exceed $10,871

Presentation By: Roberto Ellis

5h. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1030 NE Third Street, in an amount not to exceed $20,000

Presentation By: Roberto Ellis

5i. East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 23 NE 12th Terrace, in an amount not to exceed $9,128

Presentation By: Roberto Ellis

5j. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 103 SE Tuscawilla Avenue, in an amount not to exceed $20,000

Presentation By: Roberto Ellis

6. Public Comments

7. Adjournment

File #: 2026-1815 Agenda Item #: 4a.

Submitted By: Pamela Omichinski

Presentation By: Angel Jacobs

Department: City Clerk

FORMAL TITLE:
Minutes from June 16, 2026

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
N/A

BACKGROUND:

File #: 2026-1672 Agenda Item #: 5a.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
North Magnolia Community Redevelopment Area Commercial Property Improvement Grant for property located at 1735 NE Jacksonville Road, in an amount not to exceed $2,400

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place, Economic Hub

PROOF OF PUBLICATION:
N/A

BACKGROUND:
Program Objective: The North Magnolia Community Redevelopment Area (CRA) Commercial Property Improvement Grant supports façade modernization, signage, awnings, ADA compliance, and other interior and exterior improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information: This property is a commercial building constructed in 1984. It has a taxable value of $368,213. The building, situated on a 0.59-acre lot, is 6,007 square feet and has a 6,014-square-foot parking lot. The building layout includes office spaces, restrooms, and an open-area workspace suitable for business operations. Mr. Hershberger acquired the property in June 1999 and subsequently transferred ownership to Hershberger Holdings, LLC in September 2006. The business has operated in Ocala since B-J Trophies was established in 1977 and is owned by the Hershberger family. All property taxes are current and fully paid.

Project Summary:

Grant ID: CRA26-0029
Applicant: Hershberger Holdings, LLC
Applicant Representative: Floyd Hershberger (BJ Trophies)
Address: 1735 NE Jacksonville Road
Parcel ID: 26143-000-00
Scope of Work: The proposed project comprises comprehensive parking lot renovations to enhance safety, functionality, and the overall site appearance.

High Quote: $3,650
Low Quote: $3,200
Recommended Grant Amount: Not to exceed $2,400

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin upon approval.

Bid Review: Staff reviewed the two contractor estimates submitted with the application. The proposed project costs range from $3,200 to $3,650. Both estimates include parking lot improvements. While the contractors describe the work using different methodologies and levels of detail, staff find the estimates consistent with the proposed scope of work.

Site Visit Review: Staff conducted a site visit on June 12, 2026, and confirmed that the scope of work and contractor estimates accurately reflect the improvements required for the parking lot renovation.

- The parking lot shows substantial surface wear, including cracks, uneven areas, and aged asphalt. Striping is faded or no longer clearly visible, creating potential issues for customer access, parking organization, drainage, and overall safety.
- The proposed project consists of comprehensive parking lot renovations aimed at improving safety, appearance, and overall site functionality. The scope of work includes cleaning the existing asphalt surface, applying a seal-coat mixture for enhanced durability, and restriping all existing pavement markings and wheel stops. The improvements cover approximately 6,014 square feet of paved area. They will restore the parking lot’s structural integrity, extend the asphalt's lifespan, and ensure clearly defined traffic flow and parking areas.
- These enhancements are essential for maintaining a safe, accessible, and visually improved environment for customers and employees. Repairs and restriping will improve site functionality, enhance safety, and ensure the property meets CRA expectations for commercial corridor usability.

The property owner is not a first-time applicant; he previously received a CRA grant in 2018 (CRA18-0017) for parking lot improvements and another in 2025 (CRA25-0022) for exterior lighting and additional enhancements.

CRA Plan Compliance: North Magnolia: The proposed project is consistent with the North Magnolia CRA Redevelopment Plan, advancing goals to stabilize commercial corridors, encouraging redevelopment, and improving neighborhood aesthetics.

- **Goal 4** - Economic Development: Maintain an economically sound industrial/business area. **Objective 4.1** - Enhance the commercial tax base and promote business development. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

CRA Advisory Committee Recommendation: The application was brought directly to the CRA Board.

Staff Recommendation: Staff recommends approval. Refer to the attached documents, including case maps - CRA26-0029, application packet - CRA26-0029, staff supporting documents- CRA26-0029, and grant framework.

FISCAL IMPACT:
Adequate funding is available in the North Magnolia CRA Grants account 622-016-553-559-55-82010. The reimbursement will be paid after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

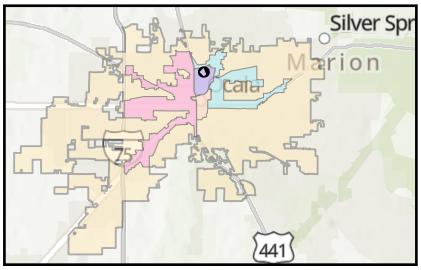
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

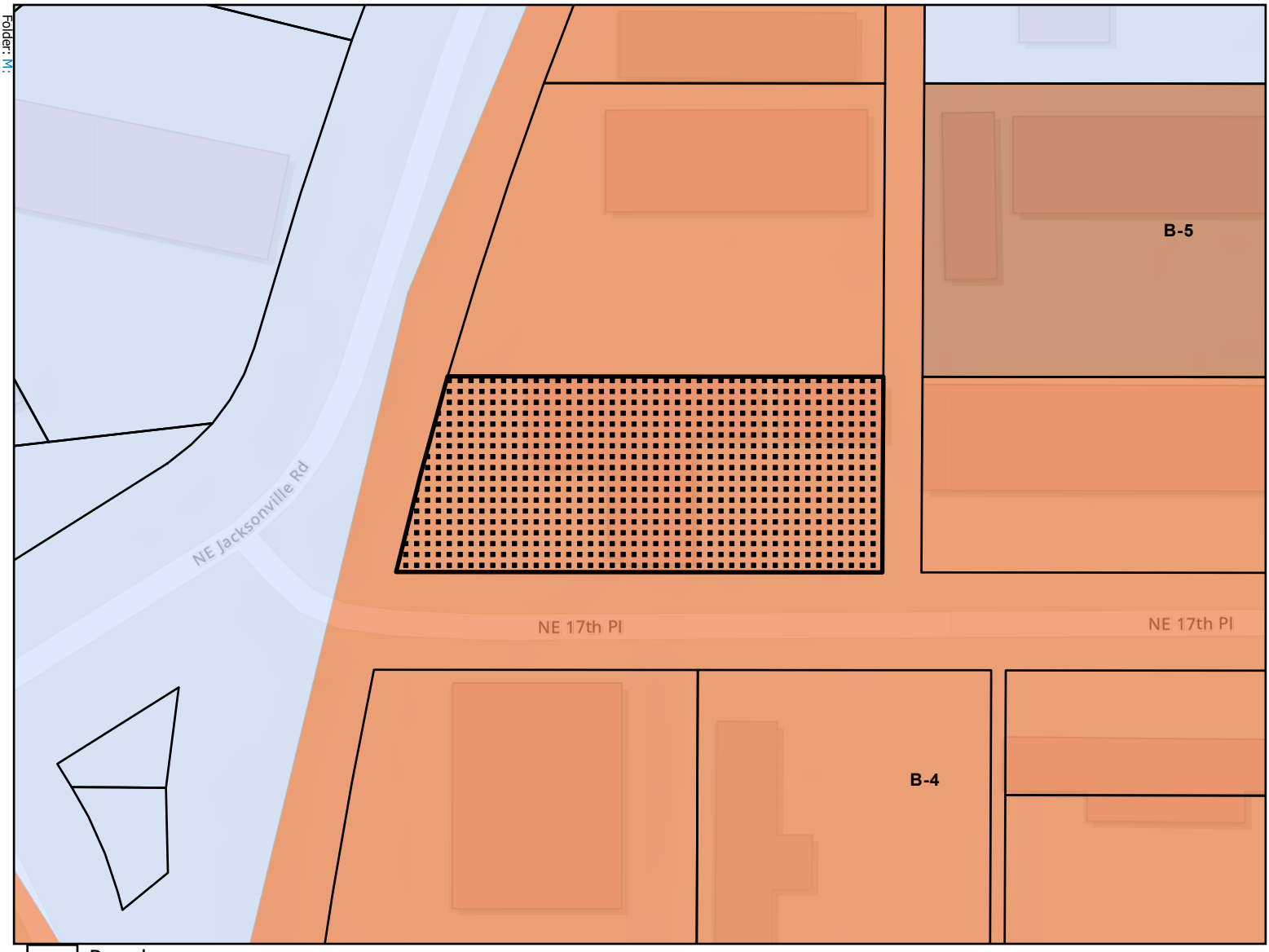
- Approve
- Approve with Changes
- Table
- Deny

CASE MAP



Case Number: CRA26-0029

Property Size: Approximately 0.54 acres
CRA Location North Magnolia
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\June\CRA26_0029\

Parcels
B-4: General Business
B-5: Whoesale Business
M-1: Light Industrial
Subject Property

0 87.5 175 350 Feet

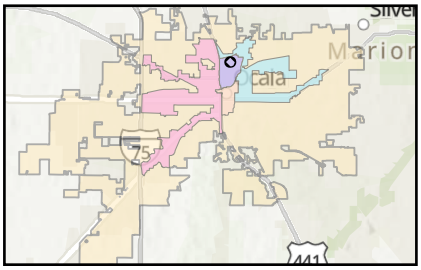
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OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 6/22/2026

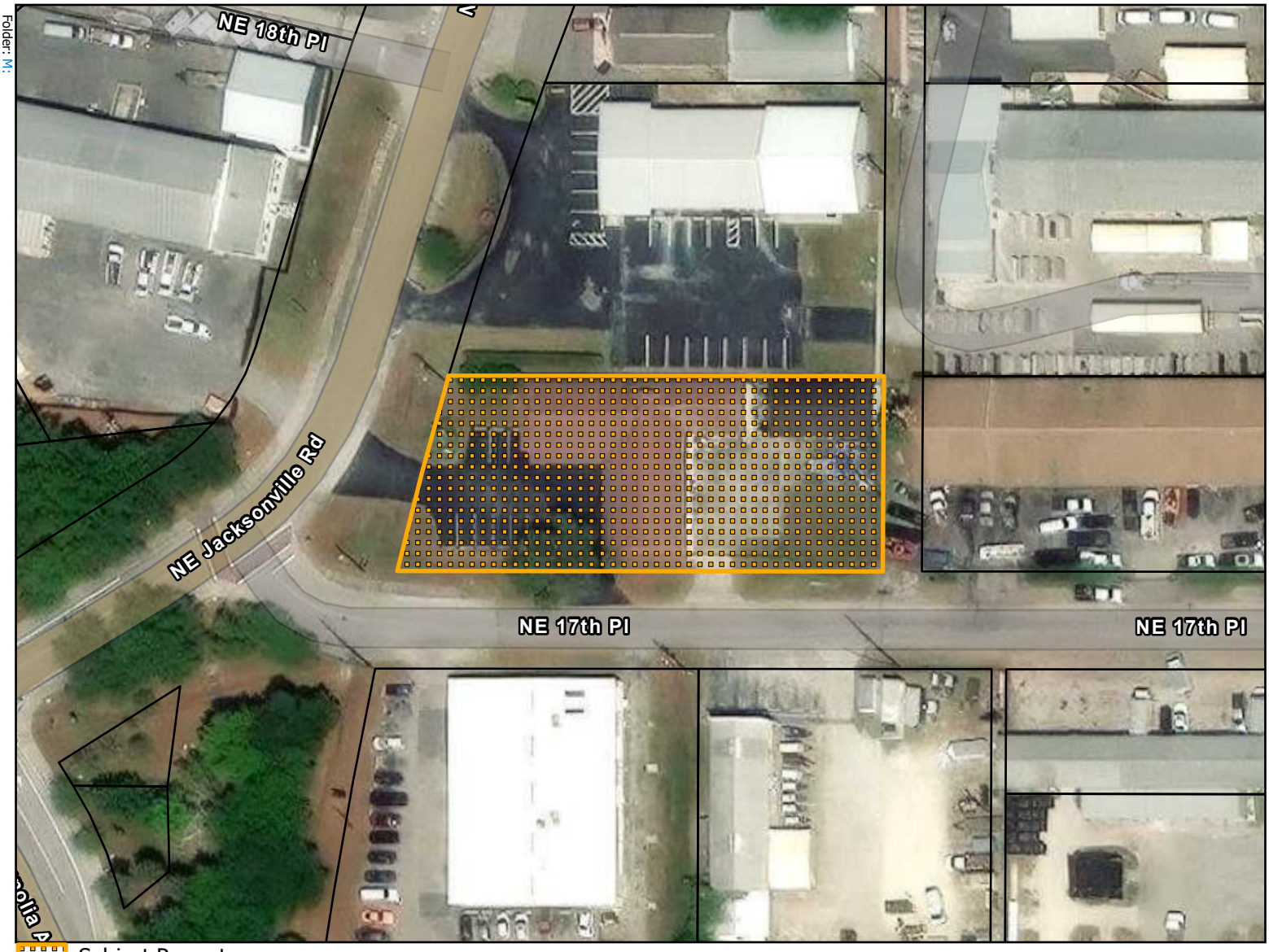
AERIAL MAP



Case Number: CRA26-0029

Property Size: Approximately 0.54 acres
CRA Location North Magnolia
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0029\



Subject Property

Parcels

0 87.5 175 350 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala
Growth Management Department
by ekrepps on 6/18/2026

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

ECONOMIC DEVELOPMENT DIVISION RECEIVED:
JUN 08 2026
STAFF: Reilly
DELIVERED BY: Floyd Hersh

DATE SUBMITTED: 6-8-2026

GRANT ID: (STAFF ONLY) CRA26-0029

☐ RESIDENTIAL
☒ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name HERSHBERGER HOLDINGS LLC
Property Owner Mailing Address 1735 NE JACKSONVILLE RD OCALA FL 34470
E-mail FLOYD@BJTROPHY.COM Phone No. 352-207-4767
Authorized Representative *(If different from property owner)* FLOYD HERSHBERGER
E-mail _____ Phone No. 352-207-4767

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name B-J TROPHIES
Type of Business AWARD & ENGRAVING
Business Address 1735 NE JACKSONVILLE RD
Business E-mail BRIAN@BJTROPHY Business Phone No. 352-732-2249
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? SINCE 1999
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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Title _____ Parcel ID _____
Project Site Address 1735 NE JACKSONVILLE RD OCALA FL 34470
Current Use of Property RETAIL SALES Proposed Use SAME
Proposed Scope of Work *(Attach additional sheets if needed)*
PARKING LOT IS BEING REPAIRED, REQUESTING GRANT FOR THE SEALING & STRIPING PART OF THE PROJECT

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
REPAIRING the PARKING LOT, IS A MAJOR EXPENSE AT THE SAME TIME THE ROOF IS BEING REPLACED. ALSO A MAJOR EXPENSE

RESIDENTIAL PROPERTIES ONLY
Rental Property ☐ Yes ☐ No
How long have your resided at the home? _____
Is this your primary residence? ☐ Yes ☐ No
What is the size of your household? _____

GRANT ID: CRA24-0029

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 SEALCOAT & PAINT	High Quote 1: 3,650	Low Quote 1: 3,200
Work Item 2 _____	High Quote 2: _____	Low Quote 2: _____
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: _____	Total: _____

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: _____

Estimated Time For Completion *(Weeks/Months)*: _____

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

included in bid from nationwide paving

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRALL-0029

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 the foregoing information is accurate, and that work will be done in compliance with all applicable laws regulating construction and zoning.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, FLOYD HERSHBERGER, property owner/authorized representative of the property at 1735 NE JACKSONVILLE have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. **SIGNATURE:** [signature] **DATE:** 6-6-2026	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** _____

GRANT ID: CRA24-0029

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: 6/10/2024

Signature (Staff Member): _____

R100019989

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ORIGINAL — REAL ESTATE — 624683.0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	MARKET VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
R26143-000-00 2025			368,213	* NONE *	* SEE BELOW *	1001

Scan with your smartphone

HERSHBERGER HOLDINGS LLC
1011 SW 29TH ST
OCALA FL 34471-1322

SEC 08 TWP 15 RGE 22 PLAT BOOK D
PAGE 073 PINECREST UNIT 1 BLK 1
LOTS 16.17

Acres: .5400
1735 NE JACKSONVILLE RD OCALA

TAXES BECOME DELINQUENT APRIL 1st — **AD VALOREM TAXES**

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAXES LEVIED
COUNTY	GENERAL COUNTY	3.0900	368,213	0	368,213	1,137.78
	FINE & FORFEITURE	.8300	368,213	0	368,213	305.62
	COUNTY HEALTH	.1000	368,213	0	368,213	36.82
SCHOOL	SCHOOL R.L.E.	3.0720	368,213	0	368,213	1,131.15
	SCHOOL VOTE	1.0000	368,213	0	368,213	368.21
	SCHOOL DISCRETIONARY	.7480	368,213	0	368,213	275.42
	SCHOOL CAPITAL IMPR	1.5000	368,213	0	368,213	552.32
WATER	ST JOHNS MANAGEMENT DIST	.1793	368,213	0	368,213	66.02
MUNIC	OCALA BASIC	6.6177	368,213	0	368,213	2,436.72

EXEMPTION:NONE

TOTAL MILLAGE 17.1370 — **AD VALOREM TAXES** 6,310.06

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		PURPOSE	RATE/BASIS	AMOUNT
X902	OCALA FIRE	COMMERCIAL FIRE	PER ASMT UNIT	1,690.00
			NON AD VALOREM ASSESSMENTS:	1,690.00

Pd CK#601
11-14-2025

(See Boxes Below for Payment DISCOUNT If Paid By...) **COMBINED TAXES AND ASSESSMENTS Due By March** 8,000.06

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
7,680.06	7,760.06	7,840.06	7,920.06	8,000.06	8,240.06

SEE REVERSE SIDE FOR INSTRUCTIONS. PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

Proposal



O'Neal Paving & Grading LLC
4697 SW 129th Ct
Ocala, FL 34481
(352) 355-6006

0070

PROPOSAL SUBMITTED TO Hershberger Holdings LLC	PHONE Floyd(352)207-4767	DATE 5/30/26
STREET 1735 NE Jacksonville Rd	JOB NAME B-J Trophies	
CITY, STATE and ZIP CODE Ocala, FL	JOB LOCATION	
ARCHITECT / DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Seal-coat & repaint all existing pavement markings; Approx. 6,014 sq ft

-Clean existing asphalt surface free of dirt & debris using power brooms & blowers

-Apply coat of seal-master sealer premixed with sand at a ratio of 2-3lbs per gal.

-Seal-coat to be applied with brooms & squeegee for thicker application

-Lay-out & paint all existing pavement markings & wheel-stops Total:$3,200

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

_____ dollars ($ $3,200).

Payment to be made as follows:
50% down-payment upon mobilization of equipment; Remaining balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Gary W O'Neal III

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

ECONOMIC DEVELOPMENT DIVISION
RECEIVED:
JUN 08 2026
STAFF: RE
DELIVERED BY: E-M.

CRA

Pavement Maintenance Proposal

Hershberger Holdings

Floyd Hirschberger

Project:

BJ Trophies
1735 NE Jacksonville Rd
Ocala, Florida 34470



Jeff Livingston
Owner

Service Provider Information

Company Info



NATIONWIDE PAVING INC
5901 SOUTH PINE AVENUE
Ocala, Florida 34480

P: 352-355-2532
http://www.nationwidepavingusa.com

Contact Person

Jeff Livingston
Owner
sales@nationwidepavingus.com
Cell: 352-355-2532
Office 352-355-2532

About Us

Please find the enclosed proposal and do not hesitate to call us with any questions.

Contract and Financial Information:

CONTACT:
JEFF LIVINGSTON
OWNER - OPERATOR
jlivingston@nationwidepavingusa.com
352-355-2532

Sealcoat & Stripe Service

1. Sealcoat and repaint all existing pavement markings: Approx. 6014 square feet
2. Clean existing asphalt services free of dirt and debris using power brooms and blowers
3. Apply coat of seal-master sealer premixed with sand at a ratio of 2-3lbs per gal.
4. Seal coat to be applied with brooms and squeegee for thicker application
5. Lay out and paint all existing pavement markings and wheel stops

Total Price: $3,650.00

Image



Notes:

Image



Notes:

Image



Notes:

Price Breakdown: BJ Trophies

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on June 12, 2026. **Job Number:** 3053

Item	Description		Cost
1.	Sealcoat & Stripe Service		$3,650.00
		Total:	**$3,650.00**

Authorization to Proceed & Contract

By signing and returning this contract, the customer authorizes work to proceed as stated.

The service provider understands that if any additional work is required different than stated in this proposal/contract, a revised contract or change order will be signed.

Please see all attachments for special conditions that may pertain to aspects of this project.

Acceptance

We agree to pay the total sum or balance in full 1 days after the completion of work.

All contracts require a 50% deposit for mobilization.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Invoices will be delivered via email to the billing email address shown below upon project completion.

Customer billing (accounts payable) email address _____

The invoice email will contain easy online payment options. Please select your payment method:

Credit Card* [ ]

Debit Card [ ]

ACH Bank Transfer [ ]

Wire Transfer [ ]

Paper Check [ ]

*All credit card payments are subject to a fee of 3.5%

Date: _____

_____

Floyd Hirschberger | Owner
Hershberger Holdings
1735 NE Jacksonville Rd
Ocala, Florida 34470
floyd@bjtrophy.com
C: 352-207-4767
O: 352-207-4767

_____

Jeff Livingston | Owner
NATIONWIDE PAVING INC
5901 SOUTH PINE AVENUE
Ocala, Florida 34480
E: sales@nationwidepavingus.com
C: 352-355-2532
P: 352-355-2532
http://www.nationwidepavingusa.com

Sealcoating Commercial | Owners Resp & Conditions

1. **Lawn Fertilization:** should not be installed seven days before or after service.
2. **Rain:** If it's raining the day of scheduled service, assume the service provider isn't coming and will contact you to reschedule as soon as possible. If it rains after installation, please contact your representative. The service provider monitors the weather closely and can generally predict this very well. In the event that an unexpected storm happens, the service provider will touch up any areas where sealer has not bonded.
3. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for the service providers' arrival. Areas where the newly sealed pavement is wet may wear prematurely.
4. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day the service provider is performing work. In the event of a reschedule due to unforseen conditions, you are required to let all service providors know about the change.
5. **Barricaded Parking Lot:** It is vital that all vehicles are removed from the area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, the project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, the service provider cannot be held responsible for any damage to the vehicles.
6. **Pavement Sealer:** will take a minimum of 30 days to fully cure and is sensitive to ***animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings*** during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure then areas in the direct sunlight.
7. **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. The service provider understands this may be difficult to do, but understand that when wheels are turned on a freshly sealed parking lot, scuffing and turn marks wil be evident, no worries in time they will blend in with surrounding surface.
8. **White Chalk Residue in Crack Areas:** When sealcoating parking lot with significant underwater issues a white reside that looks like salt may appear in the areas of cracks throught the parkiing lot. This is a conditons where the base material of limestone or other surface is drawn to the top of the surface. Since the surface is a dark black, this will be far more evident for a period of time. No worries, it will fade and eventually disappear.
9. **Overspray on Grass:** where grass meets your pavement, you may expect a small "drift spray" of pavement sealer. This is normal and will disappear generally after the next mowing.
10. **Weeds:** It is important to note that the service provider have proposed all work at the time of the assessment. If you decide to do work 3 months after the service provider look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

Line Striping & ADA Conditions

1. Line striping and other pavement painting should not be disturbed and left to cure for a minimum of three hours. Any usage before will smudge the paint and the service provider will not be responsible any touchups.

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

COI

Nationwide at a glance

Sunbiz

Table 1 - Project Cost Summary

Application ID: CRA26-0029
Address: 1735 NE Jacksonville Rd
CRA subarea: North Magnolia

Ocala Community Redevelopment Agency

No.	Eligible work item	High quotes	Low quotes
1	Parking Lot Improvements	$ 3,650.00	$ 3,200.00
	Total	**$ 3,650.00**	**$ 3,200.00**
	Maximum CRA grant allowed that can be awarded based on 75% match.		**$ 2,400.00**

PHOTOS BEFORE – 1735 NE Jacksonville Road
Parcel: 26143-000-00


















1735
B-J TROPHIES
Est. 1977











Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

26143-000-00

GOOGLE Street View

Prime Key: 624683 | MAP IT+ | Current as of 6/17/2026

Property Information

HERSHBERGER HOLDINGS LLC
1011 SW 29TH ST
OCALA FL 34471-1322

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

M.S.T.U.
PC: 16
Acres: .54

Situs: 1735 NE JACKSONVILLE RD
OCALA

2025 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	$368,213
Total Assessed Value	$368,213
Exemptions	$0
Total Taxable	$368,213

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$47,044	$307,158	$9,862	$368,213	$368,213	$0	$368,213
2024	$41,164	$292,885	$9,862	$335,257	$335,257	$0	$335,257
2023	$29,402	$307,431	$9,862	$328,693	$328,693	$0	$328,693

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4599/0756	09/2006	07 WARRANTY	0	U	I	$100
2655/1715	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$175,000
2060/0167	08/1994	07 WARRANTY	0	U	I	$100
1995/1466	09/1993	74 PROBATE	0	U	I	$100
0540/0464	06/1972	02 DEED NC	0	U	I	$15,000

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK D PAGE 073
PINECREST UNIT 1
BLK 1 LOTS 16.17

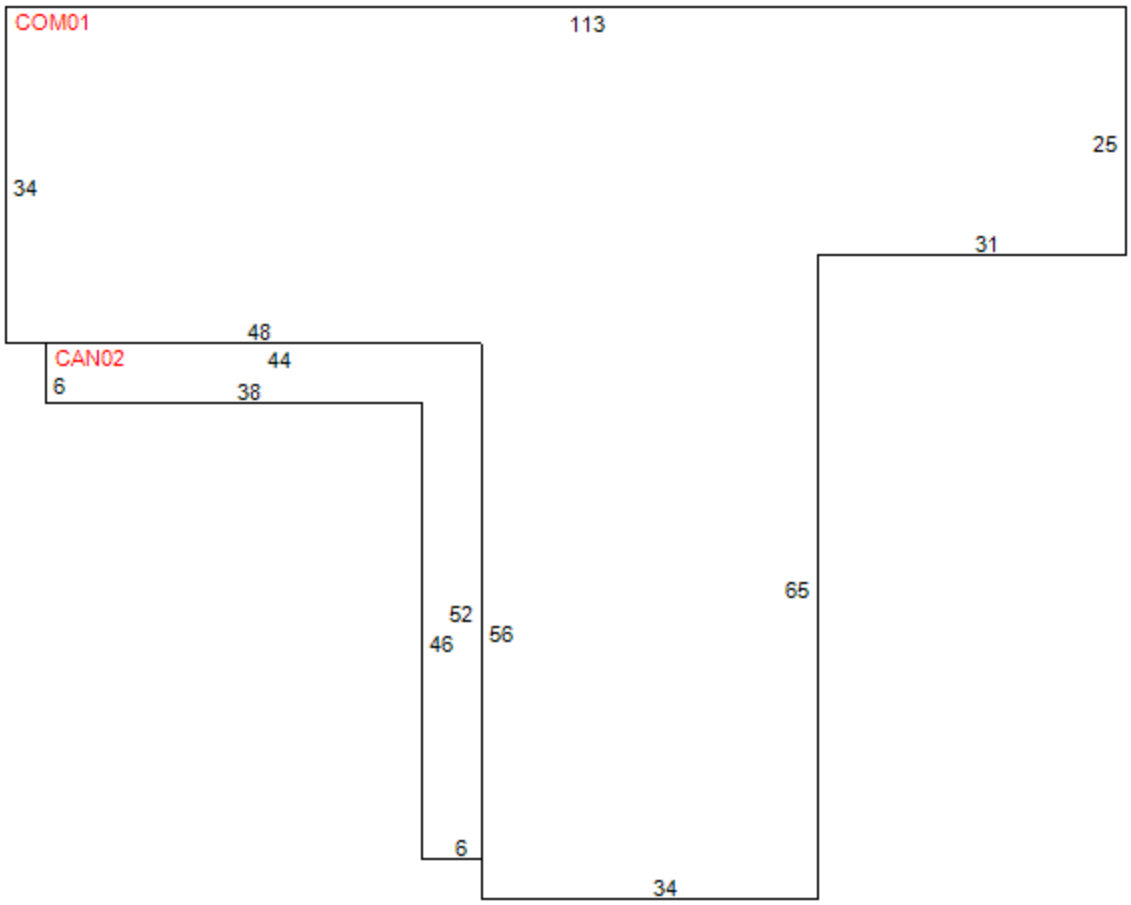
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	1610	50.0	235.0	B4	11,761.00	SF						
GCNF	4860	50.0	235.0	B4	11,761.00	SF						

Neighborhood 9917
Mkt: 2 70

Traverse

Building 1 of 2
COM01=R34U65R31U25L113D34R48D56.U4
CAN02=L6U46L38U6R44D52.



Building Characteristics

Structure	4 - MASONRY NO PILAST	**Year Built**	1984
Effective Age	6 - 25-29 YRS	**Physical Deterioration**	0%
Condition	1	**Obsolescence: Functional**	0%
Quality Grade	600 - AVERAGE	**Obsolescence: Locational**	0%
Inspected on	1/21/2026 by 253	**Base Perimeter**	406

Exterior Wall 24 CONC BLK-PAINT54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	11.0	1.00	1984	0	5,467	M16 COMMUNITY SHOP CTR	100 %	N	Y
2	9.0	1.00	1985	0	540	CAN CANOPY-ATTACHD	100 %	N	N

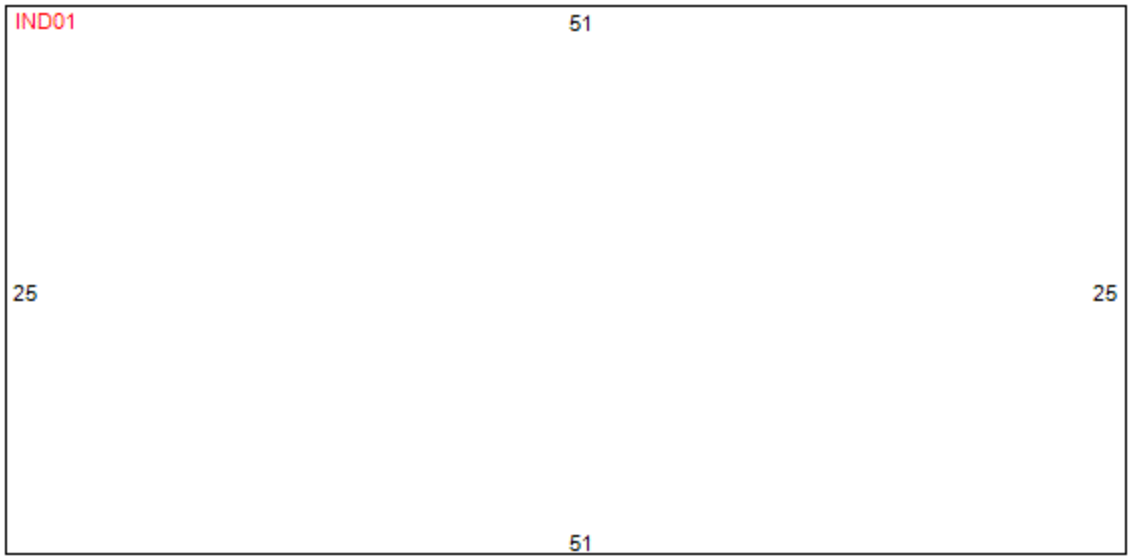
Section: 1

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 0	**4 Fixture Baths:** 0	**2 Fixture Baths:** 4
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 0	**3 Fixture Baths:** 0	**Extra Fixtures:** 3

Traverse

Building 2 of 2

IND01=L51U25R51D25.



Building Characteristics

Structure	4 - MASONRY NO PILAST	**Year Built**	1984
Effective Age	6 - 25-29 YRS	**Physical Deterioration**	0%
Condition	1	**Obsolescence: Functional**	0%
Quality Grade	500 - FAIR	**Obsolescence: Locational**	0%
Inspected on	1/21/2026 by 253	**Base Perimeter**	152

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	12.0	1.00	1984	0	1,275	S48 MINI STORAGE	100 %	N	N

Section: 1

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 0	**4 Fixture Baths:** 0	**2 Fixture Baths:** 0
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 0	**3 Fixture Baths:** 0	**Extra Fixtures:** 0

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	6,329.00	SF	5	1992	3	0.0	0.0
105 FENCE CHAIN LK	164.00	LF	20	1992	4	0.0	0.0
159 PAV CONCRETE	4,472.00	SF	20	1992	5	0.0	0.0
159 PAV CONCRETE	350.00	SF	20	1992	5	0.0	0.0

Appraiser Notes

BLDG01= 1 & 2 B J TROPHIES (OWNER OCCUPIED) 3-2FX 3X
TPP #781490
3 1-2X
NEW ADDITION FOR 2008
BLDG02= MINI STORAGE WAREHOUSE

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-1446	7/3/2025	-	HERSHBERGER HOLDING REPAIR
OC02541	10/1/2006	-	ADD
OC00561	3/1/1994	-	ROOF
OC18337	10/1/1984	-	DEMOLITION
OC17335	4/1/1984	11/1/1984	BLDG01=COM

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R26143-000-00 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 368,213 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 368,213

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	368,213	0	368,213	1,137.78
	FINE & FORFEITURE	.8300	368,213	0	368,213	305.62
	COUNTY HEALTH	.1000	368,213	0	368,213	36.82
SCHOOL	SCHOOL R.L.E.	3.0720	368,213	0	368,213	1,131.15
	SCHOOL VOTE	1.0000	368,213	0	368,213	368.21
	SCHOOL DISCRETIONARY	.7480	368,213	0	368,213	275.42
	SCHOOL CAPITAL IMPR	1.5000	368,213	0	368,213	552.32
WATER	ST JOHNS MANAGEMENT DIST	.1793	368,213	0	368,213	66.02
MUNIC	OCALA BASIC	6.6177	368,213	0	368,213	2,436.72
EXEMPTION:NONE						
		17.13700				6,310.06

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X902	OCALA FIRE	COMMERCIAL FIRE	PER ASMT UNIT	1,690.00
			NON AD VALOREM ASSESSMENTS:	1,690.00
			COMBINED TAXES & ASSESSMENTS TOTAL:	8,000.06

R26143-000-00 2025
HERSHBERGER HOLDINGS LLC
1011 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
11/21/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
7,680.06	7,760.06	7,840.06	7,920.06	8,000.06	8,240.06

George Albright Marion County
REAL ESTATE

NOV 30 2025 DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 PastDue Apr 1
7,680.06 7,760.06 7,840.06 7,920.06 8,000.06 8,240.06

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 6,310.06
ASSESSMENT 368,213 SP. ASMT 1,690.00
TAXABLE 368,213

George Albright
503 SE 25TH AVENUE
Ocala Fl 34471

8 15 22
SEC 08 TWP 15 RGE 22 PLAT BOOK D
PAGE 073 PINECREST UNIT 1 BLK 1
LOTS 16.17

R26143-000-00 2025
HERSHBERGER HOLDINGS LLC
1011 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
11/21/25 PERIOD 01
998-2025-3020740.0001
$7,680.06 CK

Tax Roll Property Summary

Help

Account Number	R26143-000-00	**Type**	REAL ESTATE	Request Future E-Bill
Address	1735 NE JACKSONVILLE RD OCALA	**Status**		
Sec/Twn/Rng	8 15 22	**Subdivision**	9917	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R26143-000-00	PAID	02/2012	4,197.84		Tax Bill
2012	R	2012 R26143-000-00	PAID	12/2012	4,004.05		Tax Bill
2013	R	2013 R26143-000-00	PAID	12/2013	4,024.18		Tax Bill
2014	R	2014 R26143-000-00	PAID	12/2014	4,124.51		Tax Bill
2015	R	2015 R26143-000-00	PAID	11/2015	4,390.29		Tax Bill
2016	R	2016 R26143-000-00	PAID	11/2016	4,379.80		Tax Bill
2017	R	2017 R26143-000-00	PAID	11/2017	4,298.31		Tax Bill
2018	R	2018 R26143-000-00	PAID	11/2018	4,477.02		Tax Bill
2019	R	2019 R26143-000-00	PAID	11/2019	4,758.47		Tax Bill
2020	R	2020 R26143-000-00	PAID	11/2020	4,707.24		Tax Bill
2021	R	2021 R26143-000-00	PAID	11/2021	5,667.41		Tax Bill
2022	R	2022 R26143-000-00	PAID	11/2022	5,984.51		Tax Bill
2023	R	2023 R26143-000-00	PAID	11/2023	7,152.64		Tax Bill
2024	R	2024 R26143-000-00	PAID	11/2024	7,225.76		Tax Bill
2025	R	2025 R26143-000-00	PAID	11/2025	7,680.06		Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R26143-000-00	Tax Bill

Property Description	Owner Information
SEC 08 TWP 15 RGE 22	HERSHBERGER HOLDINGS LLC
PLAT BOOK D PAGE 073 PINECREST	1011 SW 29TH ST
UNIT 1 BLK 1 LOTS 16.17	OCALA FL 34471-1322

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	368,213	TAXES	6,310.06
TAXABLE	368,213	SP. ASMT	1,690.00

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
7,680.06	7,760.06	7,840.06	7,920.06	8,000.06	8,240.06

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/21/2025	998 2025 3020740.0001		Pmt Posted	$320.00-	$.00	$7,680.06

Links of Interest

LINK TO PA GIS



Detail by Entity Name

Florida Limited Liability Company
HERSHBERGER HOLDINGS, LLC

Filing Information

Document Number	L06000085753
FEI/EIN Number	20-5468524
Date Filed	08/30/2006
State	FL
Status	ACTIVE

Principal Address

1011 S.W. 29TH STREET
OCALA, FL 34471

Changed: 03/21/2011

Mailing Address

1011 S.W. 29TH STREET
OCALA, FL 34471

Changed: 03/21/2011

Registered Agent Name & Address

HERSHBERGER, FLOYD V
1011 S.W. 29TH STREET
OCALA, FL 34471

Address Changed: 03/21/2011

Authorized Person(s) Detail

Name & Address

Title MGRM

FLOYD V. HERSHBERGER REVOCABLE TRUST
1011 S.W. 29TH STREET
OCALA, FL 34471

Title Authorized Representative

Hershberger, Brian X.
1735 NE Jacksonville Road
OCALA, FL 34470

Annual Reports

Report Year	Filed Date
2024	02/13/2024
2025	04/14/2025
2026	03/09/2026

Document Images

03/09/2026 -- ANNUAL REPORT	View image in PDF format
04/14/2025 -- ANNUAL REPORT	View image in PDF format
02/13/2024 -- ANNUAL REPORT	View image in PDF format
04/17/2023 -- ANNUAL REPORT	View image in PDF format
01/23/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
03/21/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format
03/09/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
08/30/2006 -- Florida Limited Liability	View image in PDF format

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 09, 2026
Secretary of State
4290359949CC

DOCUMENT# L06000085753

Entity Name: HERSHBERGER HOLDINGS, LLC

Current Principal Place of Business:

1011 S.W. 29TH STREET
OCALA, FL 34471

Current Mailing Address:

1011 S.W. 29TH STREET
OCALA, FL 34471 US

FEI Number: 20-5468524

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HERSHBERGER, FLOYD V
1011 S.W. 29TH STREET
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM
Name	FLOYD V. HERSHBERGER REVOCABLE TRUST
Address	1011 S.W. 29TH STREET
City-State-Zip:	OCALA FL 34471

Title	AUTHORIZED REPRESENTATIVE
Name	HERSHBERGER, BRIAN X.
Address	1735 NE JACKSONVILLE ROAD
City-State-Zip:	OCALA FL 34470

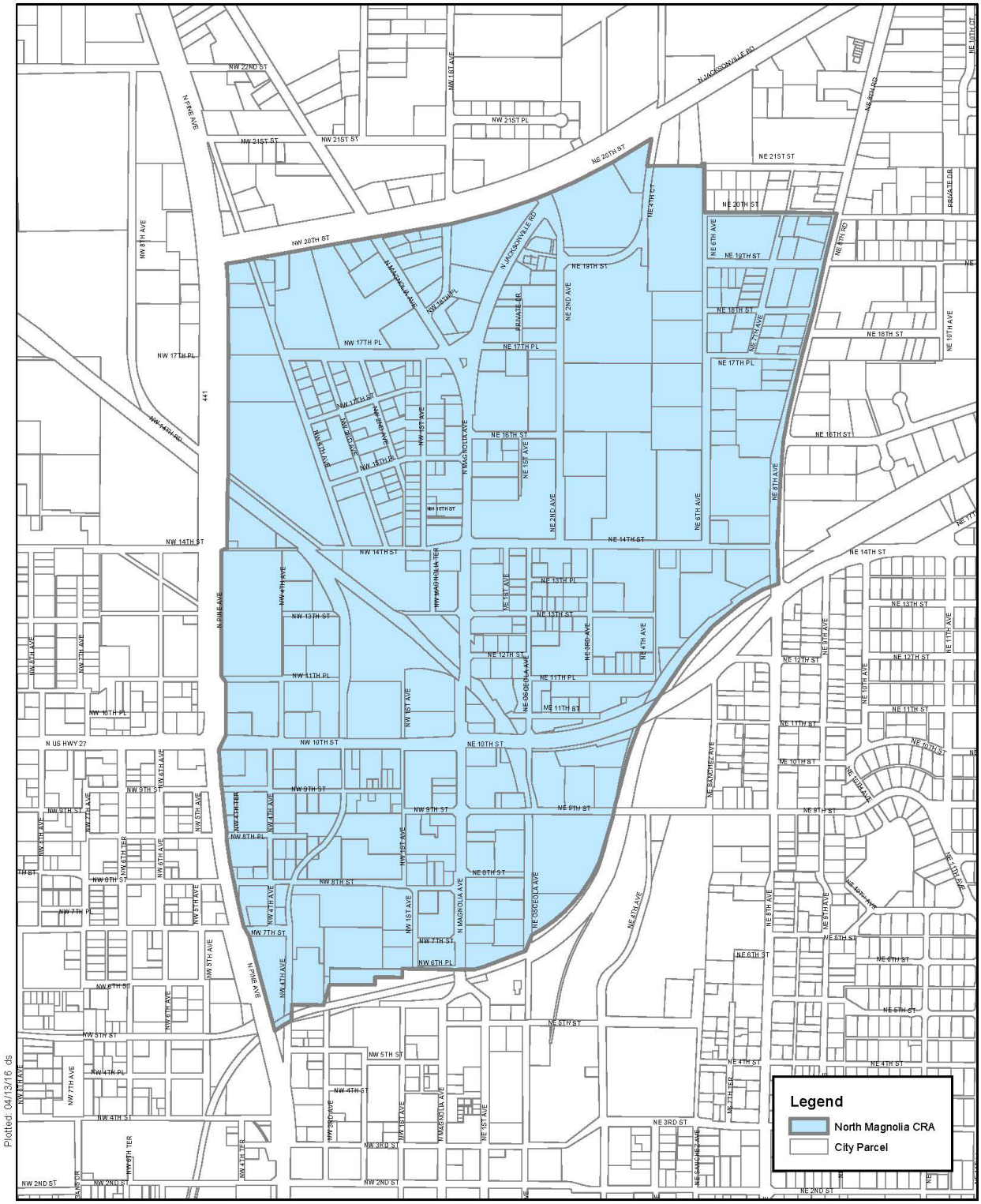
I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FLOYD V HERSHBERGER OWNER 03/09/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

NORTH MAGNOLIA CRA SUBAREA COMMERCIAL BUILDING IMPROVEMENT GRANT PROGRAM SUMMARY *Revised: January 2025*	
ELIGIBLE AREA	North Magnolia CRA (see map)
ELIGIBLE BUSINESSES	All business in North Magnolia CRA in a B-Business or M-Industrial zoning are eligible.
ELIGIBLE APPLICANT	Property owner or business owner.
ELIGIBLE BUILDING	Existing buildings only.
ELIGIBLE PROPERTY TYPE	Taxable ad valorem properties only. Properties in B-Business and M- Industrial zoning.
INELIGIBLE PROPERTIES	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
ELIGIBLE WORK	Eligible work elements are: 1. Exterior painting/paint removal for the entire building. 2. Exterior cleaning of the property/masonry repair/parking lot coating and striping. 3. Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting. 4. Repair or replacement of windows for the entire building. 5. New landscaping area (trees and shrubs) visible from the street/sidewalk. 6. New or replacement wall signage. 7. New or replacement awnings for the entire building. 8. Fencing.
INELIGIBLE WORK	Grant cannot be used to correct outstanding code violations in an active code enforcement case. 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. Reroofing.
MAXIMUM GRANT	$20,000
REQUIRED MATCH	City (75%) – Applicant (25%)

North Magnolia CRA



Prepared by: CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

File #: 2026-1347 Agenda Item #: 5b.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 836 NE 11th Avenue, in an amount not to exceed $6,938

BACKGROUND:

Program Objective: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information: This property is a single-family residence built in 1951. It has a taxable value of $167,506, a structure size of 1,485 square feet, and sits on a 0.30-acre lot. The home includes three bedrooms and two bathrooms. The owners acquired the home in December 2004 and have completed some improvements independently. Property taxes are current and fully paid.

Project Summary:

Grant ID: CRA26-0002
Applicant: Noble Haus Holdings, LLC
Applicant Representative: Dewayne Carter
Address: 836 NE 11th Avenue
Parcel ID: 2614-015-013
Scope of Work: The proposed project involves the removal of the existing fence and the installation of a new right- and back-side perimeter fence.
High Quote: $11,263
Low Quote: $9,250
Recommended Grant Amount: Not to exceed $6,938

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs. The attached grant framework

outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin upon approval.

The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Bid Review: Staff reviewed the two contractor estimates submitted with the application. The proposed project costs range from $9,250 to $11,263. Both estimates include the removal of the existing fence and the installation of a new right- and back-side perimeter fence. While the contractors describe the work using different methodologies and levels of detail, staff find the estimates consistent with the proposed scope of work.

Site Visit Review: Staff completed a site visit on December 29, 2025, and confirmed the scope and quotes. Staff observed that the scope of work is warranted, as installing or replacing the perimeter fencing improves safety and visual quality and aligns with East Ocala residential improvement priorities.

The current scope of work includes installing perimeter fencing. The new fence will be a black decorative metal fence along the side to enclose the entire yard, alongside a new vinyl privacy fence. In the back of the property, the owner will replace the chain-link fence with a black decorative metal fence that backs up to the park.

CRA Plan Compliance: The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

Staff Recommendation: Staff recommends approval. Refer to the attached documents, including case maps, application packet, staff supporting documents, and grant framework.

CRA Advisory Committee Recommendation: The project was presented on June 24, 2026. The East Ocala CRA Advisory Committee recommends approval.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. The reimbursement will be paid after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

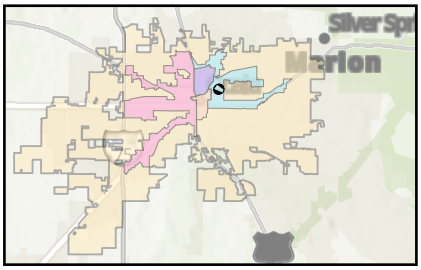
- Approve
- Approve with Changes
- Table
- Deny

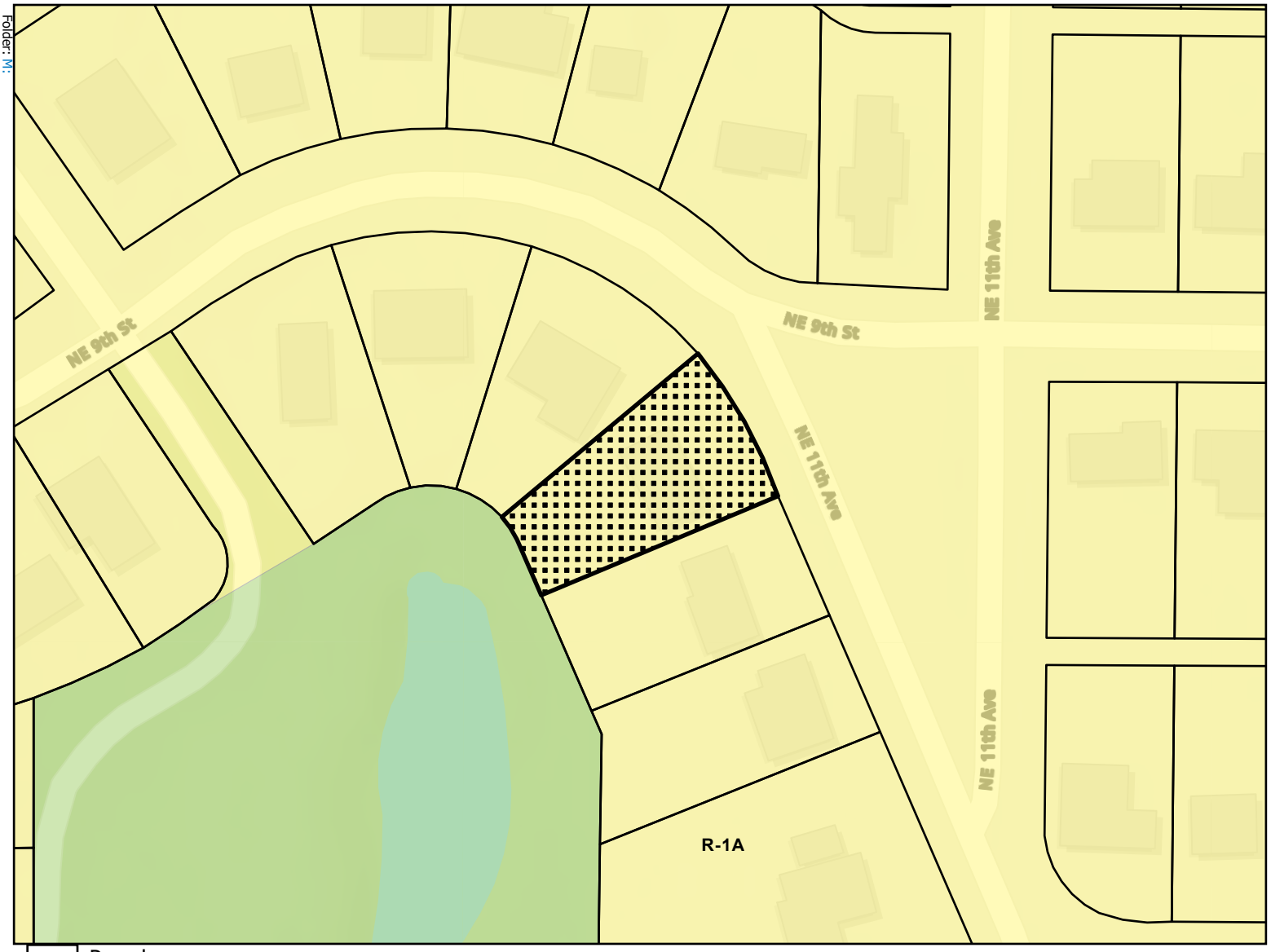
CASE MAP

Parcel: 2614-015-013

Case Number: CRA26-0002

Property Size: Approximately 0.3 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Parcels
GU: Governmental Use
R-1A:Single Family Residential
Subject Parcel

0 100 200 400 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

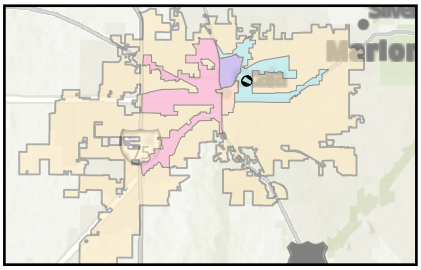
Prepared by the City of Oca
Growth Management Departme
by ekrepps on 4/15/2026

AERIAL MAP

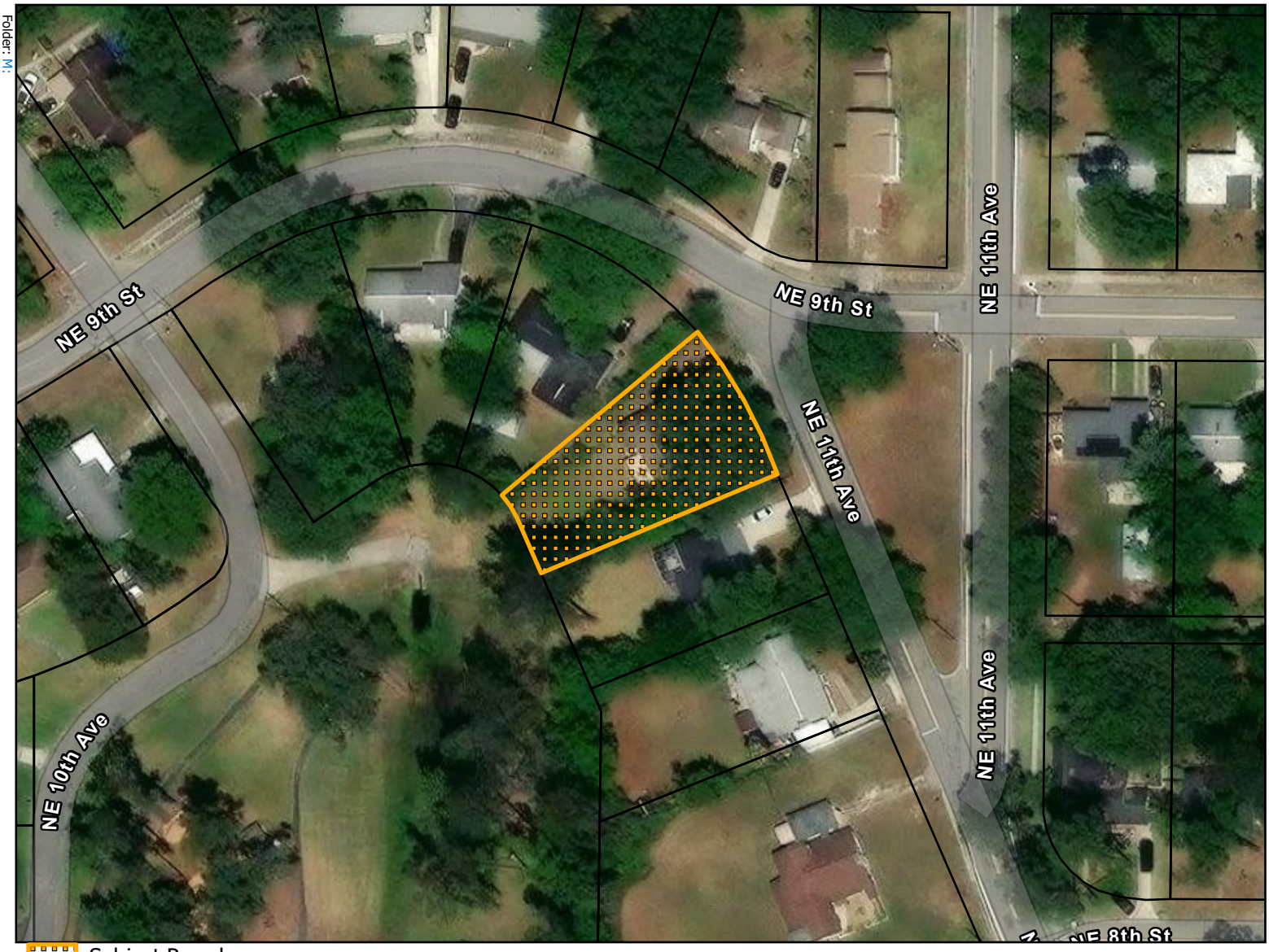
Parcel: 2614-015-013

Case Number: CRA26-0002

Property Size: Approximately 0.3 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\May\CRA26_0002\



Subject Parcel

Parcels

0 100 200 400 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Oca
Growth Management Departme
by ekrepps on 4/15/2026

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

ECONOMIC DEVELOPMENT DIVISION
RECEIVED:
JAN 28 2026
STAFF: R. Ellis
DELIVERED BY: Email

DATE SUBMITTED: 1/28/2026

GRANT ID: (STAFF ONLY) CRA26-0002

CRA GRANT APPLICATION

■ RESIDENTIAL
☐ COMMERCIAL

1. PROPERTY OWNER INFORMATION

Property Owner Name Noble Haus Holdings LLC
Property Owner Mailing Address 218 N 2 nd Street Fort Pierce FL 34950
E-mail noblehausinc@gmail.com Phone No. 954.461.1055
Authorized Representative *(If different from property owner)* Dewayne Carter
E-mail noblehausinc@gmail.com Phone No. 954.461.1055

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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 836 NE 11 th Ave Parcel ID _____
Current Use of Property Rental Proposed Use _____
Proposed Scope of Work *(Attach additional sheets if needed)*
Install New black metal decorative Side fence to enclose entire yard> Along the side a new vinyl privacy Fence. In the back repace chain link fence with black metal decorative fence backing up to the park

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

RESIDENTIAL PROPERTIES ONLY

Rental Property ■ Yes ☐ No Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? 1 year What is the size of your household? 1093 sq ft

GRANT ID: CRA26-0002

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Ocala Fence	High Quote 1: 11262	Low Quote 1: _____
Work Item 2 Fence Dynamics	High Quote 2: 12218	Low Quote 2: _____
Work Item 3 Fence Pro	High Quote 3: _____	Low Quote 3: _____
	Total: _____	Total: _____

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: Mid January

Estimated Time For Completion *(Weeks/Months)*: 2 weeks

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 INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRANE-0002

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, Dewayne Carter / Noble Haus Holdings LLC, property owner/authorized representative of the property at 836 NE 11 th 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: Dewayne Carter (Jan 28, 2026 12:52:13 EST) DATE:	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 _____

GRANT ID: CRA26-0002

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: 12/08/2025

Signature (Staff Member): _____

836 NE 11th Ave Application

Final Audit Report 2026-01-28

Created:	2026-01-28
By:	Charlita Whitehead (cwhitehead@ocalafl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-yfreN63tCtHPvNQ-pgUae8K5jkHULw-

"836 NE 11th Ave Application" History

Document created by Charlita Whitehead (cwhitehead@ocalafl.gov)
2026-01-28 - 5:23:10 PM GMT

Document emailed to Dewayne Carter (noblehausinc@gmail.com) for signature
2026-01-28 - 5:23:15 PM GMT

Email viewed by Dewayne Carter (noblehausinc@gmail.com)
2026-01-28 - 5:51:34 PM GMT

Document e-signed by Dewayne Carter (noblehausinc@gmail.com)
Signature Date: 2026-01-28 - 5:52:13 PM GMT - Time Source: server

Agreement completed.
2026-01-28 - 5:52:13 PM GMT

Adobe Acrobat Sign

ESTIMATE

Fence Pro Of Mid Florida
3522 SW 74th Ave
Ocala, FL 34474
(352) 789-8254

Sales Representative
Jiancarlos Bares
jiancarlos@Fencepromidfl.com

Noble Haus Holdings LLC.
836 Ne 11th Ave
Ocala, FL 34470

Estimate #	8177
Date	11/26/2025

Item	Description	Qty	Price	Amount
Ornamental Aluminum Fence	4 Feet tall by 6 feet long section black powder coated aluminum residential Three rail series 25Lb of concrete on each post All hardware	17.00	$50.00	$850.00
Ornamental Aluminum Fence 5 FT	5 Feet tall by 6 feet long section black powder coated aluminum residential Three rail series 40Lb of concrete on each post All hardware	54.00	$50.00	$2,700.00
Ornamental Walk Gate	5 Feet tall by 5 feet wide single walk gate reinforced gate post Ajustable gate hinges Upgraded gate latch with double sided key lock 50Lb of concrete on gate post	1.00	$600.00	$600.00
Ornamental Double Gate	4 Feet tall by 12 feet wide double drive gate reinforced gate post Adjustable gate hinges Upgraded gate latch with double sided key lock 80Lb of concrete on gate post	1.00	$1,000.00	$1,000.00
White Variegated Vinyl Fence	VEKA - White Variegated Vinyl Fence 6 Foot tall full privacy fence 6 Foot section Dual Edge 1 3/4”x5 1/2” Dual Edge White Rail System T&G 7/8”x6” Pickets ** WHITE VARIEGATED** 5”x5”x102” Dual Edge White Post 60 Lb of concrete on all post Rail locks on all top rails All Hardware	82.00	$50.00	$4,100.00

Sub Total	$9,250.00
Total	$9,250.00

CUSTOMER NOTES

****Refer To Jc for details****

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

Office: 352-274-0823
www.ocalafence.com

Project Proposal

November 26, 2025

This estimate was prepared for:

Noble Haus Holdings LLC
836 NE 11th Ave.
Ocala, FL 34470

portfierce@gmail.com

Estimate given by:

Tyler Hand

tyler@ocalafence.com

Date 11-26-2025 **Job Number** C-16278

Site Address 836 NE 11th Ave., Ocala, FL 34470

Client Details

Noble Haus Holdings LLC
/ 9544611055
portfierce@gmail.com
836 NE 11th Ave.
Ocala, FL 34470

Sales Representative

Tyler Hand
tyler@ocalafence.com

Product List

LABOR	Quantity
GATE INSTALLATION	3
INSTALLATION - ALUMINUM	52 ft
INSTALLATION - VINYL	88 ft
ALUMINUM FENCING	**Quantity**
RAKE BOTTOM	52
603 RES ALUM	8
BLACK	52
ABIGAIL	52
483 RES ALUM	2
ALUMINUM POSTS	**Quantity**
48" RES ALUM END POST	2
48" RES ALUM LINE POST	0
48" RES GATE POST	2
60" IND GATE POST	1
60" RES ALUM END POST	3
60" RES ALUM LINE POST	6
RES ALUMINUM GATES	**Quantity**
*60" x 5' RES GATE	1
48" x 12' RES GATE	2

Client Details:
Noble Haus Holdings LLC
portfierce@gmail.com
Ocala, FL 34470

GATE COMPONENTS	Quantity
RES ALUM HINGES	3
DD GATE LATCH (4136B)	2
24" DROP ROD	1
FENCE COMPONENTS	**Quantity**
CONCRETE	33
ALUMINUM CAPS	**Quantity**
2" FLAT POST CAP	14
VINYL FENCING	**Quantity**
6' PRIVACY	88
GRAY - U-CHANNEL 59"	30
GRAY - DURA-RAIL 72"	30
GRAY - T&G PICKET 62"	165
VINYL POSTS & CAPS	**Quantity**
GRAY - POST 108"	16
GRAY - FLAT CAP	16
GATE SIZE	**Quantity**
4'H X 12'W DBL GATE	1
5'H X 5'W WALK GATE	1

Subtotal	$11,262.88
Total	**$11,262.88**

Additional Information

Estimated Installation Date
See Additional Notes

Fence Installation
Keep Fence Straight Across Top

ADDITIONAL NOTES
Installation date to be determined

Terms & Conditions

Payment Terms

A 15% deposit is required upon signing. The remaining balance must be paid within one day of project completion. Payment is required within one day regardless of inspection status or HOA approval. If additional time is needed for final payment, please notify Ocala Fence in advance to discuss payment terms. Payments can be made via check (preferred), cash, or through our online payment portal (bank draft or credit card). Please note that a 3% processing fee applies to online payments. Cancellations made after three (3) business days from the contract signing will incur a fee of 15% of the total contract amount. All materials remain the property of Ocala Fence, LLC until full payment is received. For any questions or concerns, please contact Ocala Fence at (352) 274-0823.

Scheduling

To be scheduled for service, the following items must be submitted:

- Signed Estimate & Site Drawing (by signing, you agree to the provided site drawing)
- 15% Deposit paid via check, cash, or online payment
- Signed Terms & Conditions Contract (sent as an e-sign document)
-

Warranty Information

All materials are covered by the manufacturer's warranty. Ocala Fence, LLC guarantees that all installation procedures will be free from craftsmanship defects for one (1) year for wood and chain link fences, and five (5) years for vinyl or aluminum fences after installation. This warranty covers installation errors only. Natural changes in fence materials, including aging, warping, and cracking, are excluded. Gates are not covered for sagging or warping. Acts of God, storm damage, vandalism, and normal wear and tear are also excluded. For warranty claims, please contact us with a detailed description and photographs of any defects. Ocala Fence is not liable for damages resulting from failure to mitigate damage.

Licensing and Insurance

Ocala Fence, LLC carries full general liability insurance and workers' compensation. Proof of insurance is available upon request.

Lumber Quality

We use #2 grade or better pressure-treated pine lumber. Pine is preferred for its density, which retains treatment chemicals effectively. The grading system refers to appearance, and #2 grade may have knots or small areas of bark known as “wane.” We carefully select each piece of lumber during construction to minimize unattractive features. If you prefer a higher-quality appearance, #1 grade lumber is available at an additional cost. All gate and wood posts are set in concrete.

Wood Appearance and Shrinkage

Pressure-treated lumber will be wet upon arrival and will shrink as it dries. This shrinkage is most noticeable in gaps between pickets, which may result in a 1/8” to 1/4" gap. Please inquire about fence styles that offer complete privacy.

Nails

Ocala Fence utilizes pneumatic nail guns that countersink nails for better holding power. We use hot-dipped galvanized nails suitable for ACQ lumber, specifically ring-shank nails, which provide superior holding strength to reduce warping and prevent pop-ups.

Property Lines

It is the customer's responsibility to identify and mark property lines before installation. If property corners are not marked, the customer accepts responsibility for any discrepancies. We can assist in determining property lines if survey stakes or a site plan is available. Payment upon completion will signify customer approval of the fence location, which will typically be placed 4-6 inches inside the property line unless specified otherwise. Ocala Fence is not responsible for costs associated with moving a fence installed per customer request.

Homeowner's Associations and Permits

Permits may be required by local authorities or homeowner associations before installation. It is the homeowner's responsibility to obtain necessary permits. While Ocala Fence can assist by providing necessary documents, securing permits and HOA approvals is ultimately the homeowner's duty. We are not responsible for any violations of local regulations or HOA guidelines.

Clearing a Path

A clear path approximately 2 feet wide is required for fence installation. Our builders will remove minor obstacles, but for larger clearing projects, we can provide an estimate. Please inform us of any sensitive landscaping that requires special care.

Fence Installation and Ground Grade Disclaimer

Fencing may be installed either to follow the natural contour of the land (grade) or to maintain a consistent top height (level installation), at the discretion of the customer. In the event the customer elects a level installation, it is expressly acknowledged that gaps may exist between the bottom of the fence and the ground due to variations in terrain.

The presence of such gaps shall not be considered a defect in workmanship or materials, and Ocala Fence shall bear no responsibility or liability for them. Remediation of these gaps, including but not limited to the use of soil, fill material, or other structural or cosmetic solutions, shall be the sole responsibility of the customer. Any such work is not included in the scope of the original agreement and, if requested, will incur additional charges. Ocala Fence shall not be liable for any costs or damages associated with such remedial measures.

Buried Utilities and Irrigation Systems

Prior to construction, Ocala Fence will arrange to have buried utility lines located, as required by Florida law. Homeowners must mark any private lines, such as irrigation systems, as these will not be marked by locating services. Ocala Fence is not liable for damage to unmarked private lines. Please inform us of any unmarked utilities to ensure extra care during installation.

Private lines include but are not limited to:

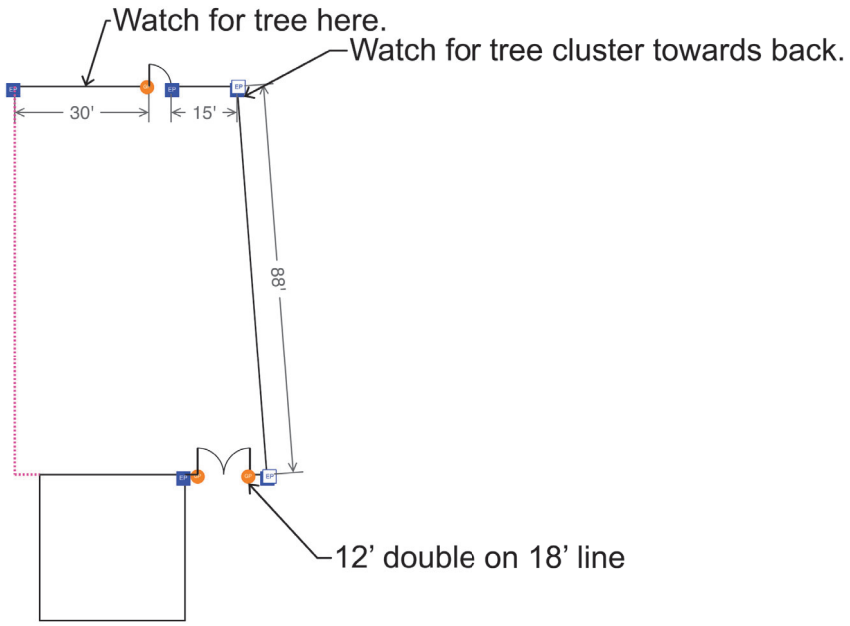
- Underground sprinkler and irrigation lines
- Water lines feeding pools or other structures
- Underground electric lines for outdoor lighting, pools, sheds, etc.
- French drains or similar systems

Public utilities will be marked with a 2-foot grace area on either side. Ocala Fence will attempt to dig carefully around marked utilities, and if any unmarked lines are hit, the customer agrees that Ocala Fence is not liable for repair costs. If a utility company bills us for repairs, the customer agrees to reimburse that amount. Gate or post placement may be adjusted based on the location of utilities. For locating private lines, please visit Sunshine811.

Customer Signature	Date	Authorized Rep. Signature	Date

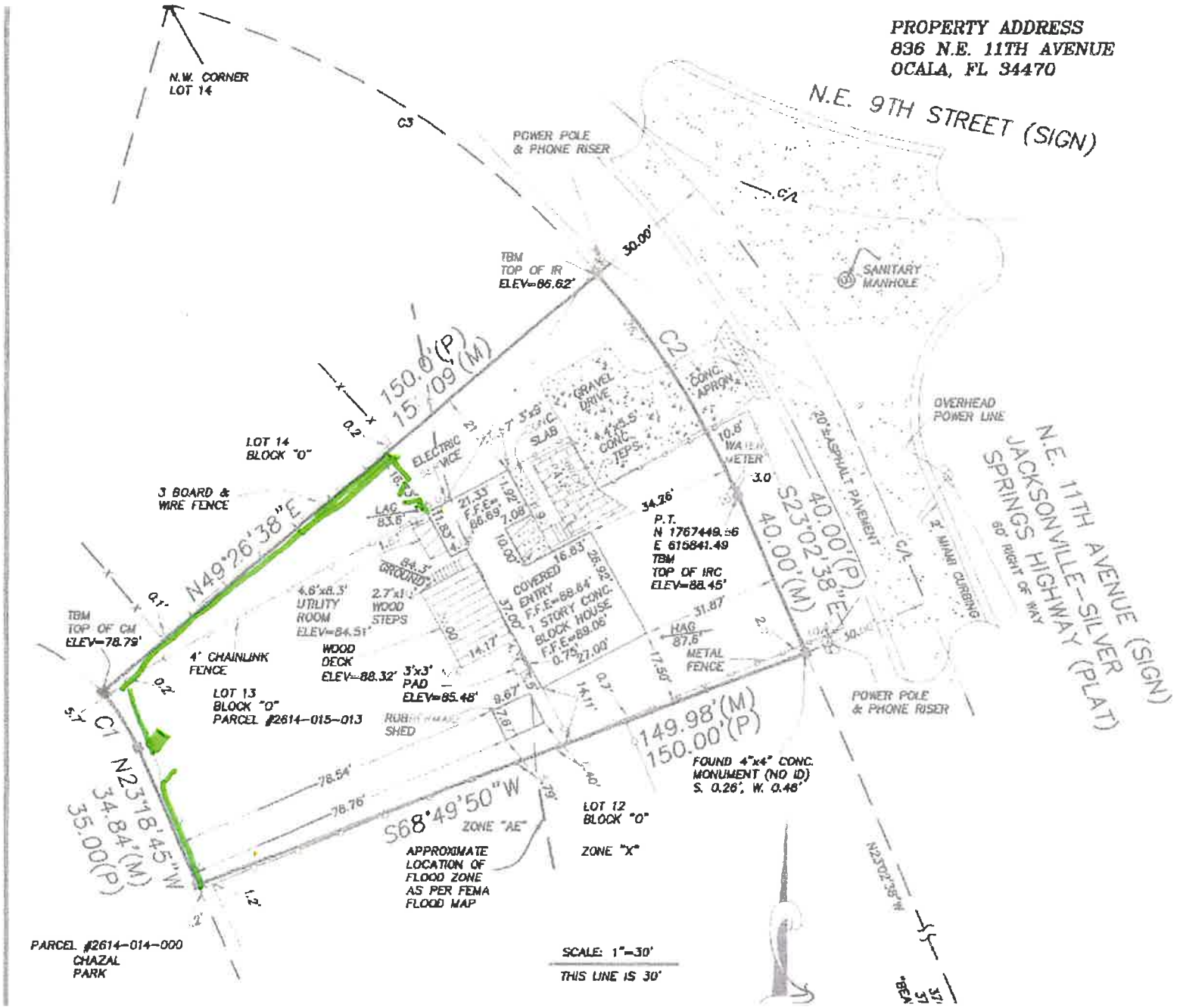
Detail Plan

Noble Haus Holdings LLC
836 NE 11th Ave.
Ocala, FL, 34470
portfierce@gmail.com
Nov. 26, 2025



——	603 RES ALUM	8	——	483 RES ALUM	2
EP	48" RES ALUM END POST	2	LP	48" RES ALUM LINE POST	0
GP	48" RES GATE POST	2	GP	60" IND GATE POST	1
EP	60" RES ALUM END POST	3	LP	60" RES ALUM LINE POST	6
	*60" x 5' RES GATE	1		48" x 12' RES GATE	2
	GRAY - T&G PICKET 62"	165		GRAY - POST 108"	16

Initials: _____



DESCRIPTION:
LOT 13, BLOCK "O", WYOMIN
PLAT BOOK "C", PAGE 12, P

NOTES:
1) BEARINGS BASED ON STAT
BOUNDARY LINE OF BLOCK "
2) SURVEY BASED ON EXISTI
3) DESCRIPTION FURNISHED
4) BOUNDARY SURVEY FOR I
5) LANDS SHOWN HEREON H
SURVEYING, INC. FOR RIGHT-
OF RECORD.
6) ALL UNDERGROUND AND
LOCATED.
7) LANDS SHOWN HEREON AI
ESTABLISHED BY THE NATION
NUMBER 12083C0509E, DATE
ZONE "AE." BASE FLOOD ELE
8) REPRODUCTIONS OF THIS
WITH AN EMBOSSED SURVEYO
9) THE ACCURACY OF THE S
MEETS OR EXCEEDS 1 FOOT
10) THIS SURVEY HAS BEEN
PARTY(IES) NAMED HEREON,
BY ANY OTHER INDIVIDUAL OI
LAND SURVEYING, INC.
11) FENCES, SYMBOLS, MONU
EXAGGERATED FOR PICTORIAL
12) ELEVATIONS AND STATE P
NETWORK DATUM FROM F.D.O
THIS SITE BY RTK GPS. THE
AND THE HORIZONTAL DATUM
FLORIDA ZONE WEST (902).

LEGEND:

⊕	= FOUND 4" X 4" CC
●	= FOUND 5/8" IRON
○	= FOUND 5/8" IRON
°	= DEGREES WHEN US
'	= MINUTES WHEN USE
"	= SECONDS WHEN US
'	= FEET WHEN USED I
M	= MEASURED DISTANC
P	= PLAT MEASUREMEN
P.C.C.	= POINT OF COMPOUN
P.R.C.	= POINT OF REVERSE
TBM	= TEMPORARY BENCH
D.U.E.	= DRAINAGE & UTILIT
F.F.E.	= FINISHED FLOOR EL
IRC	= IRON ROD & CAP
CM	= CONC. MONUMENT
B.S.	= BUILDING SETBACK


Florida
DRIVER LICENSE
USA
4d DLN C207-909-76-900-0
9 CLASS E
1 CARTER
2 TERRY DEWAYNE
8 1918 MIMOSA AVE
FORT PIERCE FL 34949-3420
3 DOB 08/16/1968 15 SEX M
4b EXP 08/16/2033 16 HGT 5'-08"
12 REST NONE 9a END A
DONOR
SAFE DRIVER
4a ISS 06/18/2025
5DD X6525061836A7
Operation of a motor vehicle constitutes
consent to any sobriety test required by law

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2614-015-013

GOOGLE Street View

Prime Key: 1264090 | MAP IT+ | Current as of 4/14/2026

Property Information

NOBLE HAUS HOLDINGS LLC
218 N 2ND ST
FORT PIERCE FL 34950-4406

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

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

Situs: 836 NE 11TH AVE OCALA

2025 Certified Value

Land Just Value	$43,000
Buildings	$123,446
Miscellaneous	$1,060
Total Just Value	$167,506
Total Assessed Value	$167,506
Exemptions	$0
Total Taxable	$167,506

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$43,000	$123,446	$1,060	$167,506	$167,506	$0	$167,506
2024	$40,850	$102,297	$930	$144,077	$136,490	$50,000	$86,490
2023	$40,850	$99,959	$1,062	$141,871	$132,515	$50,000	$82,515

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8488/1216	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$211,000
UNRE/INST	05/2022	70 OTHER	0	U	I	$100
7651/1848	12/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$167,700
UNRE/INST	01/2015	70 OTHER	0	U	I	$100
4364/1086	03/2006	05 QUIT CLAIM	0	U	I	$100
3616/1884	01/2004	07 WARRANTY	0	U	V	$100
3231/0746	09/2002	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$13,000
2868/0299	11/2000	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$9,000
EX98/0393	11/1998	EI E I	0	U	I	$32,215
2317/1910	12/1996	07 WARRANTY	7 PORTIONUND INT	U	I	$13,300

Property Description

SEC 08 TWP 15 RGE 22

PLAT BOOK C PAGE 012
WYOMINA CREST
BLK O LOT 13

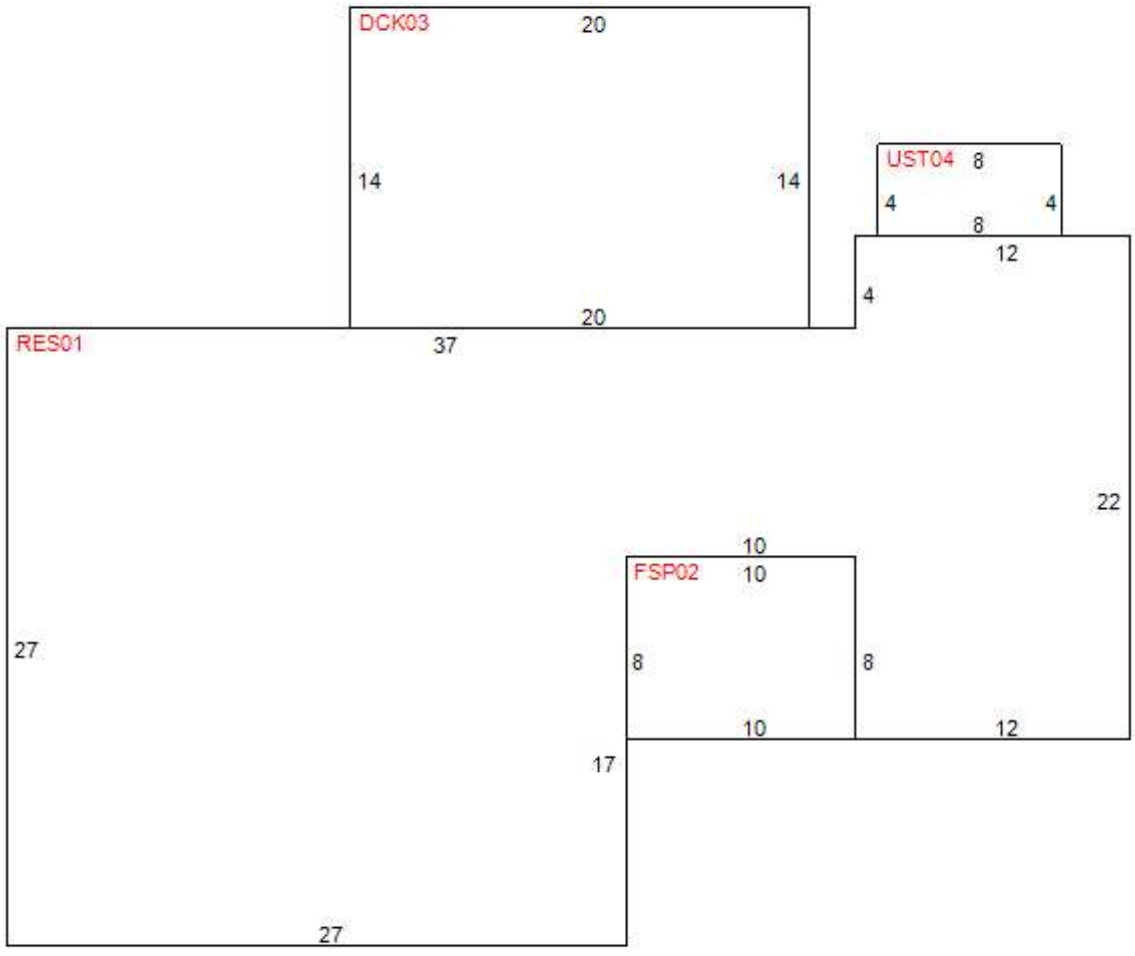
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		86.0	150.0	R1A	86.00	FF						

Neighborhood 5144
Mkt: 8 70

Traverse

Building 1 of 1
RES01=R27U17R10D8R12U22L12D4L37D27.R27U9
FSP02=U8R10D8L10.R8U18
DCK03=U14L20D14R20.R3U4
UST04=U4R8D4L8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	**Year Built** 1951
Effective Age	4 - 15-19 YRS	**Physical Deterioration** 0%
Condition	1	**Obsolescence: Functional** 0%
Quality Grade	500 - FAIR	**Obsolescence: Locational** 0%
Inspected on	9/22/2021 by 218	**Architecture** 0 - STANDARD SFR
		Base Perimeter 176

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	1951	N	0 %	0 %	1,093	1,093
FSP	0201	- NO EXTERIOR	1.00	1951	N	0 %	0 %	80	80
DCK	0301	- NO EXTERIOR	1.00	1951	N	0 %	0 %	280	280
UST	0426	- SIDING-NO SHTG	1.00	1998	N	0 %	0 %	32	32

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 34 HARDWD ON CONC
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	240.00	LF	20	2000	1	0.0	0.0
115 FENCE ALUMINUM	180.00	LF	20	2021	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01930	12/1/1996	-	ROOF

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0002
Address: 836 NE 11th Ave
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	$ 11,262.88	$ 9,250.00
	Total	**$ 11,262.88**	**$ 9,250.00**
	Maximum CRA grant that can be awarded based on 75% match.		**$ 6,938.00**

PHOTOS BEFORE – 836 NE 11TH Avenue
Parcel: 2614-015-013

















Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2614-015-013

GOOGLE Street View

Prime Key: 1264090 | MAP IT+ | Current as of 4/14/2026

Property Information

NOBLE HAUS HOLDINGS LLC
218 N 2ND ST
FORT PIERCE FL 34950-4406

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

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

Situs: 836 NE 11TH AVE OCALA

2025 Certified Value

Land Just Value	$43,000
Buildings	$123,446
Miscellaneous	$1,060
Total Just Value	$167,506
Total Assessed Value	$167,506
Exemptions	$0
Total Taxable	$167,506

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$43,000	$123,446	$1,060	$167,506	$167,506	$0	$167,506
2024	$40,850	$102,297	$930	$144,077	$136,490	$50,000	$86,490
2023	$40,850	$99,959	$1,062	$141,871	$132,515	$50,000	$82,515

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8488/1216	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$211,000
UNRE/INST	05/2022	70 OTHER	0	U	I	$100
7651/1848	12/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$167,700
UNRE/INST	01/2015	70 OTHER	0	U	I	$100
4364/1086	03/2006	05 QUIT CLAIM	0	U	I	$100
3616/1884	01/2004	07 WARRANTY	0	U	V	$100
3231/0746	09/2002	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$13,000
2868/0299	11/2000	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$9,000
EX98/0393	11/1998	EI E I	0	U	I	$32,215
2317/1910	12/1996	07 WARRANTY	7 PORTIONUND INT	U	I	$13,300

Property Description

SEC 08 TWP 15 RGE 22

PLAT BOOK C PAGE 012
WYOMINA CREST
BLK O LOT 13

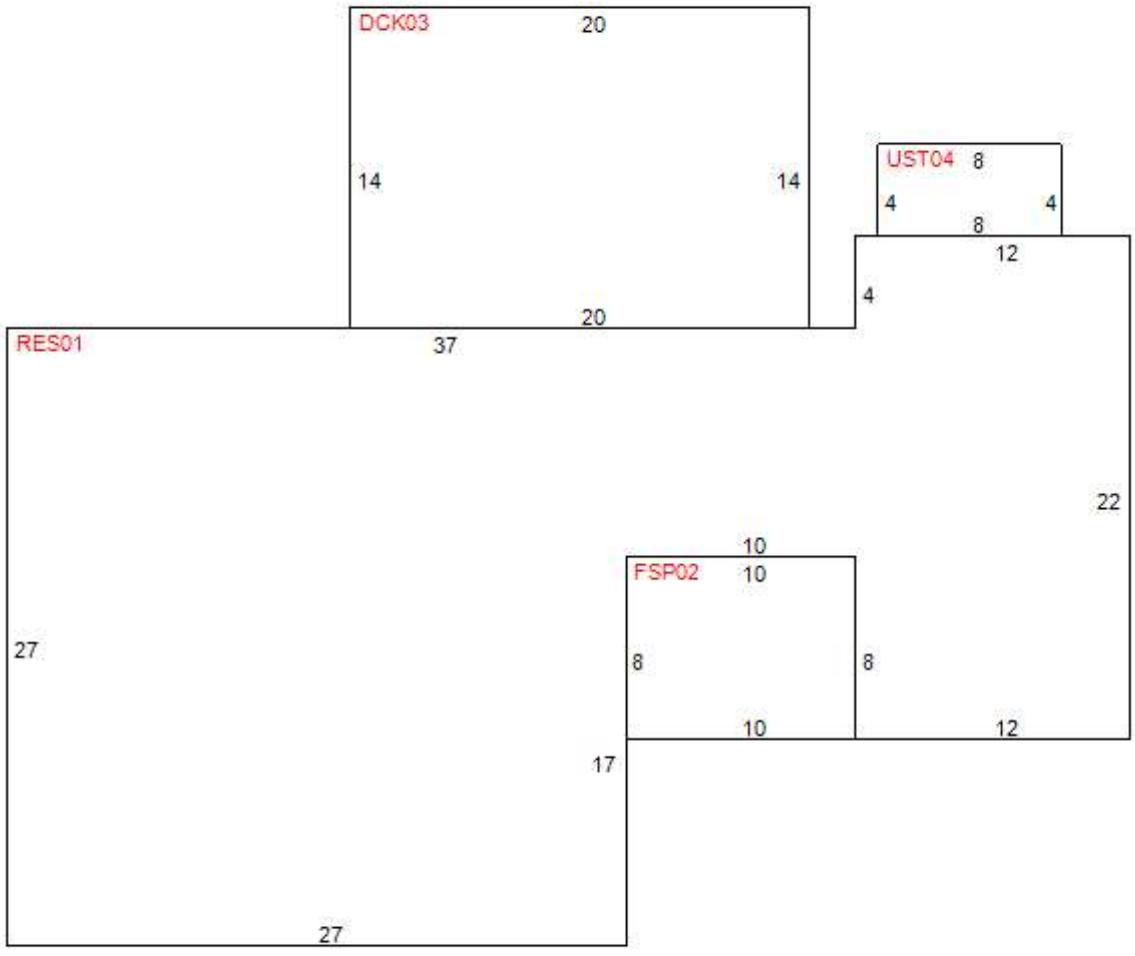
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		86.0	150.0	R1A	86.00	FF						

Neighborhood 5144
Mkt: 8 70

Traverse

Building 1 of 1
RES01=R27U17R10D8R12U22L12D4L37D27.R27U9
FSP02=U8R10D8L10.R8U18
DCK03=U14L20D14R20.R3U4
UST04=U4R8D4L8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	**Year Built** 1951
Effective Age	4 - 15-19 YRS	**Physical Deterioration** 0%
Condition	1	**Obsolescence: Functional** 0%
Quality Grade	500 - FAIR	**Obsolescence: Locational** 0%
Inspected on	9/22/2021 by 218	**Architecture** 0 - STANDARD SFR
		Base Perimeter 176

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	1951	N	0 %	0 %	1,093	1,093
FSP	0201	- NO EXTERIOR	1.00	1951	N	0 %	0 %	80	80
DCK	0301	- NO EXTERIOR	1.00	1951	N	0 %	0 %	280	280
UST	0426	- SIDING-NO SHTG	1.00	1998	N	0 %	0 %	32	32

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 34 HARDWD ON CONC
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	240.00	LF	20	2000	1	0.0	0.0
115 FENCE ALUMINUM	180.00	LF	20	2021	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01930	12/1/1996	-	ROOF

Tax Roll Property Summary

Help

Account Number	R2614-015-013	**Type**	REAL ESTATE	Request Future E-Bill
Address	836 NE 11TH AVE OCALA	**Status**		
Sec/Twn/Rng	8 15 22	**Subdivision**	5144	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R2614-015-013	PAID	11/2011	716.56		Tax Bill
2012	R	2012 R2614-015-013	PAID	11/2012	703.10		Tax Bill
2013	R	2013 R2614-015-013	PAID	11/2013	603.54		Tax Bill
2014	R	2014 R2614-015-013	PAID	02/2015	613.39		Tax Bill
2015	R	2015 R2614-015-013	PAID	03/2016	218.73		Tax Bill
2016	R	2016 R2614-015-013	PAID	01/2017	215.74		Tax Bill
2017	R	2017 R2614-015-013	PAID	03/2018	231.71		Tax Bill
2018	R	2018 R2614-015-013	PAID	02/2019	239.88		Tax Bill
2019	R	2019 R2614-015-013	PAID	02/2020	257.00		Tax Bill
2020	R	2020 R2614-015-013	PAID	12/2020	265.32		Tax Bill
2021	R	2021 R2614-015-013	PAID	12/2021	443.26		Tax Bill
2022	R	2022 R2614-015-013	PAID	11/2022	1,652.16		Tax Bill
2023	R	2023 R2614-015-013	PAID	11/2023	1,843.53		Tax Bill
2024	R	2024 R2614-015-013	PAID	11/2024	1,897.98		Tax Bill
2025	R	2025 R2614-015-013	PAID	11/2025	3,056.39		Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2614-015-013	Tax Bill

Property Description	Owner Information
SEC 08 TWP 15 RGE 22 PLAT BOOK C	NOBLE HAUS HOLDINGS LLC
PAGE 012 WYOMINA CREST BLK O LO	218 N 2ND ST
T 13	FORT PIERCE FL 34950-4406

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	167,506	TAXES	2,870.54
TAXABLE	167,506	SP. ASMT	313.20

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
3,056.39	3,088.23	3,120.07	3,151.90	3,183.74	3,279.25

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/18/2025	995 2025 0016452.0001	Full	Pmt Posted	$127.35-	$.00	$3,056.39

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R2614-015-013 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 167,506 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 167,506

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	167,506	0	167,506	517.59
	FINE & FORFEITURE	.8300	167,506	0	167,506	139.03
	COUNTY HEALTH	.1000	167,506	0	167,506	16.75
SCHOOL	SCHOOL R.L.E.	3.0720	167,506	0	167,506	514.58
	SCHOOL VOTE	1.0000	167,506	0	167,506	167.51
	SCHOOL DISCRETIONARY	.7480	167,506	0	167,506	125.29
	SCHOOL CAPITAL IMPR	1.5000	167,506	0	167,506	251.26
WATER	ST JOHNS MANAGEMENT DIST	.1793	167,506	0	167,506	30.03
MUNIC	OCALA BASIC	6.6177	167,506	0	167,506	1,108.50
EXEMPTION:NONE						
		17.13700				2,870.54

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	313.20
			NON AD VALOREM ASSESSMENTS:	313.20
			COMBINED TAXES & ASSESSMENTS TOTAL:	3,183.74

R2614-015-013 2025
NOBLE HAUS HOLDINGS LLC
218 N 2ND ST
FORT PIERCE FL 34950-4406

*** PAID *** PAID *** PAID ***
11/18/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
3,056.39	3,088.23	3,120.07	3,151.90	3,183.74	3,279.25

George Albright
REAL ESTATE
Marion County

NOV 30 2025 DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 PastDue Apr 1
3,056.39 3,088.23 3,120.07 3,151.90 3,183.74 3,279.25

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 2,870.54
ASSESSMENT 167,506 SP. ASMT 313.20
TAXABLE 167,506

George Albright
503 SE 25TH AVENUE
Ocala Fl 34471

8 15 22
SEC 08 TWP 15 RGE 22 PLAT BOOK C
PAGE 012 WYOMINA CREST BLK O LOT
13

R2614-015-013 2025
NOBLE HAUS HOLDINGS LLC
218 N 2ND ST
FORT PIERCE FL 34950-4406

*** PAID *** PAID *** PAID ***
11/18/25 PERIOD 01
995-2025-0016452.0001
$3,056.39 CH



Detail by Entity Name

Florida Limited Liability Company
NOBLE HAUS HOLDINGS LLC

Filing Information

Document Number	L15000154296
FEI/EIN Number	47-5101801
Date Filed	09/09/2015
Effective Date	10/01/2015
State	FL
Status	ACTIVE

Principal Address

218 N 2 ND STREET
FORT PIERCE, FL 34950

Mailing Address

218 N 2 ND STREET
FORT PIERCE, FL 34950 UN

Registered Agent Name & Address

CARTER, TERRY
218 N 2ND STREET
FORT PIERCE, FL 34950

Authorized Person(s) Detail

Name & Address

Title AP

NOBLE, ROBYN
218 N 2 ND STREET
FORT PIERCE, FL 34950 UN

Title AP

CARTER, TERRY
218 N 2 ND STREET
FORT PIERCE, FL 34950 UN

Annual Reports

Report Year	Filed Date

2024	01/31/2024
2025	04/08/2025
2026	04/03/2026

Document Images

04/03/2026 -- ANNUAL REPORT	View image in PDF format
04/08/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
03/22/2023 -- ANNUAL REPORT	View image in PDF format
03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
09/09/2015 -- Florida Limited Liability	View image in PDF format

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 03, 2026
Secretary of State
2196965156CC

DOCUMENT# L15000154296

Entity Name: NOBLE HAUS HOLDINGS LLC

Current Principal Place of Business:

218 N 2 ND STREET
FORT PIERCE, FL 34950

Current Mailing Address:

218 N 2 ND STREET
FORT PIERCE, FL 34950 UN

FEI Number: 47-5101801

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CARTER, TERRY
218 N 2ND STREET
FORT PIERCE, FL 34950 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	AP	Title	AP
Name	NOBLE, ROBYN	Name	CARTER, TERRY
Address	218 N 2 ND STREET	Address	218 N 2 ND STREET
City-State-Zip:	FORT PIERCE FL 34950	City-State-Zip:	FORT PIERCE FL 34950

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TERRY CARTER PARTNER 04/03/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised March 2024*	
Purpose	
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.	
Plan Consistency	
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.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	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.
Eligible applicant	Property owner
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction
Maximum Grant	**$20,000** (Reimbursement)
Required Match	City (75%) – Applicant (25%). *To receive the maximum grant of $20,000, the project cost for eligible work must be at least $26,666.*

File #: 2026-1604 Agenda Item #: 5c.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 722 NE Second Street, in an amount not to exceed $9,383

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

Program Objective: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information: This property is a single-family residence built in 1940. It has a taxable value of $143,191, a structure size of 1,822 square feet, and sits on a 0.14-acre lot. The home includes two bedrooms and two bathrooms. The owners acquired the home in October 2022 and have completed some improvements independently. Property taxes are current and fully paid.

Project Summary:

Grant ID: CRA26-0020
Applicant: Andrew Harrison & Samantha Harrison
Address: 722 NE Second Street
Parcel ID: 2820-046-003
Scope of Work: The proposed project involves roof and HVAC replacements.
High Quotes: $20,455.09
Low Quotes: $16,110
Recommended Grant Amount: Not to exceed $9,383

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs and 50 percent of roofing improvements. The attached grant framework outlines the elements of eligible work**.**

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin upon approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Bid Review: Staff reviewed the contractor estimates submitted for the weatherization/HVAC and roof replacement services included in the application. Two estimates were provided for each service. The contractors describe the work using different methodologies and levels of detail; each estimate includes the core tasks necessary to complete the respective scopes of work. Across both service areas, overall project costs range from $16,110 to $20,455.

• Weatherization/HVAC: estimates range from $5,310 to $5,750.
• Roof Replacement: estimates range from $10,800 to $14,705.

While the contractors describe the work using different methodologies and levels of detail, staff find the estimates consistent with the proposed scope of work.

Site Visit Review: Staff completed a site visit on May 21, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given:

- The current scope of work includes the replacement of the roof and the installation of a new HVAC unit. Replacing the HVAC system enhances energy efficiency and livability, consistent with CRA residential program goals.

- The current roof is more than 15 years old, is significantly worn, and no longer provides adequate protection from the elements. There are visible signs of aging, including material deterioration, potential leaks, and compromised areas of the roofing structure. Without replacement, these issues can lead to water intrusion, mold, and long-term structural damage. Roof repairs or full reroofing address water intrusion and structural integrity. A new roof is necessary to prevent further deterioration and restore the property to a safe and secure condition.

- The applicants originally submitted two HVAC/AC quotes with their application; however, the quotes were not comparable in terms of system characteristics, BTUs, or tonnage. After careful review, the applicants determined that AC Quote #2 included equipment that was significantly oversized for their home’s needs, which explained the discrepancy in both cost and system specifications. Because AC Quote #1 and AC Quote #2 were not aligned, staff requested a revised quote to ensure the submissions were comparable. The applicants have since provided a new revised AC quote that matches the specifications of AC Quote #1.

CRA Plan Compliance: East Ocala: The proposed project aligns with the East Ocala CRA Redevelopment

Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

Staff Recommendation: Staff recommends approval. Refer to the attached documents, including Case Maps, Application Packet, Staff Supporting Documents, and Grant Framework.

CRA Advisory Committee Recommendation: The project was presented on June 24, 2026. The East Ocala CRA Advisory Committee recommends approval.

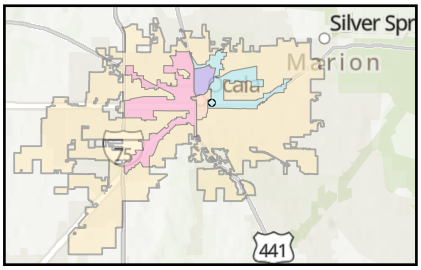
FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. The reimbursement will be paid after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

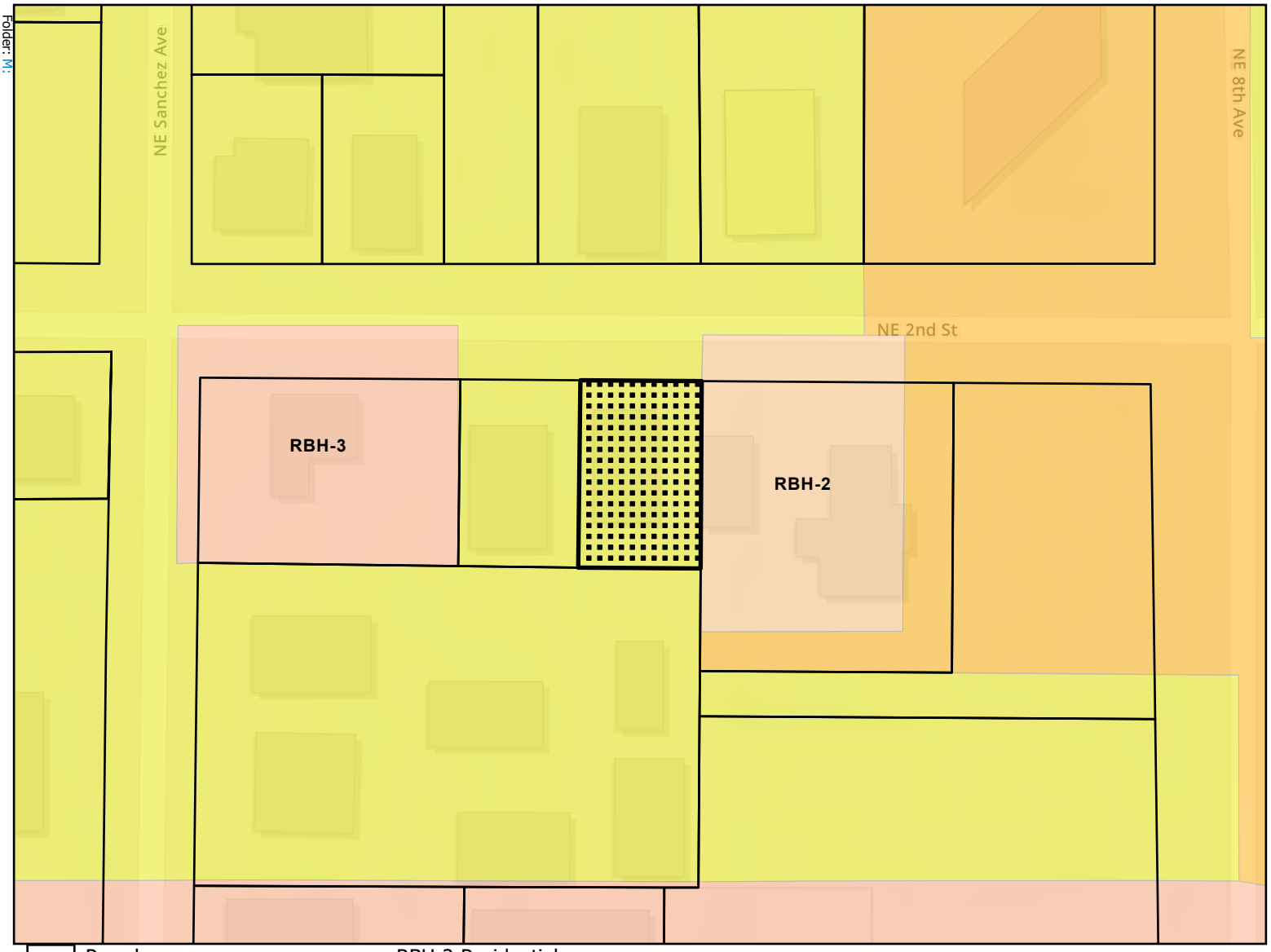
ALTERNATIVE:
- Approve
- Approve with Changes
- Table
- Deny

CASE MAP



Case Number: CRA26-0020

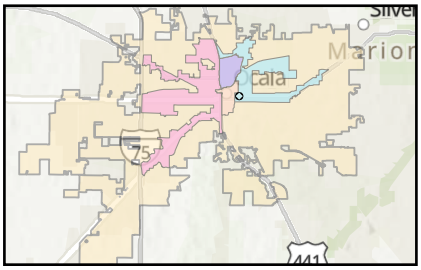
Property Size: Approximately 0.14 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Oca
Growth Management Departme
by ekrepps on 5/21/2026

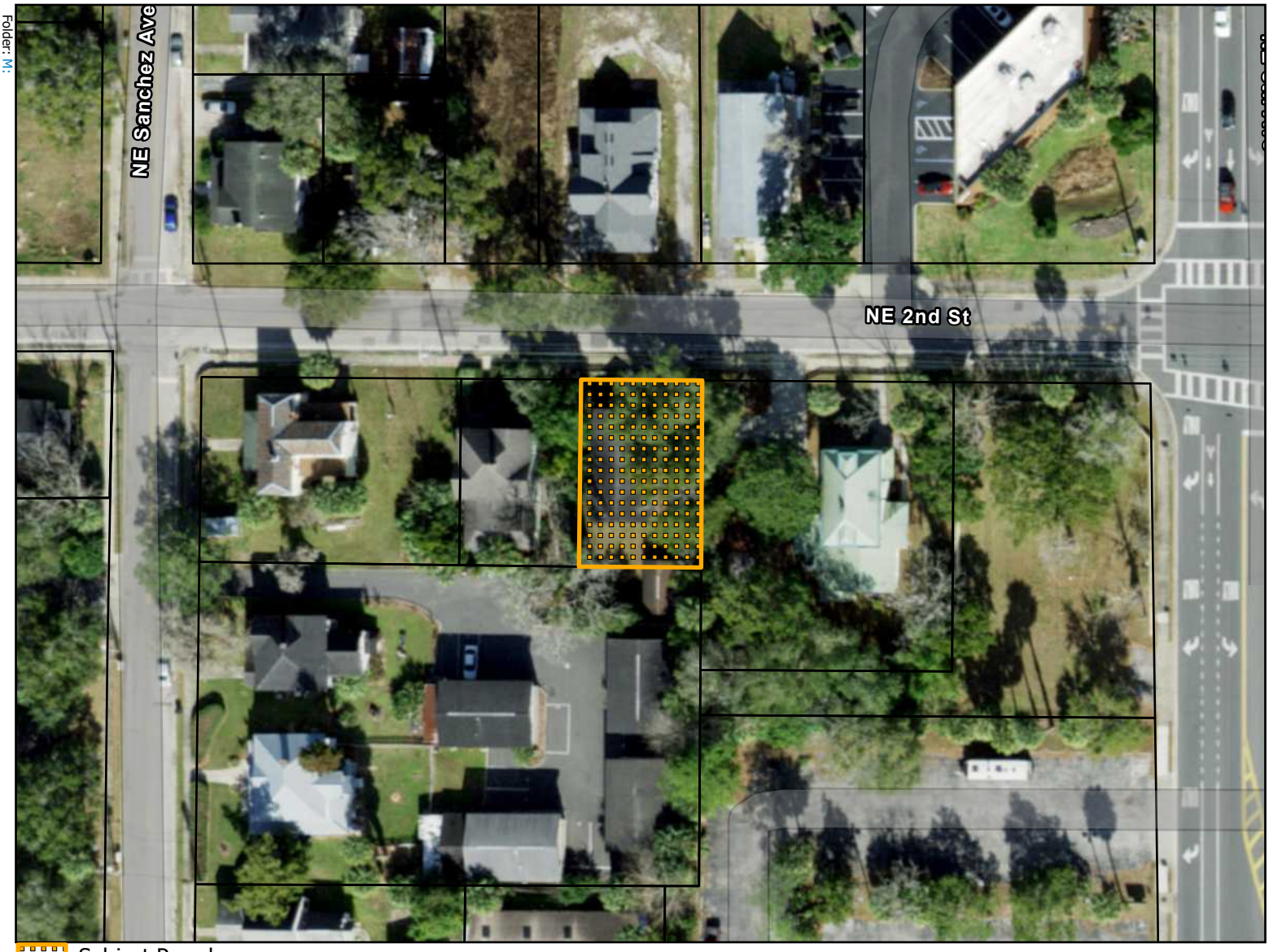
AERIAL MAP



Case Number: CRA26-0020

Property Size: Approximately 0.14 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0020\



Subject Parcel

Parcels

0 75 150 300 Feet

N

OCALA

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Prepared by the City of Oca
Growth Management Departme
by ekrepps on 5/21/2026

722 NE 2ND ST - 04/08/2026

Applicant Information

Applicant / Primary Contact Information

Name
Samantha Harrison

Type
Residential Property Owner

Relationship To City
Renovation

Questions

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

Ans. Almost 4 years

Property Information

Parcel Id
2820-046-003

Parcel Address
722 NE 2ND ST, OCALA, FL, 34471

Last Assessment
2022 - $118,340.00

Previous Year Assessment
No recent assessments

Districts
East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use
No information entered No information entered

Public Improvements
No information entered

Estimated Future Assessed Value
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Construction Activities - **722 NE 2ND ST OCALA FL 34471**

Rennovations

- ✓ Exterior - Roofing
- ✓ Exterior - Other

Rennovations

- ✓ Interior - HVAC

Eligible Costs

Exterior Painting

Estimated cost of Paint (CRA Grants Fund)	$0.00
Estimated cost of Paint (East Ocala CRA)	$0.00
Sub Total:	$0.00

Repair/repalcement of exterior windows and/or doors

Estimated cost of windows (CRA Grants Fund)	$0.00
Estimated cost of windows (East Ocala CRA)	$0.00
Estimated cost of doors (CRA Grants Fund)	$0.00
Estimated cost of doors (East Ocala CRA)	$0.00
Other (CRA Grants Fund)	$0.00
Other (East Ocala CRA)	$0.00
Sub Total:	$0.00

Demolition

Estimated cost of demoliton and cleanup (CRA Grants Fund)	$0.00

New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of	$0.00

Estimated cost of demoliton and cleanup (East Ocala CRA)	$0.00
Sub Total:	$0.00

landscaping (CRA Grants Fund)	
Estimated cost of landscaping (East Ocala CRA)	$0.00
Sub Total:	$0.00

Fencing (sides and rear only)

Estimated cost of fencing (CRA Grants Fund)	$0.00
Estimated cost of fencing (East Ocala CRA)	$0.00
Sub Total:	$0.00

Reroofing

Estimated cost of reroofing (CRA Grants Fund)	$10,800.00
Estimated cost of reroofing (East Ocala CRA)	$14,705.00
Sub Total:	$25,505.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC (CRA Grants Fund)	$10,338.00
Estimated cost of HVAC (East Ocala CRA)	$5,750.00
Estimated cost of insulation improvements (CRA Grants Fund)	$0.00
Estimated cost of insulation improvements (East Ocala CRA)	$0.00
Other (CRA Grants Fund)	$3,191.00
Other (East Ocala CRA)	$4,294.00
Sub Total:	$23,573.00

New Construction

Should not include building permit and impact fees.

Estimated cost of new construction. (CRA Grants Fund)	$0.00
Estimated cost of new construction. (East Ocala CRA)	$0.00
Sub Total:	$0.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	$49,078.00
Total Estimated Project Cost	$25,691.00
Total Funding Amount Requested	$20,000.00

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	$0.00
Personal Savings	$11,000.00
Loan / Credit Card	$15,000.00
Other	$0.00
Sub Total	$26,000.00

Additional Notes / Comments

The loan would be through the roofing financing

Project Description and Bids

Questions

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

Ans. Our roof is 15 plus years old and we have already fixed a few weeks but worried about storms/wear and tear etc. Our home has active swarms and we have a toddler and a little one on the way and really would love to not have this issue, along with the damage being caused to the wood home. With the little one on the way, we need to maximize the space we currently have and putting the AC unit upstairs will allow us to do that.

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. We need the grant program in order to complete all of the items listed below/above.

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

Ans. No information entered

5. Bid 1 Amount

Ans. $5,770, $10,800 and $3,191.84

6. Bid 1 Upload

Ans. 1st BIDS.zip

7. Bid 2 Amount

Ans. $10,383, $14,705.09, and $4,294.8

8. Bid 2 Upload

Ans. 2nd BIDS.zip

Timeline

Anticipated start date

Date
04/23/2026

Description
Estimated date of the start of the project

Anticipated completion date

Date
06/30/2026

Description
Estimated date of the completion of the project

Parties

Authorized Representative

Business Name

EIN
No information entered

First Name
Samantha

Last Name
Harrison

Phone Number
+1 (352) 239-9124

Ext
No information entered

Email
sstathas@icloud.com

Address
722 NE 2nd Street, Ocala, Florida, 34470

Authorized Representative

Business Name
No information entered

EIN
No information entered

First Name
Andrew

Last Name
Harrison

Phone Number
+1 (954) 850-6685

Ext
No information entered

Email
andrew5180@me.com

Address
722 NE 2nd Street, Ocala, FL, 34470

Documentation Collection

Questions

1. Document Checklist

Ans. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Project budget, showing detailed estimates for all work items,Project Schedule,Proof of Ownership and homestead

status,Any other documentation necessary to illustrate the visual impact of the proposed project,Provide proof of property or liability content insurance (as applicable)

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 (East Ocala Residential Improvement Grant)

Applicant Answer: No

Relationship: 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



Name: Samantha Harrison
Date: 04/08/2026

Central Florida Heating & Air Conditioning

4100 SE 52nd Court
Ocala, Florida 34480
Lic. # CAC1814286
Marion (352) 369-0826 • Citrus (352) 637-0350

EMAIL _____ REFERRAL # _____

EQUIPMENT INSPECTED

MODEL# _____

SERIAL# _____

DATE INSTALLED _____

SERVICE INVOICE № 17653

Date 4, 2, 26

NAME Andrew Harrison

STREET 722 NE 2nd st

SUBDIV. _____

CITY Ocala

STATE FL ZIP 34470

PHONE 954-850-6485

QUAN.	CODE	MATERIALS	PRICE
18000	BTU	Min. Head	
1½	Ton	Min. Cond	
50ft	Copper	line set	
50ft	Comm.	wire	
50ft	Drain	line	
Line	Set	Cover	
New	Pad		
Permit			
load	Calc		

CHK#	TOTAL $5,750.00
FINANCED	PAID
APP#	BALANCE DUE

CC# _____

VISA MC

***NO RETURN ON ELECTRICAL COMPONENTS**

***NO WARRANTY ON DRAIN LINES**

Todays Recommendations:

AC Quote #1 - Is comparable and similar to the Revised AC Quote.

TODAY'S INSPECTION REPORT

Condensor _____ °F Suction _____

_____ Suction _____ Head _____ Volt _____ AMPS

Condensor Coil _____ °F Ambient _____

_____ °F Entering _____ °F Discharge

Coil Condition _____

Cabinet Condition _____

Refrigerant

_____ Leaks _____ OK _____ Added

Condensor Fan Motor

_____ Volt _____ Amps _____ Bearings

Evaporator

_____ °F Return _____ °F Supply

Evaporator Coil Condition _____

Drain Pan & Line Condition _____

Cabinet Condition _____

Evaporator Fan Motor

_____ Volt _____ Amps _____ Bearings

Air Filter

_____ Cleaned _____ Replaced _____ OK

Electrical Components

_____ Relay _____ Contactor

_____ Overload _____ Pressure Switch

Controls

_____ Thermostat _____ Humidistat

TERMS: Balance due and payable upon completion of work. All unpaid amounts accrue interest at 18% per annum (1 1/2% per month). Customer is owner of real property or is an authorized agent of owner. Customer agrees to pay all costs of collection, including attorney's fees, whether or not suit is filed. Venue for any action arising out of this transaction shall be in Marion County, Florida. A $25.00 service charge will be required on all non-sufficient funds checks received.

Customer Signature X _____ Service Man _____

Patrick's Heating & Air
4344 SE 95th St Unit B
Ocala, FL 34480

BILL TO
Andrew Harrison
722 Northeast 2nd Street
Ocala, FL 34470 USA

ESTIMATE	ESTIMATE DATE
109802099	Apr 03, 2026

JOB ADDRESS
Andrew Harrison
722 Northeast 2nd Street
Ocala, FL 34470 USA

Job: 109808671

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	**Compact Power, Even Comfort** Enhance your space with effective climate control for all seasons. Ideal for homes, offices, garages, and more. • Enjoy year-round comfort • Extremely quiet – operates silently in the background. • Sleek and modern, this discreet design seamlessly fits into any space. Item Number: RXC-FTXC	1.00	$10,838.00	$10,838.00
2	Discount for Preferred Customer	1.00	-$500.00	-$500.00
3	**Enjoy Worry-Free Home Comfort with Our Home Comfort Club** The great thing about having one comprehensive maintenance plan? You can keep your home's air conditioning, heating, and plumbing systems working smoothly the entire year with included tune-ups and inspections. Plus, you'll also receive priority service and get 20% off all your repairs. No more calling around when something happens to your AC system, furnace, water heater, or pipes. We are your one-stop-shop providing peace of mind and ultimate comfort in your home. Our highly skilled pros will make sure everything in your home functions properly to keep you and your family safe and comfortable. When you enroll in our Home Comfort Club Service Agreement, you'll enjoy: • Annual tune-ups for your heating and cooling equipment • Annual plumbing • 20% off HVAC repair service • 20% off Plumbing •	1.00	$597.00	$597.00

	No after-hours charges • Priority service • Emergency service • 100% satisfaction guaranteed Having regular maintenance on your HVAC system can help reduce the risk of expensive breakdowns. Our tune-ups include coil cleaning, thermostat calibrating, observation for leaks, and tighten and examination of electrical parts. While spending less than you would on your wifi bill for a year, you will be able to keep your HVAC in top shape all year long. As a valued member of our Complete Comfort Club, you won't have to deal with: • Unhappy nights waiting for air conditioning repair • Problems scheduling a service call • Equipment that wears out sooner due to lack of maintenance • Plumbing issues you could have avoided • Waiting for a service technician to show up • Heating or cooling equipment that breaks down when you need it most			
4	Complimentary Home Comfort Club allows you to enjoy all the amazing benefits for one year free.	1.00	-$597.00	-$597.00

SUB-TOTAL	$10,338.00
TAX	$0.00
TOTAL	$10,338.00

Thank you for choosing Patrick's heating & Air Conditioning

CUSTOMER AUTHORIZATION

I hereby authorize Patrick's Heating & Air to complete the above work in the amount of $10,338.00 at 722 Northeast 2nd Street, Ocala, FL 34470 USA. At this time, this is an estimate only as there may be additional work that is unforeseen. Patrick's Heating & Air upon identifying any additional work required will stop work and get your approval before continuing. Terms and Conditions ©2022, Patrick's Heating & Air Conditioning™. One Call. One Company." License#: CAC1823758

Sign here Date

Patrick's Heating and Air Conditioning ("Company", "We" or "Us") and the person(s) or business(s) named in the Service Address Section on the cover page of this agreement (the "Cover Page"), incorporated by reference herein, ("You" or "Customer") agree to the following terms and conditions (these "Terms and Conditions". If you are accepting these Terms and Conditions on behalf of a business entity, you represent and warrant that you have appropriate authority to accept these Terms and Conditions and the Cover Page on behalf of the business entity.

IMPORTANT — PLEASE REVIEW SECTIONS 12-14 CAREFULLY — THESE TERMS AND CONDITIONS CONTAIN AN ARBITRATION CLAUSE AND OTHER IMPORTANT TERMS WHICH AFFECT YOUR LEGAL RIGHTS.

1. Customer hereby accepts the equipment and service described on the Cover Page and agrees to pay any fees, taxes, or other amounts set forth on the Cover Page. Payment in full is due from Customer upon completion of the work in all cases. By accepting the service or making a payment for all or part of the service, Customer accepts the service pursuant to these Terms and Conditions and the provisions of the attached work order incorporated into these Terms and Conditions by reference. Notwithstanding the foregoing, non-residential customers who have a pre-approved credit application on file with the Company prior to the date a given job has commenced shall have thirty (30) days from receipt of the applicable invoice to pay the same in full. Any deviation from these payment terms, including, without limitation, any financing arranged through third parties, must be agreed in writing prior to the commencement of a given job and all associated and necessary documents must be fully executed and delivered to the applicable parties before the job has commenced. For any service to be performed on multiple service calls or over a specified term, Company and Customer may mutually agree to payment by "Automatic Bank Account Debit" or "Automatic Credit Card Debit", whereby Customer authorizes Company to charge a monthly installment from Customer's bank or credit card account beginning one (1) month after the application is approved. If so agreed between Company and Customer, the automatic monthly payment will continue until a written notice of termination is received by Company. As permitted by applicable law, and to the extent applicable, upon renewal of this contract, Customer agrees that Company may change or increase the monthly installment charge and automatically debit such charge in connection with any changes to service fees. Home Comfort Club Agreement or other Service Agreement cancellation will be subject to Company's then current refund policy.

2. These Terms and Conditions of service, together with the Cover Page, state-specific addendum, and any applicable program terms, shall constitute the entire agreement of the parties and shall not be modified except by written change order issued and signed by Company. No prior representations, inducements, promises, or agreements between the parties, whether oral or written, shall be of any force or effect whatsoever. No terms stated by Customer in accepting or acknowledging this offer or otherwise shall be binding except as expressly incorporated herein.

3. All work will be completed in a workmanlike manner according to generally accepted industry practices. Materials and work in addition to that described herein will be furnished only on Customer's authorization and will be paid by Customer as a separate charge. The pricing that Company provided to Customer does not include any costs or expenses that may be incurred in relation to the removal or disposal of any lead, asbestos, microorganisms, or any other hazardous material(s). To the extent Customer requests Company to perform such removal or disposal services and Company agrees to perform the same, such services shall be provided at an additional charge to Customer.

4. If Customer is not satisfied at any time during the twelve (12) months following the date the services are completed by Company, Customer shall provide written notice to the Company providing reasonably sufficient detail to verify the particular concerns, and upon reasonable verification, Company will (a) for service concerns, promptly address issues regarding work performed by Company, by re-performance of the applicable services to Customer's reasonable satisfaction, or, at Company's option, refund the service fee actually paid by Customer or (b),for equipment concerns, remove the installed equipment and issue a refund of the purchase amount actually paid by Customer. In order to take advantage of the foregoing: (i) the entire HVAC system (the "System") is maintained annually by Company's Authorized Service Technician; (ii) all repairs recommended by Company are performed; and (iii) the product(s) have been used solely for the purpose and under the conditions for which it was designed and has not been subjected to misuse, alteration, accident or abuse. The remedies provided in this paragraph for any concerns identified by the Customer are exclusive and are conditioned upon Customer providing timely notification of such concerns to Company. Such remedies are given by Company and accepted by Customer in lieu of any other remedies, warranties, and guarantees, express or implied, and in lieu of merchantability and warranty of fitness for a particular purpose. COMPANY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

The Company provides the limited remedies above for all Customers. Equipment or system failure due to lack of proper maintenance service or abuse is expressly excluded. Damage, failure or breakdown resulting from malfunctions or operations caused by internet connected management systems, electronic or computerized energy management or lighting and appliance management systems, smart devices, or smart phone applications that can interface with a covered system or product is expressly excluded. Normal maintenance, filter replacements, and regular drain line maintenance are the sole responsibility of Customer. All warranties with respect to any equipment, parts or materials used in connection with the services, expressed or implied, are the responsibility of the manufacturer of the equipment, parts, or materials.

5. Company's obligations are strictly conditioned on Customer providing the Company reasonable access to the property on which equipment is to be installed and the services are to be performed. Title to all provided equipment remains with Company until Customer pays in full all amounts due thereon, whether such equipment is affixed to the realty or not, and shall remain personal property and be deemed severable without injury to the freehold. On any payment default by Customer, or if in the Company's judgment, reasonably exercised, its equity appears to be imperiled, then, the Company may without further notice enter the premises and remove or resell the equipment, and Customer shall be liable for any deficiency or loss sustained by the Company in connection therewith.

6. Once equipment is connected at Customer's property, Customer assumes all risk of loss or damage to such equipment and shall insure same fully to protect all interests of the Company, cost of insurance to be paid by Customer.

7. Upon failure to pay any sums due hereunder, Customer agrees to pay the Company interest at the rate of 1.5% per month simple interest (but not in excess of the maximum rate permitted under applicable law) for any overdue payment and to reimburse the Company for its attorneys' fees and other costs incurred in the collection of unpaid balances. Furthermore, failure to pay in full for any work shall allow the Company to cease work on this or any other work for Customer and to post notice at all work

sites without liability. In the event of non-payment, the Company, without prior notice, may remove all workmen and stored material from the project site. No credit or offset by Customer shall be permitted when service or work is refused for non-payment. All work furnished, lost profit, and costs of handling shall be due immediately upon invoice by the Company without liability to replace any equipment. Company hereby notifies Customer that persons or companies furnishing labor or materials for the construction on Customer's land may have lien rights on Customer's land and buildings if not paid. Company's waiver of any breach by Customer of any of the provisions contained herein shall not constitute a waiver of any other breach of the same or any other provision. Company's rights and remedies under any provision contained herein shall be in addition to and not in substitution or limitation of any other rights and remedies available to Company under applicable law.

8. The Company shall not be liable for any default or delay caused by any events beyond its control, including but not limited to an act of God, war, utility or communication failures, fire, flood, strikes, or accidents.

9. In situations where the Company is required to contact Customer to schedule a service, to the extent permitted by applicable law, in the event Company cannot reach Customer after two (2) reasonable attempts or is otherwise prevented by Customer from performing the Service after two (2) attempts to schedule or perform such Service, as applicable, then Customer agrees that Company shall have fulfilled its obligations as to such Service hereunder, Company shall retain all funds that Customer previously paid to Company for such Service and Company shall be relieved of any further obligations to provide the Services.

10. Notwithstanding anything to the contrary set forth herein, this contract does not cover: (a) any maintenance plan and/or extended warranty plan governed by a separate agreement between Customer and a third party; (b) existing equipment, ductwork, electrical wiring, refrigerant lines, circuit breakers, service disconnects, or other materials not installed by the Company, unless expressly agreed in writing that for an additional annual fee to cover same; (c) any maintenance to equipment that has been altered or repaired by anyone other than an authorized service technician pursuant to this Contract, including any unauthorized alterations made by Customer or any agent of Customer; (d) damage or other equipment failure due to causes beyond Company's control including, but not limited to, repairs necessary due to operator negligence, Customer's failure to maintain the equipment according to the applicable owner's manual instructions, abuse, vandalism, theft, fire, flood, wind, freezing, power failure, inadequate power supply, moisture or other unusual atmospheric conditions, acts of war or acts of nature; (e) consumable items defined as any part that is considered consumable by the manufacturer; (f) damage or failure caused by animals or insects; (g) regular maintenance, maintenance parts such as filters, lubricants, or refrigerant gases, unless specifically included in the description of the applicable service provided by Company; (h) failure and replacement caused by contamination of the sealed system such as by Green Slime, Dirty Sock Syndrome, or similar matters; (i) corrosive conditions caused by location or moisture; (j) leaks in the equipment in the evaporator, Schrader cores, condenser and/or metering device or other connections resulting from loose valves and/or loose valve caps, interconnecting fittings and/or field piping (line sets/tubing); (k) miscellaneous items such as nitrogen that are used to detect or diagnosis failures unless specifically included in the description of the applicable service; (l) alteration of the equipment to meet changes in federal, state or local codes and regulations, or repairs which require additional parts and labor to bring the equipment into working condition as a result of such government regulations; (m) manual or digital thermostats unless specifically included in the description of the applicable service and/or (n) any

damage, failure or breakdown resulting from malfunctions or operations caused by internet connected management systems, electronic or computerized energy management or lighting and appliance management systems, smart devices, or smart phone applications that can interface with a covered system or product.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, EQUITY, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, SHALL COMPANY, ITS AGENTS, AND ITS EMPLOYEES BE RESPONSIBLE OR LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, PROPERTY DAMAGE, LOSS OF PROFIT, LOST DATA, LOSS OF OPERATING TIME OR LOSS OF, OR REDUCTION IN USE OF, ANY FACILITIES (INCLUDING EXISTING FACILITIES) OR ANY PORTION THEREOF, INCREASED EXPENSE OF OPERATION OR MAINTENANCE, OR EXPENSE OR REPLACEMENT PRODUCTS RESULTING FROM THE BREAKDOWN OR FAILURE OF ANY EQUIPMENT OR FROM DELAYS IN OR THE INABILITY TO RENDER ANY SERVICE. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, UNDER NO CIRCUMSTANCES SHALL COMPANY BE RESPONSIBLE OR LIABLE FOR ANY LOSS, COST, OR DAMAGE ARISING FROM ANY SOURCE WHATSOEVER, INCLUDING NEGLIGENCE, IN EXCESS OF THE PRICE PAID BY CUSTOMER TO COMPANY FOR THE SERVICE WHICH GIVES RISE TO THE LOSS, COST, OR DAMAGE.

11. By providing Company with a phone number in connection with the acceptance of these Terms and Conditions, Customer expressly consents and permits Company to contact Customer by phone (via live operator, automated call, SMS/text message) to schedule and provide products and services associated with the purchase or service. In addition, Customer consents to receiving electronic communications related to the services via , email, web site message platforms or other electronic platforms. You also agree that Company may send phone or text messages via automated technology or prerecorded messages (including through the use of third parties) to provide marketing information. Consent is not a condition of purchase.

12. To the full extent permitted by applicable law, both you and Company waive the right to bring any dispute as a class, consolidated, representative, collective, or private attorney general action, or to participate in a class, consolidated, representative, collective, or private attorney general action regarding any dispute brought by anyone else. Notwithstanding the arbitration provision set forth below, if the provision regarding waiver of class, collective, representative, and private attorney general claims of this section is found to be void or otherwise unenforceable, any such class, collective, representative, or private attorney general claims must be heard and determined through an appropriate court proceeding, and not in arbitration.

13. TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES HEREBY WAIVE THEIR RIGHT TO JURY TRIAL WITH RESPECT TO ALL CLAIMS AND ISSUES ARISING UNDER, IN CONNECTION WITH, TOUCHING UPON OR RELATING TO THESE TERMS, THE BREACH THEREOF AND/OR THE SCOPE OF THE PROVISIONS OF THIS SECTION, WHETHER SOUNDING IN CONTRACT OR TORT, AND INCLUDING ANY CLAIM FOR FRAUDULENT INDUCEMENT THEREOF.

14. ARBITRATION CLAUSE — IMPORTANT — PLEASE REVIEW — AFFECTS YOUR LEGAL RIGHTS. EITHER YOU OR WE MAY CHOOSE TO HAVE ANY DISPUTE BETWEEN US DECIDED BY ARBITRATION AND NOT IN COURT OR BY JURY TRIAL. DISCOVERY AND RIGHTS TO APPEAL IN ARBITRATION ARE GENERALLY MORE LIMITED THAN IN A LAWSUIT, AND OTHER RIGHTS THAT YOU AND WE WOULD HAVE IN COURT MAY NOT BE AVAILABLE IN ARBITRATION.

a. In accordance with this section, any dispute, claim, or controversy arising out of or relating to these Terms and Conditions, or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of these Terms and Conditions to arbitrate, or relating to any of the subject matter of these Terms and Conditions shall, at our election, be resolved by neutral, binding arbitration and not by a court action. If federal law provides that a claim or dispute is not subject to binding arbitration, this Arbitration Clause shall not apply to such claim or dispute. Any claim or dispute is to be arbitrated by a single arbitrator on an individual basis and not as a class action. You expressly waive any right you may have to arbitrate a class action. You may choose one of the following arbitration organizations, and its applicable rules, to conduct the arbitration: JAMS (800 352-5267, www.jamsadr.com), the American Arbitration Association (800 778-7879, www.adr.org), or any other organization subject to our approval. You may get a copy of the rules of an arbitration organization by contacting the organization or visiting its website.

b. Arbitrators shall be attorneys or retired judges and shall be selected pursuant to the applicable rules. The arbitrator shall apply governing substantive law and the applicable statutes of limitation. Unless applicable law provides otherwise, the arbitration hearing shall be conducted in the federal district in which you reside. We will pay your filing, administration, service and case management fee, your arbitrator and hearing fee and any arbitration appeal fees you incur all up to a maximum of $5,000, unless the law requires us to pay more. The amount we pay may be reimbursed in whole or in part by decision of the arbitrator if the arbitrator finds that any of your claims are frivolous under applicable law. Each party shall be responsible for its own attorney, expert, and other fees, unless awarded by the arbitrator under applicable law. If the chosen arbitration organization's rules conflict with this clause, then the provisions of this clause shall control. The arbitrator's award shall be final and binding on all parties, except that you may appeal any arbitrator's award pursuant to the rules of the arbitration organization, and we may only appeal an award against us exceeding $100,000. Any arbitration under this Arbitration Clause shall be governed by the Federal Arbitration Act (9 U.S.C. § 1 et. seq.) and not by any state law concerning arbitration.

c. You retain the right to seek remedies in small claims court for disputes or claims within that court's jurisdiction, and we agree to reimburse your filing fees for such proceedings. You also retain the right to seek individual injunctive relief in court. Neither you nor we waive the right to arbitrate by filing suit. Any court having jurisdiction may enter judgment on the arbitrator's award. This Arbitration Clause shall survive any termination of these Terms and Conditions. If any part of this Arbitration Clause, other than waivers of class action rights, is deemed or found to be unenforceable for any reason, the remainder shall remain enforceable. If a waiver of class action rights is deemed or found to be unenforceable for any reason in a case in which class action allegations have been made, the remainder of this Arbitration Clause shall be unenforceable.

15. This agreement shall be governed and construed solely according to the internal laws of the State where equipment is installed and/or where the services are performed, without reference to any conflicts of laws.

Florida Addendum to Service Order

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board

1940 North Monroe Street

Tallahassee, FL 32399-2215

Telephone: (850) 921-6593

Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes.

Do not sign this home improvement contract in blank. You are entitled to a copy of the contract at the time you sign. Keep it to protect your legal rights.

Revised AC Quote - This quote substitute AC Quote #2. This quote is comparable and similar to AC Quote #1

Ocala HEATING & AIR CONDITIONING Phone 629-3731

Sales and Service

Ocala Heating & Air Conditioning, LLC
3695 SE 58th Ave.
Ocala, Florida 34480
(352) 629-3731
service@ocalaheatingandair.com
License CAC056996

Estimate 158223687
Job 157857882
Estimate Date 6/8/2026
Technician Bill Ochs
Customer PO

Billing Address
Andrew Harrison
722 Northeast 2nd Street
Ocala, FL 34470 USA

Job Address
Andrew Harrison
722 Northeast 2nd Street
Ocala, FL 34470 USA

Estimate Details

Installation of Mitsubishi MUZ-HX18 for home office: Job Includes:
Permit Fee
Load calcs and drawings for permit package
Mitsubishi MUZ-HX18 heat pump rated at 18,000 btu ,20 SEER
Installation materials and installation labor
Condenser pad with hurricane straps
Mitsubishi 12 year parts warranty
One year labor warranty
Note: We will use existing electrical circuit, the City building dept may
question the installation of the electrical circuit. If they have additional requirements,charges may be added to cover electrical costs

Service #	Description	Quantity	Your Price	Your Total
1	Residential System	1.00	$5,310.00	$5,310.00

Sub-Total	$5,310.00
Tax	$0.00
Total	$5,310.00

Thank you for choosing Ocala Heating & Air Conditioning, LLC

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ocala Heating & Air Conditioning, LLC as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Roof Quote #1 - Is similar and comparable to Roof Quote #2.

04/01/2026

Sentinel Roofing
1115 NW 4th Ave
Ocala Fl 34475
Phone: (352) 789-4598

Company Representative
Melissa Supal
Phone: (352) 844-5605
Melissa@SentinelRoofingFl.com

Samantha Harrison
722 Northeast 2nd Street
Ocala, FL 34470-6756
(352) 239-9124

Job: Samantha Harrison

Residential Roofing Section

- Remove existing shingles down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of $85 per sheet.
- Install 3' of Ice and Water Shield at all valleys.
- Install Synthetic half lapped underlayment to keep your roof dry.
- Install Certainteed SwiftStart Shingles along all gutter lines and rake edges.
- Install Certainteed Landmark Shingles per specifications using 1 ¼" roofing nails.
- Install Certainteed Shadow Ridge Shingles
- Install new ridge vent.
- Install all plumbing stack flashings.
- Clean up all job related debris
- Provide 5 yr workmanship warranty
- Our crews will perform a thorough clean up at final completion.
- Crews will maintain safety requirement at all times during the construction process.

	Qty	Unit
Shingles/underlayment		
CertainTeed Field Shingle	57.52	BD
CertainTeed Hip and Ridge Shingle	1.82	BD
CertainTeed Starter Shingle	1.50	BD
Certainteed RoofRunner Synthetic Underlayment (10 sq)	3.67	RL
Ventilation		
Lead boot 1 1/2"	2.00	EA
Lead boot 2"	2.00	EA
Lead boot 3"	1.00	EA
Galvanized Steel Gooseneck Exhaust Vent - 4"	2.00	EA
Galvanized Steel Gooseneck Exhaust Vent - 10"	1.00	EA
Shingle Over Ridge Vent	10.00	PC
Dryer Vent	1.00	EA
Fasteners		
Decking Nails	0.65	BX
Shingle Nails	1.24	BX
ABC Stinger Nail Pack - 1" (2000 Cnt)	1.34	BX
Included Additional Materials (may differ per roof, as needed)		
Galvalume Drip Edge - 26GA - 6" (10')	23.51	EA
Electrical Mast boot	1.00	EA
Roofing Cement	0.76	EA
Generic Touch Up Spray Paint (12 oz)	1.00	EA
SA Waterproofing Underlayment	0.02	RL
Sentinel Shield		

CDX Plywood	2.00	EA
3 star Certainteed Warranty	20.00	SQ
Wind Mitigation	1.00	EA
Labor		
Dumpster	1.00	EA
Permit	1.00	EA
Shingle Removal	20.00	SQ
Site Clean Up	20.00	SQ
10Y Workmanship warranty	20.00	SQ
Install	20.00	SQ
Steep slope install 9/12	20.00	EA
Delivery	1.00	EA

$11,553.62

Residential Roofing Section

	Qty	Unit
Discount		
Estimated discount based on direct payment method	1.00	EA

($855.83)

Scope Pricing If Additional Work Is Required:
D&R Metal Fascia - $2.50/LF
CDX Plywood - $85
1x4/1x6/1x8 Board Replacement - $8/LF
D&R Soffit - $3/FT²
2x4/2x6 Board Replacement - $9/LF
*Vinyl or Aluminum Only Nailers - $2.50/LF
Insulation Board (if required per code) - $3-5/FT²
Detach Gutter Guards - $2/LF (we DO NOT reinstall dues to confliction with municipality final inspections)

25% Deposit due at signing
72 hour window for cancellation. After 72 hour passes 25% cancellation fee applies (Deposit becomes non-refundable)

Financing payments vary from 1.35% - 3.63%

Payment is due in full 3 days after completion. Late fees apply.
We accept Check, Cash, Bank Transfer and Credit card (bank transfer & CC payments, fees will apply)

This proposal is subject to acceptance within 10 days & is void thereafter at the option of Sentinel Roofing.

License #CCC1334736

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

04/01/2026

Sentinel Roofing
1115 NW 4th Ave
Ocala Fl 34475
Phone: (352) 789-4598

Company Representative
Melissa Supal
Phone: (352) 844-5605
Melissa@SentinelRoofingFl.com

Samantha Harrison
722 Northeast 2nd Street
Ocala, FL 34470-6756
(352) 239-9124

Job: Samantha Harrison

Residential Roofing Section

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- Install Certainteed Shadow Ridge Shingles
- Install new ridge vent.
- Install all plumbing stack flashings.
- Clean up all job related debris
- Provide 5 yr workmanship warranty
- Our crews will perform a thorough clean up at final completion.
- Crews will maintain safety requirement at all times during the construction process.

	Qty	Unit
Shingles/underlayment		
CertainTeed Field Shingle	14.26	BD
CertainTeed Hip and Ridge Shingle	0.86	BD
CertainTeed Starter Shingle	0.74	BD
Certainteed RoofRunner Synthetic Underlayment (10 sq)	0.91	RL
Ventilation		
Lead boot 2"	1.00	EA
Galvanized Steel Gooseneck Exhaust Vent - 10"	1.00	EA
Shingle Over Ridge Vent	6.00	PC
Included Additional Materials (may differ per roof, as needed)		
Galvalume Drip Edge - 26GA - 6" (10')	11.55	EA
CDX Plywood	2.00	EA
Labor		
Permit	1.00	EA
Shingle Removal	5.33	SQ
Site Clean Up	5.33	SQ
10Y Workmanship warranty	5.33	SQ
Install	5.33	SQ
Steep Fee - 8/12 Pitch	5.33	SQ
Delivery	1.00	EA

$3,151.47

Residential Roofing Section

	Qty	Unit
Discount		
Estimated discount based on direct payment method	1.00	EA
		($233.45)

Scope Pricing If Additional Work Is Required:
D&R Metal Fascia - $2.50/LF
CDX Plywood - $85
1x4/1x6/1x8 Board Replacement - $8/LF
D&R Soffit - $3/FT²
2x4/2x6 Board Replacement - $9/LF
*Vinyl or Aluminum Only Nailers - $2.50/LF
Insulation Board (if required per code) - $3-5/FT²
Detach Gutter Guards - $2/LF (we DO NOT reinstall dues to confliction with municipality final inspections)

25% Deposit due at signing
72 hour window for cancellation. After 72 hour passes 25% cancellation fee applies (Deposit becomes non-refundable)

Financing payments vary from 1.35% - 3.63%

Payment is due in full 3 days after completion. Late fees apply.
We accept Check, Cash, Bank Transfer and Credit card (bank transfer & CC payments, fees will apply)

This proposal is subject to acceptance within 10 days & is void thereafter at the option of Sentinel Roofing.

License #CCC1334736

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

Licensed
CCC1330592

QUALITY SERVICES ROOFING LLC

Insured

• Repairs • Re-Roofs • Inspections
(7663) FREE ESTIMATES
(352) 236-ROOF • Villages (352) 751-7661 • Fax (352) 401-7663

2331 NE 18th Place • Ocala, FL 34470

Roof Quote #2 - Is comparable and similar to Roof Quote #1.

Name Andrew Harrison Date of Proposal 4/3/26

Job Location 722 NE 2nd St

City Ocala Home Phone 954-850-6685 Work Phone

E-mail Andrew5180@me.com Wind Mitigation PROVIDE COMPLIMENTARY Number of Squares House 19 - 9/12
Detached 5 - 7.5/12

CONTRACT PROPOSAL

WE SUBMIT this estimate to:
Remove one ✓ two _____ layers of existing roof.
Remove existing felt paper down to the deck wood.
Re-nail deckwood to existing code.
Provide a magnetized cleanup daily.
Clean out existing gutters and haul away all trash caused from tear off.
Install a new roof in the following manner:
Install new shingles over existing shingles YES _____ NO ✓
Install a new layer of ½ Lap Synthetic to the deck wood.
Install a new eave-drip: YES ✓ NO _____, Color White, Galvanized _____, Aluminum Can at
Install new plumbing boot: 1 1/2" 0 2" 1 3" 1
Install new valley flashing: YES _____ NO _____ Type N/A
Install new kitchen range vent: YES ___ NO ✓ Dryer Vent: YES ___ NO ✓ Bathroom Vent: YES ___ NO ✓
Install new ridge vent: YES ✓ NO _____ FEET 70/80' cap
OTHER: Replace 3 sheets of rotten plywood at no charge
~~Pay more~~ ~~Labor~~ Use short nails

Shingle Manufacturer:
Owens Corning Duration ✓
Color of Shingle _____

OWNER RESPONSIBLE FOR REMOVAL AND RE-INSTALL OF SOLAR PANELS AND SATELLITE DISH - WE CAN REMOVE AND DISPOSE

Manufacturer warranty for **LIMITED LIFETIME** All workmanship guaranteed for 5 years.
All work to be completed in a neat professional manner, with daily clean-up.
WE PROPOSE to furnish material and labor as stated above for the sum of

_____ dollars ($ 10,800.00)

WITH PAYMENT TO BE DUE UPON COMPLETION UNLESS OTHERWISE STATED.

This price is good for 30 *days and is void hereafter at the option of the contractor. Access to the building is implied, and although we will use due care,* **we will not be responsible for cracked driveways.** *If the OWNER fails to pay in the manner set out above, the owner agrees to pay interest on the* **unpaid balance in the amount of 6%** *per month and the contractor's attorney fee's and costs of collection.*

We as the roofing contractor, are not responsible for any damage caused by punctured water lines or punctured copper A/C lines that are installed directly under the roofing deck.

We will INSPECT for rotten wood and REPLACE wood at $ 80.00 *per 4' x 8' 1/2" plywood sheathing and* $ 6.00 *per foot for fascia boards and rafters, and* $ 6.00 *per foot for 1" decking EXTRA.*

This price includes all license, insurance, permits, bonds and taxes. We EXCLUDE from the above warranty damage to the roof caused by rising nails, natural disasters, or acts of God.

Sign white copy and return.

I have read and understand the above contract and conditions.

Accepted _____ _____

Date _____ John Ankiewicz (352) 236-7663 Office

BP101

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0020
Address: 722 NE 2nd Street
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)	East Ocala CRA 50/75% Match
1	Roof	$ 14,705.09	$ 10,800.00	$ 5,400.00
2	Weatherization/HVAC	$ 5,750.00	$ 5,310.00	$ 3,982.50
	Total	$ 20,455.09	$ 16,110.00	
Maximum CRA grant that can be awarded based on 50% for roof and 75% for the other improvements match.				$ 9,382.50

PHOTOS BEFORE – 722 NE 2nd Street (Roof and HVAC)
Parcel: 2820-046-003
























TEXACO

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

June 3, 2026

Samantha and Andrew Harrison
722 NE 2nd Street
Ocala, Florida 34470
Email: sstathas@icloud.com andrew5180@me.com

RE: Approval of Staff Certificate of Appropriateness (COA) Application
City of Ocala, Florida – Ocala Historic Preservation Board
Certificate of Appropriateness COA26-0042 - Case File #195

Dear Mrs. and Mr. Harrison,

This letter confirms the approval of COA26-0042 for a property located at 722 NE 2nd Street, as required by Section 94-82(b), *Code of Ordinances, City of Ocala, Florida*, and other relevant provisions of Florida law. This approval covers the following improvements.

- Replace the existing shingle roof with Timberline NS shingles.

Please note that building permits may be required in addition to this COA approval. If building permits are required, you or your contractor are responsible for submitting all necessary building permit applications for the work authorized in this COA.

This approval is valid for six (6) months from the date of issuance, during which time work must commence. The approved work must be completed within one (1) year of issuance unless an extension is granted in accordance with the Code of Ordinances. All work shall be completed in substantial conformance with the approved COA application.

If you have any questions or need additional information, please contact my office at 352-629-8421 for assistance.

Sincerely,

Charlita R. Whitehead

Charlita Whitehead, Economic Development Project Coordinator
Growth Management

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2820-046-003

GOOGLE Street View

Prime Key: 1220513 | MAP IT+ | Current as of 5/20/2026

Property Information

HARRISON ANDREW
HARRISON SAMANTHA
722 NE 2ND ST
OCALA FL 34470

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

M.S.T.U.
PC: 01
Acres: .14

Situs: 722 NE 2ND ST OCALA

2025 Certified Value

Land Just Value	$48,784		
Buildings	$102,853		
Miscellaneous	$2,670		
Total Just Value	$154,307	Impact	($11,116)
Total Assessed Value	$143,191	Ex Codes: 01 38	
Exemptions	$0		
Total Taxable	$143,191		
School Taxable	$154,307		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$48,784	$102,853	$2,670	$154,307	$143,191	$0	$143,191
2024	$48,784	$100,982	$2,670	$152,436	$130,174	$0	$130,174
2023	$36,588	$79,082	$2,670	$118,340	$118,340	$0	$118,340

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7906/1887	10/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$140,000
6455/0484	08/2016	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	$75,000
4804/0454	05/2007	07 WARRANTY	7 PORTIONUND INT	U	I	$53,500
4671/0458	12/2006	61 FJDGMNT	0	U	I	$100
3327/0366	01/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$34,600
2640/0350	04/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$74,000
2051/1081	07/1994	07 WARRANTY	2 V-SALES VERIFICATION	U	V	$18,500
2045/1029	01/1994	05 QUIT CLAIM	7 PORTIONUND INT	U	V	$9,500
1993/1650	12/1993	61 FJDGMNT	0	U	V	$100

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
N 112 FT OF E 55 FT OF W 1/2 OF LOT 46 ALSO DESC AS FOLLOWS:
COM AT THE NE COR OF W 1/2 OF LOT 46 TH W 55 FT TH S 112 FT
TH E 55 FT TH N 112 FT TO THE POB

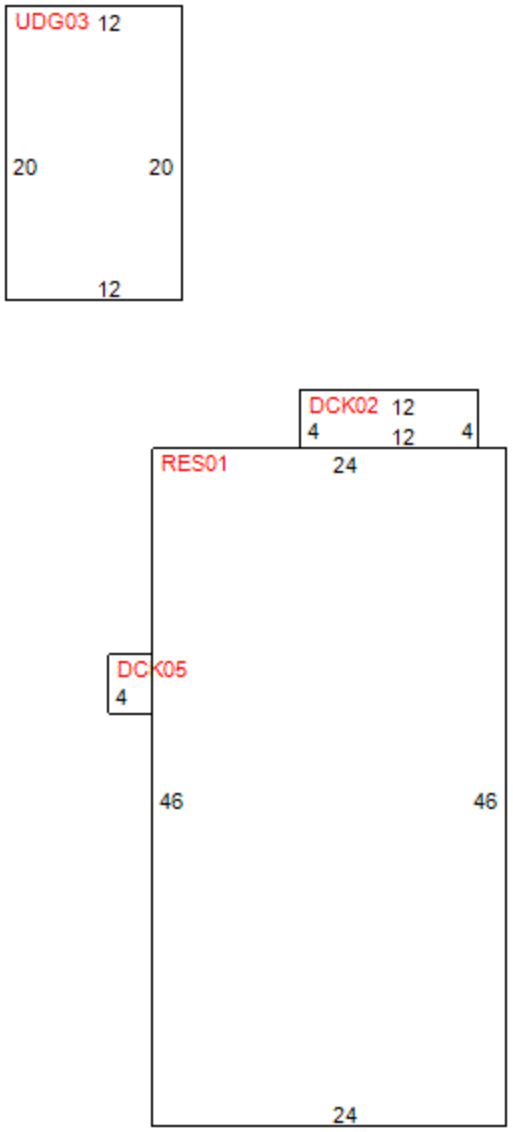
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	0100	55.0	112.0	R3	6,098.00	SF						

Neighborhood 9976
Mkt: 2 70

Traverse

Building 1 of 1
RES01=L24U46R24D46.U46L2
DCK02=U4L12D4R12.L20U10
UDG03=L12U20R12D20.
FUS04=418.D24L2
DCK05=L3D4R3U4.
418



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	1
Quality Grade	500 - FAIR
Inspected on	6/14/2023 by 187

Year Built 1940
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 140

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126 - SIDING-NO SHTG	1.00	1940	N	0 %	0 %	1,104	1,104
DCK	0201 - NO EXTERIOR	1.00	1996	N	0 %	0 %	48	48
UDG	0326 - SIDING-NO SHTG	1.00	1940	N	0 %	0 %	240	240
FUS	0426 - SIDING-NO SHTG	1.00	1940	N	0 %	0 %	418	418
DCK	0501 - NO EXTERIOR	1.00	2009	N	0 %	0 %	12	12

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 1
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 1
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
156 PAVING BRICK	793.00	SF	20	1940	1	0.0	0.0
159 PAV CONCRETE	416.00	SF	20	1970	3	0.0	0.0
111 FENCE WOOD	141.00	LF	10	1996	3	0.0	0.0
114 FENCE BOARD	128.00	LF	10	1996	4	0.0	0.0

Appraiser Notes

FINISHED ATTIC CODED FUS BECAUSE SF IS SMALLER THAN GROUND FLOOR.(11X38)
RES. HAS BEEN RENOVATED

INTERIOR INFORMATION ESTIMATED UPI

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00016	1/1/1997	-	RSRA
OC00166	2/1/1995	6/1/1996	RENOVATION

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R2820-046-003 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 143,191 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 143,191

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	143,191	0	143,191	442.46
	FINE & FORFEITURE	.8300	143,191	0	143,191	118.85
	COUNTY HEALTH	.1000	143,191	0	143,191	14.32
SCHOOL	SCHOOL R.L.E.	3.0720	154,307	0	154,307	474.03
	SCHOOL VOTE	1.0000	154,307	0	154,307	154.31
	SCHOOL DISCRETIONARY	.7480	154,307	0	154,307	115.42
	SCHOOL CAPITAL IMPR	1.5000	154,307	0	154,307	231.46
WATER	ST JOHNS MANAGEMENT DIST	.1793	143,191	0	143,191	25.67
MUNIC	OCALA BASIC	6.6177	143,191	0	143,191	947.60
			COUNTY ASSESSED:	143,191	SCHOOL ASSESSED:	154,307

EXEMPTION:NONE

17.13700 2,524.12

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	313.20
			NON AD VALOREM ASSESSMENTS:	313.20
			COMBINED TAXES & ASSESSMENTS TOTAL:	2,837.32

R2820-046-003 2025
HARRISON ANDREW
HARRISON SAMANTHA
722 NE 2ND ST
OCALA FL 34470

*** PAID *** PAID *** PAID ***
12/01/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,723.83	2,752.20	2,780.57	2,808.95	2,837.32	2,922.44

George Albright
REAL ESTATE
Marion County

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,723.83	2,752.20	2,780.57	2,808.95	2,837.32	2,922.44

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	0720	1001		

VALUES AND EXEMPTIONS TAXES 2,524.12 George Albright
MARKET VALU 154,307 SP. ASMT 313.20 503 SE 25TH AVENUE
COUNTY ASMT 143,191 Ocala Fl 34471
COUNTY TXBL 143,191
SCHOOL ASMT 154,307 17 15 22
SCHOOL TXBL 154,307 SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 004 CALDWELLS ADD OCALA N
112 FT OF E 55 FT OF W 1/2 OF
LOT 46 ALSO DESC AS FOLLOWS: COM
AT THE NE COR OF W 1/2 OF LOT 46
SEE TAX ROLL FOR MORE LEGAL

R2820-046-003 2025
HARRISON ANDREW
HARRISON SAMANTHA
722 NE 2ND ST
OCALA FL 34470

*** PAID *** PAID ***
12/01/25 PERIOD 01
197-2025-0020801.0000
$2,723.83 CK

Tax Roll Property Summary

Help

Account Number	R2820-046-003	**Type**	REAL ESTATE
Address	722 NE 2ND ST OCALA	**Status**	
Sec/Twn/Rng	17 15 22	**Subdivision**	9976

Request Future E-Bill

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2011	R	2011 R2820-046-003	PAID	11/2011	1,108.90	Tax Bill
2012	R	2012 R2820-046-003	PAID	11/2012	1,006.50	Tax Bill
2013	R	2013 R2820-046-003	PAID	11/2013	882.85	Tax Bill
2014	R	2014 R2820-046-003	PAID	11/2014	857.63	Tax Bill
2015	R	2015 R2820-046-003	PAID	11/2015	935.38	Tax Bill
2016	R	2016 R2820-046-003	PAID	04/2017	1,012.22	Tax Bill
2017	R	2017 R2820-046-003	PAID	02/2018	1,029.95	Tax Bill
2018	R	2018 R2820-046-003	PAID	03/2019	1,034.26	Tax Bill
2019	R	2019 R2820-046-003	PAID	03/2020	1,121.18	Tax Bill
2020	R	2020 R2820-046-003	PAID	03/2021	1,150.93	Tax Bill
2021	R	2021 R2820-046-003	PAID	03/2022	1,408.77	Tax Bill
2022	R	2022 R2820-046-003	PAID	11/2022	1,436.65	Tax Bill
2023	R	2023 R2820-046-003	PAID	11/2023	2,291.74	Tax Bill
2024	R	2024 R2820-046-003	PAID	11/2024	2,611.47	Tax Bill
2025	R	2025 R2820-046-003	PAID	12/2025	2,723.83	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-046-003	Tax Bill

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E	HARRISON ANDREW
PAGE 004 CALDWELLS ADD OCALA N	HARRISON SAMANTHA
112 FT OF E 55 FT OF W 1/2 OF LO	722 NE 2ND ST
T 46 ALSO DESC AS FOLLOWS: COM A	OCALA FL 34470
T THE NE COR OF W 1/2 OF LOT 46	
TH W 55 FT TH S 112 FT TH E 55 F	

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	154,307	TAXES	2,524.12
COUNTY ASMT	143,191	SP. ASMT	313.20
COUNTY TXBL	143,191		
SCHOOL ASMT	154,307		
SCHOOL TXBL	154,307		

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,723.83	2,752.20	2,780.57	2,808.95	2,837.32	2,922.44

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2025	197 2025 0020801.0000	Full	Pmt Posted	$113.49-	$.00	$2,723.83

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 2025*	
Purpose	
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.	
Plan Consistency	
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.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	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.
Eligible applicant	Property Owner or joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).

File #: 2026-1663 Agenda Item #: 5d.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1255 East Silver Springs Boulevard, in an amount not to exceed $49,378

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place, Economic Hub

PROOF OF PUBLICATION:
N/A

BACKGROUND:

Program Objective: The East Ocala Community Redevelopment Area (CRA) Commercial Property Improvement Grant supports façade modernization, signage, awnings, ADA compliance, and other exterior improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information: The property is a vacant commercial site that was previously operated as a gas station and was originally constructed in 1985. It contains a 3,817-square-foot building situated on a 0.46-acre lot. The site has a current taxable value of $200,124. The building and property have remained vacant, offering potential for redevelopment or adaptive reuse. The owners acquired the property on June 9, 2026. Property taxes are current and fully paid.

Project Summary:

Grant ID: CRA26-0028
Applicant: ESSB Holdings, LLC
Applicant Representative: Todd Rudnianyn
Address: 1255 E Silver Springs Boulevard
Parcel ID: 2833-012-117
Scope of Work: *Vacant building being converted to active use.* The proposed project includes substantial improvements to the vacant commercial building to prepare it for safety, compliance,

and functional commercial use. The scope of work includes signage, parking lot improvements, pressure washing, surface preparation, and exterior painting.
Low Quote: $82,296
High Quote: $140,794
Grant Amount: Not to exceed $49,378

Maximum Grant Amount: The maximum grant amount is $50,000, covering up to 60 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin upon approval. The scope addresses conditions of slum and blight in an area with a high share of aging stock and substandard structures, improving visual quality and economic development prosperity.

Bid Review: Staff reviewed the contractor estimates submitted for the scope of work included in the application: signage, parking lot improvements, and exterior painting. Two estimates were provided for each service. Because the contractors describe their work using different methodologies and varying levels of detail, the applicant also submitted a Standardized Scope of Work form. This form uses consistent language for all service categories and was signed by each contractor, allowing staff to evaluate all proposals against identical specifications.

Across all work, the proposed project costs range from $82,296 to $140,794.

• Signage: estimates range from $20,137 to $27,294.
• Parking Lot Improvements: estimates range from $42,184 to $56,000.
• Exterior Painting: estimates range from $19,975 to $57,500.

Despite differences in how each contractor describes the work, staff finds the proposals consistent with the standardized scope and the intended work for each service area. The provided estimates appear reasonable for the project type and provide a sufficient basis for evaluating total project cost.

Site Visit Review: Staff completed a site visit on June 3, 2026, and confirmed the scope and quotes.

- The proposed project consists of a comprehensive exterior enhancement plan for the new Fort McCoy Ranch - Fort McCoy Farm Hub. Fort McCoy Farm is a locally owned operation dedicated to providing fresh agricultural products, farm goods, and locally sourced items to the Ocala community.
- The business serves as a direct link between local producers and consumers, offering high-quality farm-based products while supporting regional agriculture. The business also plans to offer specialty beef cuts and a variety of meats sourced from cattle raised directly on the farm, providing customers with fresh, locally sourced options that strengthen the local food supply chain and enhance neighborhood access to fresh goods.

Based on on-site observations, staff confirms that the improvements are warranted, as they are essential to support continued redevelopment and economic expansion along the East Silver Springs Boulevard corridor.

- **Pressure Washing, Surface Prep and Exterior Painting**
  The commercial building and surrounding site are visibly worn and deteriorated. Staff observed faded and weathered paint, discoloration, and surfaces in need of restoration. Modernizing the building's appearance will improve curb appeal and strengthen the property's ability to attract and retain tenants and customers.

- **Parking Lot Improvements (Repair, Reseal and Striping)**
  The parking lot shows substantial surface wear, including cracks, uneven areas, and aged asphalt. Striping is faded or no longer clearly visible, creating potential issues for customer access, parking organization, drainage, and overall safety. Repairs and restriping will improve site functionality, enhance safety, and ensure the property meets CRA expectations for commercial corridor usability.

- **Signage**
  The property currently lacks any visible exterior signage identifying the business. This absence makes the property appear uninviting and disconnected from the commercial character of East Silver Springs Boulevard. Installing new signage will improve visibility, increase customer recognition, and enhance the professional appearance of the storefront.

Collectively, the proposed improvements directly enhance the physical condition, safety, and economic visibility of a commercial property within the East Ocala CRA. Properties along the East Silver Springs Boulevard corridor significantly influence the district's appearance and economic trajectory. When a business invests in improvements to its façade, parking areas, and signage, it strengthens the commercial environment and advances the CRA's broader redevelopment and beautification goals.

CRA Plan Compliance: The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with Goal 3 - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

Staff Recommendation: Staff recommends approval. Refer to the attached documents, including Case Maps, Application Packet, Staff Supporting Documents, and Grant Framework.

CRA Advisory Committee Recommendation: The application was brought directly to the CRA Board.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. The reimbursement will be paid after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

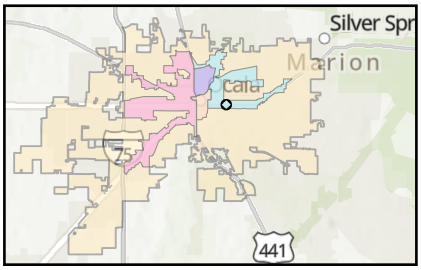
LEGAL REVIEW:

N/A

ALTERNATIVE:

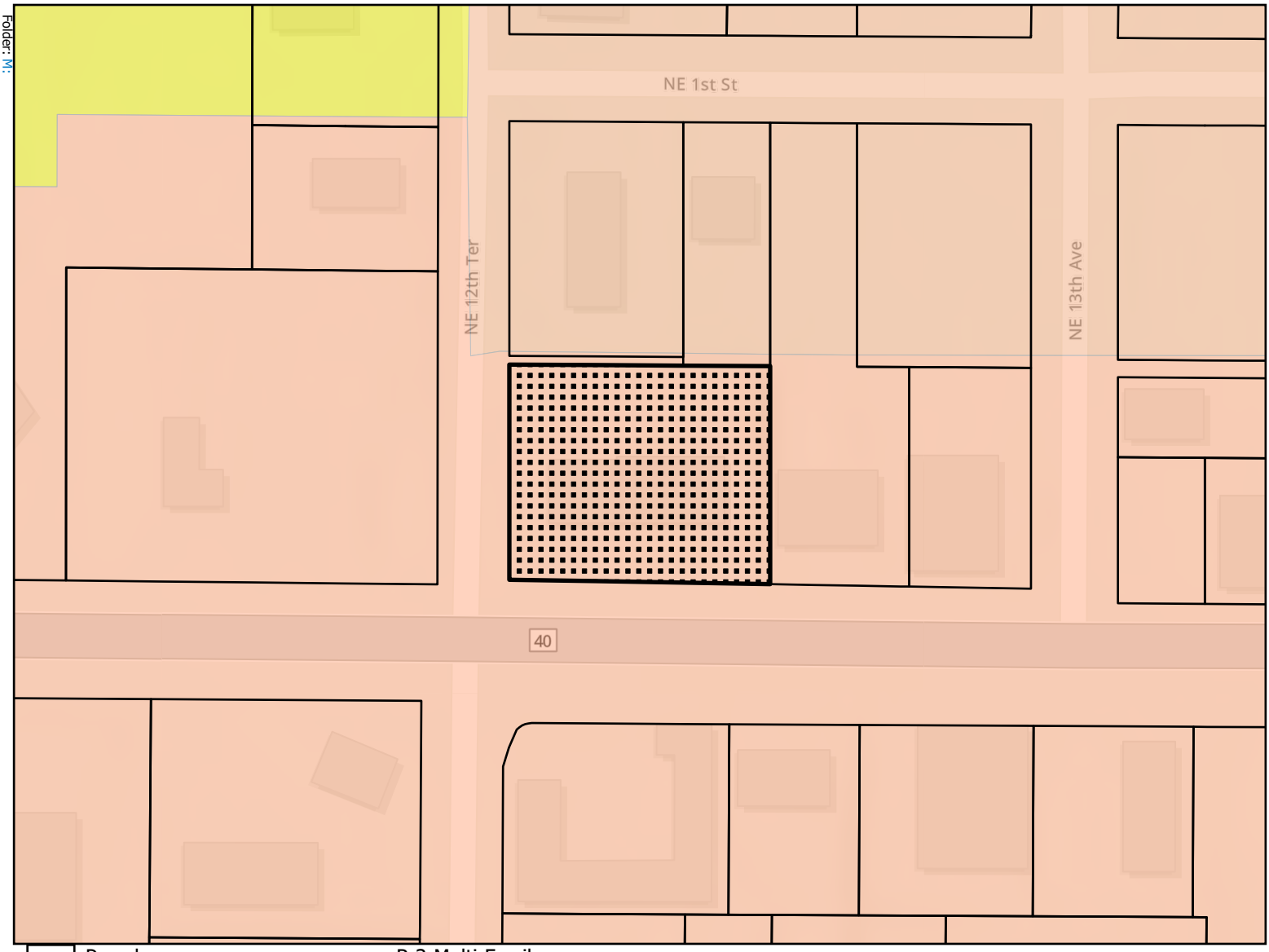
- Approve
- Approve with Changes
- Table
- Deny

CASE MAP



Case Number: CRA26-0028

Property Size: Approximately 0.46 acres
CRA Area: East Ocala
Proposal: A request for CRA fund use.



Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\June\CRA26_0028\

Parcels
B-2: Community Business
B-2A: Limited Community Busines
R-3:Multi-Family Residential
Subject Property

0 100 200 400 Feet

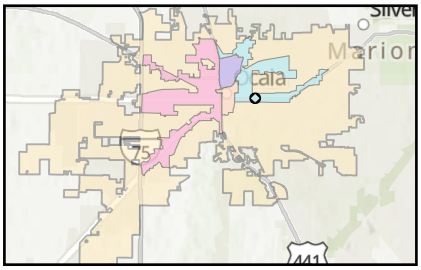
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of O
Growth Management Departr
by ekrepps on 6/1/2026

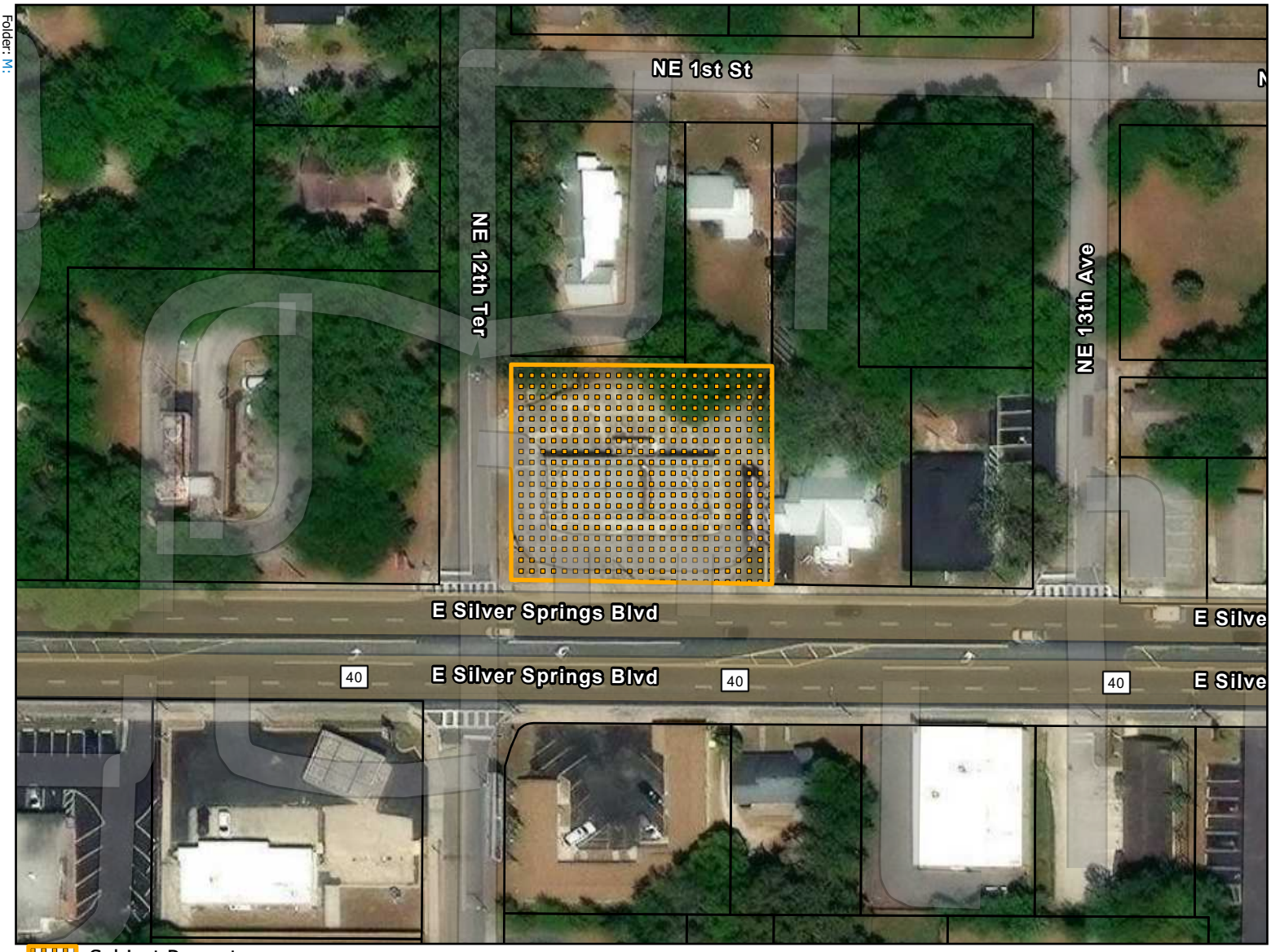
AERIAL MAP



Case Number: CRA26-0028

Property Size: Approximately 0.46 acres
CRA Area: East Ocala
Proposal: A request for CRA fund use.

Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0028\



Subject Property

Parcels

0 100 200 400 Feet

N

OCALA

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Growth Management Departr
by ekrepps on 6/1/2026

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

ECONOMIC DEVELOPMENT DIVISION
RECEIVED:
MAY 26 2026
STAFF: Sarah Andre
DELIVERED BY: Airport and email

DATE SUBMITTED: 5/26/2026
GRANT ID: *(STAFF ONLY)* CRA26-002

☐ RESIDENTIAL
☒ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name: Broadway Corner, LLC (future owner ESSB Holdings, LLC)
Property Owner Mailing Address: PO BOX 2422, Edmond OK 73083 (future address 2441 NE 3rd St #201 Ocala, FL 34470)
E-mail: joe@javaproperties.org (current) Phone No.: (405) 202 4477 (current) (352) 239 1555 (future)
Authorized Representative *(If different from property owner)*: Todd Rudnianyn
E-mail: toddrud@gmail.com (future) Phone No.: (405) 202 4477 (current) (352) 239 1555 (future)

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name: Neighborhood Storage Center Co.
Type of Business: Farm Store - 1255 E Silver Springs Boulevard
Business Address: Farm Store - 1255 E Silver Springs Boulevard
Business E-mail: todd@fmbeef.com Business Phone No.: 352 239 1555
Primary Contact *(If different from applicant)*: Todd Rudnianyn
How long has the business been at its current location? Vacant Space 0 years
If the business is a tenant, what are the start and end date of the lease? 9/1/2026

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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address: 1255 E Silver Springs Boulevard Parcel ID: 2833 012 117
Current Use of Property: Vacant Proposed Use: Farm Store
Proposed Scope of Work *(Attach additional sheets if needed)*

see attached

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

RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☐ No Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? _____ What is the size of your household? _____

GRANT ID: CRA26-0028

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1	Pressure Wash & Painting	High Quote 1: 28,000	Low Quote 1: 19975
Work Item 2	Monument Signage	High Quote 2: 25794	Low Quote 2: 20137
Work Item 3	Asphalt Repair & Seal	High Quote 3: 56000	Low Quote 3: 42184
		Total: ~~81922~~ 109,794	Total: 82296

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: 8/1/26

Estimated Time For Completion *(Weeks/Months):* 1 2 months

8. APPLICATION CHECKLIST

- ☑ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☑ COMPLETED APPLICATION
- ☑ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED (current & new)
- ☑ PROOF OF PROPERTY OWNERSHIP → will provide new warranty deed after closing
- ☑ 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 INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

This application is submitted jointly by Broadway Corner, LLC ("Seller"), the current owner of the property located at 1255 E Silver Springs Boulevard, Ocala, and ESSB Holdings, LLC ("Buyer"), the party under contract to purchase the property. The Seller and Buyer are presently parties to a contract for the sale and purchase of the property. It is the express intent and understanding of both parties that, upon closing of the sale, all rights, responsibilities, obligations, and liabilities arising under or in connection with this CRA grant application and any resulting grant award including but not limited to the performance of the proposed scope of work, compliance with all program requirements, and any reimbursement or repayment obligations shall transfer to and be borne solely by the Buyer, ESSB Holdings, LLC.

Monument sign will have 2-3 foot high base pursuant to CRA guidelines or shrubbery planted at the bottom pursuant to guidelines.

*See also the "proposed scope of work" page, provided by applicant following this.

Proposed Scope of Work

Fort McCoy Ranch – Fort McCoy Farm Hub, located at 1255 E Silver Springs Boulevard, Ocala, proposes the following exterior improvements to our farm store property:

Painting: Repaint the building's exterior façade. The work will replace existing faded and weathered paint with a fresh, cohesive color scheme that complements the character of the East Ocala corridor. Surface preparation will include power washing, scraping, priming, and the application of commercial-grade exterior paint.

Asphalt Work: Repair and resurface the parking lot and customer access areas. This includes crack sealing, pothole repair, and re-striping of parking spaces. The improved surface will enhance safety, accessibility, and drainage.

Signage: Design, fabricate, and install new exterior signage, including primary façade signage.The new signage will improve visibility from E Silver Springs Boulevard, help customers identify and locate the business, and present a professional, welcoming storefront. Signage will comply with all City of Ocala sign code requirements and CRA design guidelines.

All work will be performed by licensed and insured contractors, with competitive bids obtained as required by the CRA program.

Explain your need for grant assistance and the expected benefits of your project

Fort McCoy Ranch – Fort McCoy Farm Hub is a locally owned farm store serving the Ocala community. As a small business, capital resources are primarily directed toward inventory, operations, and serving our customers. Grant assistance through the East Ocala CRA would help us to complete needed property improvements.

The expected benefits of this project include:

The improvements will directly enhance the appearance and curb appeal of a property along the E Silver Springs Boulevard corridor, supporting the CRA's goal of reducing blight and revitalizing the East Ocala district. Fresh exterior paint and new signage will transform an aging storefront into an attractive, professional destination that reflects positively on the surrounding area and may encourage neighboring property owners to invest in their own improvements.

The asphalt repairs will improve customer safety and accessibility. Improved signage and visibility are expected to increase customer traffic, which supports business growth and increased economic activity in the corridor. A more visible, welcoming storefront helps us attract new customers while better serving existing ones.

Ultimately, this investment strengthens a local small business, contributes to the broader economic vitality and aesthetic improvement of the East Ocala CRA district, and advances the community's shared goals of redevelopment, beautification, and economic development along this important commercial corridor.

GRANT ID: CRA26-0028

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, Todd Rudnianyn, MGR ESSB Holdings, LLC (President Neighborhood Storage Centers Co.), property owner/authorized representative of the property at 1255 E Silver Springs Boulevard, 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:** 5/20/26	I, Todd Rudnianyn, MGR ESSB Holdings, LLC, owner of the property at 1255 E Silver Springs Boulevard 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** 5/20/26

GRANT ID: CRA26-0028

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: 5/16/2026

Signature (Staff Member): _____

GRANT ID: CRA26-0028

GENERAL TERMS AND CONDITIONS

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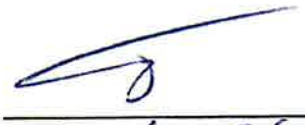
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APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, Joe Javadzadeh, property owner/authorized representative of the property at 1255 E Silver Springs Boulevard, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. SIGNATURE:  DATE: 5/25/2026	I, Broadway Corner, LLC / Joe Javadzadeh, owner of the property at 1255 E Silver Springs Boulevard 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 5/25/2026

Search Corporation Entities

The Business Entities Search Page provides you with a preliminary search for a business with a particular name.

To view detailed information for a business, click on the hyperlinked filing number.

Business Entities Search All

Enter Name and Click on the 'Search' Button

Entity Name Broadway Corner

Advanced Search>>

Search

Success!

CLOUDFLARE

Privacy • Help

Total Results: 500

Filing Number	Name	Entity Type	Registered Agent	Name Type & Status
3500613444	BROADWAY CORNER, L.L.C.	Domestic Limited Liability Company	JOE JAVADZADEH EDMOND OK	Legal *In use*
3512581481	BROADWAY CENTER LLC	Domestic Limited Liability Company	ZIA MUNEER MOORE OK	Legal *Expired*
3512823533	BROADWAY CORNER FOOD MART	Domestic Limited Liability Company	SURJIT SINGH ARDMORE OK	Tradename *Active*
3712178160	BROADWAY CONCRETE, LLC	Foreign Limited Liability Company	SECRETARY OF STATE OKLAHOMA CITY OK	Legal *Expired*
3512479150	BROADWAY CROSSING, LLC	Domestic Limited Liability Company	R TEAGUE EDMOND OK	Legal *Expired*
3512015439	BROADWAY LIVING CENTER	Domestic Limited Liability Company	JOE SCEARCE NORMAN OK	Tradename *Active*
3513350808	BROADWAY CARE & REHAB CENTER	Domestic Limited Liability Company	KAYLEE DAVIS MADDY OKLAHOMA CITY OK	Tradename *Active*
3512031969	BROADWAY BUSINESS CENTER	Domestic Limited Liability Company	GEORGE HUFFMAN OKLAHOMA CITY OK	Tradename *Active*
3500703691	BROADWAY NURSING CENTER, LLC	Domestic Limited Liability Company	PHILIP REDWINE NORMAN OK	Legal *Expired*

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ESSB HOLDINGS, LLC

Filing Information

Document Number	L26000268957
FEI/EIN Number	NONE
Date Filed	05/13/2026
Effective Date	05/13/2026
State	FL
Status	ACTIVE

Principal Address

1255 E SILVER SPRINGS BOULEVARD
OCALA, FL 34470

Mailing Address

2441 NE 3RD ST #201
OCALA, FL 34470

Registered Agent Name & Address

RUDNIANYN, TODD B
2441 NE 3RD ST #201
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGR

RUDNIANYN, TODD B
2441 NE 3RD ST #201
OCALA, FL 34470

Title MGR

RUDNIANYN, MATT
2441 NE 3RD ST #201
OCALA, FL 34470

Annual Reports

No Annual Reports Filed

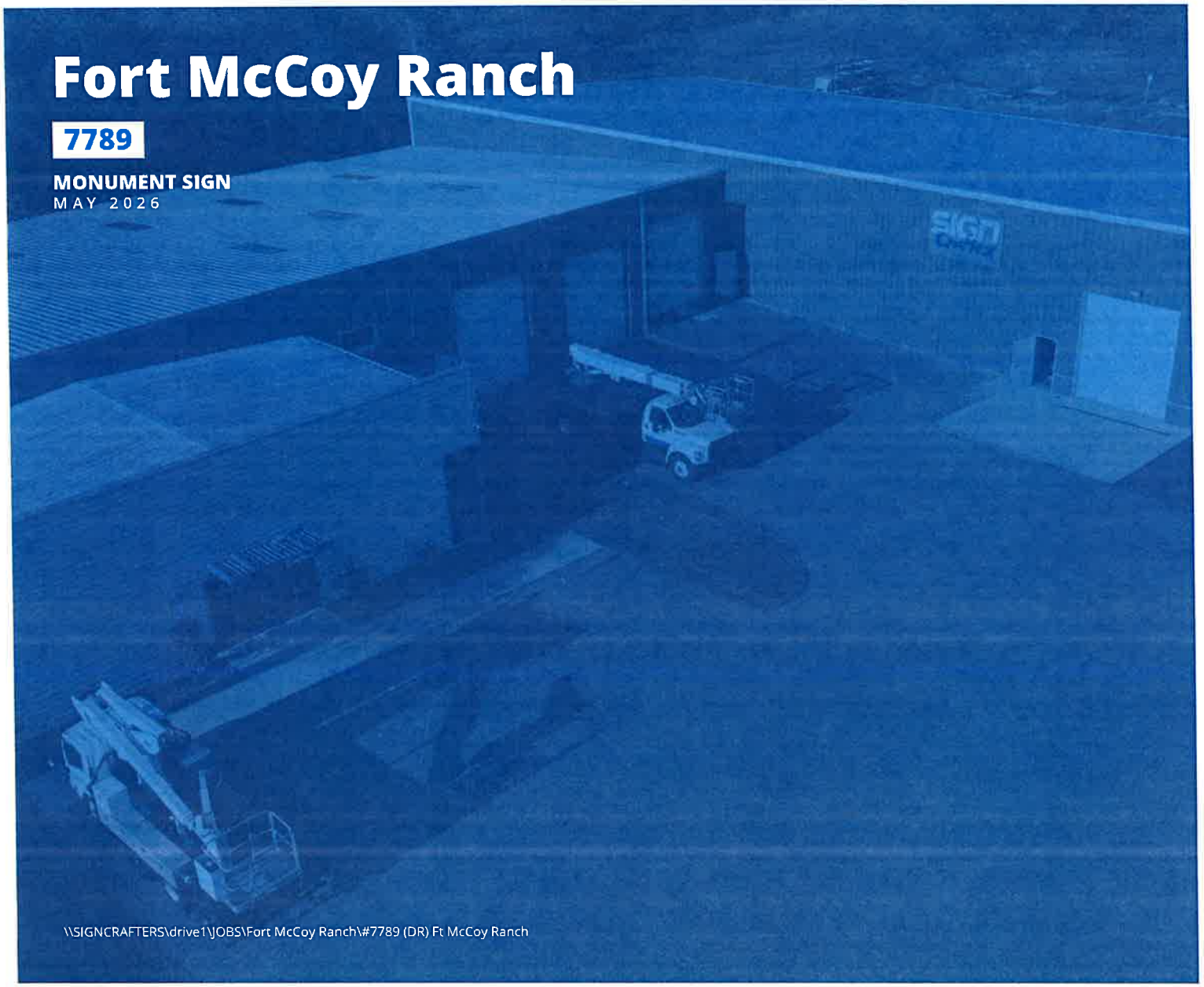
BIG VERDICT ENERGY
$4.9 MILLION
RAGEN LAW


FORT MCCOY
Ranch
BEEF
BURGERS
TACOS
+ MORE
FORT MCCOY
Ranch

Fort McCoy Ranch

7789

MONUMENT SIGN
MAY 2026



\\SIGNCRAFTERS\drive1\JOBS\Fort McCoy Ranch\#7789 (DR) Ft McCoy Ranch

SCOPE OF WORK:

SignCrafters shall provide complete turnkey services for the Fort McCoy Ranch monument sign project, including design, permitting, fabrication, and installation of a new monument sign. Our team will develop the sign design and prepare all required production drawings and documentation for permit submittal to the applicable governing authority. Upon approval, SignCrafters will fabricate the monument sign in accordance with the approved plans and specifications and coordinate installation at the project site. Prior to final installation, the proposed sign location will be field verified and underground utility locates will be confirmed to ensure proper placement and avoid conflicts with existing site conditions. Sign location shown on conceptual drawings is for illustrative purposes only and may be adjusted based on field conditions, utility conflicts, site constraints, or permitting requirements.

By signing you are agreeing to SignCrafters Terms and Conditions.

APPROVAL SIGNATURE

SIGN Crafters OF FLORIDA

LEGEND:

A Monument Sign



Installation:
I:0 H:0 D:0 T:0 M:0 T:0 H:0 P:0

SIGN Crafters OF FLORIDA

1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
ES12001170

Project:	Fort McCoy Ranch	**Client Name:**	Fort McCoy Ranch	**Creative Design:**	Parker Martin
Job Number	7789			**Technical Design:**	
Address:	1255 E Silver Springs Blvd Ocala, FL 34470	**Salesperson:**	Davyn Riley		
		Project Manager:	Davyn Riley		

EXISTING



PROPOSED



SIGN Crafters OF FLORIDA
1915 Greenleaf Ln,
Leesburg FL 34748
352-323-1862
ES12001170

Project:	Fort McCoy Ranch	Client Name:	Fort McCoy Ranch	Creative Design:	Parker Martin
Job Number	7789			Technical Design:	
Address:	1255 E Silver Springs Blvd Ocala, FL 34470	Salesperson:	Davyn Riley		
		Project Manager:	Davyn Riley		

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All tools Edit Convert E-Sign
Find text, tools, or help
Share
146



ject: Fort McCoy Ranch **Client Name:** Fort McCoy Ranch

Prepared by Jean Dixon
Jeffrey D. Ostlie, P.A.
1615 Edgewater Drive, Suite 100
Orlando, Florida 32804

File: JDO2603018
Parcel No(s).: 2833-012-117

WARRANTY DEED

THIS WARRANTY DEED dated June 9, 2026, by Broadway Corner, LLC, a Oklahoma limited liability company, existing under the laws of Oklahoma, and having its principal place of business at P.O. Box 2422, Edmond, Oklahoma 73083 (the "Grantor"), to ESSB Holdings, LLC, a Florida Limited Liability Company, whose post office address is 1255 E Silver Springs Boulevard, Ocala, Florida, 34470 (the "Grantee").

(Wherever used herein the terms "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 and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Marion, State of Florida, viz:

Lots 117, 118 and 119, LYNWOOD PARK, according to the map or plat thereof as recorded in Plat Book A, Page 182, of the Public Records of Marion County, Florida, Excepting that part within the right of way of State Road No. 40 (Silver Springs Boulevard).

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Deborah Maxwell
Printed Name of First Witness

33 S. Air Depot Blvd Edmond, OK 73034
Address of First Witness

Witness Signature

Leann White
Printed Name of Second Witness

1601 E Danforth Rd, Edmond OK 73034
Address of Second Witness

Broadway Corner, LLC

BY: _____
Joe Javadzadeh, Manager

Grantor Address:
P.O. Box 2422
Edmond, Oklahoma 73083

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or ____ Online Notarization on June 5th, 2026, by Joe Javadzadeh, Manager of Broadway Corner, LLC.

Personally known ____
or Produced Identification X
Type of Identification Produced Oklahoma Driver's License

MICHAEL CARLTON
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JUL. 07, 2029
COMMISSION # 21008876

Notary Public
Print Name: Michael Carlton
My Commission Expires: 07/07/2029

PAINTING — STANDARDIZED SCOPE OF WORK

Johnson's Painting Services, Inc.

Standardized Scope of Work — Contractor Confirmation

Project	Fort McCoy Ranch (Farm Store)
Property Address	1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117)
Applicant	Broadway Corner, LLC / ESSB Holdings, LLC
Authorized Representative	Todd Rudnianyn
CRA Grant Application	CRA26-0028 (City of Ocala Community Redevelopment Agency)

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, Johnson's Painting Services, Inc. confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

Standardized Scope of Work

1. Pressure-wash / thoroughly clean the entire exterior of the building and canopy.
2. Treat and kill all rust on steel; prime all rusting steel with an appropriate metal primer.
3. Caulk all areas as needed.
4. Prime as needed and apply two (2) finish coats to the building exterior and all support columns.
5. Apply stencil / logo graphics to the building and canopy as specified.
6. Stain and seal (two coats) the tongue-and-groove (T&G) wood appearance under the canopy.
7. Includes all materials, labor, and lift / equipment rental.

Price for the Standardized Scope

Line Item / Description	Amount
Complete exterior painting & restoration per standardized scope (items 1–7), all materials, labor, and equipment rental	
TOTAL	57,500.00

Contractor Confirmation — Johnson's Painting Services, Inc.

By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.

W M T. J — Authorized Signature	6/11/26 — Date
William Johnson. — Printed Name	President — Title

SIGNAGE — STANDARDIZED SCOPE OF WORK

J W Berry Signs Inc.

Standardized Scope of Work — Contractor Confirmation

Project	Fort McCoy Ranch (Farm Store)
Property Address	1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117)
Applicant	Broadway Corner, LLC / ESSB Holdings, LLC
Authorized Representative	Todd Rudnianyn
CRA Grant Application	CRA26-0028 (City of Ocala Community Redevelopment Agency)

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, J W Berry Signs Inc. confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

Standardized Scope of Work (Turnkey Illuminated Monument Sign)

1. Technical site survey / field verification and underground utility locates.
2. Fabricate one (1) double-sided, LED-illuminated monument sign, approx. 87″ H × 156″ W, with push-through lettering for logo and copy, per approved specifications.
3. Concrete footer and steel support structure (materials and labor).
4. Delivery and installation at 1255 E Silver Springs Blvd.
5. Engineered / sealed drawings.
6. Permit acquisition and municipal permit fees.
7. Notice of Commencement (NOC) recording.

Pricing is based on Option A (lighted) from the original estimate.

Price for the Standardized Scope

Line Item / Description	Amount
Option A — 87″ × 156″ double-sided LED-lighted monument sign, push-through letters, installed (turnkey: includes site survey, concrete footer & steel structure, installation, and NOC recording)	$25,794.00
Permit and engineering fees	$1,500.00
TOTAL	**$27,294.00**

Contractor Confirmation — J W Berry Signs Inc.

By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.

Authorized Signature	Date 6/10/26
Printed Name Jay O Berry	Title Owner

SIGNAGE — STANDARDIZED SCOPE OF WORK

SignCrafters of Central Florida, LLC

Standardized Scope of Work — Contractor Confirmation

Project	Fort McCoy Ranch (Farm Store)
Property Address	1255 E Silver Springs Blvd, Ocala, FL 34470 (Parcel 2833-012-117)
Applicant	Broadway Corner, LLC / ESSB Holdings, LLC
Authorized Representative	Todd Rudnianyn
CRA Grant Application	CRA26-0028 (City of Ocala Community Redevelopment Agency)

The scope of work below has been standardized to a common specification for the City of Ocala Community Redevelopment Agency's review of this project. By signing this document, SignCrafters of Central Florida, LLC confirms that its estimate reflects this exact scope of work and that the price shown is firm for that scope.

Standardized Scope of Work (Turnkey Illuminated Monument Sign)

1. Technical site survey / field verification and underground utility locates.
2. Fabricate one (1) double-sided, LED-illuminated monument sign, approx. 87″ H × 156″ W, with push-through lettering for logo and copy, per approved specifications.
3. Concrete footer and steel support structure (materials and labor).
4. Delivery and installation at 1255 E Silver Springs Blvd.
5. Engineered / sealed drawings.
6. Permit acquisition and municipal permit fees.
7. Notice of Commencement (NOC) recording.

Price for the Standardized Scope

Line Item / Description	Amount
Technical site survey	$475.00
Monument sign — 87″ × 156″, double-sided, LED illuminated, push-through letters	$11,500.00
Concrete footer and steel structure	$4,600.00
Installation	$1,400.00
Sign permit (municipal fee)	$250.00
Permitting procurement / staff time	$500.00
Engineering (sealed drawings)	$300.00
Notice of Commencement recording	$50.00
Sales tax	$1,062.00
TOTAL	**$20,137.00**

Contractor Confirmation — SignCrafters of Central Florida, LLC

By signing below, the contractor confirms that its estimate covers the standardized scope of work above in full, and that the price shown is firm for that scope.

Authorized Signature	Date: June 9, 2026
Printed Name: Dawyn E. Riley	Title: Graphic Designer

SOUTHEASTERN ASPHALT PAVING
3810 SE 11th Place
Ocala, FL 34471 US
+13528164767
southeasternflasphalt@gmail.com

ADDRESS
VERONICA
NEIGHBORHOOD WORKSPACE
1525 NE 8TH AVE
OCALA, FL 34470

Estimate 2862

DATE 05/21/2026

P.O. NUMBER
NWS RANCH

ACTIVITY	QTY	RATE	AMOUNT
ASPHALT SEAL COATING APPLY 2 COATS OF SEALMASTER COAL TAR SEALER WITH 3% SAND AND LAYTEX ADDITIVE APPROX 6000 SQFT	1	2,614.00	2,614.00
1.5 SP 9.5 RIP OUT DAMAGED AREA'S CLEAN AREA FREE OF ALL DIRT AND DEBRIS INSTALL CRUSHED DOT LIME ROCK WHERE NEEDED INSTALL 1.5 INCHES OF SP 9.5 HOT MIX ASPHALT AND COMPACT APPROX 4000 SQFT	1	37,920.00	37,920.00
STOP SIGNS 24 Inch ADD 3 STOP SIGNS AND 3 STOP BARS AT ALL EXITS	1	1,200.00	1,200.00
PERMIT FEE'S	1	450.00	450.00

TOTAL **$42,184.00**

Accepted By

Accepted Date

ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

ESTIMATE

Abbotts Paving & Striping LLC
5389 160th Ave
Ocklawaha, FL 32179-4179

abbotts.paving.striping@gmail.com
+1 (352) 425-9755
https://abbottspavingandstriping.com/

Bill to
Ft McCoy Ranch

Estimate details
Estimate no.: 1029
Estimate date: 05/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**asphalt project**	Seal coat approximately 6000sqft of asphalt with two coats of sealer @.75 sqft total $4500 Remove and replace asphalt approximately 4000sqft with new hotMix asphalt and compact 1.5" and repair any damaged sub base @$12.50 sqft Total $50,000 Install new stop signs (3) total $1500	1	$56,000.00	$56,000.00

Total **$56,000.00**

Accepted date

Accepted by

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0028
Address: 1255 E Silver Springs Blvd
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Signage	$ 27,294.00	$ 20,137.00
2	Parking Improvement	$ 56,000.00	$ 42,184.00
3	Painting	$ 57,500.00	$ 19,975.00
	Total	**$ 140,794.00**	**$ 82,296.00**
	Maximum CRA grant that can be awarded based on 60% match.		**$ 49,377.60**

Before Pictures -Parcel : 2833-012-117
Address: 1255 E Silver Spring Boulevard










BIG VERDICT ENERGY
$4.9 MILLION
RAGEN LAW

















Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2614-016-005

GOOGLE Street View

Prime Key: 1264171 | MAP IT+ | Current as of 3/26/2026

Property Information

TC OPPORTUNITY IV LLC
1138 NE 9TH ST
OCALA FL 34470-5934

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

M.S.T.U.
PC: 01
Acres: .26

Situs: 1138 NE 9TH ST OCALA

2025 Certified Value

Land Just Value	$37,500		
Buildings	$148,764		
Miscellaneous	$959		
Total Just Value	$187,223	Impact	($44,588)
Total Assessed Value	$142,635	Ex Codes:	
Exemptions	$0		
Total Taxable	$142,635		
School Taxable	$187,223		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$37,500	$148,764	$959	$187,223	$142,635	$0	$142,635
2024	$35,625	$123,435	$894	$159,954	$129,668	$0	$129,668
2023	$35,625	$128,268	$1,078	$164,971	$117,880	$0	$117,880

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8846/1736	02/2026	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	$152,400
8696/1678	08/2025	31 CERT TL	0	U	I	$100
6829/0612	08/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$135,000
6667/1732	11/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$56,000
5264/1232	10/2009	05 QUIT CLAIM	0	U	I	$100
5214/1857	06/2009	07 WARRANTY	2 V-SALES VERIFICATION	U	I	$10,000
0798/0592	03/1977	02 DEED NC	0	Q	I	$16,500

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK C PAGE 012
WYOMINA CREST

Privacy - Terms

BLK P LOT 5

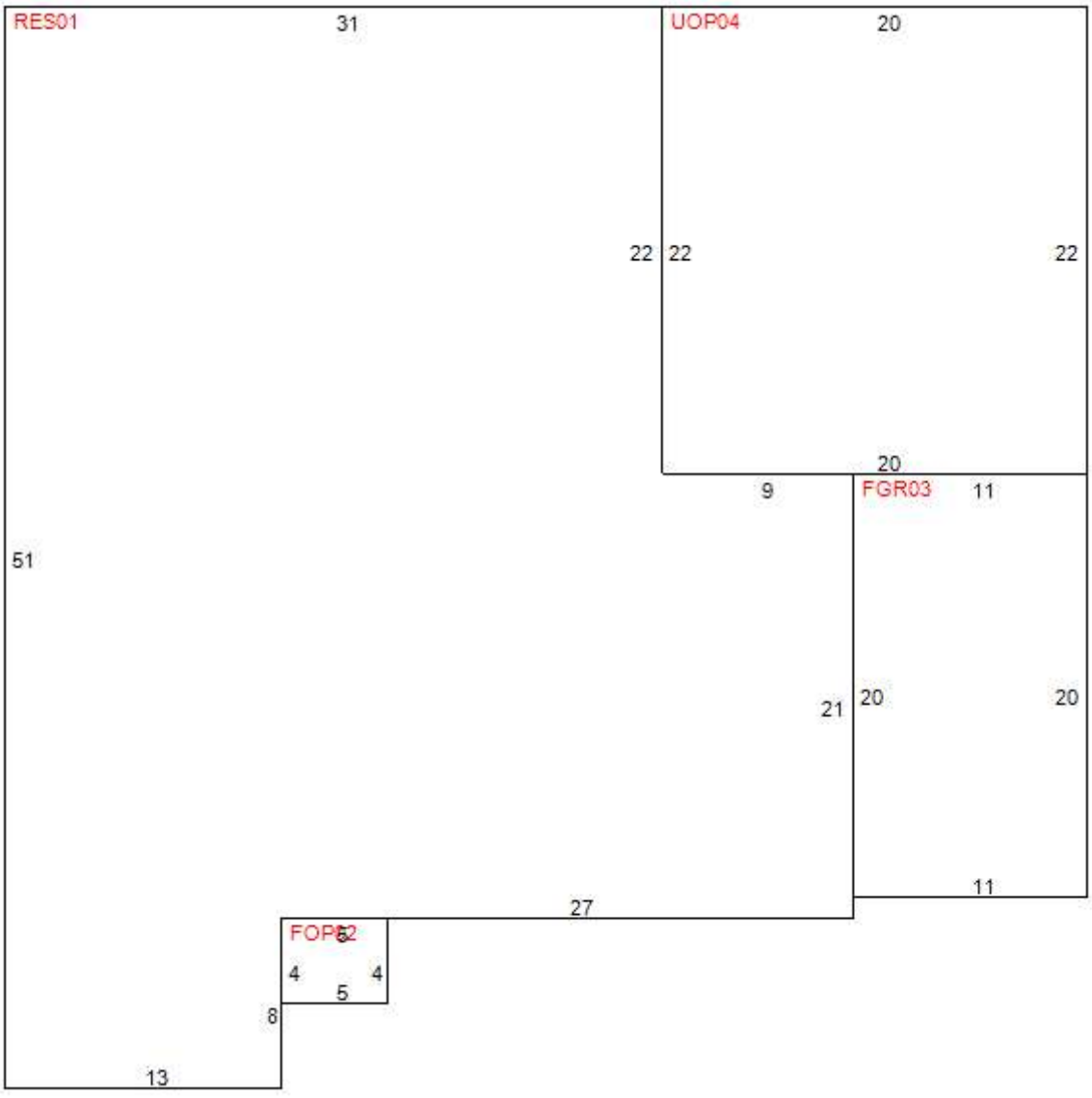
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		75.0	150.0	R1A	75.00	FF						

Neighborhood 5144
Mkt: 8 70

Traverse

Building 1 of 1
RES01=R13U8R27U21L9U22L31D51.R13U4
FOP02=U4R5D4L5.U4R27U1
FGR03=R11U20L11D20.R11U20
UOP04=U22L20D22R20.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	1

Year Built 1954
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 400 - FAIR
Inspected on 9/22/2021 by 218

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 182

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1954	N	0 %	0 %	1,626	1,626
FOP 0201	- NO EXTERIOR	1.00	1954	N	0 %	0 %	20	20
FGR 0324	- CONC BLK-PAINT	1.00	1954	N	0 %	0 %	220	220
UOP 0401	- NO EXTERIOR	1.00	1954	N	0 %	0 %	440	440

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	80.00	LF	20	1954	1	0.0	0.0
159 PAV CONCRETE	616.00	SF	20	2013	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD09-1740	12/7/2009	-	REPAIR

Tax Roll Property Summary

Help

Account Number	R2614-016-005	**Type**	REAL ESTATE	Request Future E-Bill
Address	1138 NE 9TH ST OCALA	**Status**		
Sec/Twn/Rng	8 15 22	**Subdivision**	5144	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2011	R	2011 R2614-016-005	PAID	11/2011	75.13	Tax Bill
2012	R	2012 R2614-016-005	PAID	11/2012	819.15	Tax Bill
2013	R	2013 R2614-016-005	PAID	11/2013	782.20	Tax Bill
2014	R	2014 R2614-016-005	PAID	11/2014	825.52	Tax Bill
2015	R	2015 R2614-016-005	PAID	11/2015	920.57	Tax Bill
2016	R	2016 R2614-016-005	PAID	11/2016	1,014.62	Tax Bill
2017	R	2017 R2614-016-005	PAID	11/2017	1,065.56	Tax Bill
2018	R	2018 R2614-016-005	PAID	11/2018	1,072.57	Tax Bill
2019	R	2019 R2614-016-005	PAID	11/2019	1,373.33	Tax Bill
2020	R	2020 R2614-016-005	PAID	11/2020	1,500.67	Tax Bill
2021	R	2021 R2614-016-005	PAID	11/2021	2,231.50	Tax Bill
2022	R	2022 R2614-016-005	PAID	11/2022	2,259.29	Tax Bill
2023	R	2023 R2614-016-005	PAID	11/2023	2,624.01	Tax Bill
2024	R	2024 R2614-016-005	PAID	11/2024	2,700.63	Tax Bill
2025	R	2025 R2614-016-005	PAID	11/2025	2,966.66	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2614-016-005	Tax Bill

Property Description	Owner Information
SEC 08 TWP 15 RGE 22 PLAT BOOK C	FEDERAL NATIONAL MORTGAGE ASSOCIATION
PAGE 012 WYOMINA CREST BLK P LO	PO BOX 650043
T 5	DALLAS TX 75265-0043

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	187,223	TAXES	2,726.12
COUNTY ASMT	142,635	SP. ASMT	364.15
COUNTY TXBL	142,635		
SCHOOL ASMT	187,223		
SCHOOL TXBL	187,223		

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/05/2025	995 2025 0006693.0001	Full	Pmt Posted	$123.61-	$.00	$2,966.66

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R2614-016-005 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 142,635 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 142,635

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	142,635	0	142,635	440.74
	FINE & FORFEITURE	.8300	142,635	0	142,635	118.39
	COUNTY HEALTH	.1000	142,635	0	142,635	14.26
SCHOOL	SCHOOL R.L.E.	3.0720	187,223	0	187,223	575.15
	SCHOOL VOTE	1.0000	187,223	0	187,223	187.22
	SCHOOL DISCRETIONARY	.7480	187,223	0	187,223	140.04
	SCHOOL CAPITAL IMPR	1.5000	187,223	0	187,223	280.83
WATER	ST JOHNS MANAGEMENT DIST	.1793	142,635	0	142,635	25.57
MUNIC	OCALA BASIC	6.6177	142,635	0	142,635	943.92
			COUNTY ASSESSED:	142,635	SCHOOL ASSESSED:	187,223

EXEMPTION:NONE

17.13700 2,726.12

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	364.15
			NON AD VALOREM ASSESSMENTS:	364.15
			COMBINED TAXES & ASSESSMENTS TOTAL:	3,090.27

R2614-016-005 2025
FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265-0043

*** PAID *** PAID *** PAID ***
11/05/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

George Albright Marion County
REAL ESTATE

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 2,726.12 George Albright
MARKET VALU 187,223 SP. ASMT 364.15 503 SE 25TH AVENUE
COUNTY ASMT 142,635 Ocala Fl 34471
COUNTY TXBL 142,635
SCHOOL ASMT 187,223 8 15 22
SCHOOL TXBL 187,223 SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK P LOT 5

R2614-016-005 2025
FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265-0043

*** PAID *** PAID *** PAID ***
11/05/25 PERIOD 01
995-2025-0006693.0001
$2,966.66 CH

OCALA CRA – EAST OCALA SUBAREA COMMERICAL PROPERTY IMPROVEMENT GRANT PROGRAM **Framework** **Revised April 2025**	
General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner's approval
Eligible Properties	1. Taxable ad valorem properties – property taxes must be paid up to date 2. Property must be used for a business, i.e., retail, office, manufacturing 3. If property is occupied, the business must have active current Business Tax Receipt 4. Property must be in one of the following zoning districts - B–Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing. 5. Existing commercial buildings only; not for new construction
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	Only work begun **after** approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Work elements in order of priority are: 1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) 2. Windows, doors, awnings and façade enhancements 3. Exterior security & safety lighting 4. Exterior painting – colors must be approved by Committee 5. New wall sign (must meet sign code) 6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 7. Parking lot pavement resurfacing or resealing and restriping

	8. Creative incorporation of public murals on one street frontage.
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	$50,000
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

Ineligible Businesses

The following business do not fit the vision for the Ocala CRA subareas and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks.

File #: 2026-1698 Agenda Item #: 5e.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for parcel 2820-046-006 in an amount not to exceed $17,550

BACKGROUND:
Program Objective:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information:
The subject property, Parcel ID 2820-046-006, is a 0.77-acre multi-structure residential site consisting of six detached residential buildings located at 103, 107, 111, 113, 115, and 117 NE Sanchez Avenue. The site includes two primary frontage structures at 103 and 107 NE Sanchez Avenue, with four additional residential structures located to the rear of the parcel. The parcel has a total taxable value of $795,588. The property is also located within the Tuscawilla Historic District.

Project Summary:

Grant ID: CRA26-0014
Applicant: Winterhurst Properties, LLC
Applicant Representative: Jonathan Tomhave
Address: 103, 107, 111, 113, 115, and 117 NE Sanchez Avenue, Ocala, FL 34470
Parcel ID: 2820-046-006
Scope of Work: The proposed project includes surface preparation and repainting of multiple residential structures.
High Quote: $33,900
Low Quote: $23,400
Recommended Grant Amount: Not to exceed $17,550

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review:

Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin upon approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

The applicable land development code provisions of Chapter 94 - Historic Preservation apply to properties within a locally designated historic district. Approval of this grant does not preclude the property from the applicable provisions of Chapter 94.

Bid Review:

Staff reviewed the contractor estimates submitted, which ranged from $23,400 to $33,900. Both contractors include exterior surface preparation, repainting, and restoration of existing architectural features across all six residential structures. Staff discussed the cost difference with the applicant, who indicated that the difference is attributable to each contractor's pricing methodology, overhead, and approach to project execution rather than significant differences in the overall scope of work. Staff's review found that both estimates address the same observed site conditions and proposed improvements.

Site Visit Review:

Staff completed a site visit on April 15, 2026, and confirmed that the property exhibits widespread exterior deterioration across multiple structures, including peeling, fading, and failure of existing paint systems. Conditions are most visible on the frontage structures at 103 and 107 NE Sanchez Avenue, which directly face the public right-of-way and impact the corridor appearance along NE Sanchez Avenue.

Bid submissions from multiple contractors confirm the need for comprehensive exterior rehabilitation, including surface preparation, spot priming, and multi-coat exterior painting systems. Bids also include restoration/minor cosmetic repairs of existing exterior components such as shutters, trim, soffits, and gables. The submitted scopes are consistent with observed site conditions and reflect full exterior repainting and preparation across multiple structures.

CRA Plan Compliance:

The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation:

CRA26-0014 was presented to the East Ocala CRA Advisory Committee on June 24, 2026. The Committee recommended approval of the application.

Staff Recommendation:

Staff recommends approval. Refer to the attached Case Map and Aerial Map - CRA26-0014, Staff Supporting Documents - CRA26-0014, the Grant Framework, and Application Packet - CRA26-0014.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

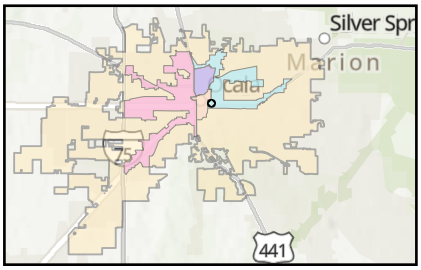
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

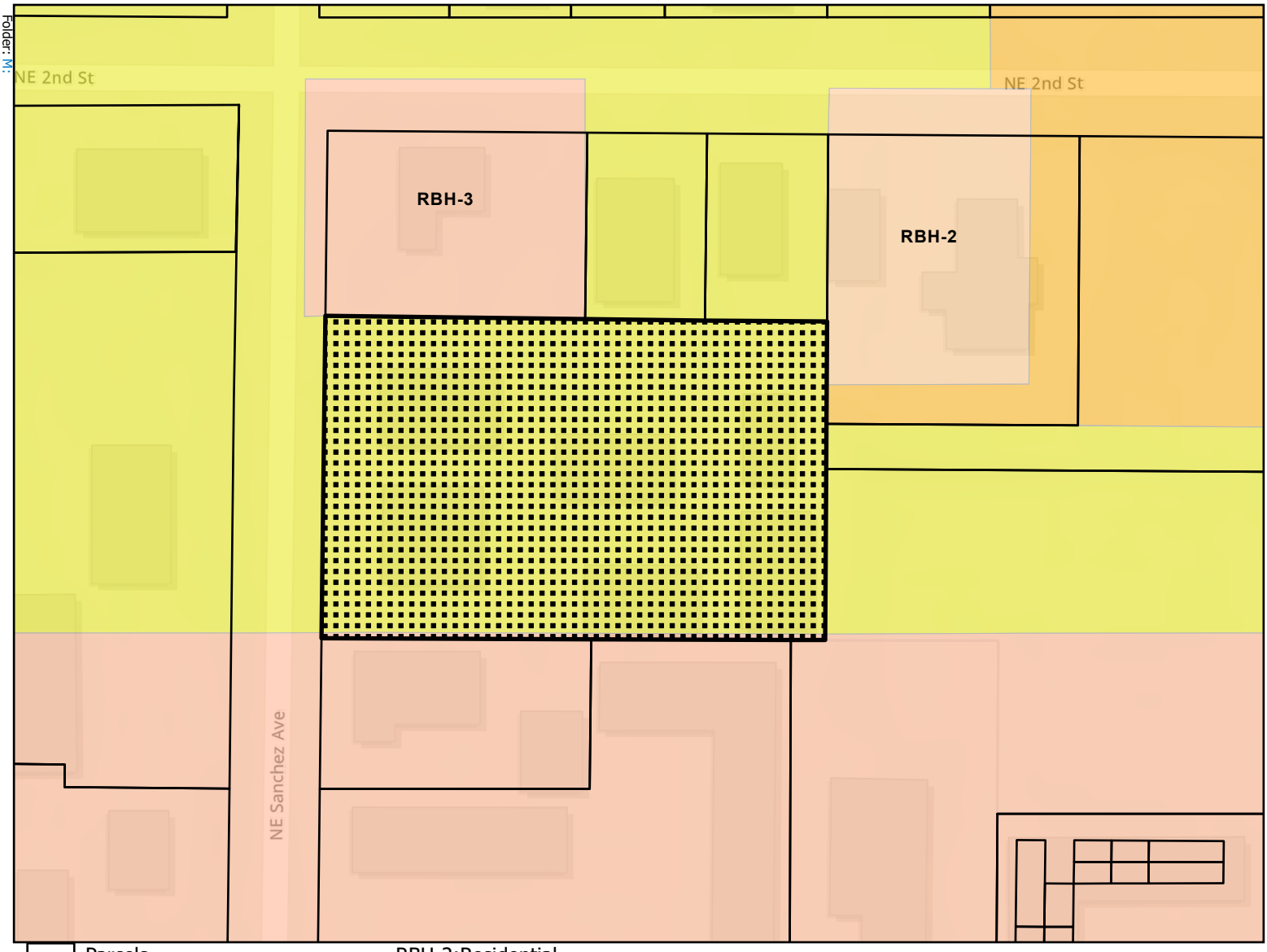
- Approve
- Approve with Changes
- Table
- Deny

CASE MAP



Case Number: CRA26-0014

Property Size: Approximately 0.77 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0014\

Parcels
B-2: Community Business
R-3:Multi-Family Residential
RBH-2:Residential Business Historic-2
RBH-3:Residential Business Historic-3
RO:Residential Office
Subject Parcel

0 75 150 300 Feet

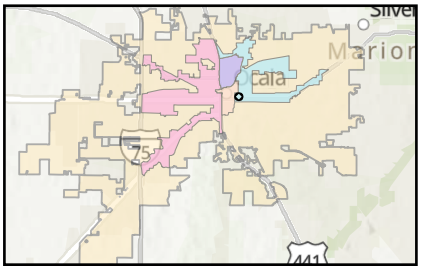
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

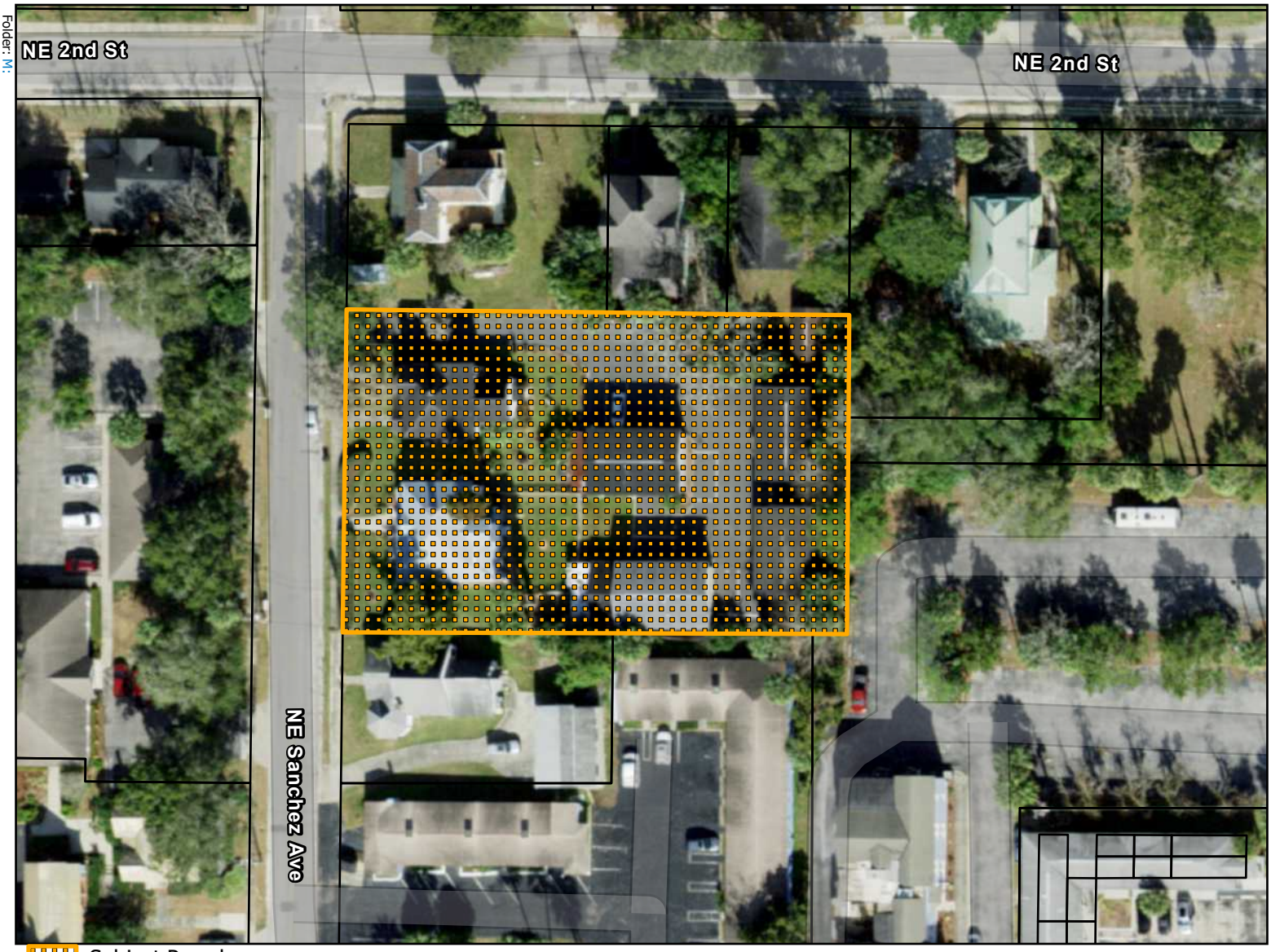
AERIAL MAP



Case Number: CRA26-0014

Property Size: Approximately 0.77 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0014\



Subject Parcel
Parcels

0 75 150 300 Feet

N

OCALA

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Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

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

ECONOMIC DEVELOPMENT DIVISION RECEIVED:
MAR 23 2026
STAFF DELIVERED BY: Sarah Andre drop off

DATE SUBMITTED: 3/23/2026

GRANT ID: (STAFF ONLY) CRA26-0014

☒ 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 FRAMWORK 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 your resided at the home? _____ What is the size of your household? _____

GRANT ID: CRA26-0014

6. PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Painting 103 & 107	High Quote 1: $17,500.-	Low Quote 1: $10,500.-
Work Item 2 Painting 111, 113, 115 & 117	High Quote 2: $22,878.40	Low Quote 2: $12,900.-
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: $40,378.40	Total: $23,400.00

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: May 20, 2026

Estimated 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 INFORMATION

USE 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 Tuscawilla 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: CRA26-0014

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, Jonathan Tomhave, property owner/authorized representative of the property at 163 N.E. Sanchez Parcel 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: Jonathan DATE: 3 March 2026	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 _____

GRANT ID: CRA26-001A

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

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0014
Address: 103, 107, 111, 113, 115, 117
CRA subarea: East Ocala

No.	Eligible work item	High Quote	Low Quote
1	Painting for 111, 113, 115, and 117	$ 17,300.00	$ 12,900.00
2	Painting for 103 and 107	$ 16,600.00	$ 10,500.00
	Total	**$ 33,900.00**	**$ 23,400.00**
	Maximum CRA grant that can be awarded based on 75% match not to exceed		**$17,550.00**

Before Photos



103 NE Sanchez Avenue facing west



103 NE Sanchez Avenue facing south

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



103 NE Sanchez Avenue facing east



103 NE Sanchez Avenue facing north



107 NE Sanchez Avenue facing west



107 NE Sanchez Avenue facing south

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



107 NE Sanchez Avenue facing east



103 NE Sanchez Avenue facing north



111 NE Sanchez Avenue facing south



111 NE Sanchez Avenue facing west

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



113 NE Sanchez Avenue facing east



115 NE Sanchez Avenue facing east

CRA26-0014
103, 107, 111, 113, 115, 117 NE Sanchez Avenue



115 NE Sanchez Avenue facing west



117 NE Sanchez Avenue facing south

Marion County Property Appraiser Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2820-046-006

GOOGLE Street View

Prime Key: 1220505 | MAP IT+ | Current as of 5/20/2026

Property Information

M.S.T.U.
PC: 08

WINTERHURST PROPERTIES LLC
3390 7TH AVE NW
NAPLES FL 34120-1604

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

Acres: .77

More Situs
Situs: 103 NE SANCHEZ AVE OCALA

2025 Certified Value

Land Just Value	$201,246
Buildings	$587,079
Miscellaneous	$7,263
Total Just Value	$795,588
Total Assessed Value	$795,588
Exemptions	$0
Total Taxable	$795,588

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$201,246	$587,079	$7,263	$795,588	$795,588	$0	$795,588
2024	$201,246	$588,877	$7,263	$797,386	$554,371	$0	$554,371
2023	$150,934	$495,719	$7,263	$653,916	$503,974	$0	$503,974

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8357/0342	06/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$715,000
5995/1413	02/2014	57 TRANSFER FROM BANK	8 ALLOCATED	U	I	$418,000
5922/0068	09/2013	56 TRANSFER TO BANK	8 ALLOCATED	U	I	$186,100
2612/0744	02/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$189,000
2435/1452	11/1997	61 FJDGMNT	0	U	I	$100
1887/1341	12/1992	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	$101,750
1632/1913	01/1990	07 WARRANTY	9 UNVERIFIED	U	I	$100
1112/1923	04/1982	05 QUIT CLAIM	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004

CALDWELLS ADD OCALA
W 1/2 OF LOT 46
EXC 87 2/3RD FT N & S BY 150 FT E & W IN NW COR OF W 1/2 OF LOT 46 &
EXC 55 FT E & W BY 112 FT N & S IN NE COR OF W 1/2 OF LOT 46 &
EXC COM AT NW COR OF W 1/2 OF LOT 46 TH E 150 FT TO POB TH S 112 FT
TH E 18 FT TH N 112 FT TH TH W 18 FT TO POB

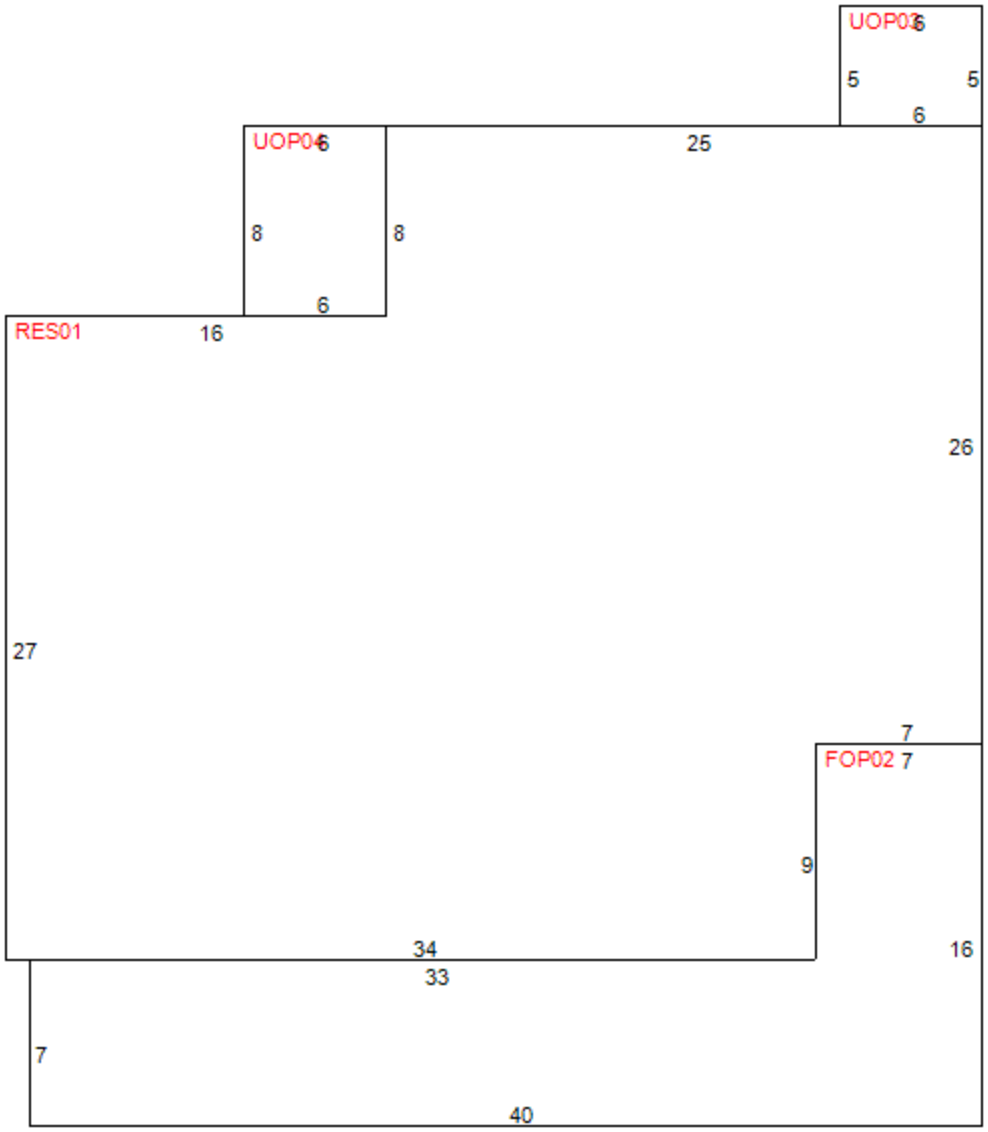
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	0100	.0	.0	R3	33,541.00	SF						

Neighborhood 9976
Mkt: 2 70

Traverse

Building 1 of 6
RES01=L7D9L34U27R16U8R25D26.
FOP02=L7D9L33D7R40U16.U26
UOP03=L6U5R6D5.L25
UOP04=L6D8R6U8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	3
Quality Grade	600 - AVERAGE
Inspected on	4/29/2022 by 233

Year Built 1910
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 152

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.88	1910	N	0 %	0 %	1,244	2,339
FOP	0201	- NO EXTERIOR	1.00	1910	N	0 %	0 %	343	343
UOP	0301	- NO EXTERIOR	1.00	1910	N	0 %	0 %	30	30
UOP	0401	- NO EXTERIOR	1.00	1910	N	0 %	0 %	48	48

Section: 1

Roof Style: 12 HIP
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

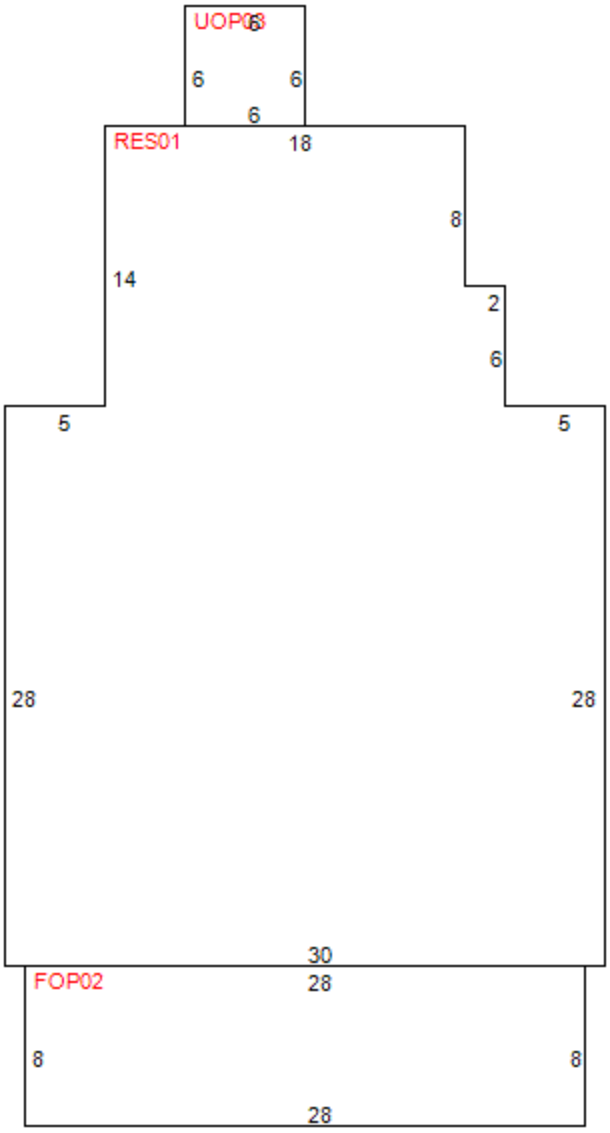
Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 2 of 6
RES01=R30U28L5U6L2U8L18D14L5D28.R1
FOP02=R28D8L28U8.U42R8
UOP03=U6R6D6L6.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	3
Quality Grade	600 - AVERAGE
Inspected on	4/29/2022 by 233

Year Built 1915
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 144

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	26 - SIDING-NO SHTG	1.89	1915	N	0 %	0 %	1,104	2,087
FOP 02	01 - NO EXTERIOR	1.00	1915	N	0 %	0 %	224	224
UOP 03	01 - NO EXTERIOR	1.00	1915	N	0 %	0 %	36	36

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

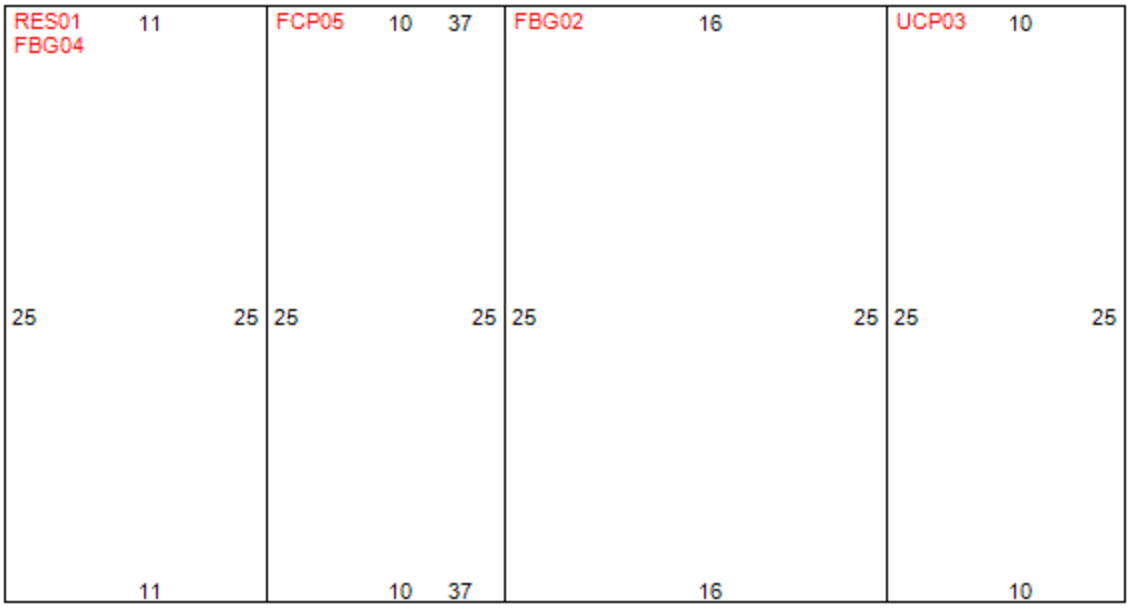
Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 4
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 3 of 6
RES01=L37U25R37D25.
FBG02=L16U25R16D25.
UCP03=R10U25L10D25.L26
FBG04=L11U25R11D25.
FCP05=R10U25L10D25.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 4/29/2022 by 233

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127	MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 0224	CONC BLK-PAINT	1.00	1974	N	0 %	0 %	400	400

UCP 0301 - NO EXTERIOR	1.00	1990	N	0 %	0 %		250	250
FBG 0424 - CONC BLK-PAINT	1.00	1974	N	0 %	0 %		275	275
FCP 0501 - NO EXTERIOR	1.00	1974	N	0 %	0 %		250	250

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

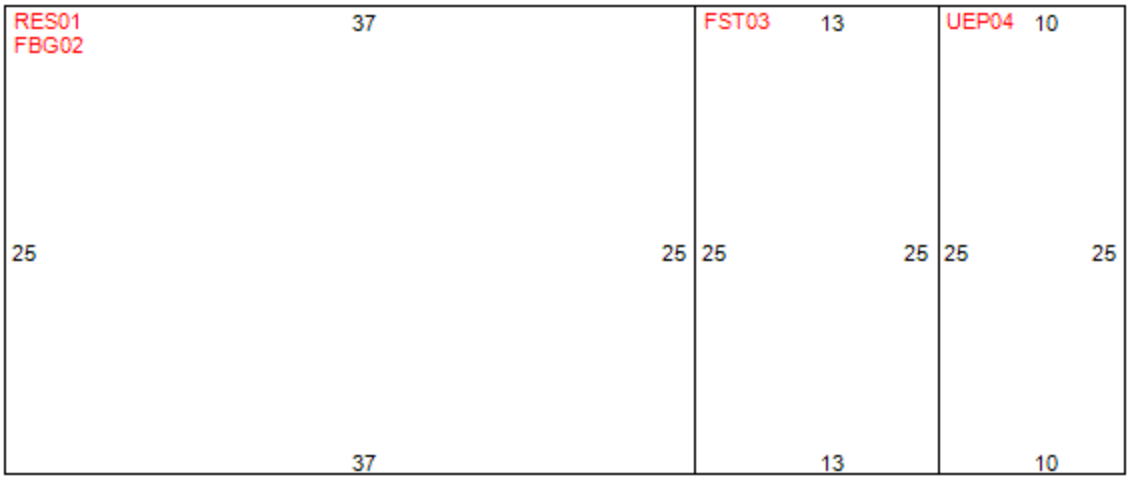
Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 4 of 6
RES01=L37U25R37D25.
FBG02=L37U25R37D25.
FST03=R13U25L13D25.R13
UEP04=R10U25L10D25.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	**Year Built**	1974
Effective Age	7 - 30-34 YRS	**Physical Deterioration**	0%
Condition	3	**Obsolescence: Functional**	0%
Quality Grade	400 - FAIR	**Obsolescence: Locational**	0%
Inspected on	4/29/2022 by 233	**Architecture**	0 - STANDARD SFR
		Base Perimeter	124

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	27 - MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG	02	24 - CONC BLK-PAINT	1.00	1974	N	0 %	0 %	925	925
FST	03	24 - CONC BLK-PAINT	1.00	1974	N	0 %	0 %	325	325
UEP	04	26 - SIDING-NO SHTG	1.00	1974	N	0 %	0 %	250	250

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 5 of 6
RES01=L37U25R37D25.
FBG02=L37U25R37D25.
FST03=R13U25L13D25.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	3
Quality Grade	400 - FAIR
Inspected on	4/29/2022 by 233

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127	- MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 0224	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	925	925
FST 0324	- CONC BLK-PAINT	1.00	1974	N	0 %	0 %	325	325

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

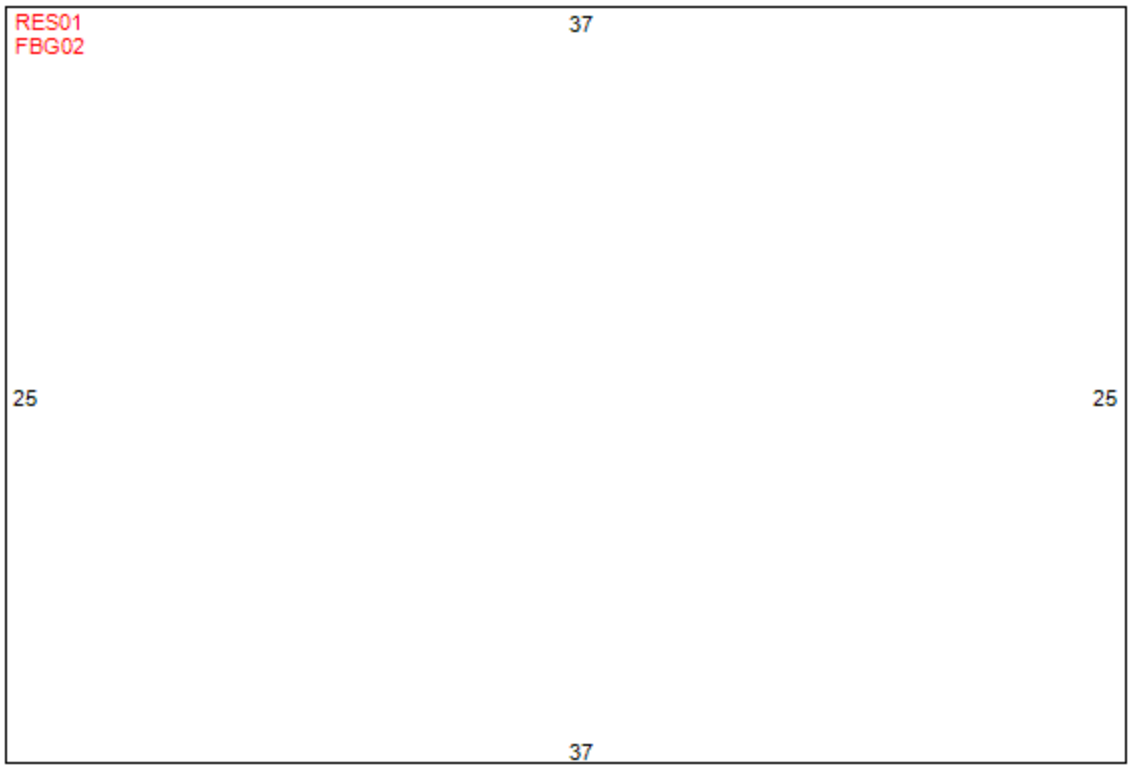
Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 6 of 6
RES01=L37U25R37D25.
FBG02=L37U25R37D25.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	3
Quality Grade	400 - FAIR
Inspected on	4/29/2022 by 233

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	27 - MASONITE	1.00	1974	N	0 %	0 %	925	925
FBG 02	24 - CONC BLK-PAINT	1.00	1974	N	0 %	0 %	925	925

Section: 1

Roof Style: 10 GABLE	**Floor Finish:** 24 CARPET	**Bedrooms:** 2	**Blt-In Kitchen:** Y
Roof Cover: 08 FBRGLASS SHNGL	**Wall Finish:** 16 DRYWALL-PAINT	**4 Fixture Baths:** 0	**Dishwasher:** N

Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	7,560.00	SF	5	1990	3	0.0	0.0
159 PAV CONCRETE	1,066.00	SF	20	1974	3	0.0	0.0
105 FENCE CHAIN LK	270.00	LF	20	1985	3	0.0	0.0
114 FENCE BOARD	120.00	LF	10	2001	4	0.0	0.0
111 FENCE WOOD	120.00	LF	10	2001	3	0.0	0.0

Appraiser Notes

BLDG01= 103 NE SANCHEZ SFR (RENTED) RENOVATED
BLDG02= 107 NE SANCHEZ SFR (RENTED) RENOVATED
BLDG03= 117 NE SANCHEZ APARTMENT
BLDG04= 111 NE SANCHEZ APARTMENT
BLDG05= 113 NE SANCHEZ APARTMENT
BLDG06= 115 NE SANCHEZ APARTMENT
TOTAL 6 UNITS = 4 APT RENTALS + 2 HOUSES

INTERIOR INFORMATION ESTIMATED UPI

OR BOOK 5995-1415

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE24-0065	6/18/2024	6/20/2024	REISSUE PARKING LOT
BLD24-0949	4/29/2024	-	CMCAPITAL REROOF 117
BLD24-0951	4/29/2024	-	CM CAPITAL REOOF 107
BLD24-0952	4/29/2024	-	CM CAPITAL REROOF 115
BLD24-0953	4/29/2024	-	CM CAPITAL REROOF 111
SITE21-0019	2/24/2021	-	CM HOLDINGS/PARKING LOT
BLD20-0418	2/28/2020	3/24/2020	CM CAPITAL HOLDINGS/REPAIR FIRE DAMAGE
OC00777	5/1/1999	-	RSRA
OC02022	12/1/1992	-	ROOF

Tax Roll Property Summary

Tax Roll Property Summary

Help

Account Number	R2820-046-006	**Type**	REAL ESTATE	Request Future E-Bill
Address	103 NE SANCHEZ AVE OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	9976	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	CER	2011-00012561-00	REDEEMED	03/2012	7,392.31		Certificate
2011	R	2011 R2820-046-006	PAID	02/2012	6,665.37		Tax Bill
2012	R	2012 R2820-046-006	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00012748-00	REDEEMED	09/2013	7,044.42		Certificate
2013	R	2013 R2820-046-006	PAID	11/2013	5,451.61		Tax Bill
2014	R	2014 R2820-046-006	PAID	12/2014	5,337.48		Tax Bill
2015	R	2015 R2820-046-006	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00012979-00	REDEEMED	07/2016	7,126.99		Certificate
2016	R	2016 R2820-046-006	CER SOLD	06/2017			Tax Bill
2016	CER	2017-00012814-00	REDEEMED	04/2018	7,272.49		Certificate
2017	R	2017 R2820-046-006	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00012435-00	REDEEMED	01/2019	7,667.80		Certificate
2018	R	2018 R2820-046-006	PAID	04/2019	6,925.09		Tax Bill
2019	R	2019 R2820-046-006	PAID	12/2019	7,090.61		Tax Bill
2020	R	2020 R2820-046-006	CER SOLD	06/2021			Tax Bill
2020	CER	2021-00011561-00	REDEEMED	07/2021	8,609.05		Certificate
2021	R	2021 R2820-046-006	CER SOLD	06/2022			Tax Bill
2021	CER	2022-00011908-00	REDEEMED	08/2022	11,115.96		Certificate
2022	R	2022 R2820-046-006	CER SOLD	06/2023			Tax Bill
2022	CER	2023-00011835-00	REDEEMED	09/2023	10,518.57		Certificate
2023	R	2023 R2820-046-006	CER SOLD	06/2024			Tax Bill
2023	CER	2024-00012029-00	REDEEMED	07/2024	13,245.03		Certificate
2024	R	2024 R2820-046-006	CER SOLD	06/2025			Tax Bill
2024	CER	2025-00012018-00	REDEEMED	03/2026	14,846.50		Certificate
2025	R	2025 R2820-046-006	PAID	03/2026	15,312.20		Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-046-006	Tax Bill

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E	WINTERHURST PROPERTIES LLC
PAGE 004 CALDWELLS ADD OCALA W	3390 7TH AVE NW

1/2 OF LOT 46 EXC 87 2/3RD FT N	NAPLES FL 34120-1604
& S BY 150 FT E & W IN NW COR OF	
W 1/2 OF LOT 46 & EXC 55 FT E &	
W BY 112 FT N & S IN NE COR OF	

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	795,588	TAXES	13,634.00
TAXABLE	795,588	SP. ASMT	1,678.20

MAR 31 2026	APR 30 2026	MAY 31 2026	CERTIFIED	FUNDS	PAST DUE ON
15,312.20	15,771.57	15,777.47	AFTER	APRIL 30 2026	APR 1 2026

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
03/03/2026	121 2025 0005888.0001	Full	Pmt Posted	$.00	$.00	$15,312.20

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

SunBiz Entity Information

Detail by Entity Name

Florida Limited Liability Company
WINTERHURST PROPERTIES LLC

Filing Information

Document Number	L22000298505
FEI/EIN Number	N/A
Date Filed	07/05/2022
Effective Date	07/01/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/29/2024

Principal Address

3895 SE 51st Court
OCALA, FL 34480

Changed: 04/05/2025

Mailing Address

3895 SE 51st Court
OCALA, FL 34480

Changed: 04/05/2025

Registered Agent Name & Address

TOMHAVE, JONATHAN
3895 SE 51st Court
OCALA, FL 34480

Name Changed: 03/29/2024

Address Changed: 04/05/2025

Authorized Person(s) Detail

Name & Address

Title MGR

TOMHAVE, JONATHAN
3895 SE 51st Court
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2023	03/29/2024
2024	03/29/2024
2025	04/05/2025

Document Images

04/05/2025 -- ANNUAL REPORT	View image in PDF format
03/29/2024 -- REINSTATEMENT	View image in PDF format
07/05/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Warranty Deed

Prepared by and return to:
Colleen Nostrand
Signature Title & Escrow Services, LLC
1920 Southwest 12th Avenue
Ocala, FL 34471
(352) 390-6233
File No 2024-4480

Parcel Identification No: 2820-046-006

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **25th day of June, 2024** between **CM Capital Holdings, LLC, a Florida Limited Liability Company**, whose post office address is **2050 East Silver Springs Boulevard, Ocala, FL 34470**, Grantor, to **Winterhurst Properties LLC, a Florida Limited Liability Company**, whose post office address is **3390 7th Avenue Northwest, Naples, FL 34120,** Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

THE WEST 1/2 OF LOT 46, CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 4 AND IN DEED BOOK "K", PAGE 741, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT HOWEVER 87 2/3 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, IN THE NORTHWEST CORNER OF SAID WEST 1/2 OF LOT 46; AND ALSO EXCEPT 55 FEET EAST AND WEST BY 112 FEET NORTH AND SOUTH IN THE NORTHEAST CORNER OF SAID WEST 1/2 OF SAID LOT 46.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF LOT 46; THENCE EAST 150 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THENCE SOUTH 112 FEET; THENCE EAST 18 FEET; THENCE NORTH 112 FEET; THENCE WEST 18 FEET TO THE POINT OF BEGINNING.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024083120 BK 8357 Pgs 0342-0343 06/25/2024 03:43:28 PM
REC FEE 18.50 INDEX DEED DOC 5,005.00

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature
Print Name: COLLEEN NOSTRAND
Address: 1920 SW 12th AVE
OCALA FL 34471

Witness #2 Signature
Print Name: ALYSSA SPEIGHT
Address: 1920 SW 12th AVE
OCALA FL 34471

CM Capital Holdings, LLC, a Florida Limited Liability Company

By: George Mathis, its Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 25 day of JUNE, 2024 by **George Mathis, the Manager of CM Capital Holdings, LLC, a Florida Limited Liability Company**.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Colleen J Nostrand
My Commission
HH 203083
Exp.11/29/2025

Personally known: X
OR Produced Identification:

Type of Identification Produced:

(SEAL)

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024083120 OR BK 8357 PG 343 Pgs 0342-0343 06/25/2024 03:43:28 PM

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 2025*	
Purpose	
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.	
Plan Consistency	
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.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	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.
Eligible applicant	Property Owner or joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).

File #: 2026-1699 Agenda Item #: 5f.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 703 East Fort King Street, in an amount not to exceed $6,874

BACKGROUND:

Program Objective:
The East Ocala Community Redevelopment Area (CRA) Commercial Property Improvement Grant supports façade modernization, signage, awnings, ADA compliance, and other exterior improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information:
This property is a commercial building constructed in 1946. It has a taxable value of $103,802 and is situated on a 0.18-acre lot. Evolutions Salon, a commercial business, occupies this property. The property is located within the East Ocala CRA and the Ocala Historic District.

Project Summary:

Grant ID: CRA26-0015
Applicant: Brian Kuhn
Address: 703 East Fort King Street
Parcel ID: 2820-000-009
Scope of Work: The proposed project involves resurfacing and repairing the existing parking lot, including asphalt overlay and restriping, and repainting the exterior of the commercial building.
High Quotes: $22,500
Low Quotes: $11,455.95
Recommended Grant Amount: Not to exceed $6,874

Maximum Grant Amount: $50,000, covering up to 60 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review:
Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

The property is also located within the Ocala Historic District and is eligible for the Historic Building Improvement Grant. The applicant elected to apply to the Commercial Property Improvement Grant Program, which covers parking lot improvements. A Certificate of Appropriateness (COA26-0038) was approved for the resurfacing and repair of the driveway associated with this project.

Bid Review:
Staff reviewed the submitted contractor estimates for the proposed parking lot and exterior painting improvements. For the parking lot improvements, the submitted estimates ranged from $6,700 to $15,000. Both contractors proposed repair of deteriorated pavement areas, installation of a new asphalt overlay across the parking area, and restriping of pavement markings upon completion. While the estimates vary in cost and the level of detail provided regarding repair methods and pavement specifications, each addresses the same overall project objective of rehabilitating the existing parking lot. Staff finds the submitted estimates sufficiently comparable and confirms that the proposed work is consistent with the scope described in the application.

The exterior painting estimates ranged from $4,755.95 to $7,500. While the estimates vary in cost and level of detail, both contractors proposed preparation and repainting of the building exterior. Staff finds the submitted estimates sufficiently comparable and confirms that the proposed work is consistent with the scope described in the application.

Site Visit Review:
Staff completed a site visit on June 3, 2026, and confirmed the scope and quotes. Staff observed deteriorated pavement conditions within the parking area, including surface wear and areas requiring repair. Staff also observed deterioration of the exterior paint finish, including fading and weathering. The proposed asphalt overlay, restriping, and exterior repainting will improve the property's appearance, functionality, and long-term maintenance while enhancing the visual quality of the Fort King Street corridor within the East Ocala CRA. The property is a contributing historic structure within the Ocala Historic District. The proposed improvements represent reinvestment in an aging commercial property and support continued occupancy and preservation of the structure.

CRA Plan Compliance:
The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation:
CRA26-0015 was presented to the East Ocala CRA Advisory Committee on June 24, 2026. The Committee recommended approval of the application.

Staff Recommendation:
Staff recommends approval. Refer to the attached maps - CRA26-0015, staff supporting documents - CRA26-0015, the grant framework, and application packet - CRA26-0015.

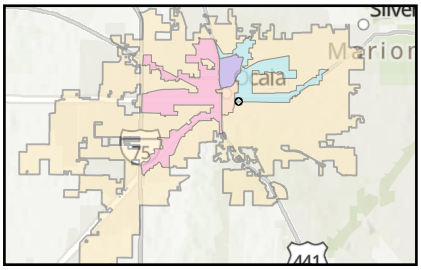
FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
- Approve
- Approve with Changes
- Table
- Deny

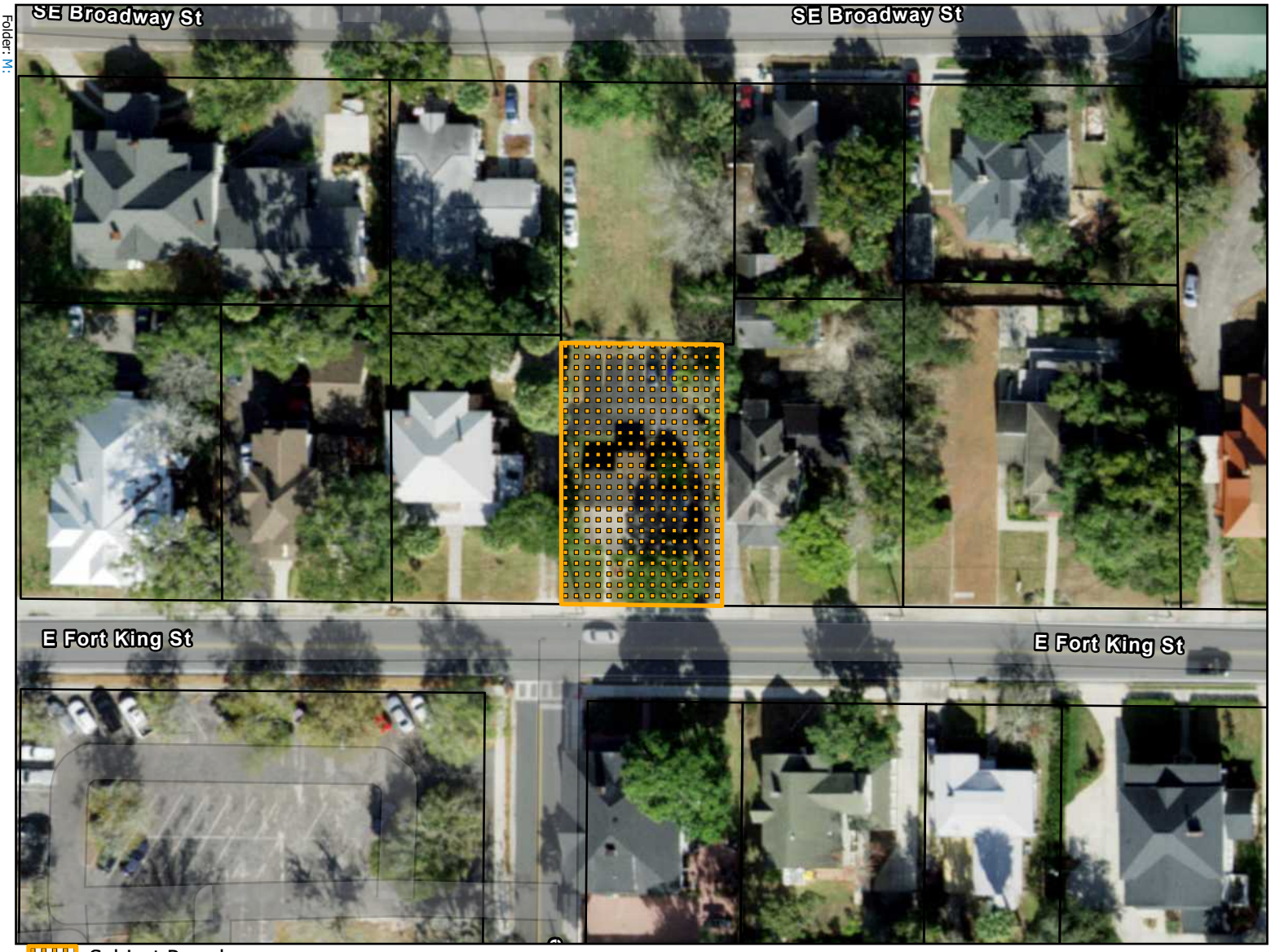
AERIAL MAP



Case Number: CRA26-0015

Property Size: Approximately 0.18 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

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Subject Parcel
Parcels

0 75 150 300 Feet

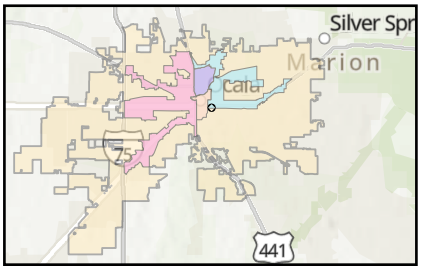
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OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

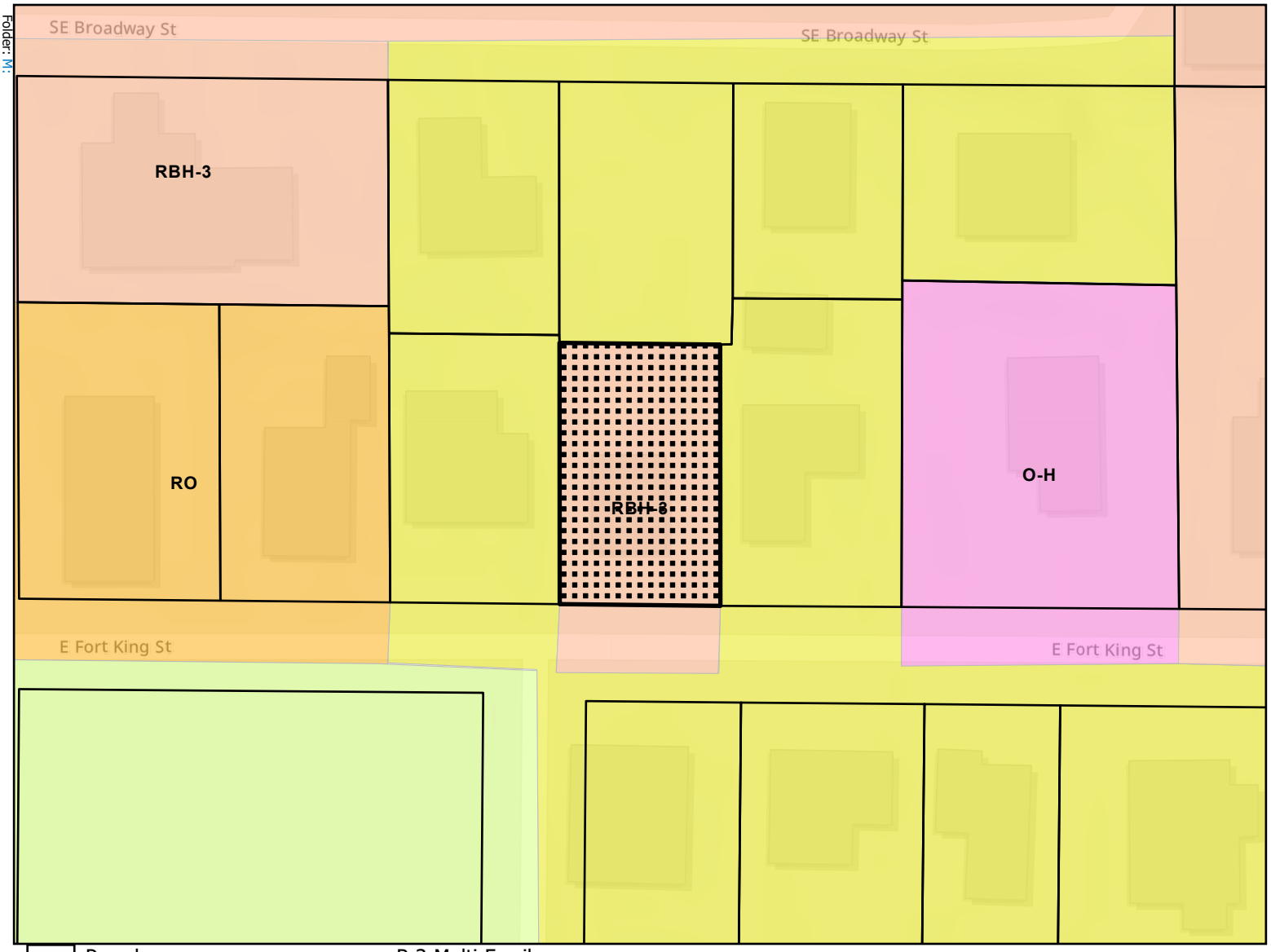
Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

CASE MAP



Case Number: CRA26-0015

Property Size: Approximately 0.18 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0015\

Parcels
B-2: Community Business
INST: Institutional
O-H: Office Historic
R-3:Multi-Family Residential
RBH-3:Residential Business Historic-3
RO:Residential Office
Subject Parcel

0 75 150 300 Feet

N

OCALA

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Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

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

ECONOMIC DEVELOPMENT DIVISION
RECEIVED:
MAR 03 2026
STAFF:
DELIVERED BY:

DATE SUBMITTED: 3/3/26

GRANT ID: (STAFF ONLY) CRA26-0015

☐ RESIDENTIAL
☒ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name: Brian Kuhn
Property Owner Mailing Address: 703 E Fort King St
E-mail: Kuhn kool@Yahoo.com Phone No.: 352 427 7199
Authorized Representative *(If different from property owner)*:
E-mail: Phone No.:

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name: Evolutions
Type of Business: Hair Salon
Business Address: 703 E Fort King St
Business E-mail: Evolutions703@Yahoo.com Business Phone No.: 352-427-7199
Primary Contact *(If different from applicant)*:
How long has the business been at its current location? January 2 1996
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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address
Parcel ID 2320-000-009
Current Use of Property: Hair Salon
Proposed Use: Hair Salon
Proposed Scope of Work *(Attach additional sheets if needed)*:
1. Re surface & Repair current parking & Driveway.
2 Reprint the Exterior of the Building

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*:
Safety Improve of property

RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☐ No
Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home?
What is the size of your household?

GRANT ID: CRA22-0015

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Repaving of parking lot	High Quote 1: 12,500.00	Low Quote 1: 6,700.00
Work Item 2 Repaint Exterior of Building	High Quote 2: 7,500.00	Low Quote 2: 4755.92
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: _____	Total: _____

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: Upon Approval

Estimated Time For Completion *(Weeks/Months)*: 3 months

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 INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID CRA26-005

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: 3.3.2026

Signature (Staff Member): [signature]

Bids

Pavement Maintenance Proposal

Evolutions

Brian Kuhn

Project:

Evolutions I Rep: Jess E
703 E Fort King St
Ocala, FL 34471



Jeff Livingston
Owner

Service Provider Information

Company Info



NATIONWIDE PAVING LLC
5901 SOUTH PINE AVENUE
Ocala, Florida 34480

P: 352-355-2532
http://www.nationwidepavingusa.com

Contact Person

Jeff Livingston
Owner
NATIONWIDEPAVINGUS@GMAIL.COM
Cell: 352-355-2532
Office 352-355-2532

About Us

Please find the enclosed proposal and do not hesitate to call us with any questions.

Contract and Financial Information:

CONTACT:
JEFF LIVINGSTON
OWNER - OPERATOR
jlivingston@nationwidepavingusa.com
352-355-2532



Asphalt Excavation Repair

1. The area under consideration for pavement repair comprises 137 square feet of deteriorated pavement.
2. There exist approx 8 areas of repair located throught the area.
3. All repairs will be shaped symmetrically where possible.
4. The service provider will cut a perimeter and excavate repair area to a depth of 2 Inches. The service provider will remove all materials from site.
5. Next the service provider will compact base and then install inches of compacted thickness base asphalt and compact.
6. The service provider then will install 2 inches compacted thickness surface asphalt.
7. **Edge Sealing:** Upon completion of all patching, the service provider will seal the edge of the new patch and the adjacent pavement surface with joint sealant.
8. All areas will be barricaded during and after the repair process.

Total Price: $2,500.00

Sealcoating

1. The area under consideration comprises approx. **2900 square feet**.
2. The service provider will complete this project in **1 trip(s).**
3. To complete this project with minimal disruption to your operation, the service provider has included the work to be complete on a **Weekend**.
4. The service provider will barricade all areas where they will be working.
5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place. See the attached Owner's Responsibility & Conditions page.
6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface.
7. **Oil Spots** will be wire broomed and treated with Petro Seal to help prevent oil & gas bleeding up through the freshly applied sealant.
8. **Sealant Material:** The service provider will install ***2 coats*** of pavement sealer as per the attached manufactures specification link.
9. The service provider will install your sealant by broom and spray application.
10. **Additive:** The service provider will be using silica sand along with 2% polymer latex additive as per the manufacturers specification. This will [add benefit of additive here]
11. This process will carry a (1) year warranty.

Total Price: $2,000.00

Line Striping

1. The service provider will restripe the parking lot area as per the existing layout.
2. All work will be performed so that there is minimal interruption to your facility.
3. If sealcoating, the service provider will stripe parking area after the sealcoating material has cured.

Total Price: $700.00

Crack Sealing Hot Rubberized

1. The area under consideration for hot pour crack sealing comprises approx.220 Lineal Feet of cracks to be sealed.
2. Crack Sealing shall be limited to 1/4" to 1" in width only.
3. Clean all dirt, loose gravel and weeds from cracks in preparation to apply a hot-rubberized non-tracking sealant
4. There will be a slightly elevated band not to exceed 3" in width on the pavement of the sealed crack.
5. All work areas will be barricaded at the time of crack sealing.
6. Based on the situation, the service provider may lightly sprinkle sand on top of the crack sealant to prevent tracking when areas required to be open to foot traffic.

Total Price: $500.00

New Asphalt Pavement I Overlay

Optional Service

1. The area under consideration for new asphalt surface comprises approx. 2900 square feet.
2. All areas will be barricaded before, during and after this project.
3. In order to make sure that the new surface meets existing surfaces flush, the service provider will remove existing pavement where it meets utility lids, concrete aprons, dumpster pads etc to create the smoothest transition possible.
4. All surfaces to be paved will be cleaned of all loose materials.
5. **PrePave Leveling**: The service provider will level low and depressed areas by installing **tons** of asphalt leveling surface. This is a very important process that will enable minimization of standing water.
6. **Parking Blocks:** This proposal includes the setting aside and replacing 0 parking blocks/chalks. The service provider will do everything possible not to damage any parking block, however if they are currently damaged moving them will cause possible future damage, of which will be an additional charge.
7. The service provider will machine install 2 inches of compacted thickness surface asphalt, with all work being completed in 1 trip(s). ***Vital to note that all work specified is the final depth, not the depth prior to compaction.***

Total Price: $11,600.00

Line Striping if Paving

Optional Service

1. The service provider will restripe the parking lot area as per the existing layout.
2. All work will be performed so that there is minimal interruption to your facility.
3. If sealcoating, the service provider will stripe parking area after the sealcoating material has cured.

Total Price: $900.00

Image



Notes:

Image



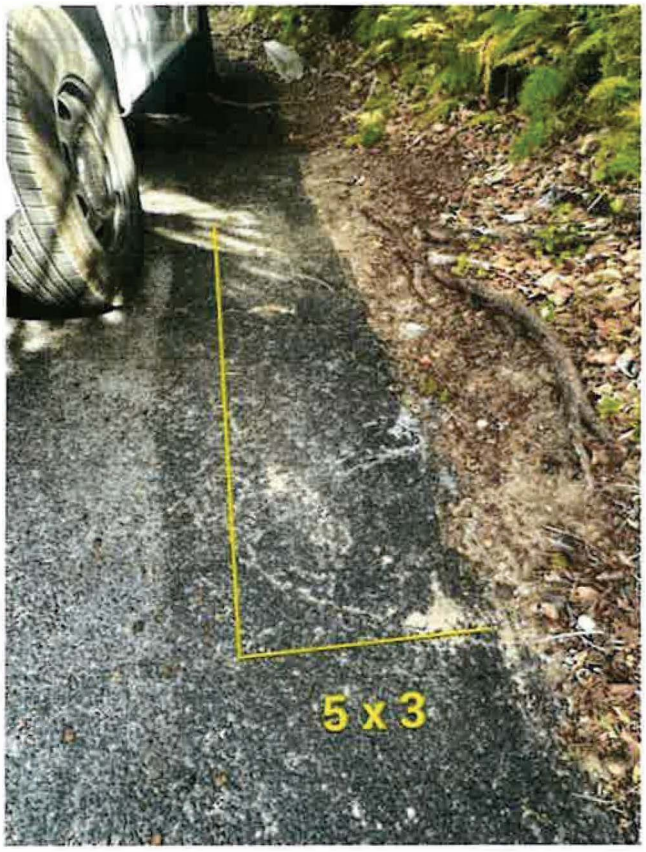
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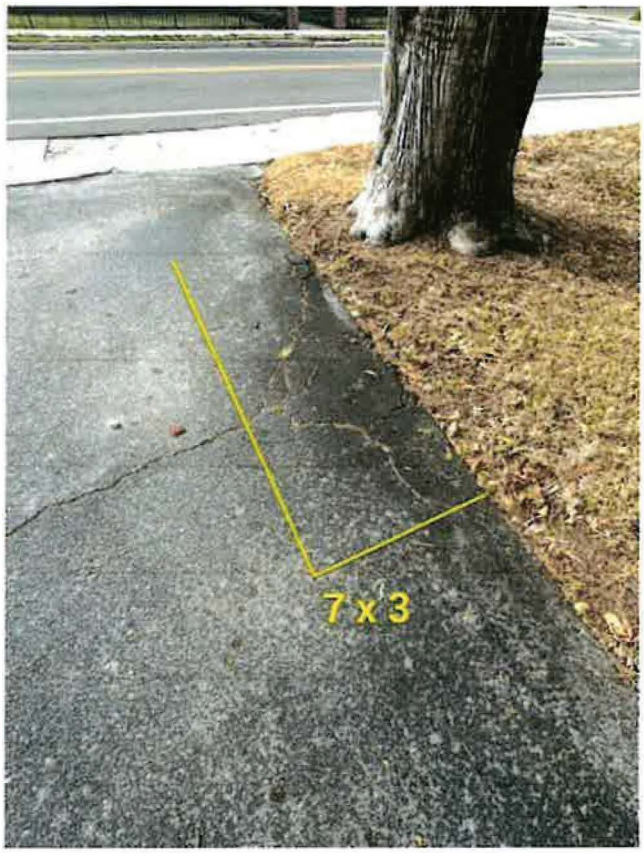
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Price Breakdown: Evolutions I Rep: Jess E



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on February 10, 2026. **Job Number:** 2419

Item	Description	Map Area		Cost
1.	Asphalt Excavation Repair	137		$2,500.00
2.	Sealcoating	2900		$2,000.00
3.	Line Striping			$700.00
4.	Crack Sealing Hot Rubberized	220 LF		$500.00
			Total:	**$5,700.00**

Optional Services:

Item	Description	Map Area	Cost
1.	New Asphalt Pavement I Overlay	2900	$11,600.00
2.	Line Striping if Paving		$900.00

Authorization to Proceed & Contract

By signing and returning this contract, the customer authorizes work to proceed as stated.

The service provider understands that if any additional work is required different than stated in the this proposal/contract, a revised contract or change order will be signed.

Please see all attachments for special conditions that may pertain to aspects of this project.

Acceptance

We agree to pay the total sum or balance in full 1 days after the completion of work.

All contracts require a 10% deposit for mobilization.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Invoices will be delivered via email to the billing email address shown below upon project completion.

Customer billing (accounts payable) email address _____

The invoice email will contain easy online payment options. Please select your payment method:

Credit Card* [ ]

Debit Card [ ]

ACH Bank Transfer [ ]

Wire Transfer [ ]

Paper Check [ ]

*All credit card payments are subject to a fee of 3.5%

Date: _____

_____

Brian Kuhn
Evolutions
703 E Fort King St
Ocala, FL 34471
kuhnkool@yahoo.com
C: 352-427-7199

_____

Jeff Livingston I Owner
NATIONWIDE PAVING LLC
5901 SOUTH PINE AVENUE
Ocala, Florida 34480
E: NATIONWIDEPAVINGUS@GMAIL.COM
C: 352-355-2532
P: 352-355-2532
http://www.nationwidepavingusa.com

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

COI

Nationwide at a glance

Sunbiz

Proposal



O'Neal Paving & Grading LLC
4697 SW 129th Ct
Ocala, FL 34481
(352) 355-6006

0058

PROPOSAL SUBMITTED TO Brian Kuhn	PHONE (352)427-7199	DATE 2/23/26
STREET 703 E Fort King St	JOB NAME	
CITY, STATE and ZIP CODE Ocala, FL	JOB LOCATION	
ARCHITECT / DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Over-lay existing asphalt parking Approx. 2,985 sq ft

-Saw-cut & repair damaged areas of asphalt; Clean & prep asphalt surface

-Apply tack-coat to promote adhesion between layers

-Install 1.5" of compacted 9.5 super-pave asphalt mix

-Compact using vibratory roller

-Lay-out & repaint pavement markings Total:$6,700

Patch & seal-coat existing asphalt Approx. 2,985 sq ft

-Saw-cut & remove areas of damaged asphalt;

-Replace using 1.5" of compacted 9.5 super-pave asphalt mix

-Clean & prep existing asphalt surface

-Apply coal-tar seal-master sealer to the prepared area of 2,985 sq ft

-Repaint existing asphalt markings Total:$2,800

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

_____ dollars ($ _____).

Payment to be made as follows:

50% down-payment upon mobilization of equipment; Remaining balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Johnsons Painting Services, Inc.

Commercial & Residential
Phone#: 352-843-9585
Email: johnsonspainting55@gmail.com

Job Proposal:

We hereby propose to supply the material and provide the labor necessary for the completion of the project

Brian Kuhn 2/10/26
703 Evolutions East Ft. King St

Scope of work :
Pressure wash home and all paintable surfaces
caulk any areas necessary
Paint body trim and doors of business
Paint soffit and fascia

Total : $ 7,500.00

* 50% of proposal due prior to commencement of work (purchase materials .....etc) remaining 50% due upon completion

Download Proposal

Proposal

PENDING

Premium Painting
3101 SW 34TH AVE #905-201, Ocala, Florida 34474
(352) 888-4989

Contact
Brian Kuhn
703 E Fort King St, Ocala, FL, 34471
kuhnkool@yahoo.com
(352) 427-7199

Job Address
703 E Fort King St, Ocala, FL, 34471

Proposal #
2468174

Date
2/10/2026

Exterior Preparation & Scope of Work

Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting project. Please review this document carefully, as it sets forth the steps we will take and outlines the limitations of our services.

1. **Initial Exterior Assessment**
   Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and other relevant areas. This assessment is visual only and aims to identify obvious issues that may require preparatory work. Hidden or latent issues may not be detected during this assessment and will only become apparent during the preparation process. Any additional work required due to such issues will be communicated to the customer and may incur additional charges.

2. **Pressure Washing or Soft Washing**
   We will arrange for the exterior surfaces to be thoroughly cleaned by a trusted, licensed, professional subcontractor who will be using either a pressure washer or a soft washing system, depending on the surface and its condition. This process removes dirt, mildew, algae, and loose paint to provide a sound surface for painting. The cost of cleaning is covered in the painting scope of work and covers any surfaces directly related to the painting scope of work. If customers wish to have additional areas or accessory items cleaned, they may hire the cleaning contractor separately for those services at their own expense. Any damage resulting from the cleaning process is the sole responsibility of the subcontractor.

3. **Surface Repairs**
   Visible damaged areas, such as cracks or ho[illegible] will be repaired and patched using suitable m[illegible]ials. Rotting wood or structural issues must be addressed before painting begins. If wood rot or structural issues are identified, we will recommend a licensed handyman to complete the repairs. You, the customer, are free to hire a handyman or a carpenter at your own expense to address all wood-rot prior to the start of the painting project. These repairs are not included in our quote and will be billed separately by the handyman. We are not liable for delays caused by necessary repairs.

4. **Scraping and Sanding**
   Loose and peeling paint will be scraped and sanded to create a smooth and even surface. This process will be done as necessary to the best of our ability, but customers should be aware that imperfections in older surfaces may remain visible even after preparation.

5. **Caulking and Sealing**
   Fresh caulk will be applied around windows, doors, and gaps to ensure a weather-tight seal. On stucco surfaces, elastomeric stucco patch will be applied to visible cracks. This process does not guarantee complete elimination of future cracking, as structural or environmental factors may cause new cracks to develop.

6. **Primer Application**
   A high-quality primer, such as Loxon conditioner recommended by the paint manufacturer, will be applied to prepared surfaces as needed. This primer enhances paint adhesion and is necessary to meet paint warranty requirements.

7. **Warranty Facilitation**
   If the paint fails due to manufacturer defects, we will facilitate the warranty process by coordinating with a Sherwin-Williams representative to inspect the issue and provide guidance on resolution.

8. **Masking and Protection**
   Non-paintable areas, such as windows, fixtures, landscaping, and other surfaces, will be carefully masked and covered with plastic and drop cloths to the best of our ability. Customers are encouraged to remove fragile or valuable items from the work area prior to project commencement including vehicles.

9. **Color Confirmation**
   It is the customer's responsibility to ensure paint colors are submitted prior to the project start date to Premium Painting and that any necessary HOA approvals are completed. We are not responsible for any fines or penalties from the HOA. If an HOA approval delay arises, we will adjust the project schedule as needed as long as we receive a notification 72 hours in advance.

10. **Scheduling**
    All project scheduling is tentative. While we will provide you with a tentative start date and make every effort to adhere to it, factors beyond our control (e.g., weather, subcontractor availability, or unforeseen project delays) may contribute to schedule adjustments. We will communicate any changes promptly.

11. **Weather Considerations**
    We closely monitor weather conditions to ensure proper drying and adhesion of paint. Delays due to inclement weather are unavoidable and will be communicated promptly. We are not liable for weather-related delays or their impact on the project timeline.

Important Note:

- This scope of work outlines standard preparation practices. Any additional work required outside the scope outlined above, including unforeseen repairs, changes to the original agreement, or customer-requested additions, will require a written change order and may incur additional charges.
- While we strive to achieve the highest level of craftsmanship, we cannot be held liable for pre-existing structural issues, unforeseen damage, or conditions beyond our control.
- Customers are encouraged to review and approve the scope of work prior to project commencement. Your approval serves as acknowledgment of the terms and limitations described herein.

We appreciate your trust in our services and are confident that our thorough preparation process will result in a durable and beautiful exterior paint job for your home.

Whole House	$4,755.95

Item	Total ($)
Siding & Trim Sherwin-Williams SuperPaint Exterior Satin View Details	**$2,462.63**
Soffit & Fascia Sherwin-Williams SuperPaint Exterior Satin View Details	**$927.19**
Man Door(s) Sherwin-Williams SuperPaint Exterior Satin View Details	**$512.77**
Chimney Sherwin-Williams SuperPaint Exterior Satin View Details	**$296.38**
Front Ceiling Sherwin Williams ProMar 400 Interior (Flat) View Details	**$118.79**
Front Wall Sherwin-Williams SuperPaint Exterior Satin View Details	**$65.09**
Back Stairs Sherwin Williams H&C Acryla Deck View Details	**$133.10**
Prep View Details	**$240.00**

Subtotal	$4,755.95
Tax	$0.00
Total	$4,755.95
Deposit Required	$500.00

Financin ions

Acorn FINANCE

From **$103/month**

Get started

Checking options will not impact your credit score.

Video

Media



















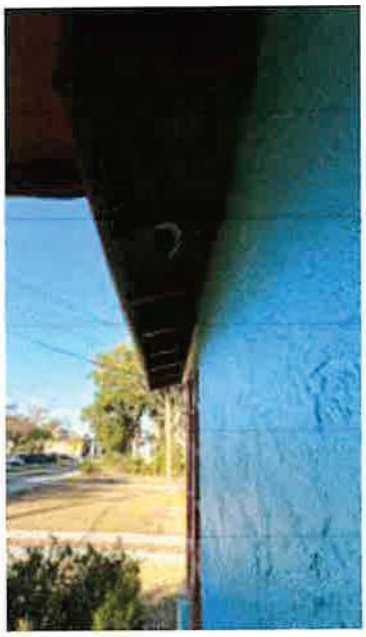


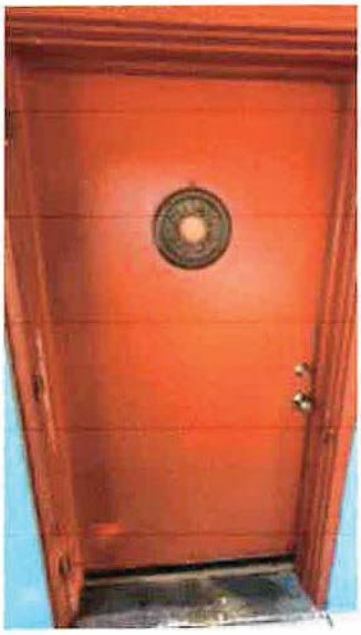


















Notes

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

Terms and Conditions

PREMIUM PAINTING INC. SERVICE CONTRACT

TERMS AND CONDITIONS

We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in accordance with industry standards in the local area. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

ADDITIONAL PROVISIONS

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

1. Contract, Plans, Specifications, Permits and Fees

The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

2. Change Orders

Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

3. Payment Terms

Full Payment is due upon completion of project. Completion is defined as all items listed on agreement are completed and delivered in accordance with industry standards and the specifications of this agreement.

Deposit: We will waive the 2.9% processing fee for any deposit payment of $500 or less made by credit card. Any credit card payment exceeding $500 (whether deposit or final payment) will incur a 2.9% credit card processing fee on the amount over $500.

Final Payment: Customer has a right to choose payment method for the final balance. We do not accept cash. We request payment by check made payable to Premium Painting Inc. Client has five (5) days to remit full balance after project completion. There will be a 1.5% monthly interest charge (18% APR) on any overdue amounts after the 5-day grace period. Contractor reserves the right to file a mechanic's lien for unpaid amounts. Non-payment constitutes breach permitting Contractor to pursue all legal remedies.

Progress Payments: Contractor reserves the right to invoice for progress payments when project duration exceeds 5 days. Progress payment schedule will be: 30% immediately after the 5 days, 40% of the balance after 10 days, 30% upon completion. Progress payments are due within three (3) business days of invoice. Touchups, furniture replacement, and small accessory items non-painting related are not valid reasons to withhold more than $500 of the final payment.

4. Owner's Responsibilities

Owner is responsible for the following:

1. To provide all necessary water, electrical power and access to the premises during hours of 8AM to 5PM
2. To provide a storage area on the premises for equipment and materials (if necessary)
3. To relocate and protect any items that prevent Contractor from having free access to work areas including but not limited to: clothing, automobiles, draperies, window treatments, appliances, fixtures, plants, or any other personal effects and properties
4. Contractor will move furniture where necessary but assumes no responsibility for scratched floors or damage during moving
5. Contractor is not responsible for correcting any existing defects discovered during work, including but not limited to: rotting wood, dry rot, structural defects, or code violations
6. Owner warrants that no hazardous conditions exist and will immediately notify Contractor if any are discovered
7. Owner is responsible for obtaining all HOA approvals and ensuring color/finish selections comply with all regulations
8. Owner assumes all risk for damage to landscaping, sprinkler systems, and underground utilities not clearly marked
9. When spray application is used, Owner is responsible for moving vehicles and covering sensitive items at least 100 feet from work area

5. LIMITED WARRANTY

Contractor warrants all labor and materials against **peeling, blistering, or paint failure** due to defective workmanship or materials for a period of **seven (7) years** from the project completion date.

This warranty is **non-transferrable** and applies only to the original property owner.

Exclusions:
This warranty does **not** cover:

- Normal wear and tear
- Fading or damage due to sun exposure or weather conditions
- Damage resulting from abuse, neglect, or improper maintenance
- Failure of underlying substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure caused by water intrusion or leaks
- Damage caused by plants, animals, or irrigation systems
- **Flooring, stained surfaces, concrete coatings, or metal surfaces**

Paint Products:
The paint products used are backed by a **manufacturer's warranty of up to 25 years** (Sherwin-Williams). In the event of a product defect, **we will support the claim process and have our Sherwin-Williams representative facilitate the warranty on your behalf.**

This warranty is exclusive and supersedes all other warranties, expressed or implied, including any implied warranties of merchantability or fitness for a particular purpose.

6. LIMITATION OF LIABILITY

IN NO EVENT SHALL CONTRACTOR'S TOTAL LIABILITY EXCEED THE CONTRACT PRICE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO PERSONAL PROPERTY NOT DIRECTLY CAUSED BY CONTRACTOR'S GROSS NEGLIGENCE.

7. HAZARDOUS MATERIALS

CONTRACTOR DOES NOT TEST FOR, HANDLE, OR REMOVE ASBESTOS, LEAD PAINT, MOLD, OR OTHER HAZARDOUS MATERIALS. If such materials are suspected or discovered, work will stop immediately. Owner is responsible for professional testing and remediation at Owner's expense before work can resume. Contractor assumes no liability for hazardous materials. Additional charges may apply for remobilization.

8. Insurance and Indemnification

Contractor maintains general liability insurance. Owner agrees to maintain homeowner's/property insurance covering the premises during the work period. Owner shall indemnify and hold harmless Contractor from any claims arising from:

- Pre-existing conditions or defects
- Owner's failure to disclose known hazards
- Injuries to third parties not caused by Contractor's negligence
- Owner's breach of this agreement
- Claims related to hazardous materials

9. Delays and Force Majeure

Contractor shall not be held responsible for any damage or costs occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of Owner or Owner's agent, failure to provide access, shortages of material and/or labor, weather conditions (including but not limited to rain, temperatures below 50°F or above 90°F, high winds), fire, strike, war, governmental regulations, pandemic, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. Completion dates are estimates only. Time is not of the essence.

10. Subcontractors

Contractor may subcontract pressure washing and surface preparation services only. All painting work will be performed by Premium Painting Inc. employees. Contractor maintains control over and responsibility for subcontracted washing services but is not liable for subcontractor's independent negligent actions beyond scope of work.

11. Color and Finish Approval

Owner must approve all colors, finishes, and sheen levels in writing before application. Paint will be applied to a test area for Owner approval when requested. Contractor is not liable for dissatisfaction with approved color selections or for variations in color matching due to substrate, lighting, or manufacturing differences.

12. Spray Application and Overspray

When using spray equipment, Contractor will use reasonable care including masking and shielding to prevent overspray. Owner acknowledges that some overspray may occur despite precautions, especially in windy conditions. Contractor is not liable for wind-carried overspray beyond Contractor's reasonable control.

13. Documentation

Contractor may photograph and video work areas before, during, and after work for documentation and marketing purposes. Owner's address will not be disclosed without permission.

14. Cleanup

Upon completion, Contractor will remove all debris and surplus materials and leave premises in a broom clean condition. Contractor is not responsible for paint dust that may settle after completion.

15. Right to Stop Work

If any payment is not made as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due payments are received, without liability for delay. Any costs incurred by failure to access the work area will incur a charge of $100 per hour.

16. Dispute Resolution

All disputes shall first be submitted to mediation through a mutually agreed mediator. If mediation fails, disputes shall be resolved through binding arbitration under AAA Construction Industry Rules. Each party bears own attorney fees regardless of outcome, except for collection actions where prevailing party recovers fees.

17. Collection

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest as specified in Section 3.

18. Integration and Acceptance

This contract constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements. No oral agreements or understandings exist between the parties. Changes to this agreement must be in writing, signed by both parties. Changes may incur additional charges.

19. Cancellation Rights

BUYER'S RIGHT TO CANCEL: You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, texting or delivering written notice to the contractor at the contractor's place of business by midnight of the third (3rd) business day after you sign and date this contract.

20. Severability

If any provision of this contract is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0015
Address: 703 E Fort King Street
CRA subarea: East Ocala
Project Type: Commerical

No.	Eligible work item		High Bid		Low Bid
1	Parking Lot Improvements	$	15,000.00	$	6,700.00
2	Painting	$	7,500.00	$	4,755.95
	Total	**$**	**22,500.00**	**$**	**11,455.95**

Maximum CRA grant that can be awarded based on 60% match not to exceed **$6,874**

Before Photos

CRA26-0015, 703 E Fort King Street Before Photos



Subject property from E Fort King Street facing north



Subject property facing west

CRA26-0015, 703 E Fort King Street Before Photos



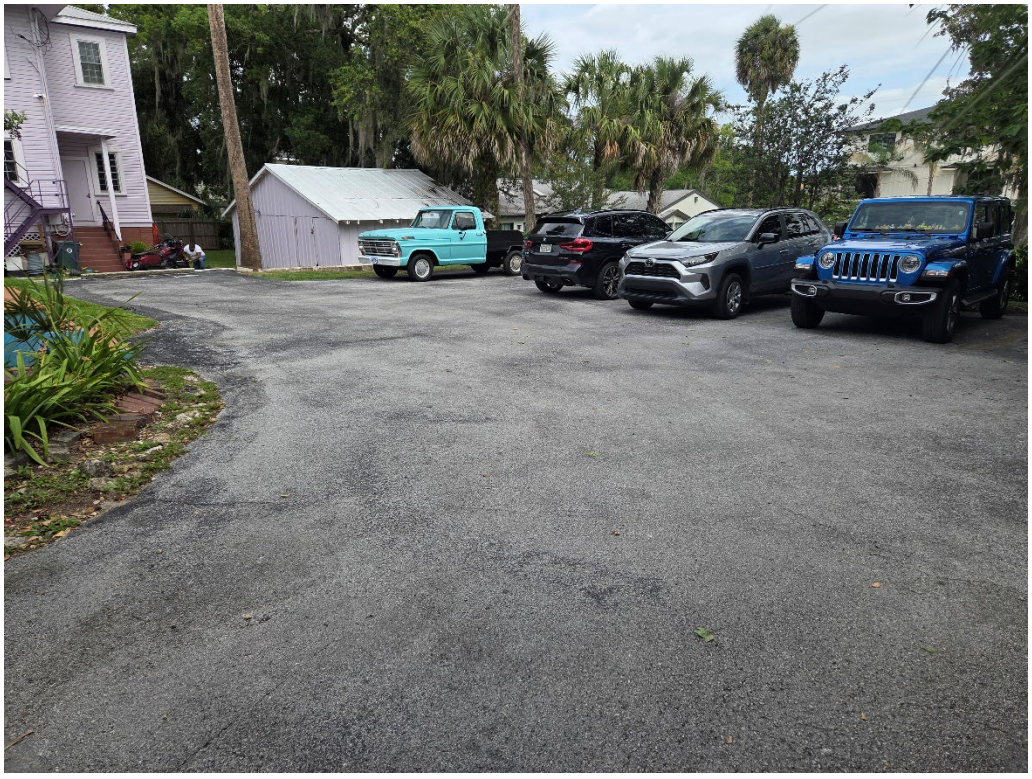
Subject property facing south



Subject property facing east



Driveway entering subject property



Parking lot of subject property



Example of status of parking lot in subject property

Local Business Tax Receipt

LOCAL BUSINESS TAX RECEIPT

FOR

EVOLUTIONS

BUSINESS NUMBER	**A23755**
AUTHORIZED BUSINESS LOCATION	**703 E FORT KING ST**
TYPE OF BUSINESS	**GENERAL BUSINESS**
SUBTYPE	**BEAUTY OR BARBERSHOP**

EXPIRES: 09/30/2026

THIS BUSINESS TAX IS ISSUED FOR THE PERIOD AS STATED ABOVE AND MUST BE CONSPICUOUSLY DISPLAYED AT ALL TIMES.

DATE PAID: 09/10/2019

FEE AMOUNT	FEE DESCRIPTION
$35.00	GENERAL BUSINESS BASED ON SQFT
$35.00	GENERAL BUSINESS BASED ON SQFT

ISSUED BY:
City of Ocala
Growth Management Department
201 SE 3RD Street (2nd floor)
Ocala, Florida 34471
352-629-8421

BUSINESS TAX ISSUED TO:

EVOLUTIONS
EVOLUTIONS
703 SE FORT KING ST
OCALA, FL 34471-2233

Pursuant to Section 62-75, issuance of a Local Business Tax Receipt does not imply compliance with Chapter 122, Zoning.

NOTICE:
IF YOU ARE NO LONGER IN BUSINESS, OR GO OUT OF BUSINESS, YOU ARE REQUIRED TO NOTIFY THE "ONE STOP PERMIT CENTER" AT 629-8421 TO CLOSE THIS CERTIFICATE OR PENALITIES COULD APPLY.

$35.00	**GENERAL BUSINESS BASED ON SQFT**
$35.00	**GENERAL BUSINESS BASED ON SQFT**
$35.00	**GENERAL BUSINESS BASED ON SQFT**
$35.00	**GENERAL BUSINESS BASED ON SQFT**
$35.00	**GENERAL BUSINESS BASED ON SQFT**

ISSUED BY:
City of Ocala
Growth Management Department
201 SE 3RD Street (2nd floor)
Ocala, Florida 34471
352-629-8421

BUSINESS TAX ISSUED TO:

EVOLUTIONS
EVOLUTIONS
703 SE FORT KING ST
OCALA, FL 34471-2233

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NOTICE:
IF YOU ARE NO LONGER IN BUSINESS, OR GO OUT OF BUSINESS, YOU ARE REQUIRED TO NOTIFY THE "ONE STOP PERMIT CENTER" AT 629-8421 TO CLOSE THIS CERTIFICATE OR PENALITIES COULD APPLY.

Marion County Property Appraiser Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2820-000-009

GOOGLE Street View

Prime Key: 1219833 | MAP IT+ | Current as of 6/10/2026

Property Information

KUHN BRIAN
703 SE FORT KING ST
OCALA FL 34471-2233

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

M.S.T.U.
PC: 19
Acres: .18

Situs: 703 E FORT KING ST OCALA

2025 Certified Value

Land Just Value	$39,205
Buildings	$62,877
Miscellaneous	$1,720
Total Just Value	$103,802
Total Assessed Value	$103,802
Exemptions	$0
Total Taxable	$103,802

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$39,205	$62,877	$1,720	$103,802	$103,802	$0	$103,802
2024	$39,205	$63,689	$1,720	$104,614	$103,681	$0	$103,681
2023	$31,364	$62,966	$1,594	$95,924	$94,255	$0	$94,255

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6205/1134	04/2015	61 FJDGMNT	0	U	I	$100
4647/0476	12/2006	61 FJDGMNT	0	U	I	$100
2206/0539	12/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$65,000
0730/0608	02/1976	02 DEED NC	0	U	I	$23,000

Property Description

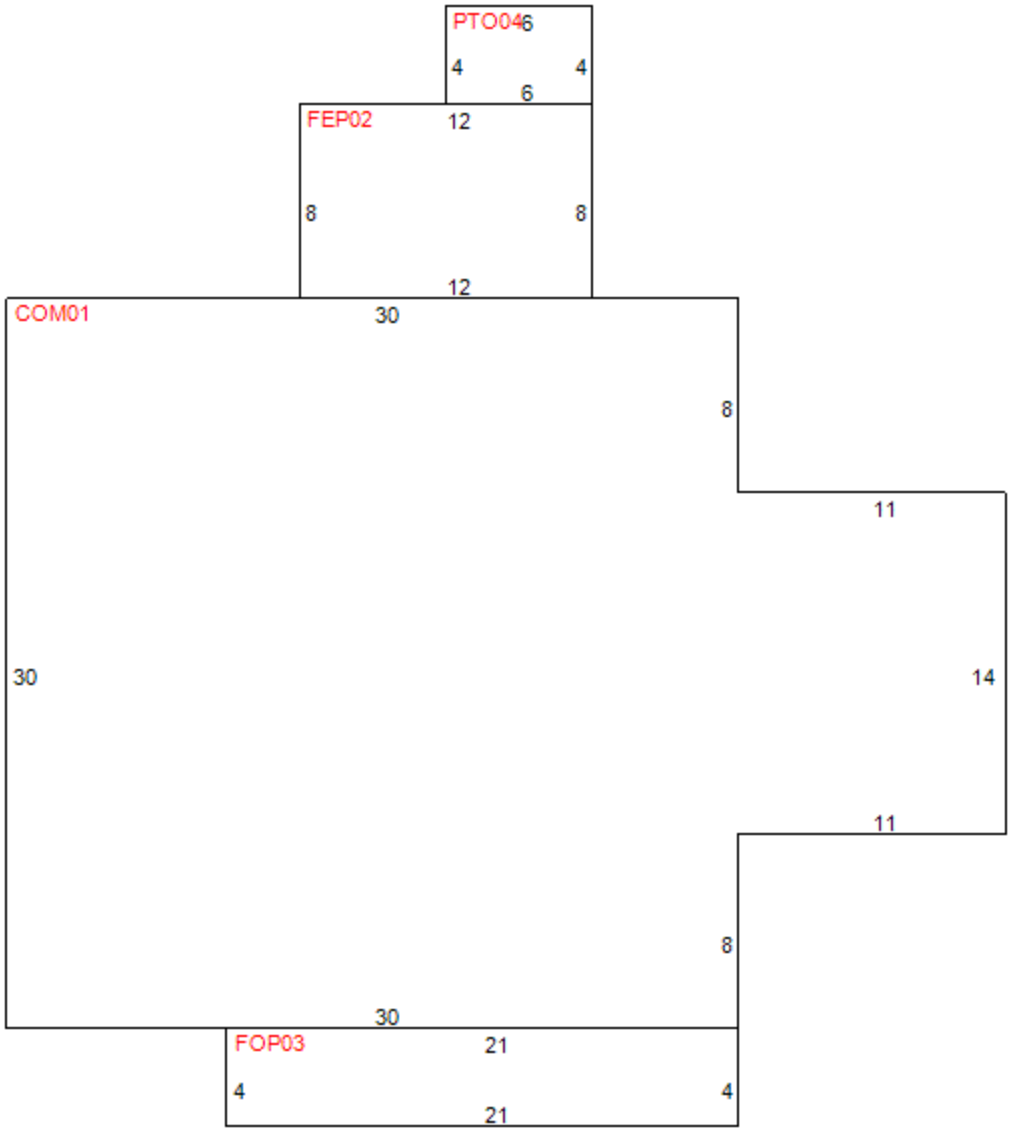
SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM 290 FT W OF SW COR LOT 40 TH
W 70 FT N 115 1/2 FT E 70 FT S 115 1/2 FT

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1915	70.0	115.0	R3	7,841.00	SF						
Neighborhood 9916												
Mkt: 2 70												

Traverse

Building 1 of 1
COM01=L30D30R30U8R11U14L11U8.L6
FEP02=U8L12D8R12.D30R6
FOP03=L21D4R21U4.U38L6
PTO04=L6U4R6D4.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	8 - 35-39 YRS
Condition	3
Quality Grade	500 - FAIR
Inspected on	7/8/2024 by 253

Year Built 1946
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Architecture 0 - STANDARD SFR
Base Perimeter 142

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM	0132 - CONC BLK-STUCO	1.00	1946	N	0 %	0 %	1,054	1,054
FEP	0234 - WD FRAME-STUCO	1.00	1946	N	0 %	0 %	96	96
FOP	0301 - NO EXTERIOR	1.00	1946	N	0 %	0 %	84	84
PTO	0401 - NO EXTERIOR	1.00	2009	N	0 %	0 %	24	24

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 0
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 5

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	2,400.00	SF	5	1961	3	0.0	0.0
159 PAV CONCRETE	114.00	SF	20	1961	3	0.0	0.0

Appraiser Notes

EVOLUTIONS HAIR SALON

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-2049	9/26/2025	-	KUHN REROOF HIS
OC00766	3/1/1993	-	CMRA

Tax Roll Property Summary

Tax Roll Property Summary

Help

Account Number	R2820-000-009	**Type**	REAL ESTATE INSTALLMENT	Request Future E-Bill
Address	703 E FORT KING ST OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	9916	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2011	R	2011 R2820-000-009	INST F-PD	03/2012	1,395.49			Installment
2012	R	2012 R2820-000-009	INST F-PD	03/2013	1,282.37			Installment
2013	R	2013 R2820-000-009	INST F-PD	03/2014	1,252.22			Installment
2014	R	2014 R2820-000-009	INST F-PD	03/2015	1,259.81			Installment
2015	R	2015 R2820-000-009	INST F-PD	03/2016	1,379.75			Installment
2016	R	2016 R2820-000-009	INST F-PD	03/2017	1,404.93			Installment
2017	R	2017 R2820-000-009	INST F-PD	03/2018	1,403.11			Installment
2018	R	2018 R2820-000-009	INST F-PD	03/2019	1,546.31			Installment
2019	R	2019 R2820-000-009	INST F-PD	03/2020	1,362.14			Installment
2020	R	2020 R2820-000-009	INST F-PD	03/2021	1,358.56			Installment
2021	R	2021 R2820-000-009	INST F-PD	03/2022	1,539.51			Installment
2022	R	2022 R2820-000-009	INST F-PD	03/2023	1,655.75			Installment
2023	R	2023 R2820-000-009	INST F-PD	03/2024	1,933.38			Installment
2024	R	2024 R2820-000-009	INST F-PD	03/2025	2,084.91			Installment
2025	R	2025 R2820-000-009	INST F-PD	03/2026	2,020.84			Installment
2026	R	2026 R2820-000-009	UNPAID			491.63	Add to Cart	Installment

CURRENT ACCOUNT DETAILS

Account Number	2026	R2820-000-009	Installment

Installment Schedule & Details

Installment Schedule	Discount Date	Amount	Paid Status
1	06-30-2026	$ 523.01	Unpaid
2	09-30-2026	$ 523.01	Unpaid
3	12-31-2026	$ .00	Not Available
4	03-31-2027	$ .00	Not Available

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E PAGE 004 CALDWELLS ADD OCALA CO M 290 FT W OF SW COR LOT 40 TH W 70 FT N 115 1/2 FT E 70 FT S 11 5 1/2 FT	KUHN BRIAN 703 SE FORT KING ST OCALA FL 34471-2233

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	103,802	TAXES	1,778.85
TAXABLE	103,802	SP. ASMT	313.20

GROSS DUE	DISCOUNT 6%	JUN 1-JUN 30	JUL 1-JUL 31
523.01	31.38	491.63	523.01

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

Property Tax Bill

George Albright **Marion County**
REAL ESTATE INSTALLMENT

Ad Valorem Taxes

ACCOUNT NUMBER: R2820-000-009 2026 **TAX DISTRICT:** 1001
ASSESSED VALUE: 103,802 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 103,802

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	103,802	0	103,802	320.75
	FINE & FORFEITURE	.8300	103,802	0	103,802	86.16
	COUNTY HEALTH	.1000	103,802	0	103,802	10.38
SCHOOL	SCHOOL R.L.E.	3.0720	103,802	0	103,802	318.88
	SCHOOL VOTE	1.0000	103,802	0	103,802	103.80
	SCHOOL DISCRETIONARY	.7480	103,802	0	103,802	77.64
	SCHOOL CAPITAL IMPR	1.5000	103,802	0	103,802	155.70
WATER	ST JOHNS MANAGEMENT DIST	.1793	103,802	0	103,802	18.61
MUNIC	OCALA BASIC	6.6177	103,802	0	103,802	686.93
EXEMPTION:NONE						
		17.13700				1,778.85

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	313.20
			NON AD VALOREM ASSESSMENTS:	313.20
			COMBINED TAXES & ASSESSMENTS TOTAL:	2,092.05

R2820-000-009 2026
KUHN BRIAN
703 SE FORT KING ST
OCALA FL 34471-2233

GROSS DUE	DISCOUNT 6%	JUN 1-JUN 30	JUL 1-JUL 31
523.01	31.38	491.63	523.01

George Albright Marion County
REAL ESTATE INSTALLMENT

GROSS DUE DISCOUNT 6% JUN 1-JUN 30 JUL 1-JUL 31
523.01 31.38 491.63 523.01

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED
		1001	

VALUES AND EXEMPTIONS TAXES 1,778.85
ASSESSMENT 103,802 SP. ASMT 313.20
TAXABLE 103,802

REMIT PAYMENT IN U.S. FUNDS TO:

George Albright
503 SE 25TH AVENUE
Ocala Fl 34471

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 004 CALDWELLS ADD OCALA COM
290 FT W OF SW COR LOT 40 TH W
70 FT N 115 1/2 FT E 70 FT S 115
1/2 FT

R2820-000-009 2026
KUHN BRIAN
703 SE FORT KING ST
OCALA FL 34471-2233

SunBiz Entity Information



Detail by FEI/EIN Number

Florida Profit Corporation
THE SHOP OF OCALA, INC.

Filing Information

Document Number	P00000044379
FEI/EIN Number	59-3649340
Date Filed	05/02/2000
State	FL
Status	ACTIVE

Principal Address

703 E FT KING STREET
OCALA, FL 34471

Changed: 03/06/2023

Mailing Address

703 E FORT KING ST
OCALA, FL 34471

Changed: 02/20/2015

Registered Agent Name & Address

Kuhn, Brian F
703 E Fort King St
OCALA, FL 34471

Name Changed: 01/31/2018

Address Changed: 01/29/2021

Officer/Director Detail

Name & Address

Title P

KUHN, BRIAN F
703 E FT. KING ST.
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2024	02/07/2024
2025	01/21/2025
2026	04/08/2026

Document Images

04/08/2026 -- ANNUAL REPORT	View image in PDF format
01/21/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/24/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
03/23/2005 -- ANNUAL REPORT	View image in PDF format
01/10/2004 -- ANNUAL REPORT	View image in PDF format
02/04/2003 -- ANNUAL REPORT	View image in PDF format
05/08/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- Domestic Profit	View image in PDF format

Florida Profit Corporation Annual Report

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 08, 2026
Secretary of State
1431510356CC

DOCUMENT# P00000044379

Entity Name: THE SHOP OF OCALA, INC.

Current Principal Place of Business:

703 E FT KING STREET
OCALA, FL 34471

Current Mailing Address:

703 E FORT KING ST
OCALA, FL 34471 US

FEI Number: 59-3649340

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KUHN, BRIAN F
703 E FORT KING ST
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: BRIAN F KUHN 04/08/2026

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P
Name	KUHN, BRIAN F
Address	703 E FT. KING ST.
City-State-Zip:	OCALA FL 34471

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BRIAN KUHN PRESIDENT 04/08/2026

Electronic Signature of Signing Officer/Director Detail — Date

Certificate of Appropriateness

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

June 9, 2026

Brian Kuhn
621 East Fort King Street
Ocala, Florida 34471
Email: kuhnkool@yahoo.com

RE: Approval of Certificate of Appropriateness Application
City of Ocala, Florida – Ocala Historic Preservation Advisory Staff
Certificate of Appropriateness COA26-0038 - Case File #91

Dear Mr. Kuhn,

This letter confirms the approval of COA26-0038 for a property located at 703 East Fort King Street, as required by Section 94-82, *Code of Ordinances, City of Ocala, Florida*, and other relevant provisions of Florida law. This approval is limited to the following scope of work:

- Resurface and repair the existing asphalt parking lot and driveway area, including removal and replacement of deteriorated asphalt sections as needed, installation of a new asphalt overlay, and restriping of pavement markings.

All work shall be completed in substantial conformance with the approved plans and representations made to the Board. Please note that building permits may be required in addition to this COA approval. If required, you or your contractor are responsible for submitting the appropriate building permit applications prior to commencing work.

This approval is valid for six (6) months from the date of issuance, during which time work must commence. The approved work must be completed within one (1) year of issuance unless an extension is granted in accordance with the Code of Ordinances.

If you have any questions or need additional information, please contact my office at 352-629-8421 for assistance.

Sincerely,

Charlita R. Whitehead

Charlita Whitehead
Economic Development Project Coordinator, Growth Management

Warranty Deed

Return to: (Name and address of natural person)

Name: G. DON RITTER, ESQUIRE
Address: P. O. Box 1161
Ocala, Fl. 34478

This Instrument Prepared by:

Name: G. DON RITTER, ESQUIRE
Address: P.O. Box 1161
Ocala, Fl. 34478

Property Appraiser Parcel Identification: 51929-000-00

Public Records of:

Grantor(s) S.S. #: [redacted]

RECORD AND RETURN TO

6.00-R
455.00-DS

WARRANTY DEED
DEED TO FIRM

MARION COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
DEC 29'95
455.00

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT
FILE: 95089618
12/29/95 15:15
OR BOOK/PAGE: 2206/539
MARION COUNTY - M Alexander

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 28th *day of* December, *19* 95, *by* GEORGE DONIVAN RITTER a/k/a G. DON RITTER, and his wife, SHIRLEY A. RITTER, *hereinafter called the Grantor, to* BRIAN KUHN, *whose post office address is* 3351 NE 17th Avenue, Ocala, Florida 34479, *hereinafter called the Grantee*

(Whenever used herein the terms "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, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of* $ ----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, State of* Florida, *viz:*

Commencing 290 feet West of the Southwest corner of Lot 40, CALDWELL'S ADDITION to Ocala, as per plat thereof recorded in Plat Book "E", Page 4, Public Records of Marion County, Florida thence West 70 feet, thence North 115.5 feet, thence East 70 feet, thence South 115.5 feet to the Point of Beginning.

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, and hereby 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, 19* 95.

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

Signed, sealed and delivered in the presence of:

Charlotte D. Chappel
Witness Signature (of 1st Grantor)
Charlotte E. Chappel
Printed Name

S. Ray Gill
Witness Signature (of 1st Grantor)
S. Ray Gill
Printed Name

George Donivan Ritter a/k/a G. Don Ritter
Grantor Signature
George Donivan Ritter a/k/a G. Don Ritter
Printed Name
P.O.Box 1161, Ocala, Fl. 34478
Post Office Address

Charlotte D. Chappel
Witness Signature (of Co-Grantor, if any)
Charlotte E. Chappel
Printed Name

S. Ray Gill
Witness Signature (of Co-Grantor, if any)
S Ray Gill
Printed Name

Shirley A. Ritter
Co-Grantor Signature (if any)
Shirley A. Ritter
Printed Name
P.O. Box 1161, Ocala, Fl. 34478
Post Office Address

STATE OF FLORIDA)
COUNTY OF MARION)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GEORGE DONIVAN RITTER a/k/a G. DON RITTER and his wife, SHIRLEY A. RITTER, known to me to be the person s described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL

CHARLOTTE E. CHAPPEL
MY COMMISSION # CC 351743
EXPIRES: July 31, 1998
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 28th day of December A.D. 1995

Charlotte D. Chappel
Notary Signature

Printed Name

OCALA CRA – EAST OCALA SUBAREA COMMERICAL PROPERTY IMPROVEMENT GRANT PROGRAM **Framework** **Revised April 2025**	
General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner's approval
Eligible Properties	1. Taxable ad valorem properties – property taxes must be paid up to date 2. Property must be used for a business, i.e., retail, office, manufacturing 3. If property is occupied, the business must have active current Business Tax Receipt 4. Property must be in one of the following zoning districts - B–Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing. 5. Existing commercial buildings only; not for new construction
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	Only work begun **after** approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Work elements in order of priority are: 1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) 2. Windows, doors, awnings and façade enhancements 3. Exterior security & safety lighting 4. Exterior painting – colors must be approved by Committee 5. New wall sign (must meet sign code) 6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 7. Parking lot pavement resurfacing or resealing and restriping

	8. Creative incorporation of public murals on one street frontage.
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	$50,000
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

Ineligible Businesses

The following business do not fit the vision for the Ocala CRA subareas and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks.

File #: 2026-1700 Agenda Item #: 5g.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 226 NE Sanchez Avenue, in an amount not to exceed $10,871

BACKGROUND:
Program Objective:
The East Ocala Community Redevelopment Area (CRA) Commercial Property Improvement Grant supports façade modernization, signage, awnings, ADA compliance, and other exterior improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information:
This property consists of a commercial parcel located at 226 NE Sanchez Avenue within the East Ocala Community Redevelopment Area and the Tuscawilla Historic District. The property was constructed in 1895, contains approximately 0.25 acres, and has a 2025 taxable value of $382,526.

Project Summary:

Grant ID: CRA26-0023
Applicant: Moses Property Holdings LLC
Applicant Representative: Joshua Moses
Address: 226 NE Sanchez Avenue
Parcel ID: 2820-049-010
Scope of Work: Replacement of the existing gravel driveway with a reinforced concrete driveway.
High Quote: $20,362.39
Low Quote: $18,118
Recommended Grant Amount: Not to exceed $10,871

Maximum Grant Amount: $50,000, covering up to 60 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:
Eligibility Review:

Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses slum and blight conditions in an area by improving visual quality and economic prosperity.

The property is located within the Tuscawilla Historic District and is eligible for the Commercial Building Improvement Grant, which covers parking lot improvements. The applicant obtained a Certificate of Appropriateness (COA25-0038), authorizing removal of the existing gravel surfaces and installation of a concrete driveway and brick paver parking area. Documentation of the approval is included in the supporting materials.

Bid Review:
Staff reviewed the two contractor estimates submitted with the application. The proposed project costs range from $18,118 to $20,362.39. Both estimates include the removal and preparation of the parking and driveway area, as well as the installation of a new concrete surface. While the contractors describe the work using different methodologies and levels of detail, staff find the estimates consistent with the proposed scope of work.

Site Visit Review:
Staff completed a site visit on June 3, 2026, and confirmed the existing site conditions and proposed scope of work. Staff observed that portions of the driveway and parking area consist of loose gravel and rock surfacing that are worn and create an inconsistent site appearance. The proposed replacement of gravel surfaces with reinforced concrete will improve site functionality, accessibility, durability, drainage management, and overall visual appearance while supporting continued investment in the historic property. During the site visit, the applicant also discussed additional site modifications that are not eligible for funding under the Historic Building Improvement Grant Program. These modifications are not included in the proposed grant scope of work. The improvements are consistent with the previously approved COA25-0038, included in the attachments.

CRA Plan Compliance:
The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation:
CRA26-0023 was presented to the East Ocala CRA Advisory Committee on June 24, 2026. The Committee recommended approval of the application.

Staff Recommendation:
Staff recommends approval. Refer to the attached maps - CRA26-0023, application packet - CRA26-0023, staff supporting documents - CRA26-0023, and grant framework.

FISCAL IMPACT:

Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

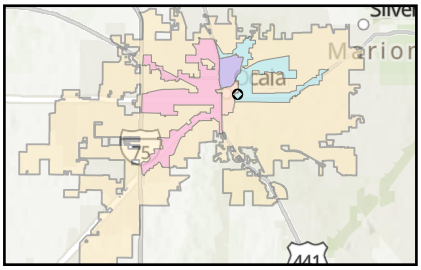
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

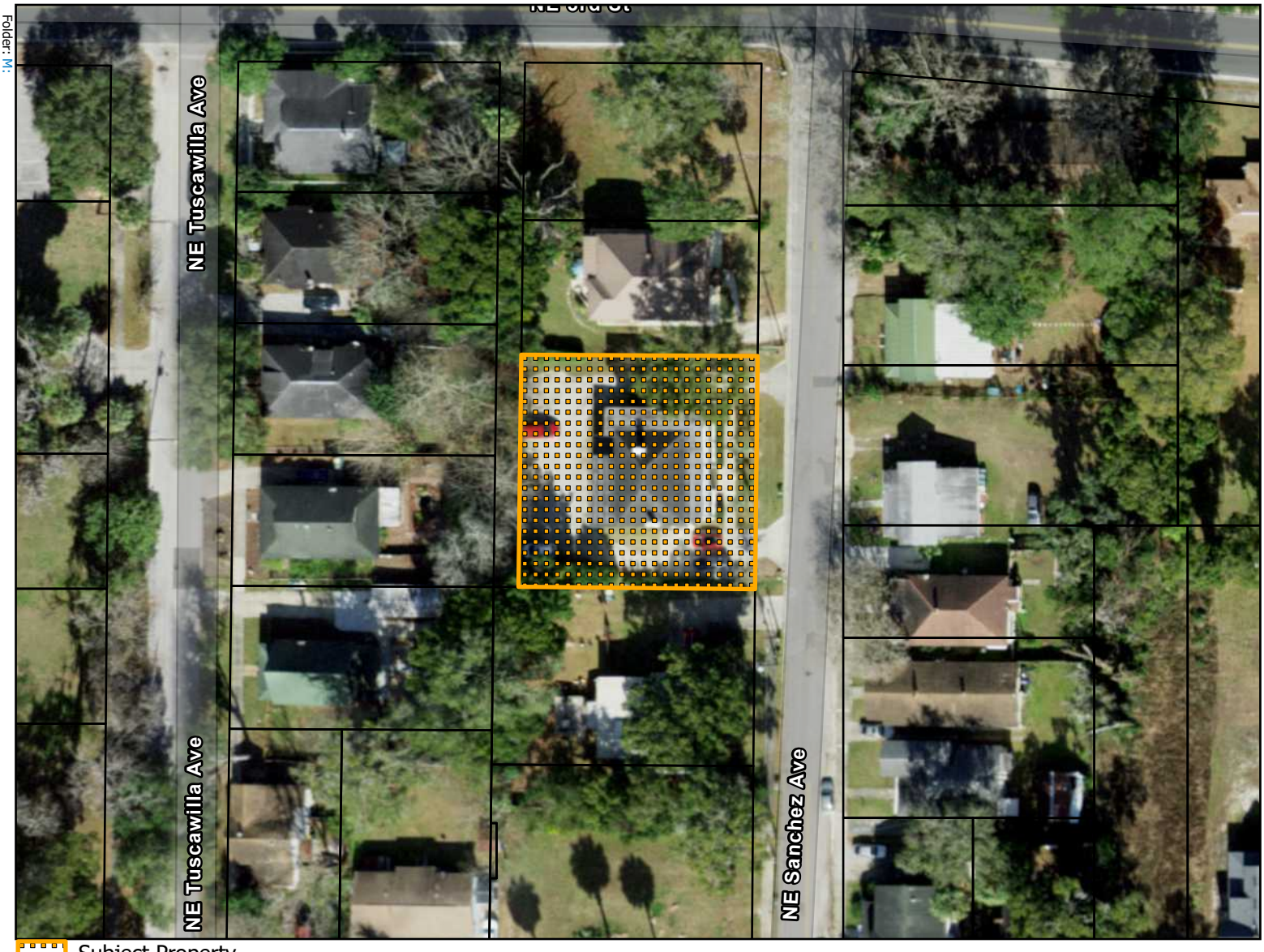
AERIAL MAP



Case Number: CRA26-0023

Property Size: Approximately 0.25 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\CRA26_0023\



Subject Property

Parcels

0 75 150 300 Feet

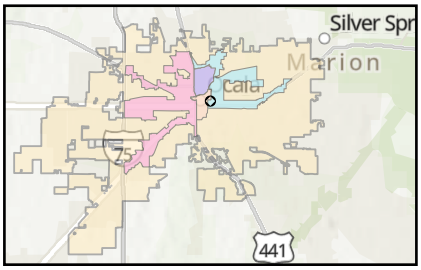
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

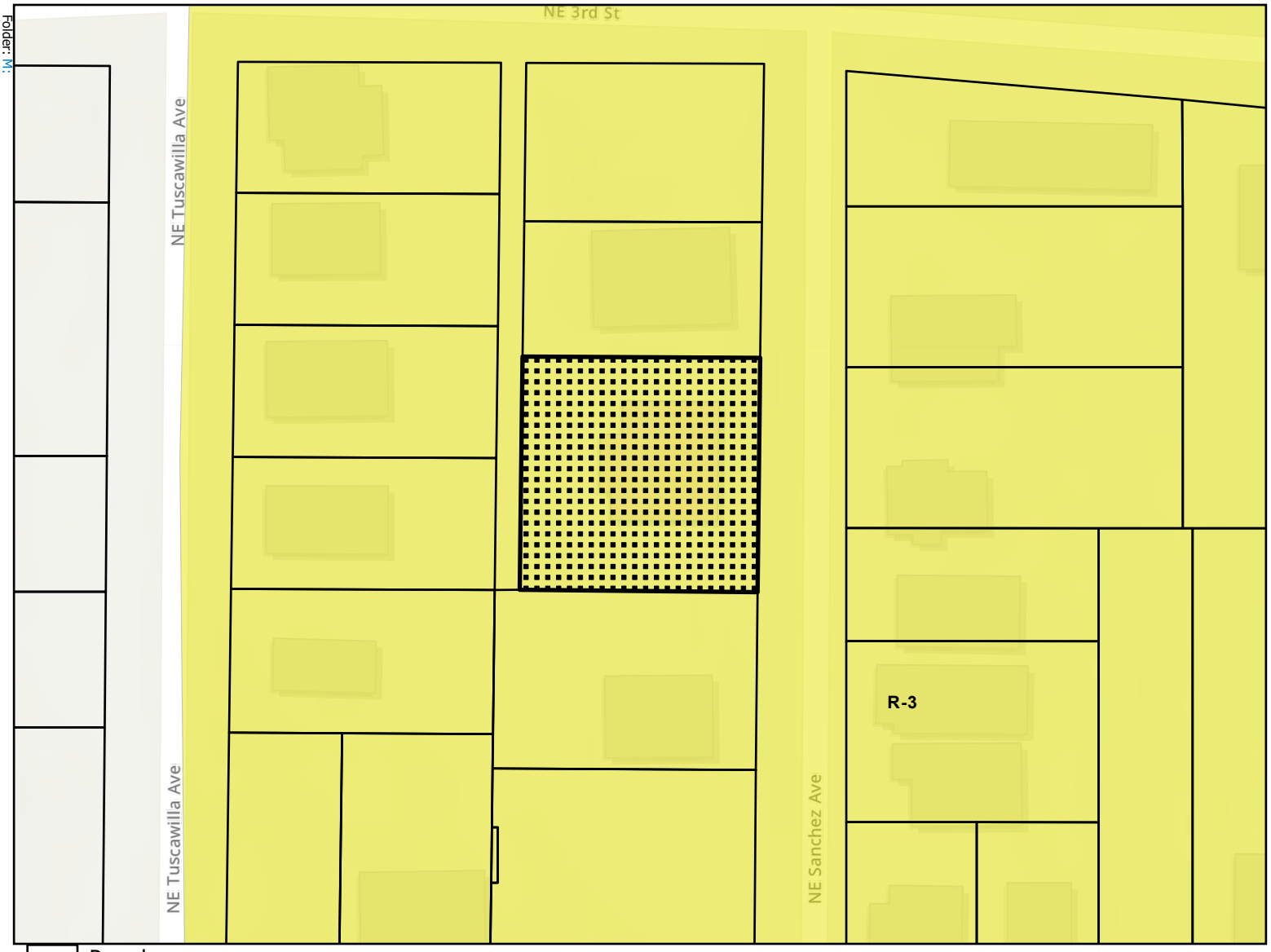
Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

CASE MAP



Case Number: CRA26-0023

Property Size: Approximately 0.25 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\TT\Evan\EconomicDev\CRAS\2026\June\CRA26_0023\

Parcels

R-3:Multi-Family Residential

Subject Property

0 75 150 300 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

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

DATE SUBMITTED: _____

GRANT ID:
(STAFF ONLY)

CRA GRANT APPLICATION

☐ RESIDENTIAL
☑ COMMERCIAL

1. PROPERTY OWNER INFORMATION

Property Owner Name moses property Holdings LLC
Property Owner Mailing Address 14445 NW Hwy 464B
E-mail moses1855@gmail.com Phone No. 352-207-5522
Authorized Representative *(If different from property owner)* Josh moses
E-mail moses1855@gmail.com Phone No. 352-207-5522

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name Richard and moses LLC
Type of Business Law office
Business Address 226 NE Sanchez Ave Ocala FL 34470
Business E-mail Josh@RMProbate.com Business Phone No. 352-769-1300
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? 5 months
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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Title Driveway Parcel ID 2820-044-010
Project Site Address 226 NE Sanchez Ave Ocala FL 34470
Current Use of Property Law office Proposed Use Law office
Proposed Scope of Work *(Attach additional sheets if needed)*
Pave full driveway loop

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
Historic property required us to pave the parking area which limited cost to improve. grant will make the improvement feasible. Improvement will increase safety for clients and improve area aesthetics

RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☐ No
Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? _____
What is the size of your household? _____

GRANT ID: _____

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Concrete drive loop	High Quote 1: 20,362.39	Low Quote 1: 18,118.00
Work Item 2 _____	High Quote 2: _____	Low Quote 2: _____
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: 20,362.39	Total: 18,118.00

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: Pending grant approval

Estimated Time For Completion *(Weeks/Months)*: 2 weeks from Start ~~Approval~~

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 INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

Current driveway is gravel ~~with~~ which is eroding from rain and unsafe for elderly client base. Concrete will make for better appearance and safety along with curbs long term maintenance

GRANT ID: _____

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 the foregoing information is accurate, and that work will be done in compliance with all applicable laws regulating construction and zoning.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, Josh moyer, property owner/authorized representative of the property at 226 NE Sanchez Ave, 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:** 5-27-26	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** _____

GRANT ID: _____

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: 05/27/2026

Signature (Staff Member): Charlla R. Whitehead

Bids

C1 Foundations LLC

11502 Em En El Grove Road
Leesburg, Florida 34788
3524551718
C1foundations4@gmail.com | https://www.c1foundations.co/

RECIPIENT:

Josh Moses

226 Northeast Sanchez Avenue
Ocala, Florida 34470
Phone: +13522075522

Quote #248	
Sent on	Apr 21, 2026
Total	**$20,362.39**

C1 Foundations LLC
11502 Em En El Grove Road
Leesburg, Florida 34788
3524551718
C1foundations4@gmail.com | https://www.c1foundations.co/

C1 Foundations LLC

11502 Em En El Grove Road
Leesburg, Florida 34788
3524551718
C1foundations4@gmail.com | https://www.c1foundations.co/

Product/Service	Description	Qty.	Unit Price	Total
New Driveway install	Here's a detailed description for you on installing a new concrete driveway: 100x13 70x10 --- **New Concrete Driveway Installation** **Step 1: Remove Existing Sod, Vegetation, and Old Driveway** The first step involves removing any existing sod, vegetation, and the current driveway materials. This process ensures a clean and stable foundation for the new driveway. All debris is cleared away, creating a solid surface for the next steps. **Step 2: Prep the Base with Compacted Dirt and Base Rock** Once the area is cleared, we prepare the base by laying down a layer of compacted dirt and base rock. This step is essential for creating a stable and durable foundation that will support the concrete. The base material is leveled and compacted thoroughly to ensure even distribution and prevent future settling. **Step 3: Form and Lay Rebar** After the base is prepared, we will set up the forms to outline the driveway's shape and size. We install steel rebar within the forms to reinforce the concrete, ensuring longevity and resistance to cracking. **Step 4: Pour and Finish the Concrete with a Broom Finish** Next, we pour the concrete mixture into the forms, carefully spreading it to fill all areas evenly. Our team uses specialized tools to level and smooth the surface. We apply a broom finish to the top layer, providing a slip-resistant texture that also enhances the driveway's appearance. **Step 5: Saw Cut and Clean Job Site** After the concrete sets, we perform saw cuts to create control joints. These joints help prevent random cracking and allow the concrete to expand and contract naturally. Finally, we clean up the job site, ensuring it's left in pristine condition, with all debris removed. --- This process ensures a strong, durable, and attractive concrete driveway that enhances the curb appeal of your property and withstands the test of time.	1	$20,362.39	$20,362.39

C1 Foundations LLC

11502 Em En El Grove Road
Leesburg, Florida 34788
3524551718
C1foundations4@gmail.com | https://www.c1foundations.co/

Total	$**20,362.39**

This quote is valid for the next 30 days, after which values may be subject to change.

CARUTHERS CONCRETE SERVICE, LLC

PO Box 3624
Ocala, FL 34478
Ph: 352-572-6983

Invoice

Date	Invoice #
10/9/2025	3517

Bill To	Job Name & Location
Moses, Joshua 14445 NW Highway 464B Morriston FL 32668	Moses Holding Property Caldwells ADD 226 NE Sanchez Ave. Ocala FL. 34470
	P.O. Number:

Customer Phone	Cust. Alt. Ph.#	Customer E-mail	Terms
352-207-5522		Moses1855@gmail.com	1/2 Deposit - Bal. @ Completion

Qty.	Description	Price Each	Amount
1	Remove Rock From Area & Grade For Future Pavers Approx. 15' x 60'. Remove Rock & Grade Driveway. Form, Pour & Finish 13' x 173' w/Transitions w/4"Thick 3000 PSI Fiber Mesh Reinforced Concrete. Includes Pumping Concrete or Transporting Concrete w/Georgia Buggy To Site If Needed. Includes All Labor & Materials	18,118.00	18,118.00

All agreements contingent upon weather, accidents or delays beyond our control. Caruthers Concrete will not be responsible for discoloration of concrete, buried utility lines, water lines, sprinkler heads or cracks less than 1/8" in width that develop more than 60 days after installation.

Acceptable payment forms are cash or check

Total	$18,118.00
Payments/Credits	-$11,000.00
Balance Due	**$7,118.00**

SunBiz Entity Information



Detail by Entity Name

Florida Limited Liability Company
MOSES PROPERTY HOLDINGS, LLC

Filing Information

Document Number	L25000212407
FEI/EIN Number	39-2138690
Date Filed	05/05/2025
Effective Date	05/05/2025
State	FL
Status	ACTIVE

Principal Address

14445 NW HWY 464B
MORRISTON, FL 32668

Mailing Address

14445 NW HWY 464B
MORRISTON, FL 32668

Registered Agent Name & Address

MOSES, JOSHUA L
14445 NW HWY 464B
MORRISTON, FL 32668

Authorized Person(s) Detail

Name & Address

Title MGR

MOSES, JOSHUA L
14445 NW HWY 464B
MORRISTON, FL 32668

Title MBR

HENRY-MOSES, KAYLIN L
14445 NW HWY 464B
MORRISTON, FL 32668

Annual Reports

Report Year	**Filed Date**

2026 01/06/2026

Document Images

01/06/2026 -- ANNUAL REPORT	View image in PDF format
05/05/2025 -- Florida Limited Liability	View image in PDF format

Proof of Ownership

Rec. 18.50
Doc. 3,745.00

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba & Mutarelli, PA
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 3rd day of June, 2025, between **DSC HOLDINGS LLC, a Florida limited liability company,** whose address is 204 Ricker Road, Belleair, Florida 33756, Grantor, and **MOSES PROPERTY HOLDINGS, LLC, a Florida limited liability company**, whose address is 14445 NW Highway 464B, Morriston, Florida 32668, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Commencing at the Southeast corner of the North 1/2 of Block 49, Caldwell's Addition to Ocala, according to the plat thereof as recorded in Plat Book E, Page 4, of the Public Records of Manatee County, Florida; thence North 103.31 feet, thence West 105.00 feet, thence South 103.31 feet, thence East 105.00 feet to the Point of Beginning.

Property Appraiser's Parcel I.D. Number: 2820-049-010

SUBJECT TO:

1. Ad valorem taxes for 2025 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenanments, 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 Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2024 or subject matters shown in the title commitment.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025077082 BK 8632 Pgs 1206-1207 06/09/2025 09:27:15 AM
REC FEE 18.50 INDEX DEED DOC 3,745.00

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness

Shelby Smart
Print Name

35 SE IST AVE., STE., 102
OCALA, FLORIDA 34471
Address

Witness

Kimberly A Tabor
Print Name

35 SE IST AVE., STE., 102
OCALA, FLORIDA 34471
Address

GRANTOR:

DSC HOLDINGS LLC, a Florida
limited liability company

BY _____
MARTIN K. BLACK, SR., as
Authorized Member/Manager

STATE OF FLORIDA
COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 3 day of June, 2025 by Martin K. Black, Sr., as Authorized Member/Manager DSC Holdings LLC, a Florida limited liability company, who is known to me (YES ____ NO ✓) to be the person described in and who executed the foregoing instrument, OR who has produced DL as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of June, 2025.

_____
(Print Name)
Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
KIMBERLY A. TABOR
Commission # HH 356479
Expires February 16, 2027

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0023
Address: 226 NE Sanchez Avenue
CRA subarea: East Ocala
Project Type: Commercial

No.	Eligible work item		High Bid		Low Bid
1	Parking Lot Improvements	$	20,362.39	$	18,118.00
	Total	**$**	**20,362.39**	**$**	**18,118.00**

Maximum CRA grant that can be awarded based on 60% match not to exceed **$10,871**

Before Photos

CRA26-0023, 226 NE Sanchez Avenue Before Photos



Subject property from NE Sanchez Avenue facing east



Driveway on the east side of the property



Driveway on the east side of the property



Driveway on the east side of the property



Existing concrete pad and driveway on the west side of the property

CRA26-0023, 226 NE Sanchez Avenue Before Photos



Existing concrete pad and driveway on the west side of the property



Existing concrete pad and driveway on the west side of the property



Parking are in the back of the property



Parking are in the back of the property

Marion County Property Appraiser Card

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2820-049-010

GOOGLE Street View

Prime Key: 1220874 | MAP IT+ | Current as of 5/1/2026

Property Information

MOSES PROPERTY HOLDINGS LLC
14445 NW HIGHWAY 464B
MORRISTON FL 32668-7818

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

M.S.T.U.
PC: 18
Acres: .25

Situs: 226 NE SANCHEZ AVE OCALA

2025 Certified Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	$412,476	Impact	($29,950)
Total Assessed Value	$382,526	Ex Codes:	
Exemptions	$0		
Total Taxable	$382,526		
School Taxable	$412,476		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$31,312	$254,697	$1,628	$412,476	$382,526	$0	$382,526
2024	$31,312	$244,831	$1,628	$347,751	$347,751	$0	$347,751
2023	$31,312	$258,371	$1,628	$347,481	$347,481	$0	$347,481

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8632/1206	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$535,000
7365/0247	01/2021	41 CORP	2 V-SALES VERIFICATION	U	I	$225,000
5622/0132	12/2011	07 WARRANTY	0	U	I	$100
5399/1058	08/2010	41 CORP	4 V-APPRAISERS OPINION	U	I	$169,900
2205/1396	12/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$17,500
2052/0661	07/1994	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	$9,000
1912/0899	03/1993	31 CERT TL	8 ALLOCATED	U	I	$32,000
1696/1157	11/1990	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	$61,500
1671/1899	07/1990	31 CERT TL	9 UNVERIFIED	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
S 103.31 FT OF E 105 FT OF NE 1/4 OF BLK 49
MORE FULLY DESC AS FOLLOWS:
COM AT SE COR OF N 1/2 OF BLK 49 CALDWELLS ADD TO OCALA
TH N 103.31 FT TH W 105 FT
TH S 103.31 FT TH E 105 FT TO POB.

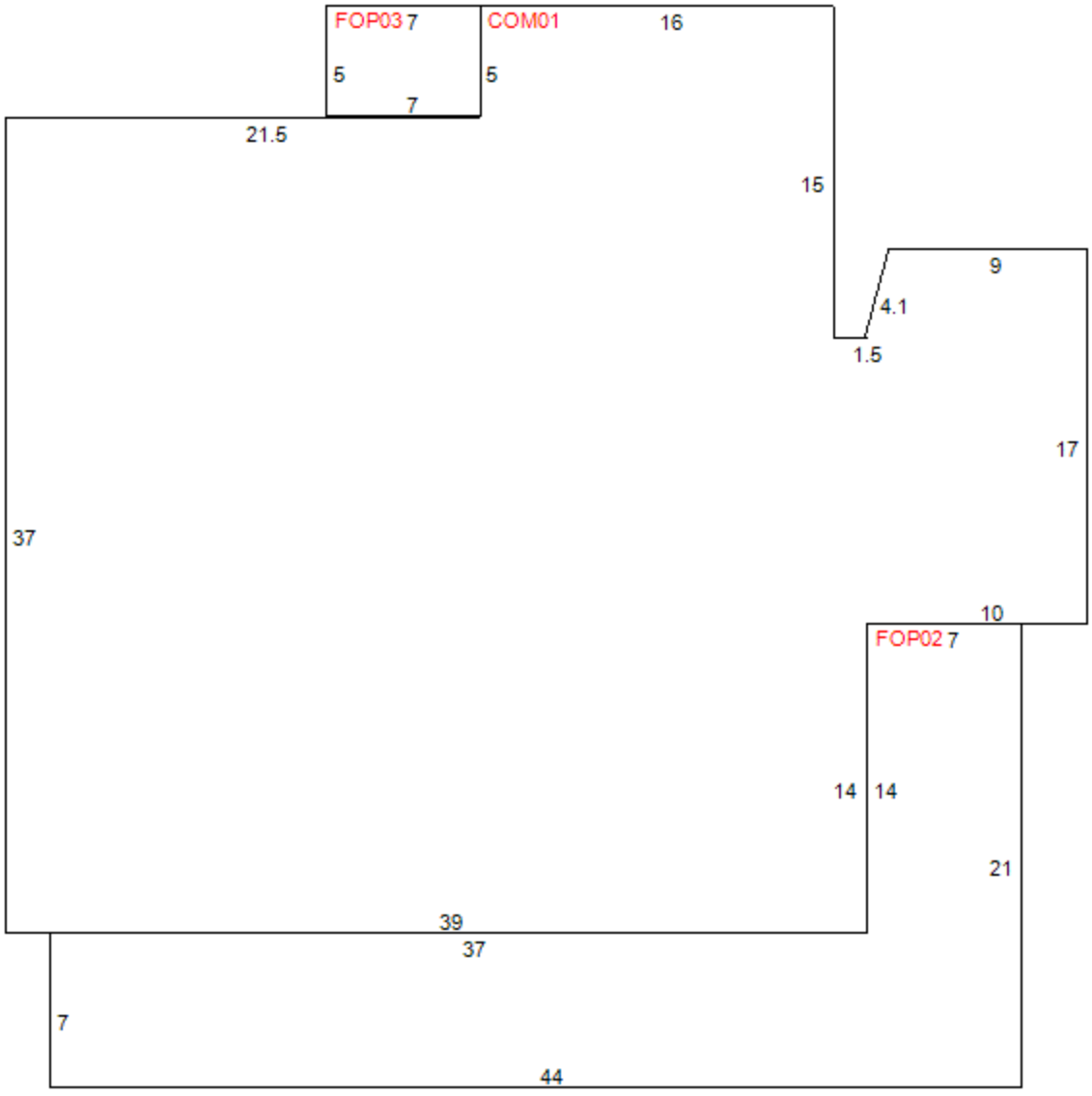
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
1802		103.0	105.0	R3	103.00	FF						

Neighborhood 5298
Mkt: 8 70

Traverse

Building 1 of 1
COM01=L1,5U15L16D5L21,5D37R39U14R10U17L9A195|4,1.D13R0,1
FOP02=D14L37D7R44U21L7.D14L39U37R21,5
FOP03=U5L7D5R7.



Building Characteristics

Structure	2 - STUD FRAME WOODMTL	**Year Built**	1895
Effective Age	6 - 25-29 YRS	**Physical Deterioration**	0%
Condition	4	**Obsolescence: Functional**	0%
Quality Grade	700 - GOOD	**Obsolescence: Locational**	0%
Inspected on	5/20/2021 by 117	**Base Perimeter**	189

Exterior Wall 26 SIDING-NO SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	12.0	1.95	1895	0	1,676	F18 MULTI-STORY OFFICE	100 %	N	Y
2	12.0	1.00	1895	0	406	FOP PORCH-OPEN-FIN	100 %	N	N
3	9.0	1.00	2009	0	35	FOP PORCH-OPEN-FIN	100 %	N	N

Section: 1

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 1	**4 Fixture Baths:** 0	**2 Fixture Baths:** 2
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 2	**3 Fixture Baths:** 1	**Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	340.00	SF	20	2000	3	0.0	0.0
159 PAV CONCRETE	1,129.00	SF	20	2003	5	0.0	0.0

Appraiser Notes

HISTORIC SNOWDEN HOUSE CIRCA 1895

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
TRE25-0094	7/3/2025	-	MOSES TREE REMOVAL HIST
BLD13-0172	2/12/2013	-	DRIVEWAY APRON
OC01690	10/1/1999	-	TOTAL REMODEL
OC00509	1/1/1998	-	RSRA
OC02016	12/1/1990	-	BLDG01= R/A
OC00882	5/1/1986	-	BLDG01=INT REMODEL

Tax Roll Property Summary

Tax Roll Property Summary

Help

Account Number	R2820-049-010	**Type**	REAL ESTATE	Request Future E-Bill
Address	226 NE SANCHEZ AVE OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	5298	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R2820-049-010	No Tax Due				Tax Bill
2012	R	2012 R2820-049-010	No Tax Due				Tax Bill
2013	R	2013 R2820-049-010	No Tax Due				Tax Bill
2014	R	2014 R2820-049-010	No Tax Due				Tax Bill
2015	R	2015 R2820-049-010	No Tax Due				Tax Bill
2016	R	2016 R2820-049-010	No Tax Due				Tax Bill
2017	R	2017 R2820-049-010	No Tax Due				Tax Bill
2018	R	2018 R2820-049-010	No Tax Due				Tax Bill
2019	R	2019 R2820-049-010	No Tax Due				Tax Bill
2020	R	2020 R2820-049-010	No Tax Due				Tax Bill
2021	R	2021 R2820-049-010	PAID	11/2021	670.34		Tax Bill
2022	R	2022 R2820-049-010	PAID	11/2022	6,164.41		Tax Bill
2023	R	2023 R2820-049-010	PAID	11/2023	6,719.95		Tax Bill
2024	R	2024 R2820-049-010	PAID	11/2024	6,685.77		Tax Bill
2025	R	2025 R2820-049-010	PAID	10/2025	7,348.45		Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-049-010	Tax Bill

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E	MOSES PROPERTY HOLDINGS LLC
PAGE 004 CALDWELLS ADD OCALA S	14445 NW HIGHWAY 464B
103.31 FT OF E 105 FT OF NE 1/4	MORRISTON FL 32668-7818
OF BLK 49 MORE FULLY DESC AS FOL	
LOWS: COM AT SE COR OF N 1/2 OF	
BLK 49 CALDWELLS ADD TO OCALA TH	

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	412,476	TAXES	6,744.64
COUNTY ASMT	382,526	SP. ASMT	910.00
COUNTY TXBL	382,526		
SCHOOL ASMT	412,476		
SCHOOL TXBL	412,476		

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
7,348.45	7,425.00	7,501.55	7,578.09	7,654.64	7,884.28

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
10/28/2025	995 2025 0001632.0001	Full	Pmt Posted	$306.19-	$.00	$7,348.45

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

Property Tax Bill

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R2820-049-010 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 382,526 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 382,526

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	382,526	0	382,526	1,182.01
	FINE & FORFEITURE	.8300	382,526	0	382,526	317.50
	COUNTY HEALTH	.1000	382,526	0	382,526	38.25
SCHOOL	SCHOOL R.L.E.	3.0720	412,476	0	412,476	1,267.13
	SCHOOL VOTE	1.0000	412,476	0	412,476	412.48
	SCHOOL DISCRETIONARY	.7480	412,476	0	412,476	308.53
	SCHOOL CAPITAL IMPR	1.5000	412,476	0	412,476	618.71
WATER	ST JOHNS MANAGEMENT DIST	.1793	382,526	0	382,526	68.59
MUNIC	OCALA BASIC	6.6177	382,526	0	382,526	2,531.44
			COUNTY ASSESSED:	382,526	SCHOOL ASSESSED:	412,476

EXEMPTION:NONE

17.13700 6,744.64

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X902	OCALA FIRE	COMMERCIAL FIRE	PER ASMT UNIT	910.00
			NON AD VALOREM ASSESSMENTS:	910.00
			COMBINED TAXES & ASSESSMENTS TOTAL:	7,654.64

R2820-049-010 2025
MOSES PROPERTY HOLDINGS LLC
14445 NW HIGHWAY 464B
MORRISTON FL 32668-7818

*** PAID *** PAID *** PAID ***
10/28/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
7,348.45	7,425.00	7,501.55	7,578.09	7,654.64	7,884.28

George Albright Marion County
REAL ESTATE

NOV 30 2025 DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 PastDue Apr 1
7,348.45 7,425.00 7,501.55 7,578.09 7,654.64 7,884.28

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED
		1001	

VALUES AND EXEMPTIONS TAXES 6,744.64
MARKET VALU 412,476 SP. ASMT 910.00
COUNTY ASMT 382,526
COUNTY TXBL 382,526
SCHOOL ASMT 412,476
SCHOOL TXBL 412,476

REMIT PAYMENT IN U.S. FUNDS TO:

George Albright
503 SE 25TH AVENUE
Ocala Fl 34471

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 004 CALDWELLS ADD OCALA S
103.31 FT OF E 105 FT OF NE 1/4
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R2820-049-010 2025
MOSES PROPERTY HOLDINGS LLC
14445 NW HIGHWAY 464B
MORRISTON FL 32668-7818

*** PAID *** PAID *** PAID ***
10/28/25 PERIOD 01
995-2025-0001632.0001
$7,348.45 CH

Certificate of Appropriateness

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

January 28, 2026

Joshua L. Moses, Esq.
226 NE Sanchez Ave
Ocala, FL 34470

RE: Approval of Staff Certificate of Appropriateness (COA) Application
City of Ocala, Florida – Ocala Historic Preservation Board
Certificate of Appropriateness COA25-0038 Case File # 211

Dear Mr. Moses,

This letter confirms the approval of COA25-0038 for a property located at 226 NE Sanchez Ave, as required by Section 94-82(b), *Code of Ordinances, City of Ocala, Florida*, and other relevant provisions of Florida law. This approval is limited to the following scope of work:

- Removal of existing gravel and rock surfacing within the driveway and parking area. Change driveway (13' x 173') from gravel to 3000 PSI fiber mesh reinforced concrete and parking area (17' x 80') from gravel to brick pavers, consistent with the existing site configuration. This work is consistent with the Board of Adjustment Special Exception approved December 18, 1995 (Case No. 96-3SE).

A copy of the approved COA application is enclosed for your records. Please note that building permits may be required in addition to this Staff COA approval. If required, you or your contractor are responsible for submitting the appropriate building permit applications prior to commencing work.

This approval is valid for six (6) months from the date of issuance, during which time work must commence. The approved work must be completed within one (1) year of issuance unless an extension is granted in accordance with the Code of Ordinances. All work shall be completed in substantial conformance with the approved COA application.

If you have any questions or need additional information, please contact my office at 352-629-8421 for assistance.

Sincerely,

Charlita R. Whitehead

Charlita Whitehead, Economic Development Project Coordinator
Growth Management

OCALA CRA – EAST OCALA SUBAREA COMMERICAL PROPERTY IMPROVEMENT GRANT PROGRAM **Framework** **Revised April 2025**	
General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner's approval
Eligible Properties	1. Taxable ad valorem properties – property taxes must be paid up to date 2. Property must be used for a business, i.e., retail, office, manufacturing 3. If property is occupied, the business must have active current Business Tax Receipt 4. Property must be in one of the following zoning districts - B–Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing. 5. Existing commercial buildings only; not for new construction
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	Only work begun **after** approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Work elements in order of priority are: 1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) 2. Windows, doors, awnings and façade enhancements 3. Exterior security & safety lighting 4. Exterior painting – colors must be approved by Committee 5. New wall sign (must meet sign code) 6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 7. Parking lot pavement resurfacing or resealing and restriping

	8. Creative incorporation of public murals on one street frontage.
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	$50,000
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

Ineligible Businesses

The following business do not fit the vision for the Ocala CRA subareas and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks.

File #: 2026-1701 Agenda Item #: 5h.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1030 NE Third Street, in an amount not to exceed $20,000

BACKGROUND:
Program Objective:
The East Ocala CRA Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information:
This property is a single-family residence constructed in 1901 and located within the East Ocala CRA. According to the Marion County Property Appraiser, the property has a 2025 taxable value of $136,900 and is situated on a 0.70-acre lot.

Project Summary:

Grant ID: CRA26-0026
Applicant: Richard Brinkley
Address: 1030 NE Third Street
Parcel ID: 2834-003-001
Scope of Work: Exterior painting and preparation of the primary residence and garage, including pressure washing, paint removal, surface preparation, caulking, priming, and application of exterior paint coatings.
High Quote: $31,500
Low Quote: $27,950
Recommended Grant Amount: Not to exceed $20,000

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work**.**

FINDINGS AND CONCLUSIONS:

Eligibility Review:
Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval.

The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Bid Review:
The proposed project costs range from $27,950 to $31,500. Both estimates include extensive exterior surface preparation, including pressure washing, paint removal, caulking, priming, and the application of two finish coats of exterior paint. The proposed scope includes repainting the primary residence and the existing wood-sided portions of the detached garage. Metal wall panels located on portions of the garage are not included in the scope of work.

While the contractors describe the work using different methodologies and levels of detail, staff find the estimates consistent with the proposed scope of work. The variation in pricing appears attributable to differences in contractor approaches, materials, labor rates, and estimating practices rather than a material difference in the overall project scope.

Site Visit Review:
Staff completed a site visit on June 3, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given the deteriorated exterior paint and weathering. Repainting and associated surface preparation will improve the property's appearance, protect the historic structure from further deterioration, and enhance neighborhood aesthetics.

CRA Plan Compliance:
The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation:
CRA26-0026 was presented to the East Ocala CRA Advisory Committee on June 24, 2026. The Committee recommended approval of the application.

Staff Recommendation:
Staff recommends approval. Refer to the attached maps - CRA26-0026, application packet - CRA26-0026, staff supporting documents - CRA26-0026, and grant framework.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

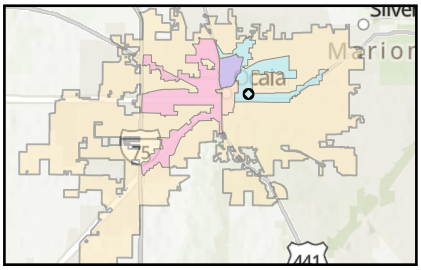
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

AERIAL MAP



Case Number: CRA26-0026

Property Size: Approximately 0.70 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\June\CRA26_0026\



Subject Property

Parcels

0 75 150 300 Feet

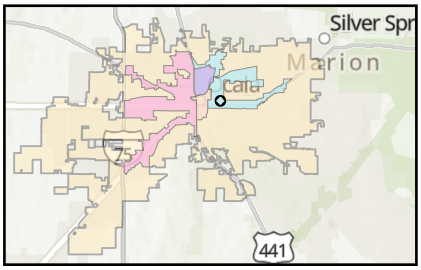
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

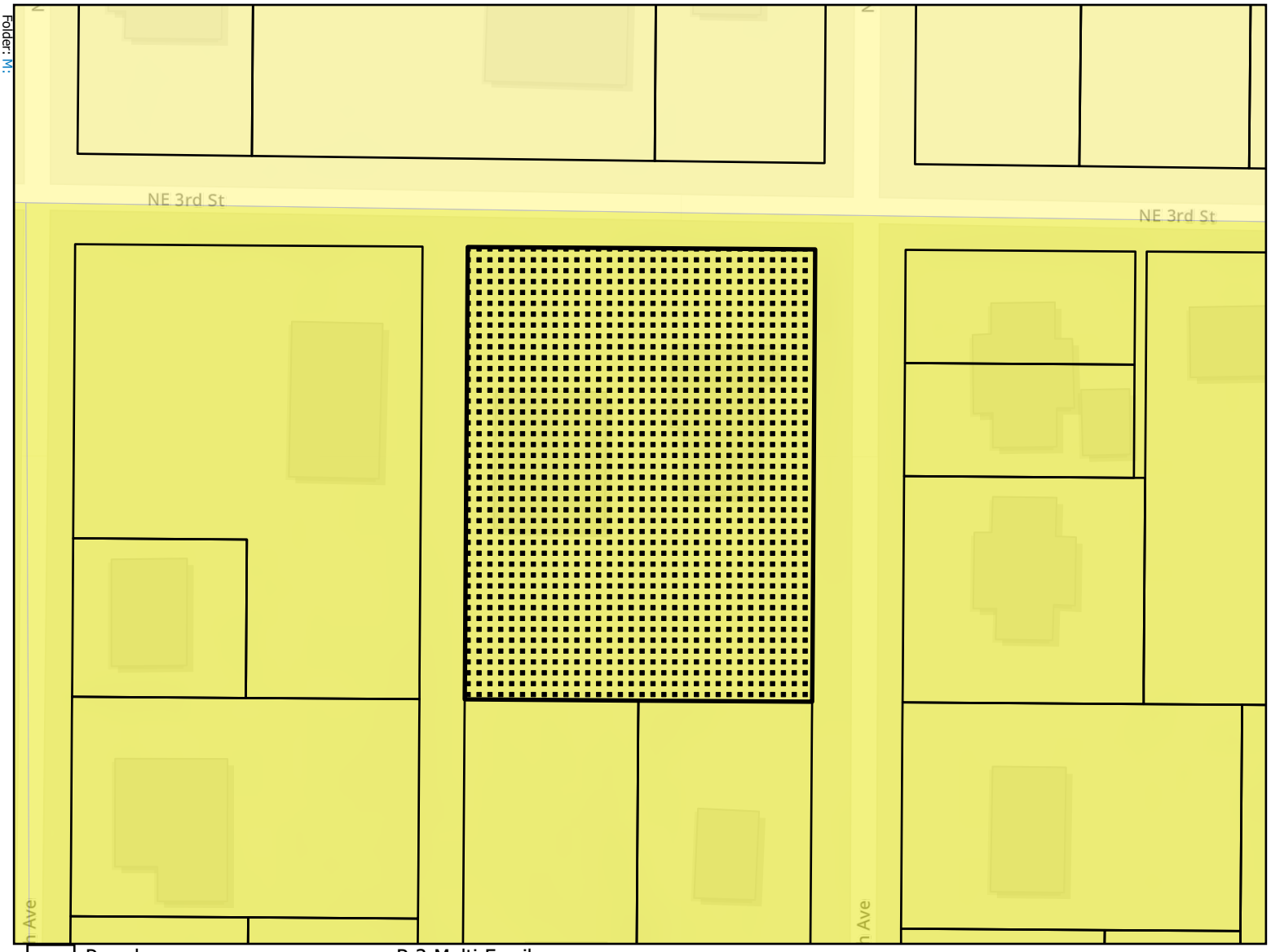
Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

CASE MAP



Case Number: CRA26-0026

Property Size: Approximately 0.70 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Parcels
R-1A:Single Family Residential
R-3:Multi-Family Residential
Subject Property

0 75 150 300 Feet

N

OCALA

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Prepared by the City of O
Growth Management Departr
by ekrepps on 6/10/2026

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

ECONOMIC DEVELOPMENT DIVISION RECEIVED:
MAY 6 2026
STAFF: CW
DELIVERED BY: Walk in

DATE SUBMITTED: 5/6/26

GRANT ID: (STAFF ONLY) CRA26-0026

☒ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name RICHARD BRINKLEY
Property Owner Mailing Address 1030 NE 3RD ST
E-mail rrbrinkley@hotmail.com Phone No. 352-361-3861
Authorized Representative *(If different from property owner)*
E-mail Phone No.

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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address Parcel ID
Current Use of Property HOME Proposed Use
Proposed Scope of Work *(Attach additional sheets if needed)*

PAINT EXTERIOR

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

I PAINTED THE HOUSE 20 YEARS AGO WHEN I BOUGHT IT. I CAN NO LONGER SPEND 3 WEEKS ON A LADDER, DUE TO MY RIGHT KNEE PROGRESSIVELY GOIN DOWNHILL. I CAN NOT AFFORD $20,000 PLUS TO HAVE IT PAINTED.

RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☒ No Is this your primary residence? ☒ Yes ☐ No
How long have your resided at the home? 24 YRS What is the size of your household? 4

GRANT ID: CRAHE-0026

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Painting	High Quote 1: $31,500	Low Quote 1: $27,950
Work Item 2 _____	High Quote 2: _____	Low Quote 2: _____
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: _____	Total: _____

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: June

Estimated Time For Completion *(Weeks/Months)*: ≈ 3 weeks

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 INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRA26-0026

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, RICHARD BRINKLEY, property owner/authorized representative of the property at 1030 NE 3RD ST, 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:** 5/4/2026	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** _____

GRANT ID: CRA26-0026

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: 05/06/2026

Signature (Staff Member): Charlla R. Whitehead

Bids

Blankenship Painting LLC

2034 NE 39th St
FL 34479 US
(352) 857-4982
blankenship.paintingllc@yahoo.com

Estimate

ADDRESS
Richard Brinkley Jr
1030 NE 3rd St
Ocala, FL 34470

ESTIMATE 1581
DATE 04/29/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Painting	Pressure-wash entire exterior of home, remove any loose paint, caulk and putty any cracks on the house, prime areas of the house as needed, two coats of paint on entire exterior of home	1	31,500.00	31,500.00
	Material	All materials included in bid	1	0.00	0.00

TOTAL **$31,500.00**

Accepted By

Accepted Date

	**Black Rhino Painting LLC.**	Douglas and Abigail Savi 4405 SE 14th St Ocala, FL 34471 Phone: 352-804-9994 black.rhino.painting.abq@gmail.com www.blackrhinopaintingservice.com

Customer:

Richard Brinkley

1030 NE 3rd st Ocala FL

rrbrinkley@hotmail.com

Estimate sent: 4-12-26

Job to be completed: Paint all exterior walls, trim, soffit, fascia and doors of home, detached garage and casita.

Preparation: Power wash exterior. Scrape loose paint. Mask windows, concrete, and landscaping. Remove gravel and dirt 4 inches down from base of home or as foundation will allow. Caulking and putty to gaps as necessary. 1 coat of oil base primer to all surfaces.

Paint: Two coats to all surfaces. Emerald waterproof paint product from Sherwin Williams. Colors to be chosen by owner.

Price: $27,950.00

Due to start job: $13,975.00

Due at time of job completion: $13,975.00

******3% charge if using card. We accept cash, check or card ONLY**

Any additional requests for work are subject to additional charge.

Black Rhino Painting to provide paint and materials.

2 year warranty on labor

Time to complete job: 3 weeks

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0026
Address: 1030 NE 3rd Street
CRA subarea: East Ocala
Project Type: Residential

No.	Eligible work item	High Bid	Low Bid
1	Painting and prep work	$ 31,500.00	$ 27,950.00
	Total		**$ 27,950.00**
	Maximum CRA grant that can be awarded based on 75% match not to exceed $20,000		**$20,000.00**

Before Photos

CRA26-0026, 1030 NE 3rd Street Before Photos



Subject property from NE 3rd Street facing south



Subject property facing east

CRA26-0026, 1030 NE 3rd Street Before Photos



Subject property facing west



Subject property facing north

CRA26-0026, 1030 NE 3rd Street Before Photos



Subject property (garage) from NE 3rd Street facing south



Subject property (garage) facing west

CRA26-0026, 1030 NE 3rd Street Before Photos



Subject property (garage) facing north

Marion County Property Appraiser Card

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2834-003-001

GOOGLE Street View

Prime Key: 1239745 | MAP IT+ | Current as of 5/7/2026

Property Information

BRINKLEY RICHARD R JR
1030 NE 3RD ST
OCALA FL 34470-6740

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

M.S.T.U.
PC: 01
Acres: .70

Situs: 1030 NE 3RD ST OCALA

2025 Certified Value

Land Just Value	$101,000		
Buildings	$222,324		
Miscellaneous	$16,886		
Total Just Value	$340,210	Impact	($152,588)
Total Assessed Value	$187,622	Ex Codes: 01 38	
Exemptions	($50,722)		
Total Taxable	$136,900		
School Taxable	$162,622		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$101,000	$222,324	$16,886	$340,210	$187,622	$50,722	$136,900
2024	$95,950	$234,898	$17,622	$348,470	$182,334	$50,000	$132,334
2023	$95,950	$250,944	$24,982	$371,876	$177,023	$50,000	$127,023

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8797/0492	12/2025	61 FJDGMNT	0	U	V	$100
3708/0107	05/2004	90 ABROGTN	0	U	I	$100
EX02/0576	11/2002	EI E I	0	U	I	$86,881
3038/1379	10/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$146,000
1765/1161	09/1991	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	$75,000
1696/0811	10/1990	31 CERT TL	0	U	I	$100
1695/0564	10/1990	31 CERT TL	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA

BLK C LOTS 1.2 &
THE N 10 FT OF ALLEYWAY LYING S OF LOTS 1.2

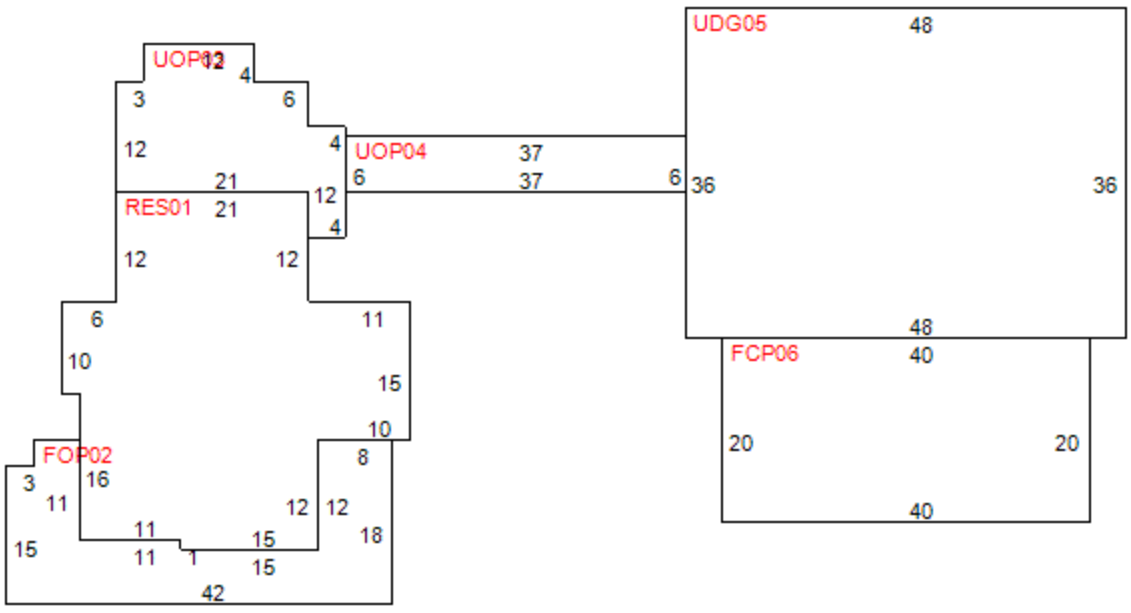
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		200.0	153.0	R3	200.00	FF						

Neighborhood 5320
Mkt: 8 70

Traverse

Building 1 of 1
RES01=R11D1R15U12R10U15L11U12L21D12L6D10R2D16.
FOP02=R11D1R15U12R8D18L42U15R3U3R5D11.U16U10R4U12
UOP03=U12R3U4R12D4R6D5R4D12L4U5L21.R21R4
UOP04=R37U6L37D6.R37U20
UDG05=D36R48U36L48.D36R4
FCP06=D20R40U20L40.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	**Year Built**	1901
Effective Age	9 - 40-99 YRS	**Physical Deterioration**	0%
Condition	4	**Obsolescence: Functional**	0%
Quality Grade	700 - GOOD	**Obsolescence: Locational**	0%
Inspected on	3/12/2019 by 181	**Architecture**	H - HISTORICAL RESIDENCE
		Base Perimeter	154

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126 - SIDING-NO SHTG	1.98	1901	N	0 %	0 %	1,113	2,204
FOP	0201 - NO EXTERIOR	1.00	1901	N	0 %	0 %	446	446
UOP	0301 - NO EXTERIOR	1.00	1990	N	0 %	0 %	348	348
UOP	0401 - NO EXTERIOR	1.00	2005	N	0 %	0 %	222	222
UDG	0526 - SIDING-NO SHTG	1.00	2005	N	0 %	0 %	1,728	1,728
FCP	0601 - NO EXTERIOR	1.00	2005	N	0 %	0 %	800	800

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 20 HEAT PUMP
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 1
3 Fixture Baths: 0
2 Fixture Baths: 1
Extra Fixtures: 3

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	504.00	LF	10	1989	4	0.0	0.0
099 DECK	248.00	SF	50	1991	1	0.0	0.0
159 PAV CONCRETE	300.00	SF	20	1997	3	0.0	0.0
116 FENCE VINYL	26.00	LF	99	2005	4	0.0	0.0
105 FENCE CHAIN LK	130.00	LF	20	2000	1	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	2000	1	12.0	24.0
226 RES SWIM POOL	450.00	SF	20	2010	5	30.0	15.0
172 PAV FLAGSTONE	192.00	SF	20	2010	5	0.0	0.0
156 PAVING BRICK	2,256.00	SF	20	2010	1	0.0	0.0

Appraiser Notes

4 FIREPLACES HAVE BEEN CAPPED; NOT ASSESSED.
UDU IS A PLAY HOUSE N/A

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00022	6/20/2011	-	POOL DECK
OC01074	8/4/2010	-	PAVERS FOR DRIVEWAY
OC03144	10/1/2005	6/1/2006	RSRA
OC00217	1/1/2005	-	CONCRETE APRON
OC00025	9/22/2001	-	POOL
OC01179	7/1/1994	-	ROOF
OC01906	11/1/1991	-	BLDG01= DECK

Property Tax Bill

Tax Roll Property Summary

Help

Account Number	R2834-003-001	**Type**	REAL ESTATE	Request Future E-Bill
Address	1030 NE 3RD ST OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	5320	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2011	R	2011 R2834-003-001	PAID	11/2011	2,852.92	Tax Bill
2012	R	2012 R2834-003-001	PAID	11/2012	1,911.84	Tax Bill
2013	R	2013 R2834-003-001	PAID	11/2013	1,925.88	Tax Bill
2014	R	2014 R2834-003-001	PAID	11/2014	1,872.37	Tax Bill
2015	R	2015 R2834-003-001	PAID	11/2015	2,034.90	Tax Bill
2016	R	2016 R2834-003-001	PAID	11/2016	2,018.94	Tax Bill
2017	R	2017 R2834-003-001	PAID	11/2017	2,044.96	Tax Bill
2018	R	2018 R2834-003-001	PAID	11/2018	2,057.34	Tax Bill
2019	R	2019 R2834-003-001	PAID	11/2019	2,137.32	Tax Bill
2020	R	2020 R2834-003-001	PAID	11/2020	2,179.26	Tax Bill
2021	R	2021 R2834-003-001	PAID	11/2021	2,398.73	Tax Bill
2022	R	2022 R2834-003-001	PAID	11/2022	2,410.26	Tax Bill
2023	R	2023 R2834-003-001	PAID	11/2023	2,641.28	Tax Bill
2024	R	2024 R2834-003-001	PAID	11/2024	2,713.12	Tax Bill
2025	R	2025 R2834-003-001	PAID	11/2025	2,757.85	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2834-003-001	Tax Bill

Property Description	Owner Information
SEC 17 TWP 15 RGE 22	BRINKLEY RICHARD R JR
PLAT BOOK A PAGE 101 OAK PARK	1030 NE 3RD ST
CALDWELLS ADD OCALA BLK C LOTS	OCALA FL 34470-6740
1.2 & THE N 10 FT OF ALLEYWAY	
LYING S OF LOTS 1.2	

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	340,210	TAXES	2,508.61
ASSESSMENT	187,622	SP. ASMT	364.15
TAXABLE	136,900		
EXCD01	25,000		
EXCD38	25,722		

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,757.85	2,786.58	2,815.30	2,844.03	2,872.76	2,958.94

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

11/07/2025	129	2025	0000340.0001	Full	Pmt Posted	$114.91-	$.00	$2,757.85

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

Warranty Deed

Rec. $ 6.00
D.S. 1,022.00
1.00

[redacted]
DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 10/18/2001 12:38:34 PM
FILE NUM 2001106057 OR BK/PG 03038/1379
RECORDING FEES 6.00

Prepared by and return to:
Frank C. Amatea
500 N. E. 8th Avenue
Ocala, FL 34470

RECORD AND RETURN TO

DEED DOC TAX 1,022.00

Tax Parcel No. 2834-003-001

Grantee's SSN [redacted]

WARRANTY DEED

THIS WARRANTY DEED made the 17th day of October, 2001, by Janet W. Slimak, a single person, whose address is 1111 N. E. 7th Street, ocala, FL 34470, hereinafter called the Grantor, to Richard R. Brinkley, Jr., whose post office address is 1030 N. E. 3rd Street, Ocala, FL 34470, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

Lots 1 and 2, Block C, OAK PARK, a subdivision of Caldwell's Addition to the City of Ocala, according to the map of plat thereof as recorded in Plat Book A, page 101A, public records of Marion County, Florida.

SUBJECT TO: Taxes for the year 2002 and subsequent years, easements, limitations and regulations appearing on the plat of Oak Park, a subdivision of Caldwell's Addition to the City of Ocala, as recorded in Plat Book A, page 101A, public records of Marion County, Florida; fence encroachment onto the southerly alley as shown on survey dated October 15, 2001, of Bill Bley & Associates, Inc.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Sign: _____
Print name: Frank C Amatea

Sign: _____
Print name: Emma Jean Moore

Sign: _____
Janet W. Slimak

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me, this 17th day of October, 2001, by Janet W. Slimak, who __ is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

My commission expires:

FRANK C. AMATEA
MY COMMISSION # CC 927897
EXPIRES: May 17, 2004
Bonded Thru Notary Public Underwriters

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 2025*	
Purpose	
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.	
Plan Consistency	
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.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	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.
Eligible applicant	Property Owner or joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).

File #: 2026-1717 Agenda Item #: 5i.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 23 NE 12th Terrace, in an amount not to exceed $9,128

BACKGROUND:

Program Objective:
The East Ocala Community Redevelopment Area (CRA) Commercial Property Improvement Grant supports façade improvements, signage, awnings, ADA compliance, and other exterior improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information:
This property features a commercial building constructed in 1928. It has a taxable value of $141,572 and sits on a 0.31-acre lot. The building includes two tenant spaces for commercial use and is located within the East Ocala CRA district.

Project Summary:

Grant ID: CRA26-0016
Applicant: Kelli Demshock
Address: 23 NE 12th Terrace
Parcel ID: 2833-012-111
Scope of Work: Replacement of windows.
High Quote: $16,900
Low Quote: $15,212.46
Grant Amount: Not to exceed $9,128

Maximum Grant Amount: $50,000, covering up to 60 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review:

Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity. Initially, at the time of application, there were outstanding ad valorem taxes for 2025. The applicant has since paid and is in good standing, allowing the CRA grant application process to move forward.

Bid Review:
Staff reviewed the submitted contractor estimates for the proposed improvements and found them sufficiently comparable, confirming that the proposed work is consistent with the scope described in the application.

Site Visit Review:

- On June 9, 2026, staff conducted a site visit and confirmed that the proposed improvements are warranted based on current conditions. See the staff supporting documents - CRA26-0016 for photographs of the existing windows.

- The windows on the property are in poor condition. Many do not open properly or are completely inoperable, creating safety concerns, reducing ventilation, and limiting options for emergency egress. The deteriorated frames and seals also allow air and moisture to enter the building, potentially leading to further structural damage.

- Replacing the original single-pane, pulley windows that are almost 100 years old in the commercial space will improve energy efficiency, improve attractiveness, decrease pest infestations, and reduce utility expenses.

- The proposed improvements represent reinvestment in an aging commercial property and support ongoing occupancy and preservation of the building. The applicant has already replaced some of the windows; this project will complete the remaining sections to ensure a uniform design throughout. A total of 20 windows will be replaced.

CRA Plan Compliance:
The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with Goal 3 - improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation:
CRA26-0014 was presented to the East Ocala CRA Advisory Committee on June 24, 2026. The Committee recommended approval of the application.

Staff Recommendation:
Staff recommends approval. Refer to the attached maps - CRA26-0016, staff supporting documents - CRA26-0016, the grant framework, and application packet - CRA26-0016.

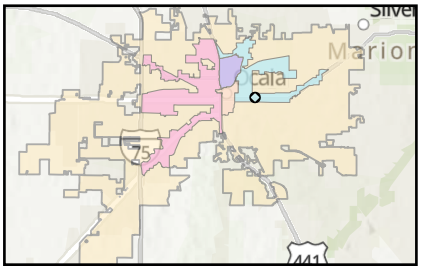
FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
- Approve
- Approve with Changes
- Table
- Deny

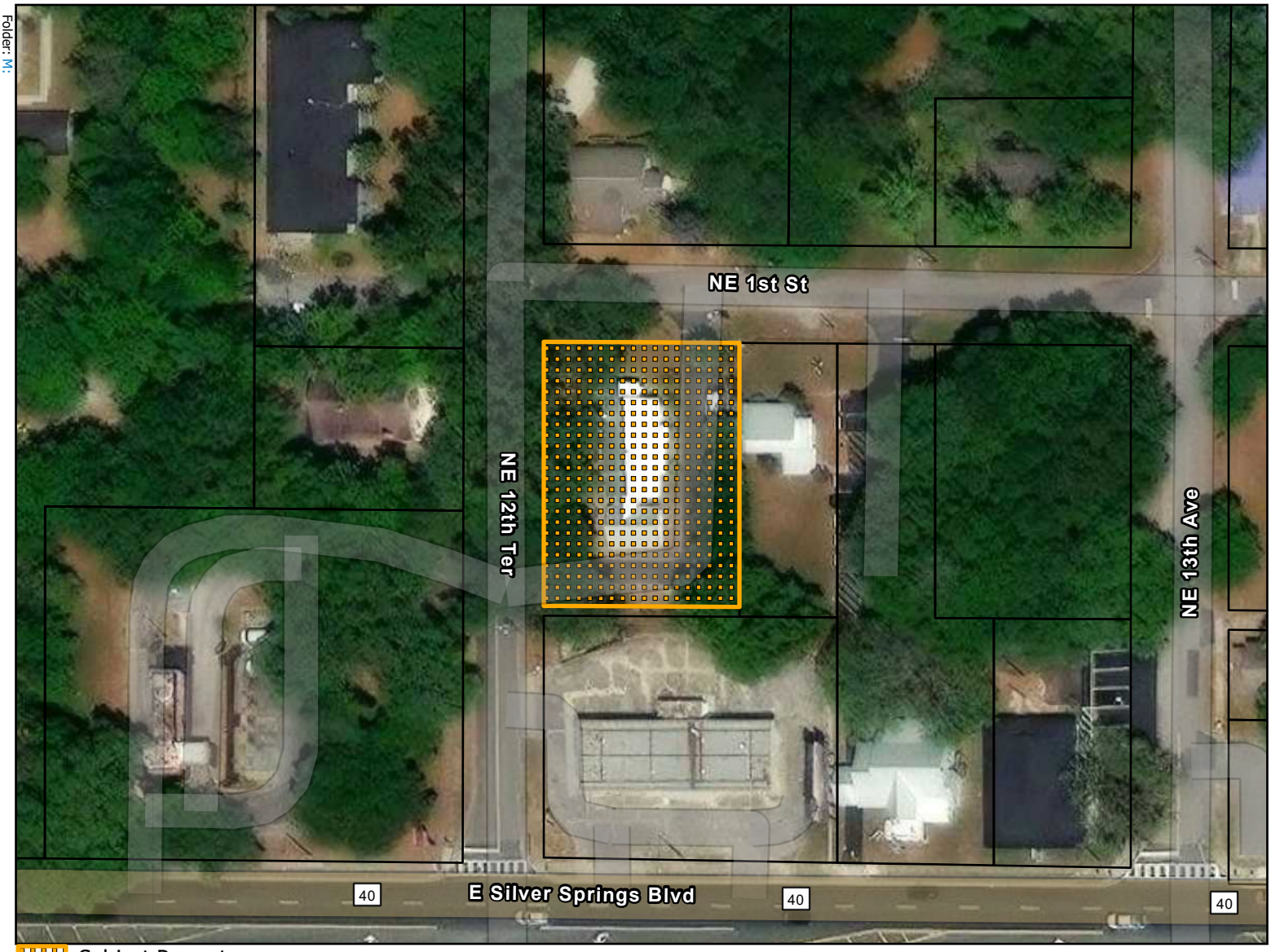
AERIAL MAP



Case Number: CRA26-0016

Property Size: Approximately 0.31 acres
CRA Location East Ocala
Purpose: A request for CRA fund use

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\CRA26_0016\



Subject Property
Parcels

0 87.5 175 350 Feet

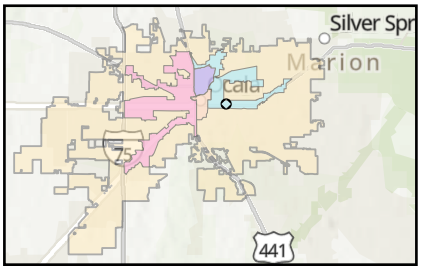
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

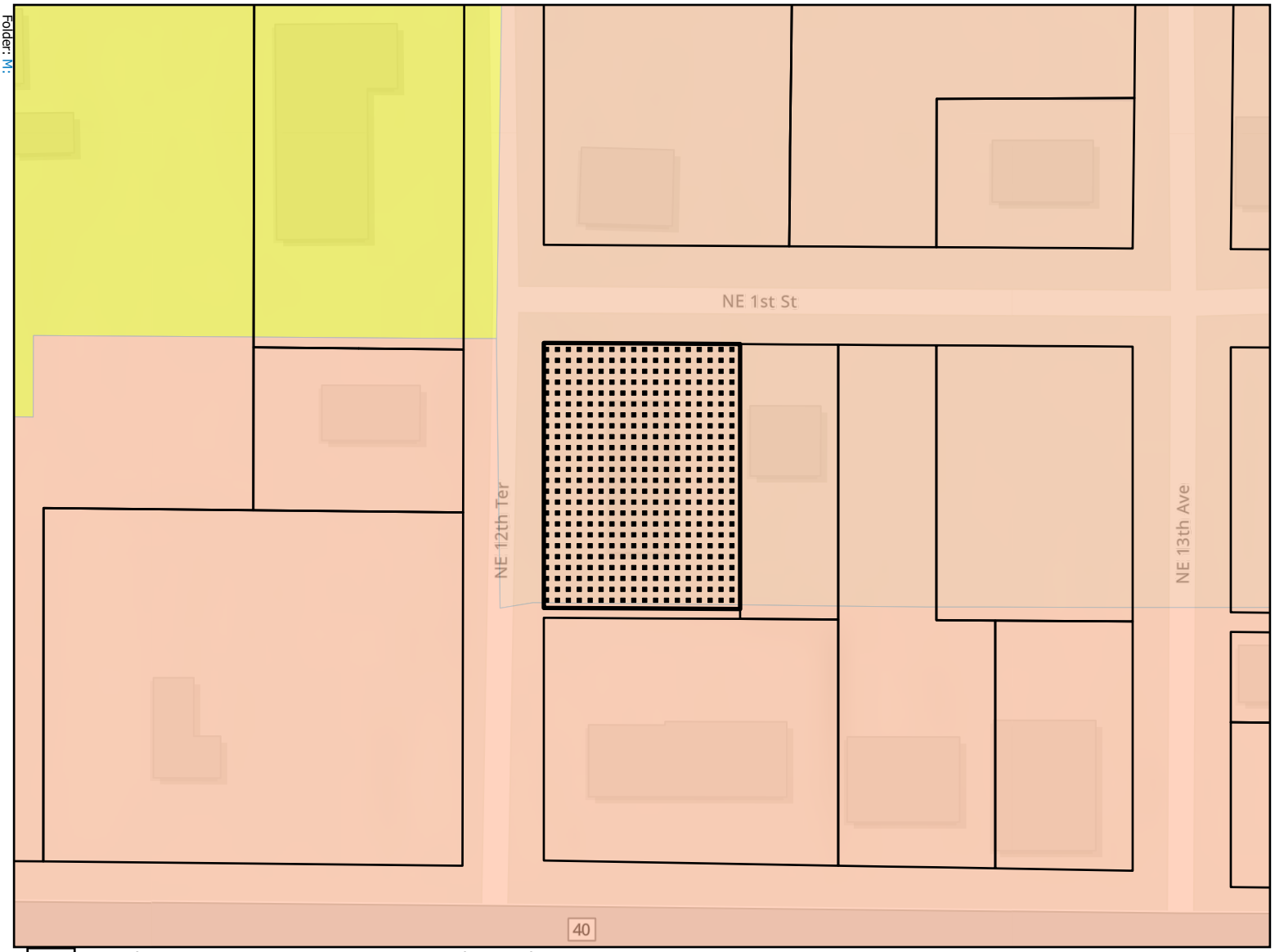
Prepared by the City of O
Growth Management Departr
by ekrepps on 6/15/2026

CASE MAP



Case Number: CRA26-0016

Property Size: Approximately 0.31 acres
CRA Location East Ocala
Purpose: A request for CRA fund use



Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\CRA26_0016\

Parcels
B-2: Community Business
B-2A: Limited Community Busines
R-3:Multi-Family Residential
Subject Property

0 87.5 175 350 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of O
Growth Management Departr
by ekrepps on 6/15/2026

CRA26-0016 23 & 25 NE 12TH TER

SUMMARY REPORT

Parcel Id: 2833-012-111
Parcel Address: 23 NE 12TH TER, OCALA, FL 34471

FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: $15,215.00
Total Estimated Project Cost: $15,212.46
Total Funding Requested: $15,212.46
Funding Requested Ratio: 1

PROJECT DETAILS

Project Name: CRA26-0016 23 & 25 NE 12TH TER
Description: Replace original single pane, pulley windows in existing commercial space that are almost 100 years old to improve energy efficiency, improve attractiveness, decrease pest infestations and reduce utility expenses.
Applicant Type: Business Property Owner
Applicant Name: KELLI HART

PROJECT TIMELINE

Application Started
05 Mar 2026

23 NE 12TH TER - 03/05/2026

Applicant Information

Applicant / Primary Contact Information

Name
KELLI HART

Type
Business Property Owner

Relationship To City
Existing Business Already Established

Questions

1. How long has the business been at the current location?

Ans. 20 years

2. If renter, when does your current lease expire?

Ans. No information entered

3. What will be the business hours of operation?

Ans. Mon-Sat. 8 a.m. to 6 p.m.

Property Information

Parcel Id
2833-012-111

Parcel Address
23 NE 12TH TER, OCALA, FL, 34471

Last Assessment
2022 - $119,125.00

Previous Year Assessment
No recent assessments

Districts
East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use
No information entered No information entered

Public Improvements
No information entered

Estimated Future Assessed Value
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Construction Activities - **23 NE 12TH TER OCALA FL 34471**

Exterior

- ✓ Exterior - Facade - Windows

Questions

1. Please describe the existing or proposed business.

Ans. Commercial Space, current tenants offer family counseling and behavior therapies.

2. Explain the purpose of and need for the proposed improvements.

Ans. Currently, as Landlord, I pay the utility bill for this location which exceeds $400/monthly in the coldest months and $700 in summer and that is with strict attention to the thermostat and conservation. The current windows are upwards of 90+ years old ad offer no energy efficiency. Likewise, some are cracked, many do not open anymore and they allow for small pests/insects to enter the building.

Eligible Costs

Exterior Improvements

Painting - As part of a major renovation project	$0.00
Metal Awnings	$0.00
Doors / Windows - As a part of a major restoration project	$15,215.00

Landscaping

Landscaping	$0.00
Streetscape	$0.00
Wildflowers or Native Plants	$0.00
Street Level Stormwater Infrastructure / Bioretention	$0.00

Signage - As part of a major renovation project	$0.00	**Sub Total:**	$0.00
Sub Total:	$15,215.00		

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	$15,215.00
Total Estimated Project Cost	$15,212.00
Total Funding Amount Requested	$15,212.00

Loans / Funding

Sub Total	No information entered

Questions

1. If applicable, startup business applicants must also submit a copy of their business plan

Ans. No information entered

Additional Notes / Comments

No information entered

Project Description and Bid Proposals

Questions

1. Bid Proposal 1 Amount

Ans. 15,212.46

2. Bid Proposal 1 Upload

Ans. EST0144.pdf

3. Bid Proposal 2 Amount

Ans. 16,900

4. Bid Proposal 2 Upload

Ans. WINDOW QUOTE .PDF.pdf

5. Please describe the existing or proposed business.

Ans. as stated, improved appearance, improved energy efficiency, reduction of soaring utility costs, reduction of pest/insect infestation.

6. Explain the purpose of and need for the proposed improvements.

Ans. In time, when it is affordable, but no time soon as my utility costs prevent me from affording this improvement.

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

Ans. No information entered

8. If not, please explain.

Ans. No information entered

9. If necessary, attach additional explanation or documents addressing the above requests.

Ans. No information entered

Property Owner Affidavit

Questions

1. Explain the purpose of and need for the proposed improvements.

Ans. I have answered this a few times on previous pages. Please see above.

2. Name

Ans. No information entered

Parties

Contractor

Business Name
Medina Works

EIN
994403123

First Name
Pascual

Last Name
Medina

Phone Number
+1 (352) 421-8049

Ext
No information entered

Email
MEDINAWORKSFL@GMAIL.COM

Address
175 LARCH ROAD, OCALA, FL, 34480

Property Owner

Business Name
KELLI LLC

EIN
824833005

First Name
KELLI

Last Name
DEMSHOCK

Phone Number
+1 (352) 693-1212

Ext
No information entered

Email
WRITTENBYKELLI@GMAIL.COM

Address
2303 SE 20th Circle, OCALA, FL, 34471

Documentation Collection

Documents

1. **Name:** EST0144.pdf **Uploaded Date:** 3/5/2026 9:37:08 AM

2. **Name:** WINDOW QUOTE .PDF.pdf **Uploaded Date:** 3/5/2026 9:37:11 AM

Questions

1. Application Documents

Ans. No information entered

2. Reimbursement Documents

Ans. No information entered

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 (East Ocala Commercial Building Improvement Grant)

Applicant Answer: No

Relationship: No information entered

Declarations

I understand that this incentive program will provide me with financial assistance in the form of reimbursement for certain approved costs. I agree to use the financing to fund eligible expenses.

Applicant Answer: Yes

I understand that this agreement is complex and that there are many rules and regulations that I must comply with. I agree to abide by all of the rules and regulations of the program.

Applicant Answer: Yes

I agree that improvements made using these funds will stay in place for a minimum of five years. If improvements are replaced or removed within five years, the grant recipient must pay a pro-rata share of the grant proceeds invested in the project for the number of months remaining.

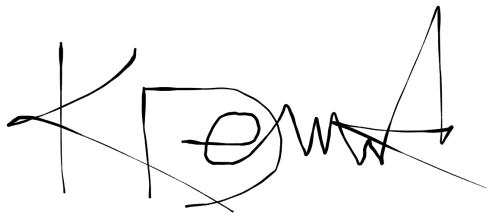
Applicant Answer: Yes

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



Name: KELLI FUQUA DEMSHOCK
Date: 03/05/2026

352-421-8049
medinaworksfl@gmail.com

MEDINA WORKS

ESTIMATE

FOR: **Kelli LLC**
2303 SE 20th Circle
Ocala, 34471, FL
+135-269-31212

NUMBER: EST0144
DATE: Mar 5, 2026

Description	Quantity	Unit price	TAX	Amount
Window replacement Replace 20 windows with JW -2500 series windows including casing trim around exterior and interior if needed. Customer supplies paint and includes caulk and paint finishing. Includes additional materials needed such as trim for windows	1	$5,000.00	0 %	$5,000.00
Windows JW-V_2500 series single hung	1	$10,212.46	0 %	$10,212.46

SUBTOTAL: $15,212.46
TAX: $0.00

TOTAL **$15,212.46**

Payment instructions
Zelle payments to email medinaworksfl@gmail.com
Estimate is based on visible and accessible conditions at the time of inspection. Any hidden, concealed, or unforeseen conditions discovered once work begins may require additional labor or materials. Any such conditions will be communicated to the Client and may result in a price adjustment.

Comments
2-4 weeks time to receive windows job completion 3-4 days available to start once 50% deposit is received and windows arrive.

Windoor Retro Professionals
Website: https://www.wretropro.com/
Address:
486 Marion Oaks Drive, Ocala, Florida, 34473

PH: (352) 681-8644
Email: joe@wretropro.com
CBC1267537

Estimate #4761

Kelli Demshock
23 Northeast 12th Terrace, Ocala, FL, USA
(352) 663-1212
writtenbykelli@yahoo.com

Original date quoted 2026-03-02

Package: Cash

PRODUCT / SERVICE	LOCATION.	DETAILS.	QTY.
 **96" - 105" U.I.** Single Hung Eastern Architectural 143 Series - Double-paned glass, low-e 366 coating, vinyl framed, aluminum reinforced, argon gas insulated. (Half screens included)			21
 **Non-Impact Window Installation** Window Installation Will include surface preparation, weather proofing and insulating, customized window fitting, sealing and caulking, and hardware and trimming.			21

SPECIAL ITEMS:

4-5 Weeks lead time and 3 days to install.

Windoor Retro Professionals
Website: https://www.wretropro.com/
Address: 486 Marion Oaks Drive, Ocala, Florida, 34473

PH: (352) 681-8644
Email: joe@wretropro.com
CBC1267537

Estimate #4761

Kelli Demshock
23 Northeast 12th Terrace, Ocala, FL, USA,
(352) 663-1212
writtenbykelli@yahoo.com

Original date quoted 2026-03-02

Package: Cash

TOTAL CONTRACT AMOUNT	**$16,900**
DEPOSIT	**$8,450**
BALANCE DUE UPON COMPLETION	**$8,450**

If this is a credit transaction, the agreement for credit is contained in a separate document which is incorporated herein by reference and made a part thereof. I/We the undersigned are hereby authorizing to verify and review my/our credit record with an independent credit reporting agency and release them from inadvertent omissions or errors.

Verbal understandings and agreements with representatives shall not be binding. All understandings and agreements must be set forth in writing in this Contract.

SUBMITTED BY:

Joe Underwood

REPRESENTATIVE

SIGNED: Signature 03/05/2026

PURCHASER **DATE**

SIGNED: Signature mm/dd/yyyy

PURCHASER **DATE**

Dear "Valued" Customer:

We truly appreciate the opportunity that you have given us and will do everything within our power to ensure your home improvement experience with our company is a pleasant and most satisfying one.

There are several things we ask you to do to help us achieve this goal:

1. Before we start working on your home, we recommend that you remove any pictures, mirrors, etc. that hang on the perimeter walls where we will be performing work.
2. Be sure that we have access to all areas around your home and no gates are locked.
3. If you have pets, please insure they are safe and secure.
4. Our crews need to have access to an electrical outlet(s) Please designate plug-ins that are available to use.
5. If you have a preference where our crew should put the materials for your job, please let them know.
6. If your job consists of windows or gutters, please note that it will take a little longer to complete as different crews are utilized.
7. Our crews are authorized to perform the work as outlined in your agreement. If you require additional work please contact your advisor.

If you have any questions during the installation phase, please direct them to the crew chief assigned to your job.

Upon completion of our work, (or anytime while work is in progress) take a few moments and walk around your home with our crew chief. If you see anything that needs correcting, he will do so at that time. After your final-walk around, please sign the completion certificate and/or give the crew chief a check or money order payable to Windoor Retro Professionals per our Agreement.

Again, thank you for choosing Windoor Retro Professionals. We will add a lifetime of beauty and increased value to your home.

SIGNED: Signature 03/05/2

PURCHASER **DATE**

SIGNED: Signature mm/dd/

PURCHASER **DATE**

Outlook

Fwd: Confirmation for Online Payment to Marion County Tax Collector

From KELLI DEMSHOCK <writtenbykelli@gmail.com>
Date Thu 6/18/2026 1:45 PM
To Roberto Ellis <rellis@ocalafl.gov>; Sarah Andre <sandre@ocalafl.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon! Here is a receipt for payment of those property taxes! Thank you ;)

Kelli Demshock

---------- Forwarded message ---------
From: <pay@mariontax.com>
Date: Thu, Jun 18, 2026 at 1:42 PM
Subject: Confirmation for Online Payment to Marion County Tax Collector
To: <WRITTENBYKELLI@gmail.com>

This receipt identifies online payments that were made to Marion County Tax Collector via the Internet Tax Module. Payment details are provided below.

As a convenience to our taxpayers, we also offer the option of on-line payment directly debited to your checking account. In order to use this ACH option, you must provide the Bank Routing Number and Bank Account Number located at the bottom of your checks.	
Name:	KELLI DEMSHOCK
Address:	23 NE 12TH TERRACE OCALA FL 34470 United States
Contact Name:	KELLI DEMSHOCK
Phone:	3526931212
Alternate Phone:	
Fax:	
Payment Type:	ACH
Account Type: Routing Number:	Personal Checking Account

STAFF SUPPORTING DOCUMENTS

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0016
Address: 23 NE 12th Terrace
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Window replacement	$ 16,900.00	$ 15,212.46
	Total	**$ 16,900.00**	**$ 15,212.46**
	Maximum CRA grant that can be awarded based on 60% match.		**$ 9,127.48**

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2833-012-111

GOOGLE Street View

Prime Key: 1233836 | MAP IT+ | Current as of 6/18/2026

Property Information

M.S.T.U.
PC: 11

HART KELLI
2314 SE 19TH CIR
OCALA FL 34471-8339

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

Acres: .31

More Situs
Situs: 23 NE 12TH TER OCALA

2025 Certified Value

Land Just Value	$32,410
Buildings	$105,720
Miscellaneous	$3,442
Total Just Value	$141,572
Total Assessed Value	$141,572
Exemptions	$0
Total Taxable	$141,572

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$32,410	$105,720	$3,442	$141,572	$141,572	$0	$141,572
2024	$32,410	$105,879	$3,442	$141,731	$131,038	$0	$131,038
2023	$24,307	$91,376	$3,442	$119,125	$119,125	$0	$119,125

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7903/0005	10/2022	61 FJDGMNT	0	U	I	$100
6050/0811	06/2014	61 FJDGMNT	0	U	I	$100
5044/0324	05/2008	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$105,000
DETH/REGS	08/2003	71 DTH CER	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 182
LYNWOOD PARK
LOTS 111.112

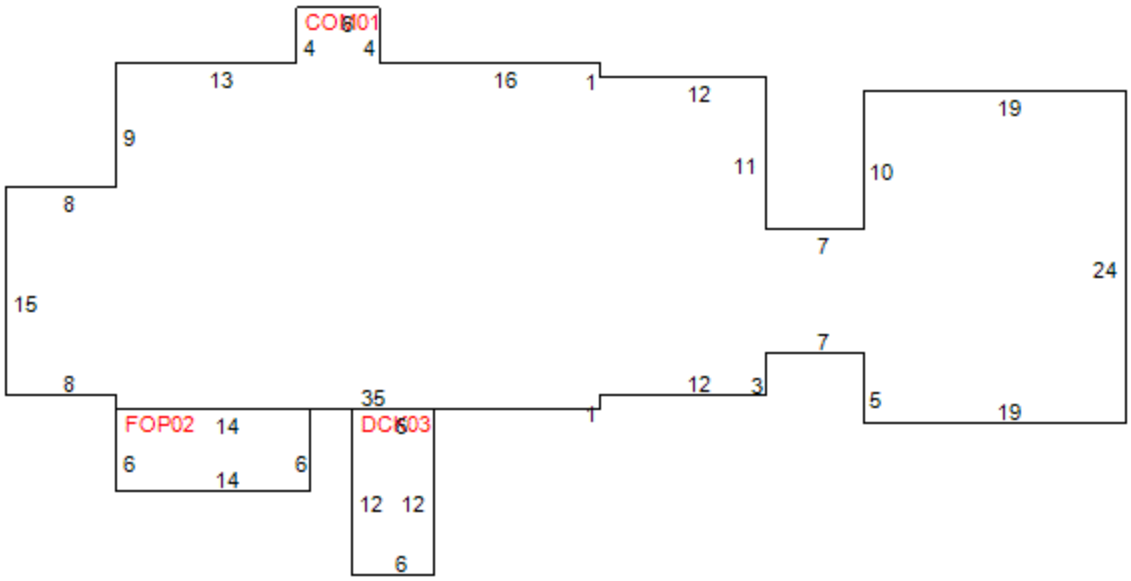
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	1915	100.0	135.0	B2A	13,504.00	SF						

Neighborhood 9976
Mkt: 2 70

Traverse

Building 1 of 1
COM01=L12U1L16U4L6D4L13D9L8D15R8D1R35U1R12U3R7D5R19U24L19D10L7U11.L12D24L35
FOP02=R14D6L14U6.R17
DCK03=D12R6U12L6.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	3
Quality Grade	500 - FAIR
Inspected on	6/29/2022 by 243

Year Built 1928
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 250

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM	0126 - SIDING-NO SHTG	1.00	1928	N	0 %	0 %	1,814	1,814
FOP	0201 - NO EXTERIOR	1.00	1928	N	0 %	0 %	84	84
DCK	0301 - NO EXTERIOR	1.00	1987	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 31 HARDWD ON JOST
Wall Finish: 20 PLASTER
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 1
Extra Fixtures: 1

Blt-In Kitchen: N
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	191.00	SF	20	1985	3	0.0	0.0
144 PAVING ASPHALT	4,354.00	SF	5	2009	3	0.0	0.0
159 PAV CONCRETE	306.00	SF	20	2009	3	0.0	0.0

Appraiser Notes

THE SHOPPES ON 12TH (AS OF 05/2024)

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
PRLM25-0513	10/8/2025	10/16/2025	KELLI HART COO
PRLM25-0058	1/28/2025	-	HART PERM POWER
BLD23-1818	8/12/2023	8/15/2023	HART / REROOF
OC02008	11/20/2008	-	RENOVATI
OC00321	2/1/1994	-	CMRA
OC00764	5/1/1986	-	RES REMODEL

Tax Roll Property Summary

Help

Account Number	R2833-012-111	**Type**	REAL ESTATE	Request Future E-Bill
Address	23 NE 12TH TER OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	9976	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R2833-012-111	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00012890-00	REDEEMED	12/2013	1,892.00		Certificate
2012	R	2012 R2833-012-111	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00012815-00	REDEEMED	12/2013	1,837.95		Certificate
2013	R	2013 R2833-012-111	PAID	12/2013	1,237.51		Tax Bill
2014	R	2014 R2833-012-111	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00013111-00	REDEEMED	07/2015	1,470.27		Certificate
2015	R	2015 R2833-012-111	PAID	03/2016	1,372.41		Tax Bill
2016	R	2016 R2833-012-111	PAID	04/2017	1,399.70		Tax Bill
2017	R	2017 R2833-012-111	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00012496-00	REDEEMED	09/2018	1,896.44		Certificate
2018	R	2018 R2833-012-111	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00012607-00	REDEEMED	07/2019	1,899.00		Certificate
2019	R	2019 R2833-012-111	PAID	01/2020	1,740.15		Tax Bill
2020	R	2020 R2833-012-111	PAID	03/2021	1,972.46		Tax Bill
2021	R	2021 R2833-012-111	PAID	05/2022	2,451.90		Tax Bill
2022	R	2022 R2833-012-111	PAID	12/2022	2,146.76		Tax Bill
2023	R	2023 R2833-012-111	PAID	04/2024	2,525.50		Tax Bill
2024	R	2024 R2833-012-111	CER SOLD	06/2025			Tax Bill
2024	CER	2025-00012066-00	REDEEMED	09/2025	3,148.81		Certificate
2025	R	2025 R2833-012-111	CER SOLD	06/2026			Tax Bill
2025	CER	2026-00011851-00	REDEEMED	06/2026	3,237.65		Certificate

CURRENT ACCOUNT DETAILS

Account Number	2025	R2833-012-111	Tax Bill

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK A	HART KELLI
PAGE 182 LYNWOOD PARK LOTS 111.	2314 SE 19TH CIR
112	OCALA FL 34471-8339

Current Values and Exemptions	Taxes and Fees Levied

ASSESSMENT	141,572	TAXES	2,426.12
TAXABLE	141,572	SP. ASMT	364.15
		INT. 4.5000%	125.56
		SALE 5%	145.79
		ADV. FEE	15.90

CERTIFICATE HAS BEEN ISSUED FOR 3,077.52 - GROSS TAX 2,790.27

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/06/2026	991 2025 0019441.0001	Full	Pmt Posted			

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: CERTIFICATE:2026-00011851-00 **TAX DISTRICT:** 1001
ASSESSED VALUE: 141,572 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 141,572

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	141,572	0	141,572	437.46
	FINE & FORFEITURE	.8300	141,572	0	141,572	117.50
	COUNTY HEALTH	.1000	141,572	0	141,572	14.16
SCHOOL	SCHOOL R.L.E.	3.0720	141,572	0	141,572	434.91
	SCHOOL VOTE	1.0000	141,572	0	141,572	141.57
	SCHOOL DISCRETIONARY	.7480	141,572	0	141,572	105.90
	SCHOOL CAPITAL IMPR	1.5000	141,572	0	141,572	212.36
WATER	ST JOHNS MANAGEMENT DIST	.1793	141,572	0	141,572	25.38
MUNIC	OCALA BASIC	6.6177	141,572	0	141,572	936.88
EXEMPTION:NONE						
		17.13700				2,426.12

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	364.15
			NON AD VALOREM ASSESSMENTS:	364.15
			COMBINED TAXES & ASSESSMENTS TOTAL:	2,790.27

PART. PAYMENTS -PAID IN FULL
06/18/26 PERIOD 00

FACE AMOUNT 3,077.52 COLLECTOR FEE 6.25
INT. 5.0000% 153.88

George Albright Marion County
REAL ESTATE

FACE AMOUNT 3,077.52 COLLECTOR FEE 6.25
INT. 5.0000% 153.88

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
INT. 5	000%	1001		

FACE AMOUNT 3,077.52 PERCENT: .25
INT. 5.0000% 1001 153.88
SUBTOTAL: 3,231.40
COLLECTOR FEE 6.25
YOU PAY: 3,237.65

2025-R2833-012-111
HART KELLI
2314 SE 19TH CIR
OCALA FL 34471-8339

SEC 17 TWP 15 RGE 22 PLAT BOOK A
PAGE 182 LYNWOOD PARK LOTS 111.
112

*** PAID *** PAID *** PAID ***
995-2025-0065924.0001

Proof - 2025 Taxes Paid

Outlook

Fwd: Confirmation for Online Payment to Marion County Tax Collector

From KELLI DEMSHOCK <writtenbykelli@gmail.com>
Date Thu 6/18/2026 1:45 PM
To Roberto Ellis <rellis@ocalafl.gov>; Sarah Andre <sandre@ocalafl.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon! Here is a receipt for payment of those property taxes! Thank you ;)

Kelli Demshock

---------- Forwarded message ---------
From: <pay@mariontax.com>
Date: Thu, Jun 18, 2026 at 1:42 PM
Subject: Confirmation for Online Payment to Marion County Tax Collector
To: <WRITTENBYKELLI@gmail.com>

This receipt identifies online payments that were made to Marion County Tax Collector via the Internet Tax Module. Payment details are provided below.

As a convenience to our taxpayers, we also offer the option of on-line payment directly debited to your checking account. In order to use this ACH option, you must provide the Bank Routing Number and Bank Account Number located at the bottom of your checks.	
Name:	KELLI DEMSHOCK
Address:	23 NE 12TH TERRACE OCALA FL 34470 United States
Contact Name:	KELLI DEMSHOCK
Phone:	3526931212
Alternate Phone:	
Fax:	
Payment Type:	ACH
Account Type: Routing Number:	Personal Checking Account XXXXX4269

Bank Account Number:	XXXXXX3600
Receipt Number:	995202500659240001
Date and Time:	6/18/2026 1:42:12 PM
IP Address:	172.56.75.169

Shopping Cart Contents:

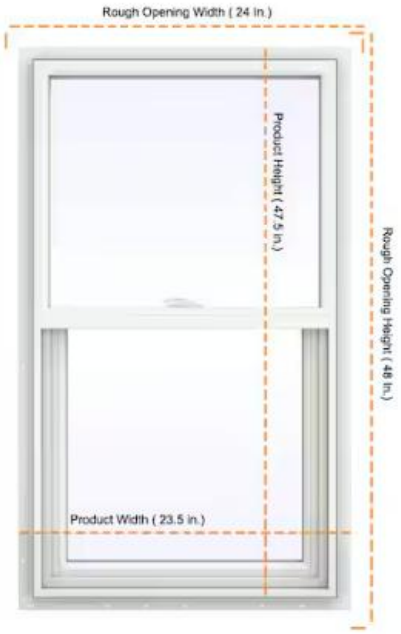
Property ID/License ID	Year	Property Number	Owner Name & Legal Description	Type of Payment	Amount
2026-00011851-00	2025	R2833-012-111	HART KELLI SEC 17 TWP 15 RGE 22 PLAT BOOK A PAGE 182 LYNWOOD PARK LOTS 111.112	Tax	$3,237.65

Processing Fee (if applicable):	$0.00
Total Amount (includes processing fee):	$3,237.65

If you check this box you are authorizing the Marion County Tax Collector to debit your account with the amount shown.

☑ I Approve

JW-V 2500 Specifications



Details

Exterior Color/Finish Family	White
Features	Argon Gas Filled, Insect Screen, Integrated Nail Fin, Tilt-In Sash
Frame Material	Vinyl
Frame Type	Nail Fin
Glass Type	Energy Efficient Glass, Insulated Glass, Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Hardware Color/Finish Family	White
Included	Screen
Interior Color/Finish Family	White
Number of Locks	1
Product Weight (lb.)	27.36 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.23
U-Factor	0.29
Window Use Type	New Construction, Replacement

Existing Conditions - 23 NE 12th Terrace

Project: Window replacement



Condition of original windows.



Condition of original windows.



Existing condition.

OCALA CRA – EAST OCALA SUBAREA COMMERICAL PROPERTY IMPROVEMENT GRANT PROGRAM **Framework** **Revised April 2025**	
General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner's approval
Eligible Properties	1. Taxable ad valorem properties – property taxes must be paid up to date 2. Property must be used for a business, i.e., retail, office, manufacturing 3. If property is occupied, the business must have active current Business Tax Receipt 4. Property must be in one of the following zoning districts - B–Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing. 5. Existing commercial buildings only; not for new construction
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	Only work begun **after** approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Work elements in order of priority are: 1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) 2. Windows, doors, awnings and façade enhancements 3. Exterior security & safety lighting 4. Exterior painting – colors must be approved by Committee 5. New wall sign (must meet sign code) 6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 7. Parking lot pavement resurfacing or resealing and restriping

	8. Creative incorporation of public murals on one street frontage.
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	$50,000
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

Ineligible Businesses

The following business do not fit the vision for the Ocala CRA subareas and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks.

File #: 2026-1718 Agenda Item #: 5j.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 103 SE Tuscawilla Avenue, in an amount not to exceed $20,000

BACKGROUND:
Program Objective:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA Trust Fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Property Information:
This home was built in 1910 and is considered a historic building known as the "Blakely House." The structure consists of two connected sections, totaling an estimated 6,000 square feet. The roof was recently replaced in 2019. The property taxes are paid and up to date. The property serves as the applicants' primary residence.

Project Summary:

Grant ID: CRA26-0027
Applicants: Matt Reber and Terrence Marince
Address: 103 SE Tuscawilla Avenue, Ocala, FL 34471
Parcel ID: 2820-000-001
Scope of Work: The proposed project includes surface preparation and repainting of a residential building.
Low Quote: $27,475
High Quote: $30,239.60
Grant Amount: Not to exceed $20,000

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:
Eligibility Review:

Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

The property is located within the Ocala Historic District and is eligible for the Historic Building Improvement Grant; however, the applicants elected to apply to the Residential Property Improvement Grant program to maximize the match available. The applicable land development code provisions of Chapter 94 - Historic Preservation apply to properties within a locally designated historic district. Approval of this grant does not preclude the property from the applicable provisions of Chapter 94.

Bid Review:
Staff reviewed the submitted contractor estimates, which ranged from $27,475 to $30,239.60. Both contractors include exterior surface preparation and repainting. The cost differences are attributable to each contractor's pricing methodology, overhead, and approach to project execution, rather than any significant differences in the overall scope of work. Staff's review found that both estimates address the same observed site conditions and proposed improvements.
The quoted amounts are appropriate for the scale of the project, as the work involves repainting two buildings along with minor façade repairs.

Site Visit Review:

- Staff completed a site visit on June 3, 2026, and confirmed that the property exhibits exterior deterioration, including peeling and fading paint.
- The proposed color scheme will remain consistent with the existing colors. The bids also include restoration and minor cosmetic repairs to existing exterior components such as shutters, trim, soffits, and gables.
- The proposed improvements will serve as a protective measure that helps extend the life of the original materials.
- Repainting the building will also visually enhance the wider historic district while helping maintain the building's character and supporting its cultural heritage.

CRA Plan Compliance:
The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with Goal 3 - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

Staff Recommendation:
Staff recommends approval. Refer to the attached case map and aerial map (CRA26-0027), staff supporting documents (CRA26-0027), the grant framework, and the application packet (CRA26-0027).

FISCAL IMPACT:

Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

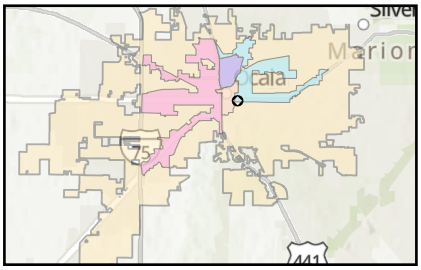
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

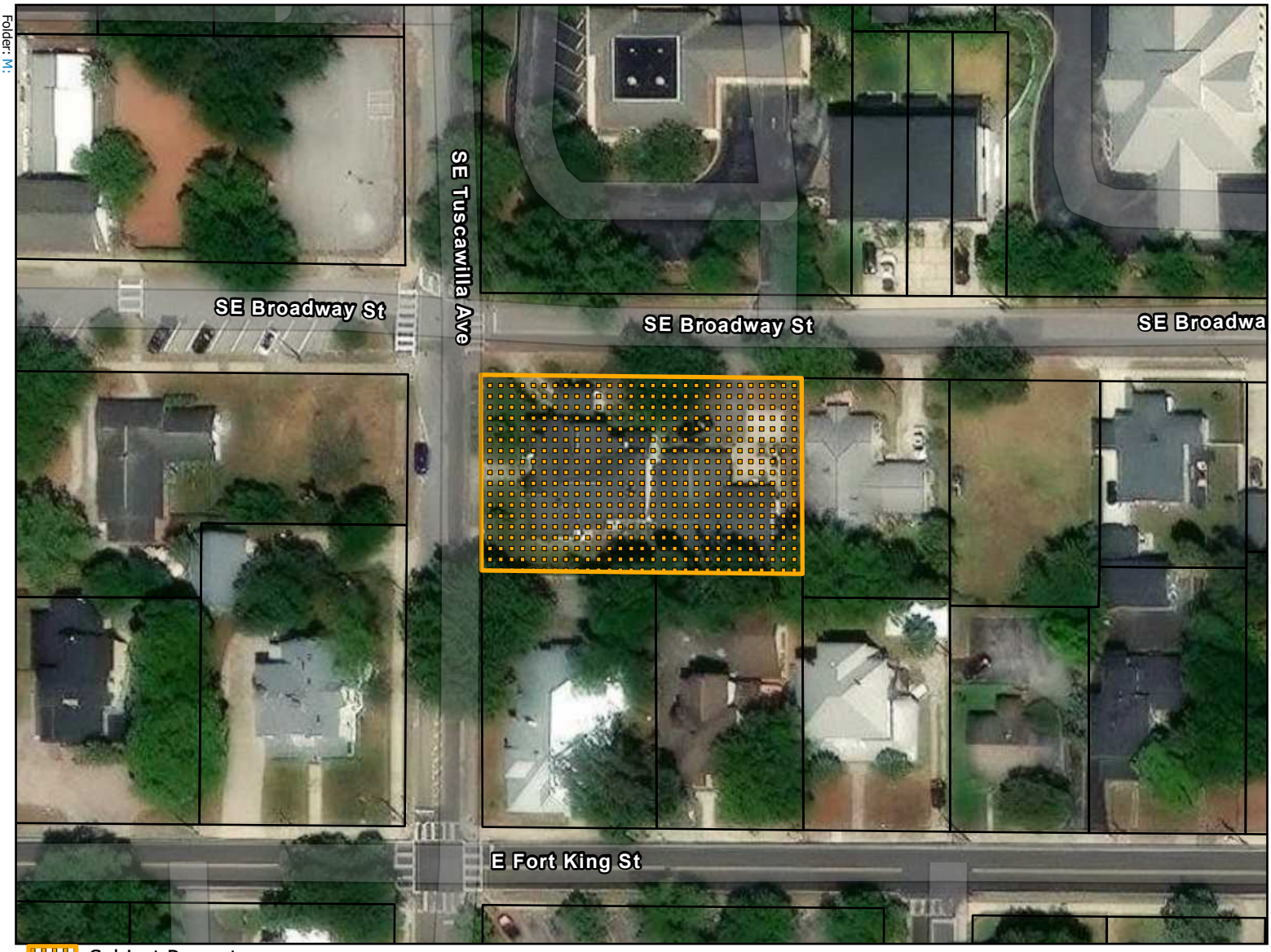
AERIAL MAP



Case Number: CRA26-0027

Property Size: Approximately 0.38 acres
CRA Location East Ocala
Purpose: A request for CRA fund use

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\CRA26_0027\



Subject Property
Parcels

0 87.5 175 350 Feet

N

OCALA

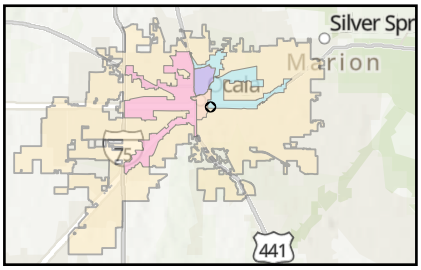
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

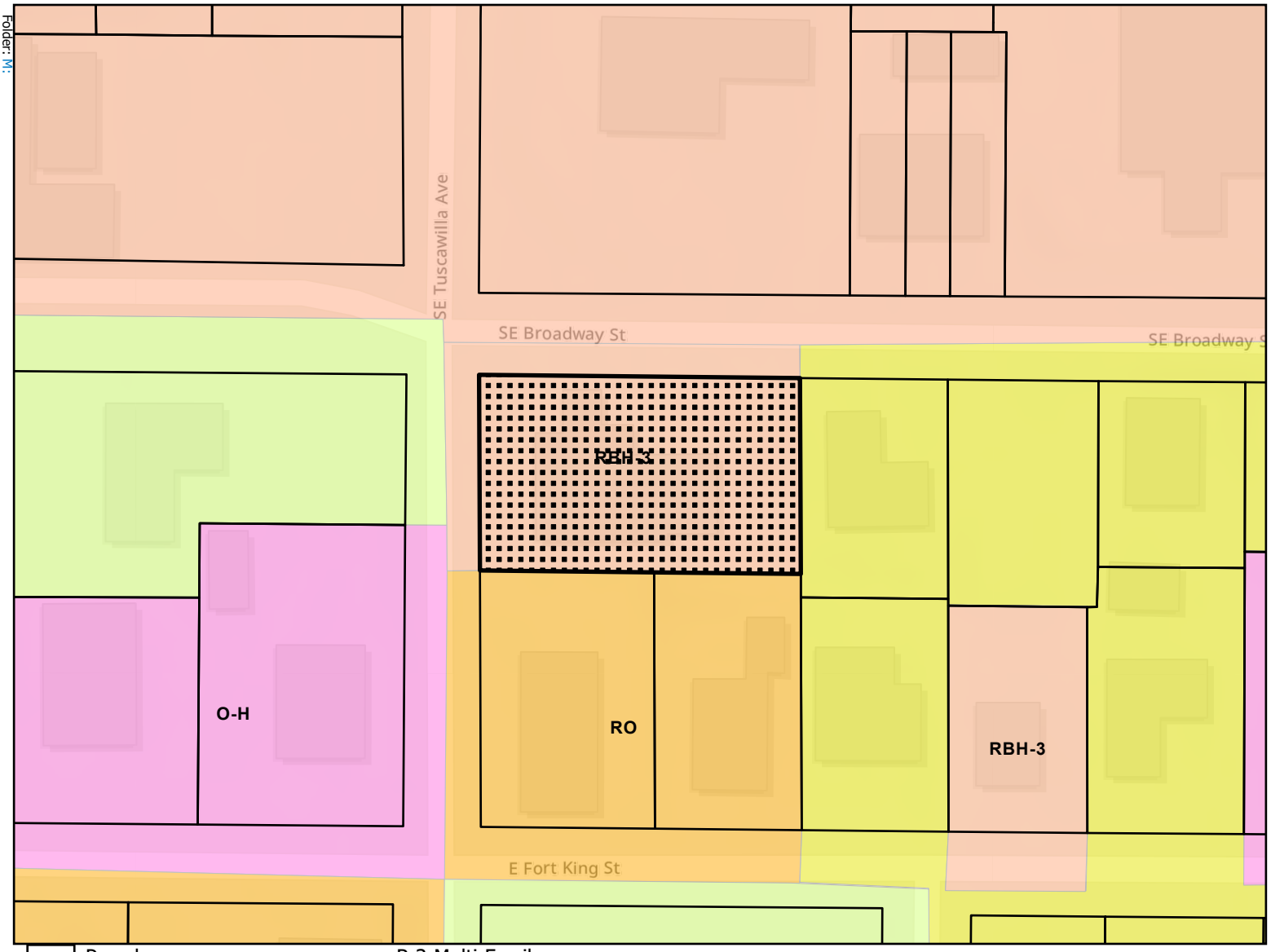
Prepared by the City of O
Growth Management Departr
by ekrepps on 6/15/2026

CASE MAP

Case Number: CRA26-0027

Property Size: Approximately 0.38 acres
CRA Location East Ocala
Purpose: A request for CRA fund use





Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\CRA26_0027\

Parcels
B-2: Community Business
INST: Institutional
O-H: Office Historic
R-3:Multi-Family Residential
RBH-3:Residential Business Historic-3
RO:Residential Office
Subject Property

0 87.5 175 350 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of O
Growth Management Departr
by ekrepps on 6/15/2026

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

ECONOMIC DEVELOPMENT DIVISION
RECEIVED:
MAY 18 2026
STAFF:
DELIVERED BY: drop off

Community Redevelopment Agency (CRA)
Grant Application Instructions

This checklist is designed to assist you in completing your application thoroughly. For questions, contact the Growth Management Department at **352-629-8524 or cra@ocalafl.gov**	
GETTING STARTED	1. Confirm Property Eligibility - Determine whether the property is located within one of the four designated Community Redevelopment Areas (CRAs). To view the CRA subarea boundaries, use the Ocala Map Experience - Growth Management to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility. 2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria. 3. Fill out the grant application in full and include all required supporting documentation.
BUSINESS INFORMATION	This section must only be completed by applicants proposing improvements to non-residential property. All business must have an active City of Ocala Business license.
CRA SUBAREA & PROGRAM TYPE	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.
PROJECT DESCRIPTION	Failure to provide a comprehensive scope of work may result in the application being considered incomplete. If additional space is needed, you may submit an extra sheet or include further details in **Section 9: Supplemental Information.**
PROJECT COSTS	All submitted quotes must reflect the full scope of work, including both materials and labor. The final quoted amount should represent the total cost to be paid by the property owner. • If a quote includes multiple product or pricing options, applicants must clearly indicate their selected option. Grants are calculated based on the lowest quotes provided. • For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit **two separate quotes** from **two different vendors**. **Example**: *Roof Replacement*: Submit two quotes from two roofing contractors. *Repainting*: Submit two quotes from two painting service providers.
INCOMPLETE APPLICATIONS	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
APPLICATION DEADLINES	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. **Applications submitted after the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.**
SUBMITTING YOUR APPLICATION	1. In-Person Submittal Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471 2. By Mail or Email *Email:* Scan and email the application to cra@ocalafl.gov *Mail:* Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471 3. Online Portal Submission An online application form is provided within the portal and must be submitted directly through the system. Apply through Ocala's Economic Development Portal (CivicServe): https://ocalafl.civicserve.com/

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

DATE SUBMITTED: 5/18/2026

GRANT ID: (STAFF ONLY) CRALO-0027

☒ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name Matt Reber / Terry Marince
Property Owner Mailing Address 103 SE Tuscawilla Ave
E-mail mattreber103@Gmail.com Phone No. 561-713-7005
Authorized Representative *(If different from property owner)*
E-mail mattreber103@Gmail.com Phone No.

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 FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 103 SE Tuscawilla Ave Parcel ID 2820-000-001
Current Use of Property Residents Proposed Use
Proposed Scope of Work *(Attach additional sheets if needed)*
exterior Paint, Pressure wash, wood repair, Soffit+facia

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
Painted 2019 and prep work Not Correctly managed. NEEDS, corr primed, Painted, Total paint on Entire Structure pressure washed, Scraped Will Preserve original wood trim of home.

RESIDENTIAL PROPERTIES ONLY
Rental Property ☐ Yes ☑ No Is this your primary residence? ☑ Yes ☐ No
How long have your resided at the home? July 2019 Present What is the size of your household? 2

GRANT ID: CRA26-0027

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Pressure Washing + Paint,	High Quote 1: $30,239.60	Low Quote 1: $27,475.00
Work Item 2 Soffit repairs	High Quote 2:	Low Quote 2:
Work Item 3	High Quote 3:	Low Quote 3:
	Total: $30,239.60	Total: $27,475.00

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: ASAP

Estimated Time For Completion *(Weeks/Months)*: 3 weeks max

8. APPLICATION CHECKLIST

- ☑ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☑ COMPLETED APPLICATION
- ☑ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☑ PROOF OF PROPERTY OWNERSHIP (saved on shared drive)
- ☑ PROOF OF CURRENT PROPERTY TAXES PAID
- ☐ 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

Need image of proposed paint color.

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRA26-0027

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, Matt Reber, property owner/authorized representative of the property at 103 SE Tuscawilla Ave. 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:** Matt Reber **DATE:** _____	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** _____

GRANT ID: CRA26-0027

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: May 18, 2026

Signature (Staff Member): R Ellis

Estimate

Pure Painting
829 SE 13th Avenue
Ocala, Fl 34474
352.438.9701

Sam Morhard
Sales Manager
352.438.9701
morhard@purepaintingfl.com

Contact	Job Address	Estimate ID	Date
Matt Reber 203 SE Tuscawilla Ave Ocala, FL 34471 mattreber103@gmail.com 561.713.7005		10	Mar 8, 2026 Expires Sep 8, 2026

Item	
Exterior House Pressure Washing, Elastomeric Crack/Gap Repair, Window Protection (31)	$4,765.85
Repairs Repairs (1)	$4,360.00
Boom Lift Rental	$4,000.00
Exterior Painting Wood Siding, Soffits/Fascia, Exterior Trim	$17,113.75
Total	$30,239.60

Products

Sherwin-Williams



Emerald Exterior Acrylic Latex Paint - Satin

Emerald® Exterior premium paint and primer in one allows you to achieve stunning exterior results that stand the test of time in fewer coats. Try this exterior acrylic latex paint today.



All Surface Enamel Latex - Satin

All Surface Enamel is designed for use on interior and exterior wood, metal, drywall, and other surfaces. This high quality coating provides excellent resistance to weather and sunlight, maintaining its gloss and color. The exceptional durability allows it to be used on doors, trim, windows, and other hard wear areas.

Terms

We agree to furnish the labor, materials, and supplies necessary to perform the services per the terms and conditions in this Contract. Upon completion of the services, our team will remove all materials, supplies, and other debris.

1. Project Description/Scope of Work

Please take special note of the job description. We are not required to perform any tasks not specified in the estimate.

2. Preparation

Interior

- We will cover all floors and furniture before painting.
- Small holes will be patched before painting.
- Cracks in the trim will be filled before painting.
- Glossy surfaces will be cleaned and sanded before painting.

Exterior

- We will cover all necessary areas prior to painting.
- All surfaces will be scraped/sanded to remove peeling paint.
- Primer will be applied on bare wood.
- All cracks in wood will be filled with caulking.

When the project is complete, all job sites will be cleaned prior to leaving.

3. Paint/Materials

- The estimate includes the cost for paint and other materials.
- Customers must choose colors at least one week prior to the project start date. Additional charges may apply if the customer changes colors after work begins.
- All surfaces will receive two (2) coats of paint (unless stated otherwise on the estimate)
- ****Please Note: Some accent colors are inherently less opaque and may require more than two coats to achieve a satisfactory and uniform appearance. Therefore, using these colors may result in additional costs. If these colors are selected, customers will be notified before work begins in that area.****

4. Unforeseen Conditions

If any unforeseen repairs arise, the customer will be notified, and an additional work order will be written up for the customer to sign for.

5. Painting Schedule

Customers will be notified of the project start date at least two weeks in advance. If the customer needs to reschedule, additional charges may apply.

6. Customer Responsibility

- The job site must be clean prior to our painters arriving.
- Wall hangings must be removed prior to project start.
- The work area must be free of other trades.
- The customer must be available on the last day of the project for a thorough walk-through with the crew lead.

7. Work Standard

- Our company follows all proper work protocol and craftsmanship per industry standards.
- Painters will remain on site until the project is fully complete.

8. Insurance

Please see our insurance information attached to this web proposal.

9. Warranty

- We warranty labor and materials for three (3) years upon completion of the project
- This warranty excludes:
  - Incidental damage caused by accident or abuse, normal wear and tear, temperature changes (hail, wind, snow, moisture etc.), and cracks caused by expansion.
  - Painted or stained horizontal walking surfaces (deck surface, floors or steps)
- This warranty is transferable.

10. Cancellation

The customer has the right to cancel the project within three days of acceptance. Please email us to notify your cancellation.

11. Acceptance

- Please indicate your acceptance of this estimate by clicking the "Accept" button and virtually signing.
- By accepting this contract, I acknowledge that I have read and understood the terms of this proposal.

12. Payment

- Customer must pay 25% deposit of total estimate price upon acceptance of estimate. The project cannot begin until the deposit is paid.
- The remainder of the total will be paid upon completion of the project.

Estimator Signature

Date

Customer Signature

Date

Estimate #10 for Matt Reber
Total value: $30,239.60

Matt Reber
mattreber103@gmail.com
(561) 713-7005
103 SE Tuscawilla Ave
Ocala, FL 34471

ALEJO
PAINTING & TRADES

Proposal #	2551490
Proposal Date	3/6/2026
Proposal Amount	$27,475.00
Job Address	103 SE Tuscawilla Ave Ocala, FL 34471

alejo painting and trades
No Billing Address Defined
Go to Management > Company Settings
Phone: (352) 537-9459

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
EXTERIOR WALLS (4400 SQF): • Preparation and painting of exterior walls with 1 coat of oil based primer and 2 coats of paint to ensure a durable finish	4400.00	$2.50 / Ea	$11,000.00	$0.00	$11,000.00
SOFFIT AND FASCIA (LF): • This item covers the application of 1 coat of primer and 2 coats of paint to the soffit and fascia	400.00	$7.00 / Ea	$2,800.00	$0.00	$2,800.00
ENTRACE CEILING • Preparation and application 2 coats of paint	1200.00	$2.50 / Ea	$3,000.00	$0.00	$3,000.00
ENTRANCE FLOOR	980.00	$2.75	$2,695.00	$0.00	$2,695.00
RAILING (100 LF) Application of 2 coats of paint to the railing	100.00	$6.00	$600.00	$0.00	$600.00
MACHINE RENTAL Rental of machinery for the specified project. Includes delivery and pickup, with daily usage fees.	1.00	$2,000.00 / Ea	$2,000.00	$0.00	$2,000.00
PRESSURE WASH This item covers the pressure wash of the house. This step ensures the removal of dirt, mold, or any other potential contaminants that could impede paint adherence.	4400.00	$0.20 / Ea	$880.00	$0.00	$880.00
SOFFIT AND FASCIA SECOND BUILDING • This item covers the application of 1 coat of primer and 2 coats of paint to the soffit and fascia	1.00	$4,500.00 / Ea	$4,500.00	$0.00	$4,500.00

Subtotal	$27,475.00
Tax	$0.00
Total	**$27,475.00**

Proposal Summary

Line Item Total	$27,475.00
Proposal Total	$27,475.00

Deposit Required

$6,868.75 (25.00%)

Terms and Conditions

1. Scope of Work

All work will be performed according to the written estimate provided. Only the services and areas described in the estimate are included. Any additional work requested outside the scope must be approved in writing through a change order and will incur additional costs.

2. Protection and Furniture

Floors and work areas will be covered and protected as specified in the estimate. Our team will move furniture only if it is clearly included in the estimate.

Clients must remove any fragile, highly valuable, or sentimental items (such as jewelry, artwork, antiques, or personal keepsakes) prior to the start of work.

? Client Protection: All reasonable care will be taken when moving or covering furniture, and we will return it to its place once the work is complete (if included in the estimate).

3. Property Responsibility

Alejo Painting & Trades Inc. is not responsible for damages to items not removed by the client or for pre-existing damages.

? Client Protection: If accidental damage occurs as a direct result of our negligence, we will take responsibility and make it right (repair, replacement, or fair adjustment).

4. Materials and Colors

Paints and materials will be as specified in the estimate. Final color selection is the client's responsibility. If a change of color occurs after purchase or application, additional charges will apply.

? Client Protection: We will provide samples or clarify paint types and finishes before application to help avoid mistakes.

5. Payment Terms

- For projects under $10,000: 25% deposit required to schedule work, with balance due at completion.

- For projects over $10,000: 25% deposit required, with progress payments ("draws") scheduled based on milestones.

- Late payments are subject to a 2% monthly finance charge.

? Client Protection: Final payment is not required until work is substantially complete and the client has had the opportunity to review the project.

6. Warranty & Satisfaction Guarantee

We provide a 2-year limited workmanship warranty for residential painting services.

This covers defects in application or finish (peeling, blistering, or flaking due to improper application).

This warranty does not cover:Moisture, leaks, structural issues or Damage caused by impact, neglect, or external factors.

? Client Protection: We offer a satisfaction guarantee — if issues are noticed at the time of completion, we will address them before collecting final payment.

7. Access to Property

The client agrees to provide access to water, electricity, and bathrooms during working hours.

? Client Protection: Our team will respect the client's home, maintain a clean workspace, and clean up daily to minimize disruption.

Sign And Date To Accept Proposal:

Customer Signature: Date:

Tax Roll Property Summary

Help

Account Number	R2820-000-001	**Type**	REAL ESTATE	Request Future E-Bill
Address	103 SE TUSCAWILLA AVE OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	9916	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 R2820-000-001	INST F-PD	04/2012	7,192.93		Installment
2012	R	2012 R2820-000-001	PAID	04/2013	7,269.26		Tax Bill
2013	R	2013 R2820-000-001	PAID	04/2014	7,360.87		Tax Bill
2014	R	2014 R2820-000-001	PAID	10/2014	7,221.21		Tax Bill
2015	R	2015 R2820-000-001	PAID	11/2015	7,896.41		Tax Bill
2016	R	2016 R2820-000-001	PAID	11/2016	6,213.97		Tax Bill
2017	R	2017 R2820-000-001	PAID	11/2017	6,154.03		Tax Bill
2018	R	2018 R2820-000-001	PAID	11/2018	4,890.99		Tax Bill
2019	R	2019 R2820-000-001	PAID	11/2019	4,588.71		Tax Bill
2020	R	2020 R2820-000-001	PAID	11/2020	1,223.60		Tax Bill
2021	R	2021 R2820-000-001	PAID	01/2022	2,390.76		Tax Bill
2022	R	2022 R2820-000-001	PAID	03/2023	2,450.37		Tax Bill
2023	R	2023 R2820-000-001	CER SOLD	06/2024			Tax Bill
2023	CER	2024-00012008-00	REDEEMED	07/2024	3,164.76		Certificate
2024	R	2024 R2820-000-001	PAID	11/2024	2,715.18		Tax Bill
2025	R	2025 R2820-000-001	PAID	12/2025	2,730.51		Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-000-001	Tax Bill

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E	REBER MATT A
PAGE 004 CALDWELLS ADD OCALA CO	MARINCE TERRANCE L
M 131 FT N OF NE INTER OF FT KIN	103 SE TUSCAWILLA AVE
G AV & TUSCAWILLA ST TH N 100 TO	OCALA FL 34471-2259
S BNDY OF BRDWAY TH E 164 FT TH	
S 100 FT TH W 164 FT TO POB	

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	639,426	TAXES	2,391.22
ASSESSMENT	180,771	SP. ASMT	453.06
TAXABLE	130,049		
EXCD01	25,000		
EXCD38	25,722		

NOV 30 2025 DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 PastDue Apr 1

2,730.51	2,758.95	2,787.39	2,815.84	2,844.28	2,929.61	

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2025	197 2025 0056589.0000	Full	Pmt Posted	$113.77-	$.00	$2,730.51

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2820-000-001

GOOGLE Street View

Prime Key: 1218527 | MAP IT+ | Current as of 5/28/2026

Property Information

REBER MATT A
MARINCE TERRANCE L
103 SE TUSCAWILLA AVE
OCALA FL 34471-2259

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

M.S.T.U.
PC: 12
Acres: .38

Situs: 103 SE TUSCAWILLA AVE
OCALA

2025 Certified Value

Land Just Value	$82,765		
Buildings	$554,782		
Miscellaneous	$1,879		
Total Just Value	$639,426	Impact	($458,655)
Total Assessed Value	$180,771	Ex Codes: 01 38	
Exemptions	($50,722)		
Total Taxable	$130,049		
School Taxable	$155,771		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$82,765	$554,782	$1,879	$639,426	$180,771	$50,722	$130,049
2024	$82,765	$535,698	$1,879	$620,342	$175,676	$50,000	$125,676
2023	$66,212	$477,148	$1,879	$545,239	$170,559	$50,000	$120,559

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7093/1885	12/2019	07 WARRANTY	7 PORTIONUND INT	U	I	$100
7008/0837	07/2019	41 CORP	4 V-APPRAISERS OPINION	Q	I	$245,000
6503/1121	12/2016	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	$240,000
6075/1310	07/2014	05 QUIT CLAIM	0	U	I	$100
6056/1311	06/2014	10 FORECLS	4 V-APPRAISERS OPINION	U	I	$447,800
5511/1015	04/2011	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
5508/0143	04/2011	61 FJDGMNT	0	U	I	$100
UNRE/INST	03/2011	48 CORP CHNGE	0	U	I	$100
5069/0403	07/2008	26 TRUSTEE	4 V-APPRAISERS OPINION	Q	I	
5069/0402	07/2008	08 CORRECTIVE	0	U	I	
4676/1065	01/2007	02 DEED NC	7 PORTIONUND INT	U	I	
1632/1995	01/1990	05 QUIT CLAIM	9 UNVERIFIED	U	I	$100

1625/0354	12/1989	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$199,000
1543/0707	12/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$87,500

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM 131 FT N OF NE INTER OF FT KING AV & TUSCAWILLA ST
TH N 100 TO S BNDY OF BRDWAY TH E 164 FT TH S 100 FT TH
W 164 FT TO POB

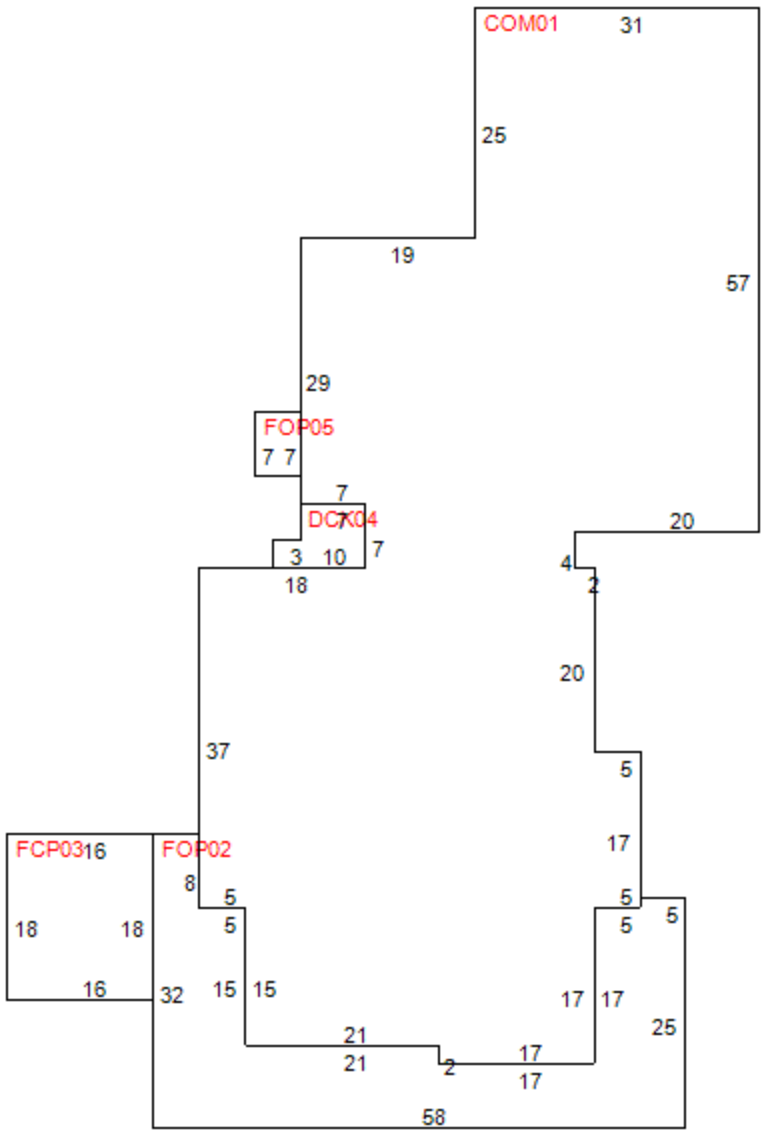
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1230	.0	.0	RBH3	16,553.00	SF						
Neighborhood 9916												
Mkt: 2 70												

Traverse

Building 1 of 1
COM01=D15R21D2R17U17R5U17L5U20L2U4R20U57L31D25L19D29R7D7L18D37R5.
FOP02=L5U8L5D32R58U25L5D1L5D17L17U2L21U15.L5U8L5
FCP03=L16D18R16U18.R5U30R19D1L1
DCK04=L10U3R3U4R7D7.U7L7U10
FOP05=L5D7R5U7.

FSP06=100.
100



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	9 - 40-99 YRS
Condition	3
Quality Grade	800 - VERY GOOD
Inspected on	5/20/2021 by 117

Year Built 1910
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture D - DESIGNED HISTORICAL
Base Perimeter 380

Type ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM 01	26 - SIDING-NO SHTG	1.46	1910	Y		0 %	0 %	4,726	6,900
FOP 02	01 - NO EXTERIOR	1.00	1910	N		0 %	0 %	833	833
FCP 03	01 - NO EXTERIOR	1.00	1910	N		0 %	0 %	288	288
DCK 04	01 - NO EXTERIOR	1.00	1910	N		0 %	0 %	58	58
FOP 05	01 - NO EXTERIOR	1.00	1910	N		0 %	0 %	35	35
FSP 06	26 - SIDING-NO SHTG	1.00	1910	N		0 %	0 %	100	100

Section: 1

Roof Style: 12 HIP	**Floor Finish:** 32 HARDWD ON WOOD	**Bedrooms:** 6	**Blt-In Kitchen:** Y
Roof Cover: 08 FBRGLASS SHNGL	**Wall Finish:** 20 PLASTER	**4 Fixture Baths:** 1	**Dishwasher:** Y
Heat Meth 1: 20 HEAT PUMP	**Heat Fuel 1:** 10 ELECTRIC	**3 Fixture Baths:** 3	**Garbage Disposal:** Y
Heat Meth 2: 00			**Garbage Compactor:** N

Foundation: 3 PIER	**Heat Fuel 2:** 00	**2 Fixture Baths:** 0	**Intercom:** N
A/C: Y	**Fireplaces:** 0	**Extra Fixtures:** 4	**Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	937.00	SF	20	1979	3	0.0	0.0
114 FENCE BOARD	64.00	LF	10	1979	4	0.0	0.0
159 PAV CONCRETE	363.00	SF	20	2006	3	0.0	0.0
156 PAVING BRICK	168.00	SF	20	1990	1	0.0	0.0

Appraiser Notes

HISTORIC HARRY CLARKSON HOUSE CIRCA 1910

FKA: BLAKELY HOUSE

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-1748	9/23/2019	-	ROOF
OC01201	7/1/2008	-	SLAB
OC00455	4/1/1995	-	ROOF
OC00263	2/1/1994	-	BLDG01= RSRA ALARM
OC0890	6/1/1991	-	BLDG01= COMM INTER FINSH
OC0473	4/1/1991	-	BLDG01= RES R/A
OC18308	9/1/1984	-	BLDG01=REMODEL



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STAFF SUPPORTING DOCUMENTS

EXISTING CONDITIONS (BEFORE) – 103 SE TUSCAWILLA AVE

Proposed Project: repainting



Existing condition – exterior



Existing condition of attached buidling – exterior



Existing Condition – Attached building.



Existing condition – exterior



Existing Condition of façade.

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 2025*	
Purpose	
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.	
Plan Consistency	
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.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	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.
Eligible applicant	Property Owner or joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).