Ocala Community Redevelopment Area Agency
Board Agenda - Final
Tuesday, January 20, 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. December 2, 2025 CRA Meeting

5. Agenda Items

5a. Downtown Ocala Community Redevelopment Area Commercial Building Improvement Grant for property located at 40 S. Magnolia Avenue, in an amount not to exceed $50,000

Presentation By: Roberto Ellis

5b. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1030 NE Fifth Street, in an amount not to exceed $5,370

Presentation By: Roberto Ellis

5c. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 713 NE Fourth Street, in an amount not to exceed $9,667

Presentation By: Roberto Ellis

5d. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 719 NE Fourth Street, in an amount not to exceed $6,292

Presentation By: Roberto Ellis

5e. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 206 NE 12th Avenue, in an amount not to exceed $8,516

Presentation By: Roberto Ellis

5f. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 903 NE Second Street, in an amount not to exceed $20,000

Presentation By: Roberto Ellis

5g. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1224 NE 12th Avenue, in an amount not to exceed $8,781

Presentation By: Roberto Ellis

5h. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 937 NE Third Street, in an amount not to exceed $6,374

Presentation By: Roberto Ellis

5i. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 837 NE Second Street, in an amount not to exceed $20,000

Presentation By: Roberto Ellis

5j. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 214 NE 11th Avenue, in an amount not to exceed $2,764

Presentation By: Roberto Ellis

5k. East Ocala Community Redevelopment Area Historic Building Improvement Grant for property located at 732 NE Second Street, in an amount not to exceed $30,549

Presentation By: Roberto Ellis

5l. East Ocala Community Redevelopment Area Historic Building Improvement Grant for the property located at 721 NE Second Street, in an amount not to exceed $40,000

Presentation By: Roberto Ellis

5m. East Ocala Community Redevelopment Area Commercial Property Improvement Grants for the property located at 605 East Silver Springs Boulevard, a two-phased grant award in an amount not to exceed $50,000 in Fiscal Year 2025-26 and not to exceed $50,000 in Fiscal Year 2026-27

Presentation By: Roberto Ellis

6. Public Comments

7. Adjournment

File #: 2026-0624 Agenda Item #: 4a.

Submitted By: Angel Jacobs

Presentation By: Angel Jacobs

Department: City Clerk

FORMAL TITLE:
December 2, 2025 CRA Meeting

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
N/A

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Ocala

Community Redevelopment Area Agency Board

Minutes

Tuesday, December 2, 2025 **3:30 PM**

1. Call To Order

2. Roll Call

Present Mayor Ben Marciano
Vice Chair Ire J. Bethea Sr
James P. Hilty Sr
Jay A. Musleh
Barry Mansfield
Chairperson Kristen M. Dreyer

3. Public Notice

- **Public Notice for the December 2, 2025 Community Redevelopment Area Agency Board Meeting was posted on November 12, 2025**

4. Minutes Approval

4a. November 18, 2025 CRA Meeting

RESULT: APPROVED
MOVER: Barry Mansfield
SECONDER: Ire J. Bethea Sr
AYE: Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

5. Agenda Items

5a. Resolution 2026-1 to amend each respective community redevelopment plan for the four redevelopment subareas: West Ocala, East Ocala, North Magnolia, and Downtown

Planning Directory Aubrey Hale discussed the adoption of Resolution 2026-1. He provided a brief history of the establishment of CRA's and life expectancy. The City is requesting to extend the CRA's to the maximum length possible (sunset year 2048).

There being no further discussion the motion carried by roll call vote.

RESULT: ADOPTED
MOVER: James P. Hilty Sr
SECONDER: Ire J. Bethea Sr
AYE: Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

5b. Redevelopment Agreement between the City of Ocala and Marion Opportunity Zone Investment I, LLC, for the rehabilitation and redevelopment of the historic Hotel Marion property, with total City incentives not to exceed $2,896,670

Planning Directory Aubrey Hale discussed a Redevelopment Agreement with Marion Opportunity Zone Investment I, LLC. He provided a brief overview of modifications to the proposed agreement. The funds will be allocated towards the rehabilitation and redevelopment of the historic Hotel Marion. The total City incentives shall not exceed $2,896,670; staff recommends approval.

Rob Batsel, Applicant's Attorney, 1531 SE 36th Avenue, Ocala, FL 34471, stated they have addressed the Council's concerns.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

5c. North Magnolia Community Redevelopment Area Commercial Property Improvement Grant for property located at 903 NE Osceola Avenue, in an amount not to exceed $19,125

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 903 NE Osceola Avenue. The grant funds will be allocated towards improvements. The requested grant amount is $19,125.00; staff recommends approval.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

5d. Authorization to enter into a purchase and sale agreement for real property located along the 1900 block of NW 21st Street, approximately 10.49 acres, further identified by parcel ID: 21943-000-00, in an amount not to exceed $868,000

Economic Development Manager Roberto Ellis discussed a request to enter into a purchase and sale agreement for the property located in the 1900 block of NW 21st Street. The property is located in the West Ocala CRA. The City of Ocala currently owns properties to the West and South of the property. The purchase aligns with the West Ocala CRA plan and Master Plan. The City would own 57% of the total area if this property is acquired. An ITN would be issued for future development of the property. Estimated market value is $1,260,000. The requested purchase amount is $868,000.00. Adequate funds are available in the CRA acquisition budget, staff recommends approval.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

6. Public Comments

- **Chairperson Dreyer and City Manager Pete Lee conducted a moment of silence honoring Mr. Clark Yandle. Mr. Yandle was a champion for not only the North Magnolia CRA but the entire City of Ocala. He was a citizen who made a difference in the community.**

7. Adjournment

- **Adjourned at 3:49 pm**

Minutes

_____ _____

Kristen M. Dreyer
Chairperson

Angel B. Jacobs
City Clerk

File #: 2026-0477 Agenda Item #: 5a.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Downtown Ocala Community Redevelopment Area Commercial Building Improvement Grant for property located at 40 S. Magnolia Avenue, in an amount not to exceed $50,000

BACKGROUND:
The intent of the Commercial Building Improvement Grant program is to encourage private investment into commercial properties in the Downtown Ocala Community Redevelopment Area (CRA). The program addresses key statutorily defined blight conditions in the CRA, including vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life-safety and/or accessibility provisions, and deteriorating or inappropriate facades.

- In February 2022, the grant was revised to target applications that undertake a comprehensive restoration project in the Downtown; applicants are now required to submit multiple work elements to qualify for a grant.
- In December 2023, the maximum grant was increased to offset the rising cost of construction and to encourage more business owners to invest in their property. Currently, the maximum annual grant available per applicant is $50,000, and applicants must match at least 50 percent of the project cost.

Grant Application ID #: CRA25-0052
Applicant: EZ Wellness LLC / Haagen-Dazs
Representative: Jamie Zimbleman
Address: 40 S. Magnolia Ave
Parcel ID: 2853-046-201
Project Description: Full interior buildout of a vacant space into a Häagen-Dazs Ice Cream Shop franchise.
High Quote: $516,606
Low Quote: $447,371
Recommended Grant Amount: $50,000

FINDINGS AND CONCLUSIONS:
- The proposed project aligns with the intent of the grant and the program guidelines. The applicant will occupy a vacant space and conduct a complete renovation in the heart of Downtown Ocala.

- The tenant holds a long-term lease ending in 2036, with the possibility of further extensions. This contributes to a stable downtown economic environment.

- The proposed improvements will be subject to building permit approval. The plans outline a full interior buildout aligned with the Häagen-Dazs franchise model's layout and design. The total interior gross leased area is 1,300 square feet.

    - Construction of the store will consist of complete tenant improvement work, including all required partitions, ceilings, floors, electrical, and mechanical systems within the landlord's leased space. Some specialty finish materials will be furnished by the tenant and installed by the contractor.

- The tenant is funding the project. While the high construction costs present a challenge, the grant request will help offset these expenses and improve the project's feasibility.
    - To qualify for the maximum grant amount, a minimum project cost of $100,000 is required. The proposed investment costs far exceed this threshold.

- Per the Downtown Ocala Master Plan (2004), Downtown is a hub for retail, commercial, and entertainment activities. These one-of-a-kind retail and entertainment opportunities must be maintained and enhanced to ensure an active, lively city center.

- The Grant Review Site Visit was held on Friday, December 5, 2025. Ms. Tamara York represented the Advisory Committee at this visit. Also present were two members of staff and the applicant's representative, Jamie Zimbleman.
- The Downtown Ocala Advisory Committee meeting scheduled for December 17, 2025, was cancelled due to a lack of quorum. Members Don Gulling, Tamara York, and Brad Harper were present; however, one additional member was unable to attend at the last minute.
    - Committee member Don Gulling submitted written support for the project after reviewing the posted meeting agenda.
    - The application was advanced to the CRA Board to avoid a significant delay for the applicant. The project is scheduled to begin construction if the grant is approved. Staff is requesting the CRA Board's review and decision on the application.

Based on the information presented in the application, staff recommends approval of the grant, in an amount not to exceed $50,000.

FISCAL IMPACT:
The grant will be paid out of the grant account 621-016-012-559-55-82010 in the fiscal year in which the project is completed. This is the first application to be reviewed by the Downtown CRA in Fiscal Year 2025-26.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

CRA25-0052 - 40 S MAGNOLIA AVE ALL UNITS

SUMMARY REPORT

Parcel Id: 2853-046-201
Parcel Address: 40 S MAGNOLIA AVE ALL UNITS, OCALA, FL 34471

BUSINESS PROFILE

Business Name: Z Wellness LLC - Hagen- Dazs Franchise
Location: Ocala, Florida
Years in Business: No information entered
Relationship to City: New Business Establishment

FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: $447,371.00
Total Estimated Project Cost: $447,371.00
Total Funding Requested: $50,000.00
Funding Requested Ratio: 8.95

PROJECT DETAILS

Project Name: CRA25-0052 - 40 S MAGNOLIA AVE ALL UNITS
Description: Convert a dated retail space into a code-compliant, modern cafe. Improvements include full interior buildout, new utilities, finishes and signage. These upgrades will attract visitors and support ongoing downtown revitalization.
Applicant Type: Business Tenant
Applicant Name: Jamie Zimbleman

PROJECT TIMELINE

Completion Date
01 Nov 2026

Start Date
20 Jan 2026

CRA Board Decision
20 Jan 2026

Advisory Committee Review
17 Dec 2025

Application Started
11 Dec 2025

(f)

CITY OF OCALA DOWNTOWN REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: Z Wellness LLC, Haagen Dazs

Project Address: 40 S Magnolia Ave, Ocala, Fl 34471

Parcel Number: 2853-046-201

APPLICANT INFORMATION

Applicant's Name: Jamie Zimbleman

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

Applicant's Business Name (if applicable): Z Wellness LLC - Haagen-Dazs Franchise

Type of business: Ice Cream Shop

Applicant's Mailing Address: 7256 SW 63rd St

City: Ocala State: Fl Zip: 34474

Phone number: 352-207-8242 Fax:

E-mail address: JamieZimbleman@gmail.com

Applicant is the _____Property Owner _✓_ Business Owner/Tenant

How long has the business been at the current location? It's about to go under construction

If renter, when does your current lease expire? 2036

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: 40 Magnolia, LLC
Property Owner's Business Name (if applicable):
Property Owner's Mailing Address: 116 SE Broadway St
City: Ocala State: FL Zip: 34471
Phone number: 352-732-5255 Fax:
E-mail address: Kirk@Ocaladevelopment.com

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business.

Haagen-Dazs Downtown Ocala will be a premium ice cream and dessert cafe serving handcrafted ice cream, milkshakes, and espresso drinks. The shop will have a modern design standards while adding to the downtown square

Explain the purpose of and need for the proposed improvements.

The project will convert a dated retail space into a code-compliant, modern cafe. Improvements include full interior buidout, new utilities, finishes, and signage. These upgrades will attract visitors and support ongoing downtown revitalization

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

Without the grant, the project might hurt the success of the shop due to high buildout costs. Support will make it possible to complete full interior upgrades, open on schedule, and maximize impact.

Number and types of jobs being created. 12-15 part time, 3-4 full time

What will be the business hours of operation? 12:00pm - 10:00pm Sun-Sat

For projects with residential component - number and types of units being created. N/A

PROJECT COSTS & SCHEDULE

Cost of project based on attached submitted low bid(s). _____

Required -- Attach itemized bid sheets from at least two (2) contractors

Anticipated start date: _____

Anticipated completion date: _____

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Jamie Zimbleman, business owner/tenant of the building at 40 S Magnolia 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 _____

Owner Approval for Tenant Applicant

I, Kirk Boone, owner of the building at 40 S Magnolia 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. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature _____ Date 10/14/25

Property Information – For staff use only

Is the property assessed Marion County property taxes?	(●) Y / N ( )
Are property taxes paid up to date?	(●) Y / N ( )
Is the property in condemnation or receivership?	( ) Y / N (●)
Is there an active City code enforcement case on the property?	( ) Y / N (●)
Is the building on the National Register of Historic Places	( ) Y / N (●)

DOWNTOWN COMMERCIAL BUILDING IMPROVEMENT GRANT

GRANT PROGRAM SUMMARY 12/19/23

Eligible Area	**Downtown CRA (CRA) See Map.**
Eligible Businesses	New & existing businesses; Retail, office. Residential on upper floors. Places of worship and residential rental properties are not considered as commercial buildings or businesses for the purpose of this grant.
Eligible Applicant	Property owner or business owner
Eligible Buildings	Existing buildings only; not for new construction (new construction included in another grant program)
Eligible Property Type	Taxable & non-taxable properties; taxable properties are priority.
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

The program includes both façade work and interior renovations.

I. FACADES

For facades, the intent of this grant is to target projects that undertake a comprehensive restoration of facades that were inappropriately altered and /or renovations that make the building more in compliance with form-based code design and development requirements.

Examples of work items that would be eligible and those that would not be eligible

- Painting – only as a component of major restoration or renovation project. Painting and repair of façade alone is a routine maintenance item and would **not be eligible** for a grant.
- Canvas Awnings – new or replacement **are not eligible** in any type of project.
- Metal Awnings – are eligible in any type of project.
- Doors and/or Windows - only as a component of major restoration or renovation project **not as a stand-alone item**.
- Signage – **not as a single item** and only as a component of major restoration or renovation project and must be consistent with Form Based Code – Marquee signs preferred

II. INTERIOR REOVATIONS

For interior renovations, the intent of this grant is to target projects that involve comprehensive renovation, such as new tenant build-out of vacant space. These projects would typically involve changes to these building components

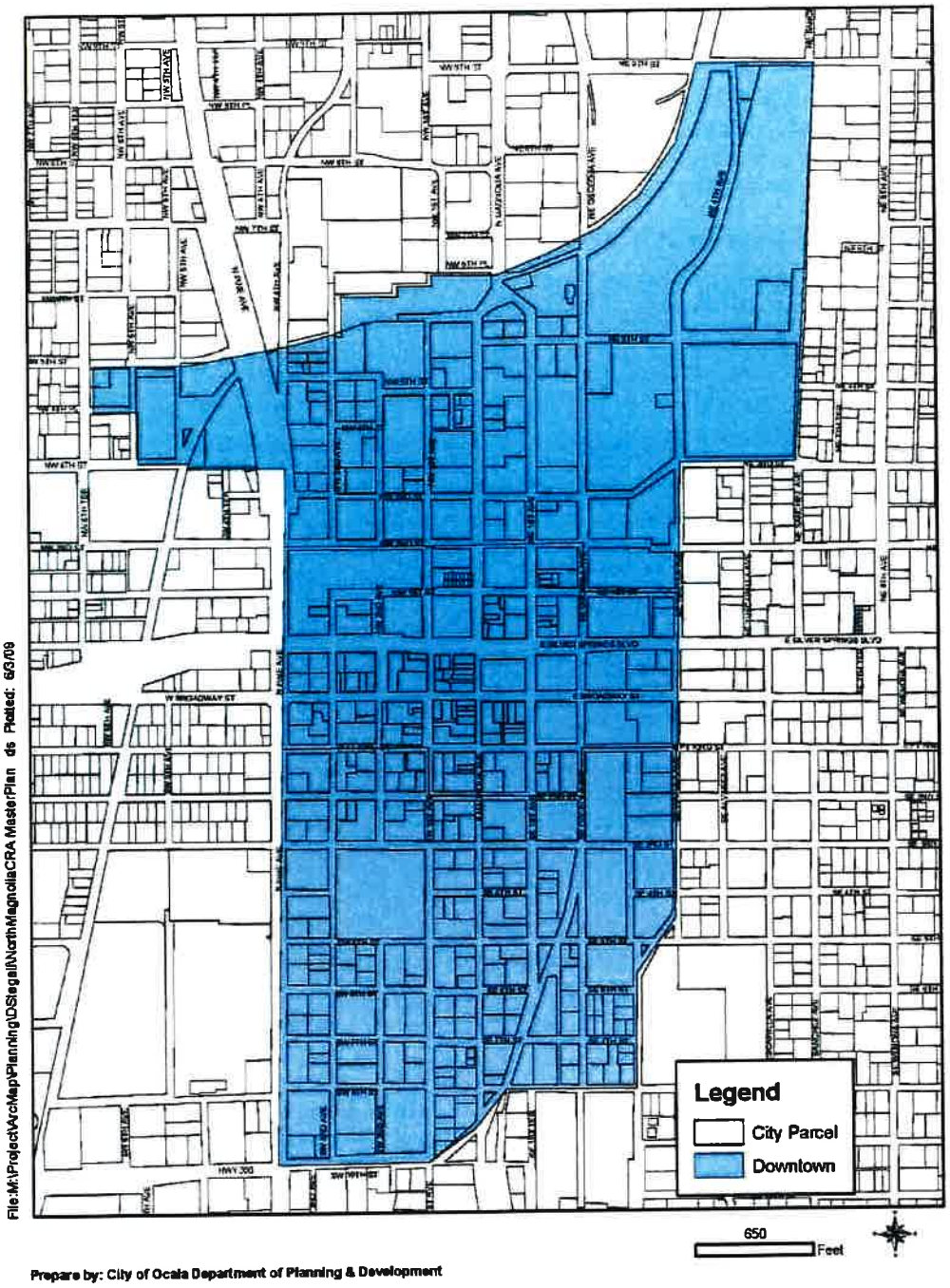
- Structural
- Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety
- HVAC, plumbing, electric

<table>
<tr><td colspan="2">
Conversion of upper floor space to residential
Examples of individual work items that would not be eligible single purpose projects
Cosmetic, material change outs – flooring, ceiling
Fixtures, furniture, equipment
</td></tr>
<tr><td>Ineligible work</td><td>Grant cannot be used to correct outstanding code violations in active code enforcement cases;

Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are <u>not eligible</u>; for a grant, but may be a component of a larger project.

Only work begun <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</td></tr>
<tr><td>Other Ineligible Work</td><td>Reroofing; parking lot work.</td></tr>
<tr><td>Maximum Grant</td><td>$50,000</td></tr>
<tr><td>Required Match</td><td>1:1; 50% - 50%</td></tr>
<tr><td>Design Guidelines</td><td>Subject to Downtown Form Based Code</td></tr>
<tr><td>Ineligible Businesses</td><td>The following business do not fit the vision for downtown and as such are not eligible for either grant.
Adult Oriented Businesses
Tattoo Parlors/Shops
Beauty Salons/Nail Shops on first floor
Bail / Bonds
Drug or Alcohol Treatment Facility
Check Cashing Service
Pawn Shops
Used Clothing Consignment or Other Used Merchandise
Auto Oriented Businesses – Auto repair & services; gas stations
Dollar or Discount Stores
Electronic or Vapor Cigarette Store</td></tr>
</table>

Downtown CRA



Prepare by: City of Ocala Department of Planning & Development

- Trimark -

LEE WOODS
CONSTRUCTION

Haagen Dazs OCALA Proposal
November 17, 2025

PREPARED FOR:

Jamie Zimbleman

HAAGEN-DAZS
1001 Lake Shore Dr
The Villages, FL 32162

PREPARED BY:

Greg McLean

LEE WOODS CONSTRUCTION OF FLORIDA, INC.
2468 HWY 27/441 STE 505
Fruitland Park, FL 34731

LEE WOODS
CONSTRUCTION

Lee Woods Construction of Florida, Inc.
2468 HWY 27/441 STE 505
Fruitland Park, FL 34731

Haagen-Dazs
1001 Lake Shore Dr
The Villages, FL 32162

Dear Jamie Zimbleman,

We appreciate the opportunity to provide a bid for the Haagen Dazs OCALA project, located at 40 South Magnolia Avenue Ocala, FL 34471.

Please note that this price is based on the following Contract Documents provided (Drawings, Addenda, Photos, from the Plan Room), dated 10/09/2025, field observations of the space, and the attached scope of work.

Please do not hesitate to call if you have questions while reviewing this Bid Proposal.

Sincerely,

Greg McLean
Lee Woods Construction of Florida, Inc.
Estimator

LEE WOODS CONSTRUCTION

Lee Woods Construction of Florida, Inc.

2468 HWY 27/441 STE 505 Fruitland Park, FL 34731

Phone #: (352) 314-9767

Fax #: (352) 315-0767

Expanded Division Report

Haagen Dazs OCALA
40 South Magnolia Avenue
Ocala, FL 34471

Printed: 11/17/2025

Description	Total
01 General Conditions	$59,125.00
02 Site Work	$12,155.00
03 Concrete	$3,850.00
05 Steel	$24,297.91
06 Carpentry	$54,585.30
07 Moisture & Thermal Protection	$2,805.00
08 Doors, Windows & Glass	$14,775.76
09 Finishes	$94,814.50
10 Specialities	$4,977.50
11 Equipment	$40,509.70
15 Mechanical	$87,560.00
16 Electrical	$47,916.00
Total	$447,371.67
Cost/Sq. Foot	$0.00

LEE WOODS CONSTRUCTION

Lee Woods Construction of Florida, Inc.

2468 HWY 27/441 STE 505 Fruitland Park, FL 34731

Phone #: (352) 314-9767

Fax #: (352) 315-0767

Exclusions & Qualifications

Haagen Dazs OCALA
40 South Magnolia Avenue
Ocala, FL 34471

Printed: 11/17/2025

- All equipment on EQ spreadsheet by owner
  - Walk in Cooler now included
  - Connections to equipment included as per plans
- Vinyl Wall covering by others
  - GC to provide level 5 finish on new drywall
- Signs by owner
  - All signage provided and installed by owner with the following exceptions
    - ADA restroom signage.

Lee Woods Construction of Florida, Inc.
2468 HWY 27/441 STE 505 Fruitland Park, FL 34731
Phone #: (352) 314-9767
Fax #: (352) 315-0767

SCOPE OF WORK

Haagen Dazs OCALA
40 South Magnolia Avenue
Ocala, FL 34471

Printed: 11/17/2025

Detailed notes explaining our attached Bid Proposal dated on 11/17/2025.

02 Site Work

02-221.S Building Demolition

1. ° Building Demolition Per Plans
   - Wall Removal
   - Drywall Removal
   - Cut & Cap Plumbing
   - ACT & Grid Demo
   - All refuse into GC provided dumpster

02-226.S Concrete Sawing Demolition

1. 1. Demo/ Remove Extg. Concrete (Saw Cut)- trench for new utilities

03 Concrete

03-001.S Concrete

1. ° Pour Concrete at saw cut trenches

05 Steel

05-4300.S Slotted Channel Framing

1. ° Metal Framing per plans
   - Metal Partition Walls
   - Blocking & Backing
   - Bolting to existing structure where required
   - Frame for doors
     - Doors by others
   - Frame ceiling where required
   - Sheeting where required
     - Wall Type B

05-728.S Ornamental Misc

1. ° Provide and install Break Metal finishes
   - Break Metal wall base
   - Break Metal trims

06 Carpentry

06-200.S Finish Carpentry

1. ° Wood & Plastic Trim Installation
    - WC-4

06-410.S Custom Cabinet

1. 1. Scope shall be according to plans and specifications, including but not limited to;
    1. Provide cabinet shop drawings
    2. Provide and install cabinets
    3. Provide and install countertops
    4. Provide coordination with other subcontractors to provide fully functioning systems
2. The following is NOT INCLUDED in scope;
    1. Blocking
    2. Any plumbing or electrical that are run in cabinetry

06-650.S Plastic Trims

1. ° Purchase of plastic trims
    - WC-4 material only

07 Moisture & Thermal Protection

07-401.S Roofing

1. ° Roof Penetration repairs

08 Doors, Windows & Glass

08-001.S Doors/Frames & Hardware

1. 1. Scope shall be according to plans and specifications, including but not limited to;
    1. Provide and install hollow metal door frames
    2. Provide and install hollow metal door (if applicable per plan and specifications)
    3. Provide and install wood doors
    4. Provide and install door hardware

09 Finishes

09-100.S Drywall

1. 1. Supply all labor and materials to perform the drywall - per plans and specifications
    - ° Provide and install drywall
    - ° Provide and install drywall taping
    - ° Provide and install drywall finish

09-510.S Acoustical Ceiling

1. 1. Scope shall be according to plans and specifications, including but not limited to.
    - ° Provide and install Acoustical Ceiling Grid
    - ° Provide and install Acoustical Ceiling Tile

09-600.S Flooring

1. 1. Scope shall be according to plans and specifications, including but not limited to;
    1. Provide and install Floor Tile
    2. Provide and install Wall Tile
    3. Provide and install Quarry Tile

09-720.S Wallcoverings

1. ° Provide and install Wallpaper
    - WC-3
    - WC-5

09-771.S FRP

1. ° Provide and install FRP

09-910.S Painting

1. 1. Scope shall be according to plans and specifications, including but not limited to;
    1. Provide and Install Interior Paint
        1. Walls &/ or Columns/ Posts:
        2. Trim:
        3. Ceilings:

10 Specialities

10-810.S Toilet Accessories

1. 1. Scope shall be according to plans and specifications, including but not limited to;
    1. Provide and install Toilet Accessories

11 Equipment

11-410.S Walk In Cooler

1. ° Provide and install walk in cooler per plans

15 Mechanical

15-400.S Plumbing

1. ° Provide and install
    - -TWO FCO ZURN FLOOR CLEANOUT
      -THREE FS ZURN FLOOR SINK #ZN1910
      -ONE GT GREASE TRAP #GB-50
      -ONE LAV AMERICAN STANDARD ADA LAV #0355.012.020, WITH FAUCET #7385.050.002
      -ONE SP SAMPLE PORT #SV10
      -ONE WC AMERICAN STANDARD TOILET #3517A.101.020 BOWL, #4188A.104.020 TANK
      -ONE FD ZURN FLOOR DRAIN #ZN415, WITH TRAP PRIMER
      -ONE DWH AO SMITH WATER HEATER #DEL50, ON WALL MOUNTED SHELF
      -TWO WCO WALL CLEANOUT
      KITCHEN CONNECTIONS
      -ONE MOP SINK
      -ONE ICE MACHINE
      -TWO DIPPER WELLS
      -ONE THREE COMP SINK
      -ONE DUMP SINK
      -TWO HAND WASH SINKS

15-700.S HVAC

1. 1. Provide and install split system HVAC units
   2. Provide and install HVAC ducting system
      1. Duct System per plans
   3. Exhaust Fans
   4. Controls
   5. Condensate and refrigerant piping with insulation as required

16 Electrical

16-200.S Electrical

1. ° Demo
   - Removal of electrical components as required
   ° Electrical Service
   - New meter, disconnect, & panel
   - THIS DOES NO INCLUDE ANY CONDUIT, WIRE, OR CONNECTION TO UTILITY
     - To get accurate costs, meetings must be set with utility company for design.

   ° Lighting
   - Install owner provied fixtures and lamps
   - Circuits and switches per plans

   ° Power
   - Outlets and circuits per plans
   - Misc equipment connections

BRIAN EHLERS
CONSTRUCTION CO., INC.

11/21/25

Jaime Zimbleman

Haagen Dazs

40 S Magnolia

Ocala Florida

Dear Mr. Zimbleman,

Please consider this letter as a proposal to complete the buildout located at 40 S Magnolia Ocala per plans created by Timothy M Lott dated 10/9/25 entitled Haagen Dazs store# 1436. CS-P500 sheets

The following items are included and shall be considered part of our scope of work. Complete buildout to certificate of occupancy as per plan.

Price for work described **$516,606.02** (10% Deposit due at signing)

The following items are not included:

Low Voltage	Signage
Plans (Architectural)	Communications
Engineering	Wall Coverings
After Hours Work	Kitchen Equipment
Fire Sprinklers	Speakers/Music System
Fire Alarm	

Thanks for the opportunity of completing this quote. If you have any questions, feel free to contact me.

Sincerely,

Taylor Medero

Estimator

Phone 352.861.4333 • Fax 352.861.4377
Mailing Address: P.O. Box 6978, Ocala, FL 34478
Physical Address: 2801 SE 1st Ave., Suite 402, Ocala, FL 34471

TALLEN
BUILDERS, LLC.

PROPOSAL

Submitted To		Project		Date: 11/20/2025
Name:	Jamie Zimblemen	Name:	Haagen Dazs	
Phone #:	352-237-1223	County:	Marion	State: FL
Fax #:	jamiezimblemen@gmail.com	Includes:	Stated Below	

We are pleased to present the following proposal for interior buildout of a Haagen Dazs at 40 South Magnolia Ave. Ocala, FL 34471. An approximately 1,300 square foot buildout per plans and specifications provided. Project No. 250219 dated 10/09/2025 by PDMS Design Group.

Base Bid: $570,605.00
Deduct – All equipment provided by others: ($99,015.00)

Scope of Work to include: General conditions; on-site supervision; selective demolition; concrete; metal framing; cabinetry & countertops; insulation; doors & hardware; drywall & texture; floor & wall tile; acoustic ceiling grid & tile; FRP; accessories; equipment & installation; plumbing & fixtures; electrical & fixtures.

Exclusions: Impact fees; overtime, night, & weekend work; providing equipment schedule items E11, E14, E15, E16, E20, E28, E29, E40, A23a, A24a, & A24b; vinyl applied graphics; illuminated storefront sign; pricing board; non-illuminated Haagen Dazs signs; post mounted signage; illuminated Haagen Dazs cartouche; providing 3-phase power to meter; relocation of adjacent tenant services or metering.

For the sum of: Five Hundred Seventy Thousand Six Hundred and Five Dollars. **($570,605.00)** with payment to be made as follows:
Payment to be agreed upon before job commences.
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. This proposal subject to acceptance within thirty (30) days and is void thereafter at the option of the undersigned.

Authorized Signature _____

ACCEPTANCE OF PROPOSAL

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

ACCEPTED:

_____ _____
Contractors Signature: Date:

_____ _____
Owner's Signature: Date:

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

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

2025 Certified Assessment Roll

2853-046-003

GOOGLE Street View

Prime Key: 1244684

MAP IT+

Property Information

M.S.T.U.
PC: 11

40 MAGNOLIA LLC
16 SE BROADWAY ST
OCALA FL 34471-2132

Taxes / Assessments: $12,093.62
Map ID: 179
Millage: 1002 - OCALA

Acres: .06

More Situs
Situs: 42 S MAGNOLIA AVE OCALA

Current Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	$593,123
Total Assessed Value	$593,123
Exemptions	$0
Total Taxable	$593,123

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$73,588	$243,060	$465	$593,123	$593,123	$0	$593,123
2024	$73,588	$239,988	$465	$540,569	$540,569	$0	$540,569
2023	$63,076	$253,839	$465	$528,972	$528,972	$0	$528,972

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7288/1160	10/2020	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	$620,000
6559/0705	03/2017	09 EASEMNT	0	U	I	$100
5977/0991	12/2013	61 FJDGMNT	0	U	I	$100
5432/1892	10/2010	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
3227/1273	08/2002	07 WARRANTY	7 PORTIONUND INT	U	I	$100
2838/1948	09/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$95,000

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 001
OLD SURVEY OCALA
COM 53 1/2 FT S OF NE COR BLK 46 TH S 27.7 FT TH W 105 FT TH N 27.7 FT TH

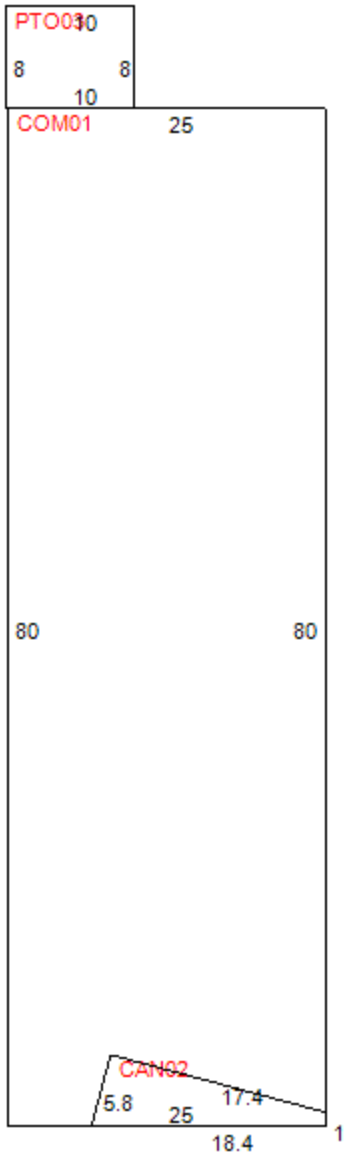
E 105 FT TO THE POB
EXC COM AT THE NE COR OF BLK 46 TH S 00-04-21 W 53.50 FT TO THE POB TH
S 00-04-21 W 2.67 FT TH N 89-56-16 W 105 FT TH N 00-01-24 E 2.67 FT TH
S 89-56-16 E 105 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1100	25.0	105.0	FBC	2,628.15	SF	28.0000	1.00	1.00	1.00	73,588	73,588
Neighborhood 9980											Total Land - Class	$73,588
Mkt: 2 70											Total Land - Just	$73,588

Traverse

Building 1 of 1
COM01=L25U80R25D80.U1
CAN02=D1L18,4A15|5,8A105|17,4.U79L25
PTO03=U8R10D8L10.
MZS04=572.
572



Building Characteristics

Structure	4 - MASONRY NO PILAST	**Year Built**	1886
Effective Age	7 - 30-34 YRS	**Physical Deterioration**	0%
Condition	3	**Obsolescence: Functional**	0%
Quality Grade	600 - AVERAGE	**Obsolescence: Locational**	0%
Inspected on	2/3/2021 by 117	**Base Perimeter**	210

Exterior Wall 60 COMMON BRICK24 CONC BLK-PAINT64 EXCELLENT TYPE

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	15.0	1.97	1886	0	2,000	M11 ONE STORY STORE	49 %	N	Y
						M01 RESIDENTIAL	51 %	N	Y
2	10.0	1.00	1886	0	60	CAN CANOPY-ATTACHD	100 %	N	N
3	1.0	1.00	2005	0	80	PTO PATIO	100 %	N	N
4	8.0	1.00	1886	0	572	MZS MEZZANINE STOR	100 %	N	N

Section: 1

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 1	**4 Fixture Baths:** 1	**2 Fixture Baths:** 1
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 0	**3 Fixture Baths:** 1	**Extra Fixtures:** 5

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	420.00	SF	20	2005	3	0.0	0.0

Total Value - $465

Appraiser Notes

HISTORIC COMMERCIAL BUILDING CONSTRUCTED CIRCA 1886

ADDRESS-42 MAGNOLIA AVE (BOTTOM FLOOR)
IVY ON THE SQUARE CHIC BOUTIQUE.....1-2FX 2X

ADDRESS-44 MAGNOLIA AVE (TOP FLOOR)
2 BEDROOM .....1-4FX 1-3FX 3X @ 1888 S.F

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD22-2171	7/15/2022	1/11/2023	40 MAGNOLIA LLC / REROOF
BLD20-2192	11/6/2020	-	TIPSY / INTER DEMO / RENO
BLD16-1550	10/21/2016	-	DEMO LOAD WALL / ELEC & SEWER UPGRADE
OC01083	6/1/2008	-	PART WALLS, REL 2 SINKS
OC00349	12/1/2005	-	INT. RENOVATION
OC03498	12/1/2005	5/1/2006	INT. RENOVATION
OC00158	2/1/2005	5/1/2006	INT. RENO.
OC00354	3/1/2002	3/1/2003	CMRA
OC01425	8/1/1998	-	CMRA

Cost Summary

Buildings R.C.N.	$565,256	8/8/2023				
Total Depreciation	($322,196)					
Bldg - Just Value	$243,060		**Bldg Nbr**	**RCN**	**Depreciation**	**Depreciated**
Misc - Just Value	$465	10/29/2015	1	$565,256	($322,196)	$243,060
Land - Just Value	$73,588	5/24/2021				
Total Just Value	$317,113	.				

CRA25-0052

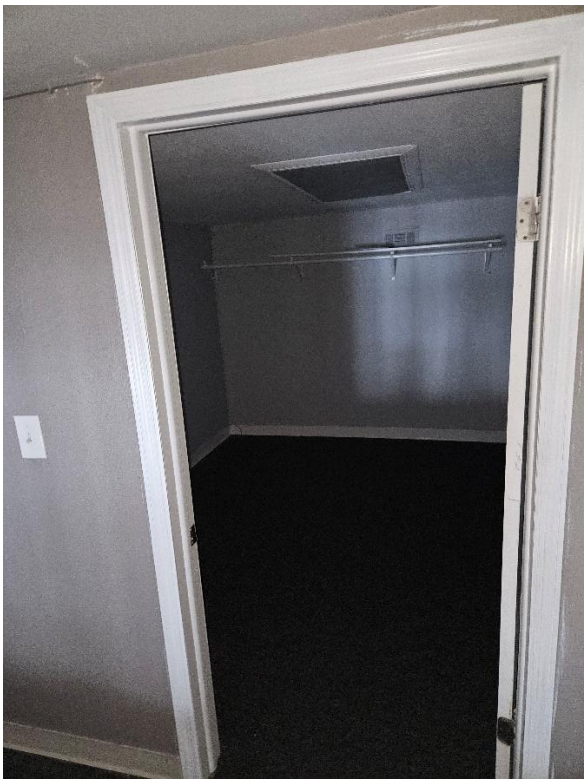
Existing Conditions

View of building looking west from S. Magnolia Ave.

Existing store façade.

Vacant interior.

Vacant area to be used as office space.



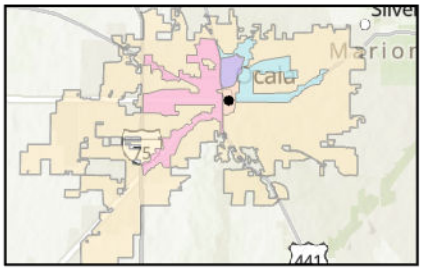
Vacant area to be used as office space.

Existing salon space.

AERIAL MAP

Parcel: 2853-046-201
Case Number: CRA25-0052

Property Size: Approximately 0.06 acres
CRA Location Downtown Ocala
Proposal: A Request for CRA fund use.



Subject Parcel
Parcels

0 75 150 300 Feet

N

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 12/9/2025

CASE MAP

Parcel: 2853-046-201
Case Number: CRA25-0052

Property Size: Approximately 0.06 acres
CRA Location Downtown Ocala
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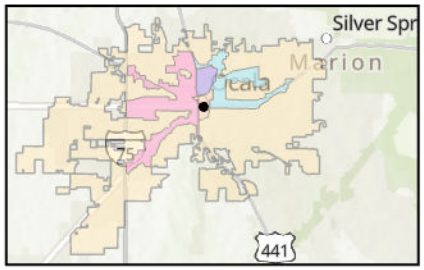

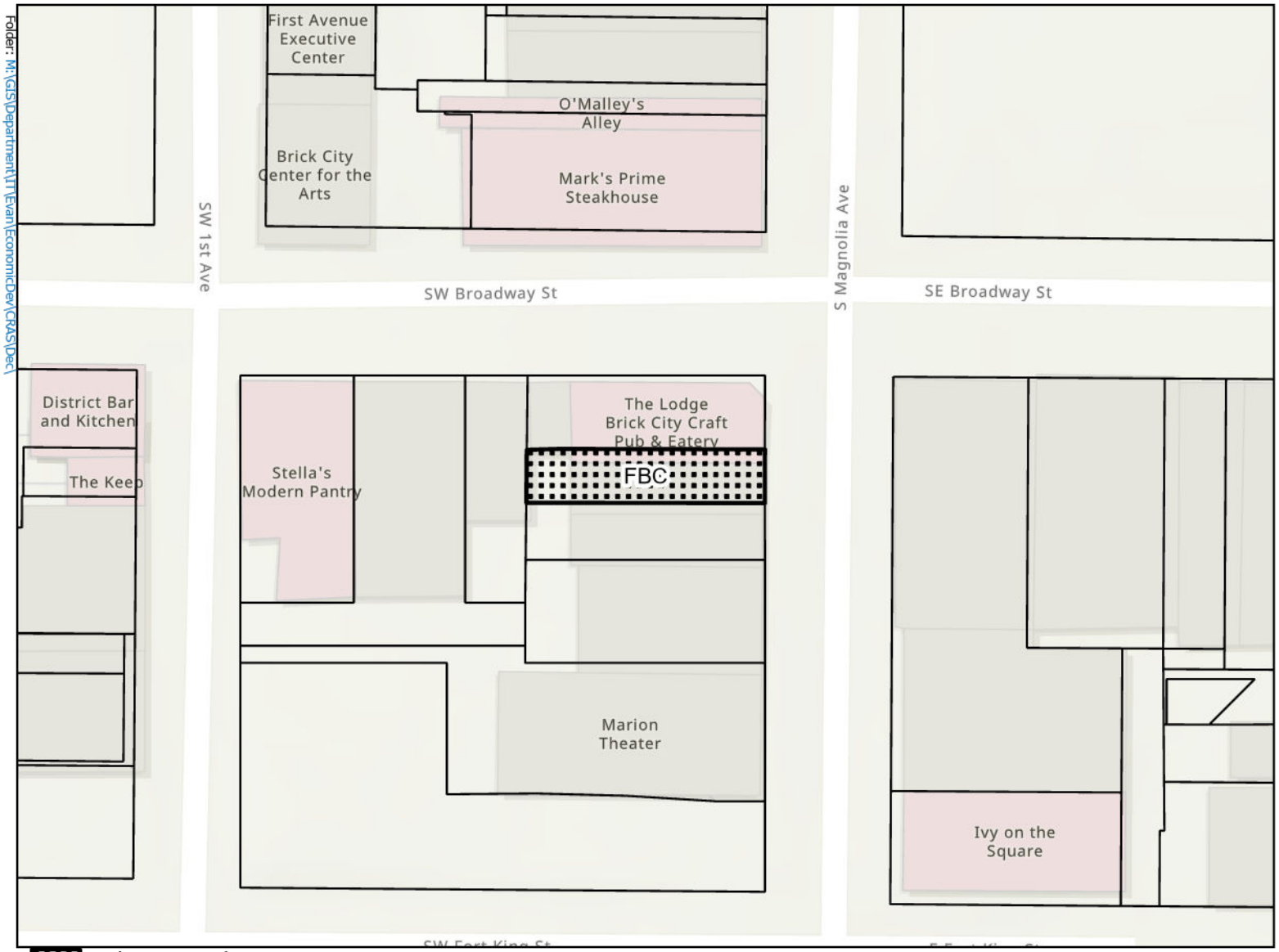

Subject Parcel
Parcels
FBC:Form Based Code

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 Oca
Growth Management Departme
by ekrepps on 12/9/2025

Häagen-Dazs

40 S MAGNOLIA AVE.
STORE # 1436
OCALA, FL 34470

PROJECT NUMBER: 250219

Häagen-Dazs

STORE #1436
40 S MAGNOLIA AVE.
OCALA, FL
34470

DESIGNER | DATE | REVISIONS | NO.

pdms
design group
Architecture + Engineering

2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

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TIMOTHY M. LOTT
AIA, NCARB
2225 E Randol Mill Rd, Suite 300
Arlington, TX 76011
(817) 701-4807

SEAL

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

COVER

Drawing No. CS

V:\250219 - HD - Magnolia - Ocala FL\001-250219_A CS Cover, 10/9/2025 6:06:29 PM, ELEGARIA

DESCRIPTION	REMARKS (L = LANDLORD O = OWNER EX = EXISTING C = CONTRACTOR)	EX	FURNISH BY L	FURNISH BY O	FURNISH BY C	INSTALL BY L	INSTALL BY O	INSTALL BY C
FLOORING		EX	L	O	C	L	O	C
CONCRETE SLAB	TRENCHING	●			●			●
FLOOR TILE WITH TILE BASE					●			●
WATER PROOF MEMBRANE	AS REQUIRED; COORDINATE WITH LANDLORD				●			●
TRANSITION STRIPS					●			●
METAL BASE					●			●
WALLS		EX	L	O	C	L	O	C
DEMISING PARTITIONS FRAMING		●						
DEMISING PARTITIONS GYP BD	PATCH/REPAIR/REPLACE BY G.C.	●			●			●
INTERIOR PARTITION FRAMING & GYP. BD.	NEW AND EXISTING	●			●			●
STRUCTURAL BACKING / BLOCKING					●			●
TILE / GROUT / TRANSITION STRIPS					●			●
FRP					●			●
MENU BOARD WALL BUILD OUT AND FINISHES					●			●
PAINT					●			●
WALLCOVERING					●			●
CEILING/SOFFITS		EX	L	O	C	L	O	C
GYP BOARD CEILING					●			●
GYP BOARD SOFFIT	PATCH/REPAIR/REPLACE BY G.C.	●			●			●
SUSPENDED T-BAR ACT CEILING W/ TILE					●			●
PAINT					●			●
DOORS (SEE DOOR SCHEDULE)		EX	L	O	C	L	O	C
STOREFRONT ENTRY GLAZING AND DOOR SYSTEM	PATCH AND REPAIR DAMAGED STOREFRONT TRIM	●			●			●
DOUBLE ACTION SWING GATE / HARDWARE					●			●
ELIASON DOUBLE SWING DOOR/FRAME/HARDWARE	NO SUBSTITUTIONS				●			●
TOILET ROOM / FRAME					●			●
DOOR HARDWARE					●			●
STOREROOM DOOR					●			●
RESTROOMS		EX	L	O	C	L	O	C
GRAB BARS & MIRRORS	G.C. TO ADD BLOCKING AS REQ'D				●			●
ACCESSORIES	G.C. TO ADD BLOCKING AS REQ'D				●			●
PAINT / TILE					●			●
EQUIPMENT		EX	L	O	C	L	O	C
EQUIPMENT	PER EQUIPMENT SCHEDULE			●	●			●
STORAGE SHELVING	PER EQUIPMENT SCHEDULE LOCATE AS SHOWN PER PLAN			●	●			●
SOAP AND TOWEL DISP.	LOCATE AS SHOWN PER PLAN - PROVIDE BACKING AS REQUIRED				●			●
TRANSLITE BOXES	G.C. TO COORDINATE BACKING & ELECTRICAL FOR INSTALLATION			●				●
TOPPINGS LEDGE				●				●
TABLE BASE - MOVEABLE				●				●
CHAIRS - MOVEABLE				●				●
SPEAKERS - WIRING AND CONDUIT					●			●
RECEIVER / MUSIC SYSTEM				●			●	
MILLWORK		EX	L	O	C	L	O	C
SOLID SURFACE COUNTERS AND WATERFALL					●			●
SOLID SURFACE CASH REGISTER SHROUD	G.C. TO FABRICATE				●			●
MILLWORK/HARDWARE					●			●
LAMINATED TABLE TOPS				●				●
NTM/TRANSTION STRIPS					●			●
TOPPINGS PANS BOX					●			●
BACK PAINTED GLASS/BRUSHED BRASS EDGE GUARD	G.C. TO COORDINATE INSTALL WITH VENDOR				●			●
SIGNS		EX	L	O	C	L	O	C
ILLUMINATED STOREFRONT SIGN	G.C. TO COORDINATE ELECTRICAL & INSTALLATION W/ VENDOR			●			●	
VINYL APPLIED GRAPHICS				●			●	
PRICING BOARD				●			●	
NON-ILLUMINATED HAAGEN DAZS SIGNS				●			●	
POST MOUNTED SIGNAGE				●			●	
ILLUMINATED HAAGEN DAZS CARTOUCHE				●			●	
MECHANICAL	REF TO MECHANICAL DRAWINGS							
ELECTRICAL	REF TO ELECTRICAL DRAWINGS							
PLUMBING	REF TO PLUMBING DRAWINGS							
GENERAL		EX	L	O	C	L	O	C
PLAN CHECK FEES	(PICK-UP AND PAID FOR BY G.C. AS REQUIRED)			●				●
BUILDING PERMIT					●			●
ALL OTHER PERMITS	(PICK-UP AND PAID FOR BY G.C.)				●			●
INSPECTIONS AND INSURANCE					●			●
DEMOLITION	AS REQUIRED, IF ANY				●			●
JANITORIAL SERVICE - FINAL CLEANING	AT END OF CONSTRUCTION				●			●
CONSTRUCTION BARRICADE	G.C. TO COORDINATE W/ LL., IF REQ.				●			●

NOTE: REFER TO FINISH/MATERIAL SCHEDULES FOR ADDITIONAL NOTES.

A1 RESPONSIBILITY SCHEDULE

NTS

ACT	ACOUSTICAL CEILING	HM	HOLLOW METAL
AL.ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, AIR CONDITIONING
ALT	ALTERNATE		
BD	BOARD		
BLDG	BUILDING	ID	INSIDE DIAMETER
		IN	INCH
	CENTERLINE		
CT	CERAMIC TILE	LL	LANDLORD
DIA	DIAMETER	MFR	MANUFACTURER
DIFF	DIFFUSER	MECH	MECHANICAL
DWG(S)	DRAWING, DRAWINGS	ML	METAL LAMINATE
		METAL	METAL
EA	EACH		
ELEC	ELECTRIC, ELECTRICAL	NTM	NANOTECH
EQUIP	EQUIPMENT		
FE	FIRE EXTINGUISHER	OH	
FIX, FIXT	FIXTURE		
FR	FIRE RATED/RETARDANT	P	PAINT
FRP	FIBERGLASS REINFORCED POLYESTER PANEL	PL	PLASTIC LAMINATE
FRT	FIRE RETARDANT TREATED	QT	QUARRY TILE
		QTY	QUANTITY
GA	GAUGE	RAD, R	RADIUS
GL	GLASS	REQ, REQD	REQUIRED
GR	GROUT		
GYP	GYPSUM	SF	SQUARE FEET
		SIM	SIMILAR
		SPEC	SPECIFICATION
		SQ	SQUARE
		SS	SOLID SURFACE
		STRUCT	STRUCTURAL
		TYP	TYPICAL
		VCT	VINYL COMPOSITION TILE
		VIF	VERIFY IN FIELD
		W/	WITH
		WC	WALL COVERING, WATER CLOSET
		WD	WOOD
		W/O	WITHOUT

I10 ABBREVIATION LEGEND

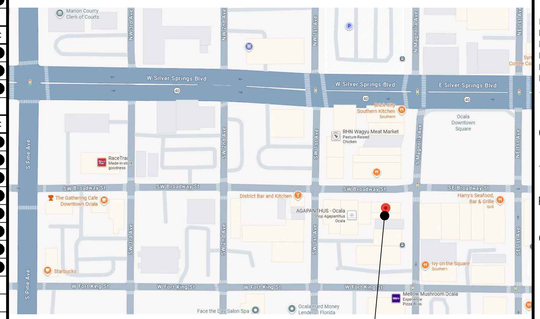
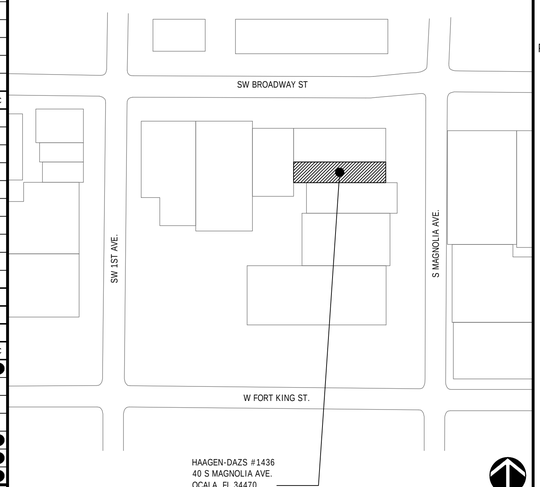


IMAGE FROM GOOGLE MAPS

E10 VICINITY MAP

NTS



A10 KEY PLAN

NTS — LEVEL 1 OUT OF 2

A. ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CODES HAVING JURISDICTION.
B. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE BUILDING MANAGEMENT'S RULES AND REGULATIONS.
C. MODIFICATIONS TO THE BASE BUILDING STRUCTURE, CORE AREAS AND UTILITY SYSTEMS ARE NOT IN THIS CONTRACT, EXCEPT AS NOTED ON THESE DRAWINGS OR AS REQUIRED TO COMPLETE THE WORK INDICATED ON THESE DRAWINGS.
D. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY FOR ALL FEES, CHARGES AND PERMITS REQUIRED AS WELL AS FOR HAULING, RIGGING AND TRANSPORTATION CHARGES.
E. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR (HEREINAFTER REFERRED TO AS THE AGREEMENT) WITH CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS). DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE AGREEMENT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE AGREEMENT.
F. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTORS. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
G. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND (1) BETWEEN THE ARCHITECT AND CONTRACTOR, (2) BETWEEN THE OWNER AND A SUBCONTRACTOR OR SUB-SUBCONTRACTOR, OR (3) BETWEEN ANY PERSONS OR ENTITIES OTHER THAN THE OWNER AND CONTRACTOR.
H. EXECUTION OF THE CONTRACT BY CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND SHALL NOTIFY ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS THE CONTRACTOR FROM ACCOMPLISHING THE INTENT OF THE DRAWINGS.
I. THE TERM "WORK" MEANS THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, AND INCLUDES ALL OTHER LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THE WORK MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
J. G.C. SHALL NOT CUT OR DISTURB EXISTING STRUCTURAL SYSTEM. THE G.C. SHALL X-RAY/ PACHOMETER SLAB TO DETERMINE IF POST TENSIONED SLAB OR IF DESIGN IS IN CONFLICT WITH EXISTING STRUCTURAL SYSTEMS WHEN THE FOLLOWING OCCURS:
- ABSENCE OF STRUCTURAL DRAWINGS FROM ARCHITECT AND OR LL
- ABSENCE OF STRUCTURAL DRAWINGS INCLUDED WITH CONTRACT DOCUMENTS
- G.C. SHALL ONLY INCLUDE AN ALLOWANCE IN W/S BID FOR THE X-RAY / PACHOMETER WHEN ANY OR ALL OF THE FOLLOWING OCCUR TYPICAL.

K. GC TO FURNISH AND INSTALL PAPER ON THE WINDOWS AT THE TIME OF SUBSTANTIAL COMPLETION TO HIDE THE TECHNOLOGY AND EQUIPMENT PRIOR TO SECURITY MEASURES BEING INSTALLED.
L. TENANT'S GENERAL CONTRACTOR SHALL LEAVE A MINIMUM OF (1) QUART, MAXIMUM OF (1) GALLON, OF TOUCHUP PAINT OF ALL TYPES AND COLORS USED IN THE STORE WITH THE STORE MANAGER AT THE COMPLETION OF THE PROJECT.
M. IT IS THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR, THEIR SUPERVISOR AND/OR SUB CONTRACTOR(S) TO GUARANTEE THE SAFETY OF ALL MATERIALS SUPPLIED BY THE OWNER FOR THE CONSTRUCTION AND FIXTURING OF THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO COMPLETE CHECK OF ALL ITEMS RECEIVED AND NOTIFICATION WITHIN 24 HOURS OF ANY SHORTAGES OR DAMAGES, AS WELL AS SECURITY FROM LOSS OR DAMAGE AFTER RECEIPT. ALL SHORTAGES AND/OR DAMAGES NOT REPORTED TO THE OWNER OR FIXTURING CONTRACTOR WITHIN SAID 48 HOURS WILL BE REPLACED WITH IDENTICAL QUALITY MATERIAL AT THE SOLE EXPENSE OF THE TENANT'S GENERAL CONTRACTOR.

I17 GC G

SHEET SYMBOLS

- EXIT TRAVEL PATH
- FIRE EXTINGUISHER
- 36" CLEAR PATH
- EXIT LIGHT FIXTURE, REF: ELECTRICAL DRAWINGS.
- EMERGENCY LIGHT FIXTURE, REF: ELECTRICAL DRAWINGS.

OCCUPANCY CODE

TENANT OCCUPANCY: (B) BUSINESS, (M) MERCANTILE

GROSS FLOOR AREA: 1,300 SF

OCCUPANCY LOAD: 25

STANDING SPACE	= 79 / 5	= 16
EMPLOYEES SERVICE / SALES AREA	= 122 / 200	= 1
SUPPORT ROOM AREA	= 178 / 300	= 1
UNCONCENTRATED SEATING	= 98 / 15	= 7
AUXILIARY (UNOCCUPIED AREA, TOILET ROOM)	= 823 / 0	= 0

TOTAL NUMBER OF SEATS: 8 + 1 ACCESSIBLE SEAT
TOTAL NUMBER OF TABLES: 4
5% OF SEATING TO BE ACCESSIBLE: 0.05 X 8 =0.4 (1)

EGRESS WIDTH:
REQUIRED: INCHES PER PERSON = 0.20 (NON SPRINKLERED)
0.20 X 25 OCCUPANTS = 5 INCHES
PROVIDED: INCHES PER PERSON = (1) DOOR @ 34"

EXITS PROVIDED: 1
MINIMUM WIDTH: 36" (<50 OCCUPANTS)

EXIT AND EXIT ACCESS DOORWAYS
MAX TRAVEL = 100 FEET (NON SPRINKLERED)
OCCUPANCY = (B) BUSINESS
MAX OCCUP. = 30 OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE
MAX TRAVEL = 200 FEET (NON SPRINKLERED)

MINIMUM PLUMBING FACILITIES - OCCUPANCY = B (BUSINESS)

WATER CLOSET:
REQUIRED: FEMALE 1 PER 25 FOR FIRST 50; 1 PER 50 FOR REMAINDER
REQUIRED: MALE 1 PER 25 FOR FIRST 50; 1 PER 50 FOR REMAINDER
PROVIDED: (1) UNISEX

LAVATORIES:
REQUIRED: FEMALE 1 PER 40 FOR FIRST 80; 1 PER 80 FOR REMAINDER
REQUIRED: MALE 1 PER 40 FOR FIRST 80; 1 PER 80 FOR REMAINDER
PROVIDED: (1) UNISEX

DRINKING FOUNTAIN: NOT REQUIRED W/ WATER PROVIDED BY TENANT PER 410.4.

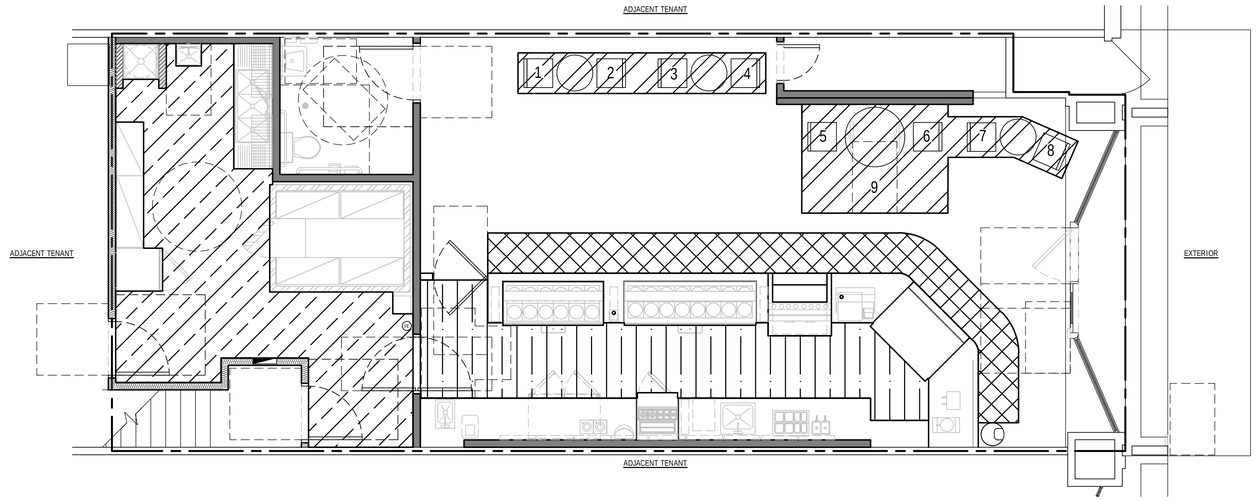
SERVICE SINK:
REQUIRED: 1
PROVIDED: 1

DRINKING FOUNTAIN SUBSTITUTION: SECTION 410.4
WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING SHALL NOT BE REQUIRED IN THOSE RESTAURANTS.

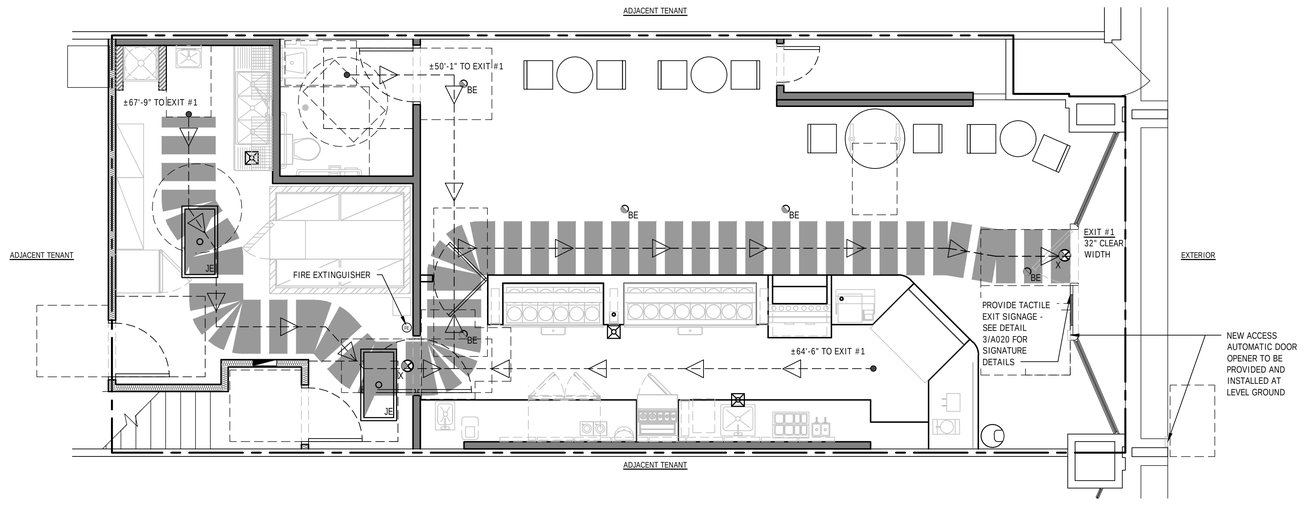
SEPARATE FACILITIES: SECTION 403.2 EXCEPTION 4
SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.

LIFE SAFETY NOTES

- PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS AT LOCATIONS SHOWN ON THE FLOOR PLAN. EXIT SIGNS SHALL HAVE A MAXIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND.
- EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL-BE OF APPROVED SELF-LUMINOUS TYPE. IF TWO LAMPS ARE USED, POWER SUPPLY TO ONE OF THE LAMPS SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER SUPPLY TO THE OTHER LAMP SHALL BE FROM STORAGE BATTERIES. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
- EMERGENCY LIGHTING SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM AND SHALL PROVIDE A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.
- FIRE MARSHAL TO DETERMINE FINAL QUANTITIES AND LOCATION OF FIRE EXTINGUISHERS.
- DOOR ENTRY THRESHOLD WILL NOT EXCEED 1/2" MAX.
- ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANCE THROUGHOUT.
- PROVIDE FIRE EXTINGUISHER: 2A-10BC - DRY-CHEM TYPE W/WALL MOUNT BRACKET, SEE THIS SHEET FOR SUGGESTED LOCATION. MINIMUM PROVIDED TO BE 5LBS TYPE ABC.
- ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, 8TH EDITION, 10.2.2.
- DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.

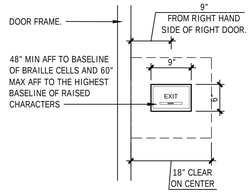


2 OCCUPANCY PLAN
1/4"=1'-0"

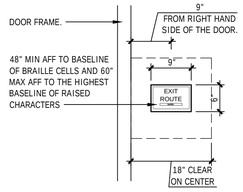


1 EGRESS PLAN
1/4"=1'-0"

NORTH



EXIT SIGN



EXIT ROUTE SIGN

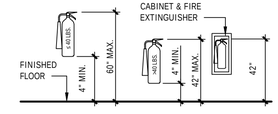
[F] TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS.
MINIMUM RATED SINGLE FIRE EXTINGUISHER - SEE TABLE
MAXIMUM FLOOR AREAS - SEE TABLE
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER = 75'-0"

[F] 906.9 EXTINGUISHER INSTALLATION.
THE INSTALLATION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTIONS 906.9.1 THROUGH 906.9.3.

[F] 906.9.1 EXTINGUISHERS WEIGHING 40 POUNDS OR LESS.
PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS (18 KG) SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 5 FEET (1524 MM) ABOVE THE FLOOR.

[F] 906.9.2 EXTINGUISHERS WEIGHING MORE THAN 40 POUNDS.
HAND-HELD PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 POUNDS (18 KG) SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 3.5 FEET (1067 MM) ABOVE THE FLOOR.

[F] 906.9.3 FLOOR CLEARANCE.
THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD PORTABLE FIRE EXTINGUISHERS SHALL BE NOT LESS THAN 4 INCHES (102 MM).



FIRE EXTINGUISHER
N.T.S.

3 EXIT SIGNAGE
1/4"=1'-0"

Häagen-Dazs

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AR104026
REGISTERED ARCHITECT

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

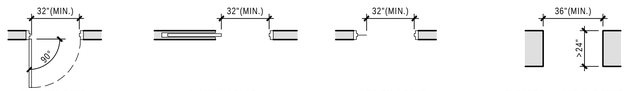
OCCUPANCY & EGRESS PLAN

Drawing No. A020

REVISIONS | DATE | DESIGNER | NO.

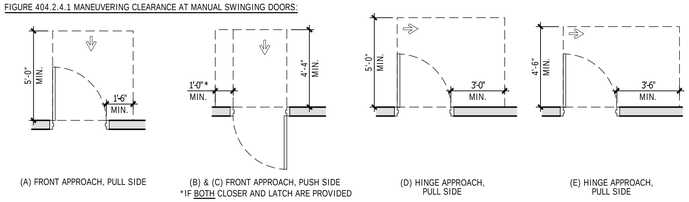
V:\250219 - HD - Magnolia - Ocala FL\004-250219_A020-Life Safety Plan, 10/9/2025 6:10:19 PM, ELEGARIA

SECTION 404.2.3 CLEAR WIDTH:
FIGURE 404.2.4 CLEAR WIDTH OF DOORWAYS:



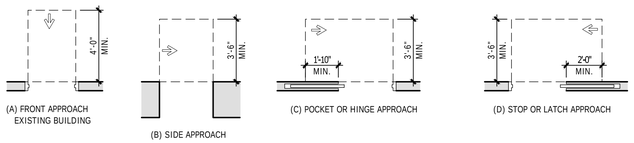
(A) HINGED DOOR (B) SLIDING DOOR (C) FOLDING DOOR (D) DOORWAYS WITHOUT DOORS

SECTION 404.2.4 MANEUVERING CLEARANCES:
FIGURE 404.2.4.1 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS:



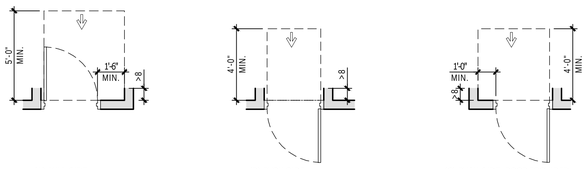
(A) FRONT APPROACH, PULL SIDE
(B) & (C) FRONT APPROACH, PUSH SIDE
*IF BOTH CLOSER AND LATCH ARE PROVIDED
(D) HINGE APPROACH, PULL SIDE
(E) HINGE APPROACH, PULL SIDE
(F) HINGE APPROACH, PUSH SIDE
(G) LATCH APPROACH, PULL SIDE
*4'-6" MIN. IF CLOSER PROVIDED
(H) LATCH APPROACH, PUSH SIDE
*4'-0" MINIMUM IF CLOSER IS PROVIDED

SECTION 404.2.4.2 DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS:
DOORWAYS WITHOUT DOORS THAT ARE LESS THAN 36 INCHES IN WIDTH SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.4.2
FIGURE 404.2.4.2 MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS:



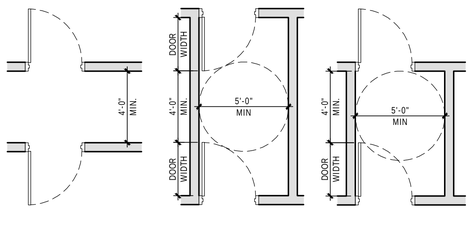
(A) FRONT APPROACH EXISTING BUILDING (B) SIDE APPROACH (C) POCKET OR HINGE APPROACH (D) STOP OR LATCH APPROACH

SECTION 404.2.4.3 RECESSED DOORS:
WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.
FIGURE 404.2.3.5 MANEUVERING CLEARANCE AT RECESSED DOORS:



(A) PULL SIDE (B) PUSH SIDE (C) PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER & LATCH

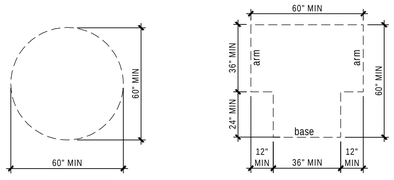
SECTION 404.2.6 TWO DOORS IN SERIES:
DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 INCHES MINIMUM PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.
FIGURE 404.2.6 TWO DOORS IN A SERIES:



(A) (B) (C)

A1	ACCESSIBLE ROUTES
NTS	

SIZE OF TURNING SPACE: THE MINIMUM SPACE REQUIRED FOR A STANDARD WHEELCHAIR TO MAKE A 180-DEGREE TURN IS A CLEAR SPACE OF A 60 INCH DIAMETER OR A T-SHAPED SPACE. REFER TO THE TURNING SPACE DETAILS BELOW.
DOOR SWING: UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.



(C) SIZE OF CLEAR FLOOR SPACE

I12	ACCESSIBLE PROTRUDING OBJECTS
NTS	

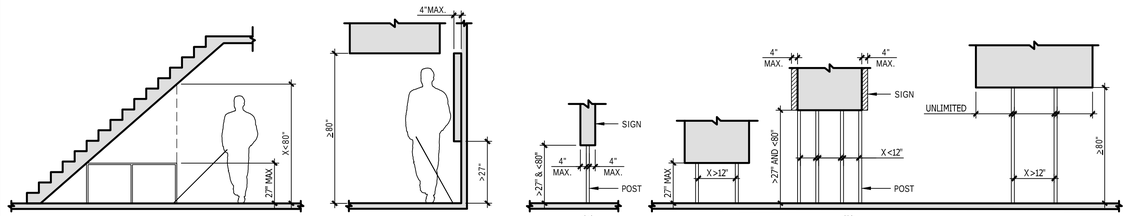
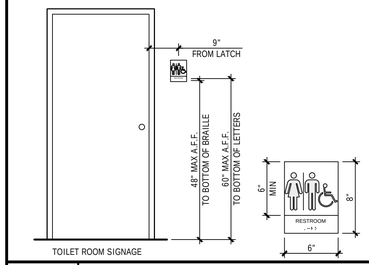


FIGURE (307.4) REDUCED VERTICAL CLEARANCE
FIGURE (307.2) LIMITS OF PROTRUDING OBJECTS
(A)
(B)
FIGURE (307.3) POST-MOUNTED PROTRUDING OBJECTS

G12	PROTRUDING OBJECTS
NTS	

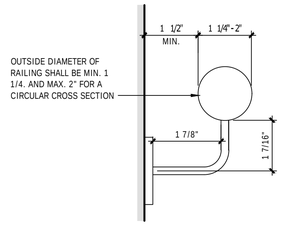
SIGNAGE NOTES:
T.G.C. TO PROVIDE RESTROOM SIGN WITH RAISED AND GRADE 2 BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGN AT STOCK ROOM SIDE OF TOILET ROOM DOOR AS PER STATE AND LOCAL ACCESSIBILITY CODE:

1. BOTTOM OF TACTILE CHARACTERS SHALL BE MOUNTED BETWEEN 48" AND 60" A.F.F.
2. BOTTOM OF BRAILLE SHALL BE MOUNTED BETWEEN 48" AND 60" A.F.F.
3. SIGN TO BE SURFACE MOUNTED. ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR
4. SIGNS SHALL BE IN CONTRASTING COLOR AND NON-GLARE FINISH

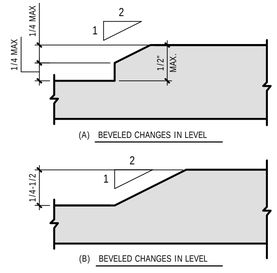


TOILET ROOM SIGNAGE

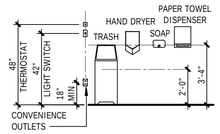
C12	ACCESSIBLE SIGNAGE
NTS	



C16	HANDRAIL CLEARANCE
NTS	

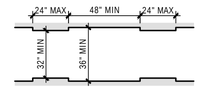


A16	BEVELED CHANGES IN LEVEL
NTS	



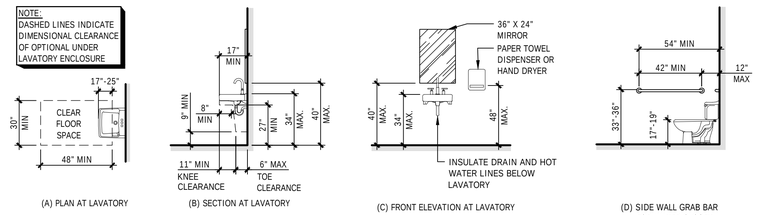
I28	MOUNTING HEIGHTS
NTS	

SECTION 403.5.1 CLEAR WIDTH:
FIGURE 403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE:



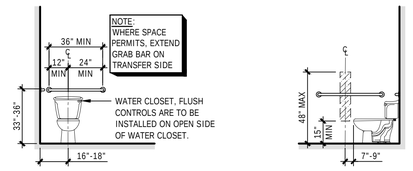
G28	CLEAR WIDTH
NTS	

NOTE:
DASHED LINES INDICATE DIMENSIONAL CLEARANCE OF OPTIONAL UNDER LAVATORY ENCLOSURE

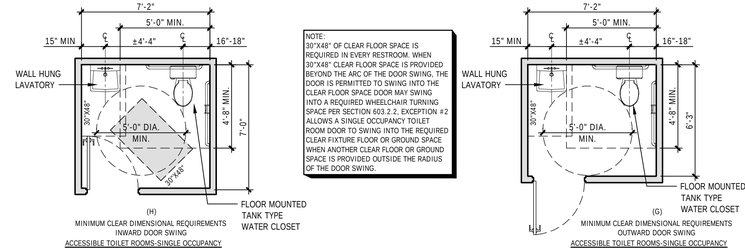


(A) PLAN AT LAVATORY (B) SECTION AT LAVATORY (C) FRONT ELEVATION AT LAVATORY (D) SIDE WALL GRAB BAR FOR WATER CLOSET

NOTE:
WHERE SPACE PERMITS, EXTEND GRAB BAR ON TRANSFER SIDE



(E) REAR WALL GRAB BAR FOR WATER CLOSET (F) DISPENSER LOCATION



(H) MINIMUM CLEAR DIMENSIONAL REQUIREMENTS INWARD DOOR SWING
ACCESSIBLE TOILET ROOMS-SINGLE OCCUPANCY

(G) MINIMUM CLEAR DIMENSIONAL REQUIREMENTS OUTWARD DOOR SWING
ACCESSIBLE TOILET ROOMS-SINGLE OCCUPANCY

NOTE:
30"X48" OF CLEAR FLOOR SPACE IS REQUIRED IN EVERY RESTROOM. WHEN 30"X48" CLEAR FLOOR SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR SWING, THE DOOR IS PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE DOOR MAY SWING INTO A REQUIRED WHEELCHAIR TURNING SPACE PER SECTION 603.2.2, EXCEPTION #2 ALLOWS A SINGLE OCCUPANCY TOILET ROOM DOOR TO SWING INTO THE REQUIRED CLEAR FIXTURE FLOOR OR GROUND SPACE WHEN ANOTHER CLEAR FLOOR OR GROUND SPACE IS PROVIDED OUTSIDE THE RADIUS OF THE DOOR SWING.

A22	ACCESSIBLE PLUMBING ELEMENTS AND FACILITIES
NTS	

Haagen-Dazs

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SEAL

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

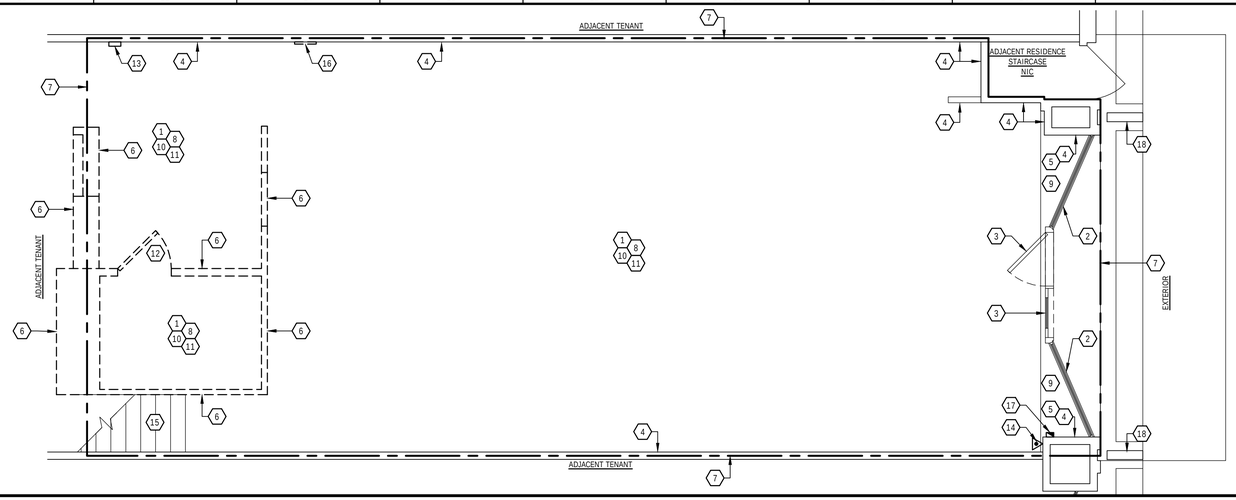
Drawing Title
ACCESSIBILITY DETAILS

Drawing No.
A030

DEMOLITION SHEET NOTES

1. GC TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN. GC SHALL BRING UP TO LIKE NEW CONDITION. COORDINATE IN FIELD FULL EXTENT OF WORK.
3. EXISTING STOREFRONT DOORS TO REMAIN. ONE DOOR TO REMAIN FIXED. GC TO VERIFY WORKING CONDITION. GC SHALL BRING UP TO LIKE NEW CONDITION. COORDINATE IN FIELD FULL EXTENT OF WORK.
4. EXISTING WALLS TO REMAIN. EXISTING FINISHES TO BE REMOVED DOWN TO GYP. BD. GC TO PATCH AND REPAIR ANY DAMAGE GYP. BD. SEE ADD ALT #1 ON THIS SHEET. MAINTAIN REQUIRED FIRE RATING AT DEMISING WALLS.
5. EXISTING WOOD TRIM ON AROUND DECORATIVE FINISH TO BE REMOVED AND DISCARDED. GC TO INVESTIGATE WHAT IS NEEDED TO INFILL AND FLUSH OUT WALL.
6. EXISTING WALLS TO BE REMOVED AND DISCARDED. REMOVE WALL UP TO DECK FOR NEW FIRE RATED DEMISING WALL UP TO DECK, COORDINATE IN FIELD. GC SHALL INFORM CONSTRUCTION MANAGER, BRIAN DANIELSON AND ARCHITECT IF ANY CONFLICT ARISE DURING DEMOLITION. PATCH/REPAIR EXISTING WALLS AFTER DEMO.
7. ASSUMED LEASE LINE. COORDINATE LOCATION IN FIELD WITH OWNER.
8. EXISTING CONCRETE FLOORING TO REMAIN. PATCH AND REPAIR FLOOR TO ORIGINAL CONDITION AS NEEDED AND RE-SEAL ALL FLOOR PENETRATIONS. SLAB IS TO BE CLEAN, SMOOTH, AND LEVEL READY FOR NEW FLOORING. PREP FOR NEW FINISHES.
9. EXISTING WOOD-LOOK TILE FLOOR TO BE REMOVED AND DISCARDED. GC TO LEVEL FLOOR WITH EXISTING SLAB. PATCH AND REPAIR FLOOR TO ORIGINAL CONDITION AND RE-SEAL ALL FLOOR PENETRATIONS TO BE REUSED. SLAB IS TO BE CLEAN, SMOOTH, AND LEVEL READY FOR NEW FLOORING. PREP FOR NEW FINISHES.
10. EXISTING WOOD-LOOK BASE TO BE REMOVED AND DISCARDED. PATCH/REPAIR WALLS WHERE DEMO'ED.
11. REMOVE ALL WALL AND FLOOR OUTLETS, WIRING, AND SWITCHES BACK TO SOURCE. COORDINATE WITH ELECTRICAL DRAWINGS.
12. EXISTING DOOR AND FRAME SHALL BE REMOVED AND DISCARDED.
13. EXISTING THERMOSTAT TO BE REMOVED AND STORED FOR RELOCATION.
14. EXISTING FIRE EXTINGUISHERS TO BE REMOVED AND DISCARDED.
15. EXISTING STAIRS TO REMAIN. NO WORK.
16. EXISTING WOOD BLOCKING TO BE REMOVED AND DISCARDED. GC TO PATCH AND REPAIR ANY DAMAGE GYP. BD.
17. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND DISCARDED. REMOVE WIRING/CONDUCT BACK TO SOURCE.
18. EXISTING STOREFRONT METAL SUPPORT TO REMAIN.

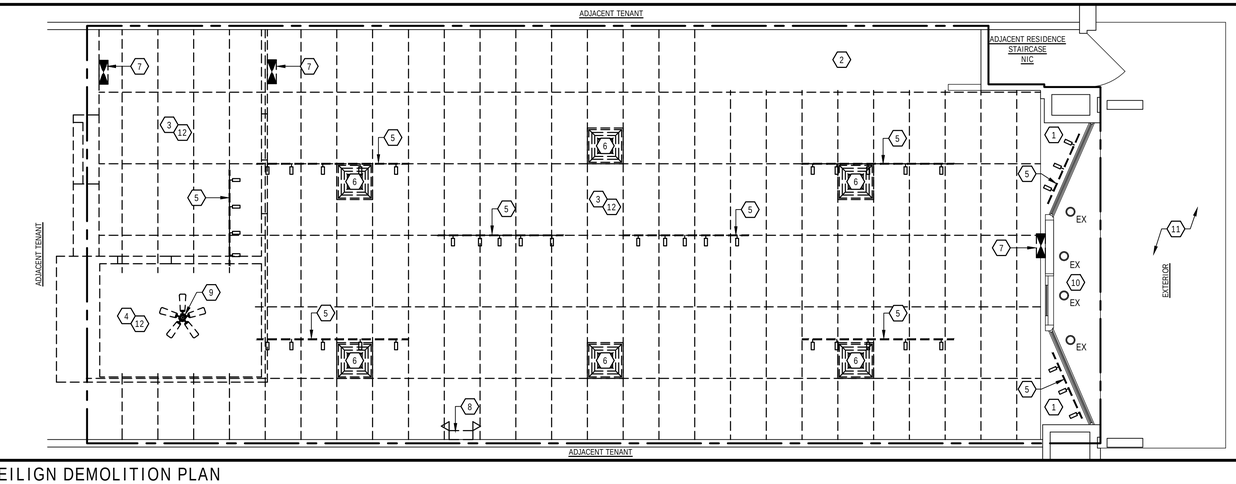
ADD ALT NOTE #1
G.C. TO INCLUDE PRICING TO REPLACE ALL GYP. BD. AT (E) TILED WALLS, WHERE DEMOED.



3 DEMOLITION PLAN
1/4"=1'-0"

RCP DEMOLITION SHEET NOTES

1. EXISTING GYP. BD. CEILING SOFFIT TO REMAIN. GC TO PATCH AND REPAIR ANY DAMAGED GYP. BD. SEE ADD ALT #1 ON THIS SHEET.
2. EXISTING SLOPED GYP. BD. CEILING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION AND MAINTAIN FIRE RATING.
3. EXISTING SUSPENDED LAY-IN CEILING GRID AND TILES TO BE REMOVED AND DISCARDED.
4. EXISTING HARD CEILING AND FABRIC FINISH TO BE REMOVED AND DISCARDED.
5. EXISTING TRACK LIGHTING TO BE REMOVED AND DISCARDED. REMOVE WIRING/CONDUCT BACK TO SOURCE.
6. EXISTING DIFFUSERS AND RETURN GRILLES TO BE REMOVED AND DISCARDED. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. EXISTING EXIT LIGHTS TO BE REMOVED AND DISCARDED. REMOVE WIRING/CONDUCT BACK TO SOURCE.
8. EXISTING EMERGENCY LIGHTING TO BE REMOVED AND DISCARDED. REMOVE WIRING/CONDUCT BACK TO SOURCE.
9. EXISTING FAN TO BE REMOVED AND DISCARDED. REMOVE WIRING/CONDUCT BACK TO SOURCE.
10. EXISTING EXTERIOR LIGHTING FIXTURES TO REMAIN.
11. EXISTING METAL CANOPY TO REMAIN.
12. EXISTING CEILING DECK TO MAINTAIN EXISTING FIRE RATING.



2 REFLECTED CEILIGN DEMOLITION PLAN
1/4"=1'-0"

NOTES

- PRIOR TO DEMOLITION, THE GC IS TO INVESTIGATE EXISTING CONDITIONS FOR BASE BUILDING STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY OR OTHER ELEMENTS OR CONDITIONS THAT MAY AFFECT THE EXTENT OF DEMOLITION. IF GC DISCOVERS UNUSUAL CONDITIONS OR BASE BUILDING ELEMENTS THAT SHOULD NOT BE REMOVED OR ALTERED, GC IS TO STOP WORK IMMEDIATELY AND CONTACT HAAGEN DAZS PROJECT MANAGER AND THE ARCHITECT.
- PRIOR TO SUBMITTING BID, GC TO WALK LEASE SPACE AND CONFIRM SCOPE OF WORK.
- PRIOR CONSTRUCTION, COORDINATE NEW LEASE SEPARATION WALL WITH OWNER.

1 DIMENSION CONTROL PLAN FOR SITE VERIFICATION
1/4"=1'-0"

Häagen-Dazs

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OCALA, FL
34470

NORTH

NO.	REVISIONS	DATE	DESIGNER

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SEAL

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

DEMOLITION PLANS

Drawing No. D100

WALL TYPES

A — TYPICAL PARTITION (THRU CEILING): 3-5/8" 20 GA MTL STUDS AT 16" OC MAX W/ 1-LAYER 5/8" TYPE X GYP BD EACH SIDE. EXTEND STUDS TO STRUCTURE ABOVE & BRACE @ 4'-0" OC MAX. EXTEND GYP BD TO 6" MIN ABOVE CLG HT - 9/A500

B — PARTIAL HEIGHT PARTITION: 3-5/8" 16 GA METAL STUDS AT 16" O.C. MAX W/ 1-LAYER 5/8" MARINE GRADE FR PLYWOOD EACH SIDE. EXTEND STUDS TO 6'-0" A.F.F. EMBED 16 GA METAL STUDS WITH WALL TYPE "A" FOR SUPPORT OF WATER HEATER PLATFORM.

C — EXISTING LEASEHOLD DEMISING WALL PARTITION: 1 EXISTING LAYER 5/8" TYPE X GYP BD TO STRUCTURE ABOVE ON EXIST STUDS. G.C. TO PATCH AND REPAIR ANY DAMAGED GYP. BD. AND VERIFY TAPE AND SEAL TO STRUCTURE ABOVE TO MAINTAIN INTEGRITY OF FIRE RATED ASSEMBLY. REPAIR AS REQ'D TO MAINTAIN ASSEMBLY

D — MENU BOARD WALL: 4" 20 GA MTL STUDS AT 16" OC MAX W/ 1-LAYER OF CEMENT BACKER BOARD. EXTEND STUDS AND SUBSTRATE TO 6" ABOVE CEILING - 4/A500.

E — TYPICAL PARTITION (THRU CEILING): 3-5/8" 20 GA MTL STUDS AT 16" OC MAX W/ 1-LAYER 5/8" TYPE X GYP BD ON ONE SIDE. EXTEND STUDS AND GYP BD TO 6" MIN ABOVE CLG HT - 9/A500 SIM.

F — NEW 1 HR RATED DEMISING WALL: 3-5/8" 20 GA MTL STUDS AT 16" OC MAX W/ 1-LAYER 5/8" TYPE X GYP BD EACH SIDE TAPED AND SEALED PER UL465 - SEE DETAIL 6/A510. ADD SOUND BATT INSULATION NC-45 AND SO DBA OR EQUAL. EXTEND STUDS TO STRUCTURE ABOVE & BRACE @ 4'-0" OC MAX.

H — EXISTING PARTITION: EXISTING METAL STUDS WITH EXISTING GYP. BD. PACH/REPAIR AS REQ.

WALL TYPE NOTES

1. STUD GAUGES PER SPECIFICATIONS
2. ALL METAL STUDS MUST BE LISTED BY AN APPROVED TESTING AND LISTING AGENCY (ICC/ICBO EX) AND THEY MUST BE INSTALLED PER THE LISTING AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. PROVIDE FIRE RETARDANT WOOD BLOCKING WITHIN PARTITIONS FOR SECURE ANCHORAGE AT THE FOLLOWING LOCATIONS:
   - WALL MOUNTED HAND SINK
   - THREE COMPARTMENT SINK
   - WALL MOUNTED SHELVES
   - SECURITY STRAP @ WATER HEATER

ACCESSORY NOTES

PROVIDE (OR INSTALL ITEMS FURNISHED BY OTHERS WHEN NOTED) THE FOLLOWING ACCESSORIES WHERE LOCATED HEREIN OR ON THE DRAWINGS:

- SOAP DISPENSER (CFCI)
- TOWEL DISPENSER (CFCI)
- WASTE RECEPTACLE (OFCI)
- FIRE EXTINGUISHER (CFCI)

CORNER GUARDS: WHERE NOTED ON THE FLOOR PLAN, PROVIDE STAINLESS STEEL 18 GA. CORNER GUARDS FROM TOP OF BASE TO 5'-0"AFF - SILICONE SEAL ALL EDGES OF CORNER GUARD TO WALL FINISH SURFACE. (CFCI)

GENERAL NOTES

ALL WALL AND CEILING INTERIOR FINISHES SHALL BE CLASS C OR BETTER. ALL FLOOR INTERIOR FINISHES SHALL BE CLASS I.

ALL INTERIOR DIMENSIONS ARE FROM FINISH FACE TO FINISHED FACE OF GYPBD, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MOISTURE RESISTANT WOOD.

ALL WALL CONSTRUCTION FACING SUPPORT ROOM AREA AND RESTROOMS MUST UTILIZE MOISTURE RESISTANT GYPSUM BOARD.

PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.

PROVIDE FRT 5/8" PLYWOOD BLOCKING IN ALL AREAS WHERE THERE IS WALL MOUNTED SHELVING, EQUIPMENT, OR ACCESSORIES.

TENANT GC TO PROVIDE FIRE EXTINGUISHERS AS REQ'D PER APPLICABLE CODES AND SHALL COORDINATE LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.

ALL DOORS TO BE KEYLESS IN DIRECTION OF EMERGENCY EGRESS.

ALL GYP BD WALLS AND CEILINGS SHALL BE LEVEL 4 FINISH.

SEE 14/A500 FOR POUR BACK DETAIL FOR ANY CONCRETE WORK.

SHEET SYMBOLS

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- LEASE LINE
- TURNING RADIUS OR "T" TURNING CLEARANCE
- CLEAR FLOOR AREA CLEARANCES, AS REQUIRED BY CODE.
- NEW DOOR(S). SEE DOOR SCHEDULE
- EXISTING DOOR(S). SEE DOOR SCHEDULE
- FE — FIRE EXTINGUISHER
- COLUMN REFERENCE GRID
- W P-1 ← WALL FINISH; F C-1 ← FLOOR FINISH; B CB-1 ← BASE FINISH — SEE A400 FOR FINISH SCHEDULE.
- FLOOR TRANSITION, SEE SCHEDULE, PROVIDE FLUSH TRANSTION AT SIMILAR FLOORING - FEATHER LATEX BED MIN. 36" AS REQUIRED.

NOTE: NOT ALL SYMBOLS ARE USED

- 1 — REVISIONS
- X / XXX — SECTION NUMBER / SHEET NUMBER
- X / XXX — ELEVATION MARKER
- DETAIL 12 / A-5 — DETAIL NUMBER / SHEET NUMBER
- # — DOOR NUMBER
- A — WALL TYPE
- XX / P-1 — EQUIPMENT TAG / FINISH TAG
- ROOM 101 — ROOM NAME / ROOM NUMBER

FINISH NOTES

WALL FINISHES OF PUBLIC AND FRONT EMPLOYEE DIPPING AREA: REFER TO INTERIOR ELEVATIONS, DRAWING A310

CEILING FINISHES: RE: REFLECTED CLG PLAN, DRAWING A200

LIGHTING LAYOUT: RE: REFLECTED CLG PLAN, DRAWING A200 AND ELECTRICAL PLAN

EXTENT OF FLOORING & BASE MATERIAL: EXTEND FLOORING AND BASE MATERIAL COMPLETELY INTO FLOOR RECESSES UNDER ALL FOOD SERVICE EQUIPMENT ITEMS, INCLUDING UNDERCOUNTER REFRIGERATORS OR FREEZER BASES AND DIPPING CABINETS

WATERPROOF MEMBRANE: INSTALL WATERPROOF MEMBRANE TO FORM SEAMLESS MEMBRANE OVER ENTIRE FLOOR AREA AND 6" UP WALL. GC TO VERIFY WITH CENTER AUTHORITY ACCEPTABILITY OF PROPOSED FLOOR MEMBRANE OR IF REQUIRED BY CENTER

BASE AT SALES COUNTER FRONT: BASE AS PER DETAILS AND ELEVATIONS

TYPICAL SUPPORT ROOM FLOOR FINISH: QUARRY PAVER TILE - THIN SET INSTALLATION OF QUARRY TILE - RE: COLOR AND MATERIAL SCHEDULE

BASE @ QUARRY FLOOR TILE: STANDARD COVE BASE/RADIUS TOP UNITS TO MATCH FLOOR TILE

TYPICAL SUPPORT ROOM WALL FINISH: PAINT AND WHITE FRP PANELS AT WET AREAS ONLY. FRP TO 8'-0" AFF, REF TO SHEET A320.

DOOR FRAMES: SEMI- GLOSS WHITE PAINT ON ALL SUPPORT ROOM FRAMES

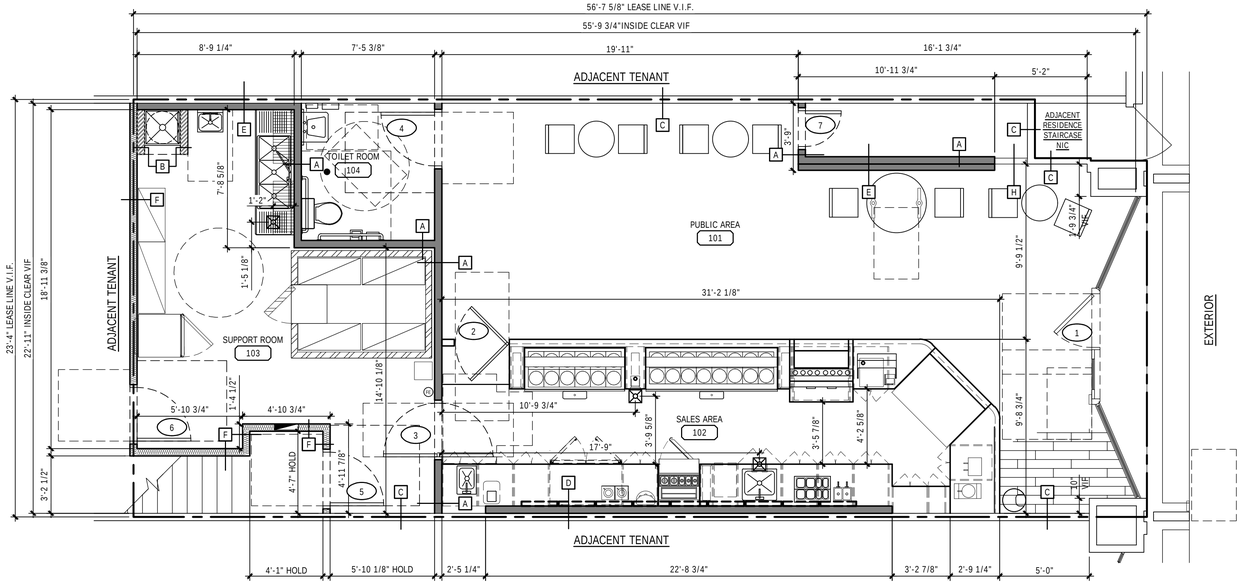
DOUBLE SWING DOOR FRAME(S): BRUSHED S/S HM FRAME

WALL FINISH @ TOILET ROOMS: REFER TO RESTROOM ELEVATIONS

BASE @ WALK IN FREEZER STANDARD QUARRY COVE BASE AT WALK-IN FREEZER - INSTALL AFTER INSTALLATION OF FREEZER UNIT. SILICONE SEAL AT TOP AND EDGE JUNCTIONS OF TILE TO ALUMINUM FACE OF FREEZER.

SHEET NOTES

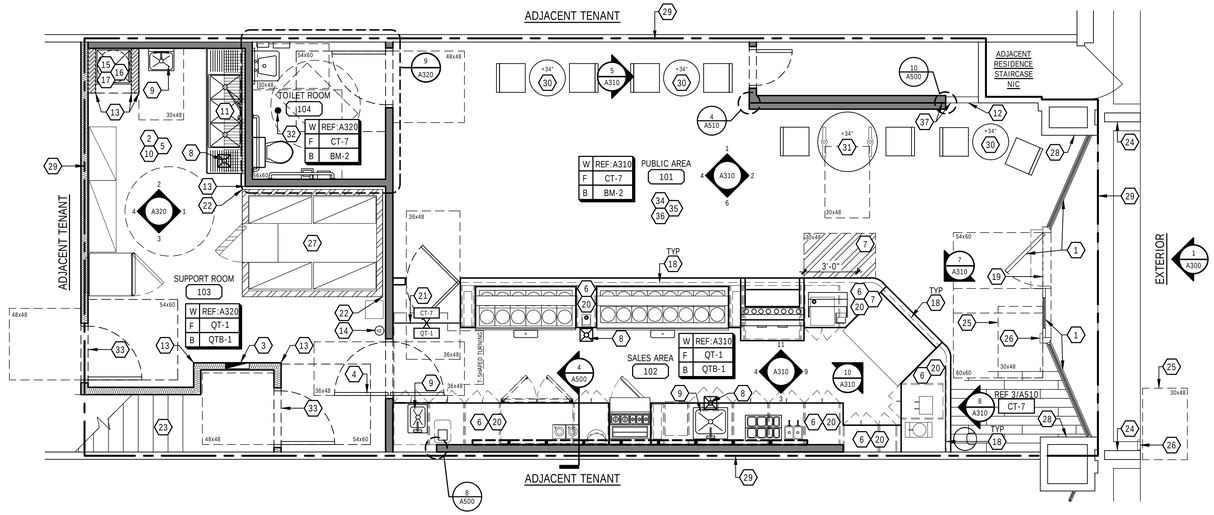
1. EXISTING STOREFRONT SYSTEM AND DOORS TO REMAIN. ONE DOOR TO REMAIN FIXED. G.C. TO VERIFY PROPER WORKING ORDER. G.C. TO CLEAN/REPAIR/REPLACE ALL DAMAGED TRIM AND GLAZING ON STOREFRONT TO LIKE NEW CONDITION. VERIFY AND NOTIFY CONSTRUCTION MANAGER, BRIAN DANIELSON, AND ARCHITECT IF CONFLICT ARISE. REFINISH WITH NEW FINISHES, SEE ELEVATIONS ON A300 AND A310. PROVIDE NEW DOOR HARDWARE PER DOOR SCHEDULE ON A400.
2. GC TO PERMANENTLY INSTALL FLOOR SAFE AT LOCATION INDICATED - OWNER TO FURNISH SAFE (OFCI). COORDINATE LOCATION WITH OWNER.
3. NEW ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS. COORDINATE EXACT PLACEMENT IN FIELD. GC SHALL INVESTIGATE EXISTING ELECTRICAL AT SITE AND PROVIDE NEW PANEL. COORDINATE WITH OWNER FOR SPACE SEPARATIONS.
4. DOUBLE ACTING SWING DOOR & BRUSHED STAINLESS HM WELDED FRAME. ELIASON #SCP8 - 36" W X 84" H X 3/4" THK SOLID CORE DOUBLE SWING DOOR; LAMINATE TO MATCH PL-2 ON BOTH SIDES (INSTALLED BY DOOR VENDOR). 9" X 30" VISION PANEL, 18" S/S KICKPLATES AND PUSH PLATES ON BOTH SIDES & HM DOOR FRAME W/O STOPS. REINFORCE FRAME AT HARDWARE LOCATIONS. (ELIASON: 1-800-828-3655)
5. SECURITY SYSTEM CAMERAS AND MONITOR - CONSULT WITH OWNER FOR LOCATIONS - PROVIDE ELECTRICAL AND WIRING OF CAMERAS AND MONITORS (OFCI)
6. NEW MILLWORK LOCATION. REFER 1/A420 FOR ADDITIONAL INFORMATION.
7. POS COUNTER PROVIDED WITH AN ACCESSIBLE CHECK OUT COUNTER SURFACE AREA THAT IS A MINIMUM 36" L @ 34" A.F.F. MAX, AND PROVIDES A 30" X 48" CLEAR FLOOR SPACE FOR A PARALLEL APPROACH.
8. NEW FLOOR SINK, REFER TO PLUMBING DWGS.
9. NEW SINK, GC TO SEAL AT ALL EDGES. REFER A110 AND PLUMBING DWGS. FOR ADDITIONAL INFORMATION.
10. STEREO SYSTEM AND SPEAKERS - CONSULT WITH OWNER AS TO EXACT LOCATION OF AMPLIFIER/RECEIVER AND SPEAKERS. PROVIDE ELECTRICAL AND WIRING OF SPEAKERS - VERIFY USE OF SYSTEM ACCEPTABLE TO OPS MANAGER. REFER TO A200 FOR MORE INFORMATION.
11. 3-COMPARTMENT SINK. GC TO ANCHOR TO BLOCKING IN WALL AND SEAL ALL AROUND.
12. EXISTING WALLS TO REMAIN. G.C. TO PATCH/REPAIR ANY DAMAGE. G.C. TO APPLY NEW FINISHES, REFER TO A310 FOR EXTENT OF FINISHES ON INTERIOR ELEVATIONS. PATCH/REPAIR/REPLACE DAMAGED GYP. BD. AS REQUIRED.
13. 2" X 2" CORNER GUARD FROM BASE TO 5'-0" A.F.F. - SILICONE SEAL ALL EDGES OF CORNER GUARD TO ADJACENT SURFACE, (CFCI).
14. FIRE EXTINGUISHER (CFCI): 2A-10BC - DRY-CHEM TYPE W/WALL MOUNT BRACKET (60" MAX HT TO TOP) - PROVIDE WALL BLOCKING
15. WATER HEATER (CFCI): W/PIPING TO FLOOR DRAIN/MOP SINK FROM PRESSURE RELIEF VALVE & DRIP PAN. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. WATER HEATER PLATFORM (CFCI): TWO LAYERS OF MARINE GRADE FR PLYWOOD @ 6'-0" AFF ON 6" X 18 GA METAL JOIST @ 12" OC MAX BEARING ON STRUCTURAL STUDS BELOW. APPLY FRP-1 TO ALL SURFACES.
17. MOP SINK W/FAUCET & HOSE/VACUUM BREAKER (CFCI) & MOP RACK (OFCI). SEAL JOINT @ WALL & FLOOR FINISHED ALL AROUND.
18. CT-7 TILE SHALL EXTEND TO TOE KICK OF MILLWORK.
19. EXISTING ADA LOW RISE THRESHOLD TO REMAIN. VIF. COORDINATE AND MAINTAIN WITH NEW FLOORING.
20. GROMMET HOLE WITH COVER TO MATCH SS-1. COORDINATE EXACT LOCATION WITH OWNER.
21. ALUMINUM TRANSITION STRIP, STAINLESS STEEL JOLLY FOR CHANGE IN FLOOR TILE FINISH. TRANSITION SHALL MEET ACCESSIBILITY GUIDELINES ACCORDING TO LOCAL JURISDICTION'S APPLICABLE CODE. SEE 1/A500 FOR INSTALL.
22. 16 GA STAINLESS STEEL VERTICAL CLOSURE ANGLES AT EACH SIDE OF WALK-IN FREEZER TO SEAL ADJACENT WALL TO FREEZER AND FLOOR COVE. G.C TO PROVIDE 2" OF CLEARANCE AT ALL WALLS.
23. EXISTING STAIRS TO SECOND LEVEL TO REMAIN. NO WORK.
24. EXISTING METAL PIERS TO REMAIN. G.C. TO REFINISH AND PAINT WHITE WITH ELECTROSTATIC PAINT. ENSURE A SMOOTH CLEAN PAINT FINISH.
25. G.C. SHALL VERIFY THERE IS A 30X48 LEVEL LANDING AT NEW BUTTON.
26. NEW ACCESS AUTOMATIC DOOR OPENER TO BE PROVIDED AND INSTALLED AT LEVEL GROUND.
27. INSTALL WALK-IN FREEZER DIRECTLY ON EXISTING CONCRETE SLAB. INSTALL QUARRY TILE COVE BASE TO FACE OF FREEZER UNIT. (CFCI).
28. G.C. TO INFILL SIDE WALL TO BE FLUSH WITH EXISTING CONDITIONS.
29. ASSUMED LEASE LINE. COORDINATE WITH OWNER.
30. LOW-TOP TABLE TOP TO BE 24" DIAMETER. TABLE TO BE FREE-STANDING. 34" A.F.F. MAX. IN WHITE LAMINATE; REFER A110 EQUIPMENT SCHEDULE A24A. BASE SHALL BE POWDER COATED TO MATCH BM-2.
31. LOW-TOP TABLE TOP TO BE 40" DIAMETER. TABLE TO BE FREE-STANDING. 34" A.F.F. MAX. IN WHITE LAMINATE; REFER A110 EQUIPMENT SCHEDULE A24B. BASE SHALL BE POWDER COATED TO MATCH BM-2.
32. NEW FLOOR DRAIN. REFER PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
33. NEW ADA LOW RISE THRESHOLD, VIF.
34. GC SHALL COORDINATE IF EXISTING SLAB IS LEVEL IN FIELD. ENSURE THE FLOOR HAS A RUNNING SLOPE NOT STEEPER THAN 1:20. GC SHALL ENSURE NEW FLOORING WILL FLUSH OUT WITH EXISTING DOOR THRESHOLD TO COMPLY WITH ACCESSIBILITY.
35. GC TO COORDINATE ANY EXTERIOR WORK FOR WATER DAMAGE WITH OWNER.
36. GC SHALL INVESTIGATE SITE HVAC SYSTEM AND SPLIT AS NEEDED, SEE MECHANICAL DRAWINGS.
37. GC TO ENSURE NEW WALL ALIGNS WITH EXISTING WALL AND SLOPED CEILING CONDITION.



NORTH

2 FLOOR DIMENSION PLAN

1/4"=1'-0"



NORTH

1 FLOOR & FINISH PLAN

1/4"=1'-0"

Haagen-Dazs

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40 S MAGNOLIA AVE.
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DESIGNER | DATE | REVISIONS | NO.

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SEAL

STATE OF FLORIDA — TIMOTHY M LOTT — AR104026 — REGISTERED ARCHITECT — 10-9-25

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title: DIMENSION & FLOOR FINISH PLAN

Drawing No. A100

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SHEET NOTES

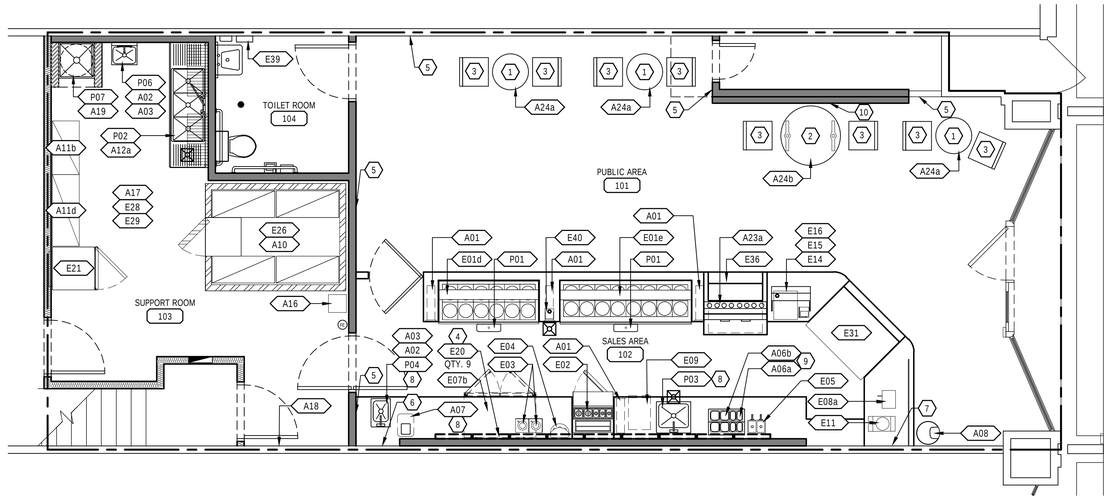
1. LOW-TOP TABLE TOP TO BE 24" DIAMETER. TABLE TO BE FREE-STANDING. 34" A.F.F. MAX. IN WHITE LAMINATE; REFER A110 EQUIPMENT SCHEDULE A24A. BASE SHALL BE POWDER COATED TO MATCH BM-2.
2. LOW-TOP TABLE TOP TO BE 40" DIAMETER. TABLE TO BE FREE-STANDING. 34" A.F.F. MAX. IN WHITE LAMINATE; REFER A110 EQUIPMENT SCHEDULE A24B. BASE SHALL BE POWDER COATED TO MATCH BM-2.
3. CAFE CHAIRS REFER A400 FURNITURE FINISH SCHEDULE; FN-3.
4. TRANSLITE BOXES. TYP 9. REFER 11/A500 AND EQUIPMENT SCHEDULE E20.
5. VINYL GRAPHIC . SIGN VENDOR TO SUPPLY AND INSTALL. REFER ELEVATIONS
6. PRICING BOARD.
7. POST MOUNTED ACRYLIC NEON LETTERING SIGNAGE, SUPPLIED AND INSTALLED BY SIGN VENDOR. REFER TO ELEVATIONS A310.
8. OPENING IN SOLID SURFACE COUNTERTOP. FIXTURE VENDOR TO COORDINATE WITH EQUIPMENT SPECIFICATIONS, REFER TO 1/A420.
9. TOPPINGS PAN IN TOPPINGS BOX. REFER TO 1/A430.
10. BRAND WALL BACK-LIT CARTOUCHE APPLIED TO WALL. INSTALL CENTERED ON WALL. SIGN VENDOR TO SUPPLY AND INSTALL REFER TO ELEVATIONS A310.

FOOD SERVICE EQUIPMENT NOTES

A. ALL FOOD SERVICE EQUIPMENT TO BE FURNISHED WITH CORD AND PLUG UNLESS OTHERWISE INDICATED.
B. ALL FOOD SERVICE EQUIPMENT & BEVERAGE DISPENSING EQUIPMENT SHALL COMPLY WITH NSF REQUIREMENTS, AND REQUIREMENTS OF LOCAL HEALTH DEPARTMENT OFFICIALS HAVING JURISDICTION.
C. PROVIDE A SHUTOFF VALVE AT HOT AND/OR COLD WATER SERVICE TO EACH EQUIPMENT ITEM.
D. PROVIDE A BACKFLOW PREVENTER HOT AND/OR COLD WATER SERVICE TO EACH EQUIPMENT ITEM (OTHER THAN SINKS) DOWNSTREAM OF SHUT-OFF VALVE. REFERENCE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
E. INSTALLATION AND CONNECTION OF ALL FOOD SERVICE EQUIPMENT TO BE PERFORMED BY GENERAL CONTRACTOR UNLESS OTHERWISE INDICATED. ALL SHELVING UNITS SHALL BE ASSEMBLED AND SET IN PLACE BY THE GENERAL CONTRACTOR.
F. ALL SINKS PROVIDED BY THE FOOD SERVICE EQUIPMENT SUPPLIER SHALL BE COMPLETE WITH DRAIN TAILPIECE AND FITTINGS. THE GENERAL CONTRACTOR SHALL PROVIDE SHUTOFF VALVES, SUPPLIES AND TRAPS NECESSARY TO CONNECT SUCH SINKS.
G. VERIFY ELEC & MECH REQUIREMENTS OF ITEMS NOTED AS BEVERAGE EQUIPMENT (AND NOTED TO BE PROVIDED BY THE OWNER) PRIOR TO INSTALLATION OF SERVICE.

SHEET SYMBOLS

EXX EQUIPMENT TAG - SEE SCHEDULE



NORTH

2 EQUIPMENT, FIXTURE & GRAPHIC PLAN

1/4"=1'-0"

ID	ITEM	MANUFACTURER	DESCRIPTION		ELECTRICAL			COMMENTS
			PRODUCT	FINISH	VOLTAGE	AMPS	RECEPT/DISCONNECT	
E01d	DIPPING CABINET (12 HOLE)	GLOBAL REFRIGERATION INC	CKDC67V-W	WHITE/STAINLESS STEEL	120/1	12.5	NEMA 5-20R	20 X 3 GAL TUBS, W/ 1" ROLLERS
E01e	DIPPING CABINET (16 HOLE)	GLOBAL REFRIGERATION INC	CKDC87V-W	WHITE/STAINLESS STEEL	120/1	12.5	NEMA 5-20R	28 X 3 GAL TUBS, W/ 1" ROLLERS
E02	SYRUP RAIL	SILVER KING	SKRNB27-ESUS2	SS/GALVANIZED BACK	115/1	2.1	NEMA 5-20R	WITH PUMPS/JAR KIT, & 2" RECESSED CASTERS KIT (2522371)
E03	BLENDER	HAMILTON BEACH	HBH550 FURY	BLACK	120/1	13	NEMA 5-20R	
E04	TRIPLE SPINDLE DRINK MIXER	HAMILTON BEACH	HMD400	SILVER	120/1	10	NEMA 5-20R	
E05	HOT TOPPING PUMP DISPENSER	SERVER	EZT 85899	STAINLESS STEEL/BLACK	120/1	3.5	NEMA 5-20R	
E07b	TWO DOOR UC REFRIGERATOR	TURBO AIR	MUR-48-N	SS/GALVANIZED BACK	115/1	2.5	NEMA 5-20R	W/ (4) 2" CASTERS; 2 WITH BRAKES (P0165B0110/P0165B0100)
E08a	2-WELL DIP SERVER	SERVER	DI-2 #92020	STAINLESS STEEL	120/1	1	NEMA 5-20R	
E09	ICE MACHINE WITH BIN	HOSHIZAKI	AM-50BAJ	STAINLESS STEEL	115/1	3.8	NEMA 5-20R	
E11	WAFFLE CONE BAKER	COBATCO	MD-10SSE	STAINLESS STEEL/BLACK	120/1	10	NEMA 5-20R	
E14	CASH DRAWER			BLACK	120/1		NEMA 5-20R	
E15	POS MONITOR			BLACK	120/1		NEMA 5-20R	
E16	POS PRINTER				120/1		NEMA 5-20R	
E20	TRANSLITE BOXES	VISUAL GRAPHICS SYSTEM		WILSON ART - TRACELESS BLACK VELVET 15505	120/1		NEMA 5-20R	BY OWNER, INSTALLED BY GC
E21	SINGLE DOOR R-I FREEZER	TURBO AIR	M3F24-1-N	STAINLESS STEEL	115/1	4.4	NEMA 5-20R	SINGLE DOOR, FULL HEIGHT SOLID DOOR, W/ 4" CASTERS
~~E23~~	~~DOUBLE DOOR R-I FREEZER~~	~~TURBO AIR~~	~~M3F47-2-N~~	~~STAINLESS STEEL~~	~~115/1~~	~~6.3~~	~~NEMA 5-20R~~	~~DOUBLE DOORS, FULL HEIGHT SOLID DOOR, W/ 4" CASTERS~~
E26	WALK-IN FREEZER	AMERIKOOLER	6 X 8 FRZ.	STAINLESS STEEL	155/1	2.2	NEMA 5-20R	W/ TOP MOUNT CONDENSING UNIT
E28	STEREO AMPLIFIER/TUNER	PROVIDED BY OWNERS VENDOR			120/1		NEMA 5-20R	GC TO PROVIDE WIRING TO SPEAKERS. REF: RCP
E29	SECURITY VIDEO/MONITOR	PROVIDED BY OWNERS VENDOR			120/1	3.9	NEMA 5-20R	GC TO PROVIDE WIRING LOCATED BY OWNER
E31	CAKE DISPLAY CABINET	GLOBAL REFRIGERATION	GLD52	BLACK	120/1	9.4	NEMA 5-20R	W/ INTEGRATED CASTERS
~~E34~~	~~STANDING CAKE DISPLAY~~	~~TRUE~~	~~GDM-12F-HC-TSL01~~		~~115/1~~	~~4.5~~	~~NEMA 5-20R~~	
~~E35~~	~~STANDING CAKE DISPLAY - 3 SIDES~~	~~STI DESIGNS~~	~~CL14F~~		~~220/1~~	~~5~~	~~NEMA 5-20R~~	
E36	BEVERAGE COOLER	OASIS	CO33R-UC		120/1	11.98	NEMA 5-20R	
E39	HAND DRYER	DYSON AIRBLADEV	HU02		120/1	8.3	JUNCTION BOX	LOCATED IN TOILET ROOM
E40	SCALE	EDLUND 0	DFG-160-IC		120/1			PROVIDED BY OWNER
~~E41~~	~~ESPRESSO MACHINE~~	~~BY OWNER~~			~~120/1~~			~~PROVIDED BY OWNER~~

ID	ITEM	MANUFACTURER	DESCRIPTION		COMMENTS
			PRODUCT	FINISH	
P01	DIPPER WELL	SUMMIT SUPPLY CO INC	PWV-16	STAINLESS STEEL	
P02	3-COMPARTMENT SINK	KLINGER'S TRADING	ECS32D	STAINLESS STEEL	20"X16"X11" DEEP BOWL W/ 9" BACK SPLASH & 2 INTEGRAL 18" DRAIN BOARDS WITH FAUCET (FAF12) AND SPRAYER (FWMF8)
P03	DROP IN WASTE SINK	ADVANCED TABCO	DI-1-2012	STAINLESS STEEL	20"X16"X12" DEEP BOWL WITH 8" SWING FAUCET & DRAIN BASKET
P04	DROP IN HAND SINK	KLINGER'S TRADING	SPDIS-1014	STAINLESS STEEL	10"X14"X10" DEEP BOWL W/ 18 GA 8" H SPLASH GUARD WITH FAUCET & 3 1/2" DRAIN BASKET
P06	WALL-MTD HAND SINK	SUNFAB	SFHSSS-1715	STAINLESS STEEL	17"X15"X5" DEEP BOWL W/ 18 GA 6" H SPLASH GUARD WITH GOOSENECK FAUCET & STRAINER BASKET
P07	MOP SINK	KROWNE	MS-2424	STAINLESS STEEL	21"X21"X9" DEEP BOWL
~~P08~~	~~WALL-MTD HAND SINK ALT~~	~~ADVANCE TABCO~~	~~7-PS-22~~	~~STAINLESS STEEL~~	~~9"X9"X5" DEEP BOWL WITH FIXED FAUCET & 1 1/2" STRAINER BASKET~~
~~P09~~	~~WALL-MTD HAND SINK ALT~~	~~ADVANCE TABCO~~	~~7-PS-40~~	~~STAINLESS STEEL~~	~~14"X10"X5" DEEP BOWL W/ 18 GA 7 3/4" H SPLASH GUARD WITH GOOSENECK FAUCET~~
~~P10~~	~~3-COMPARTMENT SINK ALT~~	~~ADVANCE TABCO~~	~~94-3-54-18RL~~	~~STAINLESS STEEL~~	~~20"X16"X14" DEEP BOWL W/ 11" BACK SPLASH & 2 INTEGRAL 18" DRAIN BOARDS WITH FAUCET/SPRAYER KIT (17-109WL)~~
~~P10~~	~~WATER FILTER~~	~~HOSHIZAKI~~	~~II9320-51~~		~~SINGLE CONFIG, 18.4" H~~
~~P11~~	~~DROP IN ICE BIN~~	~~REGENCY~~	~~600BIB1824~~	~~STAINLESS STEEL~~	~~24"X18"X11 15/16"~~

ID	ITEM	MANUFACTURER	DESCRIPTION		COMMENTS
			PRODUCT	FINISH	
A01	CUP DISPENSER	VOLLRATH	INC-80	BLACK	HORIZONTAL
A02	PAPER TOWEL DISPENSER	TORK	H5 PEAKSERVE		
A03	SOAP DISPENSER	TORX	S4 SKINCARE		
A06a	FOOD PAN	WEBSTAURANTSTORE		CLEAR POLYCARBONATE	1/9: 6.75" x 4.25" x 4"D, 1.25 QT
A06b	FOOD PAN	WEBSTAURANTSTORE		CLEAR POLYCARBONATE	1/6: 6.75" X 6 3/8" X 6", 2.5 QT
A07	TRASH BIN	RUBBERMAID 2957			
A08	FREESTANDING TRASH BIN	RUBBERMAID 9624 DECRS			
A10	6X8 FREEZER STORAGE SHELVING SET	METRO	METROSEAL	METROSEAL COATED	INSTALL SHELVING AT 6" AFF, 38" AFF & 70" AFF
~~A11a~~	~~18" X 36" STORAGE SHELF UNIT~~	~~METRO~~	~~A1836BR WITH 86P~~	~~STAINLESS STEEL~~	~~36"W X 18"D X 86-5/8"H, SUPER ERECTA SHELF~~
A11b	18" X 36" STORAGE SHELF UNIT	METRO	A1836BR WITH 86P	STAINLESS STEEL	36"W X 18"D X 86-5/8"H, SUPER ERECTA SHELF.
~~A11c~~	~~18" X 42" STORAGE SHELF UNIT~~	~~METRO~~	~~A1842BR WITH 86P~~	~~STAINLESS STEEL~~	~~42"W X 18"D X 86-5/8"H, SUPER ERECTA SHELF~~
A11d	18" X 48" STORAGE SHELF UNIT	METRO	A1848BR WITH 86P	STAINLESS STEEL	48"W X 18"D X 86-5/8"H, SUPER ERECTA SHELF.
A12a	36" OVER SHELVES	SUNFAB	TS14X36GE W/ TWS14GE BRACKET	GREEN EPOXY FINISH	2 TIER - 14" SHELVES WITH END WALL MOUNT
~~A12b~~	~~60" OVER SHELVES~~	~~SUNFAB~~	~~TS14X36GE W/ TWS14GE BRACKET~~	~~STAINLESS STEEL~~	~~2 TIER - 14" SHELVES WITH END WALL MOUNT~~
~~A14~~	~~WORK TABLE~~	~~ADVANCE TABCO~~	~~SS-306~~	~~STAINLESS STEEL~~	~~WITH SS-2020 DWR AND TA-25 CASTERS~~
~~A15~~	~~2-DWR FILE CAB~~	~~FROM OFFICE MAX OR EQUAL~~			~~2-DWR FILE CABINET W/LOCKS~~
A16	LOCKERS	WINHOLT	WL-55	BEIGE	5 TIER -10"HX12"WX12"D (TOTAL 60"H) EQUIPPED FOR PERSONAL PADLOCKS
A17	SAFE	PROVIDED BY OWNERS VENDOR			PROVIDE ANCHORAGE TO FLOOR, CABINET OR SHELF AS REQ'D,. COORDINATE LOCATION WITH OWNER.
A18	TACKBOARD	PROVIDED BY OWNERS VENDOR			
A19	MOP & BROOM HOLDER	RUBBERMAID	HANDLER #1993		
A23a	TOPPING LEDGE (42" LENGTH)			WHITE LAMINATE	ORDER FROM JL CONRAD: LAURA PRUITT - JLCONRADLLC@GMAIL.COM
~~A23b~~	~~TOPPING LEDGE (30" LENGTH)~~			~~WHITE LAMINATE~~	~~ORDER FROM JL CONRAD: LAURA PRUITT - JLCONRADLLC@GMAIL.COM~~
A24a	18" TABLE BASE	JL CONRAD	TABLE BASE	POWDER COATED BRASS	ORDER FROM JL CONRAD: LAURA PRUITT - JLCONRADLLC@GMAIL.COM
A24b	ADA TABLE BASE	JL CONRAD		POWDER COATED BRASS	ORDER FROM JL CONRAD: LAURA PRUITT - JLCONRADLLC@GMAIL.COM

1 EQUIPMENT SCHEDULE

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DESIGNER | DATE | REVISIONS | NO.

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Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

EQUIPMENT PLAN & SCHEDULE

Drawing No. A110

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SHEET SYMBOLS

- PENDANT LIGHT - SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION
- LED DOWNLIGHT - SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION
- RECESSED MULTI-SPOT LED LIGHT- SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION
- FLUORESCENT LIGHT - SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION
- SPEAKER - CEILING MOUNT - 8" BOSE - VIRTUALLY INVISIBLE® 591 IN-CEILING SPEAKERS OR EQUAL. SUBMIT FOR CM APPROVAL.
- HVAC GRILLES - SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXHAUST FAN - SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXIT LIGHT - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EMERGENCY LIGHT - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- LED DOWNLIGHT EMERGENCY LIGHT - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- ACCESS PANEL

SHEET NOTES

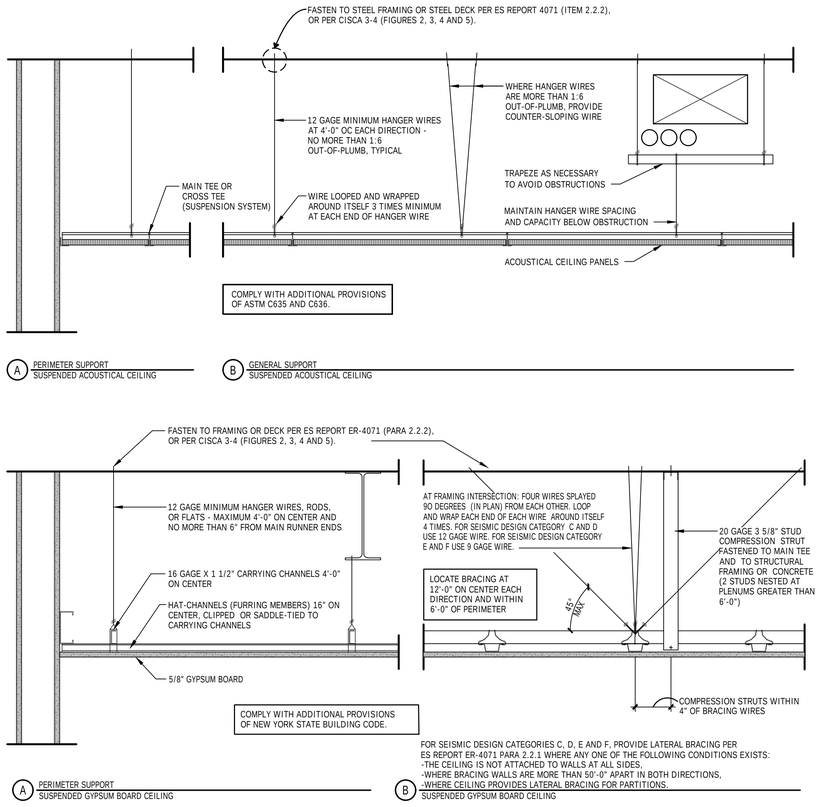
1. NEW SUSPENDED GYP. BOARD CEILING SYSTEM. PAINT P-1. REFER 2/A200 FOR ADDITIONAL INFORMATION.
2. NEW SUSPENDED LAY-IN CEILING SYSTEM. ACT-1, REFER 2/A200 FOR ADDITIONAL INFORMATION.
3. 2'-0" X 2'-0" STEALTH ACCESS PANEL, PAINT P-1.
4. AIR CURTAIN ATTACHED ABOVE DOOR. REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS.
5. G.C. SHALL POWDER COAT ALL RECESSED DOWNLIGHT TRIMS RINGS, MATCH BM-2.
6. EXISTING INTERIOR SOFFIT TO REMAIN. G.C. TO REPLACE EXISTING SUBSTRATE WITH GYP. BD AND PAINT P-1.
7. EXISTING SLOPED GYP. BOARD CEILING IN SALES AREA TO REMAIN.
8. EXISTING METAL CANOPY TO REMAIN. G.C. TO TOUCH UP BACK FINISH FOR CLEAN FINISH.
9. EXISTING EXTERIOR LIGHTS TO REMAIN. G.C. TO CHECK PROPER WORKING ORDER, CLEAN TO LIKE NEW CONDITION AND RELAMP. PROVIDE NEW EXTERIOR GRADE LIGHTS IF REQUIRED. POWER COAT TRIM TO MATCH BM-2.
10. EXISTING EXTERIOR SOFFIT TO REMAIN. G.C. TO REPLACE EXISTING SUBSTRATE WITH NEW MARINE GRADE FIRE TREATED SUBSTRATE AND WATERPROOF MEMBRANE. APPLY NEW WHITE BREAK METAL FINISH.
11. EXISTING DECK CEILING TO MAINTAIN EXISTING FIRE RATING.

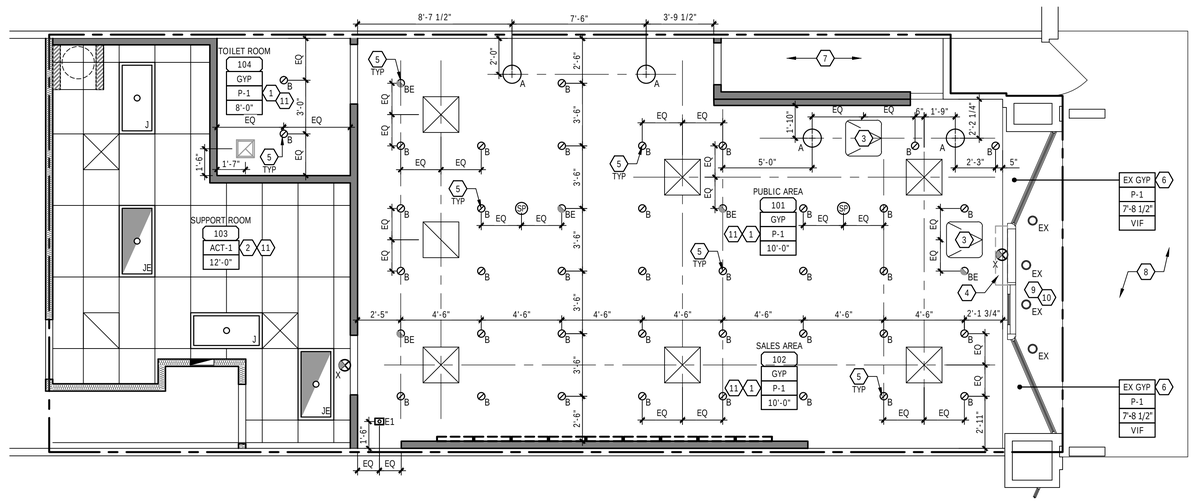
3 NOT USED

1" = 1'-0"

2 CEILING DETAILS

N.T.S.





NOTE:
ALL LIGHTS IN FRONT PREP AREA AND THE REAR SERVICE AREA ARE TO BE CONSTRUCTED OF SHATTERPROOF MATERIALS OR PROTECTED W/ SHATTERPROOF SHIELDS.

1 REFLECTED CEILING PLAN

1/4"=1'-0"

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Drawing Title

REFLECTED CEILING PLAN

Drawing No. A200

V:\250219 - HD - Magnolia - Ocala FL\009-250219_A200-RCP, 10/9/2025 6:07:26 PM, ELEGARIA

3 NOT USED

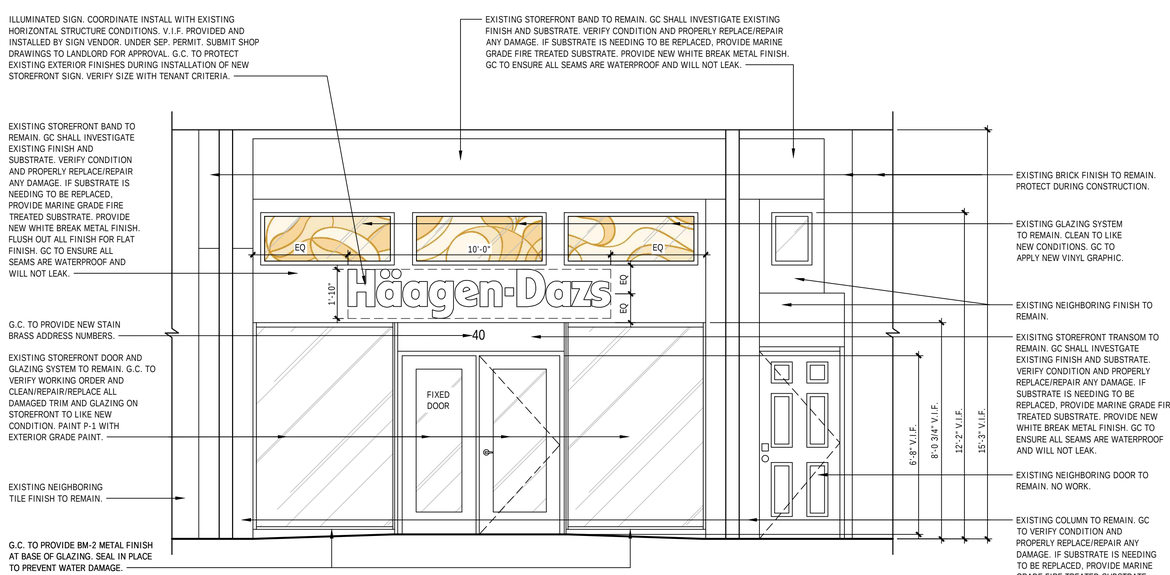
NTS

2 NOT USED

NTS

1 EXTERIOR STOREFRONT ELEVATION

3/8"=1'-0"



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Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

STOREFRONT ELEVATION & DETAILS

Drawing No. A300

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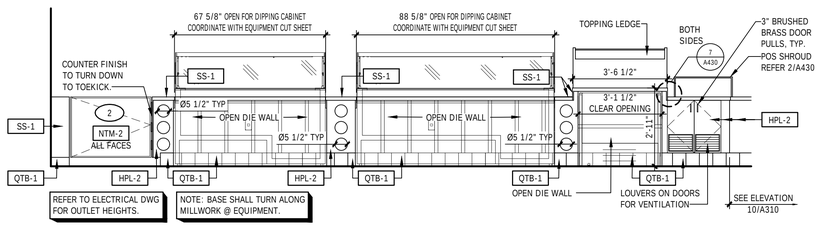
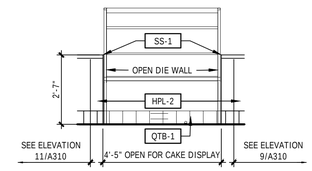


11	INTERIOR ELEVATION
3/8"=1'-0"	@ BACKSIDE OF FRONTLINE



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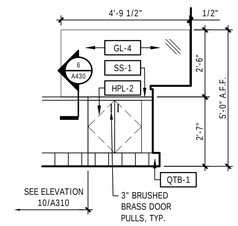

9	INTERIOR ELEVATION
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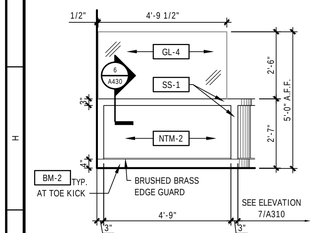

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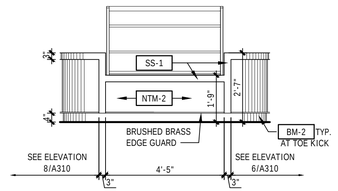

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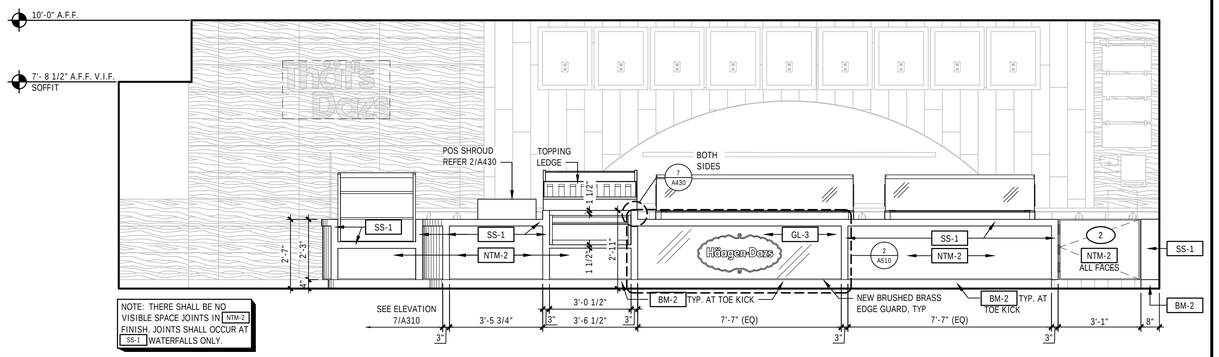
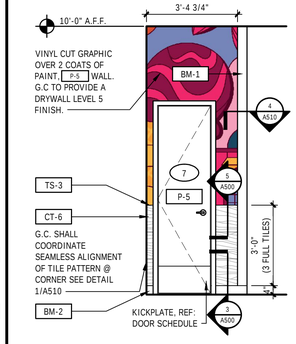
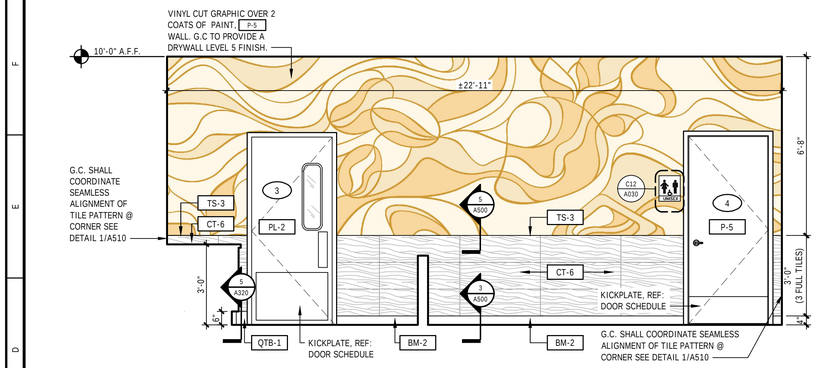


6	INTERIOR ELEVATION
3/8"=1'-0"	@ FRONTLINE



5	INTERIOR ELEVATION
3/8"=1'-0"	@ SIDE OF BRANDWALL



4	INTERIOR ELEVATION
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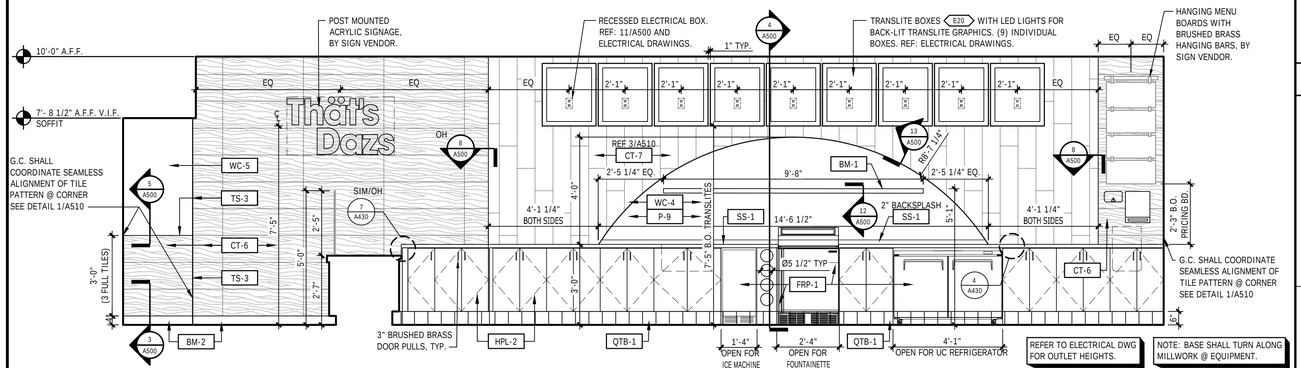
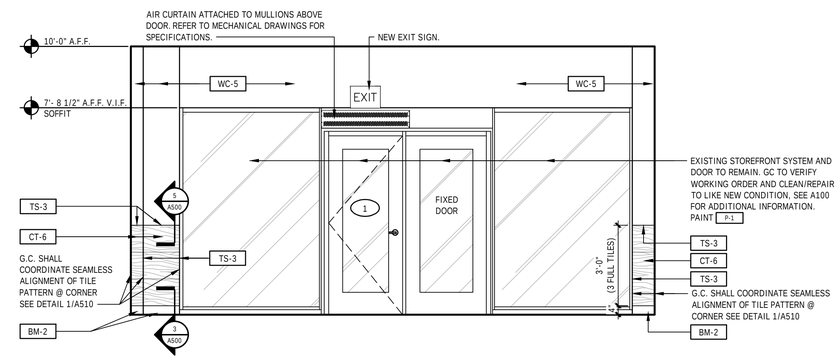
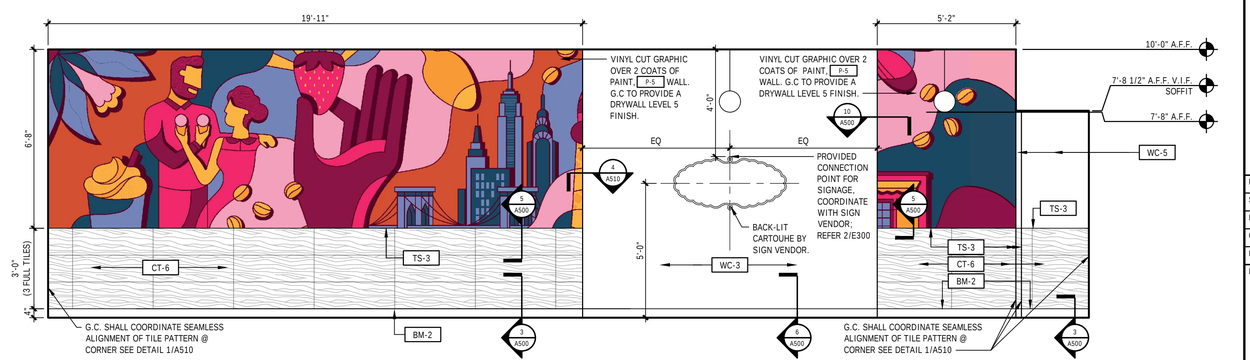


3	INTERIOR ELEVATION
3/8"=1'-0"	@ FIXTURE BACKLINE



2	INTERIOR ELEVATION
3/8"=1'-0"	@ STOREFRONT



1	INTERIOR ELEVATION
3/8"=1'-0"	@ BRANDWALL

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Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

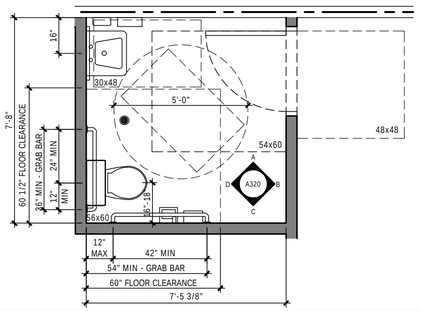
Drawing Title

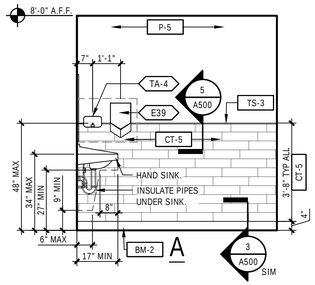
INTERIOR ELEVATIONS

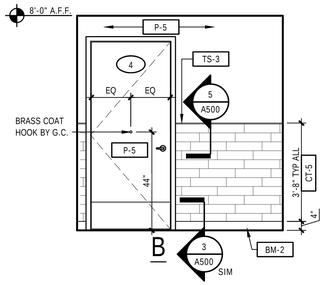
Drawing No.

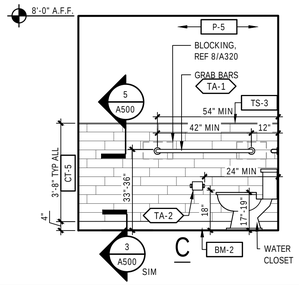
A310

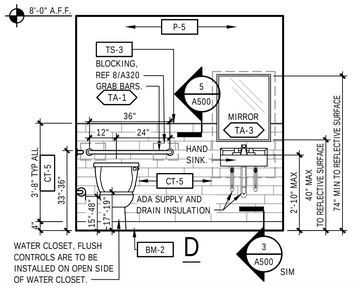
V:\250219 - HD - Magnolia - Ocala FL\012-250219_A310-Interior Elevations, 10/9/2025 6:08:32 PM, ELEGARIA











MARK	DESCRIPTION	REMARKS
TA-1	BOBRICK - #B-6806 x 36, #B-6806 x 48 - 1 1/2" DIA. STAINLESS STEEL GRAB BAR	STAINLESS STEEL, SATIN FINISH W/ SNAP FLANGE MOUNTING PROVIDE WALL BLOCKING
TA-2	BOBRICK #B-2840 (DOUBLE ROLL) TOILET PAPER DISPENSER W/ 16" X 5" ACCESSORY SHELF	STAINLESS STEEL, SATIN FINISH PROVIDE WALL BLOCKING
TA-3	BOBRICK #B-293 2436 ANSI TILT MIRROR - 24"x36"	STAINLESS STEEL, SATIN FINISH PROVIDE WALL BLOCKING
TA-4	TORX S4 SKINCARE SOAP DISPENSER	SURFACE MOUNTED PROVIDE WALL BLOCKING
E39	DYSON AIRBLADEV #HU02 HAND DYER	STAINLESS STEEL, STAIN FINISH. PROVIDE WALL BLOCKING

NOTE: ALL ACCESSORIES LISTED ABOVE TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR AND MAY BE SUBSTITUTED WITH APPROVED EQUALS OR PER LOCAL CODES.

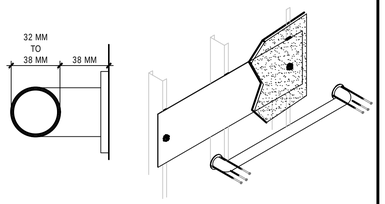
9 TOILET ROOM PLAN & ELEVATIONS

3/8"=1'-0" @ SUPPORT ROOM

ANCHOR PLATES ARE 12 GAUGE STEEL AND 6" WIDE. (LENGTH VARIES). FURNISHED WITH STAINLESS STEEL MACHINE SCREWS TO ACCOMMODATE WALL FINISHES TO 1 1/2" THICK. ANCHOR PLATES SECURED TO STUDS BY WELDING, WIRING OR SELF THREADING SCREWS.

GRAB BARS

- LOCATE GRAB BARS AS NOTED IN RESTROOM ELEVATIONS
- THE DIAMETER OR WIDTH OF THE GRIPPING SURFACE IS REQUIRED TO BE 1 1/4" TO 1 1/2" 32 MM - 38 MM, OR THE SHAPE IS TO PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS IS TO BE 1 1/2" 38 MM.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- GRAB BARS AND ANY SURFACE ADJACENT TO THEM CAN NOT HAVE ANY SHARP OR ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 1/8 INCH.
- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAX. BENDING MOMENT FROM THE APPLICATION OF A 250 LB. POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
- SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF 250 LBF POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SEAR STRESS.
- SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250 LB. POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.
- TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250 LB. POINT LOAD, PLUS THE MAX. MOMENT FROM THE APPLICATION OF A 250 LB. POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
- GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".



8 GRAB BAR DETAIL

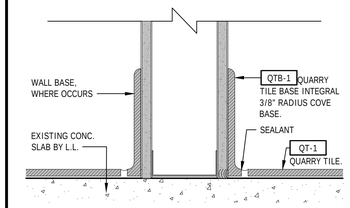
N.T.S.

7 NOT USED

1-1/2"=1'-0"

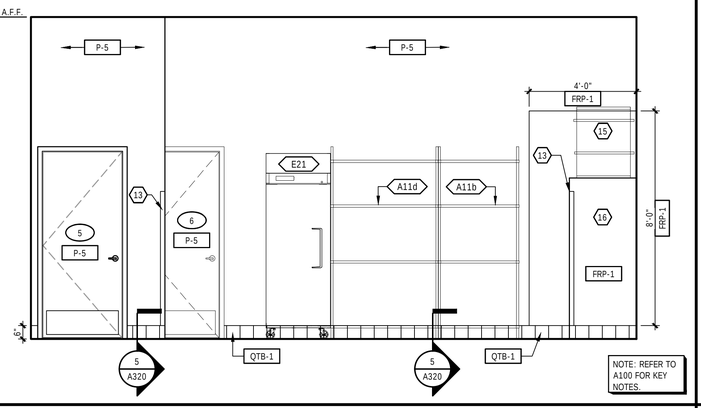
6 NOT USED

1-1/2"=1'-0"



5 COVE BASE DETAIL

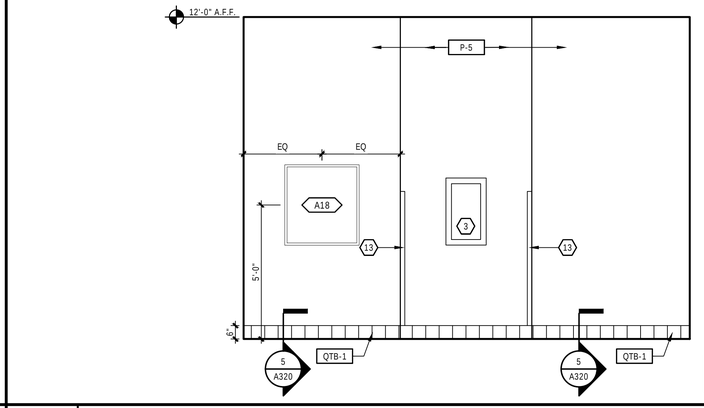
3"=1'-0" @ QUARRY TILE 3/8" RADIUS COVE



NOTE: REFER TO A100 FOR KEY NOTES.

4 INTERIOR ELEVATION

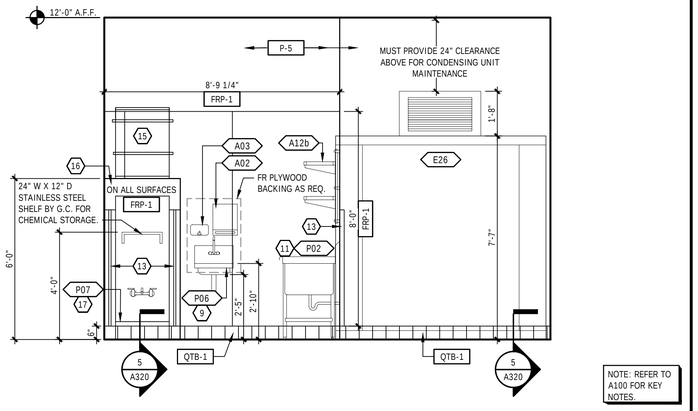
3/8"=1'-0" @SUPPORT ROOM



NOTE: REFER TO A100 FOR KEY NOTES.

3 INTERIOR ELEVATION

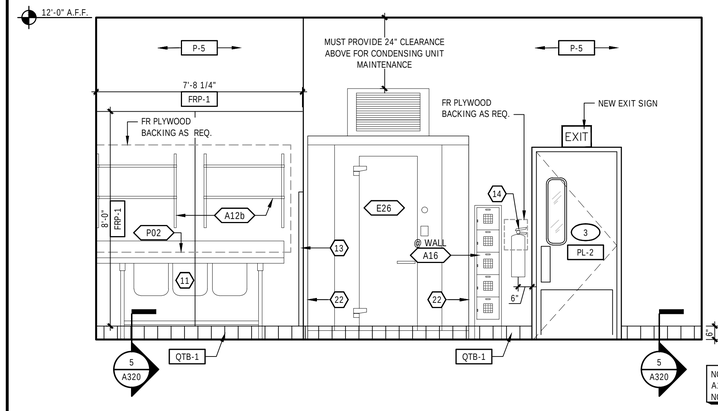
3/8"=1'-0" @SUPPORT ROOM



NOTE: REFER TO A100 FOR KEY NOTES.

2 INTERIOR ELEVATION

3/8"=1'-0" @SUPPORT ROOM



NOTE: REFER TO A100 FOR KEY NOTES.

1 INTERIOR ELEVATION

3/8"=1'-0" @SUPPORT ROOM

Haagen-Dazs

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OCALA, FL
34470

DESIGNER | DATE | REVISIONS | NO.

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SEAL

STATE OF FLORIDA
10-9-25
TIMOTHY M LOTT
AR104026
REGISTERED ARCHITECT

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

INTERIOR ELEVATIONS (BOH & TOILET)

Drawing No. A320

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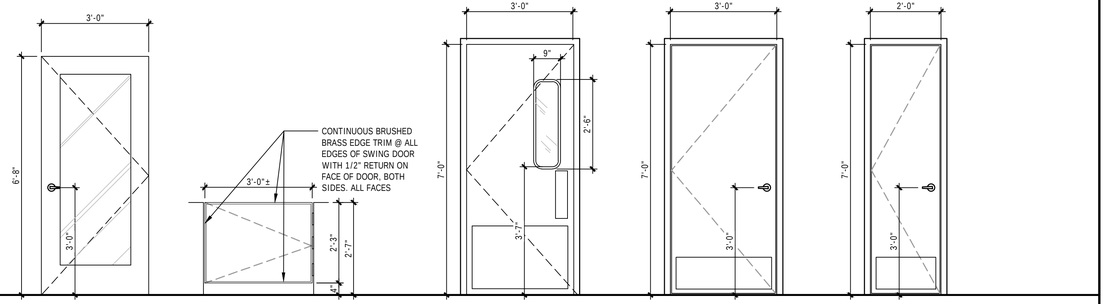
DOOR SCHEDULE

#	LOCATION	SIZE			DOOR			FRAME		THRESHOLD	HARDWARE
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
1	(E) STOREFRONT DOOR	(E) 3'-0" VIF	6'-8" VIF	EXISTING	EXISTING	EXISTING	A	EXISTING	EXISTING	EXISTING	A
2	SWING GATE	3'-0"	2'-3"	1 3/4"	SEE DOOR TYPES	-	B	N/A	N/A	-	B
3	LAMINATED DBL SWING DOOR	3'-0"	7'-0"	1"	FACTORY	PL-2	C	STEEL	STAINLESS STEEL	-	C
4	TOILET ROOM	3'-0"	7'-0"	1 3/4"	SOLID CORE WOOD	P-5	D	HM	P-5	-	D
5	STOREROOM DOOR	3'-0"	7'-0"	1 3/4"	HM	P-5	D	HM	P-5	ALUMINUM	E
6	REAR DOOR	3'-0"	7'-0"	1 3/4"	HM	P-5	D	HM	P-5	ALUMINUM	E
7	CLOSET DOOR	2'-0"	7'-0"	1 3/4"	HM	P-5	E	HM	P-5	-	F

HARDWARE SCHEDULE

#	QTY	ITEM	MFG. #	MFG	FINISH	REMARKS
A	3	HINGES	EXISTING	EXISTING		POSTAL ADDRESS NUMBERS PER LANDLORD REQUIREMENTS. LOCKS SHALL BE KEY-OPERATED WITH INDICATOR TO BE READILY DISTINGUISHABLE AS LOCKED. CONTACT HAAGEN DAZS FOR DOOR GRAPHICS. VERIFY EXISTING HARDWARE MEETS REQUIREMENTS OF, OR IS EQUAL TO NEW HARDWARE. REPLACE AS REQUIRED. VERIFY EXISTING THRESHOLD COMPLIES WITH LOCAL JURISDICTION CODE AFTER INSTALL OF NEW FLOORING.
	1	PASSAGE LOCKSET	T581 AVALON	FALCON	606	
	1	DEADBOLT	D100	FALCON	606	
	1	THRESHOLD	EXISTING	EXISTING		
B	3	DOUBLE ACTING SPRING HINGES	4"	BOMMER	STAIN BRASS	DOOR TO BE 3/4" MDF. FINISH ALL SURFACES WITH NTM-2. BOTTOM OF DOOR SHALL BE 4" ABOVE FININSH FLOOR. QUANTITY AND SIZE OF HINGES AS REQUIRED FOR DOOR WEIGHT, V.I.F.
C	2	KICKPLATE	18"	ELIASON	STAINLESS STEEL	DOOR TO BE ELIASON SCP8 WITHOUT DOOR STOPS. KICK PLATE AND PUSH PLATES TO BE PROVIDED ON BOTH SIDES. REINFORCE JAMBS AT HARDWARE LOCATIONS. PL-2 TO BE INSTALLED BY DOOR VENDOR.
	2	PUSH PLATE	6"X12"	ELAISON	STAINLESS STEEL	
	1	VISION PANEL	9"X30"	ELIASON	MFG	
	1	TOP PIVOT		ELIASON	MFG	
	1	BOTTOM PIVOT		ELIASON	MFG	
D	1	PRIVACY LOCKSET	T511 AVALON	FALCON	606	KICK PLATE TO BE PROVIDED ON PUSH SIDE. PROVIDE APPROPRIATE RESTROOM SIGNAGE. UNDER CUT DOOR 1" SEE MECHANICAL DWGS- 1" UNDERCUT
	3	BUTT HINGES	TA2714 4.5X4.5	MCKINNEY	606	
	3	SILENCER	SR-64	IVES	GRAY	
	1	CLOSER	4000 SERIES	LCN	ALU	
	1	DOORSTOP	WS406 CVX	IVES	US4	
	1	KICKPLATE	8400	IVES	606	
E	1	STOREROOM LOCKSET	T581 AVALON	FALCON	606	KICK PLATE TO BE PROVIDED ON BOTH SIDES.
	3	BUTT HINGES	TA2714 4.5X4.5	MCKINNEY	606	
	3	SILENCERS	SR-64	IVES	GRAY	
	2	CLOSER	4000 SERIES	LCN	ALU	
	1	DOORSTOP	WS406 CVX	IVES	US4	
	1	KICK PLATE	8400	IVES	606	
F	1	PASSAGE LOCKSET	T101 AVALON	FALCON	606	KICK PLATE TO BE PROVIDED ON BOTH SIDES.
	3	BUTT HINGES	TA2714 4.5X4.5	MCKINNEY	606	
	3	SILENCERS	SR-64	IVES	GRAY	
	1	DOORSTOP	WS406 CVX	IVES	US4	
	1	KICK PLATE	8400	IVES	606	

DOOR TYPES



DOOR NOTES

A. HARDWARE FINISHES SHALL BE SATIN BRASS 606/US4 UNLESS NOTED OTHERWISE.
B. ALL LOCKSETS & LATCH SETS SHALL BE LEVER HANDLES
C. VERIFY ALL EXISTING DOOR HARDWARE TO COMPLY WITH CURRENT CODE. SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. VERIFY EXISTING DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ARE INSTALLED BETWEEN 34" - 48" AFF.
D. GC TO INSTALL OWNER PROVIDED CORES PER HARDWARE SCHEDULE AT TIME OF STORE TURNOVER.
E. AT EXISTING DOORS TO REMAIN, VERIFY THAT EXISTING DOOR HARDWARE MEETS OR EXCEEDS THE REQUIREMENTS OF THE SPECIFIED HARDWARE. REPLACE AS REQUIRED.
F. DOORS WITH CLOSERS SHALL COMPLY WITH THE FOLLOWING:
1. 5LBF MAXIMUM FORCE FOR OPENING DOOR
2. FROM AN OPEN POSITION OF 70°, DOOR SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
G. LEVER SETS TO BE FALCON GRADE 1 WITH INTERCHANGEABLE CORES. T-SERIES OR APPROVED EQUAL. LEVER TO BE AVALON STYLE.

2 DOOR SCHEDULE, HARDWARE, AND DOOR TYPES
NO SCALE

1 NOT USED
NO SCALE

Haagen-Dazs

STORE #1436
40 S MAGNOLIA AVE.
OCALA, FL
34470

NO.	REVISIONS	DATE	DESIGNER

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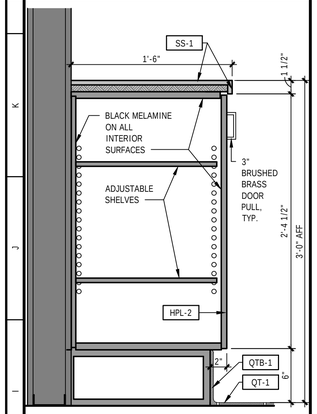
SEAL

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

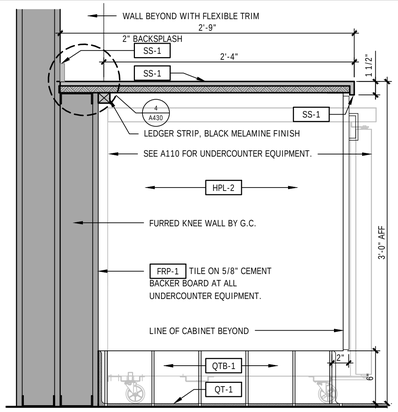
Drawing Title
DOOR SCHEDULE

Drawing No. A410

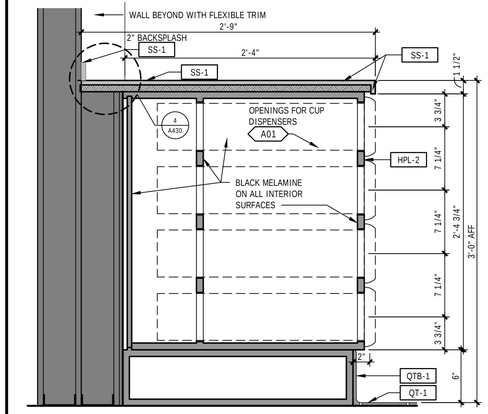
V:\250219 - HD - Magnolia - Ocala FL\015-250219_A410-Door Sch. 10/9/2025 6:08:41 PM, ELEGARIA



14	COUNTER SECTION
1-1/2"=1'-0"	@ BACKLINE



13	COUNTER SECTION
1-1/2"=1'-0"	@ UNDERSOUNTER EQUIPMENT



12	COUNTER SECTION
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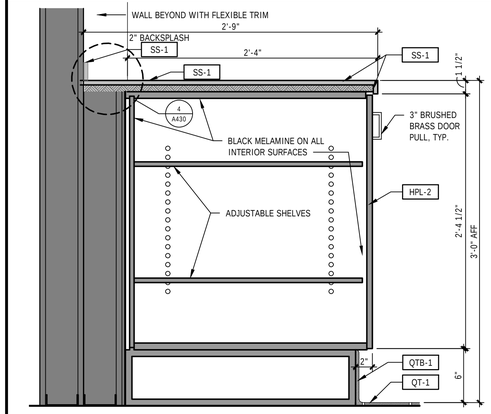

10	COUNTER SECTION
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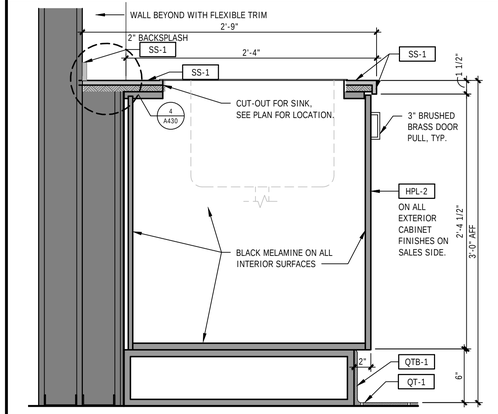
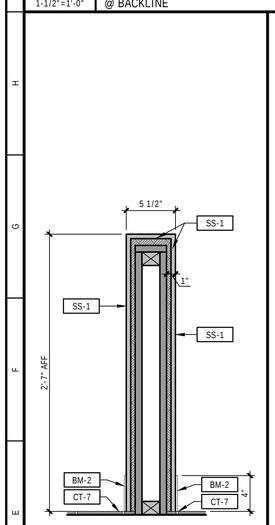
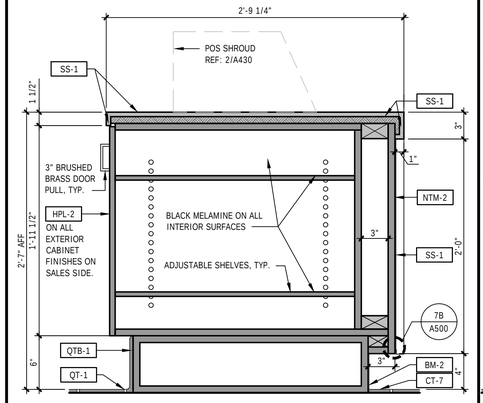


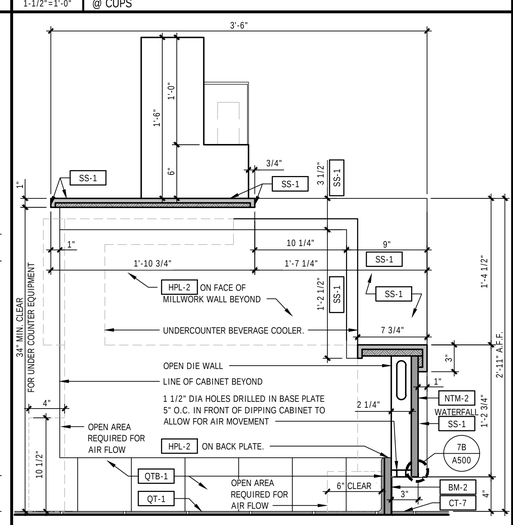
9	COUNTER SECTION
1-1/2"=1'-0"	@ BACKLINE



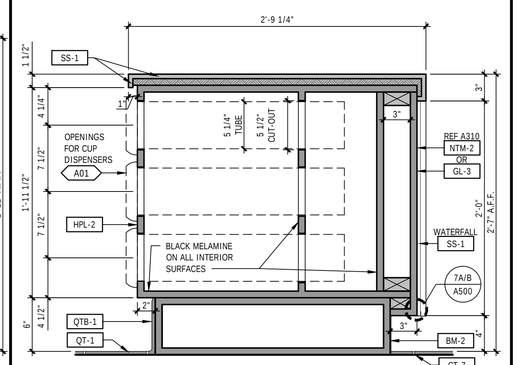
8	COUNTER SECTION
1 1/2" = 1'-0"	@FRONTLINE



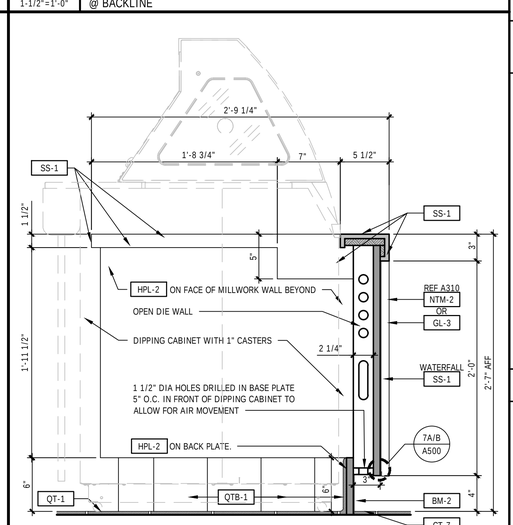
7	COUNTER SECTION
1 1/2"=1'-0"	@POS



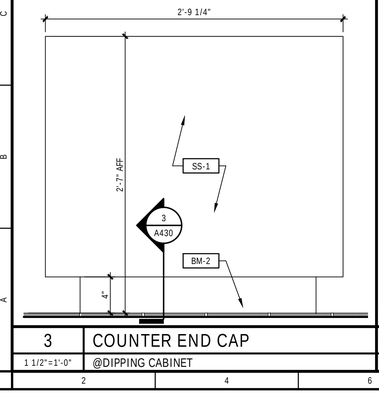
6	COUNTER SECTION
1 1/2"=1'-0"	@ TOPPINGS & LEDGE



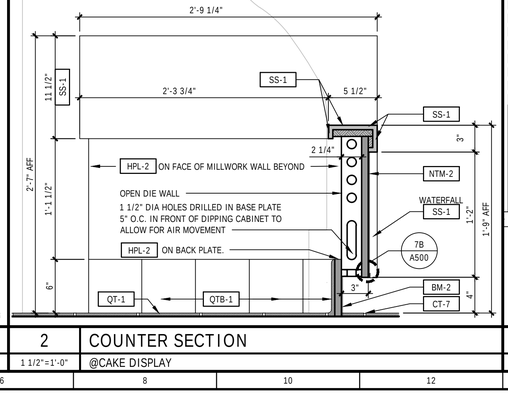
5	COUNTER SECTION
1 1/2"=1'-0"	@CUPS



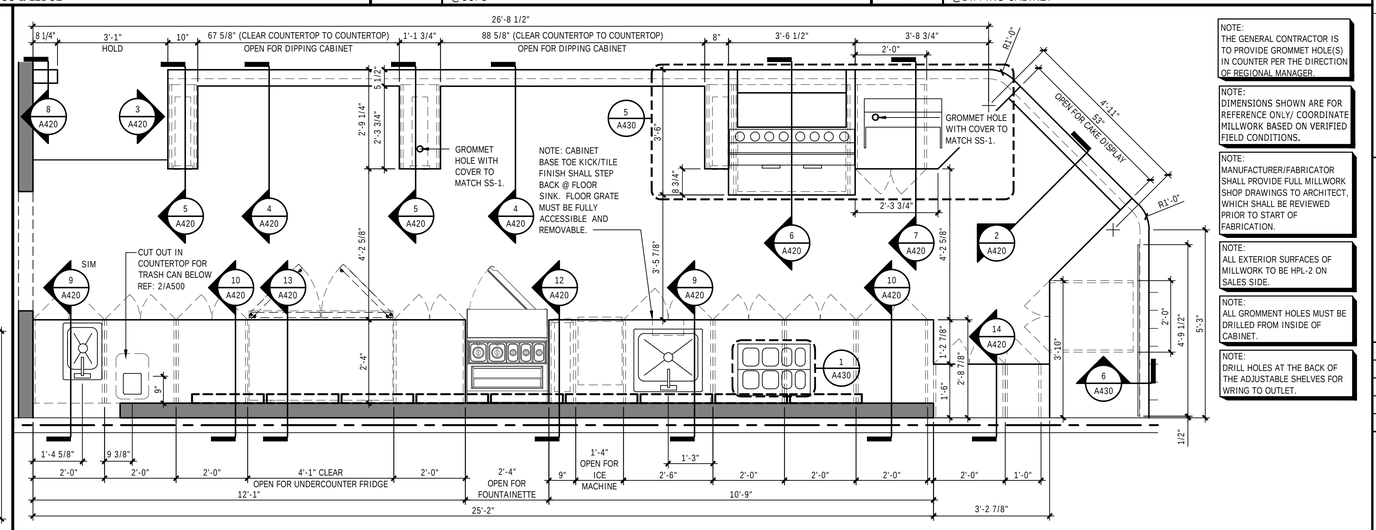
4	COUNTER SECTION, TYP. @ END
1 1/2"=1'-0"	@DIPPING CABINET



3	COUNTER END CAP
1 1/2"=1'-0"	@DIPPING CABINET



2	COUNTER SECTION
1 1/2"=1'-0"	@CAKE DISPLAY



1	ENLARGED PLAN
1/2"=1'-0"	

NOTE:
THE GENERAL CONTRACTOR IS TO PROVIDE GROMMET HOLE(S) IN COUNTER PER THE DIRECTION OF REGIONAL MANAGER.

NOTE:
DIMENSIONS SHOWN ARE FOR REFERENCE ONLY/ COORDINATE MILLWORK BASED ON VERIFIED FIELD CONDITIONS.

NOTE:
MANUFACTURER/FABRICATOR SHALL PROVIDE FULL MILLWORK SHOP DRAWINGS TO ARCHITECT, WHICH SHALL BE REVIEWED PRIOR TO START OF FABRICATION.

NOTE:
ALL EXTERIOR SURFACES OF MILLWORK TO BE HPL-2 ON SALES SIDE.

NOTE:
ALL GROMMENT HOLES MUST BE DRILLED FROM INSIDE OF CABINET.

NOTE:
DRILL HOLES AT THE BACK OF THE ADJUSTABLE SHELVES FOR WIRING TO OUTLET.

Haagen-Dazs

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OCALA, FL
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DESIGNER | DATE | REVISIONS | NO

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SEAL

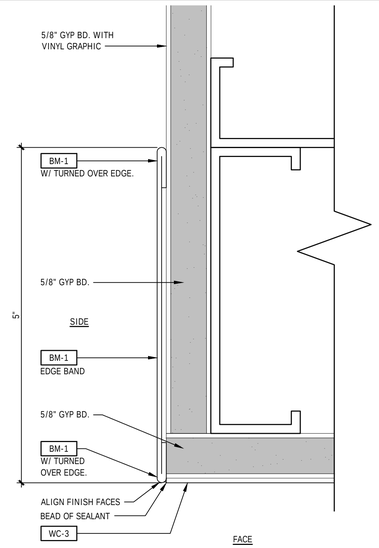
Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

ENLARGED COUNTER PLAN & DETAILS

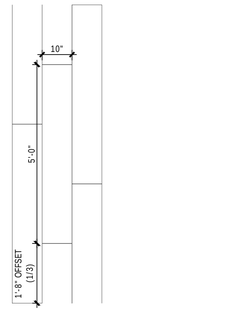
Drawing No. A420

V:\250219 - HD - Magnolia - Ocala FL\016-250219_A420-Millwork Section_10/9/2025 6:09:28 PM, ELEGARIA



5	NOT USED
1 1/2"= 1'-0"	

4	DETAIL
6"=1'-0"	@ RETURN OF BRAND WALL



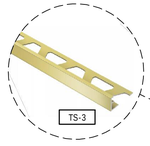
CT-7 FLOOR AND WALL TILE PATTERN

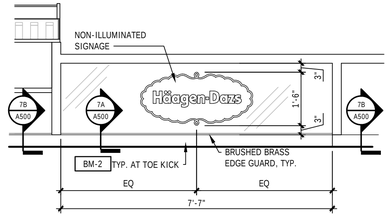
3	CT-7 OFFSET DETAIL
N.T.S	

DESIGN NO. UL U465
NONBEARING WALL RATING - 1 HOUR

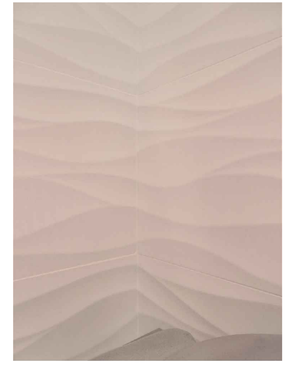
1. FLOOR & CEILING RUNNER (NOT SHOWN) CHANNEL SHAPED RUNNERS, 3 5/8" WIDE (MIN.), 1-1/4" LEGS, FORMED FROM NO. 25 MSG (MIN) GALV. STEEL, ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24 IN. O.C. MAX.
2. STEEL STUDS - CHANNEL SHAPED, 3-5/8" DEEP (MIN.) FORMED FROM NO. 25 MSG (MIN) GLAV STEEL SPACED 24" O.C. MAX. STUDS TO BE CUT 3/4" LESS THAN ASSEMBLY HEIGHT.
3. BATTS & BLANKETS - (OPTIONAL) MINERAL WOOL OR GLASS FIBER BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
   SEE BATTS & BLANKETS (BZJZ) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES.
4. WALLBOARD, GYPSUM - 5/8" THICK, 4'-0" WIDE, ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG, TYPE S STEEL SCREWS SPACED AT 8" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY. WHEN STEEL FRAMING MEMBERS (ITEM 6 OR ANY ALTERNATE CLIPS) ARE USED, GYPSUM BOARD IS SCREW ATTACHED TO FURRING CHANNELS WITH 1" LONG, TYPE S STEEL SCREWS SPACED 12" O.C.
   CANADIAN GYPSUM CO. LTD. - TYPES AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, USGX, WRC, OR WRX
   U.S. GYPSUM CO. - TYPES AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, OR USGX.
5. JOINT TAPE AND COMPOUND - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS; PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM BOARDS ARE SUPPLIED WITH SQUARE EDGES.

6	UL #U465 WALL CONSTRUCTION DETAIL
1 1/2"=1'-0"	





2	ENLARGED ELEVATION
3/4"=1'-0"	@COUNTER



1	CT-6 TILE PATTERN DETAIL
N.T.S.	

Häagen-Dazs

STORE #1436
40 S MAGNOLIA AVE.
OCALA, FL
34470

DESIGNER | DATE | REVISIONS | NO.

pdms
design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

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TIMOTHY M. LOTT
AIA, NCARB
2225 E Randol Mill Rd, Suite 300
Arlington, TX 76011
(817) 701-4807

SEAL

Project No.	250219
Scale	AS NOTED
Drawn	EL
Checked	CF
Date	10/09/25

Drawing Title

SUPPLEMENTAL DETAILS

Drawing No. A510

V:\250219 - HD - Magnolia - Ocala FL\019-250219_A510-Sub Details, 10/9/2025 6:09:10 PM, ELEGARIA

Framework
Commercial Building Improvement Grant

ELIGIBLE AREA

Properties within the Downtown Ocala CRA boundary.

ELIGIBLE APPLICANT

Property owner or business owner.

ELIGIBLE BUSINESS

New & existing businesses; Retail, office. Residential on upper floors. Places of worship and residential rental properties are not considered as commercial buildings or businesses for the purpose of this grant.

ELIGIBLE PROPERTIES AND BUILDINGS

Existing buildings only; not for new construction.

Taxable & non-taxable properties; taxable properties are priority.

ELIGIBLE WORK

FACADES - For facades, the intent of this grant is to target projects that undertake a comprehensive restoration of facades that were inappropriately altered and /or renovations that make the building more incompliance with form-based code design and development requirements.

Examples of work items that would be eligible as a comprehensive project:
Painting, Doors, Windows And Signage - only as a component of major restoration or renovation project.

Metal Awnings – Eligible in any type of project.

INTERIOR RENOVATIONS - For interior renovations, the intent of this grant is to target projects that involve comprehensive renovation, such as new tenant build-out of vacant space. These projects would typically involve changes to these building components:

- Structural
- Cosmetic, material change outs – flooring, ceiling
- Fixtures, furniture, equipment
- Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety
- HVAC, plumbing, electric
- Conversion of upper floor space to residential

INELIGIBLE WORK

- Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are not eligible; for a grant but may be a component of a larger project.
- Work in progress or performed before approval will not be eligible.
- Reroofing;
- Parking lot improvements

CRA Subarea: Downtown

INELIGIBLE BUSINESSES

The following business do not fit the vision for downtown and as such are not eligible for either grant.

- Adult Oriented Businesses
- Tattoo Parlors/Shops
- Beauty Salons/Nail Shops on first floor
- Bail / Bonds
- Drug or Alcohol Treatment Facility
- Check Cashing Service
- Pawn Shops
- Used Clothing Consignment or Other Used Merchandise
- Auto Oriented Businesses – Auto repair & services; gas stations
- Dollar or Discount Stores
- Electronic or Vapor Cigarette Store

DESIGN GUIDELINES

All improvements are subject to Downtown Form Based Code

MAXIMUM GRANT

$50,000 **(Reimbursement)**

REQUIRED MATCH

The City covers 50%, the applicant covers 50%.

File #: 2026-0420 Agenda Item #: 5b.

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 Fifth Street, in an amount not to exceed $5,370

BACKGROUND:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make facade improvements, addressing neighborhood deterioration trends while adding value to the CRA.

The maximum grant amount is $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes, and other applicant documents.

Grant ID: CRA25-0038
Applicants: TC Opportunity LLC
Address: 1030 NE Fifth Street
Parcel ID: 2831-095-000
Project Description: This project includes the removal and replacement of existing fencing to reconfigure the rear yard for vehicle access and parking via the alley. The fencing improvement also includes installing a new gate to allow vehicle entry, creating on-site parking adjacent to the home, and providing a fully enclosed yard for children and pets.
Low Quote: $7,160
High Quote: $10,118
Recommended Grant Amount: $5,370

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner is limited to one application per fiscal year. The applicant previously received approval in Fiscal Year 2024-25 for window replacement and insulation upgrades at the same property under the Residential Property Improvement Grant program. These improvements have been completed.

- This 1,625 square foot home is a rental property. The current scope of work includes the removal and replacement of fencing and the installation of a gate for vehicle access from the alley. These improvements will secure the rear yard to accommodate on-site parking and a safe recreation space.
- The existing fence is a combination of wood and a chain-link fence; this will be replaced with a white vinyl privacy fence. Refer to the attached packet for images of the wooden fence's condition.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous substandard structures and site conditions. This project directly contributes to revitalization efforts by improving property functionality, safety, and appearance.
- The Grant Review Committee (GRC) conducted a site visit on October 13, 2025, and determined that the project is a good fit for the program, consistent with the intent of CRA residential reinvestment goals.
- This application is bypassing the East Ocala CRA Advisory Committee and proceeding directly to the CRA Board due to a conflict of interest. Advisory Committee member Rachel Perez is employed by a relative of the applicant.

Staff recommends approval of the East Ocala CRA Residential Property Improvement Grant for 1030 NE Fifth Street, in an amount not to exceed $5,370.

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

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

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: TC opportunity, LLC

Project Address: 1030 NE 5th St Ocala FL 34470

Parcel Number: 2831-095-000

APPLICANT INFORMATION

Applicant's Name:

TC opportunity, LLC

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

Robert J Jenkins Jr

Agent's Name (if applicable): _____

Agent's Mailing Address: 1525 NE 8th Ave

City: Ocala State: FL Zip: 34470

Phone number: 352.414-1645 Fax: NA.

E-mail address: Storage1@neighborhoodstorage.com

How long have you owned / lived at the current location? 9 months

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Grant will help Make Parking Close to the house and also Safe Kids & Pets Play in a fenced yard,

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

NO, With the grant this would allow us to make changes to the Back yard to allow Vehicle parking close to the house Because of NO Driveway and a Corner Lot. Also Allow for a family to have Pets & Kids play in a fully Closed fenced yard.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $ 6,785 @

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75% = $5088.75

Anticipated start date: NOV 2025 Anticipated completion date: Jan 2026

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.

OCALA

Applicant

I, TC opportunity, LLC, owner/occupant of building at 1030 NE 5th St 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: _____

Date: September 22nd, 2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

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.*

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

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

2025 Property Record Card
Real Estate

2831-095-000

GOOGLE Street View

Prime Key: 1265525

MAP IT+

Current as of 4/17/2025

Property Information

TC OPPORTUNITY LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

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

M.S.T.U.
PC: 01
Acres: .31

Situs: 1030 NE 5TH ST OCALA

2024 Certified Value

Land Just Value	$42,275
Buildings	$143,668
Miscellaneous	$605
Total Just Value	$186,548
Total Assessed Value	$135,093
Exemptions	$0
Total Taxable	$135,093
School Taxable	$186,548

Impact Ex Codes: ($51,455)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$42,275	$143,668	$605	$186,548	$135,093	$0	$135,093
2023	$42,275	$145,668	$664	$188,607	$122,812	$0	$122,812
2022	$44,500	$124,339	$634	$169,473	$111,647	$0	$111,647

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8501/0665	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$221,000
8501/0664	12/2024	77 AFFIDAVIT	0	U	I	$100
8501/0663	05/2019	71 DTH CER	0	U	I	$100
0494/0745	01/1972	02 DEED NC	0	U	I	$21,500

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK B PAGE 253
WYOMINA TERRACE

LOTS 95.96
EXC W 75 FT OF LOT 96

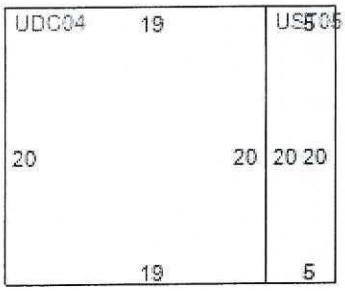
Land Data - Warning: Verify Zoning

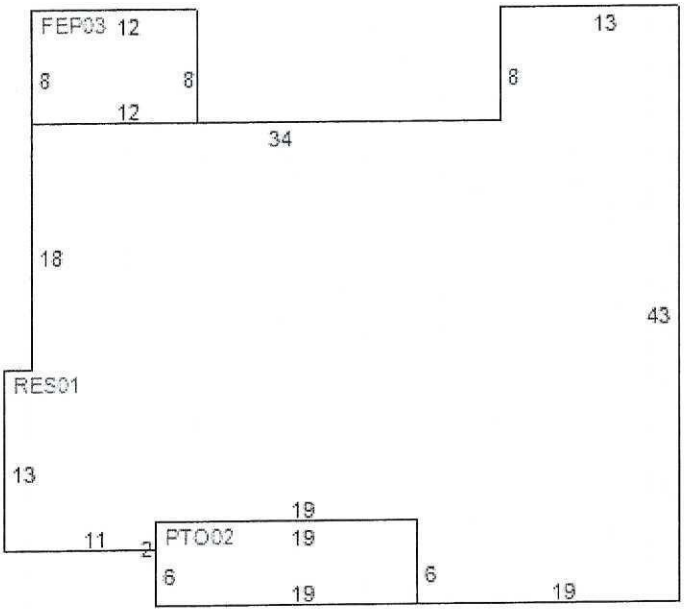
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		89.0	150.0	R1A	89.00	FF						

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

Traverse

Building 1 of 1
RES01=L19U6L19D2L11U13R2U18R34U8R13D43.
L19
PTO02=L19U6R19D6.L30U17R2U18
FEP03=U8R12D8L12.R55U10
UDC04=R19U20L19D20.R19
UST05=R5U20L5D20.





Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	3
Quality Grade	500 - FAIR
Inspected on	6/15/2023 by 187

Year Built 1943
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 188

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0129 - VINYL SIDING	1.00	1943	N	0 %	0 %	1,625	1,625
PTO	0201 - NO EXTERIOR	1.00	1985	N	0 %	0 %	114	114
FEP	0329 - VINYL SIDING	1.00	1943	N	0 %	0 %	96	96
UDC	0401 - NO EXTERIOR	1.00	1943	N	0 %	0 %	380	380
UST	0529 - VINYL SIDING	1.00	1943	N	0 %	0 %	100	100

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: 32 HARDWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	243.00	SF	20	1985	3	0.0	0.0
114 FENCE BOARD	120.00	LF	10	1990	4	0.0	0.0
105 FENCE CHAIN LK	80.00	LF	20	1985	1	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01797	11/1/1997	-	VINYL SIDING
OC00098	1/1/1994	-	ROOF

Back to Search Results

Tax Roll Property Summary

Help

Account Number	R2831-095-000	**Type**	REAL ESTATE INSTALLMENT	Request Future E-Bill
Address	1030 NE 5TH ST OCALA	**Status**		
Sec/Twn/Rng	17 15 22	**Subdivision**	5144	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2010	R	2010 R2831-095-000	PAID	03/2011	480.20	Tax Bill
2011	R	2011 R2831-095-000	PAID	03/2012	499.27	Tax Bill
2012	R	2012 R2831-095-000	PAID	03/2013	516.59	Tax Bill
2013	R	2013 R2831-095-000	PAID	01/2014	505.13	Tax Bill
2014	R	2014 R2831-095-000	PAID	11/2014	1,040.99	Tax Bill
2015	R	2015 R2831-095-000	INST F-PD	03/2016	1,149.39	Installment
2016	R	2016 R2831-095-000	INST F-PD	03/2017	1,261.08	Installment
2017	R	2017 R2831-095-000	INST F-PD	03/2018	1,315.28	Installment
2018	R	2018 R2831-095-000	INST F-PD	03/2019	1,339.51	Installment
2019	R	2019 R2831-095-000	INST F-PD	03/2020	1,577.91	Installment
2020	R	2020 R2831-095-000	INST F-PD	03/2021	1,694.23	Installment
2021	R	2021 R2831-095-000	INST F-PD	03/2022	2,308.38	Installment
2022	R	2022 R2831-095-000	INST F-PD	03/2023	2,461.51	Installment
2023	R	2023 R2831-095-000	INST F-PD	03/2024	2,848.40	Installment
2024	R	2024 R2831-095-000	INST F-PD	12/2024	2,940.72	Installment

CURRENT ACCOUNT DETAILS

Account Number	2024	R2831-095-000	Installment

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK B PAGE 253 WYOMINA TERRACE LOT 95 & E 7 FT OF LOT 96	TURNER ROBERT M TURNER CONSTANCE A 2006 SE 37TH COURT CIR OCALA FL 34471-5688

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	186,548	TAXES	2,677.32
COUNTY ASMT	135,093	SP. ASMT	364.15
COUNTY TXBL	135,093		
SCHOOL ASMT	186,548		
SCHOOL TXBL	186,548		

INSTALL	GROSS	DISCOUNT	MAR 31 2025
DUE	785.68	0.00	785.68

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/12/2024	998 2023 3066505.0001	Partial	Pmt Posted	$44.10-	$.00	$690.95

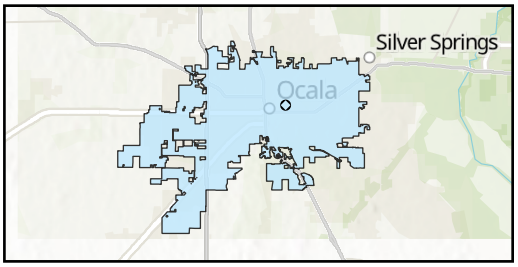
09/13/2024 998 2023 3073124.0001 Partial Pmt Posted	$33.08-	$.00	$701.97
12/10/2024 998 2024 9011428.0001 Partial Pmt Posted	$23.57-	$.00	$762.12
12/30/2024 170 2024 0000229.0001 Partial Pmt Posted	$.00	$.00	$785.68

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

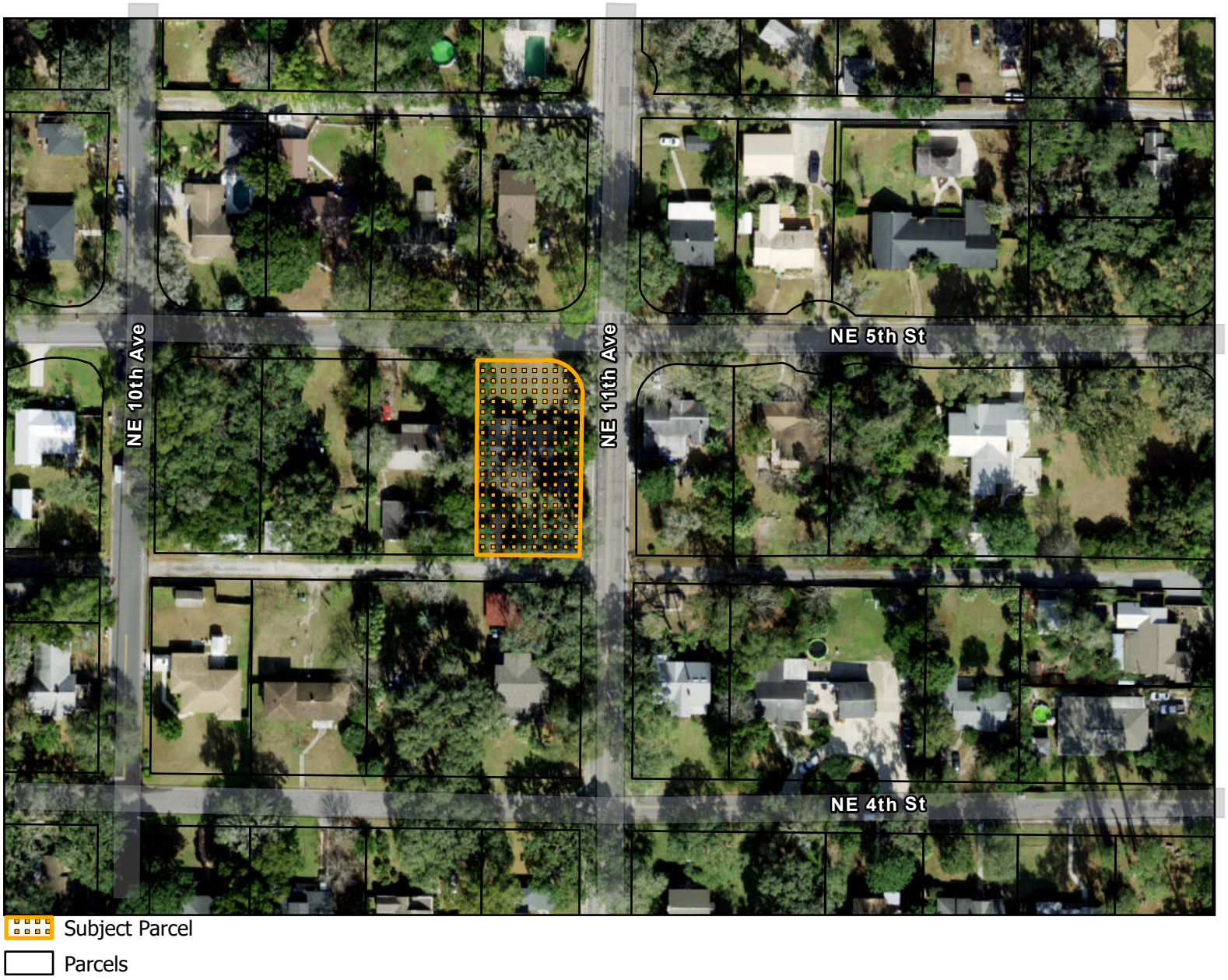
AERIAL MAP



Case Number: CRA25-0038

Parcel Number: 2831-095-000

Property Size: .31 Acres
CRA Location: East Ocala
Land Use Designation: Neighborhood
Zoning: R1A, Single-Family Residential
Proposal: A request for use of CRA funds.



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OCALA

Prepared by the City of Ocala
Growth Management Department
by ekrepps on 4/11/2025

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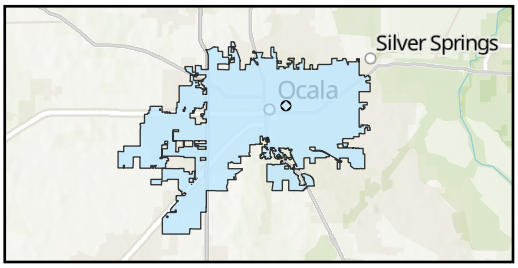
CRA Meeting: 11/18/2025

CASE MAP



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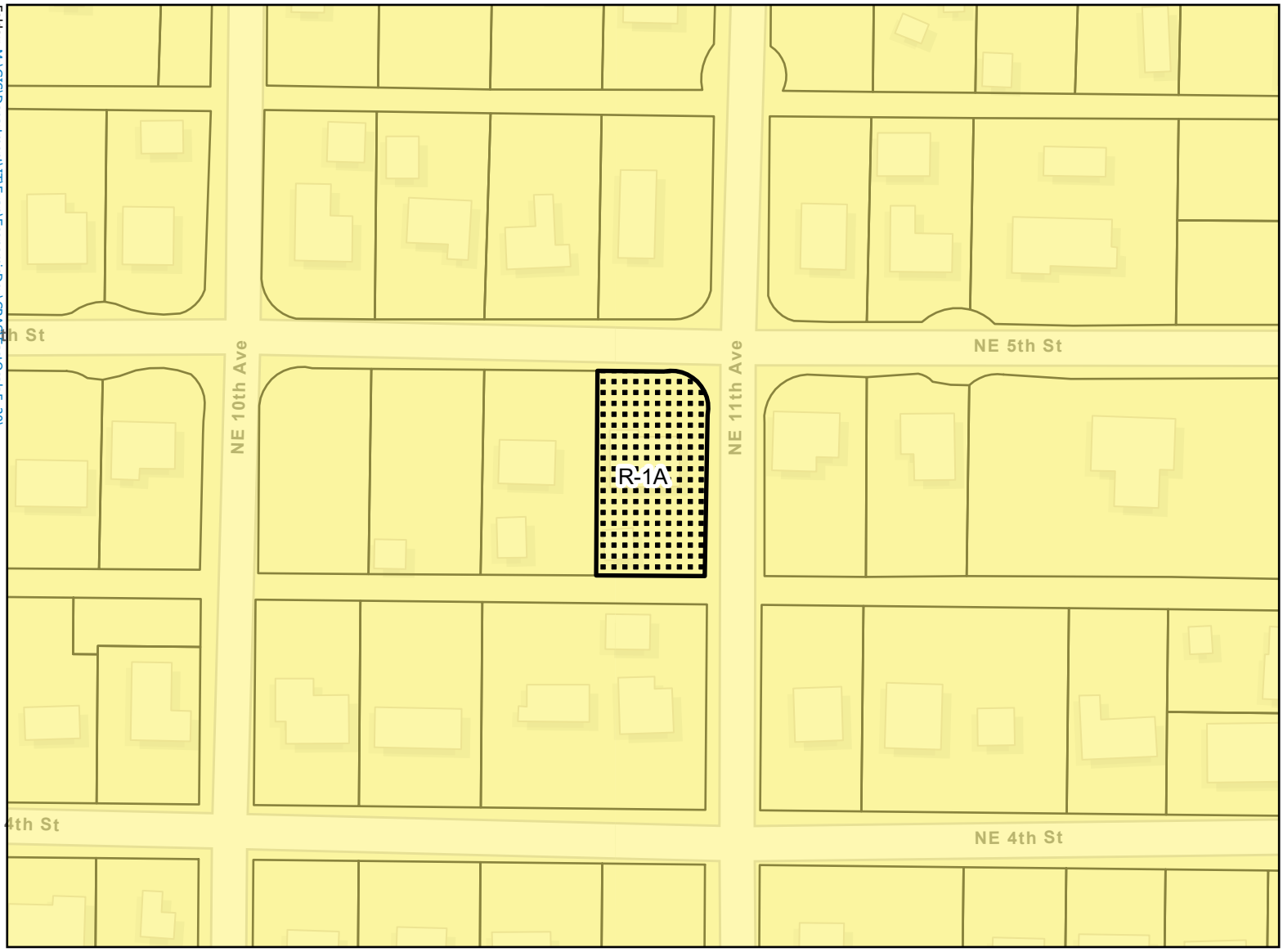

R-1A:Single Family Residential

Parcels

Subject Parcel

0 125 250 500 Feet

N

OCALA

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Prepared by the City of Ocala Growth Management Department by ekrepps on 4/11/2025

Prepared for:

TC Opportunities, LLC
Veronica Bass
1030 NE 5th St
Ocala, FL 34470

(352) 239-0444 | storage1@neighborhoodstorage.com

Evaluated on:
Sunday, September 21, 2025

Evaluated By:
Jonathan Bohdal
(352) 844-2677 | jbohdal@gdfencepro.com

Getter Done Fence
2500 NW 6th st Suite 105
Ocala, FL 34475
Main (352) 789-4314
www.gdfencepro.com

Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

Section 1

Vinyl Fence

Fencing

Product	Quantity
Vinyl white privacy ND *6x6 Sections* *1.75"x5.5"x6' rails* *- posts spaced evenly (NO LITTLE SECTIONS)* *- u channel screwed to post per manufacturer's installation requirements* *- Securing rail ties in each post to ensure the rail can not come out in a wind storm* *- 2.5"x8' ss40 galvanized steel pipe driven to a depth of 5' for EACH vinyl post* *- w/ high density stiffeners to securely adapt the vinyl post to the pipe* *I - DRIVE INSTALLATION/NO MESS/STRONGER AND CLEANER*	46
Fence Removal *Take down and dispose of old fence*	22

Gates

Product	Quantity
Vinyl walk gate ND *Aluminum Reinforced Gate, all gate hardware is attached using rivets instead of screws with a heavy duty aluminum brace*	2

Notes

cost of take down is included $640.62

Costs

Section: Section 1

Description	Quantity
Vinyl white privacy ND	46.00
Vinyl walk gate ND	2.00
Fence Removal	22.00

Total Cost: $10,117.77

Total: $10,117.77

Payment Terms

Deposit	*Due at bid acceptance*	$5,058.88
Final Payment	*Due at project completion*	$5,058.89

Or finance $10,117.77 with Wisetack

As low as **$219.48/mo**
Pay over time with **Wisetack***

See Financing Options

*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a $1,200 purchase could cost $104.89 a month for 12 months, based on an 8.9% APR, or $400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. No other financing charges or participation fees. See additional terms at https://wisetack.com/faqs

Terms & Conditions

Contract

THIS FENCING CONTRACT (Contract), effective as of the date of the last party to sign below, is between Getter Done LLC D/B/A Getter Done Fence, having an address at 2500 NW 6th st suite 105, Ocala Fl. 34475 and Veronica Bass and having an address at 1030 NE 5th StOcalaFL34470 ("Owner")

For valuable Consideration the parties hereby agree as follows:

1. SCOPE OF WORK: Fencing is the use of chain link, wrought iron, aluminum, vinyl or wood materials to construct, erect, alter, or repair all types of fences, corrals, runs, railings, cribs, game court enclosures, guard rails, barriers and gates. Fencing services include Fence Installation. Contractor shall provide all necessary fencing labor and materials, perform all fencing services described above and/or as set forth in the plans and specifications signed by Owner and Contractor. ("Project") Such plans and specifications are hereby made a part of this contract and may contain pictures, diagrams or measurements of the work area together with a description of the work to be done, materials to be used and the equipment to be used and installed.

2. WORK SITE: The project shall be constructed on property of Owner located at 1030 NE 5th StOcalaFL34470. Owner hereby authorizes Contractor to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of the Contractor to complete the Project. Unless called for in the plans of specifications, no landscaping or finish grading is to be performed at the work site by the Contractor.

3. TIME OF COMPLETION: Contractor shall commence the work to be performed under this contract and estimates that it shall substantially complete the work on or before the agreed upon time frame.Owner and Contractor understand that the completion date provided for herein is anestimate only and that Contractor shall not be responsible for circumstances beyond its control including strikes, acts of God, illness, injury or general unavailability of materials.

4. PERMITS: Contractor shall apply for and obtain such permits and regulator approvals as may be required by the local Municipal/County Government, the cost thereof shall be included as part of the Project price.

5. SURFACE AND SUBSURFACE SOIL CONDITIONS: Contractor shall have no responsibility for the condition of the soils at the work site, including but not limited to unseen subsurface rock or other conditions that may make digging or post installation more difficult, timely or expensive. The Parties hereto agree that should contractor need to perform any excavation, drilling, jackhammering, filling or other work in order to complete the project, other than the usual and customary excavation and grading, that the Parties shall agree to a change order for an amount in addition to the Contract price before the work continues.

Contractor shall not be responsible for any damages suffered by Owner as a result of the soil conditions at the work site.

6. WATER SPRINKLER HEAD AND LINE DAMAGE: Contractor shall not be liable for any damage to Owner's lawn and/or water sprinkler heads and/or water sprinkler lines as of the result of the work performed by Contractor for Owner under this agreement.

7. SPOILED DIRT: Contractor shall not be responsible for removing spoiled dirt from the property at the conclusion of the project. The term spoiled dirt is understood by the Parties to mean the existence of excess dirt that was removed from the ground and accumulated on Owner's property as a result of the installation of the fence product contemplated by this Agreement.

8. CONTRACTOR'S RIGHT TO CANCEL: The Parties agree and understand that in some circumstances fence lines will need to be moved due to the location of underground utilities. Should this become necessary and the Owner is unwilling or unable to move the fence line and therefore prohibits Contractor from being able to complete the project, the Contractor shall be entitled to terminate the contract and is entitled to payment for work performed and the cost of materials up to including the date of contract termination.

9. NO WARRANTY FOR WOOD: The Parties agree and understand that wood is an organic substance that can rot or warp. As such, Contractor makes no warranties or promises with respect to wood warping, wood condition, wood rot or other

expected wood issues which occur naturally as a result of the warm and humid Florida environment.

10. PROPERTY LINE - EASEMENT RESPONSIBILITIES: The Parties understand and agree that Contractor is relying on Owner to identify and mark Owner's property line and/or the existence of any easement or other covenant boundaries on Owner's property. The Parties agree that Contractor shall not be liable in the event that the fencing work contemplated by this Agreement encroaches on any such boundaries.

11. DAMAGE TO UNDERGROUND UTILITIES: The Parties agree that Contractor shall not be liable for damage to any non-marked underground private utilities including but not limited to, water mains, electrical lines, etc.

12. INSURANCE: Contractor shall maintain general liability and worker's compensation insurance as well as builder's risk insurance, if applicable.

13. SURVEY AND TITLE: If the project is near the Owner's property boundary, Owner will point out property lines to the Contractor. If the Owner or Contractor has any doubt about the location of the property lines, Owner shall provide Contractor with boundary stakes through a licensed surveyor. In addition, Owner shall provide Contractor documentation that Owner has title to the work site and shall provide Contractor copies of any covenants, conditions or restrictions that affect the work site.

14. CHANGES TO SCOPE OF WORK: Owner may make changes to the scope of the work, including changes to the plans and specifications, from time to time during the construction of the Project. However, any such change or modification shall only made by a written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the Project as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, the Contractor shall estimate the cost thereof and Owner shall pay the actual cost whether or not it is in excess of the estimated cost.

15. CONTRACT PRICE: Owner agrees to pay Contractor the sum total of the project amount for performing the services outlined in the scope of work. Contractor shall be paid as follows: 50% due at singing 50% due at completion. Contractor shall furnish Owner appropriate releases of waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.

16. LATE PAYMENT/ DEFAULT: A failure to make payment for a period in excess of ten (10) days from the due date shall be deemed a breach of this Contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been paid in full and without breach of the Contract pending payment or resolution of any dispute. Owner agrees to pay late charge of one percent (10%) of all payments that are more than ten (10) days late plus interest at the rate of one percent (10%) per month.

17. DESTRUCTION AND DAMAGE: If the project is destroyed or damaged for any reason, except where such destruction or damage was caused by the sole negligence of the Contractor or its Subcontractors, Owner shall pay Contractor for any work done by Contractor in rebuilding or restoring the Project to its condition prior to such destruction or damage. If the estimated cost of replacing work already accomplished by Contractor exceeds twenty percent (20%) of the Contract price, either the Contractor or the Owner may terminate this Contract. Upon termination by either party, Contractor shall be excused from further performance under the Contract and Owner shall pay Contractor a percentage of the Contract price in proportion to the amount of work accomplished prior to the destruction or damage.

18. ASSIGNMENT: Neither party may assign this Contract or payments due under the Contract without the other party's written consent.

19. SPECIFICATIONS SHALL CONTROL: The Contract, plans and specifications are intended to supplement one another. In the event of a conflict, the specifications shall control the plans, and the Contract shall control both. If the work as displayed on the plans are not called for in the specifications, or if the work is called for in the specifications but not displayed on the plans, Contractor shall be required to perform the work as though it was displayed in both documents.

20. MERGER CLAUSE: This Contract constitutes the entire agree of the parties. No other agreements, oral or written pertain to the work performed under this Contract exists. This Contract may only be modified by written agreement signed by both parties.

21. GOVERNING LAW: This Contract shall be interpreted and governed in accordance with the laws of the State of Florida.

22. VENUE: Venue for any dispute concerning this Contract or the work performed hereunder shall be in Ocala, Marion County, Florida.

23. ATTORNEY FEES: Should any dispute arise with respect to this contract or the work performed hereunder, the prevailing party in any such proceeding shall be entitled to reasonable attorney fees and court costs, including fees and costs on appeal.

Florida Construction Lien Law Disclosure

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 Homeowner's Recovery Fund Disclosure

Payment may be available from Florida Homeowner's Recovery Fund if you lose money on a project performed under contract where the loss results from specified violations of Florida law by a state-licensed contractor. For information about the recovery funds and filing a claim, contact the Florida Construction Industry Licensing Board at the following Number and Address:

Florida Construction Industry Licensing Board

2601 Blairstone Road, Tallahassee, Florida 32399-1039

(850) 921-6593

Fax (850) 921-5450

GETTER DONE FENCE PRO

By signing any forms or agreements provided to you by Getter Done Fence, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.

Signature: _____ Date: _____ Time: _____

SINCE 1998

CHARLES WHITE FENCE, INC.

Quote is valid for 30 Days unless withdrawn by Charles White Fence

General Liability: 1 Million
Project Limit: 1.1 Million
(No Deposit Required)

www.charleswhitefence.com

328 Ne Jacksonville Road, Ocala Fl 34479 **Phone: (352)369-9592**

Customer Name	Veronica	Job Name	
Address	1030 ne 5th ST	Job Address	
City St Zip	Ocala, Fl	City/ St/ Zip	
Contact Name	Veronica	Email	storage1@neighborhoodstora
Phone	352-239-0444	Date	9/22/25

uston Sexton (352-401-4508)

#1 Type: Vinyl Privacy

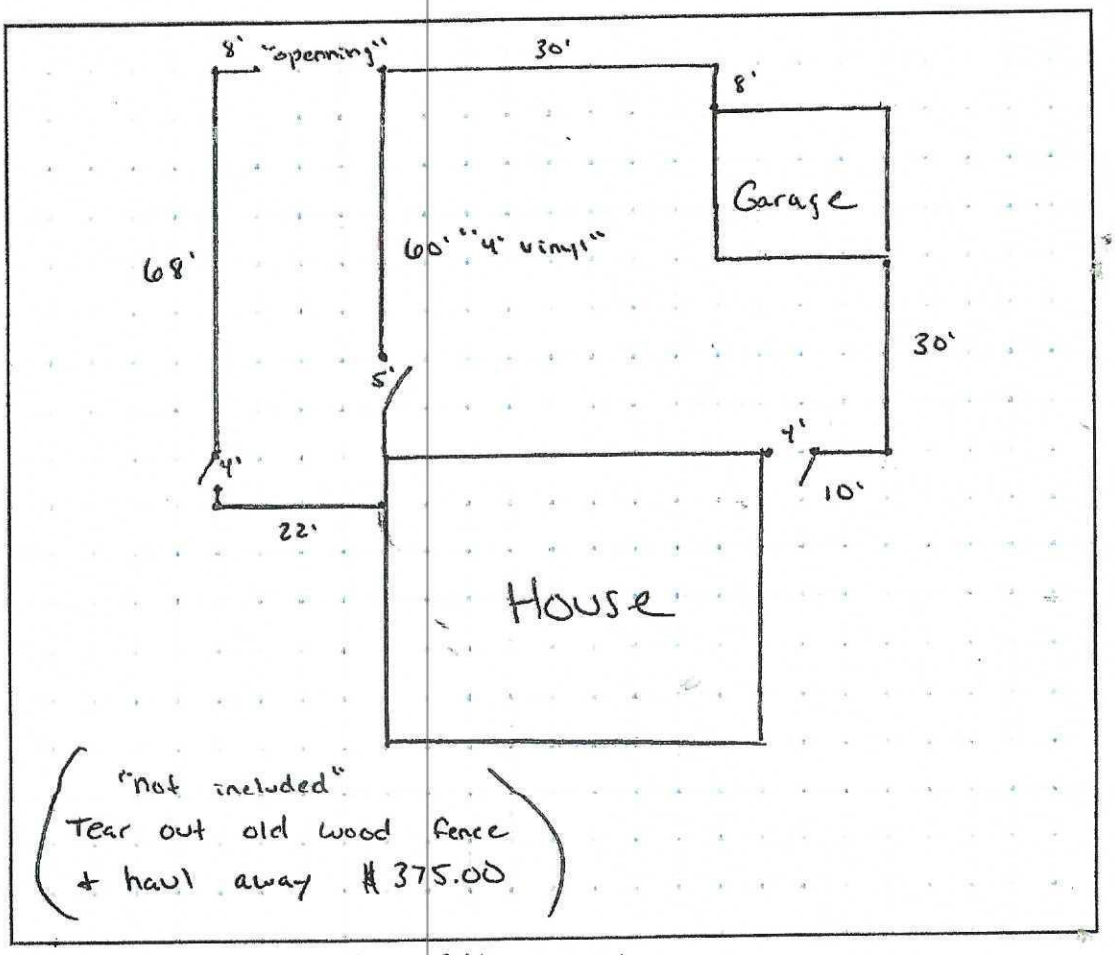
Height	6'H
Footage	176' incl. gates

Specs	
Line Posts	5x5x9
End Posts	5x5x9
Gate Posts	5x5x9
Rail	5 1/2
Color	White

#2 Type: Vinyl Privacy

Height	4'H
Footage	60' incl. gates

Specs	
Line Posts	5x5x9
End Posts	5x5x7
Gate Posts	5x5x7
Rail	5 1/2
Color	White



Gates

2- 6'Hx4'W Gates
1- 4'Hx5'W Gate

Total Costs

Price $6,785.00

Balance

*Any approved change orders will be added.

harles White Fence Signature

Auston Sexton

Auston Sexton

Terms of this agreement.

(A) Sprinklers / Irrigation Repairs: Is not included in quote (No Exceptions.)
(B) Damages to Sidewalks, Concrete, or Walls: Charles White Fence is not liable for damages.
(C) Survey is to be provided by homeowner or property pins are to be visible prior to installation.(No Exceptions)
(D) Homeowner is responible for receiving approval for placement of fencing from either the HOA or Deed Restricted community (Charles White Fence Inc. is not responsible at all)

(IF PAYING BY CREDIT CARD THERE WILL BE ADDITIONAL 3.5% CARD PROCESSING FEE)

- *Price includes all materials, labor & concrete*
- *Lead time: 2-3 weeks*

(No Deposit Required)

By signing this you agree to all the terms above and authorize us to do the work listed.

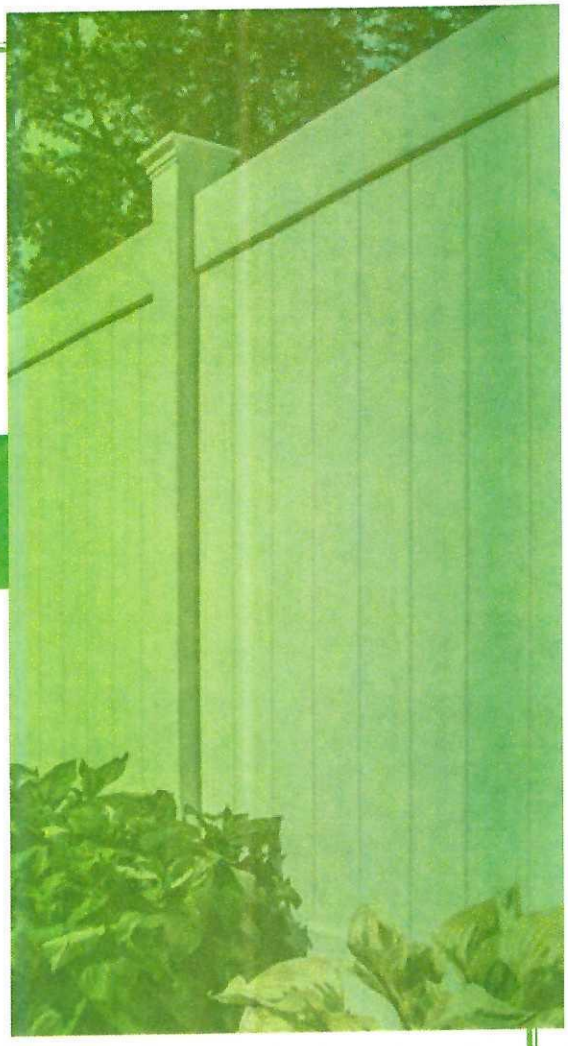
Signature: X Date:

Printed Title:

Barrette
OUTDOOR LIVING

CERTIFICATE OF WARRANTY

VINYL FENCE
TRANSFERABLE LIMITED LIFETIME WARRANTY



OUR PROMISE TO YOU

At Barrette Outdoor Living, we believe in making things right. We proudly stand behind our products by providing dedicated support, superior customer service and product warranties that feature some of the most comprehensive coverage in the industry. With decades of experience behind us, we are quite confident in the craftsmanship and quality of our products, but we also realize things happen. If that thing happens, we promise to make it right within the constraints of our warranties.

LEADING THE WAY

Industry leader in design and innovation, creating quality products that enhance people's lives and outdoor experiences.

CRAFTING QUALITY

State-of-the-art machinery and industry-leading standards ensure our products are meticulously engineered and assembled with care in the USA.

MAKING IT RIGHT

Providing superior customer service, our experienced on-site teams can answer any question and resolve any warranty issue — should one arise.

BEING RESPONSIBLE

Committed to being a global environmental steward through the products we produce and the sustainability practices we follow.

TO REGISTER YOUR PRODUCT, VISIT BARRETTEOUTDOORLIVING.COM
IN CASE OF A WARRANTY CLAIM, CALL 1-800-336-2383

Transferable Limited Lifetime Warranty

Who is covered:

- The limited lifetime warranty covers single-family residential properties only. This limited warranty extends to the original purchaser and one (1) individual transferee as specified herein.
- A thirty (30) year limited warranty covers any other type of building or property including those owned by corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowner associations, cooperative housing arrangements and apartment buildings. The warranty period will be thirty (30) years following the original date of Product purchase.

What is covered: Barrette Outdoor Living warrants that its vinyl fencing products ("Product") will be free from defects in material and workmanship for the warranty period. This limited warranty is valid beginning on the date of Product purchase.

Barrette Outdoor Living warrants the Product against peeling, flaking, rotting, chipping, cracking, blistering, or abnormal discoloration/fading* under normal atmosphere and weather conditions.

**After prolonged exposure to outdoor environments, all products will experience some gradual fading over time and is considered normal (up to a standard variation determined by Delta E color measurement, not to exceed Delta 5). Degrees of fading vary depending on geographical location, air pollution, exposure and other factors.*

What this warranty does not cover: This limited warranty will not cover a change in color due to a buildup of accumulation of stains, dirt, mold, mildew or any other deficiency caused by lack of any maintenance by the owner. This limited warranty does not cover damage resulting from: misuse, abuse, improper storage or handling, improper installation, other vinyl products and accessories not manufactured by Barrette Outdoor Living, or manufactured for specific use in vinyl fence applications; damage caused by events beyond human control including but not limited to damage caused by animals or natural events; impact of foreign objects, fire, earthquake, flood, lightning, hail, hurricane, tornado or other casualty or act of God; movements, distortion, collapse or settling of ground or structure on which the fence is installed; distortion or melting due to external heat sources; fence that has been painted, varnished, or coated over manufacturer's finish. This limited warranty does not cover costs of removal or disposal of product, or reinstallation of replacement product.

What Barrette Outdoor Living does to remedy the problem: Should your Barrette Outdoor Living product prove defective under warranty, visit the website or call the phone number listed below. Barrette Outdoor Living requires written notice or phone call within thirty (30) days of discovering the defect and you must show original proof of purchase receipt. You will be required to provide to Barrette Outdoor Living pictures and/or samples of the defective Product. If it is determined by Barrette Outdoor Living, in its sole discretion, the Product has a manufacturer defect in material or workmanship, Barrette Outdoor Living will replace with new or equivalent products; labor is not included in warranty. If the Product is discontinued, Barrette Outdoor Living will repair or replace the Product with a product in comparable quality or price range.

Barrette Outdoor Living reserves the right to discontinue or modify any of its products, including the color of its products without notice to the purchaser. Barrette Outdoor Living does not warrant that any replacement material will match or be identical to the original Product as replacement products may vary in color or gloss in comparison to the original Product as a result of normal weathering.

Transferee coverage: Limited lifetime warranty coverage will be extended to one (1) transferee with the following limitations: the one (1) transfer shall only be from residential homeowner (original Product purchaser) to a second homeowner. After a transfer, the warranty is valid thirty (30) years from the date of the original purchase.

The thirty (30) year limited warranty for commercial installations cannot be transferred.

Registration: To activate this warranty, fill out the product registration form on the website listed below, or mail a completed registration card to Barrette Outdoor Living. Registration of Product must be within thirty (30) days from date of Product purchase for warranty to be valid.

Except as expressly set forth in this warranty, Barrette Outdoor Living HEREBY EXPRESSLY DISCLAIMS ANY REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE OF ANY KIND, EXPRESS OR IMPLIED, ORAL OR WRITTEN, STATUTORY OR OTHERWISE, RELATING TO THE PRODUCT. STATE LAW WILL DETERMINE THE PERIOD OF TIME FOLLOWING THE SALE THAT YOU MAY SEEK A REMEDY UNDER THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

NO DISTRIBUTOR, DEALER OR OTHER PERSON IS AUTHORIZED BY BARRETTE OUTDOOR LIVING TO CHANGE THIS WARRANTY OR TO MAKE ANY ADDITIONAL REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE ON BEHALF OF BARRETTE OUTDOOR LIVING RELATING TO THE PRODUCT. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY STATE TO STATE.

LIMITATION OF LIABILITY: THE REMEDIES DESCRIBED ABOVE ARE YOUR SOLE AND EXCLUSIVE REMEDIES AND BARRETTE OUTDOOR LIVING'S ENTIRE LIABILITY FOR ANY BREACH OF THIS LIMITED WARRANTY. BARRETTE OUTDOOR LIVING'S LIABILITY SHALL UNDER NO CIRCUMSTANCES EXCEED THE ACTUAL AMOUNT PAID BY YOU FOR THE DEFECTIVE PRODUCT, NOR SHALL BARRETTE OUTDOOR LIVING BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES OR LOSSES, WHETHER DIRECT OR INDIRECT. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU. THIS WARRANTY IS VALID ONLY IN THE UNITED STATES AND CANADA.

This warranty is effective for products purchased after January 1, 2017.

This warranty can also be found online at barretteoutdoorliving.com

To register your product, visit barretteoutdoorliving.com

In case of a warranty claim, call 1-800-336-2383

1030 NE 5th St.
Before Photos

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OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 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 tenant with authorization from the property owner.
Eligible work	Only work begun **<u>after</u>** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Fencing 6. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	**$20,000** (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)

File #: 2026-0456 Agenda Item #: 5c.

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 713 NE Fourth Street, in an amount not to exceed $9,667

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

PROOF OF PUBLICATION:
N/A

BACKGROUND: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make exterior facade improvements, addressing neighborhood deterioration trends while adding value to the CRA. This improvement aligns with the grant program's purpose and the East Ocala Community Redevelopment Area Plan (2016). According to the Findings of Necessity, there are a high number of structures of subpar quality in the East Ocala CRA

The attached grant framework outlines elements of eligible work. Each property owner can submit one application per fiscal year. The maximum award is $20,000, covering up to 75 percent of the project costs. Roofing improvements are funded at a 50 percent match.

Below is a summary of the application.

Grant Application ID #: CRA25-0049
Applicant: JFG Properties, LLC/Joyce Gamache
Address: 713 NE Fourth Street
Project Description: Replacement of original windows and installation of a new Heating, Ventilation, and Cooling (HVAC) system.
High Quote: $14,509
Low Quote: $12,889
Recommended Grant Amount: Not to exceed $9,667

FINDINGS AND CONCLUSIONS: City staff reviewed and processed the application following the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The scope includes removing the existing windows and replacing them with energy-efficient ones. The AC unit is over 10 years old and will be replaced with a new HVAC system.
    - The existing windows are original to the home and have become damaged over time.
- Per the applicant, the current AC unit does not adequately cool the space, affecting humidity levels for its occupants.
- These improvements will increase the energy efficiency of the home and reduce power consumption costs. The applicant indicated that it would be cost-prohibitive to complete the proposed improvements without the grant's support.
- On December 4, 2025, the Grant Review Committee (GRC) visited the home to review the site conditions and discuss the proposed project with the applicant representative and the CRA Advisory Committee representative.
- The home is owned by JFG Properties LLC and is used as a rental property. The current tenant has been living on the premises for several years.
- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework. The applicant meets the grant program requirements and is eligible for consideration.
- The application is bypassing the East Ocala CRA Advisory committee and proceeding directly to the CRA Board due to a conflict of interest. Advisory Committee member John Gamache is a relative of the applicant.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant, in an amount not to exceed $9,667.

FISCAL IMPACT: There is adequate funding for the grants under consideration at this meeting. Payment will be made from the East Ocala CRA grants account (620-016-559-559-55-82010) in the fiscal year when the project is completed.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve
- Approve with changes.
- Table
- Deny

713

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.
Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.
Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.
Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).
Step 2: Complete the grant application attached or visit https://ocalafl.civicserve.com/ to complete the online.
Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

(a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.

1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.

(b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:

1. Tax delinquent property
2. Property in litigation
3. Property in condemnation or receivership
4. Property or tenants with outstanding financial obligations to the City.

(c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.

(d) Ineligible Work:

1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.

(e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

(f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.

(g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

(a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:

1. A completed application form.
2. Proof of Ownership and homestead status.
3. Color photographs of the existing conditions.
4. Color photo examples of proposed colors.
5. Project Schedule
6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
8. Any other documentation necessary to illustrate the visual impact of the proposed project.
9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

(a) Options: Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

(b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.

(c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.

(d) Staff may meet with applicant to review completed application.

(e) Applications deemed complete will be reviewed by:

1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.

(f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.

(g) Any deviation from the approved project must be reviewed and approved by the CRA.

(h) City staff will review progress during renovation process.

(i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

(a) Does proposed project include the priority work elements of the CRA subarea grant program?
(b) Is the structure historic?
(c) Is the property located in the CRA?
(d) What is the overall condition of the property?

VI. Reimbursement

(a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:

1. invoices for all work performed, with details of work clearly expressed;
2. copies of cancelled checks;
3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.

(b) Reimbursement shall be made according to the requirements of each grant program.

(c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
   1. Does not conform to the program guidelines.
   2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
   3. Is not commensurate with the workmanship and costs customary in the industry.
   4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
   5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.

(d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
   1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
   2. Copies of the signed contracts with contractors chosen to do the work.
   3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
   4. Photographs of the completed project.

(e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: 713

Project Address: 713 NE 4 St, Ocala, Fl 34470

Parcel Number: 2826-013-003

APPLICANT INFORMATION

Applicant's Name:

JFG Properties, LLC

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

Joyce Gamache

Agent's Name (if applicable): _____

Agent's Mailing Address: 1531 NE 2 St

City: Ocala State: Fl Zip: 34470

Phone number: 3528161833 Fax: N/A

E-mail address: JFG Properties @ outlook.com

How long have you owned / lived at the current location? 1993

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Removal of original windows - Installation of new energy efficient windows

Remove & replace HVAC system

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

NO, Cost Prohibitive

PROJECT COSTS & SCHEDULE

WINDOWS $4741.69
HVAC $8147.00

Estimated cost of project based on attached submitted low bid. $12888.69

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75 %

Anticipated start date: Depending on GRANT APPROVAL Anticipated completion date: _____

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Joyce Gramach, owner/occupant of building at 713 NE 4 St, 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: Joyce Gramach

Date: 10-7-25

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA25-0049
Address: 713 NE 4th Street
CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Window replacement	$ 5,623	**$ 4,742**
2	HVAC	$ 8,886	**$ 8,147**
	Total	**$ 14,509**	**$ 12,889**
	Maximum CRA grant that can be awarded based on 75% match, $20,000 maximum.		**$ 9,667**

MI WINDOWS and DOORS

MI WINDOWS and DOORS

Customer Name:
Address:

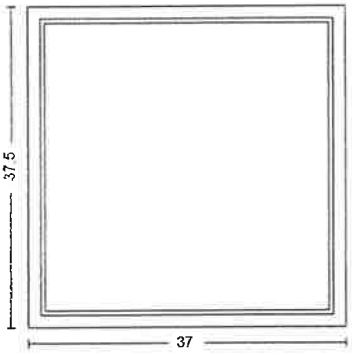
Phone:
Fax:
Customer Information:

Comments:

Project Name: JFG PROPERTIES
Quote Name: 713 NE 4TH ST
Quote Number: 5992336
Order Date: Quote Not Ordered
PO Number:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 100-1 BY FRONT
Quantity: 1
RO Size: 38.75" X 38.5"
Unit Size: 37" X 37.5"



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 37W x 37.5H
*** DIMENSIONS ***
37W x 37.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

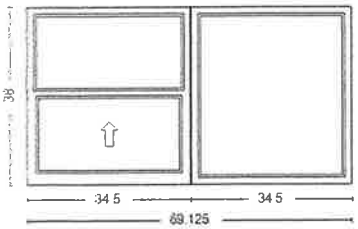
Unit Price: $296.81
Extended Price: $296.81

3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 200-1 BY FRONT
Quantity: 1
RO Size: 70.875" X 39"
Unit Size: 69.125" X 38"



*** PRODUCT ***
Row 1 3540 Single Hung - Vent / Fixed - 2 Units - 69.125W x 38H
*** DIMENSIONS ***
34.5W x 38H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** SCREEN ***
Unit 1 Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - YesUnit 2
*** MULLS ***
Vertical CommonFrame 0.125" thick, 38" in length
*** NFRC ***
NFRC 1 Series 3540::SingleHung, U-Factor::0.29, SHGC::0.21, VT::0.44
NFRC 2 Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Performance 1 Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG40*, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23
Performance 2 Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $615.70

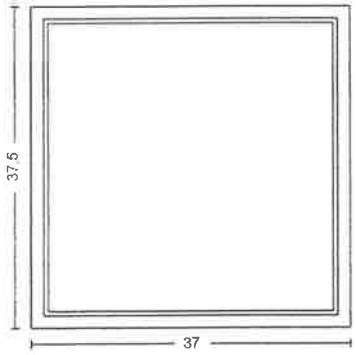
3540 Single Hung - Vent - CustomCustom

Extended Price: $615.70

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 300-1 RIGHT SIDE
Quantity: 1
RO Size: 38.75" X 38.5"
Unit Size: 37" X 37.5"



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 37W x 37.5H
*** DIMENSIONS ***
37W x 37.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $296.81

3540 Picture Window - Fixed - CustomCustom

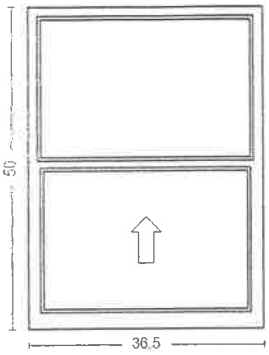
Extended Price: $296.81

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 400-1
Quantity: 1
RO Size: 38.25" X 51"
Unit Size: 36.5" X 50"

RIGHT SIDE



*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 36.5W x 50H
*** DIMENSIONS ***
36.5W x 50H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::35.3, Calculated Negative DP Rating::47.2, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

Unit Price: $412.70
Extended Price: $412.70

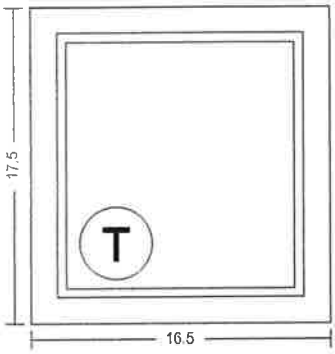
3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 500-1
Quantity: 1
RO Size: 18.25" X 18.5"
Unit Size: 16.5" X 17.5"

BACK OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 16.5W x 17.5H
*** DIMENSIONS ***
16.5W x 17.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $176.67
Extended Price: $176.67

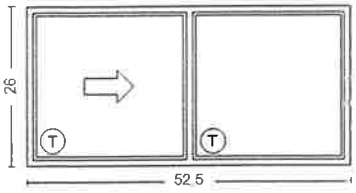
3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 600-1
Quantity: 1
RO Size: 54.25" X 27"
Unit Size: 52.5" X 26"

LEFT OF HOUSE



*** PRODUCT ***
Row 1 1630 2 Lite Single Slider - XO - 1 Units - 52.5W x 26H
*** DIMENSIONS ***
52.5W x 26H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series 1630::SingleSlider, U-Factor::0.28, SHGC::0.22, VT::0.43
*** Performance ***
Series 1630::SingleSlider, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::1630 SLIDER2, Rating Type::DesignPressure, Performance Grade::LC-PG50, Water Rating::7.52, FL ID::21638, STC Rating::28, OITC Data::23

Unit Price: $532.25

1630 2 Lite Single Slider - XO - CustomCustom

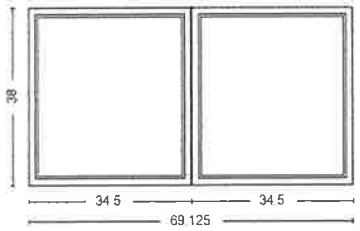
Extended Price: $532.25

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 700-1
Quantity: 1
RO Size: 70.875" X 39"
Unit Size: 69.125" X 38"

LEFT OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed / Fixed - 2 Units - 69.125W x 38H
*** DIMENSIONS ***
34.5W x 38H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** MULLS ***
Vertical CommonFrame 0.125" thick, 38" in length
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $592.34

3540 Picture Window - Fixed - CustomCustom

Extended Price: $592.34

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 800-1	None Assigned	INSTALLATION	
Quantity: 1			
RO Size:			
Unit Size:			

Unit Price:	$2,250.00
Extended Price:	$2,250.00

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 900-1	None Assigned	CITY OF OCALA PERMIT	
Quantity: 1			
RO Size:			
Unit Size:			

Unit Price:	$450.00
Extended Price:	$450.00

Units are viewed from the Exterior

Total Unit Count:	9
Sub Total:	$5,623.28
Freight:	$0.00
Labor:	$0.00
Sales Tax:	$0.00
Total Order Price:	$5,623.28

Submitted By: Please Print Name

Signature:

Date:

Accepted By: Please Print Name

Signature:

Date:

All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.

MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.

All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.

For Information regarding MI's Product Handling Recommendations, please visit miwindows.com/handling

MI WINDOWS and DOORS

Milgard Manufacturing, LLC is a subsidiary of MI Windows and Doors, LLC

C&R Glass and Screen Inc.

ESTIMATE

Office 352-390-0200

Ryan 607-765-3454

email: crglassinc2018@gmail.com

Mailing Address:

9536 SE Maricamp Rd,

STE 106, Ocala, FL 34472

9-Sep-25

BILL TO

John Gamache
713 NE 4th St, Ocala, FL 34470, USA
352-816-0303

ITEM DESCRIPTION	Quantity	Price	AMOUNT
Window installation (Tan) Simonton	1	4741.69	$4,741.69
This is the cost of all windows before build-in materials			$0.00
			$0.00
Subtotal			**$4,741.69**
Discount or Deposit			
PAID			
TOTAL DUE			**$4,741.69**

ESTIMATES are for estimation purposes and not a guarantee of cost for services.

3% Added for Payments made using a Credit Card/10% Added for Credit Card over the phone
Checks accepted with a $35 returned check fee.

20 year manufacturer guarantee on insulated glass
1 year warranty on repairs or replacements

THANK YOU FOR YOUR BUSINESS!

SUN KOOL
AIR CONDITIONING, INC.

Sun Kool Air Conditioning
PO BOX 3171
Ocala, FL 34478

Phone: (352) 330-1067
Fax: (352) 330-0520
acinfo@sunkoolac.com
www.sunkoolac.com

Bill to
John Gamache
713 NE 4th Street
Ocala, FL 34470

Ship to
John Gamache
713 NE 4th Street
Ocala, FL 34470

Email Address: jfgproperties@outlook.com

Phone Number: (352) 816-0303

Quote #: q67933

Item	Description	Quantity	Amount
Carrier Crossover 2T HP r454	38MURAQ24AA31725/40MUAAQ24XA3/Programmable Thermostat Installation includes the following: 17.00 SEER2 AHRI# 208447881 10 Year Compressor Warranty, 10 Year Functional Parts Warranty, 10 Year Labor Warranty. Permits, Fees & Inspections. New Copper Lines, System disposal, Locking caps, mastic seal, Float switch & Plywood Top	1	$9,236.00
Carrier Rebate.	Carrier Rebate	1	-$350.00

Total: $8,886.00

PLEASE NOTE, IN ORDER TO ORDER EQUIPMENT AND BEGIN WORK, A NON-REFUNDABLE DEPOSIT OF 50% MUST BE PAID. THIS WILL BE DEDUCTED FROM THE TOTAL COST. THE REMAINING 50% BALANCE IS DUE OPON COMPLETION

X_____

⇨THIS IS NOT A BILL,TO ACCEPT QUOTE CONTACT OFFICE AT: 352-330-1067⇦
** A 3% credit card fee will be applied to all credit and debit card transactions. Cash and Check transactions are not subject to a surcharge.**

Customer acknowledges that title to all materials and equipment supplied in connection with the work described above shall remain the property of Sun Kool Air Conditioning until such time of complete and final payment for goods and/or services.

Sun Kool shall have the right to enter onto premises and disconnect and remove such materials and equipment without liability for any damage resulting from such removal if customer fails to pay any balance due for the work as when payment is due.

Customer agrees to pay all fees & costs, including attorney's fees, fees and costs incurred at trial, on appeal, and in any bankruptcy or similar proceedings, incurred by Sun Kool in connection with any efforts to collect payment for the work.

Any alterations or deviations from above specifications involving extra cost will be performed only upon agreed written change orders and such extra costs will become an additional charge over and above the proposal.

Customer acknowledges that Sun Kool's performance of the job is contingent upon strikes, accidents or delays beyond Sun Kool's reasonable control. Sun Kool shall carry required Workers' compensation insurance.

Owner shall carry fire, tornado, and other necessary insurance.
All prices & applicable charges are subject to change after the valid period.

SUN KOOL
AIR CONDITIONING, INC.

Sun Kool Air Conditioning
PO BOX 3171
Ocala, FL 34478

Phone: (352) 330-1067
Fax: (352) 330-0520
acinfo@sunkoolac.com
www.sunkoolac.com

Quote Acceptance Signature

X_____

Printed Name and Title

X_____

Date
___/___/_____

ESTIMATE	#4512
ESTIMATE DATE	Jun 4, 2025
TOTAL	$8,147.00

All Weather Heating and Cooling Inc

John Gamache
713 NE 4th St
Ocala, FL 34470

(352) 816-0303
jfgproperties@outlook.com

CONTACT US

710 NE 17th Place
Ocala, FL 34470

(352) 867-0019
Info@allweatherfl.com

ESTIMATE

Services	qty	unit price	amount
1.50 TON LENNOX 16 SEER2 MERIT HEAT PUMP SPLIT SYSTEM	1.0	$8,147.00	$8,147.00

AHU: CBK45UHET-024 (H:45-1/2 W:18-1/2 D:22)
COND: ML14KP1-018 (H:42-1/2 W:28-1/4 D:28-1/4)
SEER2: 16
AHRI: 215685483
HONEYWELL T-6 THERMOSTAT
HEAT STRIP
BREAKERS PER CODE
FLOAT SWITCH PER CODE
HURRICANE PAD AND ANCHORS PER CODE
COUNTY OR CITY PERMIT
INSTALLED TO EXISTING ELECTRICAL, LOW VOLTAGE, AND DUCTWORK
RESIDENTIAL WARRANTY 1YR LABOR 10YR PARTS FOR REGISTERED HOMEOWNER
COMMERCIAL WARRANTY 1YR LABOR 1YR PARTS 5YR COMPRESSOR
RUN ELECTRIC CIRCUIT TO AHU
CAP FLUE PIPE AND GAS LINE

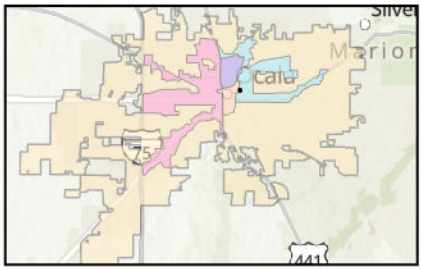
CUSTOMER TO POUR CONCRETE PAD AND TRNCH FOR COPPER LINES

Services subtotal: $8,147.00

Total **$8,147.00**

I have the authority to order the above work and do so in order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final & complete payment is made. If the settlement is not made as agreed, the seller shall have the right to remove the same, and the seller will be held harmless for any damages resulting from the removal thereof. If no payment is made, collection proceedings will commence. The customer will pay late fees, interest, attorney, and court costs. 1.5% late fee may be added on invoices past due over 30 days (18% per annum). Neither personal nor corporate bankruptcy will exonerate the below from paying.
As required by the system manufacturer, the system should have bi-annual maintenance & cleaning of the HVAC equipment. All Weather Heating & Cooling Inc. is not responsible for the cost of any repairs caused by a lack of bi-annual maintenance.
CAC1821051

AERIAL MAP



Case Number: CRA25-0049

Property Size: Approximately 0.07 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\Dec\

Parcels
Subject Parcel

0 75 150 300 Feet

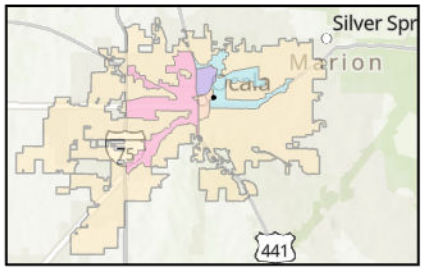
N

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 12/10/2025

CASE MAP



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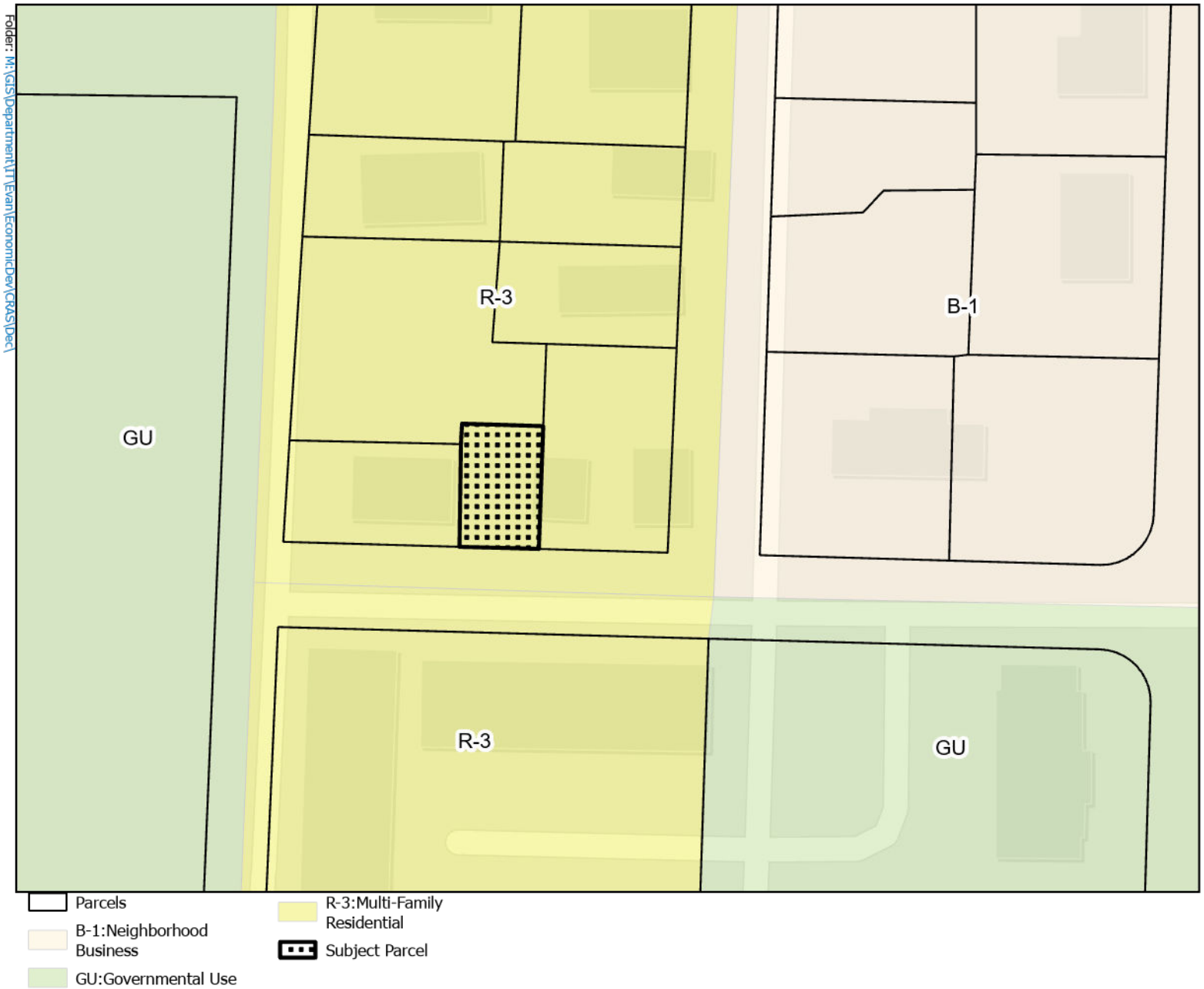

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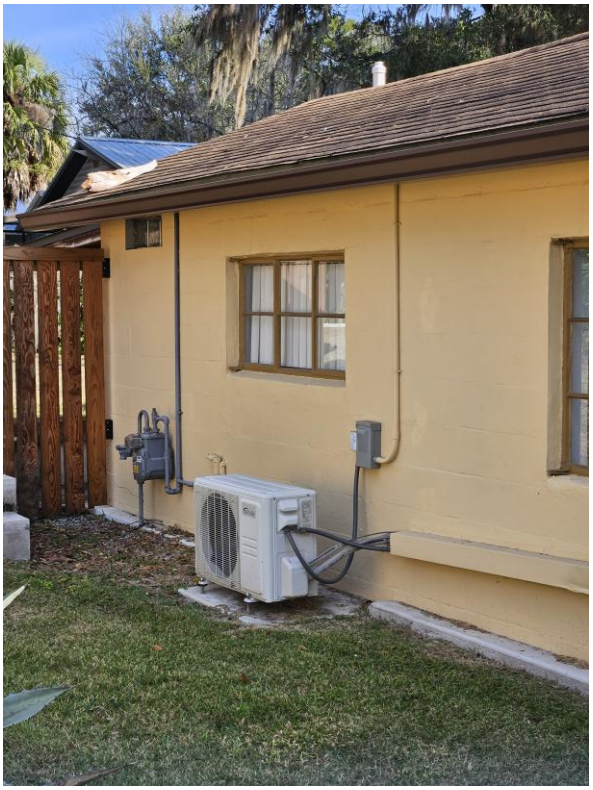
Prepared by the City of O
Growth Management Departr
by ekrepps on 12/10/2025

Existing Conditions

View of property looking north from 4th Street.

Existing Conditions – original windows to be replaced.

Existing Conditions – original windows to be replaced.



Existing Conditions – Location of AC unit.

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 #: 2026-0457 Agenda Item #: 5d.

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 719 NE Fourth Street, in an amount not to exceed $6,292

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

PROOF OF PUBLICATION:
N/A

BACKGROUND: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make exterior facade improvements, addressing neighborhood deterioration trends while adding value to the CRA. This improvement aligns with the grant program's purpose and the East Ocala Community Redevelopment Area Plan (2016). According to the Findings of Necessity, there are a high number of structures of subpar quality in the East Ocala CRA

The attached grant framework outlines elements of eligible work. Each property owner can submit one application per fiscal year. The maximum award is $20,000, covering up to 75 percent of the project costs. Roofing improvements are funded at a 50 percent match.

Below is a summary of the application.

Grant Application ID #: CRA25-0046
Applicant: JFG Properties, LLC/Joyce Gamache
Address: 719 NE Fourth Street
Project Description: Replacement of original windows.
High Quote: $9,265
Low Quote: $8,389
Recommended Grant Amount: Not to exceed $6,292

FINDINGS AND CONCLUSIONS: City staff reviewed and processed the application following the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The scope includes removing the existing windows and replacing them with energy-efficient ones.
- These improvements will increase the energy efficiency of the home and reduce power consumption costs. The applicant indicated that it would be cost-prohibitive to complete the proposed improvements without the grant's support.
- On December 4, 2025, the Grant Review Committee (GRC) visited the home to review the site conditions and discuss the proposed project with the applicant representative and the CRA Advisory Committee representative.
- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework. The applicant meets the grant program requirements and is eligible for consideration.
- The application is bypassing the East Ocala CRA Advisory committee and proceeding directly to the CRA Board due to a conflict of interest. Advisory Committee member John Gamache is a relative of the applicant.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant, in an amount not to exceed $6,292.

FISCAL IMPACT: There is adequate funding for the grants under consideration at this meeting. Payment will be made from the East Ocala CRA grants account (620-016-559-559-55-82010) in the fiscal year when the project is completed.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve
- Approve with changes.
- Table
- Deny

719

Revised
March 2024

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.
Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.
Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).
Step 2: Complete the grant application attached or visit https://ocalafl.civicserve.com/ to complete the online.
Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

(a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.

1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.

(b) Ineligible Properties - The following types of property are **not eligible** without City
Council approval:

1. Tax delinquent property
2. Property in litigation
3. Property in condemnation or receivership
4. Property or tenants with outstanding financial obligations to the City.

(c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.

(d) Ineligible Work:

1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.

(e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

(f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.

(g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

(a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:

1. A completed application form.
2. Proof of Ownership and homestead status.
3. Color photographs of the existing conditions.
4. Color photo examples of proposed colors.
5. Project Schedule
6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
8. Any other documentation necessary to illustrate the visual impact of the proposed project.
9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

(a) Options: Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

(b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.

(c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.

(d) Staff may meet with applicant to review completed application.

(e) Applications deemed complete will be reviewed by:

1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.

(f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.

(g) Any deviation from the approved project must be reviewed and approved by the CRA.

(h) City staff will review progress during renovation process.

(i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

(a) Does proposed project include the priority work elements of the CRA subarea grant program?
(b) Is the structure historic?
(c) Is the property located in the CRA?
(d) What is the overall condition of the property?

VI. Reimbursement

(a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:

1. invoices for all work performed, with details of work clearly expressed;
2. copies of cancelled checks;
3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.

(b) Reimbursement shall be made according to the requirements of each grant program.

(c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
   1. Does not conform to the program guidelines.
   2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
   3. Is not commensurate with the workmanship and costs customary in the industry.
   4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
   5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.

(d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
   1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
   2. Copies of the signed contracts with contractors chosen to do the work.
   3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
   4. Photographs of the completed project.

(e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: 719

Project Address: 719 NE 4 Street, Ocala, Fl 34470

Parcel Number: R3826-013-004

APPLICANT INFORMATION

Applicant's Name:

JFG Properties, LLC

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

Joyce Comanche

Agent's Name (if applicable): _____

Agent's Mailing Address: 1531 NE 2 Street

City: Ocala State: Fl Zip: 34470

Phone number: 3522161833 Fax: N/A

E-mail address: JFG Properties @ outlook.com

How long have you owned / lived at the current location? 1991

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Removal of original windows

Installation of new energy efficient windows

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

No, cost prohibitive

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $8389.42 Low bid

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75%

Anticipated start date: Depending on grant approval Anticipated completion date: _____

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Joyce Gamache, owner/occupant of building 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.

Signature: Joyce Gamache

Date: 10/7/2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised March 2024*	
Purpose	
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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.*

Quote Date: 10/1/2025

CENTRAL FLORIDA WINDOW AND DOOR
2500 SW 17TH RD, UNIT 100
OCALA, FL 34471

Customer Name:
Address:

Phone:
Fax:
Customer Information:

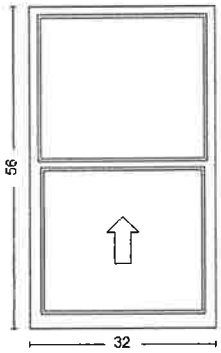
Comments:

Project Name: JFG PROPERTIES
Quote Name: 719 NE 4TH ST
Quote Number: 5992330
Order Date: Quote Not Ordered
PO Number:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 100-1
Quantity: 1
RO Size: 33.75" X 57"
Unit Size: 32" X 56"

BY FRONT



*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 32W x 56H
*** DIMENSIONS ***
32W x 56H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

Unit Price: $355.69
Extended Price: $355.69

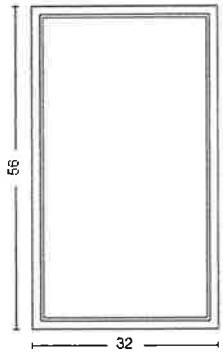
3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 200-1
Quantity: 1
RO Size: 33.75" X 57"
Unit Size: 32" X 56"

BY FRONT



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 32W x 56H
*** DIMENSIONS ***
32W x 56H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG35, Water Rating::5.43, FL ID::18644, STC Rating::27, OITC Data::23

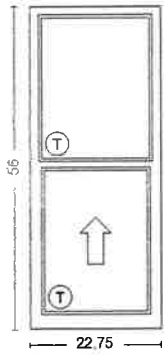
Unit Price: $326.88
Extended Price: $326.88

3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 300-1 BY FRONT
Quantity: 1
RO Size: 24.5" X 57"
Unit Size: 22.75" X 56"



*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 22.75W x 56H
*** DIMENSIONS ***
22.75W x 56H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.29, SHGC::0.21, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG40*, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23

Unit Price: $447.52

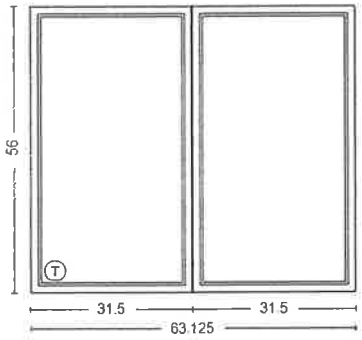
3540 Single Hung - Vent - CustomCustom

Extended Price: $447.52

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 400-1 BY FRONT
Quantity: 1
RO Size: 64.875" X 57"
Unit Size: 63.125" X 56"



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed / Fixed - 2 Units - 63.125W x 56H
*** DIMENSIONS ***
31.5W x 56H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Unit 1 Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
Unit 2 Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** MULLS ***
Vertical CommonFrame 0.125" thick, 56" in length
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Performance 1 Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23
Performance 2 Series 3540::DirectSet, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG35, Water Rating::5.43, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $859.52

3540 Picture Window - Fixed - CustomCustom

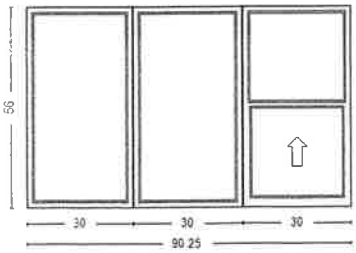
Extended Price: $859.52

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 500-1
Quantity: 1
RO Size: 92" X 57"
Unit Size: 90.25" X 56"

RIGHT OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed / Fixed / Vent - 3 Units - 90.25W x 56H
*** DIMENSIONS ***
30W x 56H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** SCREEN ***
Unit 1,2
Unit 3 Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** MULLS ***
Vertical CommonFrame 0.125" thick, 56" in length
Vertical CommonFrame 0.125" thick, 56" in length
*** NFRC ***
NFRC 1,2 Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
NFRC 3 Series 3540::SingleHung, U-Factor::0.29, SHGC::0.21, VT::0.44
*** Performance ***
Performance 1,2 Series 3540::DirectSet, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG35, Water Rating::5.43, FL ID::18644, STC Rating::27, OITC Data::23
Performance 3 Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG40*, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23

Unit Price: $1,025.17

3540 Picture Window - Fixed - CustomCustom

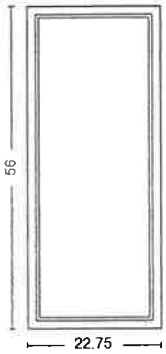
Extended Price: $1,025.17

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 600-1
Quantity: 1
RO Size: 24.5" X 57"
Unit Size: 22.75" X 56"

RIGHT OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 22.75W x 56H
*** DIMENSIONS ***
22.75W x 56H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG35, Water Rating::5.43, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $303.41

3540 Picture Window - Fixed - CustomCustom

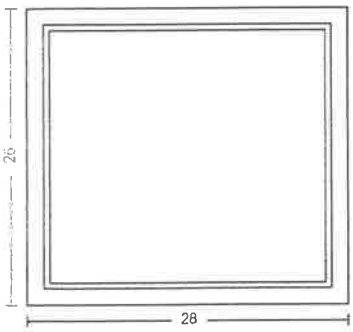
Extended Price: $303.41

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 700-1
Quantity: 1
RO Size: 29.75" X 27"
Unit Size: 28" X 26"

BACK OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 28W x 26H
*** DIMENSIONS ***
28W x 26H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $217.19

Extended Price: $217.19

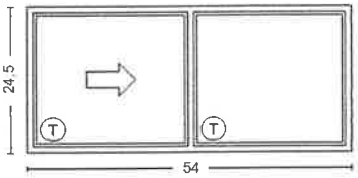
3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 800-1
Quantity: 1
RO Size: 55.75" X 25.5"
Unit Size: 54" X 24.5"

BACK OF HOUSE



*** PRODUCT ***
Row 1 1630 2 Lite Single Slider - XO - 1 Units - 54W x 24.5H
*** DIMENSIONS ***
54W x 24.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series 1630::SingleSlider, U-Factor::0.28, SHGC::0.22, VT::0.43
*** Performance ***
Series 1630::SingleSlider, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::1630 SLIDER2, Rating Type::DesignPressure, Performance Grade::LC-PG50, Water Rating::7.52, FL ID::21638, STC Rating::28, OITC Data::23

Unit Price: $530.25

Extended Price: $530.25

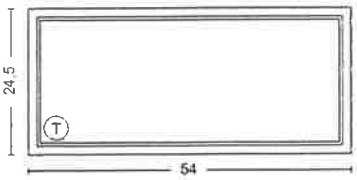
1630 2 Lite Single Slider - XO - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 900-1
Quantity: 1
RO Size: 55.75" X 25.5"
Unit Size: 54" X 24.5"

BACK OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 54W x 24.5H
*** DIMENSIONS ***
54W x 24.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $486.53
Extended Price: $486.53

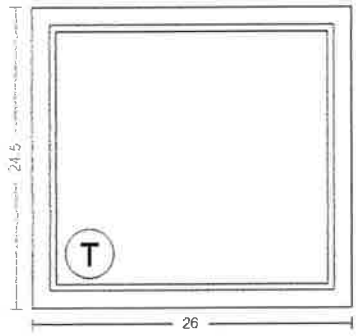
3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 1000-1
Quantity: 1
RO Size: 27.75" X 25.5"
Unit Size: 26" X 24.5"

LEFT OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 26W x 24.5H
*** DIMENSIONS ***
26W x 24.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $281.80
Extended Price: $281.80

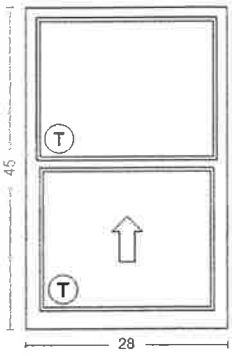
3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 1100-1
Quantity: 1
RO Size: 29.75" X 46"
Unit Size: 28" X 45"

LEFT OF HOUSE



*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 28W x 45H
*** DIMENSIONS ***
28W x 45H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E and Obscure, Obscure Placement - Full, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.29, SHGC::0.21, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG40*, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23

Unit Price: $481.34
Extended Price: $481.34

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 1200-1
Quantity: 1
RO Size:
Unit Size:

None Assigned

INSTALLATION

Unit Price: $3,500.00
Extended Price: $3,500.00

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 1300-1 None Assigned CITY OF OCALA PERMIT
Quantity: 1
RO Size:
Unit Size:

Unit Price:	$450.00
Extended Price:	$450.00

Units are viewed from the Exterior

Total Unit Count:	13
Sub Total:	$9,265.30
Freight:	$0.00
Labor:	$0.00
Sales Tax:	$0.00
Total Order Price:	$9,265.30

Submitted By: Please Print Name

Signature:

Date:

Accepted By: Please Print Name

Signature:

Date:

All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.

MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.

All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.

For Information regarding MI's Product Handling Recommendations, please visit miwindows.com/handling

MI WINDOWS and DOORS

Milgard Manufacturing, LLC is a subsidiary of MI Windows and Doors, LLC

C&R Glass and Screen Inc.

ESTIMATE

Office 352-390-0200

Ryan 607-765-3454

email: crglassinc2018@gmail.com

Mailing Address:

9536 SE Maricamp Rd,

STE 106, Ocala, FL 34472

14-Mar-25

BILL TO

John Gamache
719 NE 7th Terr, Ocala, FL 34470,
USA
352-816-0303

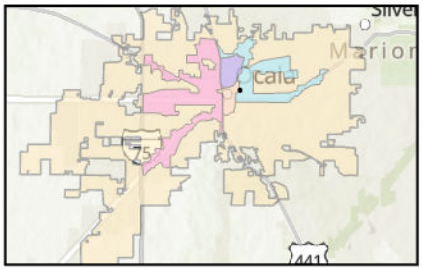
ITEM DESCRIPTION	Quantity	Price	AMOUNT
Window installation Window Craftsmen			$8,389.42
THIS IS THE COST OF WINDOWS INSTALLED BEFORE			$0.00
BUILD-IN MATERIALS			$0.00
Subtotal			**$8,389.42**
Deposit will be required			
PAID			
TOTAL DUE			**$8,389.42**

ESTIMATES are for estimation purposes and not a guarantee of cost for services.

3% Added for Payments made using a Credit Card
10% Added for Credit Card over the phone
Venmo-1.9% plus $0.10 per transaction/PayPal 3.49% and $0.49 per transaction
Cash App 2.75% processing fee - Also accepting Zelle

20 year manufacturer guarantee on insulated glass
1 year warranty on repairs or replacements

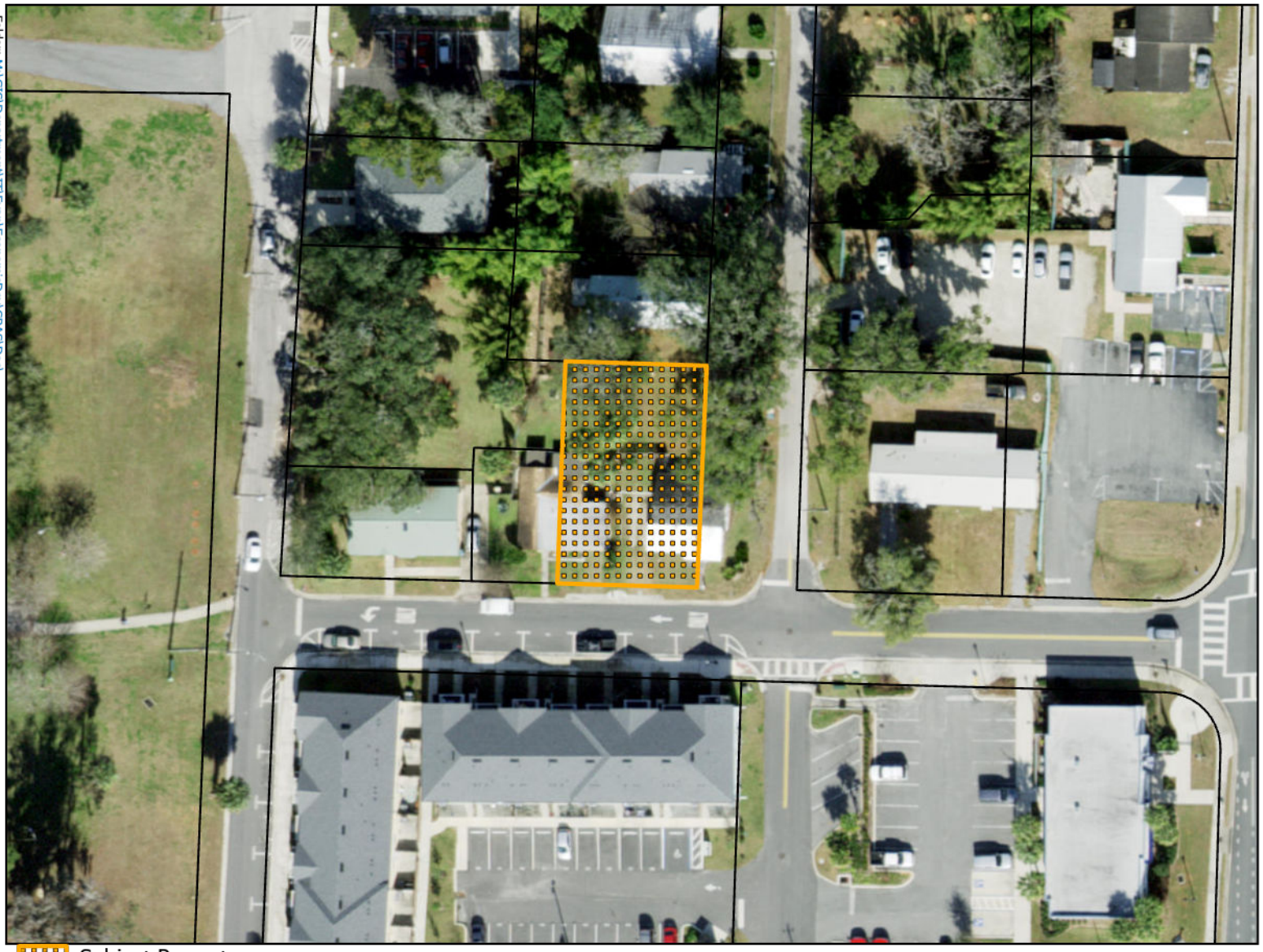
AERIAL MAP



Case Number: CRA25-0046

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

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\Dec\



Subject Property

Parcels

0 75 150 300 Feet

N

OCALA

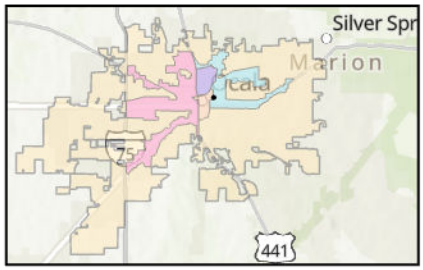
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature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

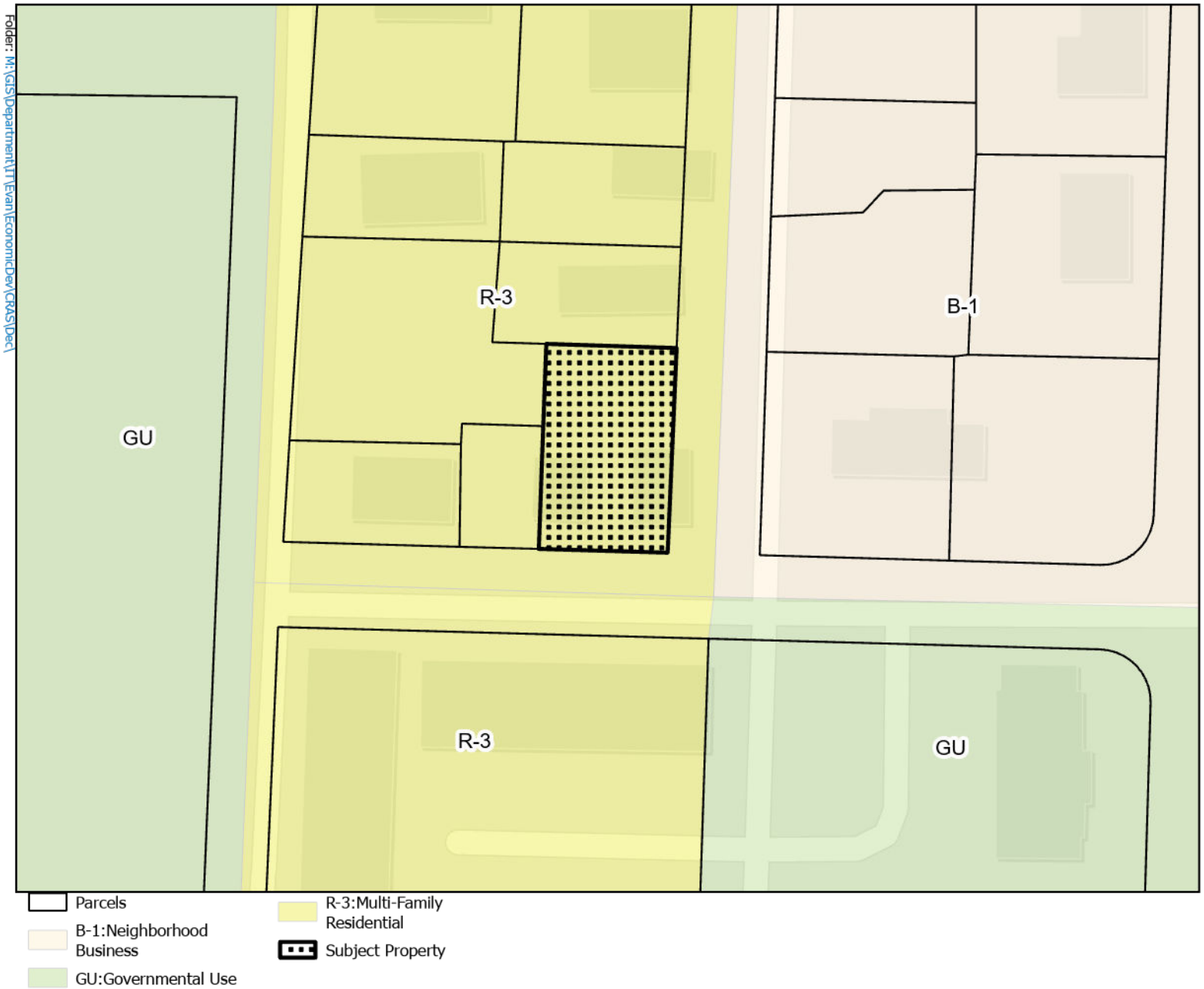
Prepared by the City of O
Growth Management Departr
by ekrepps on 12/10/2025

CASE MAP

Case Number: CRA25-0046

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





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Prepared by the City of O
Growth Management Departr
by ekrepps on 12/10/2025

CRA25-0046

Existing Conditions

View of property looking north from NE 4th Street.

View of property from the intersection of NE 4th Street and NE 7th Terrace.

Existing conditions of the windows.

Existing conditions of the windows to the rear of the building.

Existing conditions of the windows.

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 #: 2026-0458 Agenda Item #: 5e.

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 206 NE 12th Avenue, in an amount not to exceed $8,516

BACKGROUND:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make facade improvements, addressing neighborhood deterioration while adding value to the CRA.

The maximum award is $20,000, covering up to 75 percent of the project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. The entire application packet is attached.

Grant ID: CRA25-0028
Applicant: Barrington Kirkham
Address: 206 NE 12th Avenue
Parcel ID: 2834-002-008
Project Description: Replacement of 13 windows.
High Quote: $18,124
Low Quote: $11,354
Recommended Grant Amount: $8,516

FINDINGS AND CONCLUSIONS:
The application meets all eligibility requirements and qualifies for grant consideration. The applicant is new to the program. Each property owner may submit one application per fiscal year.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous substandard structures, and this project contributes to the area's revitalization.
- According to the Marion County Property Appraiser’s website, the home was built in 1942. The applicant has owned the property since 2022 and has been actively making improvements over time.

The applicant seeks to replace 13 windows to improve energy efficiency and reduce utility costs.

- While not all windows are being replaced, the ones targeted for replacement were installed over 20 years ago. The windows are visibly aged, irreparably damaged, and no longer functional.
- The new windows will be double-hung, double-pane energy-efficient windows with a white finish to match the existing windows.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The committee noted that the property was well-maintained. Located at the intersection of NE 12th Avenue and NE Second Street, the property serves as a good example of the desired character within the neighborhood.

The East Ocala CRA Advisory Committee recommended approval of the grant at their meeting held on August 27, 2025. Staff recommends approval of the grant, in an amount not to exceed $8,516.

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
· Approve
· Approve with Changes
· Table
· Deny

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: Window Upgrade

Project Address: 206 NE 12th Ave

Parcel Number: 2834-002-008

APPLICANT INFORMATION

Applicant's Name:
Barrington Kirkham

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

Agent's Name (if applicable): n/a

Agent's Mailing Address: 206 NE 12th AVE

City: OCALA State: FL Zip: 34470

Phone number: 352 1892160 Fax: —

E-mail address: BARRY 1822 K at AOL - COM.

How long have you owned / lived at the current location? 2023

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

The windows in the sunroom are from 2000 need to be replaced for more energy efficient windows. The windows in the large bedroom are also from 2000 and need to be replaced for efficiency

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

We are able to secure a intrest free loan from a private lender for 75% of the project if we get this grant. Without the grant, we cannot afford to finance the window replacement.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $ 11,354.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75%

Anticipated start date: October 2025 Anticipated completion date: December 2025

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Barrington Kirkham, owner/occupant of building at 206 NE 12th 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: Barry Kirkham

Date: 7/28/25

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

Barrington Kirkham
Window Upgrade

206 NE 12th Ave
July 2025

Photos of existing three windows for the large bedroom.

The side view (north side) bedroom window.

The back view (west side) of bathroom window and bedroom window

Barrington Kirkham
Window Upgrade
Photos of existing 7 windows for the sunroom.

206 NE 12th Ave
July 2025

The north side view of the windows.

The east side view of the windows.

Barrington Kirkham
Window Upgrade

206 NE 12th Ave
July 2025

Project Schedule:

2025 July	Submit City of Ocala Grant
2025 September	Grant notification
2025 October	Submit permitting and any other applications for City of Ocala
	Schedule window install by Bid company
2025 November	Complete installation and payment by owner to bid company
2025 December	Submit final paper work for City of Ocala as proof of project completion

Project Budget:

The bid by Great Day Improvements, LLC of $11,354.00

Great Day Improvements, LLC.
Phone: (727) 250-0289
Customer Service Hotline: (833) 495-3773
11399 16th Court North Suite 100, St. Petersburg, FL 33716
State Certified License # CGC1508826 & CCC133946
Patio Enclosures CGC CBC1267793

PROPOSED SCOPE OF WORK

Customer Information

Barry Kirkham 206 NE 12th Ave Ocala FL 34470	352-789-2160 barry1822k@aol.com	Date: 07/28/2025 GDI Rep: Phil Tallon Office: (800) 472-5449

General Description of Work

Great Day Improvements, LLC. (GDI) will furnish & install windows, sliding glass doors and/or entry doors, which are further described in the Specification Sheet attached hereto as Exhibit "A" & initialed by the parties. GDI will remove & dispose of all debris from job site. Price below includes building permits & Inclusive Limited Lifetime warranty.

Windows

Number of DuraShield X Impact Windows	0
Number of DuraShield X Non-Impact Windows	10

Sliding Glass Doors - ByPass

Number of Impact Doors	
Number of Non-Impact Doors	

Pocket Sliding Glass Doors

Number of Impact Doors	
Number of Non-Impact Doors	

Additional Details

Champion Windows will Furnish and install 10 double pane double hung energy efficient windows

Total Proposed Price	$11,354.00

This space intentionally left blank

WEST SHORE HOME

2715 Northeast 36th Avenue Ocala, FL 34470
(727) 203-4446 | 888-697-4033

CBC1265182 | CFC1431287

Promotional Quote

Prepared by: PATRICK MAGGIO on 07/29/2025

Homeowner and Home Information

Barry Kirkham
206 NE 12th Ave
Ocala, FL 34470
barry1822k@aol.com

Kirkham, B. (1): (352) 789-2160

Project Specifications

Thank you for the opportunity to work together on your window replacement project. Remember that West Shore Home is fully licensed and insured to complete this project. We DO NOT use subcontractors. OUR installers are OUR employees and are fully vetted. We will handle all the permits and inspections. The typical installation takes 1-3 days and comes with a warranty on the materials and installation for as long as you own your home. We'll remove the old windows and frame, inspect the area and treat accordingly, and make it ready for your new high end vinyl windows. We will haul away all debris and clean behind ourselves.

Your current project will include:
Pure High End Vinyl
Glass: Double pane, double Low-e coating, Argon gas filled, Energy star rated.

Also included in our window installation:
Obtaining the permit and scheduling final inspections.
Install your new reinforced multi-chamber vinyl window frames/ sashes.
The windows will have the proper impact rating per the current Florida codes.
Give you the warranty and service information after completion of your project.

Thank you again for your time and input during our visit. It was truly a pleasure to meet you. Please feel free to reach out to me by phone, text, or email if you have any questions. I look forward to helping you upgrade your home.

Patrick Maggio
352-566-3320
Patrick.maggio@westshorehome.com

Proposed Work

Double-Hung Window

Quantity: 13

All windows

Project Details

West Shore will remove the existing window(s). This quote includes installation of the new window(s) and cleanup and removal of all debris from the demolition and installation of the new window(s). West Shore will not remove or replace any shades, blinds, shutters, draperies, window treatment hardware, or security bars. Drop cloths will be placed in the traffic areas of the home where our employees will be walking.

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2715 Northeast 36th Avenue Ocala, FL 34470
(727) 203-4446 | 888-697-4033

Pricing

1 Year Price (good through 07/29/2026)	$22,854
Promotional Price (good through 07/31/2025)	$18,124
Deposit	$0
Monthly Payment	$196/month

Photos

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

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

2025 Property Record Card

2834-002-008

GOOGLE Street View

Prime Key: 1239711 | MAP IT+ | Current as of 8/19/2025

Property Information

KIRKHAM BARRINGTON T
206 NE 12TH AVE
OCALA FL 34470-6714

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

M.S.T.U.
PC: 01
Acres: .33

Situs: 206 NE 12TH AVE OCALA

2024 Certified Value

Land Just Value	$59,138		
Buildings	$162,235		
Miscellaneous	$4,452		
Total Just Value	$225,825	Impact	($25,316)
Total Assessed Value	$200,509	Ex Codes: 01 38	
Exemptions	($50,000)		
Total Taxable	$150,509		
School Taxable	$175,509		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$59,138	$162,235	$4,452	$225,825	$200,509	$50,000	$150,509
2023	$59,138	$162,050	$5,359	$226,547	$226,547	$0	$226,547
2022	$59,138	$149,836	$5,411	$214,385	$114,717	$50,000	$64,717

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7939/0258	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$269,000
7001/1124	07/2019	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$179,000
5862/1390	05/2013	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	$80,500
5731/1585	07/2012	10 FORECLS	2 V-SALES VERIFICATION	U	I	$181,900
4891/0893	09/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$189,000
4272/0414	12/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$155,500
4272/0413	12/2005	08 CORRECTIVE	0	U	I	$100
3881/0082	11/2004	61 FJDGMNT	0	U	I	$100
2514/1518	06/1998	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
2054/1315	07/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$56,500
1322/1323	12/1985	07 WARRANTY	0	U	V	$5,000
1146/1688	02/1983	07 WARRANTY	0	U	I	$200
1024/0725	06/1980	07 WARRANTY	0	U	I	$36,000

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK B E 150 FT OF LOT 8
& S 1/2 FT OF E 150 FT OF LOT 7 BLK B

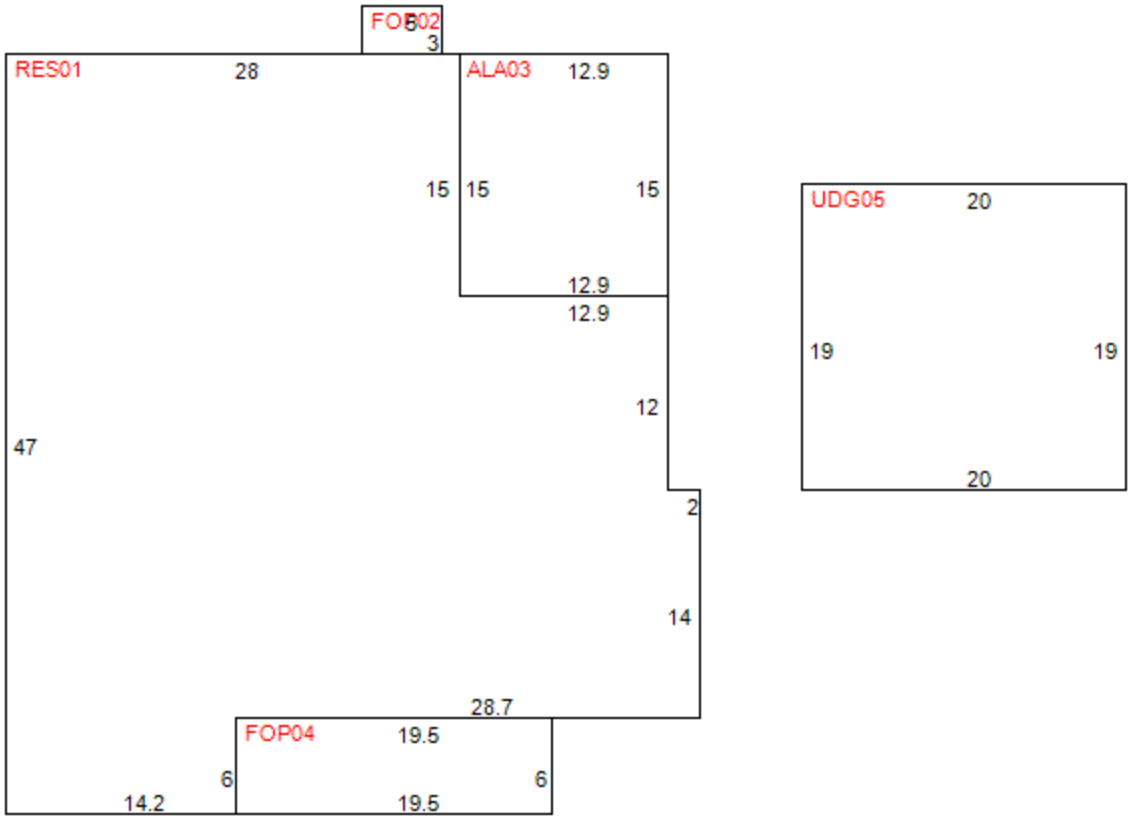
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		150.0	95.0	R3	150.00	FF						
Neighborhood 4701												
Mkt: 8 70												

Traverse

Building 1 of 1
RES01=L12,9U15L28D47R14,2U6R28,7U14L2U12.L12,9U15L1
FOP02=U3L5D3R5.R1
ALA03=R12,9D15L12,9U15.L28D47R14,2
FOP04=R19,5U6L19,5D6.R35U20

UDG05=R20U19L20D19.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	2
Quality Grade	500 - FAIR
Inspected on	12/12/2024 by 254

Year Built 1942
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 236

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	60 - COMMON BRICK	1.00	1942	N	0 %	0 %	1,597	1,597
FOP 02	01 - NO EXTERIOR	1.00	1942	N	0 %	0 %	15	15
ALA 03	29 - VINYL SIDING	1.00	2000	N	0 %	0 %	194	194
FOP 04	01 - NO EXTERIOR	1.00	1942	N	0 %	0 %	117	117
UDG 05	10 - ASBESTOS SHNGL	1.00	1942	N	0 %	0 %	380	380

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00

Floor Finish: 24 CARPET
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 2
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

Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	569.00	SF	20	1982	3	0.0	0.0
116 FENCE VINYL	192.00	LF	99	2009	4	0.0	0.0
159 PAV CONCRETE	684.00	SF	20	2024	3	0.0	0.0

Appraiser Notes

EST.INT.
EST BACK FROM FENCE

Planning and Building
** Permit Search **

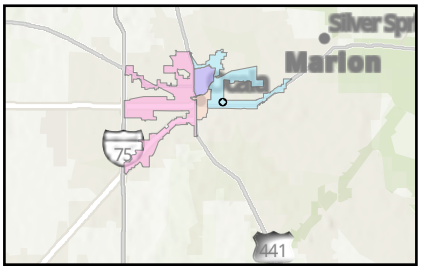
Permit Number	Date Issued	Date Completed	Description
PLM24-0505	7/24/2024	3/18/2025	KIRKHAM/GARAGE REPLACEMENT
BLD24-1382	6/12/2024	5/6/2025	DETACHED GARAGE DEMO
BLD23-2139	2/13/2024	-	KIRKHAM/GARAGE REPLACEMENT
BLD23-1168	9/8/2023	11/13/2023	KIRKHAM / ADDITION
OC01464	8/1/1994	-	RSRA ADD
OC01350	8/1/1994	-	RSRA
OC01378	8/1/1993	-	BLDG01= RSRA

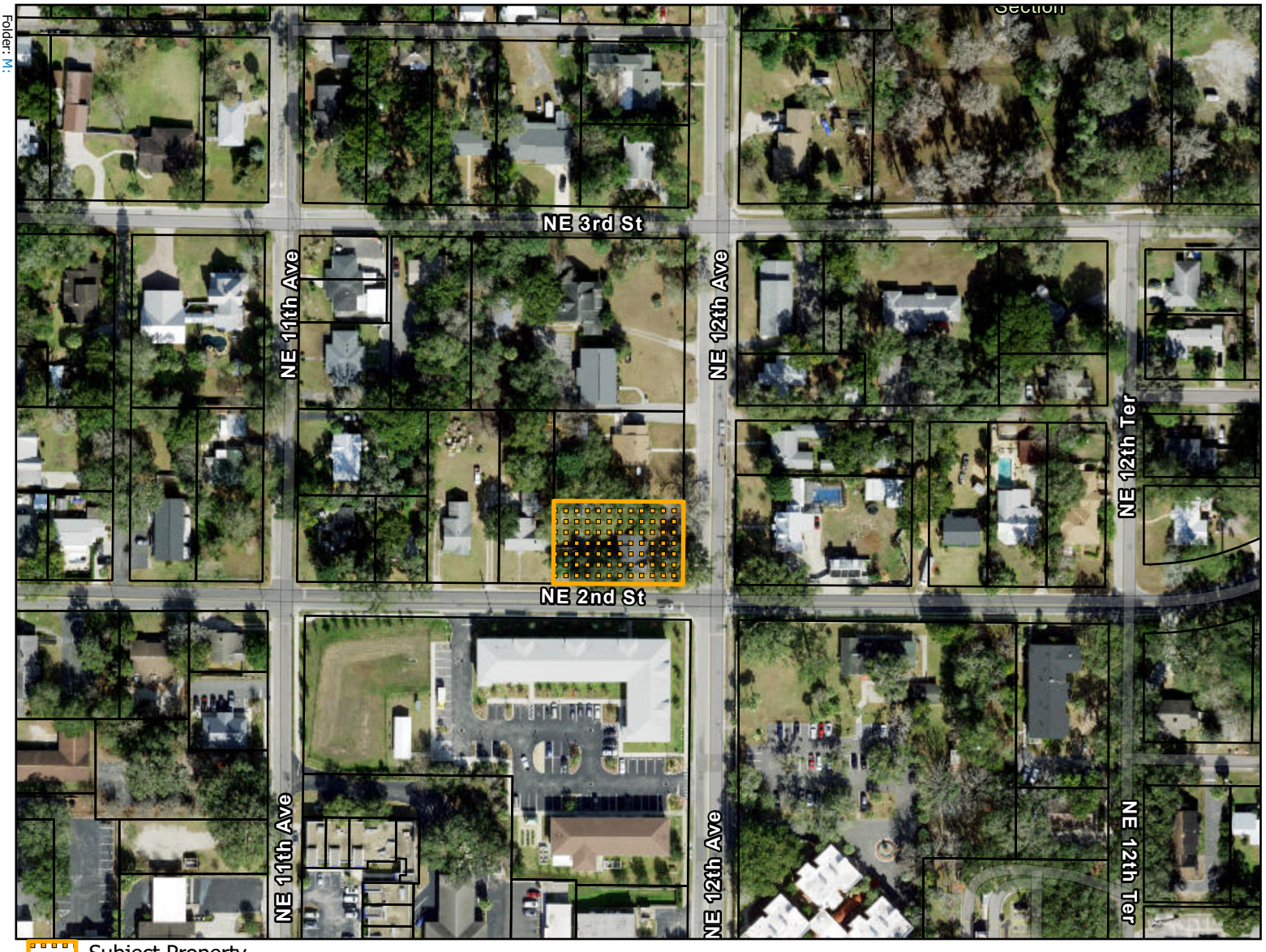
AERIAL MAP

Parcel: 2834-002-008

Case Number: CRA25-0028

Property Size: Approximately .33 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Folder: M:\GIS\Department\LTE\Evan\EconomicDev\CRAS\August\CRA25_0028\

Subject Property

Parcels

0 200 400 800 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.

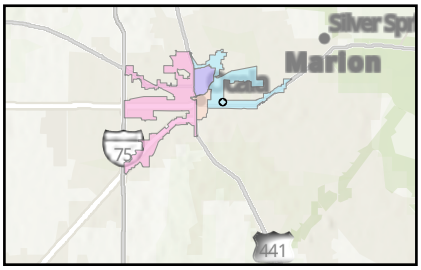
Prepared by the City of O
Growth Management Departr
by ekrepps on 8/11/2025

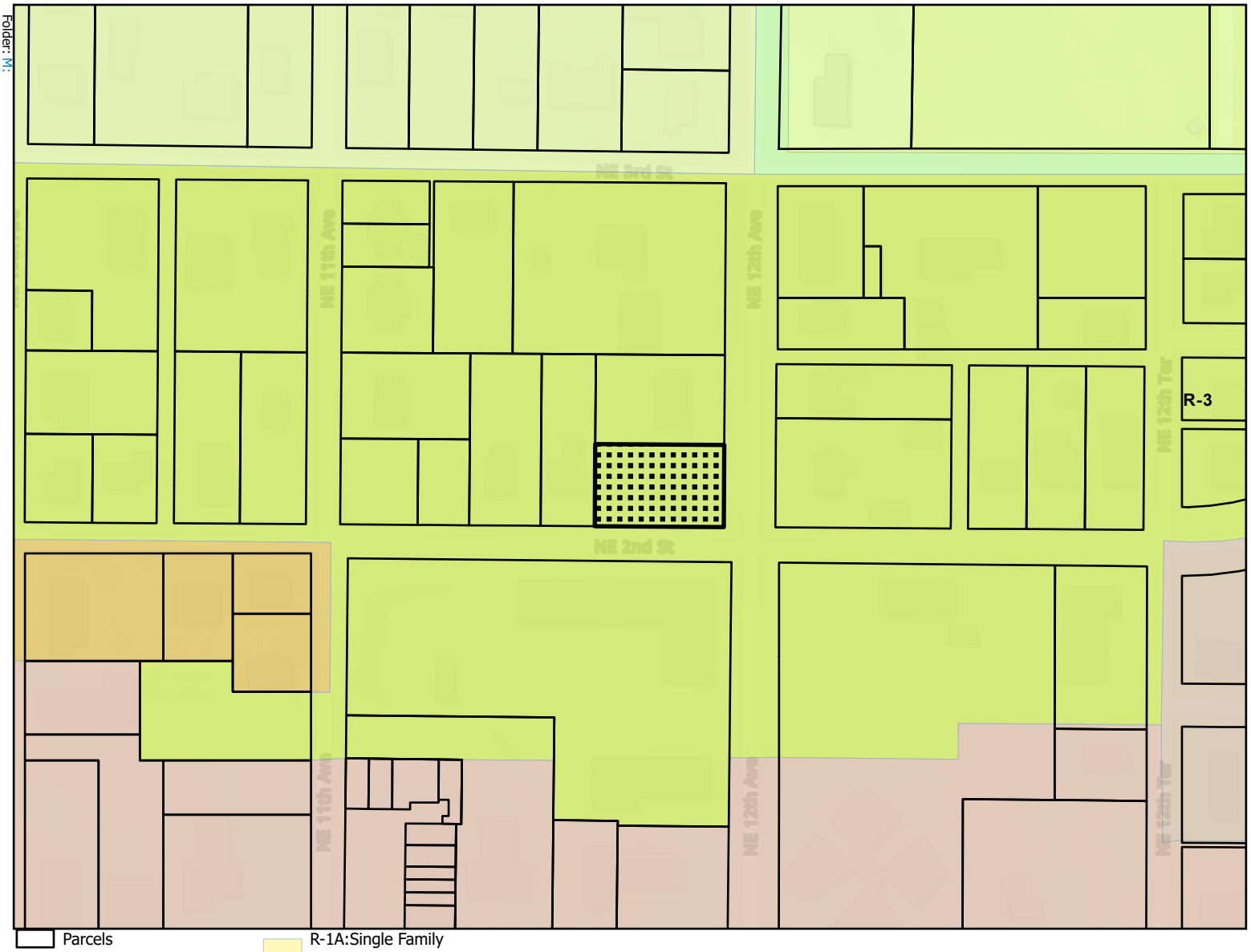
CASE MAP

Parcel: 2834-002-008

Case Number: CRA25-0028

Property Size: Approximately .33 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Parcels
B-2: Community Business
B-2A: Limited Community Busines
INST: Institutional
R-1A:Single Family Residential
R-3:Multi-Family Residential
RO:Residential Office
East Ocala CRA
Subject Property

0 200 400 800 Feet

N

OCALA

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OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 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 tenant with authorization from the property owner.
Eligible work	Only work begun **<u>after</u>** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Fencing 6. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	**$20,000** (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)

File #: 2026-0459 Agenda Item #: 5f.

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 903 NE Second Street, in an amount not to exceed $20,000

BACKGROUND:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make facade improvements, addressing neighborhood deterioration trends while adding value to the CRA.

The maximum grant amount is $20,000, covering up to 75 percent of eligible project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes and other applicant documents.

Grant ID: CRA25-0029
Applicants: Jody Talmadge
Address: 903 NE Second Street
Parcel ID: 2820-044-002
Project Description: Repairing and repainting exterior walls, installing a new fence and making landscaping improvements.
High Quote: $42,663
Low Quote: $37,361
Recommended Grant Amount: $20,000

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year.
- The applicant recently acquired this property and is making improvements before putting the property back into use. The owner is considering renting the property.
- This home was built in 1948 and is currently vacant. The last improvement on record was made in 2022,

when the roof was replaced. Since the applicant acquired the property, she has cleaned up much of the on-site debris and is currently maintaining the building to bring it back to full use.

- The property has had issues with a homeless encampment and replacing the fence will adequately enclose the back section of the property and improve security. The lot spans approximately 0.29 acres.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous substandard structures, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The GRC agrees that the proposed improvements will greatly enhance curb appeal and add to the neighborhood's character. The GRC discussed the planned improvements and potential uses that fit within the zoning classification.
- The East Ocala Advisory Committee meeting recommended approval of the grant at the meeting held on August 27, 2025.
- Per the program guidelines, the proposed work items are eligible to be funded at a seventy-five percent match.
- The proposed scope represents a comprehensive project to restore the home to good condition.

Staff recommends approval in an amount not to exceed $20,000.

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
· Approve
· Approve with Changes
· Table
· Deny

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.
Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.
Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).
Step 2: Complete the grant application attached or visit https://ocalafl.civicserve.com/ to complete the online.
Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

OCALA

APPLICATION DEADLINES - 2024

February 2, 2024
March 29, 2024
May 31, 2024
August 2, 2024
September 27, 2024
November 29, 2024

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

(a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.

1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.

(b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:

1. Tax delinquent property
2. Property in litigation
3. Property in condemnation or receivership
4. Property or tenants with outstanding financial obligations to the City.

(c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.

(d) Ineligible Work:

1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.

(e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

(f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.

(g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

(a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:

1. A completed application form.
2. Proof of Ownership and homestead status.
3. Color photographs of the existing conditions.
4. Color photo examples of proposed colors.
5. Project Schedule
6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
8. Any other documentation necessary to illustrate the visual impact of the proposed project.
9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

(a) Options: Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

(b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.

(c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.

(d) Staff may meet with applicant to review completed application.

(e) Applications deemed complete will be reviewed by:

1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.

(f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.

(g) Any deviation from the approved project must be reviewed and approved by the CRA.

(h) City staff will review progress during renovation process.

(i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

(a) Does proposed project include the priority work elements of the CRA subarea grant program?
(b) Is the structure historic?
(c) Is the property located in the CRA?
(d) What is the overall condition of the property?

VI. Reimbursement

(a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:

1. invoices for all work performed, with details of work clearly expressed;
2. copies of cancelled checks;
3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.

(b) Reimbursement shall be made according to the requirements of each grant program.

(c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
   1. Does not conform to the program guidelines.
   2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
   3. Is not commensurate with the workmanship and costs customary in the industry.
   4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
   5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.

(d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
   1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
   2. Copies of the signed contracts with contractors chosen to do the work.
   3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
   4. Photographs of the completed project.

(e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

OCALA

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: House Paint, Fencing, Landscaping

Project Address: 903 NE 2nd St Ocala FL 34470

Parcel Number: _____

APPLICANT INFORMATION

Applicant's Name:
Jody Talmadge

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

_____

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: 352-497-8627 Fax: _____

E-mail address: lulu ramone 78 @ gmail.com

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

I recently purchased property due to the conditions it is typically in & to protect my invest of neighboring home I feel this home could/would be a beautiful with love. I would like to expedite the process & the availability of the grant program will help that. Making the whole ward & block neighborhood prettier. ♡ The home needs repair to rotten wood and paint to be done properly, there is very little curb appeal & landscaping would greatly improve that. There is no fence & would like?

one. I've gotten x3 quotes for fencing one including aluminum spear head to preserve the charm & age as more.

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

Unfortunately not at this time. I am currently maintaining the property & cleaning up which is more than has been done in past. But with the new purchase it has depleted funds. Thank you for your consideration

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $32,876.91

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? Full amount

Anticipated start date: ASAP Anticipated completion date: ASAP

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Jody Talmadge, owner/occupant of building at 903 NE 2nd St 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: Jody Talmadge

Date: 7/25/25

Property Information -- For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

OCALA

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.*

Ocala Community Redevelopment Agency				
Project Cost Summary				
Application ID:		CRA25-0029		
Address:		903 NE 2nd Street		
CRA subarea:		East Ocala		
No.	**Eligible Work**	**High quote**	**Low quote**	**75%**
1	Repainting	*$ 10,700*	*$ 9,283*	*$ 6,962*
2	Fencing	*$ 16,283*	*$ 14,107*	*$ 10,580*
3	Landscaping	*$ 15,680*	*$ 13,971*	*$ 10,478*
	Total	***$ 42,663***	***$ 37,361***	***$ 28,021***
			Max Grant	*$20,000*

352-348-8017
Tim 7/21/25
PREPARED BY DATE

TITAN FENCE CO.

TITAN FENCE CO
PROPOSAL / CONTRACT
352-503-7646
TITANFENCE.NET

SPECIAL INSTRUCTIONS

option 2

NAME Jodi Talmadge	
STREET 903 NE 2nd St.	
CITY Ocala	PHONE # 352-497-8827
EST INSTALL	ALT PHONE #
EMAIL	

IMPORTANT INSTALL INFORMATION

☑ FENCE TO FOLLOW GROUND CONTOUR	☐ FENCE TOP LEVEL	
REMOVAL / DISPOSAL	☐ YES	☑ NO
CLEARING OF FENCE LINE NEEDED	☑ YES	☐ NO
CLEARING TO BE DONE BY	☑ OWNER	☐ TFC
HOA APPROVAL REQUIRED	☐ YES	☑ NO
PERMIT REQUIRED	☐ YES	☑ NO
FINISHED SIDE N/A	☐ IN	☐ OUT

PVC
FOOTAGE 389'
HEIGHT 6'
STYLE Privacy
COLOR White
POSTS 5'
POST CAPS Pry
PICKETS Tdb
OPTIONS ☐ —

ALUMINUM/STEEL
FOOTAGE 49'
HEIGHT 4'
STYLE Abigail
COLOR Black
GRADE Eagle
PICKETS 5/8"
POSTS 2"
GATE POSTS 2"
OPTIONS ☑ Spear Top

WOOD
☐ PT PINE ☐ CYPRESS ☐ CEDAR
FOOTAGE
HEIGHT
STYLE
PICKETS
RUNNERS
POSTS
GATE POSTS
OPTIONS ☐

CHAIN LINK
FOOTAGE
TYPE
HEIGHT
GRADE
TOP RAIL
LINE POSTS
TERMINAL POSTS
GATE POSTS
BTW ☐ YES ☐ NO

☐ OPERATOR - ACTUATOR / PAD MASTER OR M/S
☐ IRB ☐ YES ☐ NO
☐ WIRELESS KEYPAD
☐ TRANSMITTERS 1 OR 2 BUTTON
☐ EXIT PROBE ☐ YES ☐ NO

ALL DIMENSIONS AND SPECIFICATIONS ARE APPROXIMATE

Sale Price

Materials $8,424

Labor $5,683

Total $14,107

GATES

QTY	SIZE	TYPE	ARCHED	RACKED	SWING	HINGE
2	5'	SNG Plk	☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
1	5'	SNG Alum.	☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R

Notes: Warranty
5 year workmanship
Lifetime on materials

UNDERGROUND SYSTEMS: Titan Fence Co will perform locates for power, telephone, and cable lines. Purchaser agrees that Titan Fence Co shall not be responsible for or liable for any damage to sprinklers or sprinkler systems, underground pipes, drains, foundations, or any other unmarked underground systems.

WOOD PURCHASE NOTICE: Titan Fence Co shall not be liable for any labor or similar costs, or for any costs or damage which may be associated with the natural characteristics of wood. Wood fences have a tendency to shrink, split, warp, crack and twist in hot, humid weather. Small gaps will appear between the boards and are a common occurrence that does not constitute failure of wood.

RIGHT TO CANCEL: Per Florida and Federal Consumer statutes, this contract may be canceled by either the buyer or the seller in writing by midnight of the third business day after signing, or by postmarked date no later than 3 business days after signing.

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all products delivered and installed remain the property of TITAN FENCE CO. until full payment is made. Purchaser agrees to all conditions contained both front & back of this contract.

CONTRACT AMOUNT: $

DEPOSIT AMOUNT: $ 50%

BALANCE DUE UPON COMPLETION: $

ACCEPTED BY PURCHASER CONTRACT DATE

Prepared for:

Jody Talmadge
903 NE 2nd St
Ocala, FL 34470

(352) 497-8627 | luluramone78@gmail.com

Evaluated on:

Wednesday, July 23, 2025

Evaluated By:

Jonathan Bohdal

(352) 844-2677 | jbohdal@gdfencepro.com

Getter Done Fence
2500 NW 6th st Suite 105
Ocala, FL 34475
Main (352) 789-4314
www.gdfencepro.com

Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

Section 1

Aluminum Fence

Fencing

Product	Quantity
3- Rail Abigail spear top	9

Gates

Product	Quantity
3- Rail Abigail Gate (spear top)	1

Notes

N/A

Vinyl Fence

Fencing

Product	Quantity
Vinyl white privacy ND *6x6 Sections* *1.75"x5.5"x6' rails* *posts spaced evenly (NO LITTLE SECTIONS)* *u channel screwed to post per manufacturer's installation requirements* *2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post* *w/ high density stiffeners to securely adapt the vinyl post* *NO-DIG NO MESS STRONGER AND CLEANER*	68

Gates

Product	Quantity
Vinyl walk gate ND *Aluminum Reinforced Gate, all gate hardware is attached using rivets instead of screws with a heavy duty aluminum brace*	2

Notes

N/A

Costs

Section: Section 1

Description	Quantity
3- Rail Abigail spear top	9.00
3- Rail Abigail Gate (spear top)	1.00
Vinyl white privacy ND	68.00
Vinyl walk gate ND	2.00
Total Cost:	$16,283.44

Total: $16,283.44

Payment Terms

Deposit	*Due at bid acceptance*	$8,141.72
Final Payment	*Due at project completion*	$8,141.72

Or finance $16,283.44 with Wisetack

As low as **$353.23/mo**
Pay over time with **Wisetack***

See Financing Options

*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a $1,200 purchase could cost $104.89 a month for 12 months, based on an 8.9% APR, or $400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. No other financing charges or participation fees. See additional terms at https://wisetack.com/faqs

THE YARD STOP ULTIMATE OUTDOORS, LLC
WWW.YARDSTOPINC.COM
4160 WEST HWY 40
OCALA, FL 34482
(352)368-7599

Estimate

Name / Address	Ship To
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627	JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627

Estimate #	9509	Date	7/21/2025

Description	Qty	Rate	Total
903 NE 2ND ST ESTIMATE - ROCK AS MULCH			
ENCORE AZALEA - 3 GAL COLOR: _____	4	36.00	144.00
BANANA SHRUB - 7 GAL	1	95.00	95.00
BLACK EYED SUSAN - 1 GAL	6	20.00	120.00
BLUE DAZE - 1 GAL	7	16.00	112.00
BLACK DIAMOND CRAPE MYRTLE - 15 GAL	1	215.00	215.00
CAMELLIA SHI SHI - 3 GAL	1	44.00	44.00
COONTIE - 3 GAL	2	34.00	68.00
FOXTAIL FERN - 3 GAL	6	28.00	168.00
BLANKET FLOWER, GAILLARDIA - 1 GAL	5	20.00	100.00
SKY PENCIL HOLLY - 7 GAL	2	85.00	170.00
LANTANA MOUNDING 'ANNE MARIE' - 1 GAL	2	16.00	32.00
LOROPETALUM CERISE CHARM - 3 GAL	10	36.00	360.00
REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE DEBRIS, PREP WORK, GRADING AND DELIVERY FEES		1,020.00	1,020.00
FILL DIRT AND INSTALLATION PER CUBIC YARD	8	75.00	600.00
INSTALLATION OF WEED BARRIER 3' X 300' COMMERCIAL GRADE WITH PINS PER ROLL	1	245.00	245.00
INSTALLATION OF DECORATIVE ROCK PER CUBIC YARD TYPE: _____	3	346.00	1,038.00
INSTALLATION OF LEDGE WALL RETAINING WALL BLOCK 2 - 6 BLOCKS TALL - COLOR: _____	393	15.00	5,895.00
INSTALLATION OF LEDGE WALL RETAINING WALL CAP - COLOR: _____	115	13.00	1,495.00
IF NEEDED ST. AUG TURF TO BE INSTALLED AT $1.80 PER SF			

Thank you for your consideration. We look forward to working with you.

Total

ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.

Customer Signature

THE YARD STOP ULTIMATE OUTDOORS, LLC
WWW.YARDSTOPINC.COM
4160 WEST HWY 40
OCALA, FL 34482
(352)368-7599

Estimate

Name / Address	Ship To
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627	JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627

Estimate #	9509	Date	7/21/2025

Description	Qty	Rate	Total
*** IRRIGATION SERVICE CALL TO BE INVOICED SEPARATELY AS TIME AND MATERIAL COST @ $150 PER HR PLUS PARTS *** ** IRRIGATION SERVICE CALL REQUIRED TO INSURE VALID 6 MONTH PLANT WARRANTY ** *ALL PAYMENTS BY CREDIT CARD WILL HAVE 3% ADDED TO THE EACH PAYMENT TOTAL. NO ADDED COST TO PAY BY CHECK.*			

Thank you for your consideration. We look forward to working with you.

Total $11,921.00

ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.

Customer Signature _____

THE YARD STOP ULTIMATE OUTDOORS, LLC
WWW.YARDSTOPINC.COM
4160 WEST HWY 40
OCALA, FL 34482
(352)368-7599

Estimate

Name / Address	Ship To
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627	JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627

Estimate #	9483	Date	7/15/2025

Description	Qty	Rate	Total
903 NE 2ND STREET 1" PVB PRESSURE VACUUM BREAKER HUNTER PRO C CONTROLLER WITH WIRELESS RAIN SENSOR (3) HUNTER 1" 24V ELECTRIC VALVES (4) HUNTER PGP ROTORS (5) HUNTER 6" SPRAY HEADS TOTAL: **PERMIT AT COST TO CUSTOMER (TBD)**		2,050.00	2,050.00

Thank you for your consideration. We look forward to working with you.

Total $2,050.00

ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.

Customer Signature _____

Estimate

Robert Parker
352-255-6333
creativeoutdoordesigns1@gmail.com
creativeoutdoordesign.net

ESTIMATE NO.: 201 **ISSUE DATE:** Jul 14, 2025

FROM
Creative Outdoor Design
16104 Wilson Parrish Rd
Umatilla FL 32784
United States

TO
Jody Talmadge
903 N.E. 2nd St
Ocala FL 34470
United States

DESCRIPTION	QUANTITY	UNIT PRICE (USD)	AMOUNT (USD)
Landscape Prep Clean up right property line. Create bed areas Grade areas Haul away debris	1	1,000.00	1,000.00
Paver walk to front door Prep, compacted base, pavers and installation, paver restraint edging, polysand	1	2,000.00	2,000.00
Crushed concrete parking area Prep, underlayment fabric, perimeter metal edging, crushed concrete, pick up, delivery, labor to spread.	1	1,160.00	1,160.00
Mylch	1	960.00	960.00
Plants and palms, plant material, pick up and delivery, planting labor.	1	2,450.00	2,450.00

DESCRIPTION	QUANTITY	UNIT PRICE (USD)	AMOUNT (USD)
Irrigation system Automatic irrigation system to water front area.	1	3,575.00	3,575.00
Sod front lawn areas. Prep, Zoysia grass, pick up, delivery, and labor for area shown on plan	1	2,535.00	2,535.00
Total (USD)			**$13,680.00**

Jody Talmadge
luluramone78@gmail.com
(352) 497-8627
903 NE 2nd St
Ocala, FL 34470

PREMIUM PAINTING
We Believe in Color!

Proposal #	1834123
Proposal Date	7/8/2025
Proposal Amount	$5,432.91
Job Address	903 NE 2nd St Ocala, FL 34470

Premium Painting
3101 SW 34TH AVE #905-201
Ocala, Florida 34474
Phone: (352) 888-4989

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 holes, will be repaired and patched using suitable materials. 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.

Item	$
	$4,982.91

Whole House

Area Note:
Important: We are not doing any restoration on window panes. All window panes will be painted over as-is.

Item	Unit	Materials ($)	Labor/Items ($)	Tax ($)	Total ($)
Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	1837sqft	$591.88	$1,469.60	$0.00	$2,061.48
Soffit & Fascia - Trim Sherwin-Williams SuperPaint Exterior Satin	167ft	$239.80	$445.33	$0.00	$685.13
Door - Doors Sherwin-Williams SuperPaint Exterior Satin	3x	$161.54	$600.00	$0.00	$761.54
Garage Door - 1 Car - Doors Sherwin-Williams SuperPaint Exterior Satin	1x	$56.38	$80.00	$0.00	$136.38
Column(s) - Trim Sherwin-Williams SuperPaint Exterior Satin	2x	$56.38	$160.00	$0.00	$216.38
Front Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	68sqft	$27.36	$60.44	$0.00	$87.80
Back Ceiling - Ceiling	7sqft	$2.82	$6.22	$0.00	$9.04

Sherwin Williams ProMar 400 Interior (Flat)					
Back Railings - Trim Sherwin-Williams SuperPaint Exterior Satin	39ft	$43.98	$124.80	$0.00	$168.78
Brick Chimney - Trim Sherwin-Williams SuperPaint Exterior Satin	1x	$56.38	$240.00	$0.00	$296.38
Prep		$0.00	$560.00	$0.00	$560.00

Product / Service	Total
Wood Rot Repair wood rot shown in photos	$450.00
Total	$450.00

Total **$5,432.91**

Deposit Required

$500.00

Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. 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 labor and materials for one (2) years from completion date. This warranty specifically EXCLUDES:

- Normal wear and tear
- Damage from abuse, neglect, or improper maintenance
- Fading due to sun exposure or weather conditions
- Failure of substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure due to moisture intrusion
- Damage from plants, animals, or irrigation systems

This warranty is exclusive and in lieu of all other warranties, express or implied, including 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.

Sign And Date To Accept Proposal:

Customer Signature: 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:

Jody Talmadge

903 NE 2nd st Ocala FL

Estimate sent: 7-14-25

Job to be completed: Replace rotted soffit/fascia/trim of exterior.

Scope of work:

1. Soffit Removal and Replacement

Remove approximately 90 linear feet of existing 1x12 wood soffit.

Install approximately 90 linear feet of ¼" x 12" fiber cement Hardie soffit.

Fasten per manufacturer specs.

Estimated Cost: $1,500

2. Fascia Removal and Replacement

Remove approximately 110 linear feet of 1x6 fascia.

Install new 1x6 wood fascia.

Estimated Cost: $1,350

3. Corner Trim Replacement (Wood)

Remove existing metal outside corner trim and cut back siding to properly receive 1x4 material.

Install new 1x4 x 10' wood corner trim boards. (4) Corners at front of house.

Estimated Cost: $400

4. Garage Door Trim Repair

Remove rotten wood around garage door opening.

Install new wood jamb and casing on the top, left, and right sides.

Estimated Cost: $600

Summary of Estimated Costs

Soffit Replacement $1,500

Fascia Replacement $1,350

Wood Corner Trim Replacement $400

Garage Door Jamb & Casing Repair $600

Base Total $3850

Includes all labor, materials, and debris removal.

******3% charge if using card. We accept cash, check or card ONLY**

Any additional requests for work are subject to additional charge.

Start of Job Customer Signature: _____

Date: _____

Completion of Job Customer Signature: _____ Date: _____

Painting LLC.
black.rhino.painting.abq@gmail.com
www.blackrhinopaintingservice.com

Customer:

Jody Talmadge

837 NE 2nd st Ocala FL

Estimate sent: 7-16-25

Job to be completed: Paint exterior stucco walls, trim, soffit, fascia and doors. Includes front and back porch.

Preparation: Power wash exterior. Mask windows, concrete, and landscaping. Scrape any loose paint. Repair any cracks or nail holes. Remove dirt/gravel from foundation. Caulking and putty to gaps as necessary.

Paint: Two coats to all surfaces. Duration paint product from Sherwin Williams. Colors to be chosen by owner.

Price: $11,000 (-$300 new customer discount); **$10,700.00**

Due to start job: $5,350.00

Due at time of job completion: $5,350.00

******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

Start of Job Customer Signature: _____

Date:

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

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

2025 Property Record Card

2820-044-002

GOOGLE Street View

Prime Key: 1220041 | MAP IT+ | Current as of 8/6/2025

Property Information

TALMADGE JODY
837 NE 2ND ST
OCALA FL 34470-6753

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

M.S.T.U.
PC: 01
Acres: .29

Situs: 903 NE 2ND ST OCALA

2024 Certified Value

Land Just Value	$29,070
Buildings	$54,852
Miscellaneous	$190
Total Just Value	$84,112
Total Assessed Value	$84,112
Exemptions	$0
Total Taxable	$84,112

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$29,070	$54,852	$190	$84,112	$84,112	$0	$84,112
2023	$29,070	$62,737	$0	$91,807	$91,807	$0	$91,807
2022	$29,070	$49,289	$0	$78,359	$53,980	$0	$53,980

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8647/1706	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$175,000
7775/0369	04/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$80,000
4760/1266	04/2007	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$105,000
2202/1001	11/1995	08 CORRECTIVE	0	U	I	$100
2191/1929	12/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$25,000
2031/0752	12/1992	51 AGR-DED	9 UNVERIFIED	U	I	$25,000
1597/0035	08/1989	71 DTH CER	0	U	I	$100
1597/0036	10/1985	74 PROBATE	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK B PAGE 244
CALDWELLS ADD OCALA

LOT 2 SUB OF LOT 44

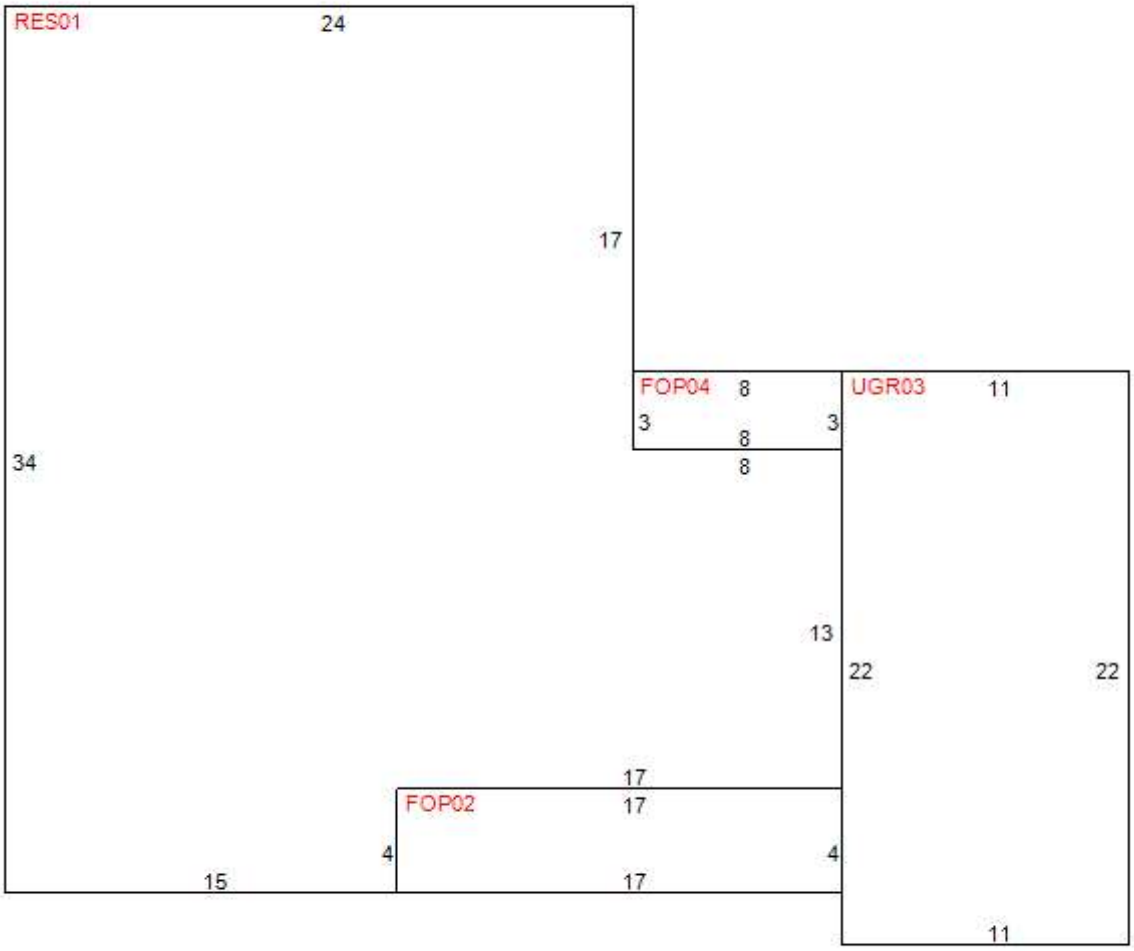
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	210.0	R3	60.00	FF						

Neighborhood 4701
Mkt: 8 70

Traverse

Building 1 of 1
RES01=L24D34R15U4R17U13L8U17.L9D34
FOP02=R17U4L17D4.R17U20
UGR03=R11D22L11U22.
FOP04=L8D3R8U3.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	4

Year Built 1948
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 400 - FAIR
Inspected on 4/23/2024 by 218

Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 132

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	10 - ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	884	884
FOP 02	01 - NO EXTERIOR	1.00	1948	N	0 %	0 %	68	68
UGR 03	10 - ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	242	242
FOP 04	01 - NO EXTERIOR	1.00	1948	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: 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: Y
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	156.00	SF	20	1950	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

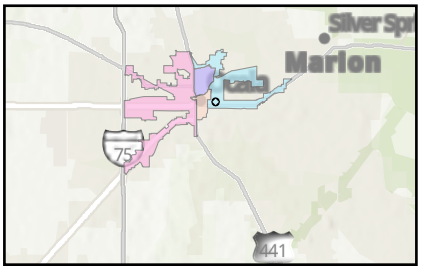
Permit Number	Date Issued	Date Completed	Description
BLD22-2095	7/8/2022	-	SUNROCK CAPITAL LLC / RE-ROOF

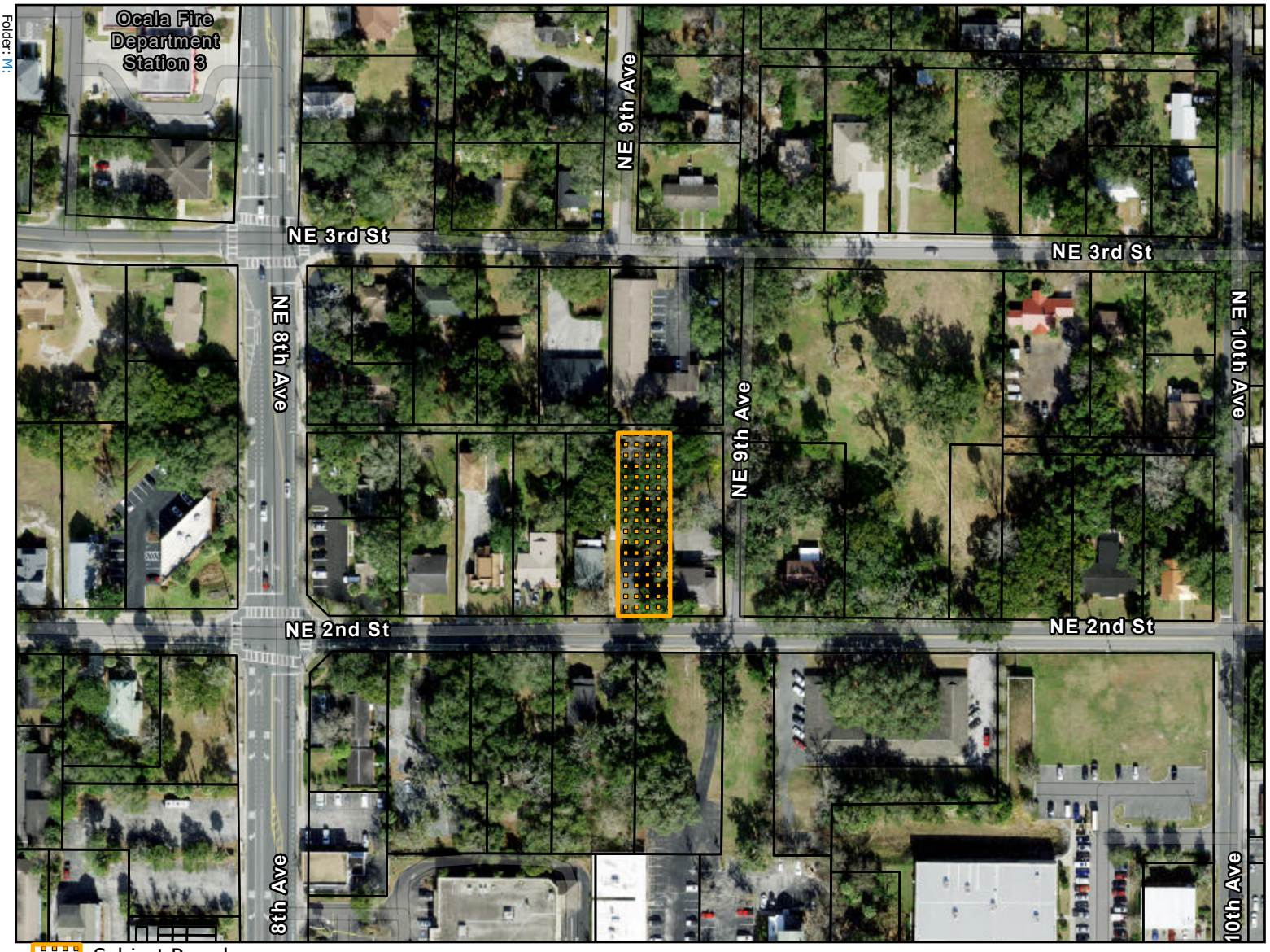
AERIAL MAP

Parcel: 2820-044-002

Case Number: CRA25-0029

Property Size: Approximately .29 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Folder: M:\GIS\Department\LTEvan\EconomicDev\CRAS\August\CRA25_0029\

Subject Parcel

Parcels

0 200 400 800 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 8/11/2025

CASE MAP

Parcel: 2820-044-002

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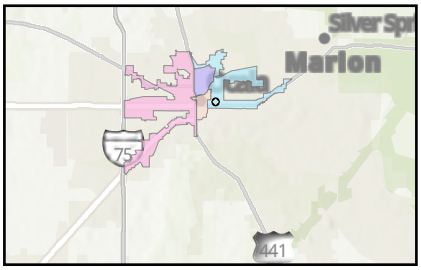

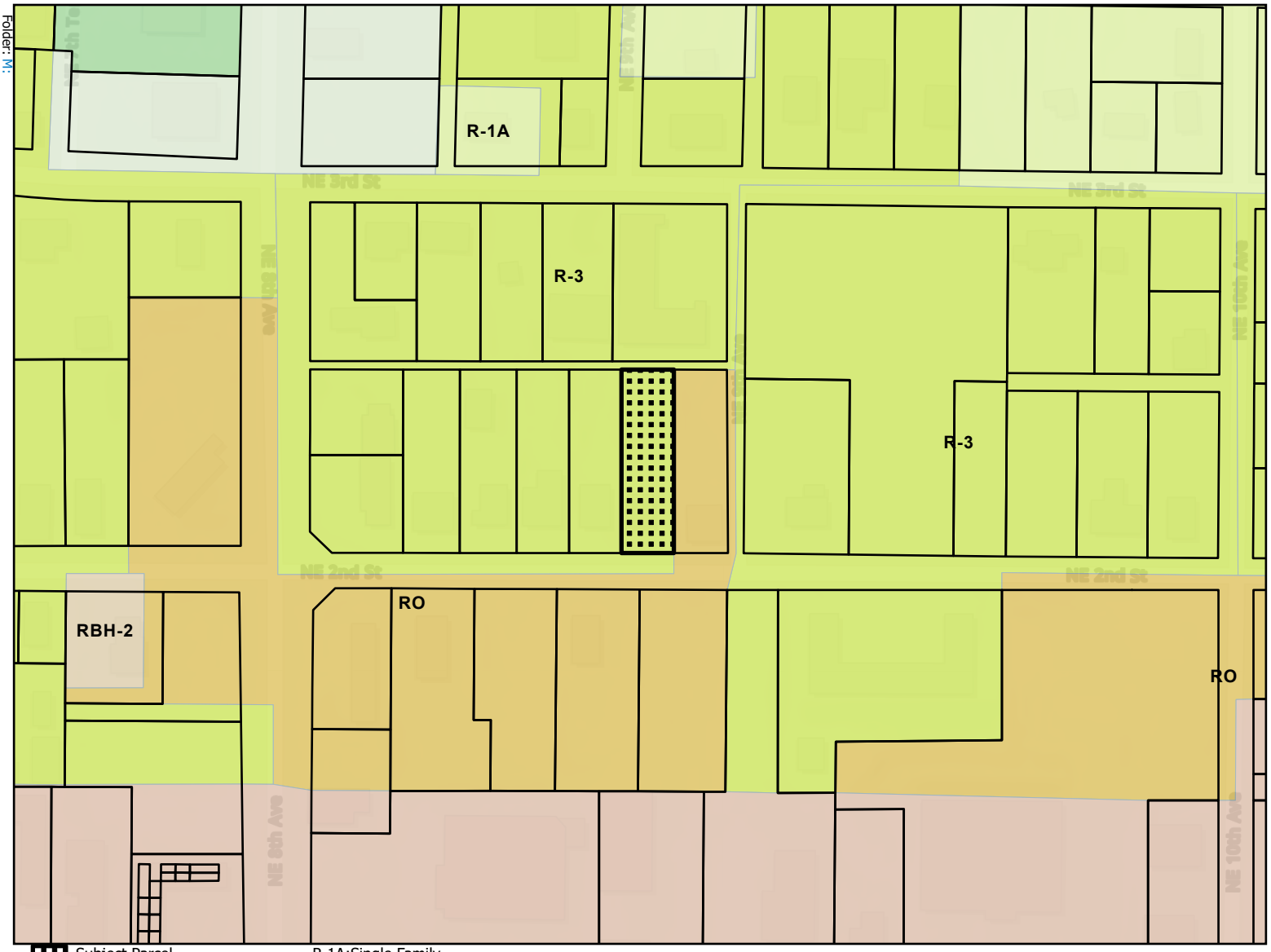

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Subject Parcel
Parcels
B-1: Neighborhood Business
B-2: Community Business
GU: Governmental Use
R-1A:Single Family Residential
R-3:Multi-Family Residential
RBH-2:Residential Business Historic-2
RO:Residential Office
East Ocala CRA

0 200 400 800 Feet

N

OCALA

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Prepared by the City of O
Growth Management Departr
by ekrepps on 8/11/2025

Site Conditions

903 NE 2nd Street

903

Google image of the property in 2021.

OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 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 tenant with authorization from the property owner.
Eligible work	Only work begun **<u>after</u>** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Fencing 6. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	**$20,000** (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)

File #: 2026-0460 Agenda Item #: 5g.

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 1224 NE 12th Avenue, in an amount not to exceed $8,781

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

PROOF OF PUBLICATION:
N/A

BACKGROUND: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make exterior facade improvements, addressing neighborhood deterioration trends while adding value to the CRA. This improvement aligns with the grant program's purpose and the East Ocala Community Redevelopment Area Plan (2016). According to the Findings of Necessity, there are a high number of structures of subpar quality in the East Ocala CRA.

The attached grant framework outlines elements of eligible work. Each property owner can submit one application per fiscal year. The maximum award is $20,000, covering up to 75 percent of the project costs. Roofing improvements are funded at a 50 percent match.

Below is a summary of the application.

Grant Application ID #: CRA25-0048
Applicant: JFG Properties, LLC/Joyce Gamache
Address: 1224 NE 12th Avenue
Project Description: Replacement of windows and installation of a new HVAC system.
High Quote: $18,010
Low Quote: $11,708
Recommended Grant Amount: Not to exceed $8,781

FINDINGS AND CONCLUSIONS: City staff reviewed and processed the application following the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The scope includes removing the windows in the sunroom and replacing them with energy-efficient ones. The HVAC system will also be replaced, as it was installed several years ago.
- These improvements, which will increase the energy efficiency of the home, reduce power consumption costs. The applicant indicated that it would be cost-prohibitive to complete the proposed improvements without the grant's support.
- On December 4, 2025, the Grant Review Committee (GRC) visited the home to review the site conditions and discuss the proposed project with the applicant representative and the CRA Advisory Committee representative.
- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework. The applicant meets the grant program requirements and is eligible for consideration.
- The application is bypassing the East Ocala CRA Advisory committee and proceeding directly to the CRA Board due to a conflict of interest. Advisory Committee member John Gamache is a relative of the applicant.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant, in an amount not to exceed $8,781.

FISCAL IMPACT: There is adequate funding for the grants under consideration at this meeting. Payment will be made from the East Ocala CRA grants account (620-016-559-559-55-82010) in the fiscal year when the project is completed.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve
- Approve with changes.
- Table
- Deny

1224

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.
Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.
Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).
Step 2: Complete the grant application attached or visit https://ocalafl.civicserve.com/ to complete the online.
Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

(a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.

1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.

(b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:

1. Tax delinquent property
2. Property in litigation
3. Property in condemnation or receivership
4. Property or tenants with outstanding financial obligations to the City.

(c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.

(d) Ineligible Work:

1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.

(e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

(f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.

(g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

(a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:

1. A completed application form.
2. Proof of Ownership and homestead status.
3. Color photographs of the existing conditions.
4. Color photo examples of proposed colors.
5. Project Schedule
6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
8. Any other documentation necessary to illustrate the visual impact of the proposed project.
9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

(a) Options: Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

(b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.

(c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.

(d) Staff may meet with applicant to review completed application.

(e) Applications deemed complete will be reviewed by:

1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.

(f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.

(g) Any deviation from the approved project must be reviewed and approved by the CRA.

(h) City staff will review progress during renovation process.

(i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

(a) Does proposed project include the priority work elements of the CRA subarea grant program?
(b) Is the structure historic?
(c) Is the property located in the CRA?
(d) What is the overall condition of the property?

VI. Reimbursement

(a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:

1. invoices for all work performed, with details of work clearly expressed;
2. copies of cancelled checks;
3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.

(b) Reimbursement shall be made according to the requirements of each grant program.

(c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
   1. Does not conform to the program guidelines.
   2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
   3. Is not commensurate with the workmanship and costs customary in the industry.
   4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
   5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.

(d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
   1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
   2. Copies of the signed contracts with contractors chosen to do the work.
   3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
   4. Photographs of the completed project.

(e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: 1224

Project Address: 1224 NE 12 Ave, Ocala, Fl 34470

Parcel Number: 2614-005-001

APPLICANT INFORMATION

Applicant's Name:

JFG Properties, LLC

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

Joyce Gamache

Agent's Name (if applicable): _____

Agent's Mailing Address: 1531 NE 2 St

City: Ocala State: Fl Zip: 34470

Phone number: 3528161833 Fax: —

E-mail address: JFG Properties @ outlook.com

How long have you owned / lived at the current location? 1988

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Remove and replace HVAC.

Remove and replace windows

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

No, Cost Prohibitive

PROJECT COSTS & SCHEDULE

windows $ 4791.00
HVAC $ 6917.00

Estimated cost of project based on attached submitted low bid. 11708 total

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75%

Anticipated start date: depending on grant approval Anticipated completion date: _____

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Joyce Gramach, owner/occupant of building at 1224 NE 12th 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: _____

Date: 10-7-25

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

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.*

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA25-0048
Address: 1224 NE 12th Ave
CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Window replacement	$ 6,215	**$ 4,791**
2	HVAC	$ 11,795	**$ 6,917**
	Total	**$ 18,010**	**$ 11,708**
	Maximum CRA grant that can be awarded based on 75% match, $20,000 maximum.		**$ 8,781**

INSIDE UNSEEN!

REFERALL: _____

INSTALLER: _____

Window World

AMERICA'S EXTERIOR REMODELER

Quote is good for 30 days

LIC. # CBC1258574

35 SW 57th Ave • Ocala, Florida 34474 Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER JFG PROPERTIES PHONE # 352-816-0303

INSTALL ADDRESS 1224 NE 12TH AVE CELL # _____

CITY OCALA FL ZIP: 34470 WORK # _____

WINDOWS			
52 W or >70 H = CUSTOM ***DOUBLE HUNG***			
_____ REGULAR SIZE 52' or less W x 64' or less H		$ 385	$ _____
_____ LARGE SIZE > 64' Height		$ 525	$ _____
> 3 lite 110 W = CUSTOM ***SLIDING WINDOW***		> 54' H / < 54' H	
_____ 2 LITE SLIDER (S)	< 90UI	_____ $ 765 / _____ $ 415	$ _____
_____ 2 LITE SLIDER (M)	90 – 124UI	_____ $ 885 / _____ $ 535	$ _____
_____ 2 LITE SLIDER (L)	> 124UI	_____ $ 985 / _____ $ 635	$ _____
_____ 3 LITE SLIDER (M)	< 120UI	_____ $1,485 / _____ $ 785	$ _____
_____ 3 LITE SLIDER (L)	> 120UI	_____ $1,565 / _____ $ 865	$ _____
>84 W = CUSTOM ***PICTURE***			
7 PICTURE WINDOW SMALL	0 – 101 UI	$ 415	$ 1905
_____ PICTURE WINDOW MEDIUM	102 – 140 UI	$ 535	$ _____
_____ PICTURE WINDOW LARGE	141 – 154 UI	$ 695	$ _____
SPECIALTY			
_____ SINGLE HUNG ARCH TOP 115UI / 48' MAX W		$ 1,050	$ _____
_____ CASEMENT / AWNING		$ 695	$ _____
_____ CUSTOM WINDOW _____		$ _____	$ _____
_____ CUSTOM WINDOW _____		$ _____	$ _____
WINDOW COLOR INSIDE: _____ OUTSIDE: _____			

WINDOW OPTIONS		
7 Triple Silver Low-EE Elite Efficiency	$ 165	$ 1155
7 Argon Gas *Included with Low-EE Elite*	$ 75	$ Inc
7 Double locks for windows >27"	$ 45	$ _____
7 Double Strength Glass	$ 95	$ _____
7 Foam Insulation on Jambs and Head	$ 30	$ _____
7 Lifetime Glass Breakage Warranty	$ 125	$ _____
_____ Half Screens	$ 30	$ _____
_____ Full Screens	$ 45	$ _____
_____ Colonial Grids Contoured or Flat	$ 105	$ _____
_____ Colonial Grids for Shapes	$ 250	$ _____
_____ Specialty Grids for Shapes	$ 265	$ _____
_____ Simulated Divided Light	$ 265	$ _____
_____ Wood Grain Int Slider/Fixed	$ 180	$ _____
_____ Wood Grain Int DH	$ 145	$ _____
_____ Color Ext Slider/Fixed	$ 345	$ _____
_____ Color Ext DH	$ 285	$ _____
_____ Oriel/Cottage Style 40/60 or 60/40	$ 70	$ _____
_____ Tan or Clay	$ 115	$ _____
_____ Obscured Glass Rain or Frosted (BSO) (TSO)	$ 65	$ _____
_____ Tint Gray or Bronze	$ 95	$ _____

MISCELLANEOUS		
_____ Custom Exterior Cap & Wrap	$ 95	$ _____
_____ Custom J Channel (WHITE)	$ 90	$ _____
7 Window Removal & Labor	$ 165	$ 1155
_____ Steel or Cut-Out Window Removal	$ 30	$ _____
_____ 2nd Story Removal / Elevated height	$100	$ _____
_____ Mull to Form Multi-unit.	$ 105	$ _____
_____ Tempered glass (per sash)	$ 125	$ _____
_____ Temper Specialty - $18 per sq ft.	$ _____	$ _____
_____ Remove Storm Windows	$ 30	$ _____
7 Ext/Int Trim to Code	$ 75	$ 525
_____ Ext/Int Trim to Code – Stucco Flange	$ 115	$ _____
_____ Custom Exterior Trim - Paintable wood	$ 150	$ _____
_____ Custom Exterior Trim – PVC	$ 315	$ _____
_____ Awnings – per 24'-52' - (Remove) (Replace)	$ 35	$ _____
_____ Curtain/Blind (Remove) (Replace)	$ 15	$ _____
_____ Nail Fin / Wood buck	$ 35	$ _____
_____ Glass block removal	$ 300	$ _____

PATIO DOORS *VINYL SLIDING GLASS*		8ft Tall $ / Standard $	
_____ Rolling Patio Door 5'	*58 5/8 x 79 ½	_____ $2,125 / _____ $1,625	$ _____
_____ Rolling Patio Door 6'	*70 5/8 x 79 ½	_____ $2,525 / _____ $1,725	$ _____
_____ Rolling Patio Door 8'	*94 1/4 x 79 ½	_____ $3,125 / _____ $2,125	$ _____
_____ Rolling Patio Door 9'	*105 1/2 x 79 ½	_____ $3,525 / _____ $2,525	$ _____
_____ Rolling Patio Door 12'	*139 1/2 x 79 ½	N/A $4,000	$ _____
_____ Specialty/Custom Patio Door [SIZE] _____ x _____			$ _____
_____ Triple Silver Low-EE Elite/Argon Gas (per pan)		$ 165	$ _____
_____ Cut-Out Door Removal		$ 110	$ _____
_____ Colonial Grids for Patio Doors Flat or Contour		$ 245	$ _____
_____ Removal and install per 2 panels $150 ea. Additional		$ 400	$ _____
_____ Trim To Code		$ 300	$ _____
_____ Build out large Door Frame		$ 600	$ _____
_____ Wood Grain Interior		$ 475	$ _____
_____ Exterior Designer Colors		$ 765	$ _____
_____ Tan or Clay		$ 475	$ _____
_____ Blinds Between the Glass - Per Panel		$ 825	$ _____
_____ Storm or Cabana Door - model _____			$ _____

You the buyers are responsible for the removal and installation of any existing security system, burglar bars, drapes, blinds, A/C. You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight pm the following third business day. ***THIS IS A CUSTOM ORDER***

You the buyer agrees to make themselves available to the city and or county inspectors for a final inspection.

NO EXTRA WORK IF NOT IN WRITING!

EXTRA LABOR $_____

POSSIBLE EXTERIOR TRIM NEEDED CLOSE TO HOUSE

Estimated time of Install: 4½ HRS

CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:

Please see reverse side for additional terms & conditions

Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract. and agrees to each and every term and condition.

~ 3% on CC Payments ~ ***SALES TAX*** $_____

LAND DISPOSAL FEES $ 200

PERMITS & FEES $ 275

TOTAL AMOUNT $ 6215

(CUSTOM ORDER) 50 % DEPOSIT $ 3108

REMAINING BALANCE UPON INSTALLATION $ 3107

SALESPERSON: GREG DATE: 8-14-25 OWNER: _____ DATE: _____

This Window World® Franchise is independently owned and operated by Window World of FL, Inc. d/b/a Window World of Ocala, under license from Window World, Inc. White Copy - Original Yellow Copy - Customer

Quote Date: 8/6/2025

CENTRAL FLORIDA WINDOW AND DOOR
2500 SW 17TH RD, UNIT 100
OCALA, FL 34471

Customer Name:
Address:

Phone:
Fax:
Customer Information:

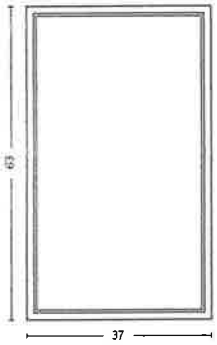
Comments:

Project Name: JFG PROPERTIES
Quote Name: 1224 NE 12TH AVE
Quote Number: 5905350
Order Date: Quote Not Ordered
PO Number:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 100-1
Quantity: 7
RO Size: 38.75" X 64"
Unit Size: 37" X 63"

None Assigned



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 37W x 63H
*** DIMENSIONS ***
37W x 63H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG35, Water Rating::5.43, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: $413.00
Extended Price: $2,891.00

3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 200-1
Quantity: 1
RO Size:
Unit Size:

None Assigned

INSTALLATION

Unit Price: $1,650.00
Extended Price: $1,650.00

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 300-1	None Assigned	PERMIT	
Quantity: 1			
RO Size:			
Unit Size:			

Unit Price:	$250.00
Extended Price:	$250.00

Units are viewed from the Exterior

Total Unit Count:	9
Sub Total:	$4,791.00
Freight:	$0.00
Labor:	$0.00
Sales Tax:	$0.00
Total Order Price:	$4,791.00

Submitted By: Please Print Name

Signature:

Date:

Accepted By: Please Print Name

Signature:

Date:

All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.

MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.

All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.

For Information regarding MI's Product Handling Recommendations, please visit miwindows.com/handling

MI WINDOWS and DOORS

Milgard Manufacturing, LLC is a subsidiary of MI Windows and Doors, LLC

4600 NE 35th Street Ocala, FL 34479
(352) 629-1187
www.UnitedAirHeat.com

UNITED
REFRIGERATION HEATING AIR
CAC1818824

Consultant: LANCE
Phone: 352-239-6612
Date: 8/23/25
Install Date: ___/___/___
Proposal Valid for _____ Days

PROPOSAL

Prepared for: JFG PROPERTIES Email: JFGPROPERTIES @OUTLOOK.COM Phone: 352 816 0303
Address: 1224 NE 12TH AVE OCALA, FL. 34470 Referred By: _____

Option 1	Option 2	Option 3
Equipment	**Equipment**	**Equipment**
X HP __ Furnace __ PKG __ Mini	__ HP __ Furnace __ PKG __ Mini	__ HP __ Furnace __ PKG __ Mini
Tonnage: 2-CLX54BA2410	Tonnage:	Tonnage:
SEER: 14.5 - AMST24	SEER:	SEER:
Brand: GOODMAN	Brand:	Brand:
YR Parts: 10	YR Parts:	YR Parts:
YR Labor: 1	YR Labor:	YR Labor:
YR Compressor: 10	YR Compressor:	YR Compressor:
Amount $ SEE BELOW	**Amount $**	**Amount $**

All Equipment Options includes the following: Installation, New Hurricane Rated Pad, Thermostat, Permit Processing & Fees and 1" Filter Installed

Additional Features		Additional Features		Additional Features	
__ Media Filter 4"	$_____	__ Media Filter 4"	$_____	__ Media Filter 4"	$_____
__ I Wave (IAQ)	$_____	__ I Wave (IAQ)	$_____	__ I Wave (IAQ)	$_____
X Line Set & Cover	$ Inc	__ Line Set & Cover	$_____	__ Line Set & Cover	$_____
__ Thermostat WIFI	$_____	__ Thermostat WIFI	$_____	__ Thermostat WIFI	$_____
__ New Air Handler Top	$_____	__ New Air Handler Top	$_____	__ New Air Handler Top	$_____
__ Electric	$_____	__ Electric	$_____	__ Electric	$_____
__ Insulation	$_____	__ Insulation	$_____	__ Insulation	$_____
__ Ductwork	$_____	__ Ductwork	$_____	__ Ductwork	$_____
__ Surge Protection	$_____	__ Surge Protection	$_____	__ Surge Protection	$_____
__ Extd Labor Warranty	$_____	__ Extd Labor Warranty	$_____	__ Extd Labor Warranty	$_____
X Other 6" Supply	$ Inc	__ Other	$_____	__ Other	$_____
__	$_____	__	$_____	__	$_____
Total Add'l Features $		**Total Add'l Features $**		**Total Add'l Features $**	

AHRI # 215214929

Investment		Investment		Investment	
Equipment	$ 6,917.00	Equipment	$_____	Equipment	$_____
Additional	$_____	Additional	$_____	Additional	$_____
Subtotal	$_____	Subtotal	$_____	Subtotal	$_____
URI Discounts	-$_____	URI Discounts	-$_____	URI Discounts	-$_____
Rebates	-$_____	Rebates	-$_____	Rebates	-$_____
Utility Rebates	-$_____	Utility Rebates	-$_____	Utility Rebates	-$_____
Final Total $	6,917.00	**Final Total $**		**Final Total $**	

PAYMENT TERMS

__ Check __ Credit Card
__ Finance _____
__ Other _____
If paying by Credit Card there will be an added 3% fee

ADDITIONAL PROJECT DETAILS

STRAIGHT COOL, HOMEOWNER $5000
14½ x 47H; ADD 6" SUPPLY

PROPOSAL ACCEPTANCE

JOB# _____ AHRI# _____

Customer Signature _____ Print _____ Date _____

Consultant Signature _____ Date _____

Coast to Coast Heating & Air, LLC
3778 S Pine Ave
Ocala, FL 34471
352-229-6221
www.coasttocoastac.com
License #CAC1815208

BILL TO
JFG Properties
1224 Northeast 12th Avenue
Ocala, FL 34470 USA

ESTIMATE	ESTIMATE DATE
53625289	Aug 07, 2025

JOB ADDRESS
JFG Properties
1224 Northeast 12th Avenue
Ocala, FL 34470 USA

Job: 53091487

ESTIMATE DETAILS

New 2 ton 16.5 SEER2 Carrier Performance 2-Stage Heat Pump Split System with FT4 Variable-Speed Air Handler (410A):
Ryan's Notes:

Customers often think equipment is the most important factor in choosing a contractor. While equipment is important, it is not the most important factor, the installing contractor is. Even the best equipment can be a headache if the installing contractor takes short cuts or only looks at the equipment. When we visit your home, we dive deep into not only your system and identifying the exact capacity you need for your home, but also into the ductwork, electric, and other critical factors that play a role in determining the ideal system for optimal performance and comfort. When you choose Coast to Coast Heating And Air, you're choosing a contractor that truly cares about delivering an outstanding product and experience. When you're our customer, you'll experience the highest standards in the industry.

Existing unit is a 2 ton AC Split system. As the space is less than 1000 square feet, we strongly recommend replacement with another 2 ton system.

When we replace your system, we will also replace the copper refrigerant piping with new, high-quality, american-made copper lines. This is incredibly important to prevent refrigerant contamination and to make sure your new lines are capable of withstanding the pressures of your new system. Re-using the old lines could be a costly shortcut that costs you thousands of dollars in the future.

FINAL THOUGHTS:

If you plan on staying in the house for longer than a year or two, we always recommend going with the highest SEER rating possible. Utility bills are only increasing, and we anticipate the costs of utilities will continue to increase. Ideally, 2-stage or Variable Speed Systems will provide significant energy savings which can offset the cost of ownership while also providing significantly greater comfort and humidity control. There are also several utility and tax incentives on higher efficiency systems above 15.2 SEER+ or above. We'd be happy to discuss these options with you.

Questions? Call Or Text Ryan at # 352-651-8740

Thank you for the opportunity to earn your business! It was so great to meet you. If there is anything else we can do to earn your business, please let me know. I know we'll do the best job for you.

SCOPE OF WORK:

All System Installations Include: Permitting, Inspections, Removal of old equipment, Installation of new equipment, water-safety (Float) switch, Digital Programmable Wi-Fi Thermostat, concrete pad, hurricane tie-down straps, Vibration pads, minor electric upgrade, and re-connection of ductwork.

ALSO INCLUDED:
- Replace Existing Copper Refrigerant Lines with new American-made copper lines. Adding fittings to both the bottom and the top of the line-set cover and sealing them to prevent critter access to the attic. If we cannot replace the copper lines, we will flush/pressure-test the existing lines and reduce the price.
- Air Handler Stand Upgrade: Replacing top of the stand with new 3/4" Sanded Plywood and Painting with Kilz Paint.
- Reinsulating stand with new ductboard. Sealing with mastic.
- Mastic Sealing AH to Plenum Connection Points.
- Flush/Clear Drain line. Replace if it's not PVC.
- Installing AG3000 Surge Protector on the Outdoor System
- New 1" Auxiliary Filter Rack For Easier Filter Maintenance

Ductwork Mods Scope of Work:
- Upsizing Supply Ductwork/Adding Supply Duct
- Mastic Sealing Ductwork Connection Points.

SYSTEM WARRANTIES:
- Manufacturer parts warranty
- 1 year labor/Refrigerant warranty

Discounts/Rebates:
- 4% Cash/Check Discount

PRICES GOOD FOR 30 DAYS.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Custom-Residential-AC-Repl	New 2 ton 16.5 SEER2 Carrier Performance 2-Stage Heat Pump Split System with FT4 Variable-Speed Air Handler (410A)	1.00	$11,795.00	$11,795.00

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$11,795.00
TAX	$0.00
TOTAL	$11,795.00

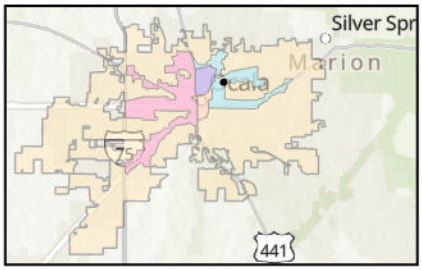
Thank you for choosing Coast to Coast Heating & Air, LLC

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Coast to Coast Heating & Air, 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.

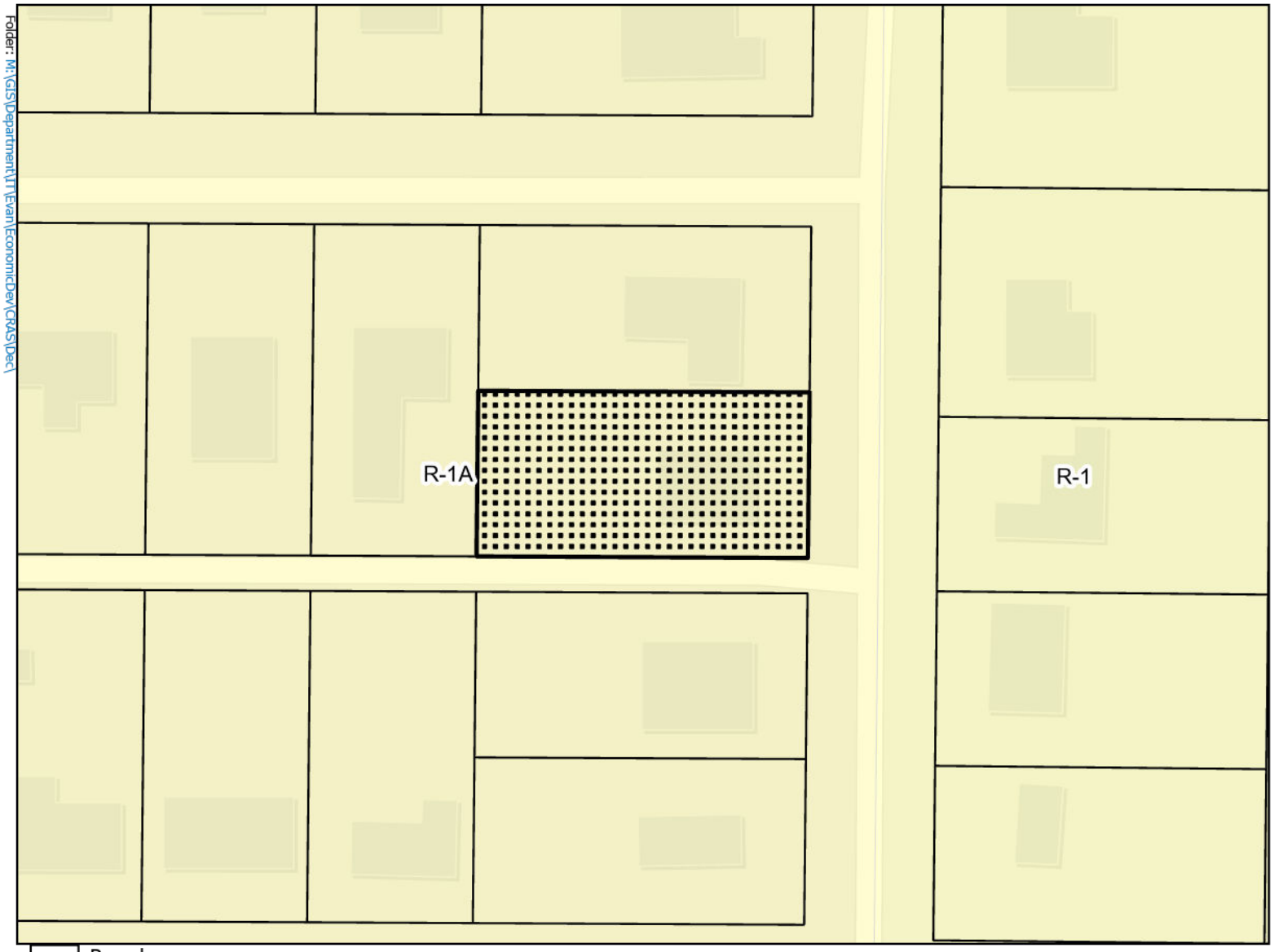
Sign here Date

CASE MAP



Case Number: CRA25-0048

Property Size: Approximately 0.26 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Parcels
R-1:Single Family Residential
R-1A:Single Family Residential
Subject Parcel

0 75 150 300 Feet

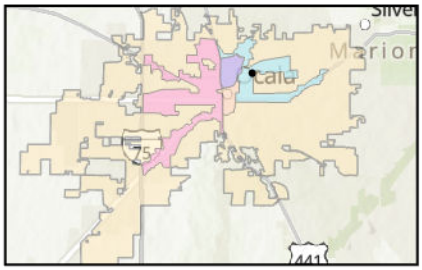
N

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 12/10/2025

AERIAL MAP



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Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\Dec\

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 12/10/2025

CRA25-0048

Existing Conditions

View of property looking west from NE 12th Ave

Existing Conditions- windows to be replaced.

Existing Conditions – Sunroom

Existing Conditions – AC unit to be replaced.

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.	
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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 #: 2026-0484 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 937 NE Third Street, in an amount not to exceed $6,374

BACKGROUND:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make facade improvements, addressing neighborhood deterioration while adding value to the CRA.

The maximum grant amount is $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes, and other applicant documents.

Grant ID: CRA25-0039
Applicants: David Ross
Address: 937 NE Third Street
Parcel ID: 2832-037-000
Project Description: The proposed project involves replacing the existing HVAC system serving the property's detached guest house.
Low Quote: $8,499
High Quote: $8,975
Recommended Grant Amount: $6,374

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit only one application per fiscal year. Mr. Ross previously received a CRA grant in 2022 and 2024 for repainting and reroofing, respectively.
- This 1,064-square-foot home is the applicant's primary residence. The current scope of work includes the complete replacement of the HVAC system serving the detached guest house to restore functionality and energy efficiency.

- The existing system, installed in 2006, has reached the end of its useful life. During the most recent service visit in July 2025, the HVAC contractor advised that the unit could fail at any time and is not worth repairing due to age and condition.
- The proposed improvement aligns with the objectives of the Residential Property Improvement Grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous aging and substandard structures. This project contributes to the area's revitalization by addressing deferred maintenance and improving overall livability.
- The Grant Review Committee (GRC) conducted a site visit on October 13, 2025, and observed that replacement of the HVAC system was warranted given its age and condition. The applicant indicated that it would be cost-prohibitive to complete the work without grant assistance.
- During the East Ocala Advisory Committee meeting on December 17, 2025, members discussed the age and condition of the existing HVAC system and the applicant's prior grant history. The committee recommended approval of CRA25-0039.

Staff recommends approval of the East Ocala CRA Residential Property Improvement Grant for 937 NE Third Street, in an amount not to exceed $6,374.

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

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

937 NE 3RD ST - 08/11/2025

SUMMARY REPORT

Parcel Id: 2832-037-000
Parcel Address: 937 NE 3RD ST, OCALA, FL 34471

FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: $9,000.00
Total Estimated Project Cost: $9,000.00
Total Funding Requested: $6,750.00
Funding Requested Ratio: 1.33

PROJECT DETAILS

Project Name: 937 NE 3RD ST - 08/11/2025
Description: Replacement of A/C unit
Applicant Type: Residential Property Owner
Applicant Name: david ross

PROJECT TIMELINE

Anticipated start date
15 Oct 2025

Anticipated completion date
15 Oct 2025

Application Submitted
11 Aug 2025

Application Started
11 Aug 2025

937 NE 3RD ST - 08/11/2025

Applicant Information

Applicant / Primary Contact Information

Name
david ross

Type
Residential Property Owner

Questions

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

Ans. 20 years

Property Information

Parcel Id
2832-037-000

Parcel Address
937 NE 3RD ST, OCALA, FL, 34471

Last Assessment
9/15/2023 - $124,989.00

Previous Year Assessment
No information available

Districts
East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed 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 - **937 NE 3RD ST OCALA FL 34471**

Rennovations

- ✓ Interior - HVAC

Eligible Costs

Exterior Painting

Estimated cost of Paint	$0.00
Sub Total:	$0.00

Repair/repalcement of exterior windows and/or doors

Estimated cost of windows	$0.00
Estimated cost of doors	$0.00
Other	$0.00
Sub Total:	$0.00

Demolition

Estimated cost of demoliton and cleanup	$0.00
Sub Total:	$0.00

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

Estimated cost of landscaping	$0.00
Sub Total:	$0.00

Fencing (sides and rear only)

Estimated cost of fencing	$0.00
Sub Total:	$0.00

Reroofing

Estimated cost of reroofing	$0.00
Sub Total:	$0.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC	$9,000.00

New Construction

Should not include building permit and impact fees.

Estimated cost of insulation improvements	$0.00	Estimated cost of new construction.	$0.00
Other	$0.00	**Sub Total:**	$0.00
Sub Total:	$9,000.00		

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	$9,000.00
Total Estimated Project Cost	$9,000.00
Total Funding Amount Requested	$6,750.00

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

Grants	$6,750.00
Personal Savings	$0.00
Loan / Credit Card	$2,250.00
Other	$0.00
Sub Total	$9,000.00

Project Description and Bids

Questions

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

Ans. Existing unit is dated 2006. On last service visit of 7/4/25, company stated that "System could fail at any time, system needs to be replaced, not worth repairing due to age and condition."

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. Can not afford replacement.

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

Ans. EAST OCALA CRA_AIR CONDITIONER REPLACMENT_COTTAGE_0825_937 NE 3RD ST.PDF

5. Bid 1 Amount

Ans. $8,975.00

6. Bid 1 Upload

Ans. No information entered

7. Bid 2 Amount

Ans. $8,498.64

8. Bid 2 Upload

Ans. EAST OCALA CRA_AIR CONDITIONER REPLACMENT_COTTAGE_0825_937 NE 3RD ST.PDF

Timeline

Anticipated start date

Date
10/16/2025

Description

Estimated date of the start of the project

Anticipated completion date

Date
10/16/2025

Description
Estimated date of the completion of the project

Parties

Authorized Representative

Business Name

EIN

First Name
David

Last Name
Ross

Phone Number
2392163482

Email
FLA937@GMAIL.COM

Address
937 NE 3rd Street, Ocala, Florida, 34470

Documentation Collection

Documents

1. Name: Property Record_937 NE 3rd St._2024.pdf **Uploaded Date:** 8/11/2025 8:26:55 PM

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

Uploaded Date: 8/11/2025 8:27:46 PM

Questions

1. Document Checklist

Ans. No information entered

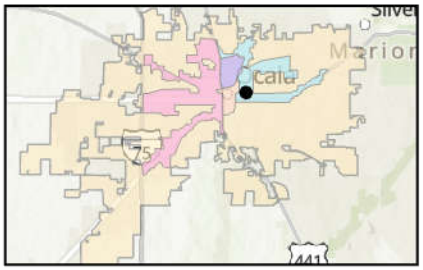
Declarations

Name: David A Ross
Date: 08/11/2025

AERIAL MAP

Parcel: 2832-037-000
Case Number: CRA25-0039

Property Size: Approximately 0.33 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\JTR\Evan\EconomicDev\CRAS\Nowem\CRA25_0039\

Subject Parcel
Parcels

0 137.5 275 550 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 10/13/2025

CASE MAP

Parcel: 2832-037-000

Case Number: CRA25-0039

Property Size: Approximately 0.33 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

0 137.5 275 550 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 10/13/2025

937 NE 3rd St.
Before Photos

937 NE 3rd St.
Before Photos

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

Invoice 116210130
Invoice Date 7/4/2025
Completed Date
Technician Raymond Rodgers
Customer PO
Payment Term Due Upon Receipt

Billing Address
David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Job Address
David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Description of work

Upon arrival found that condenser would not run due to failed capacitors
Replaced capacitor for fan motor and compressor.
System has no Mn or Sn at condenser could see that it's R22 customer Informed system is 20 years old.
Started system and let system run.
Noticed unit only had a 12 degree td.
Also pressure are off and compressor makes noise when it starts.
System could have a restriction or a failing compressor.
Also not sure what refrigerant is in system says it's R22 on data plate
System could fail at any time system need to be replaced not worth repairing due to age and condition.
Also could see some burn marks inside disconnect looked like someone replaced the guts of boxes
OHAC not responsible for any electrical hazards or damges.
Gave customer a quote for replacement.

Task #	Description	Quantity	Price	Total
1	Service Call	1.00	$130.00	$130.00
2	Replace 35440 Comp Cap	1.00	$235.77	$235.77
3	Replace 3-7.5440V Motor Cap	1.00	$158.31	$158.31

#	DESCRIPTION	TOTAL
1	Credit Card Surcharge	$18.34

Paid On	Type	Memo	Amount
7/4/2025	Visa		$542.42

Sub-Total	$542.42
Tax	$0.00
Total Due	$542.42
Payment	$542.42
Balance Due	$0.00

Thank you for choosing Ocala Heating & Air Conditioning, LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 18% per month shall be applied for overdue amounts.

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 116239941
Job 116210130
Estimate Date 7/4/2025
Technician Raymond Rodgers
Customer PO

Billing Address
David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Job Address
David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Estimate Details

1.5 Ton 14.3 SEER2 Ruud Heat Pump Estimate (2025) (Good): -Will recover refrigerant from system and remove and dispose of equipment per EPA requirements.
-Will install a new stand top and paint white as needed with Kilz paint.
-Will install a precast concrete slab at outdoor condensing unit location and set condensing unit in place and secure with hurricane tie downs per code.
-Will set air handler on stand, install air filtration rack as needed and reconnect supply and return ductwork as needed. Will pressure testcopper refrigerant line set and connect to both pieces of equipment and evacuate system below 500 microns to leak test.
-Will flush or replace and connect drain line as needed,install a drain safety system shutdown switch and wire into controls.
-Will install a new programmable thermostat and start up and test system operation.
-Will adjust refrigerant charge as needed to achieve recommended manufacturer sub cooling and operating pressures for current conditions and install locking seal caps on refrigerant access ports per code.
-Will also perform a complete inspection and maintenance on system within first year.
- Will need to increase return to a 14 inch will need 1 bag.
- system is in attic.
Includes:
Permit and inspection
1 year OHAC labor warranty
10 year Ruud parts warranty

Service #	Description	Quantity	Your Price	Your Total
1	**1.5 TON 14.3 "SEER2" RUUD HEAT PUMP AC SYSTEM** *Includes:* *2 Speed Compressor *Sensi Thermostat *Air Filter Rack *1st Year Maintenance * Permit fee	1.00	$8,498.64	$8,498.64
2	Features and Benefits Quiet Operation: Provided by a cabinet construction with 1.0 inch of foil faced insulation for quieter sound characteristics Aluminum Indoor Coil Design: Constructed of aluminum fins bonded to internally grooved aluminum tubing and are more corrosion resistant Versatile 4-Way Convertible Compact Design: Allow for upflow, downflow, horizontal left and horizontal right applications even in the smallest of spaces Rugged Steel, Compact Cabinet Construction: Designed for added strength and versatility Field Installed Auxiliary Heater Kits: Provide exact heat for indoor comfort and include circuit breakers which meet UL and cUL requirements for service disconnect Cabinet Air Leakage at 1-inch H2O: When tested in accordance with ASHRAE Standard 193 Constant Torque Motor Two-Stage Airflow R-454B Refrigerant Conditional Parts (Registration Required): Ten (10) Years Rheem Sales Company, Inc. RH2TY2417STANNJ	1.00	$0.00	$0.00
3	Features and Benefits Two-Stage Scroll Compressor2: Features two speeds (high and low) of cooling and heating, providing more precise temperature control, lower humidity and greater efficiency when compared to single stage compressors Inverted Reversing Valve: Allows for faster heat transfer with gravity assist shifting and reduced joint stress for increased reliability PlusOne® Expanded Value Space: 3 in. – 4 in. – 5 in. service valve space— provides a minimum working area of 27-square inches for easier	1.00	$0.00	$0.00

access PlusOne® Triple Service Access: 15 in. wide, industry leading corner service access, two fastener, removeable corner and individual louver panels—makes repairs easier and faster
Designing for Sustainability with Low GWP: For 2025, the Environmental Protection Agency (EPA) has set a global warming potential (GWP) limit of 700 for refrigerant used in heating and cooling systems. This new requirement will result in a 78%3 lower GWP than previous-generation refrigerants — with only minimal changes to system installation. For us, this is another step toward our continued sustainability goal of reducing greenhouse gas emissions, while still delivering an exceptional level of energy efficient, dependable comfort
PlusOne® Refrigerant Detection System™4: An integrated one-box, patented design featuring the A2L sensor and mitigation board, offering easier commissioning with a single component and simplified wiring configuration, compatibility with any 24V thermostat application and system protection by automatically pausing outdoor unit operation — if excess refrigerant is detected Nominal Sizes: 1.5 to 5 Tons [5.3 to 17.6 kW]
Cooling & Heating Capacities: 17.1 kBTU to 55.5 kBTU R-454B Refrigerant Conditional Parts
(Registration Required): Ten (10) Years

Rheem Sales Company, Inc. RP14AY18AJ1NA

Sub-Total	$8,498.64
Tax	$0.00
Total	$8,498.64

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.

Allan & Rogers
A/C & REFRIGERATION
352.622.9043
LIC# CAC 036787

ESTIMATE	#1356
ESTIMATE DATE	Aug 11, 2025
SERVICE DATE	Aug 9, 2025
EXPIRATION DATE	Oct 7, 2025
TOTAL	$8,975.00

Allan And Rogers Service Inc

David Ross
937 NE 3rd St
Ocala, FL 34470

(239) 216-3482
heardar@gmail.com

CONTACT US
470 NW 68th Ave
Ocala, FL 34482

(352) 622-9043
office@allanandrogers.com

Service completed by: Colin Rogers

ESTIMATE

Innovair 1.5 Ton 19 Seer2 Inverter Hyper Heat Pump Split System — $8,975.00

To furnish and install new Innovair 1.5 Ton 19 Seer2 Inverter Hyper Heat Pump Split System with new pad and thermostat connected to existing ducting, piping, and electrical. This system includes surge protection and over/under voltage protection.
This proposal includes all labor and materials needed to complete this job.
Warranty:
Compressor- Ten years
Parts- Ten years
Labor- One year

*Optional labor warranties are available upon customer request.
$957 extended 10 year labor warranty
$504 extended 5 year labor warranty

**Financing through GoodLeap Financial is available upon customer request.
Estimated Monthly Payments with 12.99% APR with Autopay (AP gives .5% discount)

***This system is eligible for up to a $2000 tax credit

Services subtotal: $8,975.00

Subtotal	$8,975.00
Tax (7.5% Sales Tax 7.5%)	$0.00
Total	**$8,975.00**

*Optional labor warranties are available upon customer request.

$957 extended 10 year labor warranty

$504 extended 5 year labor warranty

**Financing through GoodLeap Financial is available upon customer request.

Estimated Monthly Payments with 12.99% APR with Autopay (AP gives .5% discount)

OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 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 tenant with authorization from the property owner.
Eligible work	Only work begun **<u>after</u>** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Fencing 6. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	**$20,000** (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)

File #: 2026-0485 Agenda Item #: 5i.

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 837 NE Second Street, in an amount not to exceed $20,000

BACKGROUND:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make facade improvements, addressing neighborhood deterioration while adding value to the CRA.

The maximum grant amount is $20,000, covering up to 75 percent of eligible project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes, and other applicant documents.

Grant ID: CRA25-0050
Applicants: Jody Talmadge
Address: 837 NE Second Street
Parcel ID: 2820-044-003
Project Description: Installing a new fence and making landscaping improvements.
High Quote: $41,727
Low Quote: $30,539
Recommended Grant Amount: $20,000

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year.
- The home was built in 1932. The applicant has lived there for 18 years and runs a hair salon from the property.
    - In Fiscal Year 2024-25, the applicant was awarded a grant to replace the HVAC system, reroof, and repaint the building. The project is 90 percent complete.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous substandard structures, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on December 4, 2025. The GRC agrees that the proposed improvements will significantly enhance curb appeal and add to the neighborhood's character.
    - The existing fence is made of wood and has suffered wear and tear. Sections of the fence lack the support needed to remain upright, and it is also discolored.
    - Landscaping improvements will significantly enhance the property’s appearance. Currently, the front yard is open and visible from the street.
- Per the program guidelines, the proposed work items are eligible to be funded at a 75 percent match. Staff recommends approval of the grant, in an amount not to exceed $20,000.
- The proposed scope represents a comprehensive project to restore the home to good condition. Staff recommends approval in an amount not to exceed $20,000.
- During the East Ocala Advisory Committee meeting on December 17, 2025, members expressed concerns regarding the size and scale of the plants proposed in the landscaping plan. The applicant attended the meeting and stated that she intends to consult with the UF/IFAS Florida Master Gardener Program to refine plant selection and placement. The committee also discussed maintaining a three-foot buffer between any new plantings and the home’s exterior, noting that vegetation placed directly against the wood structure could contribute to deterioration. The committee was supportive of the project and recommended approval of CRA25-0050

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
· Approve
· Approve with Changes
· Table
· Deny

837 NE 2ND ST - 09/22/2025 - Jody Talmadge

Summary Report

Project Details

Project Name

837 NE 2ND ST - 09/22/2025

Description

Vinyl fencing with driveway gate and landscaping/irrigation

Applicant Type

Residential Property Owner

Applicant Name

Jody Talmadge

Parcels

Parcel ID

2820-044-003

Address

837 NE 2ND ST, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention

Renovation

Funding Request

Description

Not Specified

Eligible Costs Total

$0.00

Total Estimated Project Cost

Not Specified

Total Funding Amount Requested

Not Specified

Timeline

Phase 1 Name

Anticipated start date

Phase 1 Date

November 20, 2025

Phase 2 Name

Anticipated completion date

Phase 2 Date

January 1, 2026

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status

No data

Developer Info

Applicant / Primary Contact Information

Applicant Type

Residential Property Owner

Name

Jody Talmadge

Business Profile

Business Name

No Information Entered

Phone

No Information Entered

Email

No Information Entered

Physical Address

No Information Entered

Mailing Address

No Information Entered

Years In Business

N/A

Relationship To City

Intention

Renovation

Developer History

Developer

Jody Talmadge

Company

No Information Entered

Contact

luluramone78@gmail.com

Address

Not Entered

Property Information

Proposed Changes

Estimated Future Assessed Value

$0.00

Parcels

837 NE 2ND ST

Parcel ID

2820-044-003

Address

837 NE 2ND ST

Current Key Details

Last Assessment:2022 - $63,138.00

Rennovations Construction Activities

No Information Entered

Rennovations Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

Eligible Costs

Exterior Painting

No Information Entered

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

No Information Entered

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

No Information Entered

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

Sub Total	**$0.00**

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

No Information Entered

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

Fencing (sides and rear only)

No Information Entered

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

Reroofing

No Information Entered

Estimated cost of reroofing (CRA Grants Fund)	$0.00
Estimated cost of reroofing (East Ocala CRA)	$0.00
Sub Total	**$0.00**

Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC (CRA Grants Fund)	$0.00
Estimated cost of HVAC (East Ocala CRA)	$0.00
Estimated cost of insulation improvements (CRA Grants Fund)	$0.00
Estimated cost of insulation improvements (East Ocala CRA)	$0.00
Other (CRA Grants Fund)	$0.00
Other (East Ocala CRA)	$0.00

Sub Total	**$0.00**

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**

Financial Details

Fund Request

Fund Request	No Information Entered
Eligible Costs Total	$0.00
Total Estimated Project Cost	Not Specified
Total Funding Amount Requested	Not Specified
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	**Not Specified**

Funding Program Initiative Assignments

East Ocala CRA

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.

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

Personal Savings

Loan / Credit Card

Other

Sub Total

Additional Notes / Comments

Estimated Timeline

November 20, 2025

Anticipated start date

Estimated date of the start of the project

Responsible Party

Developer

January 1, 2026

Anticipated completion date

Estimated date of the completion of the project

Responsible Party

Developer

Parties

Authorized Representative

Business Name

Business EIN

No Information Entered

Contact Name

Jody Talmadge

Address

,

Phone Number

3524978627

Declarations

Conflict of Interest Disclosures:

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

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

Files

Applicant Documents

File Name	Uploaded Date	Status	Comments
Summary With Signature.pdf	9/22/2025	Pending	
Signature.png	9/22/2025	Pending	

Compliance

KPI Compliance

--There aren't any KPI's configured in this Program--

Ocala Community Redevelopment Agency				
Project Cost Summary				
Application ID:		**CRA25-0050**		
Address:		**837 NE 2nd St**		
CRA subarea:		**East Ocala**		
No.	**Eligible Work**	**High quote**	**Low quote**	**75%**
1	**Fencing**	$ 24,552	$ 18,270	$ 13,703
2	**Landscaping & Irrigation**	$ 17,175	$ 12,269	$ 9,202
	Total	**$ 41,727**	**$ 30,539**	**$ 22,904**
			Max Grant	**$20,000**

TITAN FENCE CO.

TITAN FENCE CO
PROPOSAL / CONTRACT
352-503-7646
TITANFENCE.NET

CONTRACT# 2940

PREPARED BY Carl DATE 12/8/25

SPECIAL INSTRUCTIONS

NAME	JODI TAMADGE
STREET	837 NE 2nd ST
CITY	OCALA
PHONE #	352.497.8627
EST. INSTALL	
ALT PHONE #	
EMAIL	LULURAMONE78@GMAIL.COM

IMPORTANT INSTALL INFORMATION

☑ FENCE TO FOLLOW GROUND CONTOUR	☐ FENCE TOP LEVEL	
REMOVAL / DISPOSAL	☐ YES	☑ NO
CLEARING OF FENCE LINE NEEDED	☑ YES	☐ NO
CLEARING TO BE DONE BY	☑ OWNER	☐ TFC
HOA APPROVAL REQUIRED	☐ YES	☑ NO
PERMIT REQUIRED	☐ YES	☑ NO
FINISHED SIDE	☐ IN	☐ OUT

PVC
FOOTAGE
HEIGHT
STYLE
COLOR
POSTS
POST CAPS
PICKETS
OPTIONS ☐

ALUMINUM/STEEL
FOOTAGE
HEIGHT
STYLE
COLOR
GRADE
PICKETS
POSTS
GATE POSTS
OPTIONS ☐

WOOD
☐ PT PINE ☐ CYPRESS ☐ CEDAR
FOOTAGE
HEIGHT
STYLE
PICKETS
RUNNERS
POSTS
GATE POSTS
OPTIONS ☐

CHAIN LINK
FOOTAGE
TYPE
HEIGHT
GRADE
TOP RAIL
LINE POSTS
TERMINAL POSTS
GATE POSTS
BTW ☐ YES ☐ NO

☐ OPERATOR - ACTUATOR / PAD MASTER OR M/S
☐ IRB ☐ YES ☐ NO
☐ WIRELESS KEYPAD
☐ TRANSMITTERS 1 OR 2 BUTTON
☐ EXIT PROBE ☐ YES ☐ NO

ALL DIMENSIONS AND SPECIFICATIONS ARE APPROXIMATE

OPT 1
254' - 6' WHITE PVC PRIVACY
17' - 4' BLACK ABIGAIL ALUM
12' - DBL GATE - BELLE ARCH
DBL GATE OPENER
$18,520.00

254' - 6' WHITE PVC PRIVACY
17' - 4' BLK ABIGAIL ALUM
12' SGL GATE - BELLE ARCH
SGL GATE OPENER
$18,270.00

OPT 2

Notes:

GATES

QTY	SIZE	TYPE	ARCHED	RACKED	SWING	HINGE
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R
			☐Y ☐N	☐Y ☐N	☐IN ☐OUT	☐L ☐R

UNDERGROUND SYSTEMS: Titan Fence Co will perform locates for power, telephone, and cable lines. Purchaser agrees that Titan Fence Co shall not be responsible for or liable for any damage to sprinklers or sprinkler systems, underground pipes, drains, foundations, or any other unmarked underground systems.

WOOD PURCHASE NOTICE: Titan Fence Co shall not be liable for any labor or similar costs, or for any costs or damage which may be associated with the natural characteristics of wood. Wood fences have a tendency to shrink, split, warp, crack and twist in hot, humid weather. Small gaps will appear between the boards and are a common occurrence that does not constitute failure of wood.

RIGHT TO CANCEL: Per Florida and Federal Consumer statutes, this contract may be canceled by either the buyer or the seller in writing by midnight of the third business day after signing, or by postmarked date no later than 3 business days after signing.

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all products delivered and installed remain the property of TITAN FENCE CO. until full payment is made. Purchaser agrees to all conditions contained both front & back of this contract.

CONTRACT AMOUNT: $

DEPOSIT AMOUNT: $

BALANCE DUE UPON COMPLETION: $

ACCEPTED BY PURCHASER **CONTRACT DA**

Prepared for:

Jody Talmadge
837 NE 2nd St
Ocala, FL 34470

(352) 497-8627 | luluramone78@gmail.com

Evaluated on:

Thursday, December 11, 2025

Evaluated By:

Jonathan Bohdal

(352) 844-2677 | jbohdal@gdfencepro.com

Getter Done Fence
2500 NW 6th st Suite 105
Ocala, FL 34475
Main (352) 789-4314
www.gdfencepro.com

Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

Section 1

Vinyl Fence

Fencing

Product	Quantity
Vinyl white privacy ND *6x6 Sections* *1.75"x5.5"x6' rails* *- posts spaced evenly (NO LITTLE SECTIONS)* *- u channel screwed to post per manufacturer's installation requirements* *- Securing rail ties in each post to ensure the rail can not come out in a wind storm* *- 2.5"x8' ss40 galvanized steel pipe driven to a depth of 5' for EACH vinyl post* *- w/ high density stiffeners to securely adapt the vinyl post to the pipe* *I - DRIVE INSTALLATION/NO MESS/STRONGER AND CLEANER*	45
Fence Removal *Take down and dispose of old fence*	3

Gates

Product	Quantity
Vinyl walk gate ND *Aluminum Reinforced Gate, all gate hardware is attached using rivets instead of screws with a heavy duty aluminum brace*	1

Notes

N/A

Aluminum Fence

Fencing

Product	Quantity
3- Rail Abigail spear top	2

Gates

Product	Quantity
Bell gate w/ Arch 4x12 single	1
Solar gate operator	1

Notes

N/A

Costs

Section: Section 1

Description	Quantity
Vinyl white privacy ND	45.00
Solar gate operator	1.00
3- Rail Abigail spear top	2.00
Bell gate w/ Arch 4x12 single	1.00
Vinyl walk gate ND	1.00
Fence Removal	3.00
Total Cost:	$24,551.96

Total: $24,551.96

Payment Terms

Deposit	*Due at bid acceptance*	$12,275.98
Final Payment	*Due at project completion*	$12,275.98

Or finance $24,551.96 with Wisetack

As low as **$532.60/mo**
Pay over time with **Wisetack***

See Financing Options

*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a $1,200 purchase could cost $104.89 a month for 12 months, based on an 8.9% APR, or $400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. State interest rate caps may apply. No other financing charges or participation fees. See additional terms at https://wisetack.com/faqs

Terms & Conditions

Contract

THIS FENCING CONTRACT (Contract), effective as of the date of the last party to sign below, is between Getter Done LLC D/B/A Getter Done Fence, having an address at 2500 NW 6th st suite 105, Ocala Fl. 34475 and Jody Talmadge and having an address at 837 NE 2nd StOcalaFL34470 ("Owner")

For valuable Consideration the parties hereby agree as follows:

1. SCOPE OF WORK: Fencing is the use of chain link, wrought iron, aluminum, vinyl or wood materials to construct, erect, alter, or repair all types of fences, corrals, runs, railings, cribs, game court enclosures, guard rails, barriers and gates. Fencing services include Fence Installation. Contractor shall provide all necessary fencing labor and materials, perform all fencing services described above and/or as set forth in the plans and specifications signed by Owner and Contractor. ("Project") Such plans and specifications are hereby made a part of this contract and may contain pictures, diagrams or measurements of the work area together with a description of the work to be done, materials to be used and the equipment to be used and installed.

2. WORK SITE: The project shall be constructed on property of Owner located at 837 NE 2nd StOcalaFL34470. Owner hereby authorizes Contractor to commence and complete the usual and customary excavation and grading on the Work Site as may be required in the judgment of the Contractor to complete the Project. Unless called for in the plans of specifications, no landscaping or finish grading is to be performed at the work site by the Contractor.

3. TIME OF COMPLETION: Contractor shall commence the work to be performed under this contract and estimates that it shall substantially complete the work on or before the agreed upon time frame.Owner and Contractor understand that the completion date provided for herein is anestimate only and that Contractor shall not be responsible for circumstances beyond its control including strikes, acts of God, illness, injury or general unavailability of materials.

4. PERMITS: Contractor shall apply for and obtain such permits and regulator approvals as may be required by the local Municipal/County Government, the cost thereof shall be included as part of the Project price.

5. SURFACE AND SUBSURFACE SOIL CONDITIONS: Contractor shall have no responsibility for the condition of the soils at the work site, including but not limited to unseen subsurface rock or other conditions that may make digging or post installation more difficult, timely or expensive. The Parties hereto agree that should contractor need to perform any excavation, drilling, jackhammering, filling or other work in order to complete the project, other than the usual and customary excavation and grading, that the Parties shall agree to a change order for an amount in addition to the Contract price before the work continues.

Contractor shall not be responsible for any damages suffered by Owner as a result of the soil conditions at the work site.

6. WATER SPRINKLER HEAD AND LINE DAMAGE: Contractor shall not be liable for any damage to Owner's lawn and/or water sprinkler heads and/or water sprinkler lines as of the result of the work performed by Contractor for Owner under this agreement.

7. SPOILED DIRT: Contractor shall not be responsible for removing spoiled dirt from the property at the conclusion of the project. The term spoiled dirt is understood by the Parties to mean the existence of excess dirt that was removed from the ground and accumulated on Owner's property as a result of the installation of the fence product contemplated by this Agreement.

8. CONTRACTOR'S RIGHT TO CANCEL: The Parties agree and understand that in some circumstances fence lines will need to be moved due to the location of underground utilities. Should this become necessary and the Owner is unwilling or unable to move the fence line and therefore prohibits Contractor from being able to complete the project, the Contractor shall be entitled to terminate the contract and is entitled to payment for work performed and the cost of materials up to including the date of contract termination.

9. NO WARRANTY FOR WOOD: The Parties agree and understand that wood is an organic substance that can rot or warp. As such, Contractor makes no warranties or promises with respect to wood warping, wood condition, wood rot or other

expected wood issues which occur naturally as a result of the warm and humid Florida environment.

10. PROPERTY LINE - EASEMENT RESPONSIBILITIES: The Parties understand and agree that Contractor is relying on Owner to identify and mark Owner's property line and/or the existence of any easement or other covenant boundaries on Owner's property. The Parties agree that Contractor shall not be liable in the event that the fencing work contemplated by this Agreement encroaches on any such boundaries.

11. DAMAGE TO UNDERGROUND UTILITIES: The Parties agree that Contractor shall not be liable for damage to any non-marked underground private utilities including but not limited to, water mains, electrical lines, etc.

12. INSURANCE: Contractor shall maintain general liability and worker's compensation insurance as well as builder's risk insurance, if applicable.

13. SURVEY AND TITLE: If the project is near the Owner's property boundary, Owner will point out property lines to the Contractor. If the Owner or Contractor has any doubt about the location of the property lines, Owner shall provide Contractor with boundary stakes through a licensed surveyor. In addition, Owner shall provide Contractor documentation that Owner has title to the work site and shall provide Contractor copies of any covenants, conditions or restrictions that affect the work site.

14. CHANGES TO SCOPE OF WORK: Owner may make changes to the scope of the work, including changes to the plans and specifications, from time to time during the construction of the Project. However, any such change or modification shall only made by a written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the Project as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, the Contractor shall estimate the cost thereof and Owner shall pay the actual cost whether or not it is in excess of the estimated cost.

15. CONTRACT PRICE: Owner agrees to pay Contractor the sum total of the project amount for performing the services outlined in the scope of work. Contractor shall be paid as follows: 50% due at singing 50% due at completion. Contractor shall furnish Owner appropriate releases of waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.

16. LATE PAYMENT/ DEFAULT: A failure to make payment for a period in excess of ten (10) days from the due date shall be deemed a breach of this Contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been paid in full and without breach of the Contract pending payment or resolution of any dispute. Owner agrees to pay late charge of one percent (10%) of all payments that are more than ten (10) days late plus interest at the rate of one percent (10%) per month.

17. DESTRUCTION AND DAMAGE: If the project is destroyed or damaged for any reason, except where such destruction or damage was caused by the sole negligence of the Contractor or its Subcontractors, Owner shall pay Contractor for any work done by Contractor in rebuilding or restoring the Project to its condition prior to such destruction or damage. If the estimated cost of replacing work already accomplished by Contractor exceeds twenty percent (20%) of the Contract price, either the Contractor or the Owner may terminate this Contract. Upon termination by either party, Contractor shall be excused from further performance under the Contract and Owner shall pay Contractor a percentage of the Contract price in proportion to the amount of work accomplished prior to the destruction or damage.

18. ASSIGNMENT: Neither party may assign this Contract or payments due under the Contract without the other party's written consent.

19. SPECIFICATIONS SHALL CONTROL: The Contract, plans and specifications are intended to supplement one another. In the event of a conflict, the specifications shall control the plans, and the Contract shall control both. If the work as displayed on the plans are not called for in the specifications, or if the work is called for in the specifications but not displayed on the plans, Contractor shall be required to perform the work as though it was displayed in both documents.

20. MERGER CLAUSE: This Contract constitutes the entire agree of the parties. No other agreements, oral or written pertain to the work performed under this Contract exists. This Contract may only be modified by written agreement signed by both parties.

21. GOVERNING LAW: This Contract shall be interpreted and governed in accordance with the laws of the State of Florida.

22. VENUE: Venue for any dispute concerning this Contract or the work performed hereunder shall be in Ocala, Marion County, Florida.

23. ATTORNEY FEES: Should any dispute arise with respect to this contract or the work performed hereunder, the prevailing party in any such proceeding shall be entitled to reasonable attorney fees and court costs, including fees and costs on appeal.

Florida Construction Lien Law Disclosure

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 Homeowner's Recovery Fund Disclosure

Payment may be available from Florida Homeowner's Recovery Fund if you lose money on a project performed under contract where the loss results from specified violations of Florida law by a state-licensed contractor. For information about the recovery funds and filing a claim, contact the Florida Construction Industry Licensing Board at the following Number and Address:

Florida Construction Industry Licensing Board

2601 Blairstone Road, Tallahassee, Florida 32399-1039

(850) 921-6593

Fax (850) 921-5450

GETTER DONE FENCE PRO

By signing any forms or agreements provided to you by Getter Done Fence, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.

Signature: _____ Date: _____ Time: _____

HOMELAND® VINYL PRODUCTS, INC.

Complete and mail in now.

1. **Complete this Warranty Registration Form**
2. **Tear off**
3. **Place in envelope with proof of purchase.**

Mail to:
Homeland Vinyl Products, Inc.
P.O. Box 170729
Birmingham, AL 35217-0729
Attn: Warranty Department

WARRANTY LIMITATIONS

THIS WARRANTY REPLACES, SUPERSEDES, AND EXCLUDES ALL OTHER WARRANTIES, ORAL, WRITTEN OR IMPLIED, ARISING BY LAW, COURSE OF DEALING, USAGE OF TRADE, CUSTOM OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL HOMELAND VINYL BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY KIND, INCLUDING ANY DAMAGE TO STRUCTURES, THEIR CONTENTS, OR ANY PERSON THEREIN, RESULTING FROM A BREACH OF THIS WARRANTY OR THE PURCHASE, INSTALLATION, OWNERSHIP, OR USE OF HOMELAND VINYL PRODUCTS.

HOMELAND VINYL DOES NOT AUTHORIZE ITS FIELD REPRESENTATIVES, DISTRIBUTORS, OR DEALERS TO MAKE ANY CHANGE OR MODIFICATION TO THIS WARRANTY.

PURCHASER'S EXCLUSIVE REMEDY AND HOMELAND VINYL'S EXCLUSIVE LIABILITY FOR ANY BREACH OF WARRANTY IS LIMITED TO WHAT APPEARS IN THIS DOCUMENT.

SOME STATES DO NOT ALLOW LIMITATIONS ON, OR THE EXCLUSION OF, IMPLIED WARRANTIES, OR INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE.

HOMELAND® VINYL PRODUCTS, INC.

Homeland Vinyl Products, Inc.
Toll Free: 800-999-6813
http://homelandvinyl.com/resources/documents/

HOMELAND® VINYL PRODUCTS, INC. **FENCE & RAIL**

LIMITED WARRANTY

HOMELAND VINYL PRODUCTS, INC
FENCE AND RAIL LIMITED WARRANTY

WHO AND WHAT ARE COVERED BY THIS WARRANTY
This warranty is given to (1) the original purchaser, or (2) the owner(s) of the property at the time of installation, if different from the original purchaser (collectively, the "Purchaser") of vinyl fence and rail profiles manufactured by Homeland Vinyl Products, Inc. ("Homeland Vinyl"). For purposes of this warranty, a "Residential Purchaser" shall refer to a single-family residential homeowner and a "Commercial Purchaser" shall refer to any Purchaser other than a Residential Purchaser. Subject to the exclusions and limitations set forth herein, Homeland Vinyl warrants to the Purchaser that its vinyl fence and rail profiles (the "Products") will be free from manufacturing defects – including peeling, flaking, blistering, rotting and corroding – when subject to normal and proper use.

WARRANTY PERIOD
The warranty period is for the life of a residential purchaser (30 years for a Commercial Purchaser). The warranty automatically terminates upon the sale of the property or death of the Purchaser.

WARRANTY REMEDIES
Should any covered defect occur during the warranty period, Homeland Vinyl will, at its option, repair or provide replacement Products for the defective Products. In lieu of repair or providing replacement Products, Homeland Vinyl also reserves the right to refund the amount paid by the Purchaser for the original Products and such refund shall fully discharge all obligations and liabilities of Homeland Vinyl under this warranty. ***In no event shall Homeland Vinyl be liable or responsible for labor charges or other expenses arising from or related to the installation or removal of either the original or replacement Products.***

WARRANTY EXCLUSIONS
This warranty covers only manufacturing defects in material or workmanship of Homeland Vinyl and, without limitation, does not include any failure, defects, expenses, or damages attributable to:

Failure to provide reasonable and necessary maintenance;

Improper installation (including inadequate reinforcement of finished products);

Bowing of pickets (Refer to Homeland Vinyl Products' Fence Fabrication Guideline for ways to reduce the natural tendency for fence panels to bow due to heat buildup);

C1141-RevB 20-072 - POP

Continued Inside

Distortion due to exposure to heat sources, including but not limited to building or pavement heat build-up, outdoor grills, and reflected sunlight from windows, doors or other surfaces;

Color change due to normal weathering. Normal weathering is defined as exposure to sunlight and extremes of weather and atmosphere that will cause any colored surface to gradually fade, chalk, or accumulate dirt or stains. When sunlight is partially blocked by a roof, trees, awnings or the like, uneven weathering may occur. Homeland Vinyl shall have sole discretion to determine, based on reasonable criteria, whether the Products are undergoing normal weathering;

Color or pattern variation on any variegated Products;

Color or pattern variation between any replacement Products and remaining original Products. Homeland Vinyl reserves the right to discontinue or modify any product line or color without notifying the Purchaser. If the original Product is not available, Homeland Vinyl may choose to provide replacement Products of equal value or quality;

Discoloration or other damage caused by air pollution, mildew, exposure to chemicals (including, but not limited to sunscreens, insect repellants, acids or bases, rust, lime, fertilizers, herbicides, or solvents);

Misuse, abuse, neglect or improper shipping, handling or storage;

Damage caused by horses or other large animals;

Use of accessories or other components which are incompatible with the Products;

Movement, distortion, settling or collapse of the ground or structure on which the Products are installed;

Impact of foreign objects, fire, earthquake, flood, lightning, tornado, hail or other casualty or act of God;

Damage caused by other circumstances and causes beyond Homeland Vinyl's control;

Any other cause not involving manufacturing defects in the Products.

This warranty does not apply to any Product which has been painted, varnished, or on which any other substance not approved by Homeland Vinyl has been applied over the original finish.

See important limitations on back.

REGISTRATION AND TRANSFER OF WARRANTY

To obtain coverage under this warranty, the warranty must be registered within thirty (30) days after completion of the installation of the Products. The attached registration card must be completed and returned along with proof of purchase to: Homeland Vinyl Products, Inc., P.O. Box 170729, Birmingham, AL 35217-0729, Attn: Warranty Registration.

This warranty is not transferable, with the following exception: The warranty may be transferred only by the original Purchaser and only one (1) time to a subsequent buyer of the property on which the Products were originally installed. Within thirty (30) days from the date of the transfer of the property, the original Purchaser shall deliver to Homeland Vinyl a written Application for Transfer of Warranty, along with proof of the original purchase of Homeland Vinyl products. During the first ten (10) years after the date of original installation of the Products, a duly transferred warranty shall remain in full force and effect as to all covered Products. After such ten year period, Homeland Vinyl's responsibility under such duly transferred warranty shall decrease by five percent (5%) per year. At no time, however, shall Homeland Vinyl's responsibility under this warranty be less than ten percent (10%) of the original Purchaser's price for the Products. Time is of the essence, and failure to comply with the foregoing requirements will terminate this warranty and relieve Homeland Vinyl of any further obligation under this warranty.

WHAT THE PURCHASER MUST DO

A claim under this warranty must be reported in writing, with proof of purchase, to Homeland Vinyl Products, Inc., P.O. Box 170729, Birmingham, AL 35217-0729, Attn: Warranty Department within thirty (30) days of the date that the defect is first discovered or reasonably could have been discovered. Purchaser must include proof of purchase, copy of government issued photo ID, proof of property ownership, registered warranty certificate number, and a statement describing the claimed defect. Homeland Vinyl may request additional information. Homeland Vinyl will then have a reasonable time to inspect or, at Homeland Vinyl's option, to have the product or a sample of the product shipped at the Purchaser's expense to Homeland Vinyl for inspection and analysis of the claimed defect. Homeland Vinyl shall be the sole judge of whether the product is defective and whether the defect is due to manufacturing.

If Homeland Vinyl determines that the claim is within the terms of this Limited Warranty, then Homeland Vinyl will, at its option, provide replacement Products or provide a purchase price refund for the Product under the terms and limitations described herein. In the event of repair or replacement, the original warranty shall apply to the repaired or replaced portion of the Products, and will extend for the balance of the warranty period in effect at the time the material proved defective.

This warranty is effective for purchases of Products on or after April 11, 2020.

LIMITED WARRANTY REGISTRATION AND VALIDATION SYSTEM

Date of Installation: _____

All information must be complete in order to place the warranty on your purchase into effect. Complete only one registration per installation and product and MAIL WITHIN THIRTY (30) DAYS, along with a copy of your proof of purchase.

Purchaser Name: _____ Telephone: _____

Address of Installation: _____

_____

Product Supplier name: _____

Description of Products: _____ TYPE, SIZE, COLOR, QUANTITY, ETC.

_____

_____

I have read and accept the terms and conditions of the Homeland Vinyl Products Limited Warranty.

Date: _____ Signature of Purchaser: _____

HOMELAND®
VINYL PRODUCTS, INC.

After Purchase Vinyl Care:

Follow proper installation instructions.

Avoid exposure of any vinyl to unusual or excessive heat sources (e.g., outdoor fire pits, grills, glass window or glass door reflections) or installation adjacent to areas that may absorb heat such as concrete, asphalt, or dark-colored gravel.

Darker colors, such as Mocha Walnut, may become hot to the touch after prolonged exposure to direct sunlight. This effect can be mitigated with umbrellas, awnings or other shade producing fixtures.

Loose dirt can be cleaned with mild soap and water. Any cleaning products should be tested in an inconspicuous area before being applied on the full vinyl surface.

Do NOT paint the PVC.

Spray-on sunscreen or bug spray products may cause discoloration of the product surface. It is recommended that such products be applied either indoors, off the deck, away from fence and rail, or in such a manner that oversprayed product will not come in contact with the vinyl.

Avoid using rubber mats on any vinyl, as they may discolor the deck surface.

Download Instructions and Literature at:
http://homelandvinyl.com/resources/documents/

HOMELAND SECURITY ALLIANCE
HOMEWOOD
ACCU-Shield

2020-072
M1094_rev F

WWW.HOMELANDVINYL.COM

HOMELAND®
VINYL PRODUCTS, INC.

Fence Fabrication Guidelines

1. Make sure all metal stiffeners are in the correct orientation for the rail as used.

2. Make sure all rails are notched.

3. U-channel trim must be screwed to the post to help stabilize T&G boards.

4. Do not use any clear wrapping or shrink wrap on fence for storage or transportation. Make sure any wrap or protection of the fence or profiles does not absorb and retain heat. It will cause warping.

5. Product expansion and contraction is temperature dependent and will vary more in longer lengths and darker colors. Please take this into account during installation.

6. Do not store or install product next to a heat source.

7. Avoid installing the product near reflective surfaces (e.g. glass windows and glass doors), which can concentrate sunlight and heat the product.

8. Avoid installing the product on or adjacent to concrete, asphalt, or dark-colored gravel.

9. Make sure rail ends have at least 1 inch clearance of each other when inserted into posts for 6' spans, and at least 1.5 inch clearance on 8' spans. This will allow for adequate expansion and contraction of rails within the posts and prevent bowing.

10. Do not put dirt or mulch against rails. It could cause rails to permanently bow out.

11. CAUTION - Make sure pickets are cut for adequate clearance within the rail pocket to allow for thermal expansion. If the pickets are binding against the rail, they will cause excessive bowing with thermal expansion.

When dealing with installation on slopes, ensure that there is adequate clearance for pickets inside of the rail and cut picket at a slight angle if necessary.

In addition to guidelines 1-11, please consider the following information regarding Homewood series of products:

1. Metal stiffeners must be used in all rails for the Homewood series of product.

2. Midrail or HVP approved metal picket stiffeners must be used to reduce T&G bowing.

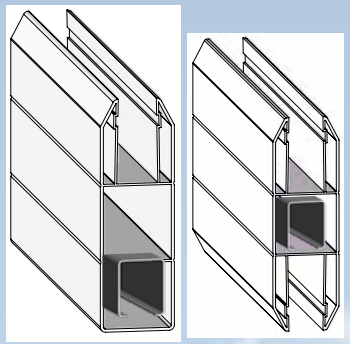
3. Scratches will be more evident in darker colors. Use caution when transporting and installing the products.

Homeland Vinyl Products does not warranty bowing of pickets. Please make sure of proper installation to reduce all of the factors mentioned.

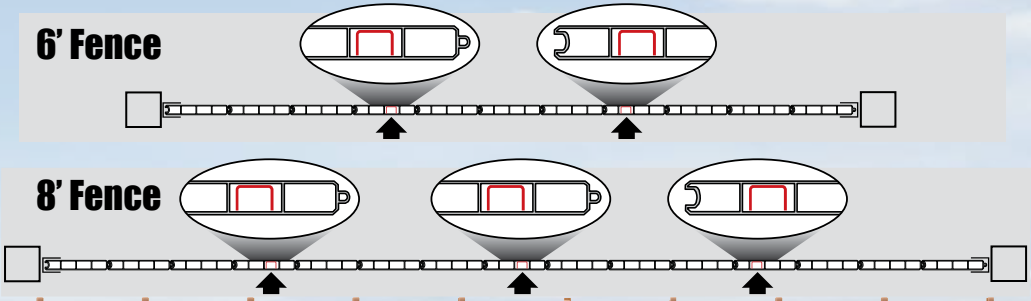
Proper Insert Placement & Orientation Is Important !

A. 5-1/2", 7" and 8" Nexus or Gorilla Pocket Rail & Mid-Rail

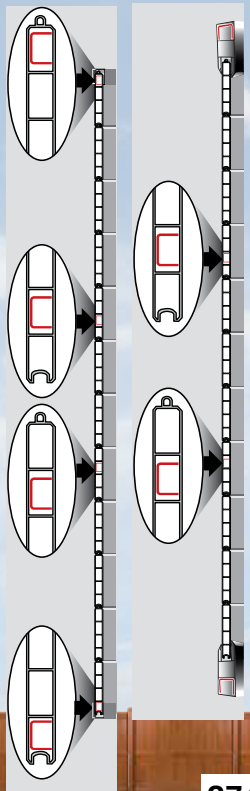
Proper steel insert orientation shown for bottom rail. Reverse for top rail.



B. Vertical Fence - Top Down View



C. Horizontal Fence



ESTIMATE	#1042-3
ESTIMATE DATE	Sep 23, 2025
TOTAL	$17,175.00

Jody Talmadge
837 NE 2nd St, Ocala, FL 34470, USA

Luluramone78@gmail.com

CONTACT US

11580 SW 43rd Street Rd
Ocala, FL 34481

(352) 484-7588
ruth@belladesignlandscapes.com

ESTIMATE

Services			
Landscaping Project			
Materials	**qty**	**unit price**	**amount**
Plants - Camellia - 7 gallon (Camellia Japonica) Various colors based on availability and season: Taylor's Perfection, Winter's Snowman, April Remembered, Bright Eyes, Daikagura, Debutante, Don Mac, Dr. Tinsley, Early Autumn, Kramer's Supreme, Lady Clare, Lady Vansittart, Laura Walker, Mathotiana, Morning Glow, Nuccio's Cameo, Pink Perfection, Pop Pius IX, Professor Sargent, Purple Dawn, Rebel Yell, Rosea Plena, Royal Velvet, Sea Foam, Victory White	2.0	$185.00	$370.00
Camellia - 15 gallon Bobby Fain', Japanese Camellia Camellia japonica 'Gunsmoke Camellia japonica 'Professor Sargent Camellia sasanqua 'October Magic Ruby Camellia sasanqua 'Yuletide', Autumn Camellia Checking other varieties at time of install*	2.0	$295.00	$590.00
Foxtail Fern - 3 gallon	7.0	$30.00	$210.00
Plants - Philodendron Split Leaf - 15 gallon	3.0	$195.00	$585.00
Plants - Buford Holly Dwarf - 3 gallon	2.0	$30.00	$60.00
Distylium 3 g	15.0	$35.00	$525.00
Viburnum Suspensum - 15 gallon	1.0	$150.00	$150.00
Plants - Agapanthus - Purple - 3 gallon	20.0	$34.00	$680.00
Agapanthus - 3 gallon White	12.0	$30.00	$360.00
Plants - Super Blue Liriope - 1 gallon	10.0	$12.00	$120.00
Plants - Boston Fern - 3 gallon	20.0	$30.00	$600.00
Irrigation Update Includes parts and labor for moving/adding/relocating of sprayers/roters as needed for installation of new project or to repair from damage caused by plant/tree roots.	1.0	$1,500.00	$1,500.00

Pine Straw Installation Includes pine straw, delivery and freight, and installation.	1.0	$425.00	$425.00
Disposal	1.0	$150.00	$150.00
Pavers - Paver Installation - 60mm Price includes the following: Removal of sod/dirt/existing surface as needed, disposal, crushed concrete base, installation of base, compacting, transporting pavers, laying and installing pavers, cutting and installing paver borders, sand and installation of sand between pavers, concrete and installation of concrete band around all open edges of pavers.	1.0	$750.00	$750.00
Rock Products - Rock Installation - New England Blend 1-4 in. Includes rock product, delivery and freight, removal of existing mulch/pine/straw/weeds, disposal, and installation of rock.	1.0	$3,400.00	$3,400.00
Walls - Wall Installation - Wall Block Includes tumbled wall block and cap, delivery and freight, gator bond glue, disposal, surface prep, and installation labor.	1.0	$6,700.00	$6,700.00

Materials subtotal: $17,175.00

Subtotal	$17,175.00
Total	**$17,175.00**

For this project, we would complete the following:

-Remove existing plants as needed

-Install new plants based on plan

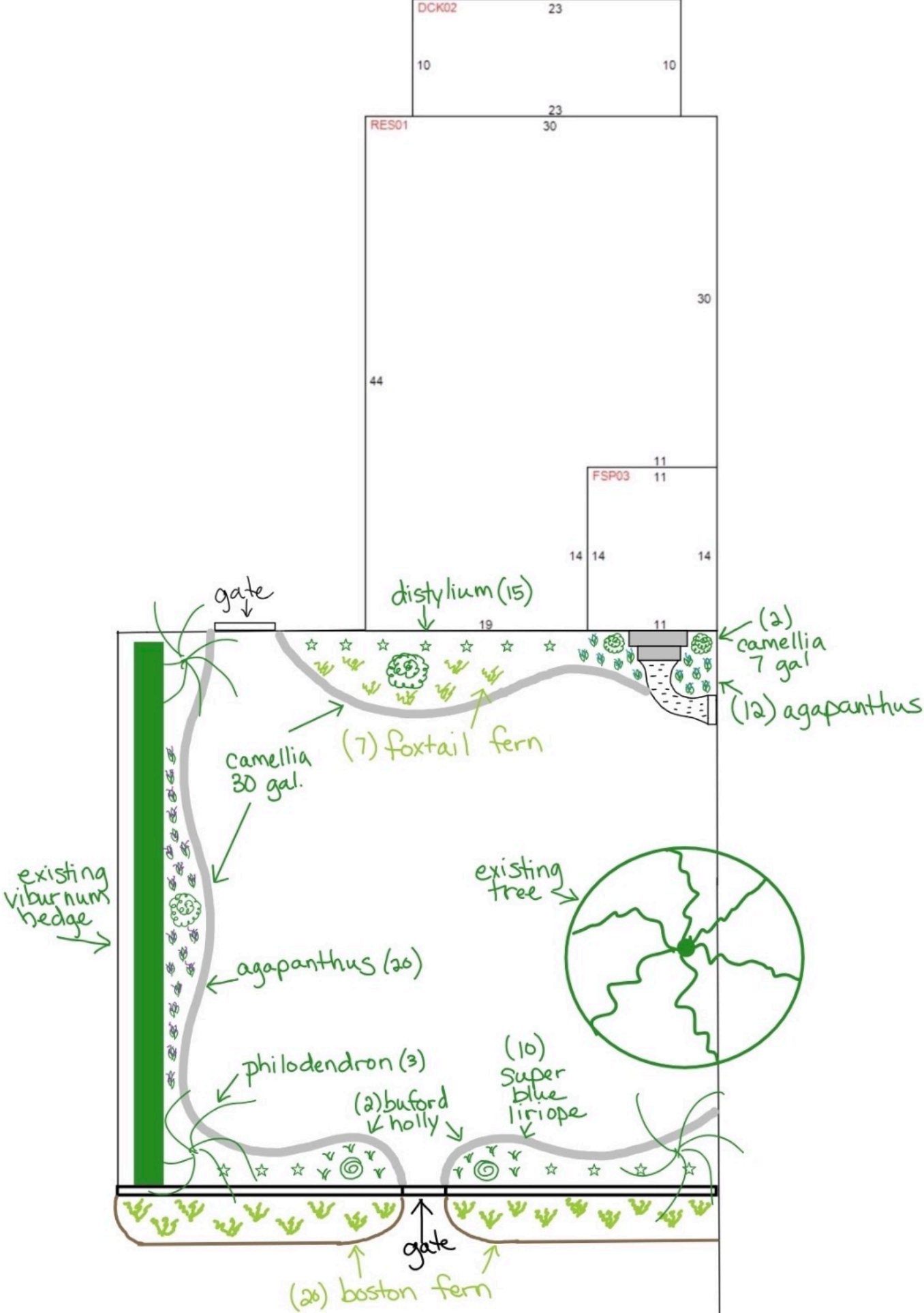
-Update irrigation to ensure coverage for all new plants

-Install block border as shown in design (light grey color) on edges of all beds except bed near street

-Install small paver walkway from house steps to secondary set of steps

-Install weedmat and rock in beds near house, fence and viburnum

-Install pinestraw in bed near street outside fence


DCK02
23
10
10
23
RES01
30
30
44
11
FSP03
11
14
14
14
gate
distylium (15)
19
11
(2) camellia 7 gal
(12) agapanthus
(7) foxtail fern
camellia 30 gal.
existing viburnum hedge
existing tree
agapanthus (20)
philodendron (3)
(2) buford holly
(10) super blue liriope
gate
(26) boston fern

ecogation™
Earth-Friendly Solutions

Haydn Cano
Licensed Irrigation Contractor
IRRIGATION MAINTENANCE & REPAIR
352-304-1398
Email: ecogation23@gmail.com
Website: www.ecogation.com

Cert. # 22442

❑ Invoice ❑ Estimate

Name: Jody Talmadge Date: _____

Labor / Materials:

Backflow, Rain Sensor, and Timer $950
Install spray zone for flowerbed and along fence $406

Thank you for your business!

Full payment due at time of service

Total: $ 1,756.00

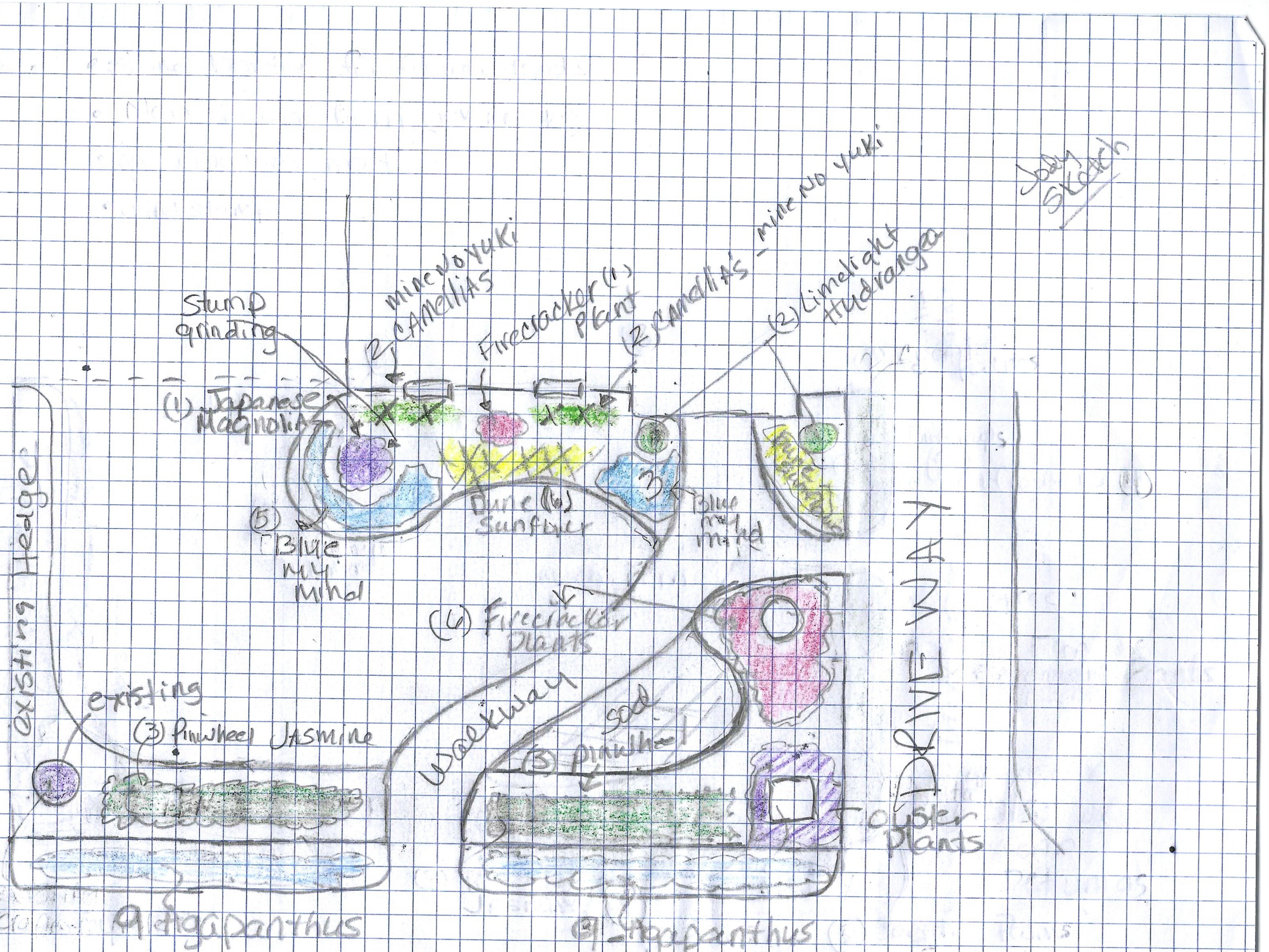
Bob Wines
Camellia Gardens

2610 SE 38th Street, Ocala, Florida 34480 | (352) 629-5766

November 10,2025

Jody Talmadge
837 NE 2nd St
Ocala Fl
1-352-497-8627
Luluramone78@gmail.com

Front of house		
2	Limelight hydrangea	120.00
3	blue my mind	45.00
4	mine no yuki camellias	200.00
1	firecracker plant	30.00
6	dune sunflowers	60.00
1	Japanese magnolia	299.00
5	blue my mind	75.00
Under tree		
6	firecracker plants	180.00
Street Fence line		
6	pinwheel jasmine	180.00
18	agapanthus	
Mailbox area		
7	Oyster plants or dune sunflowers	70.00
	Stump grinding	150.00
	Soil for installation	210.00
	Sod removal	1200.00
	Installation	1300.00
	Groundcover mat	350.00
	Stone border	2300.00
	New England blend (river rock)	3200.00
	Subtotal	9969.00
	Tax	548.92.
	Total	10517.92


Stump grinding
mine no yuki Camellias
Firecracker plant
(2) Camellias - mine no yuki
(2) Limelight hydrangea
(1) Japanese Magnolia
(5) Blue mist shrub
Dwarf sunflower
Blue mist shrub
(6) Firecracker plants
existing Hedge
existing
(3) Pinwheel Jasmine
Walkway
sod
(3) Pinwheel
Agapanthus
Agapanthus
Cluster plants
Lawn
Lawn
Lawn

Landscaping – Image references

Camellia Garden

	agapanthus
	firecracker plant
	dune sunflowers
	mine no yuki camellias
	pinwheel jasmine

Bella Designs

	Camellia japonica
	Buford Holly Dwarf
	Agapanthus
	Boston Fern
	Super Blue Liriope

837 NE 2nd Street

Existing Conditions

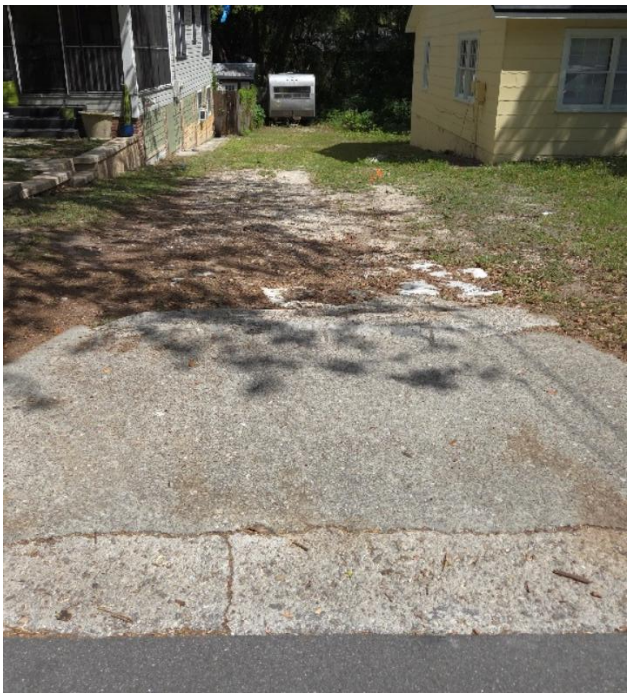
View of property looking north from NE 2nd Street.

View of the eastern boundary of the property.

View of the existing fencing at the back of the property.

View of the existing gate adjacent to the western property line.

View of the property looking south towards NE 2nd Street.

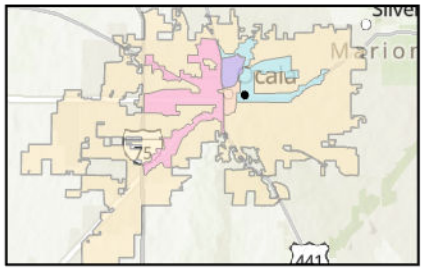


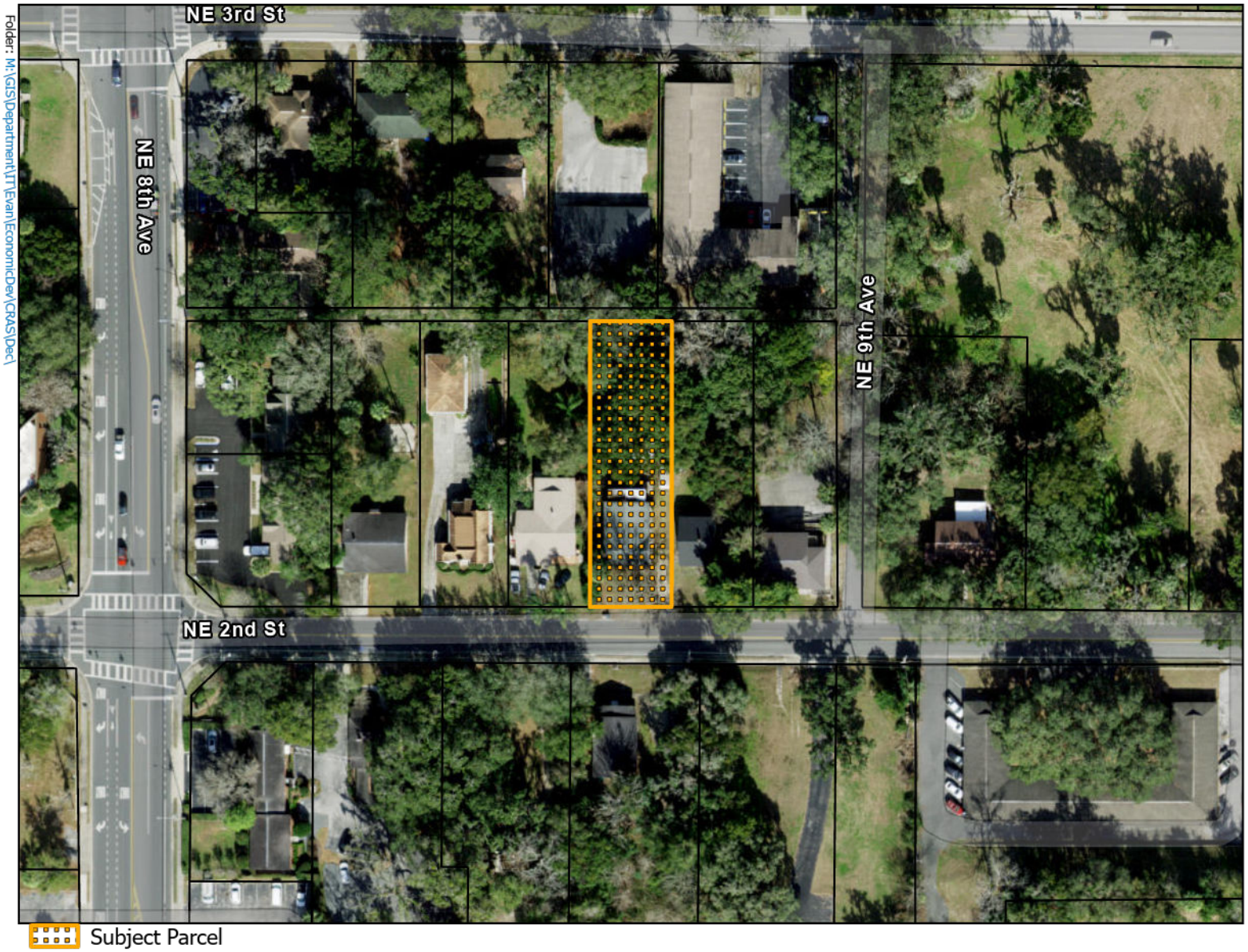
Condition of existing driveway.

AERIAL MAP

Parcel: 2820-044-003
Case Number: CRA25-0050

Property Size: Approximately 0.29 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Subject Parcel
Parcels

0 125 250 500 Feet

N

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 12/9/2025

CASE MAP

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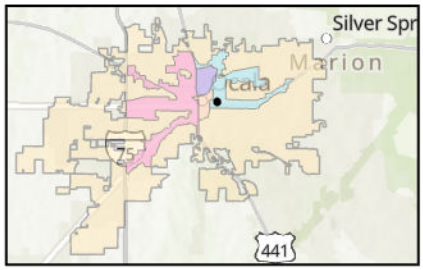

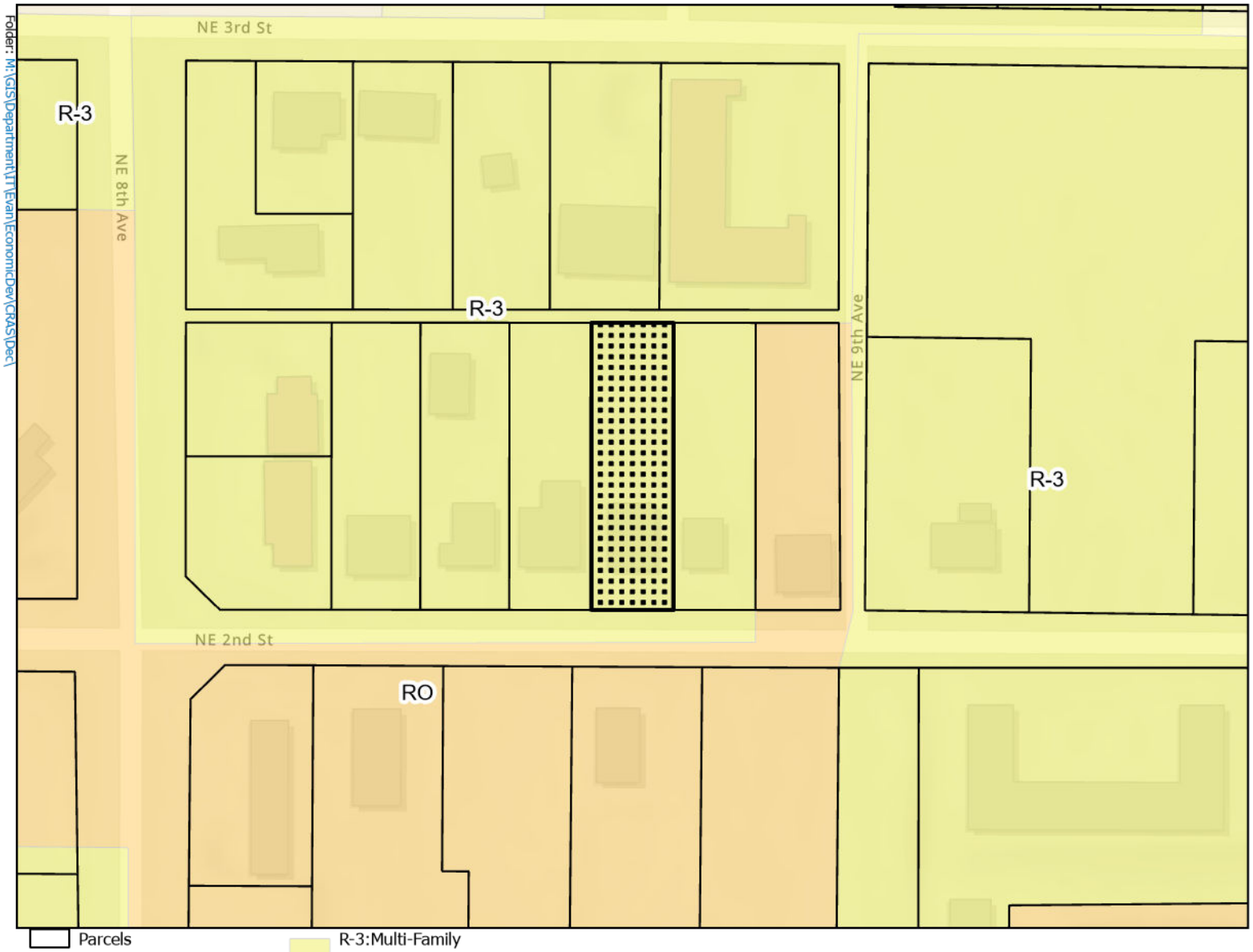

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Prepared by the City of O
Growth Management Departr
by ekrepps on 12/9/2025

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

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

2025 Property Record Card
Real Estate

2820-044-003

GOOGLE Street View

Prime Key: 1220050 | MAP IT+ | Current as of 4/17/2025

Property Information

TALMADGE JODY
837 NE 2ND ST
OCALA FL 34470-6753

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

M.S.T.U.
PC: 01
Acres: .29

Situs: 837 NE 2ND ST OCALA

2024 Certified Value

Land Just Value	$29,070		
Buildings	$103,095		
Miscellaneous	$2,311		
Total Just Value	$134,476	Impact	($69,444)
Total Assessed Value	$65,032	Ex Codes: 01 38	
Exemptions	($40,032)		
Total Taxable	$25,000		
School Taxable	$40,032		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$29,070	$103,095	$2,311	$134,476	$65,032	$40,032	$25,000
2023	$29,070	$101,431	$2,815	$133,316	$63,138	$38,138	$25,000
2022	$29,070	$78,946	$2,870	$110,886	$61,299	$36,299	$25,000

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4570/0330	09/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$130,000
4189/0200	09/2005	31 CERT TL	2 V-SALES VERIFICATION	U	I	$67,700
2109/0968	01/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$55,000
1637/1678	02/1990	25 PER REP	5 V-OTHER MLSAGENT	Q	I	$28,000
1597/0035	08/1989	71 DTH CER	0	U	I	$100
1597/0036	10/1985	74 PROBATE	0	U	I	$100
1277/0175	04/1984	74 PROBATE	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
LOT 3 SUB OF LOT 44

Land Data - Warning: Verify Zoning

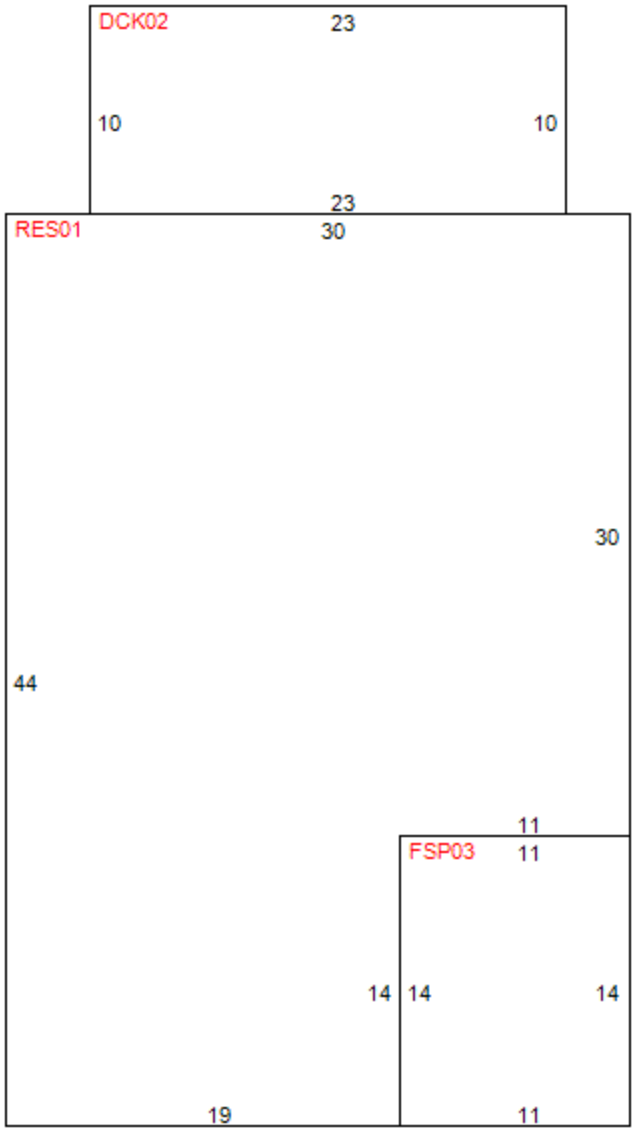
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	210.0	R3	60.00	FF						

Neighborhood 4701 - LYNWOOD PARK REPLAT+
Mkt: 8 70

Traverse

Building 1 of 1
RES01=L30D44R19U14R11U30.L3
DCK02=U10L23D10R23.R3D30
FSP03=D14L11U14R11.
UST04=255.

255



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	4
Quality Grade	400 - FAIR
Inspected on	4/24/2020 by 025

Year Built 1932
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 148

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	SIDING-NO SHTG	1.22	1934	N	0 %	0 %		1,166	1,423
DCK	0201	NO EXTERIOR	1.00	1993	N	0 %	0 %		230	230
FSP	0301	NO EXTERIOR	1.00	1934	N	0 %	0 %		154	154
UST	0430	WOOD SHINGLES	1.00	1934	N	0 %	0 %		255	255

Section: 1

Roof Style: 10 GABLE
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: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
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
159 PAV CONCRETE	364.00	SF	20	1999	3	0.0	0.0
156 PAVING BRICK	250.00	SF	20	1993	3	0.0	0.0
144 PAVING ASPHALT	560.00	SF	5	1970	1	0.0	0.0
UDU UTILITY-UNFINS	168.00	SF	40	2000	2	12.0	14.0

Appraiser Notes

1 FIREPLACE CAPPED
STILT HOME UST UNDER RES STILL UNFINISHED
GAME ROOM IS PERCENTAGED AS PART OF RES. 15X17=255 S.F.
EST.BACK DUE TO DOG

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00923	6/1/1993	-	POOL
OC01701	10/1/1992	-	BLDG01= RSRA
OC00619	4/1/1990	-	BLDG01= A/C & HEAT PUMP
OC01460	8/1/1986	-	BLDG01= REROOF

OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 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 tenant with authorization from the property owner.
Eligible work	Only work begun **<u>after</u>** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Fencing 6. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	**$20,000** (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)

File #: 2026-0486 Agenda Item #: 5j.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 214 NE 11th Avenue, in an amount not to exceed $2,764

BACKGROUND:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make facade improvements, addressing neighborhood deterioration while adding value to the CRA.

The maximum grant amount is $20,000, covering up to 75 percent of eligible project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the completed application, maps, quotes, and other applicant documents.

Grant ID: CRA25-0047
Applicants: Peter Coles and Linda Letcher
Address: 214 NE 11th Ave
Parcel ID: 2834-003-009
Project Description: Painting house trim, soffits, porches, doors, and exterior chimney.
High Quote: $3,700
Low Quote: $3,685.97
Recommended Grant Amount: $2,764

FINDINGS AND CONCLUSIONS:

- The application meets the requirements of the grant program and is eligible for grant consideration.
- The home was built in 1931, and the applicants acquired it about three years ago.
- The home was featured on the Historic Ocala Preservation Society (HOPS) tour in June 2023.
- The applicant received a CRA grant last year to repair the existing shingle portion and to replace the metal portion of the roof**.**
- The proposed scope of work includes painting the house trim, soffits, porches, doors, and exterior fireplace/chimney. The soffits and porches are peeling, and the paint is scuffed, requiring maintenance

to prevent further deterioration.

- A rear roof replacement was completed last year through the CRA program, resulting in new wood that now requires painting to protect and maintain the exterior condition of the home.
- The Grant Review Committee (GRC) visit took place on December 4, 2025. The GRC agrees that the proposed improvements will significantly enhance the home's curb appeal.
- The East Ocala Advisory Committee reviewed the application on December 17, 2025, discussed the work completed under the applicants' previous grant, and approved the proposed paint colors. The committee expressed support for the continued improvements and voted to recommend approval of the grant.

Staff recommends approval of the grant request.

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
· Approve
· Approve with Changes
· Table
· Deny

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.
Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.
Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).
Step 2: Complete the grant application attached or visit https://ocalafl.civicserve.com/ to complete the online.
Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

APPLICATION DEADLINES - 2024

February 2, 2024
March 29, 2024
May 31, 2024
August 2, 2024
September 27, 2024
November 29, 2024

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

(a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.

1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.

(b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:

1. Tax delinquent property
2. Property in litigation
3. Property in condemnation or receivership
4. Property or tenants with outstanding financial obligations to the City.

(c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.

(d) Ineligible Work:

1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.

(e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

(f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.

(g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

(a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:

1. A completed application form. ✓
2. Proof of Ownership and homestead status. ✓
3. Color photographs of the existing conditions. VIA EMAIL
4. Color photo examples of proposed colors. VIA EMAIL
5. Project Schedule
6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
8. Any other documentation necessary to illustrate the visual impact of the proposed project. ✓
9. Provide proof of property or liability content insurance (as applicable). ✓

IV. Application Submittal and Review Process

(a) Options: Submit online through the Ocala's economic development portal **CivicServe** (https://ocalafl.civicserve.com/); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

(b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.

(c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.

(d) Staff may meet with applicant to review completed application.

(e) Applications deemed complete will be reviewed by:

1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.

(f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.

(g) Any deviation from the approved project must be reviewed and approved by the CRA.

(h) City staff will review progress during renovation process.

(i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

(a) Does proposed project include the priority work elements of the CRA subarea grant program?
(b) Is the structure historic?
(c) Is the property located in the CRA?
(d) What is the overall condition of the property?

VI. Reimbursement

(a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:

1. invoices for all work performed, with details of work clearly expressed;
2. copies of cancelled checks;
3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.

(b) Reimbursement shall be made according to the requirements of each grant program.

(c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
   1. Does not conform to the program guidelines.
   2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
   3. Is not commensurate with the workmanship and costs customary in the industry.
   4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
   5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.

(d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
   1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
   2. Copies of the signed contracts with contractors chosen to do the work.
   3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
   4. Photographs of the completed project.

(e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: HOUSE PAINTING

Project Address: 214 NE 11TH AVE, OCALA, FL, 34470

Parcel Number: R2834-003-009

APPLICANT INFORMATION

Applicant's Name:
PETER COLES + LINDA LETCHER

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

Agent's Name (if applicable): N/A

Agent's Mailing Address:

City: State: Zip:

OUR Phone number: 727 434 6445 Fax:

OUR E-mail address: HOOVERCAT99@YAHOO.COM

How long have you owned / lived at the current location? 3 YRS 2 MTHS

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

WE ARE IN NEED OF HOUSE TRIM SOFFITS PORCHES + DOORS BEING PAINTED. SOFFITS ARE PEELING. WE HAD A NEW REAR ROOF LAST YEAR RESULTING IN A LOT OF NEW WOOD WHICH NEEDS PAINTING. BOTH PORCHES HAVE PEELING SCUFFED PAINT

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

WE ARE SENIORS LIVING ON SOCIAL SECURITY. PETER HAS BAD KNEES SO CANNOT SAFELY SCALE A LADDER. WE HAVE WORKED TIRELESSLY THE PAST 3 YEARS TO TRANSFORM OUR PROPERTY FROM AN EYESORE INTO A BEAUTIFUL 100 YR OLD NEIGHBORHOOD PROPERTY. HOME WAS FEATURED ON HOPS HISTORIC HOME TOUR IN MAY 2023

AND LINDA SUFFERS FROM SEIZURES

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $ 3685.97

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? $2764.50

Anticipated start date: JAN 2026* Anticipated completion date: WITHIN 1 WEEK OF START DATE

*DEPENDENT ON GRANT APPROVAL DATE

GENERAL CONDITIONS

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

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

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

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

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

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

CRA25-0047

Revised
March 2024

Applicant

I, PETER COLES + LINDA LETCHER, owner/occupant of building at 214 NE 11TH 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: P. Coles Linda Letcher

Date: 11/3/2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? Y / N

Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

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

Is the building on the National Register of Historic Places? Y / N

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.*

Estimate

Happy Little Painting Company LLC
540 Sw 8th St #102
Ocala Florida 34471
Phone: 3526482310
Dylanr@happylittlepaintingcompany.com
EIN: 87-2552467

Peter Coles
214 Ne 11th Ave
Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	1 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Exterior Painting Project Overview This project includes complete preparation, painting, and one minor repair on designated exterior areas of the property. All work will be performed using high-quality Sherwin-Williams products, ensuring long-lasting protection and aesthetic appeal. --- Areas Included The following areas will be cleaned, prepped, primed (as needed), and painted: Windows: All exterior window trim, sashes, and sills. Doors: All exterior doors, frames, and surrounding trim. Porches (2): Includes posts, floors, ceilings, railings, and spindles. Soffits: All exterior soffit areas around the home.	1		3,700.00			3,700.00

Continued on page 2

Dylan Rettenmaier

The work will be invoiced upon completion.

Estimate

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540 Sw 8th St #102
Ocala Florida 34471
Phone: 3526482310
Dylanr@happylittlepaintingcompany.com
EIN: 87-2552467

Peter Coles
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Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	2 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Porch Ceilings: Proper surface preparation and finish coating. Rails and Spindles: Sanding, cleaning, and refinishing of all porch and stair rail systems. Chimney: Complete prep and painting of all exposed chimney surfaces. --- Repair Work Perform one soffit repair in the designated area as discussed with the customer. Remove and replace damaged material. Install a new matching section. Caulk, seal, and finish to match adjacent surfaces. ---						

Continued on page 3

Dylan Rettenmaier

The work will be invoiced upon completion.

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Peter Coles
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Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	3 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Surface Preparation Power wash or hand clean all surfaces to remove mildew, dirt, and loose paint. Scrape and sand as needed to create a smooth surface. Spot-prime all bare wood, metal, or repaired areas. Caulk cracks, joints, and seams where necessary for weather resistance. --- Paint Products & Application Primary Surfaces (hand rails, spindles, trim, soffit, doors, windows, chimney, etc.): Sherwin-Williams Loxon® Self-Cleaning Acrylic Coating All coatings will be applied at manafactuerers' recommended spread rate to achieve proper dry film thickness						

Continued on page 4

Dylan Rettenmaier

The work will be invoiced upon completion.

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Dylanr@happylittlepaintingcompany.com
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Peter Coles
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Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	4 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Porch Floors: Sherwin-Williams SuperDeck® Exterior Deck & Dock Coating Two coats for a durable, slip-resistant finish. --- Protection and Cleanup All non-painted areas (glass, hardware, landscaping, etc.) will be properly masked or covered as necessary. Daily cleanup of tools and debris. Final inspection and touch-up upon completion. All work areas left neat and clean. ---						

Continued on page 5

Dylan Rettenmaier

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Estimate

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Dylanr@happylittlepaintingcompany.com
EIN: 87-2552467

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Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	5 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Exclusions Any areas not listed above. Structural or carpentry repairs beyond the designated soffit area. Replacement of components such as windows, doors, or trim. --- Warranty All labor and materials are warranted for 2 years against peeling, blistering, or flaking due to defective workmanship or materials under normal weather conditions.						
Sherwin-Williams Loxon Self-Cleaning	7	gal	107.99	100%		0.00
Sherwin-Williams SuperDeck	4		74.99	100%		0.00

Continued on page 6

Dylan Rettenmaier

The work will be invoiced upon completion.

Estimate

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Dylanr@happylittlepaintingcompany.com
EIN: 87-2552467

Peter Coles
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Ocala Fl 34471

Customer number	Document number	Page	Date	Valid to
1041	1058	6 / 6	10/21/2025	11/20/2025

Item	Quantity	Unit	Price	Disc. %	Sales tax	Total
Consumables Tape, sandpaper, masking film, etc. Including No Sales Tax: 3,700.00 x 0% = 0.00	1		90.00	100%		0.00

Total ex. tax	**$3,700.00**
No Sales Tax	**$0.00**
Total	**$3,700.00**

Dylan Rettenmaier

The work will be invoiced upon completion.

Peter Coles
Hoovercat99@yahoo.com
(727) 434-6445
214 NE 11th Ave
Ocala, FL 34470

MAKE IT HAPPEN PAINTING

Proposal #	2198925
Proposal Date	10/28/2025
Proposal Amount	$3,685.97
Job Address	214 NE 11th Ave Ocala, FL 34470

Make It Happen Painting License# L21000138672
1754 W New Lenox Lane
Dunnellon, FL 34434
Phone: (352) 644-7814

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 preparation phase.

1. Initial Exterior Assessment: Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and any other relevant areas. This assessment will help us identify any existing issues and plan the necessary preparatory work.

2. Pressure Washing: Before any painting can begin, we will thoroughly clean the exterior surfaces using a pressure washer. This process will remove dirt, mildew, algae, and loose paint, providing a clean and sound surface for the new paint to adhere to.

3. Surface Repairs: Any damaged areas, such as cracks, holes, or rotted wood, will be repaired and patched using suitable materials. Our team will also address any other structural issues that may impact the painting process.

4. Scraping and Sanding: All loose and peeling paint will be scraped off, and the surfaces will be sanded to create a smooth and even foundation for the new paint application.

5. Caulking and Sealing: We will apply fresh caulk around windows, doors, and other gaps to ensure a weather-tight seal and a polished finish.

6. Primer Application: A layer of high-quality primer will be applied to the prepared surfaces. Primer helps to improve paint adhesion and provides an extra layer of protection against the elements.

7. Masking and Protection: To protect areas not to be painted, such as windows, fixtures, and landscaping, we will carefully mask and cover them with drop cloths.

8. Color Confirmation: Before proceeding with the painting phase, we will verify the chosen color scheme with you to ensure it aligns with your vision and complements your home's architectural style.

9. Customer Approval: Once all preparation steps are completed, we will invite you for a final inspection. Your satisfaction is essential to us, and we will not proceed with the painting process until you are satisfied with the preparation work.

10. Weather Considerations: In the case of exterior painting, we will monitor weather conditions closely. We will schedule the painting work during appropriate weather conditions to ensure optimal drying and adhesion of the paint.

11. Environmentally Friendly Practices: We are committed to environmental responsibility. Any excess paint, materials, or waste generated during the preparation phase will be disposed of properly and responsibly.

We appreciate your trust in our services and are confident that our attention to detail during the preparation phase will result in a beautiful and durable exterior paint job for your home.

Item	$
Whole House	$3,685.97

9. Customer Approval: Once all preparation steps are completed, we will invite you for a final inspection. Your satisfaction is essential to us, and we will not proceed with the painting process until you are satisfied with the preparation work.

10. Weather Considerations: In the case of exterior painting, we will monitor weather conditions closely. We will schedule the painting work during appropriate weather conditions to ensure optimal drying and adhesion of the paint.

11. Environmentally Friendly Practices: We are committed to environmental responsibility. Any excess paint, materials, or waste generated during the preparation phase will be disposed of properly and responsibly.

We appreciate your trust in our services and are confident that our attention to detail during the preparation phase will result in a beautiful and durable exterior paint job for your home.

My Proposals

My Invoices

Request Appointment

Email Settings

Visit Website

Reviews

Insurance

Warranty

Workers' Comp

Item	$
Whole House	$3,685.97

Item

Pressure Washing
Exterior Body
Pressure Wash Solution

Fireplace
Exterior Body
Sherwin-Williams Duration Exterior

Wood Decking
Floor
Sherwin-Williams SuperDeck

Soffit and Fascia
Trim
Sherwin-Williams Duration Exterior

Front Patio Ceilings
Ceiling
Sherwin-Williams Duration Exterior

Exterior Door
Doors/Frames
Sherwin-Williams Duration Exterior

Column
Trim
Sherwin-Williams Duration Exterior

Windows
Trim
Sherwin-Williams Duration Exterior

Deck - Spindles & Railing
Floor
Sherwin-Williams SuperDeck

Better Package (Exterior)	$0.00

Better Package (Exterior)

- Sherwin Williams Duration® Exterior Acrylic

- Limited Lifetime Warranty
- 3-Year Workmanship Warranty
- Free Sherwin Williams Color Consultation

My Proposals
My Invoices
Request Appointment
Email Settings
Visit Website
Reviews

Insurance
Warranty
Workers' Comp

ALWAYS INCLUDED:

- Detailed Preparation (Caulking & Filling Seams)
- Covering & Masking of All Surfaces
- Complimentary Furniture Moving Service (Excluding Delicates)
- Scraping & Spot Priming
- Paint, Labor, & Materials
- Eco-Friendly, Low-VOC Paint
- Personal Project Manager

Optional add-on - Not Included in Proposal | Add

Best Package (Exterior) $365.00

Best Package (Exterior)

- Sherwin Williams Emerald Rain Refresh Exterior Acrylic
- 5-Year Workmanship Warranty
- 2 Hours of Free Post Project Touch-Ups Up to a Year
- Complimentary Furniture Moving Service
- Free Sherwin Williams Color Consultation

ALWAYS INCLUDED:

- Detailed Preparation (Caulking & Filling Seams)
- Covering & Masking of All Surfaces
- Complimentary Furniture Moving Service (Excluding Delicates)
- Scraping & Spot Priming
- Paint, Labor, & Materials
- Eco-Friendly, Low-VOC Paint
- Personal Project Manager

Subtotal $3,685.97

Tax	$0.00
Total	$3,685.97
Deposit Required	$1,842.99

Financing Options

Acorn FINANCE

From $80/month
Get started
Checking options will not impact your credit score.

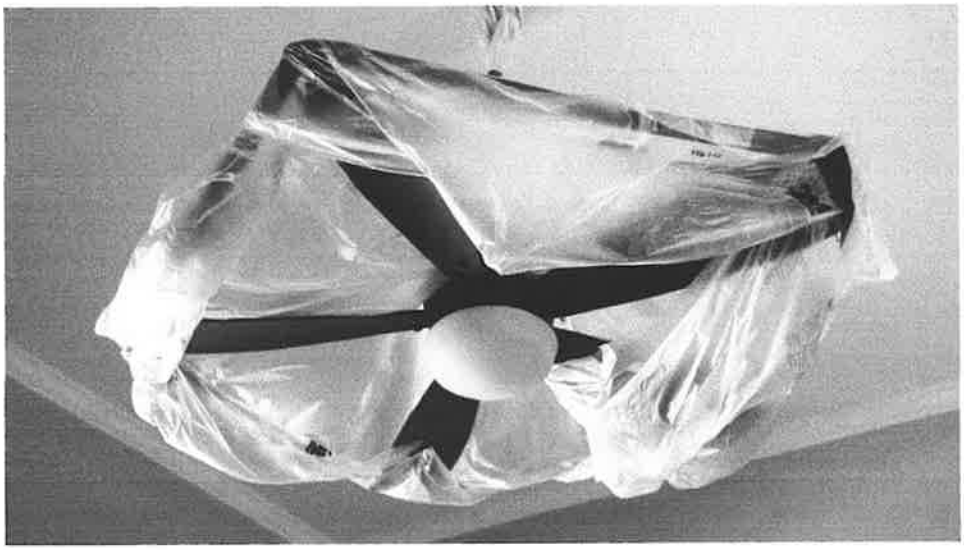
- My Proposals
- My Invoices
- Request Appointment
- Email Settings
- Visit Website
- Reviews

Insurance

Warranty

Workers' Comp

Video



Media

Payment Terms

To maintain steady workflow and ensure labor and material expenses are covered, all projects are *billed according to the following payment schedule:*

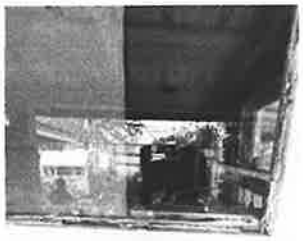
1. Deposit: A non-refundable deposit of 50% of the total project cost is due at the time of acceptance to secure the project on our schedule and to cover initial materials and equipment.
2. Final Payment: The other 50% remaining balance will be due immediately upon completion of the project and final walkthrough with the customer.

Failure to make payments as outlined may result in a delay of work, additional interest or fees, or suspension of services until payment is received.

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 a substantial workmanlike manner according to the specifications submitted, per 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. 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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/01/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AP INTEGO INSURANCE GROUP, LLC 375 Woodcliff Dr. Suite 103 Fairport NY 14450	CONTACT NAME: AP Intego Insurance Group, LLC PHONE (A/C, No, Ext): 888-289-2939 FAX (A/C, No): E-MAIL ADDRESS: certs@apintego.com
INSURED MAKE IT HAPPEN PAINTING LLC 6330 Sw 129Th Loop Ocala FL 34473	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : State National Insurance Company, Inc. — 12831 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ $ $ $ $ $ $
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ $ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? Y / N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		NXTKKXYRHC-02-WC	01/21/2024	01/21/2025	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 100,000 $ 100,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Proof of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ann Ryan

Make It Happen Painting

3-Year Limited Labor Warranty

Warranty Coverage

Make It Happen Painting ("Contractor") warrants all interior and exterior painting labor performed on residential properties for a period of three (3) years from the date of project completion and final walkthrough. This warranty covers defects in workmanship, including peeling, blistering, or flaking of the paint as a result of improper application or preparation.

What We Will Do

If a defect in our workmanship is found within the warranty period, Contractor will provide labor to correct the affected areas at no cost to the homeowner. Touch-up will be limited to the specific areas where failure has occurred.

Exclusions (Not Covered)

This warranty does not cover:
- Paint failure due to structural issues such as settling, shifting, water intrusion, leaks, or cracks in the substrate.
- Damage caused by moisture, mold, mildew, excessive humidity, hydrostatic pressure, or leaks.
- Surfaces with excessive layers of old paint where adhesion failure occurs beyond the newly applied coating.
- Normal wear and tear, fading due to sunlight exposure, chalking, or damage caused by improper cleaning.
- Damage resulting from abuse, neglect, accidents, fire, or natural disasters (hurricanes, flooding, etc.).
- Projects where the customer requested products, methods, or materials against Contractor's *recommendation.*

Customer Responsibilities

- Customer must retain a copy of the signed proposal and warranty for any claim.
- Warranty claims must be submitted in writing within the warranty period.
- Customer must provide access to the property to inspect and perform warranty work.

Limitations

- This warranty is for labor only and does not cover paint, stain, or other coating products themselves. Manufacturer warranties on materials apply separately.
- Contractor's liability is limited solely to providing labor for touch-up and correction of covered defects.

Contractor is not responsible for incidental or consequential damages of any kind.
- This warranty is non-transferable and applies only to the original purchaser of the painting services.

Governing Law

This warranty shall be governed by and interpreted under the laws of the State of Florida.

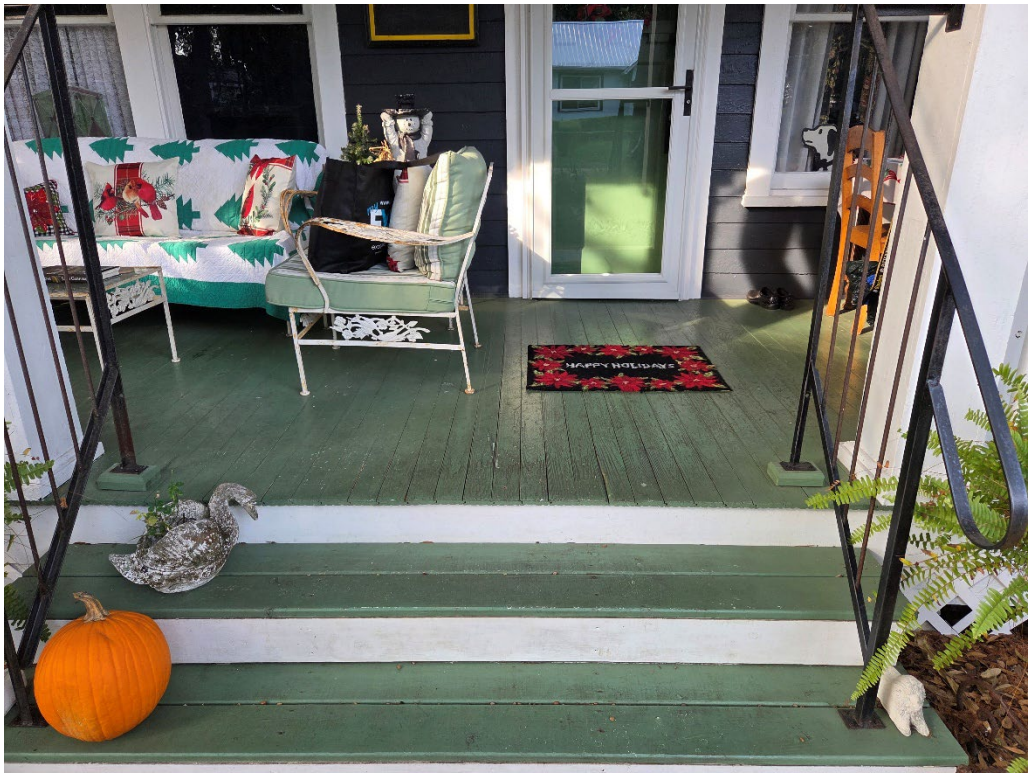
Note: This labor warranty is separate from any manufacturer's warranty on paint or materials. By clearly defining scope, limitations, and exclusions, this warranty complies with Florida residential contracting standards.

214 NE 11th Ave Before Photos

214 NE 11th Ave Before Photos

214 NE 11th Ave Before Photos

214 NE 11th Ave Before Photos



214 NE 11th Ave Before Photos

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214 NE 11th Ave Before Photos

214 NE 11th Ave Before Photos

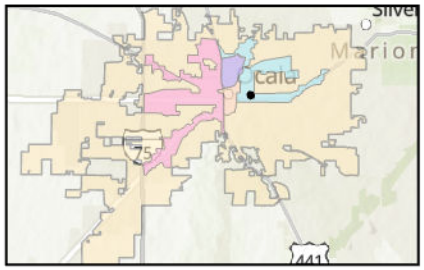
214 NE 11th Ave Before Photos

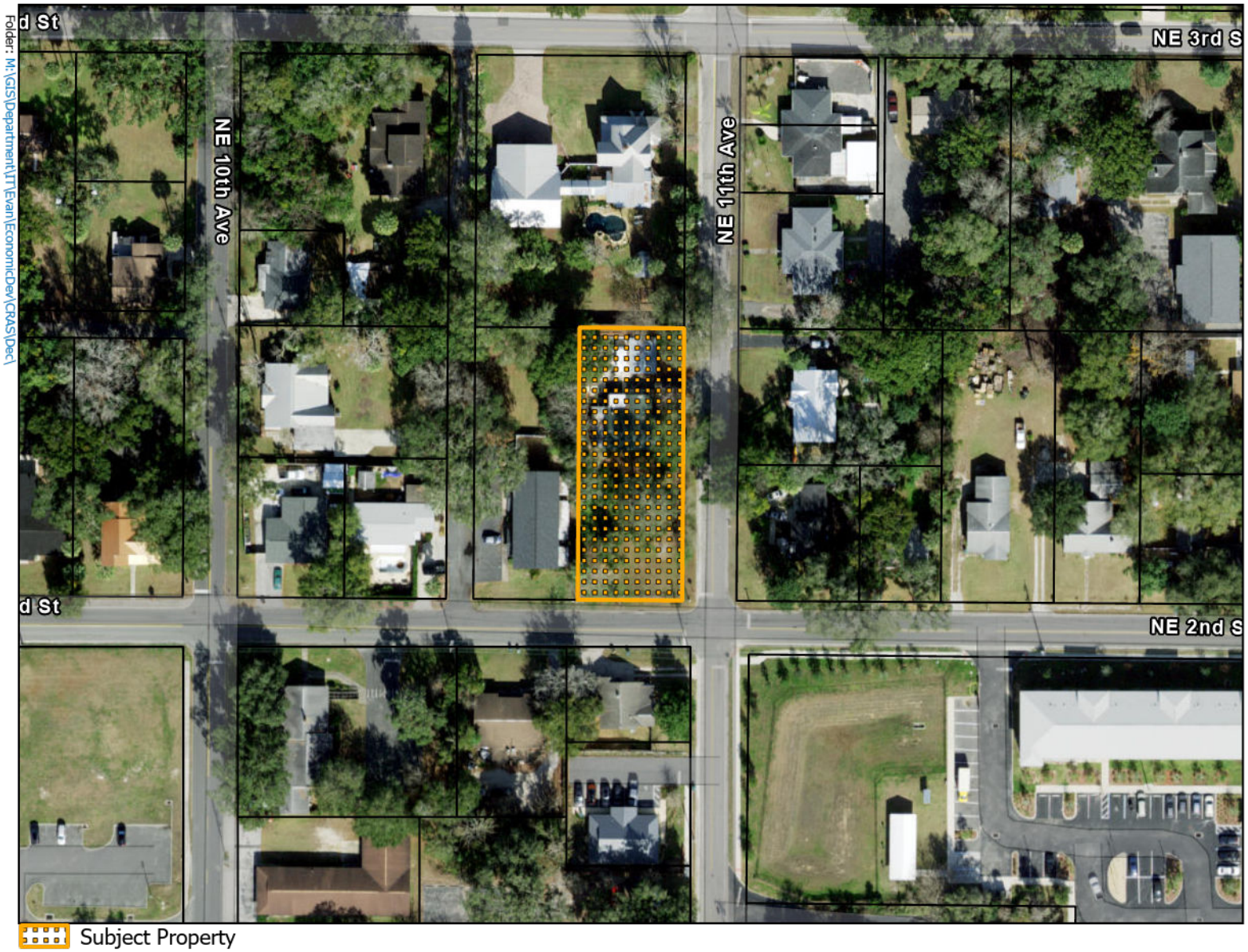
AERIAL MAP

Parcel: 2834-0003-009

Case Number: CRA25-0047

Property Size: Approximately 0.35 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Subject Property

Parcels

0 125 250 500 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 12/9/2025

CASE MAP

Parcel: 2834-0003-009

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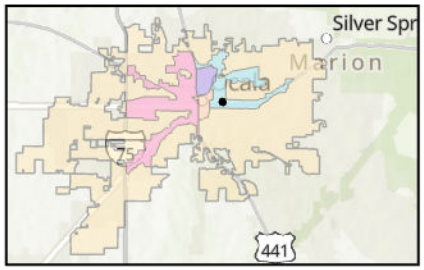
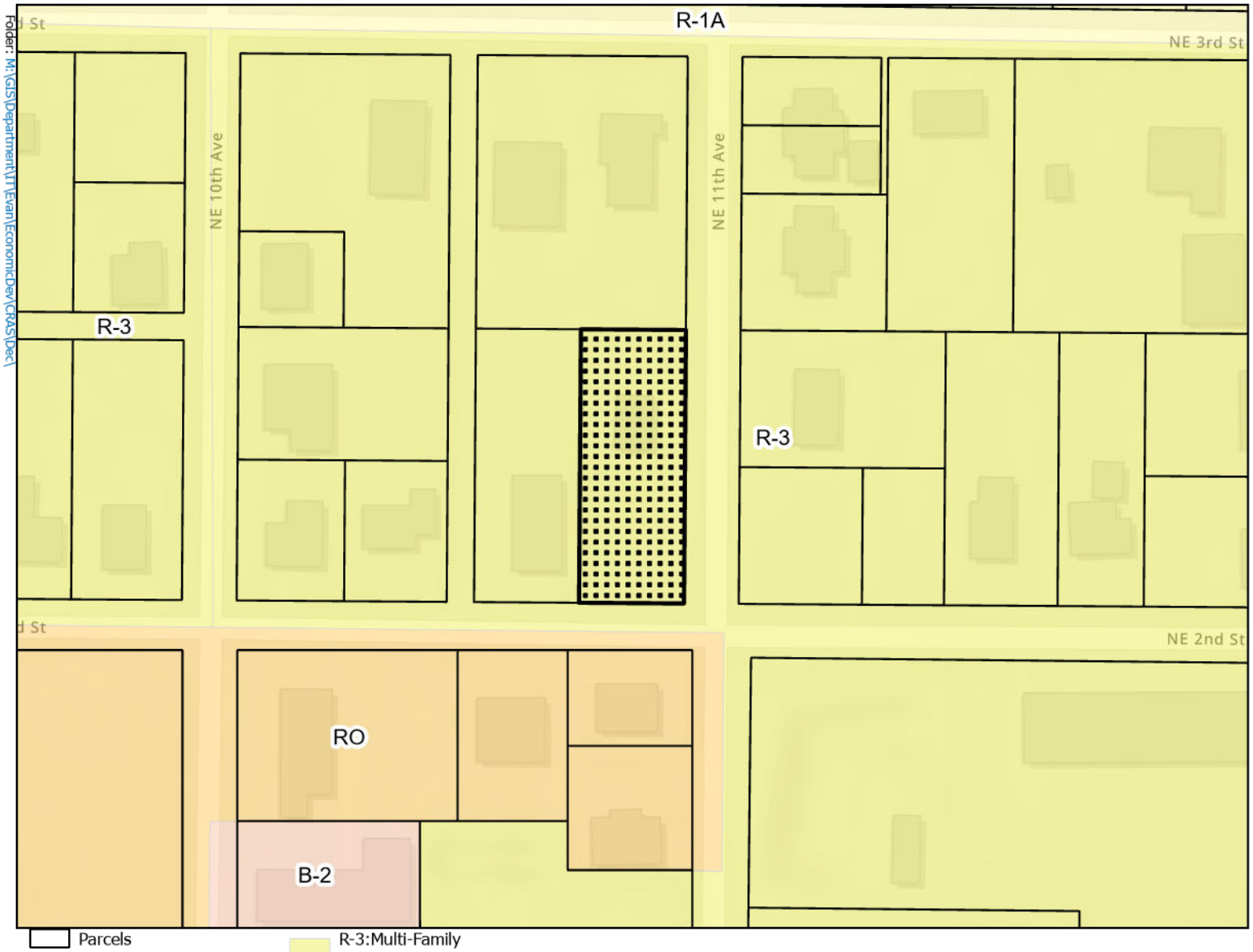




Parcels
B-2:Community Business
R-1A:Single Family Residential
R-3:Multi-Family Residential
RO:Residential Office
Subject Property

0 125 250 500 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 12/9/2025

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

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

2025 Certified Assessment Roll

2834-003-009

GOOGLE Street View

Prime Key: 1239826

MAP IT+

Property Information

COLES PETER
LETCHER LINDA A
214 NE 11TH AVE
OCALA FL 34470-6722

Taxes / Assessments: $2,059.62
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .35

Situs: 214 NE 11TH AVE OCALA

Current Value

Land Just Value	$41,195		
Buildings	$124,859		
Miscellaneous	$1,446		
Total Just Value	$167,500	Impact	($24,354)
Total Assessed Value	$143,146	Ex Codes: 01 38	
Exemptions	($50,722)		
Total Taxable	$92,424		
School Taxable	$118,146		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$41,195	$124,859	$1,446	$167,500	$143,146	$50,722	$92,424
2024	$39,135	$122,381	$1,483	$162,999	$139,112	$50,000	$89,112
2023	$39,135	$123,005	$1,784	$163,924	$135,060	$50,000	$85,060

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8475/0925	09/2024	03 LIFE EST	1 LIFE ESTATE	U	I	$100
7849/0744	08/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$265,000
7402/0837	02/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$115,000
7402/0836	12/2008	71 DTH CER	0	U	I	$100
3708/0107	05/2004	90 ABROGTN	0	U	I	$100
2626/1233	03/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$32,000
1925/0886	05/1993	07 WARRANTY	0	U	I	$100
1889/0535	12/1992	07 WARRANTY	0	U	I	$100
1839/2064	06/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$35,000
1386/1698	11/1986	07 WARRANTY	0	Q	I	$32,900

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK C LOT 9 &
THE S 10 FT OF ALLEYWAY LYING N OF LOT 9

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		77.0	200.0	R3	77.00	FF	500.0000	1.00	1.07	1.00	41,195	41,195
Neighborhood 4701											Total Land - Class	$41,195
Mkt: 8 70											Total Land - Just	$41,195

Traverse

Building 1 of 1
RES01=R36U27L12U10L24D37.
FOP02=D7R24U7L24.U37
UOP03=R24D10R4U14L28D4.

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 2
Quality Grade 600 - AVERAGE
Inspected on 4/12/2023 by 218

Year Built 1931
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 146

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	1931	N	0 %	0 %	1,212	1,212
FOP 0201	- NO EXTERIOR	1.00	1931	N	0 %	0 %	168	168
UOP 0301	- NO EXTERIOR	1.00	1931	N	0 %	0 %	152	152

Section: 1

Roof Style: 10 GABLE
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: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
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
144 PAVING ASPHALT	240.00	SF	5	2003	1	0.0	0.0
114 FENCE BOARD	40.00	LF	10	2003	4	0.0	0.0
105 FENCE CHAIN LK	315.00	LF	20	2000	1	0.0	0.0
UDU UTILITY-UNFINS	108.00	SF	40	2003	1	12.0	9.0
048 SHED OPEN	378.00	SF	15	2009	1	21.0	18.0

Total Value - $1,446

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-0876	4/18/2025	5/13/2025	COLES SHED
BLD25-0648	3/13/2025	-	COLES REROOF
BLD19-1061	5/22/2019	-	ROOF
OC00067	1/1/1999	-	RSRA
OC01287	8/1/1991	-	BLDG01= ROOF

Cost Summary

Buildings R.C.N.	$132,241	5/22/2023
Total Depreciation	($37,028)	
Bldg - Just Value	$95,213	
Misc - Just Value	$1,446	5/3/2023
Land - Just Value	$41,195	4/3/2025
Total Just Value	$137,854	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$132,241	($37,028)	$95,213

CRA Subarea: East Ocala

Framework
Residential Property Improvement Grant

ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary.

ELIGIBLE APPLICANT

Property owner, or tenant with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – Property taxes must be current and fully paid.
- Property must be used for residential purposes.
- Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.

ELIGIBLE WORK

Improvements Eligible for Grant Funding Include:

- Exterior painting (colors must be approved by the Committee)
- Pressure washing and related work to repair and prepare surfaces for painting
- Repair or replacement of windows and doors (exterior improvements only)
- Demolition of irreparably damaged houses or structures
- Installation of new landscaping visible from the street or sidewalk
- Fencing installation or replacement
- Roofing repairs or upgrades
- Weatherization improvements (HVAC & Insulation)
- New construction
- Termite tenting

MAXIMUM GRANT

$20,000

REQUIRED MATCH

Roofing improvements:	City **(50%)** – Applicant **(50%)**
All other work elements:	City **(75%)** - Applicant **(25%)**

File #: 2026-0487 Agenda Item #: 5k.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Historic Building Improvement Grant for property located at 732 NE Second Street, in an amount not to exceed $30,549

BACKGROUND:
The intent of the East Ocala CRA Historic Building Improvement Grant Program is to support the preservation and rehabilitation of historic buildings located within the East Ocala CRA and locally designated historic districts. Eligible properties must be contributing historic structures, or eligible to be contributing, and generally constructed in or before 1922.

The program provides reimbursement of up to 60 percent of eligible project costs, with a maximum grant award of $40,000, and requires a 40 percent applicant match. Only work approved in advance and completed after CRA approval is eligible for reimbursement.

APPLICATION SUMMARY

- **Grant Application ID:** CRA25-0045
- **Applicant:** Robert E. Rooks, II
- **Property Address:** 732 NE Second Street
- **Historic District:** Tuscawilla Historic District
- **Year Built:** 1885
- **Property Type:** Residential
- **Acreage:** 0.34 acres
- **Project Description:** Exterior painting, termite treatment, insulation installation, and foundation leveling.
- **High Bid (Total Project Cost):** $61,129.88
- **Low Bid (Total Project Cost):** $50,915.42
- **Recommended Grant Amount:** $30,549

Refer to the attached application packet for supporting documentation, including cost estimates and photographs of existing conditions.

FINDINGS AND CONCLUSIONS:

- The application was reviewed and processed in accordance with the East Ocala CRA Historic Building

Improvement Grant Program guidelines and evaluation criteria.

- The subject property is located within the East Ocala CRA and the Tuscawilla Historic District.
- The residence was constructed in 1885 and retains sufficient historic integrity to qualify as a contributing historic structure.
- The proposed improvements, including exterior painting, termite treatment, insulation installation, and foundation leveling, address both immediate preservation needs and long-term structural stability of the historic residence.
- Exterior painting will protect exposed materials from further deterioration, while termite treatment mitigates active and future threats to the structural integrity of the wood-framed building.
- Insulation improvements will enhance the building's energy performance without altering its historic character, supporting continued residential use and sustainability of the structure.
- Foundation leveling is a critical corrective measure that stabilizes the building, prevents additional structural damage, and extends the usable life of the historic home.
- The proposed scope of work consists of eligible improvements under the grant program and does not require a Certificate of Appropriateness.
- The Grant Review Committee (GRC) conducted a site visit on December 4, 2025. It was determined that the proposed improvements will stabilize the structure, address preservation needs, and support long-term maintenance of the historic residence.
- The applicant, Robert E. Rooks II, designated Kristen Dreyer, who is also a CRA Board member, as his authorized representative.
- During the East Ocala Advisory Committee meeting on December 17, 2025, members noted that the project is an excellent example of the intent of the Historic Building Improvement Grant Program. The committee reviewed and approved the proposed paint colors and voted to recommend approval of the grant.

Staff finds that the project meets all applicable program requirements and supports the CRA's goals related to historic preservation and reinvestment and recommends approval.

FISCAL IMPACT:
There is adequate funding available for this grant request. Funds are available in the East Ocala CRA Grant Account (620-016-559-559-55-82010). Reimbursement will occur in the fiscal year in which the project is completed and all program requirements are satisfied.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

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) CRA25 - 0045

☑ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name Robert E. Rooks, II
Property Owner Mailing Address 732 NE 2nd St, Ocala, FL 34470
E-mail Kristenmd1@yahoo.com Phone No. 631-560-8998
Authorized Representative *(If different from property owner)* Kristen Dreyer
E-mail Kristenmd1@yahoo.com Phone No. 631-560-8998

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name N/A
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 2820-046-004
Current Use of Property residential-homesteaded Proposed Use same
Proposed Scope of Work *(Attach additional sheets if needed)*
- paint exterior
- termite treatment
- add insulation
- foundation stabilization

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
Because of the size + age of the house, the projects we desire to do are quite expensive. Obtaining the CRA grant will allow us to complete all of the projects at once instead of having to put a few off until a later time.

RESIDENTIAL PROPERTIES ONLY

Rental Property ☐ Yes ☒ No Is this your primary residence? ☒ Yes ☐ No
How long have your resided at the home? 13 years What is the size of your household? 4

GRANT ID: _____

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 _____	High Quote 1: _____	Low Quote 1: _____
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 – See attached spread sheet

7. SCHEDULE

Start Date: immediately upon CEA approval

Estimated Time For Completion *(Weeks/Months)*: 2-3 months after commencement

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 – emailed link 10/22/25

9. SUPPLEMENTAL INFORMATION

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

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 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, Kristen Dreyer, property owner/authorized representative of the property at 732 NE 2 St, OCALA, 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:** Kristen McDreyer **DATE:** 10/22/2025	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** _____

Applicant

I, Robert E. Rooks II, business owner/tenant of the building at 732 NE 2 St, 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 Robert E Rooks II Date 9/21/25

Owner Approval for Tenant Applicant

I, _____, owner of the building 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 building as outlined in the Scope of Work section of this application.

Signature _____ Date _____

Property Information – For staff use only

Is the property assessed Marion County property taxes?	Y / N
Are property taxes paid up to date?	Y / N
Is the property in condemnation or receivership?	Y / N
Is there an active City code enforcement case on the property?	Y / N
Is the building on the National Register of Historic Places	Y / N

GRANT ID: CRA25-0045

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): _____

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA25-0045
Address: 732 NE 2nd St
CRA subarea: East Ocala Historic

No.	Eligible work item	High Quote	Low Quote
1	Paint	$ 25,265.25	$ 21,310.00
2	Termite Treatment	$ 10,500.00	$ 7,302.85
3	Insulation	$ 4,800.00	$ 3,568.66
4	Foundation Levelling	$ 20,564.63	$ 18,733.91
	Total	**$ 61,129.88**	**$ 50,915.42**
	Maximum CRA grant that can be awarded based on 60% match		**$30,549.00**

ALPHA FOUNDATIONS
A Groundworks Company

Orlando
3723 Hogshead Rd
Apopka, FL 32073

Phone: 689-219-3640
Website: www.alphafoundations.com

Licensed Contractor CBC1257350	Date 10/20/2025
Customer and Account Number Kristen Dreyer - 350257	Phone (Work or Home) CallerID: 6315608998
Project Location 732 Northeast 2nd Street Ocala, FL 34470	E-mail kristenmd1@yahoo.com

PROPOSED PRODUCTS	QTY
3 Year Annual Service Plan PROMO	1.0
Utilities Protection	1.0
Permit Package A	1.0
Engineering A	1.0
SettleStop IntelliJack (3-5')	8.0
SettleStop IntelliJack (3-5')	7.0
Supplemental Beam - S4	24.0
Supplemental Beam - S4	8.0

Subtotal	**$20,564.63**
Discount	**$2,056.46**
Contract Price	**$18,508.17**

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

X_____ Customer is responsible for removing all personal items from the work area.

X_____ Customer assumes responsibility for damages to hidden or unmarked utility lines.

X_____ Stabilization is warrantied. Contractor can attempt to lift at Customer's request.

X_____ A full perimeter drainage system with sump pump was recommended.

X_____ Customer is aware of warranty and all addenda.

X_____ Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer

X_____

X_____

Date 10/20/2025

Contractor

X_____

–

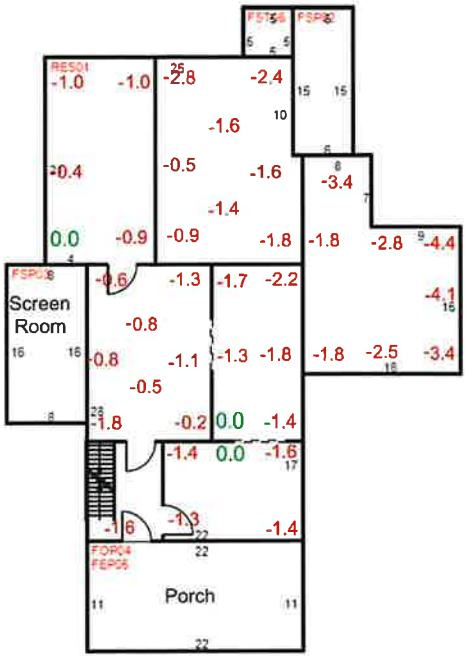
Date 10/20/2025

Supplemental Notes Alpha Foundation Spe ts, LLC to:

Product Specifications

- Permit package includes all administration duties and permit fees associated with project.
- Install Intellijack support system to stabilize floor joist or beams as shown. Galvanized steel Intellijack is adjustable and installed with gravel and concrete footing. Lift can be attempted at the customer's request but achievement of any lift or leveling cannot be promised. The customer understands and agrees that attempting lift can cause interior damage and the customer assumes full responsibility for any damage caused by their request for lift. Final location of the Intellijacks are subject to change. Intellijacks come with a 25-year manufacturer's warranty and a 2-year adjustability warranty. See warranty section for full details.
- Install supplemental steel beam. The total linear feet of beam are specified on the products page of this contract.
- Utilities protection will cover repairs to private utilities damaged during installation (cable, sprinklers, private water lines, private electric lines etc). Repairs limited to damaged area and do not include full line replacement.
- Engineering package includes all administration duties, engineering documentation and fees associated with project.
- Three years of service is included in this contract. Customer is aware this will be on the aniversary date of install completed. This is not refundable and will transfer to new home owners if house is sold.

30" gaps
8x2's
8x1's
8x2's
8x2's
2 gap
2 gap
No Supporting Columns
Joist
Beam
Intelljack
Main Beam
FOP04
FEP05


-1.0
-1.0
-2.8
-2.4
-1.6
-0.4
-0.5
-1.6
-3.4
-1.4
0.0
-0.9
-0.9
-1.8
-1.8
-2.8
-4.4
-0.6
-1.3
-1.7
-2.2
-4.1
Screen Room
-0.8
-0.8
-1.1
-1.3
-1.8
-1.8
-2.5
-3.4
-0.5
-1.8
-0.2
0.0
-1.4
-1.4
0.0
-1.6
-1.3
-1.4
-1.6
FOP04
FEP05
Porch

PAYMENT TERMS

We propose hereby to complete the services indicated in this Contract for the sum of:

Contract Amount	**$18,508.17**
Deposit	**$4,627.04**
Due Upon Completion	**$13,881.13**

Is the project financed? YES _____ NO _____ (Financing must be set up at the time of the signed contract.)

Approval/Account #_____

X_____ (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X_____ (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

BUYER'S RIGHT TO CANCEL.

This is a home solicitation sale, and if Customer does not want the goods or services, Customer may cancel the Contract by providing written notice to Contractor in person, by telegram, or by mail.
This notice must indicate that Customer does not want the goods or services and must be delivered or postmarked before midnight of the third business day after Customer signs the Contract.
The notice must be mailed or delivered to: Alpha Foundation Specialists, LLC at 3723 Hogshead Rd, Apopka, FL 32073.
If Customer cancels the Contract, Contractor may not keep all or part of any cash down payment. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

Customer	**Contractor**
X_____	X_____
X_____	–
Date 10/20/2025	Date 10/20/2025

Prepared by:
Tyler Harman
t.harman@lregsi.com

LRE Foundation Repair, LLC
www.lrefoundationrepair.com
TF (800) 580-0229
F (352) 754-4558
License# CBC1256398

Prepared on:
9-18-25

Completed by:
Fay Helminski on 9-22-25

Prepared for:
Kristen Dreyer
kristenmd1@yahoo.com
P (631) 560-8998
PR65917

Job location:
732 NE 2 Street
Ocala, FL 34470

Project Summary

Permanently Stabilize Floors	$18,733.91
Total Investment	$18,733.91
10% Discount	$1,759.77
Total Contract Price	**$16,974.14**
Deposit Required - 25%	$4,243.54
Deposit Paid	$0.00
Amount Due Upon Installation	**$16,974.14**

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal reflects the professional opinion of LRE, based on the experience of the design specialist, information provided by the Customer, and observations made during the site visit. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Customer understands that after the three day rescind period from the date the contract is signed, a 25% non-refundable deposit will apply. If additional post-repair settling or damage occurs that is the result of sinkhole activity, any warranties offered, expressed or implied would be null and void. If final payment is not received, any warranties offered, expressed or implied would be null and void. My signature indicates that I have reviewed and accepted the terms within this contract including the Limited Warranty and Rescind Contract page(s). The prices proposed, specifications, and conditions are satisfactory and are hereby accepted. Deposit due prior to mobilization, remaining balance due upon completion of project, not subject to waiting on completion reports, inspections, or permits. Remaining balances will be charged 5% monthly interest. LRE reserves the right to cancel the contract at any time. *THIS PROPOSAL, INCLUDING PRICING, IS GOOD FOR ONLY THIRTY (30) DAYS FROM THE DATE OF PREPARATION. By signing any forms or agreements provided to you by LRE, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature and their binding effect.

Customer Signature _____ **Date** _____

Customer acknowledges that lift will be attempted to the maximum practical extent, but is not guaranteed. **Initial** _____

I have reviewed and accepted all pages within this contract. **Initial** _____

Job Details

Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above.

Pour a cast-in-place concrete footing as indicated on job drawing.

Move debris in order to install materials and gain access in the work area only. This does not include complete removal of debris in work area or any other area of the crawlspace unless otherwise noted.

Access Adjustment

Install Block Pier with CIP Concrete Footer and termite shield

Repair or Replace Rim Joist

Repair or Replace Girder

Permit Fees

FDN Engineering. This item is excluded from any percentage discounts applied to this proposal.

Install a supplemental beam as indicated on job drawing.

Contractor Will

1.) Attempt to achieve maximum practical lift of the foundation, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)

2.) LRE is licensed and insured for all work performed.

3.) Attempt to lift, but is not guaranteed. Grinding may be needed, but authorization will be requested to grind if lift is not achieved.

4.) Contact and have the proper, necessary local and state authorities locate all public underground utilities prior to start of work.

5.) LRE will install base footings for SmartJacks or Block Piers per the engineer's recommendations with the allowance of slight variation either more or less than the standard 2x2 footings with Engineer's approval. Footing types will also vary based on soil conditions and will be determined onsite by the foreman's discretion.

Customer Will

1.) Provide site access to the work area.

2.) Move items at least 10 feet away from the work area.

3.) Mark any private utilities that may be hidden underground.

4.) Repair any sprinkler lines that may be damaged during the installation. Customer acknowledges that utility insurance was offered by the Design Specialist and has been declined.

5.) Pay balance upon completion of each individual project on the final day of installation, not subject to waiting on completion reports, inspections, or permits.

6.) Be responsible for removal and replacement of any landscaping and/or sod that is in the work area.

7.) Hire a landscaper to remove and replace any landscaping that they would like to keep.

8.) Water supply within 100 feet of the work area.

9.) Be responsible to replace any pavers removed during installation, customer understands that pavers may break during removal and is the responsibility of the customer to replace.

10.) Customer acknowledges that foundation piers were proposed and are the recommended solution for settlement.

11.) DecoShield is a concrete stain, therefore, there may be variations in color and absorption due to texture and condition of the concrete. DecoShield will absorb differently to concrete patches, aggregate, stains, and customer understands that these factors will impact the overall application of DecoShield.

Job Details (Continued)

12.) Customer understands that any systems that LRE installs for water diversion can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. This means you will see pooling water, but your system will operate to remove this water eventually if the surrounding areas or where exit lines are, are not flooded. In order for our systems to operate properly, street irrigation or where the exit lines are cannot be flooded, or our system will not drain. The surrounding flooding must subside before the water has a place to dissipate. Should the water not drain after the flooding has dissipated, please call the Service Department to schedule a technician to check your system.

13.) Customer understands that NexusPro is not paintable.

Additional Notes

LRE Foundation Repair, LLC. will provide customer with a "Contractor's or Supplier's Final Waiver of Lien" after final invoice payment, upon request.

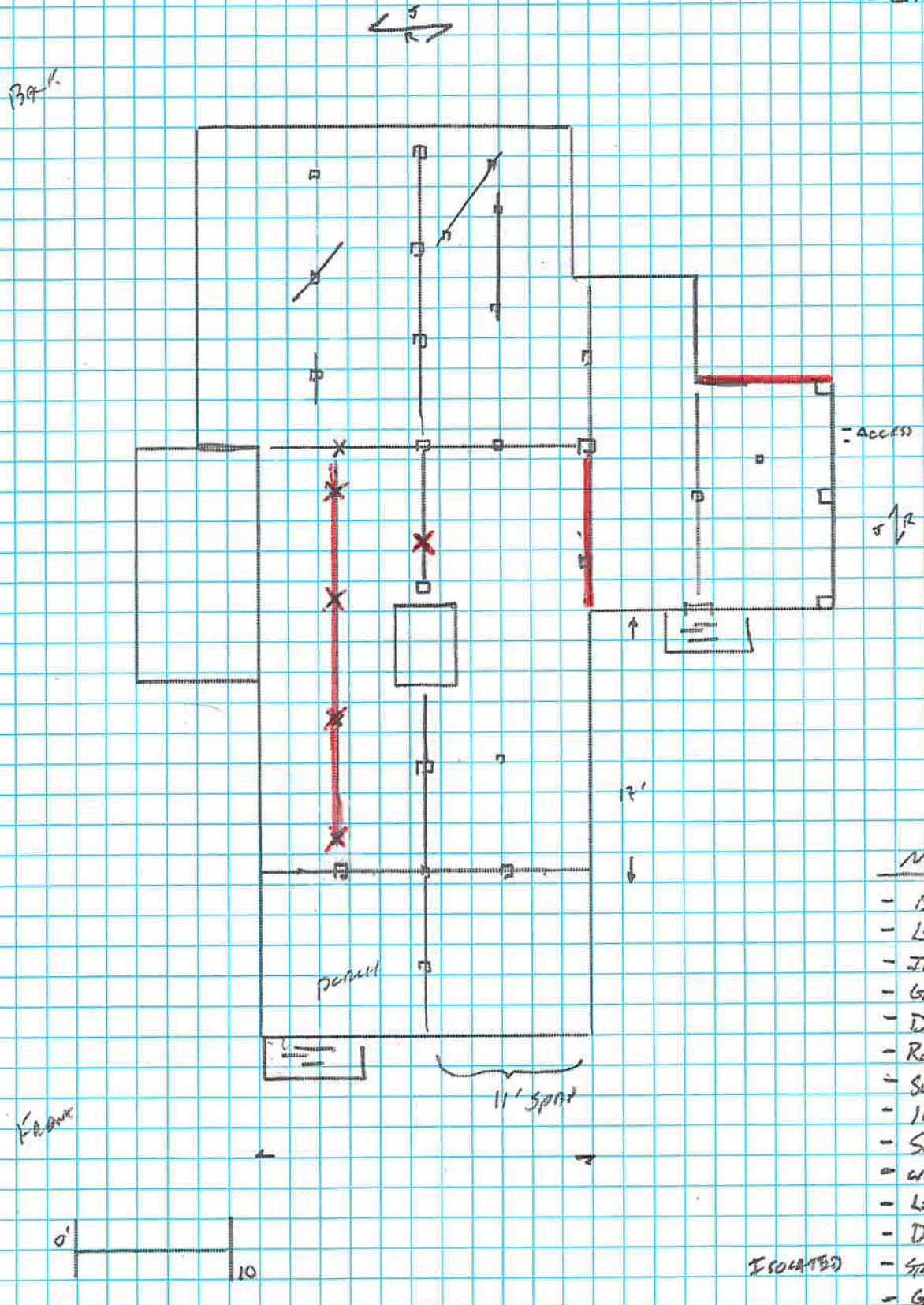
Due to engineering tests/reports and permitting processes, it can take up to a total of 12 weeks for LRE to complete projects. We cannot guarantee a specific installation date or timeframe unless otherwise noted. Any installation date given is not guaranteed and can change at any time, although we will do our best to avoid these changes.

Product List

Permanently Stabilize Floors

SmartJack, 1-3'	6
Cast-in-Place Footing	6
Debris Removal	1
Access Adjustment	1
Block Pier	1
Rim Joist R&R	16 ft
Girder R&R	11 ft
Permit Fees	1
FDN Engineering	1
Mobilization	1
Supplemental Beam	28 ft

DREVER LAKE
732 NE 2 ST
OCALA



NOTES

- BUILT 1885 / 2 STORY
- LIVED 12 YRS
- INSIDE UNLEVEL
- GETTING WEAK / PATCHED
- DOING REPAIRS
- ROOF LEAK / WINDOWS
- SUPPORTS BRICK / PORCH
- 11' SPANS
- SOME FALLING PIERS
- WOOD DAMAGE /
- LIMITED AREA REPAIR
- OTHER WORK TO
- STEPS / TRANSFER
- GRADED / SLOPES
- WOOD 24"-30" JOIST

ISOLATED

Djm Spray Foam Insulation Llc.
Business # 352-286-8812
P.O. Box 770383 Ocala Fl 34477
352-286-8812
djmsprayfoaminsulationllc@gmail.com

ESTIMATE TO:
Kristen Dreyer
732 NE 2 ST Ocala FL 34470
Kristenmd1@yahoo.com

EST2748

Date: Jul 31, 2025

#	Item	Unit Price	Qty	Total
01	Spray R20 in attic rafters wirh 5" open cell No removal included	$4,800.00	1	$4,800.00

Subtotal	$4,800.00
Grand Total	$4,800.00

Thank you!

705765

Statement

DATE

TERMS

TO Kristen Dryer
732 Ne 2nd Street

IN ACCOUNT WITH Denel painting

	•	Shed	$625.00		
	•	porches	$1495.00		
	•	house	$16,850		
	•	Replace wood	$1,110		
	•	fence	$1,230		

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT	21,310

adams DC5812 09-10

Mike's Painting & Pressure Washing, Inc.

www.ocalapaint.com
13750 SW 61st Place Road
Ocala, Fl. 34481

Phone # (352)489-2253 mikespaint@att.net

Estimate

Date	Estimate #
7/10/2025	11809

Project Address
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470

Included	Labor & materials

Billing Name/Address
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470 (631) 560-8998

Item	Description	Total
039 Ext	Exterior Paint Clean: Chemical wash using a Hydro-Tek 250 degree hot water, 20% chlorine & 80% water from fascia down on home to rid mold/mildew. Rinse using low pressure and 100% water. Repairs: Caulk vertical joints in wood siding. Prep: Remove gutter downspouts, light fixtures etc. as needed. Scrape lightly additional loose & or flaking paint. Cover, tarp all areas to be painted. Paint: Apply TWO COATS, brushed, rolled and or sprayed using Behr ULTRA (Paint-n-Primer) satin/semi-gloss finish. Painting includes the following substrates: Main House; Wood fascia, wood soffit, wood open trusses, wood front foyer ceiling, wood ceilings in 2 screen porches, wood crown molding, wood corner/door/window trim, 2 front wood posts, 1 front door/1 top light & frame, pre-painted cement tops on brick, brick skirting, wood siding including inside 2 screen porches, wood gables, cupola's 2 shutters, pre-painted front porch floor, 1 XL front awing on porch (top & under side), 35 window frames, screens attached to windows (both sides), 1 side door & frame, raw wood lattice/skirting, raw wood side entry handrailings/spindles, steps & landing, 1 small awning over side door (top & under side), wood surrounding screens on both porches (both sides), 4 doors/ 1 top light & frames inside screen porches, 4 screen doors (both sides), pre-painted electrical/utility boxes, poles. Detached shed; ONLY front side & back side of T1-11 siding, left side wood window trim, wood corner on left side Front raw wood picket fence (both sides) (138 linear feet long) Painting excludes the following substrates: Main House: Metal/tin roof, metal/tin siding on cupola's, metal flashing, brick chimney stacks, 2 front brick columns, brick steps & columns next to steps, brick planter bed, enclosed lanai's, all additional areas and or items not listed under	26,595.00

Due to the economic impact of fuel costs, estimates are valid for 14 days.	Terms	upon completion of service	**Total**

All bushes, shrubs etc. must be trimmed off of home prior to exterior services painting. Before & After pressure/chemical washing, customer is responsible to water bushes, hedges, grass etc. All light small objects such as; pictures, nic-nacs, breakables must be removed prior to interior painting. All work to be completed in a professional manner according to the standard practices. All services are weather permitting.There is no warranty and or guarantee on cracks reappearing as well as no warranty on the following substrates: floor surfaces, aluminum/metal as such items; fascia,soffit, gutters/downspouts etc. and doors.
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. By signing the estimate, customer is compliant with the terms and conditions of said service by Mike's Painting & Pressure Washing, Inc.
All credit card payments will incur a 3.5% charge.

Any area that is not free and clear of (bushes, shrubs, trees etc.being trimmed and or items in the way) for accessibility, that area may not get cleaned and or painted, Mike's will not come back at a later date to do area.

Signature _____ Date _____

Cancellation of service will incure a charge for all work completed and or in progress, materials, color consults and for office costs and time for scheduling. Cancellation charges are 10% of the estimate total or $100.00 which ever is greater plus $150.00 for color consultation cost and any materials and or labor used.

Mike's Painting & Pressure Washing, Inc.

www.ocalapaint.com
13750 SW 61st Place Road
Ocala, Fl. 34481

Phone # (352)489-2253 mikespaint@att.net

Estimate

Date	Estimate #
7/10/2025	11809

Project Address
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470

Included	Labor & materials

Billing Name/Address
Kristen Dreyer 732 NE 2nd Street Ocala, Fl. 34470 (631) 560-8998

Item	Description	Total
	included. Detached shed; Raw open truss, metal/tin roof & under side, all raw wood, metal decorative panels, all additional areas and or items not listed under included. * NOTES: There is an abundance of overpaint/paint splatter. If painting requires screens to be removed that are adjacent to any painted area, Mike's will notify homeowner and remove however Mike's does not replace or install screens. Price includes lift costs weather lifts are used or not used, Mike's orders lift that use large terrain tires which has less impact on ground and or grass however, Mike's does not re-sod areas. Mike's is not liable if windows do not open, Mike's will check with homeowner is they want frames caulked in. Free color consultation with signed estimate. No deposit needed. Payment to be made in full upon completion of service. All coupon offers included.	
5%	5% Papermint Coupon Discount Offer on Complete Exterior Paint	-1,329.75

Due to the economic impact of fuel costs, estimates are valid for 14 days.

Terms	upon completion of service

Total $25,265.25

All bushes, shrubs etc. must be trimmed off of home prior to exterior services painting. Before & After pressure/chemical washing, customer is responsible to water bushes, hedges, grass etc. All light small objects such as; pictures, nic-nacs, breakables must be removed prior to interior painting. All work to be completed in a professional manner according to the standard practices. All services are weather permitting.There is no warranty and or guarantee on cracks reappearing as well as no warranty on the following substrates: floor surfaces, aluminum/metal as such items; fascia,soffit, gutters/downspouts etc. and doors.
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. By signing the estimate, customer is compliant with the terms and conditions of said service by Mike's Painting & Pressure Washing, Inc.
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Any area that is not free and clear of (bushes, shrubs, trees etc.being trimmed and or items in the way) for accessibility, that area may not get cleaned and or painted, Mike's will not come back at a later date to do area.

Signature _____ Date _____

Cancellation of service will incure a charge for all work completed and or in progress, materials, color consults and for office costs and time for scheduling. Cancellation charges are 10% of the estimate total or $100.00 which ever is greater plus $150.00 for color consultation cost and any materials and or labor used.

MILLER FOAM INSULATION
3528170327
Bm4foam3485@gmail.com

Billing Information		Project / Job Site:
Contractor	0	
Contractor Address	0	
Contractor Bill To	0	
Contractor Phone	0	
Contact Person	0	
Contractor Email	0	
Homeowner		Kristen Dreyer
Job Address		732 NE 2nd Street
City / State		Ocala, FL
Phone		631-560-8998
Email		KristenMD1@yahoo.com

Salesman	Brian	Other	
TakeOff By		All Invoices due upon receipt	

Check Box	Description of Services and Work to be Rendered	(Optional)	Included
	Roof Deck Main House, R-20 5.5" Open Cell Foam		X
	1.5 Mill Poly Plastic, to cover for overspray		X
	Baffles 23" x 24", to block soffit to seal and complete thermal envelope		X
	Upgrade to R-30 8" Open Cell Foam	$1,427.46	
	Total with upgrade Included	$4,996.12	

Upgrades are NOT Automatically added toTotal

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above quote involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Invoices will be due upon receipt. A service charge of 1.5% will be assessed per month to any invoice not paid within 30 days. Purchaser agrees to pay all cost of collection, including attorney's fees. The parties agree that venue for any collection action, other than lien claims, shall be in Marion County, Florida.

Total	$3,568.66
Credits	$0.00
Balance Due	$3,568.66

Thank you for trusting Miller Foam Insulation. We Appreciate your Patronage!

Please note we accept Cash, Checks, MC & Visa Only. 3% will be added to collect credit card payments. Ask about our electronic check option.

Check Options Desired, Sign Estimate and Return to Brian@Millerfoaminsulation.com

Signature _____

FLORIDA PEST CONTROL
A Rentokil Company

Customer Output Document:
Date:

Service Summary

NE NDREY6349

Your Pest Control Consultant:
Messina, Charlee Dee
Contact phone: 3526728248
Email: c.messina@flapest.com
Colleague License: JE228893
District: 834
Branch License: JB293141
Address: 3762 NE 14th St.,
Ocala, FL 34470
Brand: www.flapest.com

THANK YOU!

We are looking forward to protecting your home and family.

Customer Information	
Service Address	Billing Address
Kristen Dreyer	Kristen Dreyer
732 NE 2nd St	732 NE 2nd St
6315608998	6315608998
kristenmd1@yahoo.com	kristenmd1@yahoo.com

Summary of Charges		
Fee Description	Total Per Bill	Billing Frequency
DRYWOOD TERMITE FUMIGATION CORRECTIVE RETREAT	$ 5,300	OneTime
DRYWOOD TERMITE FUMIGATION CORRECTIVE RETREAT	$ 438.48	ServiceBilling
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE RETREAT ANNUAL PAY	$ 348.97	ServiceBilling
SUBTERRANEAN TERMITE BAIT SENTRICON PREVENTIVE RETREAT ANNUAL PAY	$ 1,215.4	OneTime

For Texas Residents: Licensed and regulated by the Texas Department of Agriculture PO Box 12847, Austin, TX 78711-2847, Phone (866) 918-4481, Fax (888) 232-2567 Revised Date: 10.20.23

Termite Treatment at 732 NE 2nd Street, Ocala

From: Brick City Pest Control (brickcitypest@gmail.com)

To: kristenmd1@yahoo.com

Date: Friday, August 1, 2025 at 04:06 PM EDT

Hi Kristen,

Thanks again for breaking away to meet with me this morning.

Here are pricing notes for treating both drywood and subterranean termites at your home...

- The price to perform tent fumigation for drywood termites at both the main house and the outbuilding is $10,500.00. The price for just the main house is $9,920.00.
- The price to treat both structures for subterranean termites is $1,750.00. The price to treat just the main house is $1,320.00.
- Schedule-wise, we're currently available to perform the tent fumigation for drywood termites during the week of November 3. We would need a 50% deposit to hold the date.
- Treatment for subterranean termite can be performed most anytime. Although, because of chemical price increases, I would recommend treatment be scheduled prior to Jan 1.

...I've attached a copy of our Fumigation Prep List which I'm sure you'll find helpful.

Don't hesitate to contact me with any questions. In the meantime, have a great weekend!

Thanks For Letting Us Serve You!

- Rand Hollon

--

Brick City Pest Control
Over 30 Years Experience

Brick City Pest Control, Inc.
www.brickcitypest.com
P.O. Box 4637
Ocala, Florida 34478
Direct: 352-732-4244
Fax: 352-629-2359

Fumigation Prep List.pdf
624.1 kB

732 NE 2nd St Before Photos

732 NE 2nd St Before Photos

732 NE 2nd St Before Photos

732 NE 2nd St Before Photos

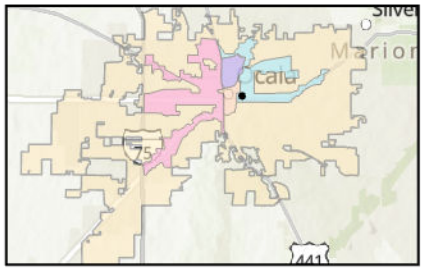
732 NE 2nd St Before Photos

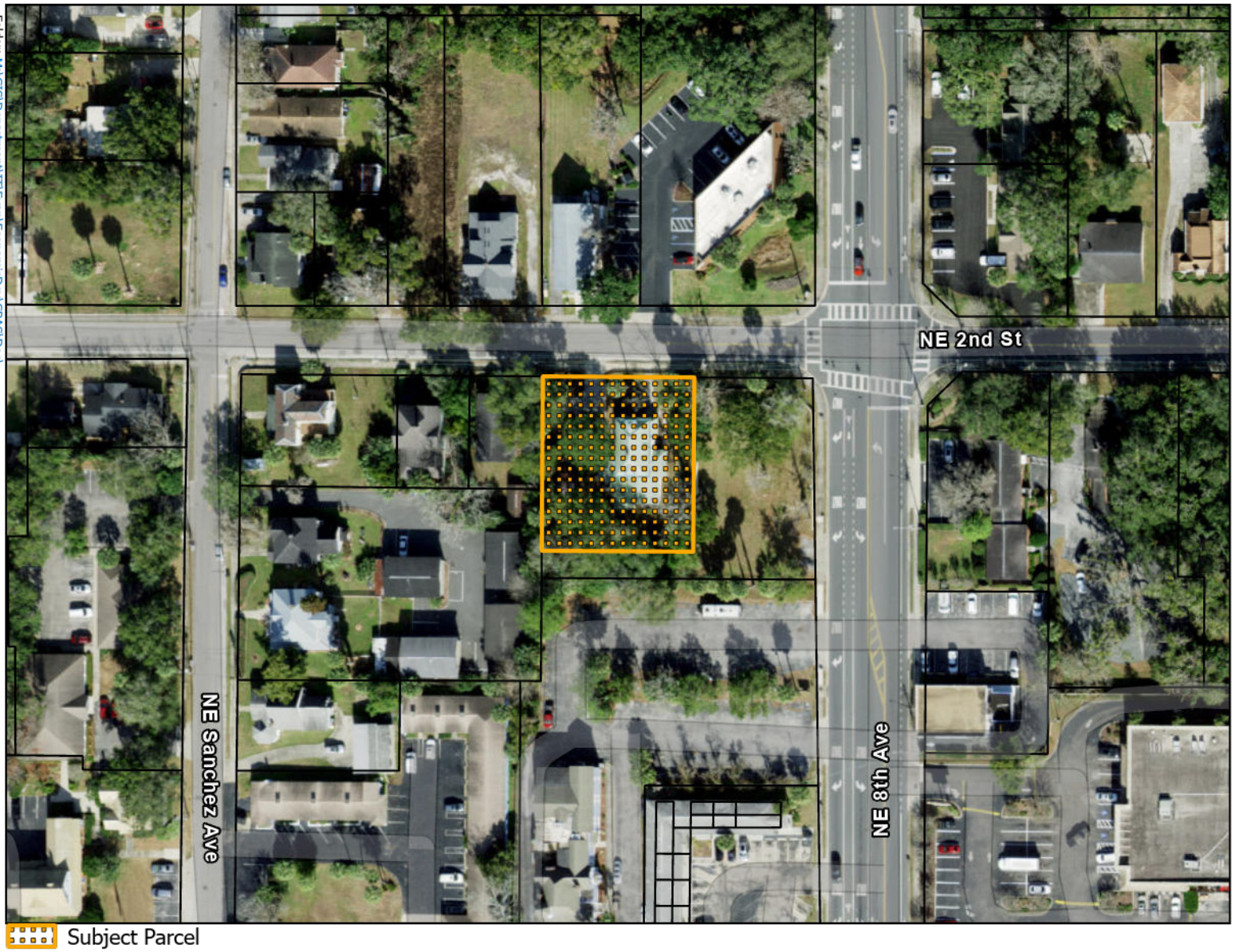
AERIAL MAP

Parcel: 2820-046-004

Case Number: CRA25-0045

Property Size: Approximately 0.34 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





0 125 250 500 Feet

N

OCALA

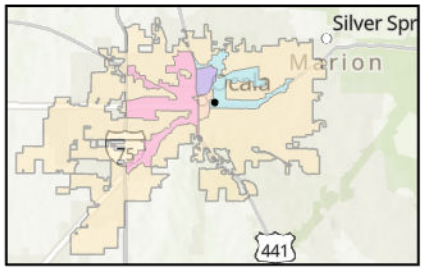
Prepared by the City of O
Growth Management Departr
by ekrepps on 12/9/2025

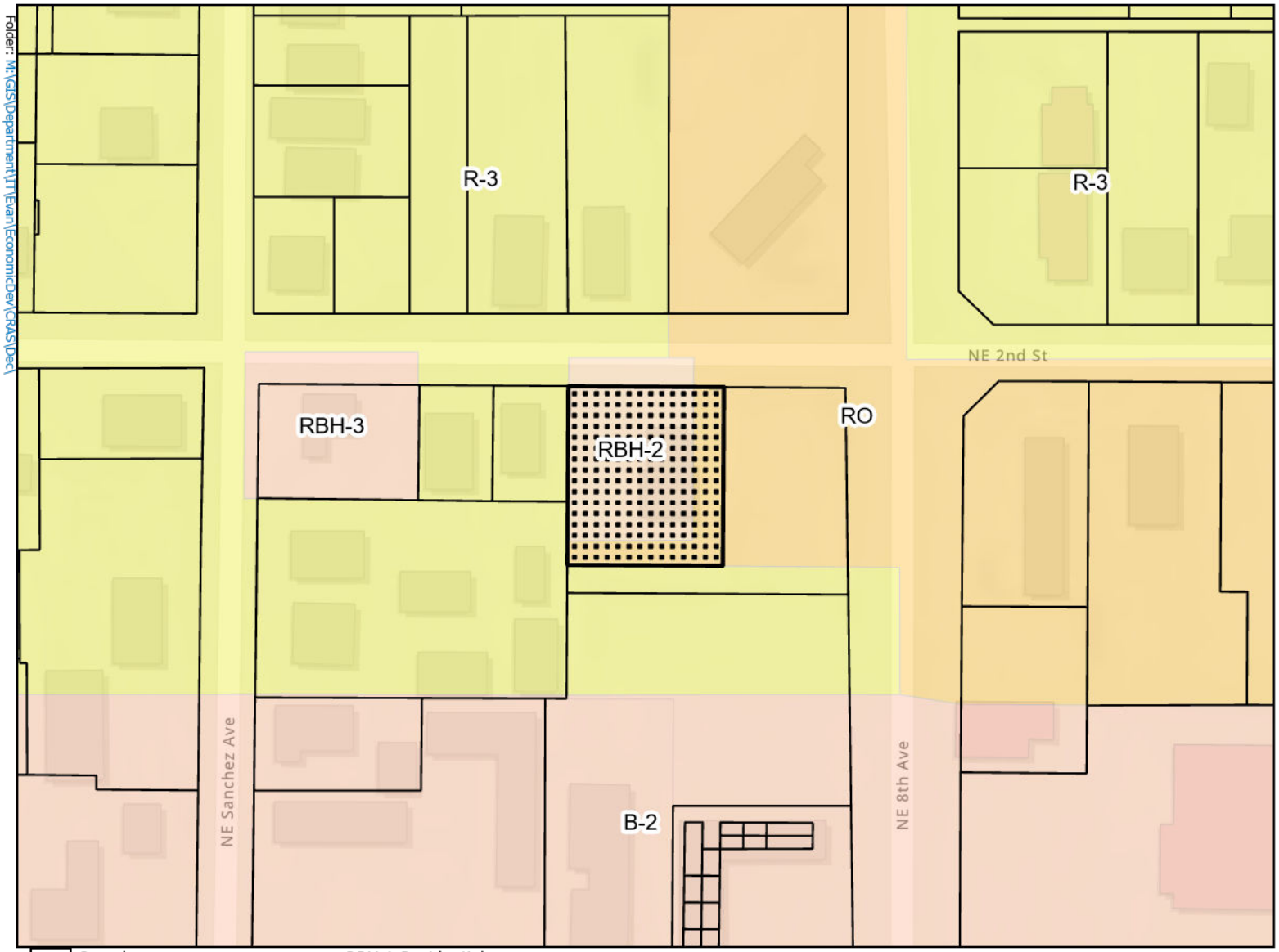
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature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

CASE MAP

Parcel: 2820-046-004
Case Number: CRA25-0045

Property Size: Approximately 0.34 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





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Prepared by the City of O
Growth Management Departr
by ekrepps on 12/9/2025

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Certified Assessment Roll

2820-046-004

GOOGLE Street View

Prime Key: 1220491

MAP IT+

Property Information

ROOKS ROBERT E II
732 NE 2ND ST
OCALA FL 34470-6756

Taxes / Assessments: $1,842.29
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .34

Situs: 732 NE 2ND ST OCALA

Current Value

Land Just Value	$29,620		
Buildings	$165,111		
Miscellaneous	$3,012		
Total Just Value	$197,743	Impact	($70,253)
Total Assessed Value	$127,490	Ex Codes: 01 38	
Exemptions	($50,722)		
Total Taxable	$76,768		
School Taxable	$102,490		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$29,620	$165,111	$3,012	$197,743	$127,490	$50,722	$76,768
2024	$29,620	$162,418	$3,012	$195,050	$123,897	$50,000	$73,897
2023	$29,620	$135,868	$3,174	$168,662	$120,288	$50,000	$70,288

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5755/1558	10/2012	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$150,000
4210/1858	10/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$185,000
3787/0148	07/2004	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
3519/1625	08/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$55,000

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM 111.54 FT W OF NE COR LOT 46 TH S 133 FT W
111.46 FT N 133 FT E 111.46 FT TO THE POB

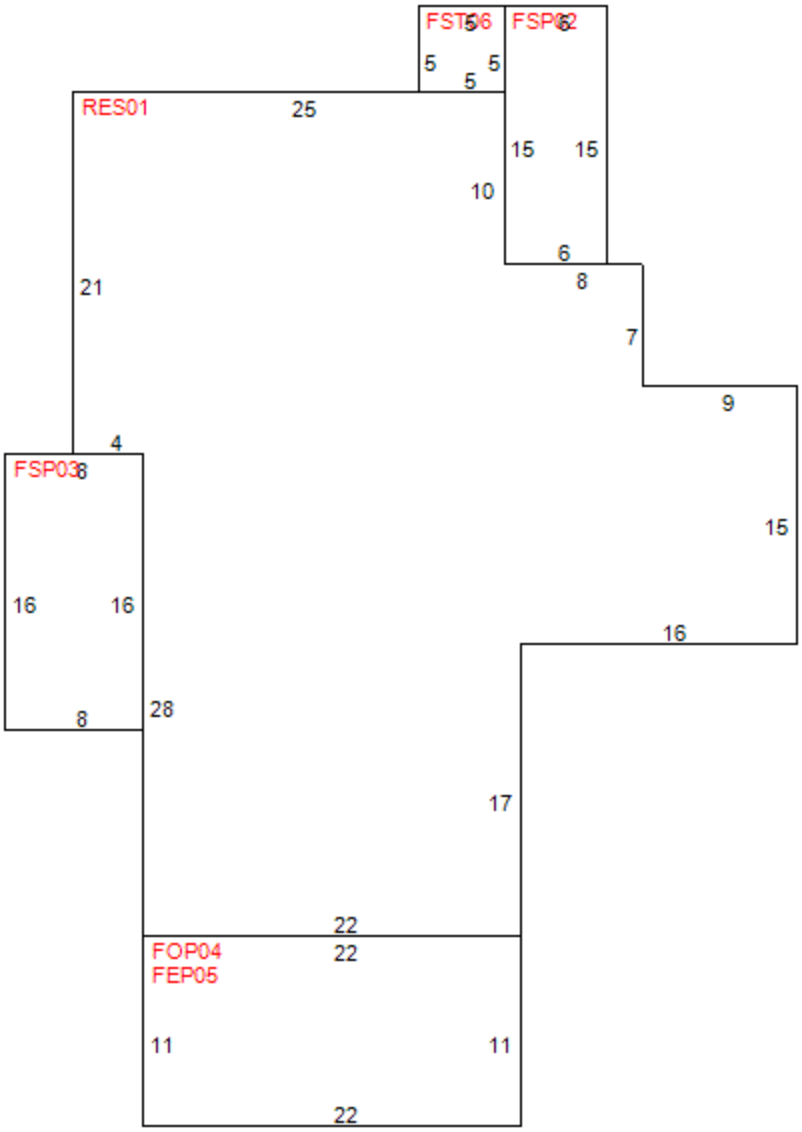
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	0100	112.0	133.0	RBH2	14,810.00	SF	2.0000	1.00	1.00	1.00	29,620	29,620
Neighborhood 9981											Total Land - Class	$29,620
Mkt: 2 70											Total Land - Just	$29,620

Traverse

Building 1 of 1

RES01=L9U7L8U10L25D21R4D28R22U17R16U15.L
9U7L8
FSP02=U15R6D15L6.U15L5D5L20D21R4
FSP03=L8D16R8U16.D28
FOP04=R22D11L22U11.
FEP05=R22D11L22U11.U28L4U21R25
FST06=U5L5D5R5.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	**Year Built**	1885
Effective Age	6 - 25-29 YRS	**Physical Deterioration**	0%
Condition	0	**Obsolescence: Functional**	0%
Quality Grade	600 - AVERAGE	**Obsolescence: Locational**	0%
Inspected on	4/24/2020 by 025	**Architecture**	H - HISTORICAL RESIDENCE
		Base Perimeter	182

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.42	1885	N	0 %	0 %	1,441	2,046
FSP	0201	- NO EXTERIOR	1.00	1885	N	0 %	0 %	90	90
FSP	0301	- NO EXTERIOR	1.00	1885	N	0 %	0 %	128	128
FOP	0401	- NO EXTERIOR	1.00	1885	N	0 %	0 %	242	242
FEP	0526	- SIDING-NO SHTG	1.00	1885	N	0 %	0 %	242	242
FST	0626	- SIDING-NO SHTG	1.00	1885	N	0 %	0 %	25	25

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 28 SOFTWD ON WOOD
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

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

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
UDU UTILITY-UNFINS	437.00	SF	40	1903	1	23.0	19.0
159 PAV CONCRETE	198.00	SF	20	1945	3	6.0	33.0
159 PAV CONCRETE	108.00	SF	20	1975	3	3.0	36.0
159 PAV CONCRETE	1,170.00	SF	20	2012	3	0.0	0.0

Total Value - $3,012

Appraiser Notes

EST.INT.

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00222	2/1/2004	-	INT. REMODEL

Cost Summary

Buildings R.C.N.	$231,108	1/29/2013
Total Depreciation	($92,443)	
Bldg - Just Value	$138,665	
Misc - Just Value	$3,012	1/29/2013
Land - Just Value	$29,620	12/31/2019
Total Just Value	$171,297	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$231,108	($92,443)	$138,665

Proposed Paint Colors

SW 0052
Pearl Gray

SW 0077
Classic French Gray

SW 0025
Rosedust

SW 7005
Pure White

Designer Color Collection

SW 0026
Rachel Pink

732 NE 2nd St.
CRA25-0045

Framework
Historic Building Improvement Grant

ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary and locally designated historic districts.

ELIGIBLE APPLICANT

Property owner

ELIGIBLE BUILDINGS & PROPERTIES

- Non- taxable & Taxable ad valorem properties. Taxable properties are priority.
- Contributing historic building or eligible to be contributing, built over 100 years ago.

DESIGN GUIDELINES

A Certificate of Appropriateness (COA) must be approved by the Ocala Historic Preservation Advisory Board (OHPAB) before any work to the exterior of a property located within locally designated historic districts.

INELIGIBLE WORK

- Grant cannot be used to correct outstanding code violations in active code enforcement cases;
- Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

ELIGIBLE WORK

Improvements Eligible for Grant Funding Include:

- Upgrades to comply with Building Codes related to Accessibility, Fire Protection, and Life Safety.
- Roof replacement and associated improvements.
- Exterior painting (subject to Committee approval of color selections).
- Removal and replacement of inappropriate or incomplete restorations of original façades, including installation of historically appropriate windows in accordance with the Historic Preservation Code.
- Permanent interior buildout improvements, including walls, ceilings, structural components, electrical systems, plumbing, and HVAC installations.

MAXIMUM GRANT

$40,000 *(Reimbursement)*

REQUIRED MATCH

The City covers 60%, the applicant covers 40%. To receive the maximum grant, the total project cost for eligible improvements must be no less than $66,667.

File #: 2026-0488 Agenda Item #: 5l.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Historic Building Improvement Grant for the property located at 721 NE Second Street, in an amount not to exceed $40,000

BACKGROUND:
The intent of the East Ocala CRA Historic Building Improvement Grant Program is to support the preservation and rehabilitation of historic buildings located within the East Ocala CRA and locally designated historic districts. Eligible properties must be contributing historic structures, or eligible to be contributing, and generally constructed in or before 1922.

The program provides reimbursement of up to 60 percent of eligible project costs, with a maximum grant award of $40,000, and requires a 40 percent applicant match. Only work approved in advance and completed after CRA approval is eligible for reimbursement.

Grant Application ID: CRA25-0044
Applicant: Anton and Stephen Dawson
Property Address: 721 NE Second Street
Historic District: Tuscawilla Historic District
Year Built: 1918
Property Type: Residential
Acreage: 0.34 acres
Project Description: Mechanical, electrical, and plumbing rehabilitation to support the conversion of the structure back to a single-family residence.
High Bid (Total Project Cost): $ 88,162.00
Low Bid (Total Project Cost): $71,407.00
Recommended Grant Amount: $40,000.00

FINDINGS AND CONCLUSIONS:
- The application was reviewed and processed in accordance with the East Ocala CRA Historic Building Improvement Grant Program guidelines and evaluation criteria.
- The subject property is located at 721 NE Second Street, within the East Ocala CRA, and consists of a historic residential structure constructed in 1918 on a 0.34-acre parcel.

- The building was initially constructed as a single-family residence and was later converted into three residential units. The current project proposes to rehabilitate the structure and return it to single-family residential use, consistent with the neighborhood's historic residential character.
- The proposed scope of work includes mechanical, electrical, and plumbing rehabilitation, all of which are eligible improvements under the Historic Building Improvement Grant Program.
- The applicant previously paid $10,000 to resolve outstanding code enforcement cases associated with the property. These costs are not eligible for reimbursement and are not included in the grant request.
- Additional exterior improvements, including window and door replacement, conversion of an existing door on the front elevation to a window, and the addition of a deck and railing, are part of a larger rehabilitation effort and will be reviewed separately through the Certificate of Appropriateness (COA) process. These items are not included in the grant request.
- The proposed mechanical, electrical, and plumbing improvements are necessary to support safe occupancy, bring the structure into compliance with current building standards, and ensure the long-term viability of the historic residence.
- Based on the low bid total of $71,407, the maximum grant amount allowable under the program is $40,000, which reflects the program’s 60 percent reimbursement cap.
- During the East Ocala Advisory Committee meeting on December 17, 2025, members reviewed the application, confirmed that none of the proposed work requires a Certificate of Appropriateness, and discussed the positive benefits of returning the structure from three residential units back to a single-family home. The committee voted to recommend approval of the grant.

Staff finds that the project meets the requirements of the grant program and represents a substantial reinvestment in a historic residential property. Staff recommends approval of the grant request in an amount not to exceed $40,000.

FISCAL IMPACT:
There is adequate funding for the grants under consideration at this meeting in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

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

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

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.**
SUBMITING 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: 11/17/25

GRANT ID: CRA25-0044
(STAFF ONLY)

☑ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name Stephen Dawson
Property Owner Mailing Address 9114 Linder Ave Morton Grove IL 60053
E-mail Steve.dawson.1952@gmail.com Phone No. 773-960-5655
Authorized Representative *(If different from property owner)* Anton Dawson
E-mail Mawhawk2 Phone No. 847-903-0196

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 721 NE 2nd Street ~~Suite two~~ Ocala FL 34470 Parcel ID 2820-045-006
Current Use of Property tri plex investor property Proposed Use Single family
Proposed Scope of Work *(Attach additional sheets if needed)*
Mechanical, electrical, plumbing Rehab

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
My family and I wish to restore this historic gem to its former glory in order to provide to us a forever home. In doing this we feel this will cultivate the deserved esthetic that historical Ocala deserves as well as a safe place to raise our young.

RESIDENTIAL PROPERTIES ONLY
Rental Property ☐ Yes ☑ No Is this your primary residence? ☑ Yes ☐ No
How long have your resided at the home? 0 What is the size of your household? 7

GRANT ID: _____

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Electrical	High Quote 1: 32,350.00	Low Quote 1: 27,060.00
Work Item 2 Plumbing	High Quote 2: 39,580	Low Quote 2: 29,347
Work Item 3 Hvac	High Quote 3: 25,870	Low Quote 3: 15,000
	Total: 97,800	Total: 71,407

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: 1/1/2026

Estimated Time For Completion *(Weeks/Months)*: 5 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

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, STEPHEN R. DAWSON, property owner/authorized representative of the property at 721 NE 2ND Street, 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: 11/16/25	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 _____

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA25-0044
Address: 721 NE 2nd St
CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Plumbing	$29,942	$29,347
2	HVAC	$25,870	$15,000
3	Electrical	$32,350	$27,060
	Total	**$88,162**	**$71,407**
	Maximum CRA grant that can be awarded based on 60% match, $40,000 maximum.	**$**	**40,000.00**

Pat Myers Electric LLC
2875 SE 58th Ave, Ocala, FL 34480

Estimate for Antwon Dawson

Option #1
$32,350.00

Services

Electrical Remodel

For the removal of the existing service items outside which will include each panel, meter, gutters, and risers.

For the removal of the existing electrical inside that is no longer going to be used or that will be relocated such as old water heater feeds and range feeds.

For the removal of all electrical that is inside of the walls that are being removed or remodeled for doors or windows in the areas such as the kitchen or front foyer areas.

For the removal of all old electrical panels inside u e the installation of a new panel in each location. Th a new 200 amp rated 40 space panel and the upstai . Each new panel will be rewired from the new service equipment. All new wiring for each surface exterior of the house installed. Each new breaker will ıg GFCI, AFCI, or dual function breakers in the areas that are required.

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Approve

For the installation of all new service items to allow for a new 200 amp meter / panel combo and grounding system. This will also include redoing the riser conduit in PVC conduit with new 200 amp rated wiring so the service wires are at least 3 feet away from the window as well as the new service panel will also get a surge protection device to comply with all 2020

NFPA 70 codes.

For the replacement of all devices such as outlets and switches with tamper or weather resistant black decorative outlets and standard decorative switches inside and outside which will include correcting all boxes that are not flush. All existing boxes outside will be replaced with new weatherproof boxes with weatherproof covers.

For the installation of a new 50 amp 240 volt range circuit from the new inside panel. This will also include installing a new box for the installation of a new 4 prong 50 amp range outlet.

For the installation of a new 20 amp 120 volt circuit for the new fridge location in the kitchen. This will also include installing a new box and a new GFCI outlet inside of the box.

For the installation of under cabinet lights in the new cabinets in the kitchen. The new lighting will be 4000K in color and be connected and controlled by a new switch in a new location in the kitchen. The new lighting will be supplied by the electrical contractor.

For the installation of up to 7 new customer provided ceiling fans throughout the home in the upstairs and downstairs bedrooms. The new fans will be controlled by existing switch locations and be installed in the locations where there is existing electrical in the ceiling. If the existing boxes are not rated for fans then they will be replaced with new fan rated boxes.

For the installation of up to 20 new 6" LED lights throughout the home in the kitchen, living room, closets, hallways, and bathrooms. All new lighting will be connected to a new dimmer switch or existing switching will be replaced to a dimmer.

For the installation of up to 2 new customer supplied outdoor rated ceiling fans in the front porch area that will be controlled by a new switch near the entrance.

For the installation of up to 4 new sconce lights in existing locations near the entrances of the home.

For the installation of all new battery powered wireless syncable smoke / carbon detector inside of each bedroom, hallways adjacent to each bedroom, and common areas to comply with all 2018 NFPA 72 codes

Please note this price is to reusing the existing branch circuits besides the new ones defined in this quote. If due to unforeseen circumstances any existing wiring is faulty then additional costs will be discussed before correcting any unforeseen issue.

**Please note due to the power currently being disconnected if any other problems outside of this estimate is found upon the power being restored then additional costs will be discussed at the time of the issue*

Please note drywall will have to be removed in order to repair or install new electrical equipment. Any drywall that is needed to be repaired / repainted then it is the responsibility of the customer to fix the drywall where needed

	$32,350.00
Services subtotal	$32,350.00
Subtotal	**$32,350.00**
Total	**$32,350.00**

Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

Decline estimate Contact us

For: Antwon Dawson,
721 NE 2nd St, Ocala, FL 34470

Created on: Wed Oct 15, 2025

Serviced on: Fri Oct 03, 2025

License # EC13010804 Pat Myers Electric LLC Serving All Your "Current" Needs

Pat Myers Electric LLC
3528164221
office@patmyerselectric.com

Please make sure to read our Terms and Conditions

Roam Electric Inc
80 NE 62nd St, Ocala, FL 34479

Estimate for Anton Dawson

Option #1
$27,060.00

Services

NFPA 70 National Electrical Code

NEC - Electrical Upgrades

Roam Electric will provide and install all labor and material for a complete electrical install for this project as stated below. (Start at line item 2)

Roam Electric will perform all work to meet or exceed the requirements set forth by the National Electric Code.

Roam Electric is not an architectural firm. We are not responsible for the cost associated with adding items that are not shown on the plans but are necessary to meet code. Any items not listed below or items not shown on plans or added order.

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Approve

This quote is only good for 30 days. Must have approved proposal back within 30 days to insure price.

Qty 1 @ $27,060.00 /each $27,060.00

Low Voltage

1 - doorbells
8 - carbon/smoke detectors

Qty 1 @ $0.00 /each $0.00

Owner Provided Light FIxtures

Provide wiring to and install of:
6 - ceiling fan/lights
10 - decorative lights
5 - bath exhaust fans
2 - post lights with photo cells

Qty 1 @ $0.00 /each $0.00

Meter and Panel

1 - 400 amp meter with overhead riser and service feed from power company
2 - 200 amp exterior main disconnects
1 - 200 amp main lug interior panel with all necessary breakers inside of laundry room
1 - new 4 wire circuit from exterior main disconnect to new interior laundry panel
1 - new 4 wire circuit from exterior main disconnect to existing panel upstairs (existing upstairs panel to be reused. Additional cost to replace = $2500.00)
Surge protection as required

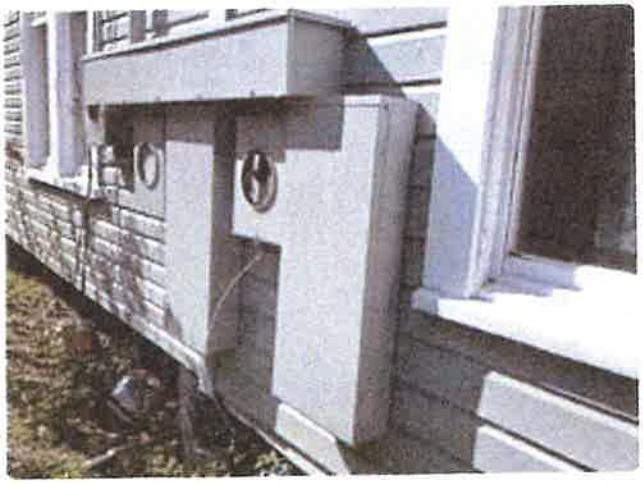
Qty 1 @ $0.00 /each $0.00

Total $27,060.00

Documents (1)

estimate-1234.pdf 98 kb

Photos & videos (61)



Allen Curry Plumbing

643 SW 15th St
Unit B
Ocala, Fl 34471
352-427-7036
office@allencurryplumbing.com | allencurryplumbing.com

RECIPIENT:

anton dawson

721 Northeast 2nd Street
Ocala, Florida 34470

Quote #477

Sent on	Nov 05, 2025
Total	**$0.00**

Product/Service	Description	Qty.	Unit Price	Total
				Not included
Quoted Job	saniflo saniplus toilet add bathroom upstairs homeowner will provide all fixtures besides the toilet	1	$8,542.00	$8,542.00
				Not included
Quoted Job	hot and cold lines re-pipe	1	$10,400.00	$10,400.00
				Not included
Quoted Job	re-pipe all drain piping	1	$11,000.00	$11,000.00

Total **$0.00**

This quote is valid for the next 30 days, after which values may be subject to change.

JOHNSON BROTHERS PLUMBING
We Work To Brighten Your Day!

4380 SE 53rd Ave
Ocala, FL. 34480
Lic. CFC1431381
Ph: (352) 615-1250
Fax: (352) 694-3234
johnsonbrothersplumbing@gmail.com

Estimate 83056723
Job 73331
Estimate Date 11/13/2025
Technician Jeremy Diller
Customer PO

Billing Address
Dawson, Anton
721 Northeast 2nd Street
Ocala, FL 34470 USA

Job Address
Dawson, Anton
721 Northeast 2nd Street
Ocala, FL 34470 USA

Estimate Details

Re-pipe Estimate - Whole House (Option A): Re-pipe hot and cold water pipes through-out attic and down walls to all plumbing fixtures

Service #	Description	Quantity	Your Price	Your Total
REPIPE01	**$25,190 TO $28,550**	1.00	$27,550.00	$27,550.00

Re-piping the hot/cold water supply:
Pull permit. Provide and install all new hot/cold water supply pipe throughout entire home. (See Notes)
All plumbing pipes/fittings installed will be Viega PEX brand and include a 25-year manufacturer's warranty. Both hot/cold water lines in the attic area and were exposed on the exterior will be insulated. New shut off valves with stainless steel jacketed supply lines will be installed on all applicable plumbing fixtures.
(JBP will not be responsible for any preexisting plumbing fixture that are connected to).
A new shut off valve will be installed on the water main and at the water heater. Access holes will be cut in walls as needed and will be patched/textured to match existing walls once inspection has been completed. (New pipes will be installed utilizing existing penetrations where possible).
NOTES:
If the water main was not able to be located during the time of estimate, additional time may be required to identify its location. This may result in additional costs. Initial permitting/administrative fees are included in the total (this is non-refundable if permit has been applied for), permit extensions may incur additional costs. Touch-up painting is by owner and not included in this quote. Work not specified here in is not included in bid total. It is recommended that you review this proposal for accuracy and contact us regarding any questions or changes you may have. Changes must be in writing and signed as approved before implementation. It is the customer's responsibility to read and thoroughly understand the proposal before signing. Any verbal discussions, not incorporated into the contract, are not valid.

Some piping will need to be done DWV piping For the addition upstairs will be a new bathroom complete install with one toilet a double vanity and a walk in shower A new drain will need to be installed to connect the vanity and the shower drain to a vent stack running through the second floor wall down through the floor and into through the wall of the 1st floor. And exit underneath the home to tie into the existing sewer line under the home.

Some of the floor on the second floor will have to be removed to be able to access a new drain for the shower and for the vanity and for the new toilet install Johnson Brothers Plumbing is not responsible for replacing the original flooring that will be

removed in order to gain access to run our plumbing. Johnson Brothers Plumbing will do everything possible to minimize damages to the older floors while removing portions to be able to gain access for our drains to be installed.

Also there will be a toilet install in a new location of the home on the second floor so an additional 3 inch drain pipe will be needed and be run from the upstairs down the wall of the interior to the first floor and poke through the floor of the 1st floor and tie into the existing 4 inch PVC DWV line that is for the drainage under the home

50% DOWN PAYMENT DUE UPON ACCEPTANCE OF PROPOSAL.
40% DUE UPON PLUMBING COMPLETION, BALANCE DUE AFTER INSPECTION.

Sub-Total	$27,550.00
Tax	$0.00
Total	$27,550.00

We Work to Brighten Your Day.
Thank you for your business!

CFC1431381

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. You may CANCEL this transaction, without any Penalty or Obligation, within THREE (3) BUSINESS DAYS from the contract date. I understand that due to a volatile supply chain, Johnson Brothers Plumbing, Inc. ("JBP") cannot guarantee pricing for items purchased more than thirty days after the date of the estimate. Therefore, there may or may not be adjustments for price changes. JBP is also not responsible for backorder delays from suppliers for unique items specific to the job. I understand that during the time the work is being completed, there may be drop cloths, tools, supplies, machinery and equipment in and around my property and that it is my responsibility to make sure that I and everyone else in or visiting the home use extra care and caution around these items. Additionally, I understand that JBP will not be liable for any accidents or injuries that may result from residents or visitors not using proper care around these items.

Payments will be made as outlined above; if not, you are entitled to place a lien on my property and I agree to pay attorney's fees, costs of collections and interest at 1.5% per month on unpaid balances.

IN THE EVENT OF CANCELLATION PRIOR TO THE START DATE, 10% OF THE PROPOSAL PLUS ANY EXPENSES INCURRED IS NON-REFUNDABLE. IF CANCELLATION IS WITHIN 24 HOURS OF THE START DATE, THE ENTIRE DEPOSIT IS NON-REFUNDABLE.

If applicable, I have received information regarding the Florida Homeowner's Construction Recovery Fund as well as the Construction Lien Law Advisory (required for any agreements and/or contracts in the amount $2,500.00 and up).

JOHNSON BROTHERS PLUMBING
We Work To Brighten Your Day!

4380 SE 53rd Ave
Ocala, FL. 34480
Lic. CFC1431381
Ph: (352) 615-1250
Fax: (352) 694-3234
johnsonbrothersplumbing@gmail.com

Estimate 83056499
Job 73331
Estimate Date 11/13/2025
Technician Jeremy Diller
Customer PO

Billing Address
Dawson, Anton
721 Northeast 2nd Street
Ocala, FL 34470 USA

Job Address
Dawson, Anton
721 Northeast 2nd Street
Ocala, FL 34470 USA

Estimate Details

City water 50 gal water heater Replacement (Option 3)

Service #	Description	Quantity	Your Price	Your Total
TRIP1	Standard trip fee from 7 am - 4 pm.	1.00	$79.00	$79.00
WHEXTKRep	Remove the old expansion tank and Install a new one at the water heater	1.00	$188.00	$188.00
WHAOS50ME	One year warranty Supplied and installed a 50 gallon medium electric water heater. Hauled away old water heater.	1.00	$1,470.00	$1,470.00
WHE18	One year install warranty six year tank warranty Replace the water heater drip pan with a aluminum drip pan while replacing the water heater	1.00	$60.00	$60.00

Sub-Total	$1,797.00
Tax	$0.00
Total	$1,797.00

We Work to Brighten Your Day.
Thank you for your business!

CFC1431381

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. You may CANCEL this transaction, without any Penalty or Obligation, within THREE (3) BUSINESS DAYS from the contract date. I understand that due to a volatile supply chain, Johnson Brothers Plumbing, Inc. ("JBP") cannot guarantee pricing for items purchased more than thirty days after the date of the estimate. Therefore, there may or may not be adjustments for price changes. JBP is also not responsible for backorder delays from suppliers for unique items specific to the job. I understand that during the time the work is being completed, there may be drop cloths, tools, supplies, machinery and equipment in and around my property and that it is my responsibility to make sure that I and everyone else in or visiting the home use extra care and caution around these items. Additionally, I understand that JBP will not be liable for any accidents or injuries that may result from residents or visitors not using proper care around these items.

Payments will be made as outlined above; if not, you are entitled to place a lien on my property and I agree to pay attorney's fees, costs of collections and interest at 1.5% per month on unpaid balances.

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If applicable, I have received information regarding the Florida Homeowner's Construction Recovery Fund as well as the Construction Lien Law Advisory (required for any agreements and/or contracts in the amount $2,500.00 and up).

ESTIMATE

Saving Grace Business Services, LLC
5282 SE 137 Pl
Summerfield, FL 34491

Mark@SavingGraceAC.com
+1 (352) 630-5556

Bill to
Anton Dawson
721 NE 2 St
Ocala, FL 34470

Ship to
Anton Dawson
721 NE 2 St
Ocala, FL 34470

Estimate details
Estimate no.: 1022
Estimate date: 10/31/2025
Expiration date: 11/06/2025

#	Product or service	Description	Amount
1.	**Services**	1st floor: Goodman 14.5seer2 Heat Pump changeout, connecting to existing ductwork/boots/grilles; installing on metal stand in existing closet, new copper refrigerant lines, new Honeywell pro 9000 wifi thermostat, filter at unit, new drain line, new hurricane pad for condensing unit, connect to existing electrical (electricians responsible for wiring to disconnect including all breakers) unit to be installed as designed by Marrs HVACR Design, includes permitting (unless under contractors master permit) 2nd floor: 3 individual 9k Mitsubishi Head Units (Msz-gs06) with Single Condensing Unit (Mxz-3c24na3) as designed by Marrs HVACR Design, each unit to have own lineset and gravity drain, installed with lineset covers, includes surge protector and hurricane pad, condensing unit to be installed in marked picture, includes permitting (unless under contractors master permit)	$25,870.00
2.	**Warranty**	10 year parts	$0.00
3.	**Services**	To limit the length of linesets for more efficiency, it will be an additional $1,890 for an individual 9k Mitsubishi on opposite side of the house, as shown in pictures This is an estimate, unforeseen circumstances during construction process could accrue more costs to be quoted before proceeding.	$0.00

Total **$25,870.00**

Note to customer

Sign and Approve

Print Download

ESTIMATE

Airemasters Heating & Air Conditioning LIC.#CAC1815401

Estimate # 1766

Date 10/22/2025

Airemasters
Heating & Air Conditioning

Retail Stephen Dawson
Airemasters
Phone: (352) 414-6556
Email: airemasters1@aol.com (mailto:airemasters1@aol.com)
Web: airemasters.com (//airemasters.com)

Description	Total
2 Ton Goodman Install a new 2 ton heat pump split horizontal on the second floor We propose the Air handler be installed vertically, wall mounted near the top of the stairs to the right. All duct work will remain the same in the attic. New cement pad New copper lines (ran down through floor to crawl space like the other lines, as discussed) Line set cover New thermostat, thermostat wire Drain Float switches Permits	$6,000.00
3 Ton Heat Pump System	$7,200.00

Install a new 3 ton (previously 2.5 before we eliminated the mini split option) heat pump split horizontal right side of the home, 1st floor
Air handler will be installed same location of the prior unit that is no longer in the home. All duct work will remain the same.
New pad
New copper lines
New thermostat
Drain
Flow switch
Permits

Duct Repairs $1,800.00

At least one of the systems (upstairs) will need some ductwork. I noticed some of the flex ducts in the attic were torn. A new plenum needs to be built and at least 3 flex ducts replaced. The cost for this may vary depending on how much damage we find but will probably be around $1,350-$1,800.

Subtotal	$15,000.00
Total	**$15,000.00**

Notes:

Deposit of at least 50% needed to order equipment and schedule work. Remaining balance is to be paid when job is completed per above description.

Your new system would have 10 Years Functional Parts and Compressor Warranty AFTER ONLINE REGISTRATION and 1 year Labor Warranty. These warranties cover manufacturer defects. However, if the system fails due to lack of maintenance, improper use, failure to change filters regularly or similar causes, this will NOT be covered by the Labor Warranty and, in some cases, could also void the Parts Warranty.

Recommended Accessories

STRUCTURAL SCOPE OF WORK:
THE STRUCTURAL SCOPE OF WORK IS INTENDED TO ADDRESS THE PROPOSED LEVEL 3 ALTERATION AND RENOVATIONS AT THE EXISTING DAWSON RESIDENCE LOCATED AT 721 NE 2ND STREET, OCALA, MARION CO., FL 34470
JOB NO: FE25-166

THE ENGINEERED DRAWINGS (PLANS) HERE-IN PROVIDE FOR THE STRUCTURAL WORK AT THE ADDRESS ABOVE, AND IS NOT VALID FOR ANY OTHER PURPOSES.

PLUMBING, MECHANICAL, & ELECTRICAL (PME) COMPONENTS ARE OUTSIDE THE SCOPE OF THIS WORK. PLEASE CONSULT APPROPRIATE TRADE FOR PME INFORMATION.

GENERAL NOTES:
1. STRUCTURAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST FLORIDA BUILDING CODE (FBC 2023 - 8TH EDITION).
2. THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT BETWEEN STANDARDS, LOCAL CODES, AND THESE DRAWINGS.
3. OBTAIN ALL REQUIRED PERMITS FOR THE PROPER LEGAL EXECUTION OF THE WORK DESCRIBED IN THESE DRAWINGS.
4. CONTRACTOR TO PROVIDE A CONTINUOUS LOAD PATH FROM RAFTERS TO FOUNDATION FOR ALL NEW CONSTRUCTION AND PROPER SHORING/RESHORING OF LOAD-BEARING ELEMENTS DURING CONSTRUCTION.
5. ALL DIMENSIONS INDICATED ON THESE DRAWINGS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
6. CONTACT THE ENGINEER OF RECORD (EOR) IF ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED. FAILURE BY THE CLIENT OR CONTRACTOR TO NOTIFY THE EOR, RELIEVES THE EOR OF COSTS OF REMEDYING THE DEFECT.
7. THE EOR SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OVER THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR WILL THE EOR BE RESPONSIBLE FOR CONTRACTOR'S SAFETY PRECAUTIONS OR FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THESE DRAWINGS. FURTHERMORE, THE EOR SHALL NOT BE RESPONSIBLE FOR THE OMISSIONS AND ERRORS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR RELATED AGENTS.

CODES AND DESIGN CRITERIA:
ALL CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UNLESS NOTED OTHERWISE (UNO.):
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE), ASCE 7-22: "MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES"
- AMERICAN CONCRETE INSTITUTE (ACI), ACI 318-19: "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "STEEL CONSTRUCTION MANUAL, 2017" - 15TH EDITION
- NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH COMMENTARY - 2018 EDITION
- THE MASONRY SOCIETY (TMS) 402/602-16 - BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES.

FOUNDATION NOTES:
1. FOUNDATION DESIGN IS BASED ON 2,000 PSF MINIMUM SOIL BEARING PRESSURE. CONTRACTOR TO CONFIRM FOUNDATION BEARING CAPACITY.
2. PROVIDE TESTING ON SOIL COMPACTION PRIOR TO CONCRETE PLACEMENT OPERATIONS. SOIL COMPACTION SHOULD ACHIEVE 95% MODIFIED PROCTOR DENSITY.
3. BEARING SOILS SHALL BE FREE OF ORGANIC MATERIAL AND FREE OF WATER PRIOR TO CONCRETE PLACEMENT.
4. FOUNDATIONS SHALL BE ALLOWED TO SETTLE PRIOR TO VERTICAL CONSTRUCTION.
5. SLAB FOUNDATION SUBGRADE SOILS SHALL BE TERMITE TREATED.

CAST-IN-PLACE CONCRETE:
1. CAST-IN-PLACE CONCRETE WORK SHALL BE DONE IN ACCORDANCE TO ACI 318-19 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
2. CAST-IN-PLACE CONCRETE SHALL BE NORMAL WEIGHT STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH (f'_c) OF 3,000 PSI.
3. CONCRETE SHALL HAVE A MAXIMUM W/C RATIO OF 0.50 FOR FOOTINGS AND 0.45 FOR ALL OTHER CONCRETE.
4. DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 40 WITH A YIELD STRENGTH (f_y) OF 40 KSI.
5. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. SUPPORT WWF WITH CHAIRS DURING CONCRETE PLACEMENT TO INSURE MID-DEPTH PLACEMENT IN SLAB.
6. DESIGN, CONSTRUCTION, AND SAFETY VERIFICATION OF ALL CONCRETE FORMWORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

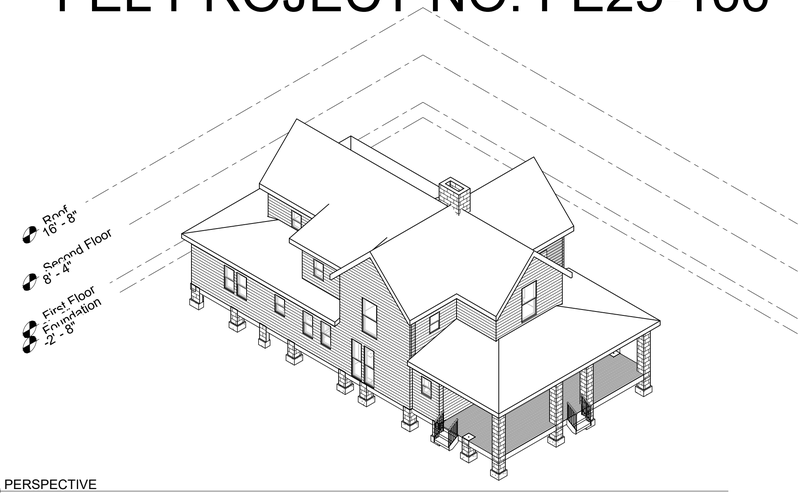
CONCRETE MASONRY:
1. CONCRETE MASONRY WORK SHALL BE DONE IN ACCORDANCE WITH TMS 402/602-16 - BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES.
2. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY (f'm) SHALL BE 1,500 PSI.
3. CONCRETE BLOCK SHALL BE NORMAL WEIGHT (MINIMUM 125 PCF) CONFORMING TO ASTM C90.
4. #5 VERTICALS SHALL BE PLACED IN MID-DEPTH OF FULLY GROUTED CELL WITH A STANDARD HOOK TO FOOTING BELOW, TYP.
5. MORTAR SHALL BE TYPE S, M, OR N IN CONFORMANCE WITH ASTM C476.
6. USE GALVANIZED HORIZONTAL LADDER TYPE JOINT REINFORCEMENT SPACED AT 16" O.C. VERTICALLY CMU WALL CONSTRUCTION.
7. PROVIDE FULL MORTAR COVERAGE ON FACESHELL AND WEBS.

WOOD FRAMING:
1. WOOD FRAMING SHALL BE IN CONFORMANCE WITH THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION - 2018.
2. UTILIZE DRESSED SEASONED LUMBER, S4S, 19% MAX. MOISTURE CONTENT AT TIME OF DRESSING.
3. ALL WOOD FRAMING SHALL CONSIST OF SOUTHERN YELLOW PINE (SYP) #2 OR BETTER UNLESS NOTED OTHERWISE (UNO).
4. REPLACEMENT ROOF SHEATHING SHALL CONSIST OF 7/16" APA RATED STRUCTURAL SHEATHING ATTACHED WITH 8d (0.131" Ø) x 2 1/2" L RINGSHANK NAILS @ 6" O.C. ALONG EDGES & 6" O.C. IN FIELD (ALL ZONES).
5. REPLACEMENT WALL SHEATHING SHALL CONSIST OF 7/16" APA RATED STRUCTURAL SHEATHING ATTACHED WITH 8d (0.131" Ø) x 2 1/2" L RINGSHANK NAILS @ 6" O.C. ALONG EDGES & 12" O.C. IN FIELD (ALL ZONES).
6. ALL LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE MANUFACTURED BY WEYERHAEUSER WITH A BENDING STRESS OF 2600 PSI AND MODULUS OF ELASTICITY OF 2000 KSI BEARING MARK 2600Fb-2.0E, OR OTHER ENGINEER OF RECORD APPROVED LVL PRODUCT.
7. WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED (P.T.) LUMBER. USE GALVANIZED NAILS IN P.T. LUMBER.
8. ALL FRAMING ANCHORS, CLIPS, STRAPS, ETC., SHALL BE MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL. ALL SPECIFIED FASTENERS MUST BE INSTALLED PER WRITTEN MANUFACTURER'S INSTRUCTIONS.

STRUCTURAL STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (WIDE-FLANGE), ASTM A500 GRADE B (HSS), ASTM A572 GRADE 50 (STEEL ANGLE), OR A36 (ALL OTHER SHAPES), UNO.
2. FIELD CONNECTIONS SHALL BE WELDED WITH 3/16" FILLET WELDS MIN. OR HIGH STRENGTH BOLTED AS DETAILED.
3. ALL BOLTS SHALL BE ASTM A325 STRUCTURAL BOLTS, OR EQUAL.
4. FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT EOR APPROVAL.
5. ALL STRUCTURAL STEEL SHALL BE TREATED WITH ZINC-RICH PRIMER OR POWDER COATED, UNO.
6. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1. ALL WELD SIZES SHALL BE THE LARGER OF THE SIZE REQUIRED BY THE CONNECTION FORCES, THE MINIMUM SIZE PER AWS D1.1, OR 3/16" MINIMUM FILLET WELD UNO. WELD SIZES SHOWN ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH AWS D1.1 AS REQUIRED BY GAPS OR SKEWS BETWEEN COMPONENTS.

WIND LOAD NOTES:
1. ULTIMATE WIND PRESSURES TO BE USED IN THE DESIGN OF ALL COMPONENTS AND CLADDING ELEMENTS.
2. REFER TO WIND PRESSURE DIAGRAM FOR ZONE LOCATIONS AND EXTENTS.
3. POSITIVE PRESSURES ACT TOWARD COMPONENT SURFACES AND NEGATIVE PRESSURES ACT AWAY FROM COMPONENT SURFACES.
4. VALUES FOR OVERHANGS INCLUDE PRESSURE CONTRIBUTIONS FROM BOTH UPPER AND LOWER SURFACES.
5. LINEAR INTERPOLATION BETWEEN EFFECTIVE WIND AREA VALUES IS PERMITTED.

EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND STREET
OCALA, MARION CO., FL 34470
FEL PROJECT NO: FE25-166

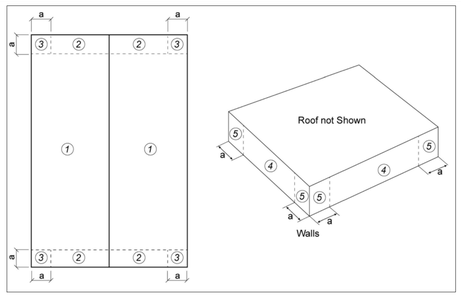


1 PERSPECTIVE
NOT TO SCALE LOW HIP ROOF

GABLE ROOF

C&C Wind Roof & Wall Summary per Ch 30 Pt 1 (Table 1)
All wind pressures include a Load Factor (LF) of 1.0

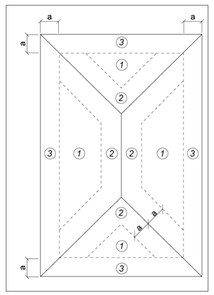
Zone	Reference	P_{max} A ≤ 10 ft² psf	P_{min} A ≤ 10 ft² psf	P_{max} A = 20 ft² psf	P_{min} A = 20 ft² psf	P_{max} A = 50 ft² psf	P_{min} A = 50 ft² psf
1	F:30.3-2D	24.62	-45.14	22.51	-38.28	19.72	-29.21
2	F:30.3-2D	24.62	-49.70	22.51	-44.43	19.72	-37.45
3	F:30.3-2D	24.62	-61.10	22.51	-53.19	19.72	-42.73
4	F:30.3-1	26.90	-29.18	25.69	-27.97	24.09	-26.37
5	F:30.3-1	26.90	-36.02	25.69	-33.60	24.09	-30.39
Zone	**Reference**	P_{max} A = 100 ft² psf	P_{min} A = 100 ft² psf	P_{max} A = 200 ft² psf	P_{min} A = 200 ft² psf	P_{max} A > 500 ft² psf	P_{min} A > 500 ft² psf
1	F:30.3-2D	17.61	-22.34	16.00	-22.34	16.00	-22.34
2	F:30.3-2D	17.61	-32.18	16.00	-26.90	16.00	-26.90
3	F:30.3-2D	17.61	-34.82	16.00	-26.90	16.00	-26.90
4	F:30.3-1	22.88	-25.16	21.67	-23.95	20.06	-22.34
5	F:30.3-1	22.88	-27.97	21.67	-25.55	20.06	-22.34



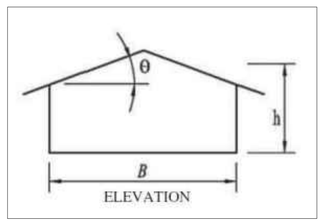
ROOF SLOPE: 12 : 12

C&C Wind Roof & Wall Summary per Ch 30 Pt 1 (Table 2)
All wind pressures include a Load Factor (LF) of 1.0

Zone	Reference	P_{max} A ≤ 10 ft² psf	P_{min} A ≤ 10 ft² psf	P_{max} A = 20 ft² psf	P_{min} A = 20 ft² psf	P_{max} A = 50 ft² psf	P_{min} A = 50 ft² psf
1	F:30.3-2E	18.54	-41.71	16.00	-36.84	16.00	-30.40
2	F:30.3-2E	18.54	-54.36	16.00	-48.99	16.00	-41.90
3	F:30.3-2E	18.54	-58.57	16.00	-52.72	16.00	-44.99
4	F:30.3-1	24.86	-26.97	23.74	-25.85	22.26	-24.37
5	F:30.3-1	24.86	-33.29	23.74	-31.05	22.26	-28.09
Zone	**Reference**	P_{max} A = 100 ft² psf	P_{min} A = 100 ft² psf	P_{max} A = 200 ft² psf	P_{min} A = 200 ft² psf	P_{max} A > 500 ft² psf	P_{min} A > 500 ft² psf
1	F:30.3-2E	16.00	-25.52	16.00	-20.65	16.00	-20.65
2	F:30.3-2E	16.00	-36.54	16.00	-31.18	16.00	-31.18
3	F:30.3-2E	16.00	-39.14	16.00	-33.29	16.00	-33.29
4	F:30.3-1	21.14	-23.25	20.02	-22.13	18.54	-20.65
5	F:30.3-1	21.14	-25.85	20.02	-23.61	18.54	-20.65



ROOF SLOPE: 3 : 12



WIND LOAD DESIGN CRITERIA:
PRESSURES DETERMINED FROM:
ASCE 7-22 CH. 30 PART 1: WIND LOADS
COMPONENTS & CLADDING (C&C)
FROM FIGURES 30.3-1 & 30.3-2B & 30.3-2E

ROOF SLOPE	VARIES
ULTIMATE WIND VELOCITY (V_{ult})	130 MPH
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	B
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GC_{pi})	+/- 0.18
MEAN ROOF HEIGHT (h)	20.17 FT
WIND VELOCITY PRESSURE (q_h)	26.82 PSF
DIMENSION 'A'	3.00 FT

Sheet List

Sheet Number	Sheet Name
S1	General Notes & Specifications
S2	Foundation Plan Floor Framing Plan
S3	Existing First & Second Floor Plans
S4	Proposed First & Second Floor Plans
S5	Roof Framing
S6	North & South Elevations
S7	East & West Elevations
S8	Structural Details

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY JOSEPH S. FIELDEN, P.E. ON THE DATE INDICATED BELOW. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED TO BE AN OFFICIAL DOCUMENT. DIGITAL SIGNATURES REQUIRE VERIFICATION ON ANY ELECTRONICS COPIES.

JOSEPH S. FIELDEN, P.E.
FL PE #77726

DESIGNED BY: FIELDEN ENGINEERING, LLC.
542 NW 39th RD. UNIT #405
GAINESVILLE, FL 32607
FL CA# 34626
P: (352) 505-3995
E: jsfielden@gmail.com

No.	Description	Date

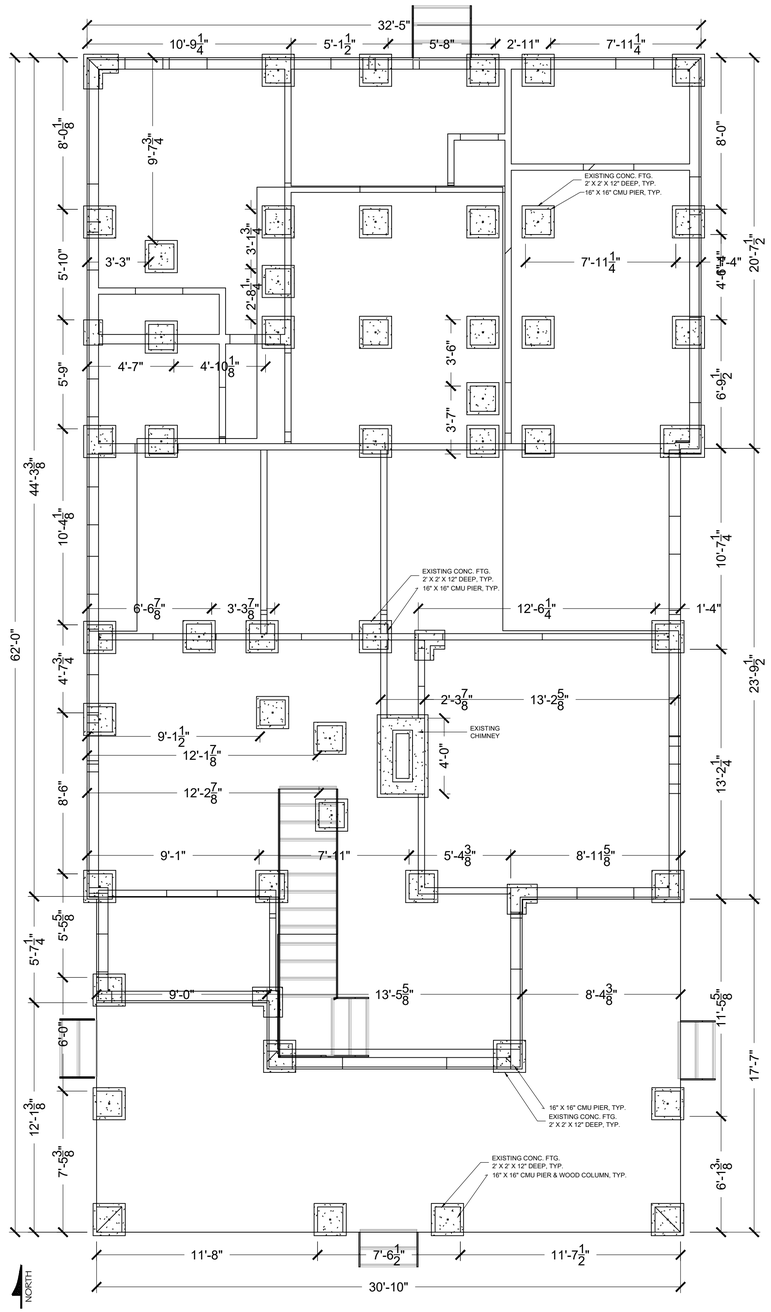
EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

Roof Framing

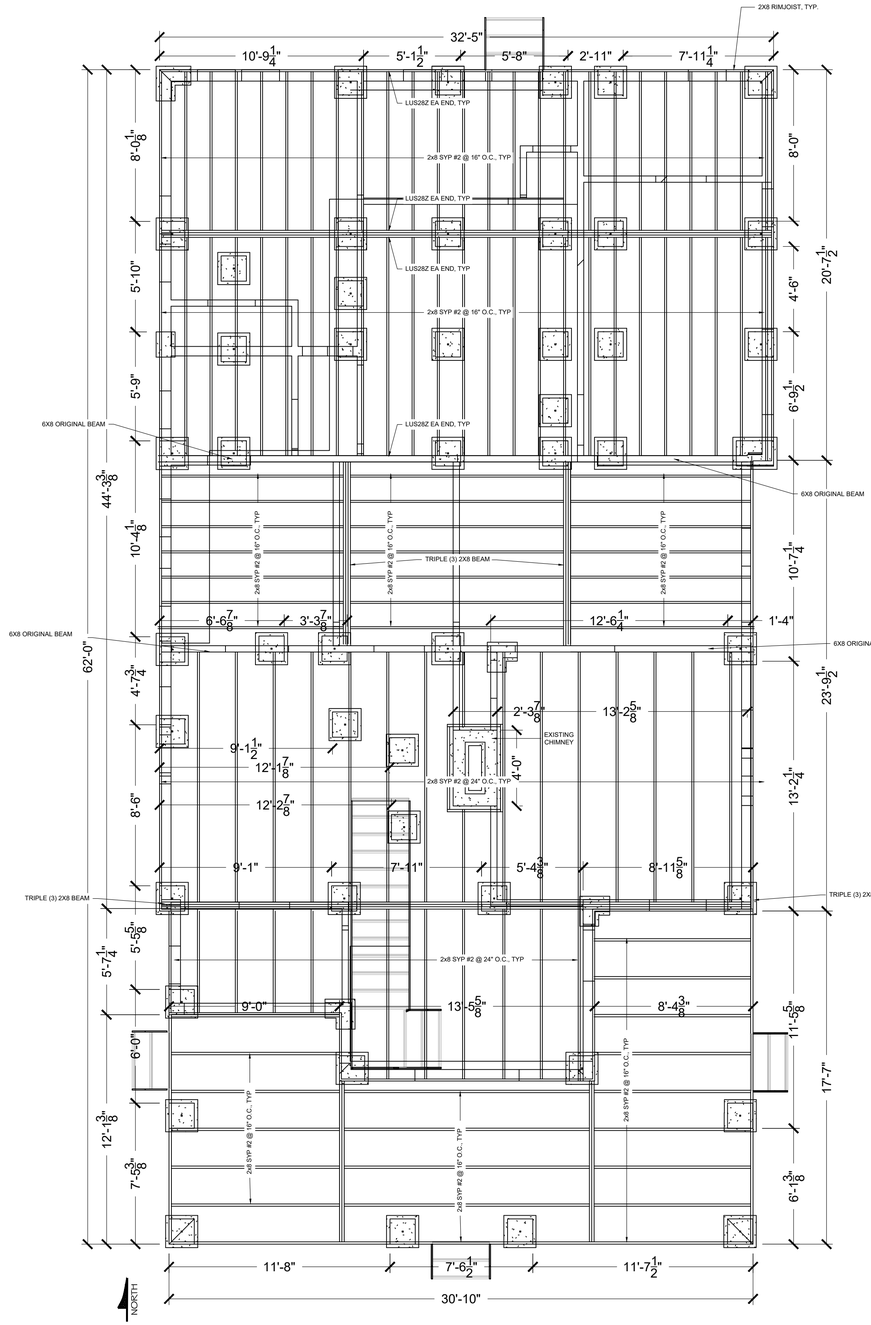
Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S1

Scale 1/4" = 1'-0"



1 Foundation
1/4" = 1'-0"



1 Floor Framing Plan
1/4" = 1'-0"

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JOSEPH S. FIELDEN, P.E.
FL PE #77726

DESIGNED BY:
FIELDEN ENGINEERING, LLC.
542 NW 39th RD. UNIT #405
GAINESVILLE, FL 32607
FL CA# 34626
P: (352) 505-3995
E: jsfielden@gmail.com

FIELDEN ENGINEERING LLC.

No.	Description	Date

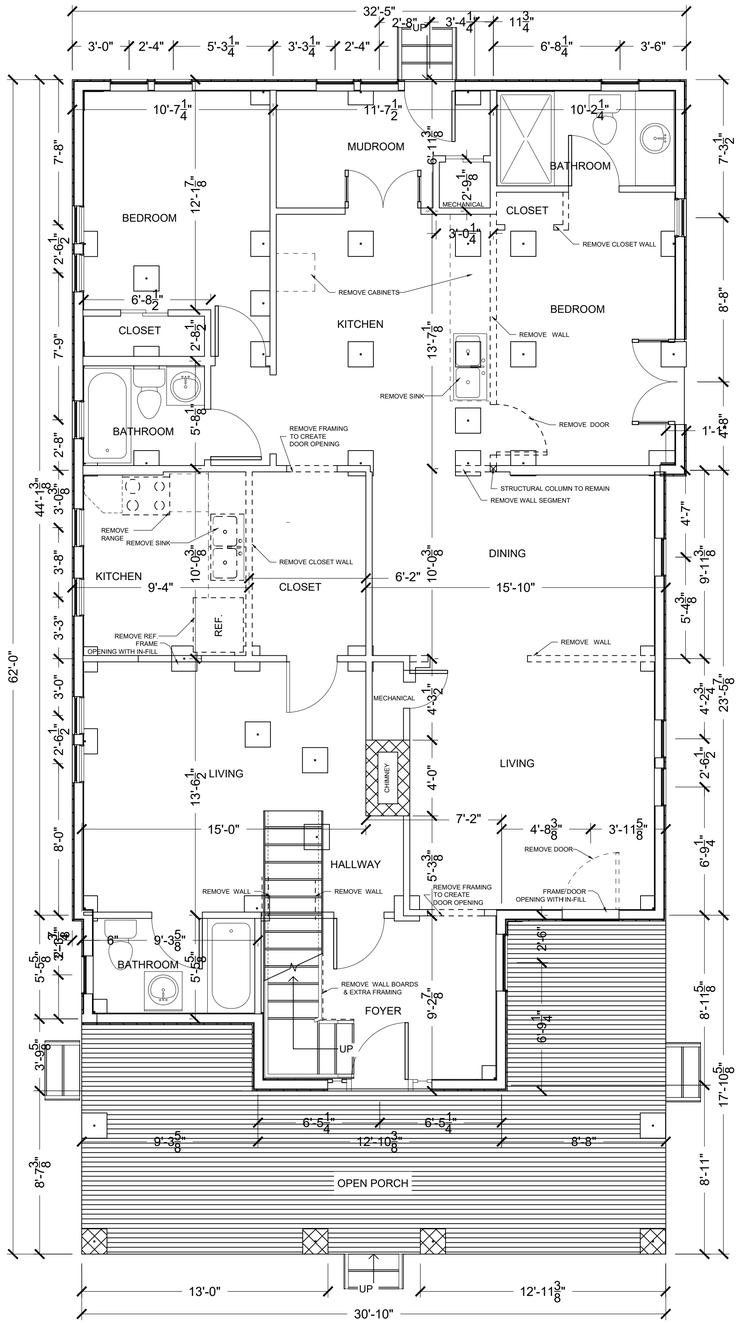
EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

Foundation Plan
Floor Framing Plan

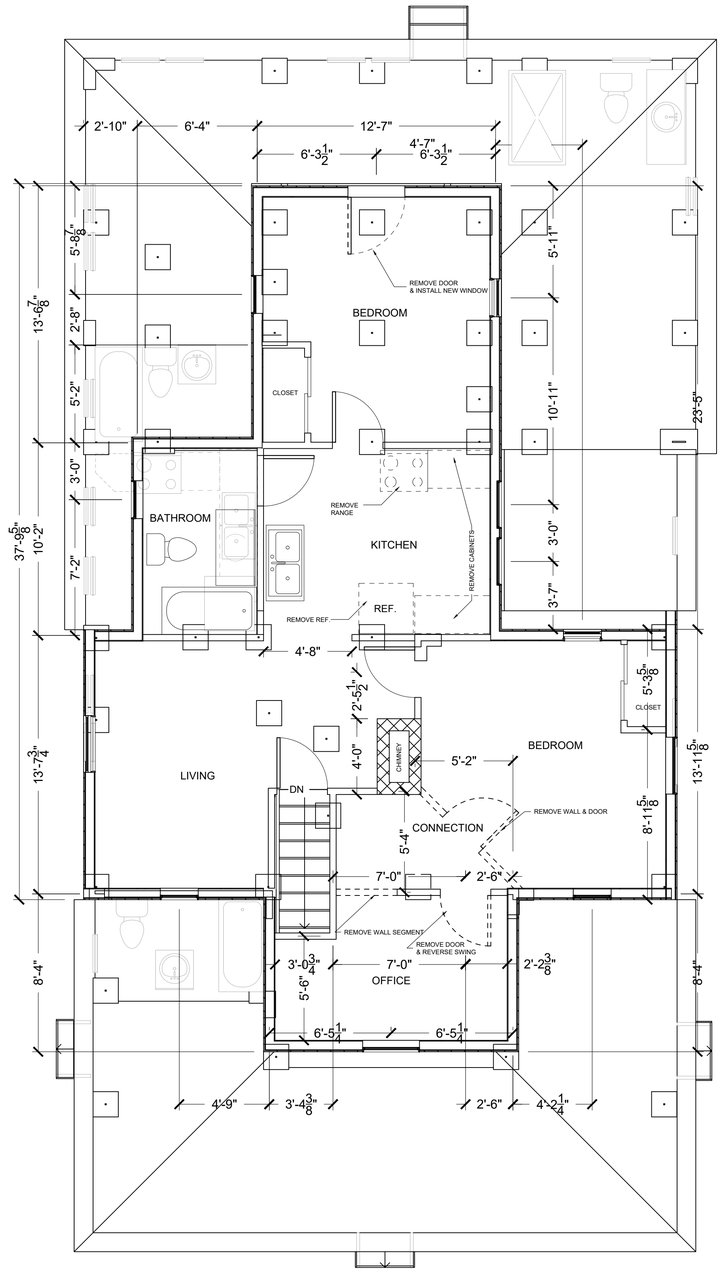
Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S2

Scale 1/4" = 1'-0"



1 Existing First Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/4" = 1'-0"

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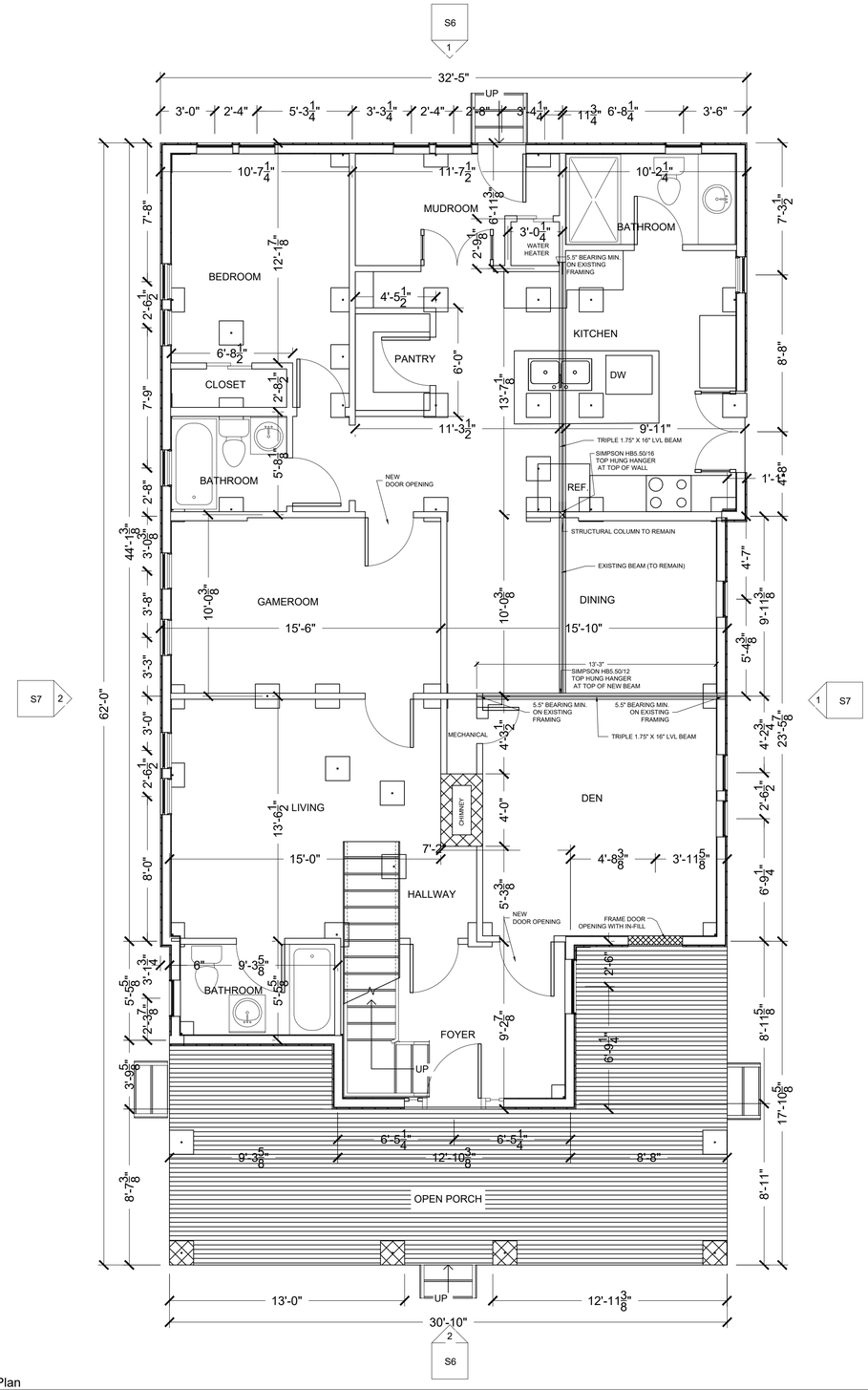
EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

Existing First and Second Floor Plans

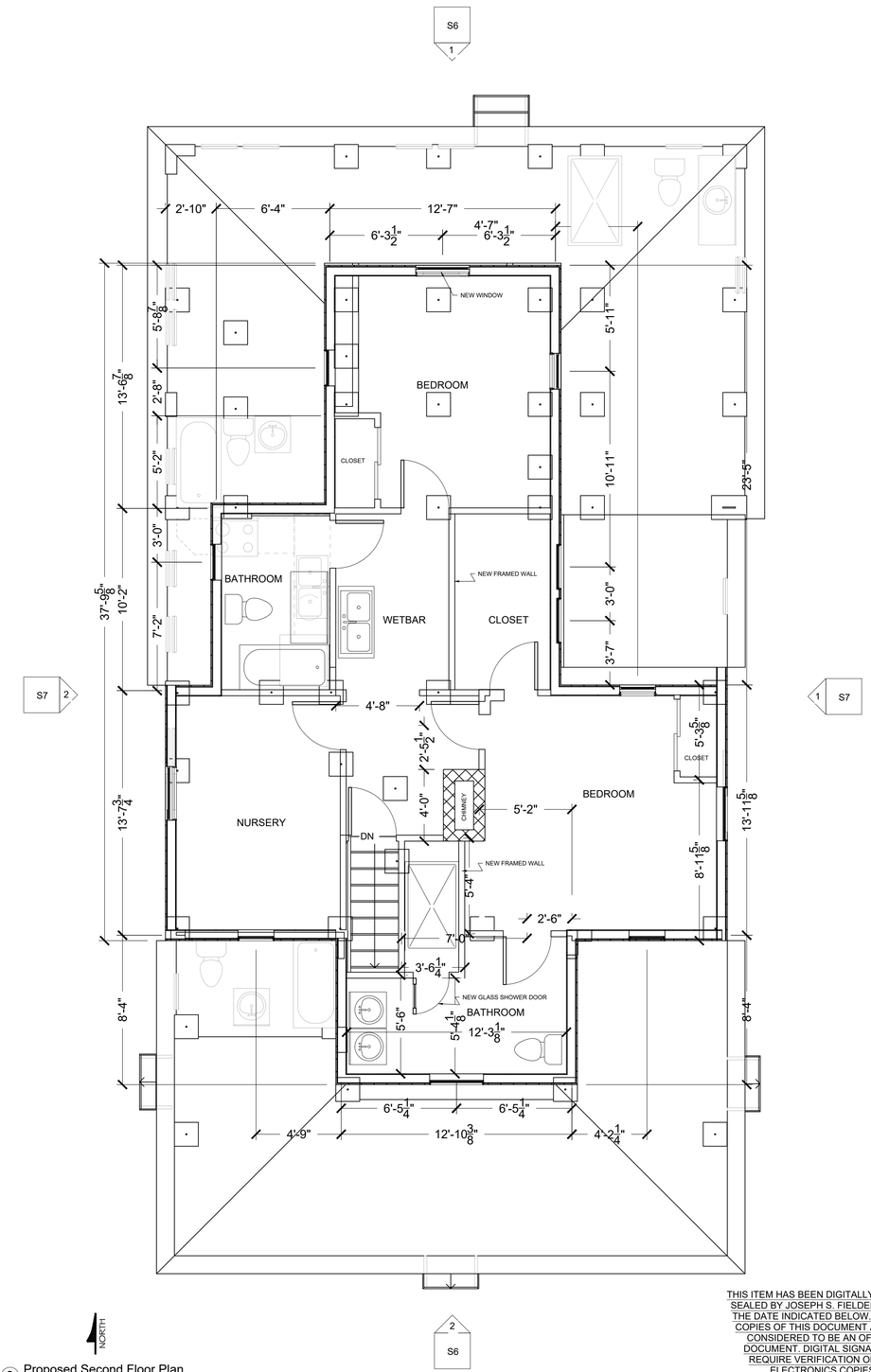
Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S3

Scale 1/4" = 1'-0"



1 Proposed First Floor Plan
1/4" = 1'-0"



2 Proposed Second Floor Plan
1/4" = 1'-0"

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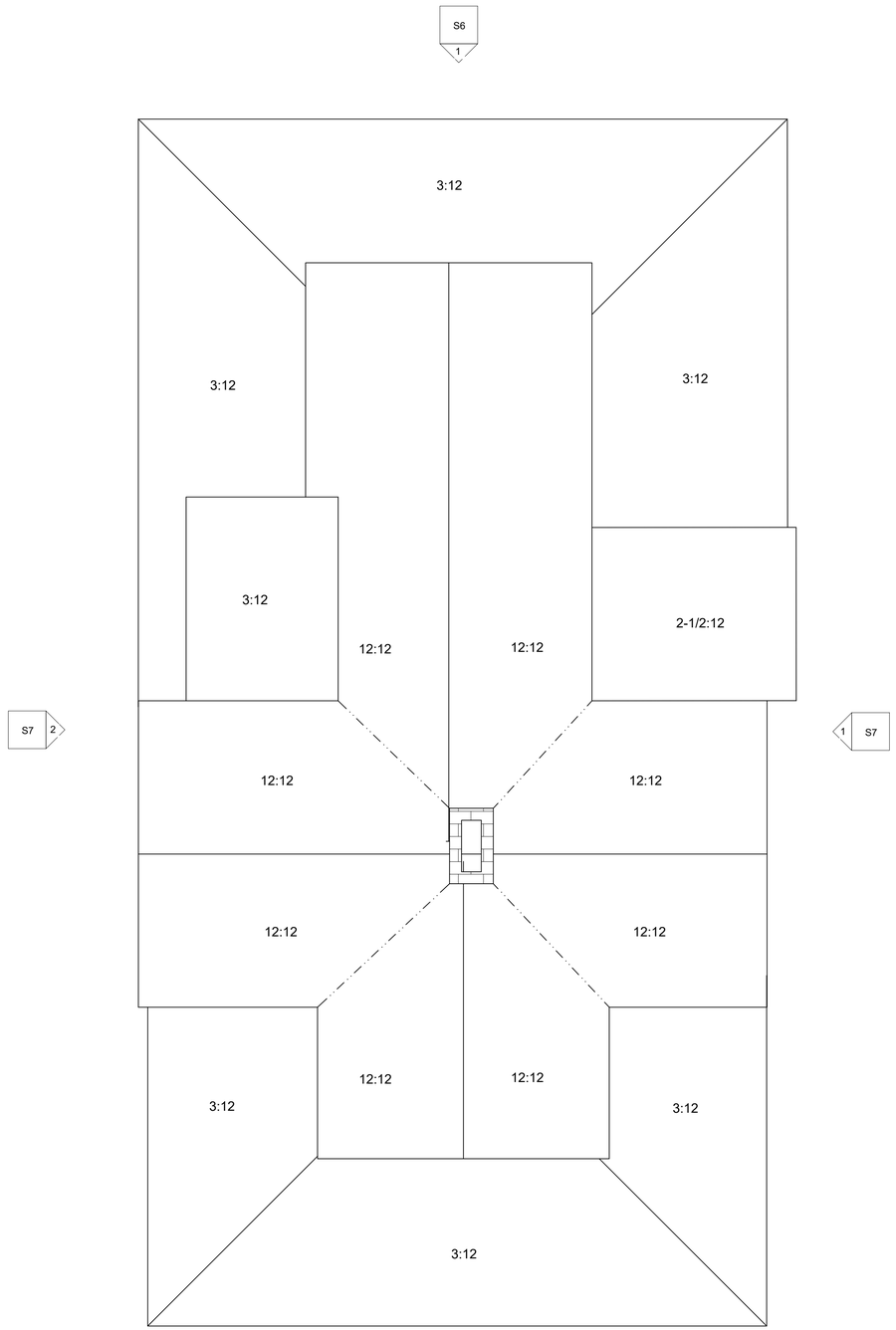
No.	Description	Date

EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

Proposed First & Second Floor Plans

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF
Scale	1/4" = 1'-0"

S4



NORTH

2
S6

1 Roof Plan
1/4" = 1'-0"

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PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

Roof Framing

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S5

Scale	1/4" = 1'-0"

1 North
1/4" = 1'-0"

2 South
1/4" = 1'-0"

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No.	Description	Date

EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

North & South Elevations

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S6

Scale 1/4" = 1'-0"

1 East
1/4" = 1'-0"

2 West
1/4" = 1'-0"

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No.	Description	Date

EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
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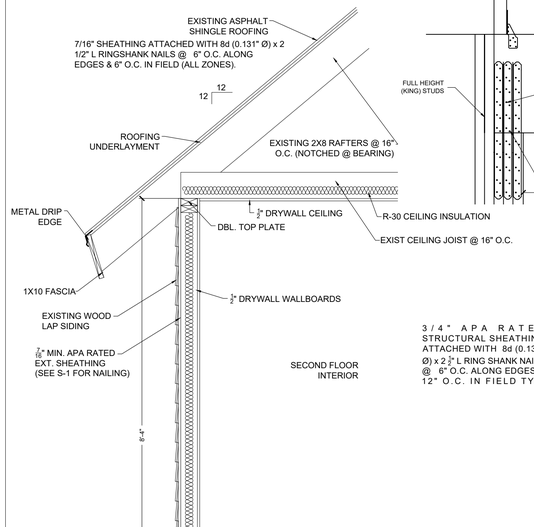
OCALA, MARION CO., FL 34470

East & West Elevations

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

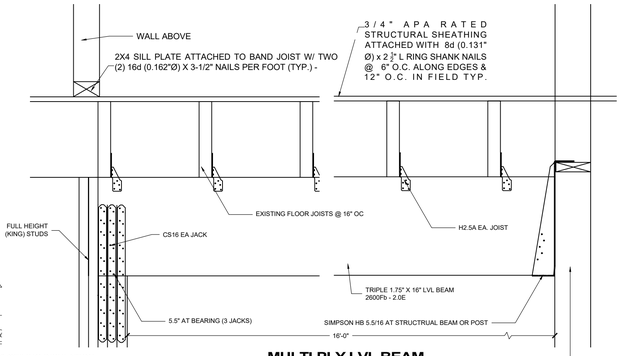
S7

Scale 1/4" = 1'-0"



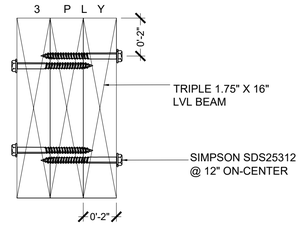
TYPICAL WALL SECTION DETAIL

SCALE: 3/4" = 1" APPROX.



MULTI-PLY LVL BEAM BEARING DETAIL

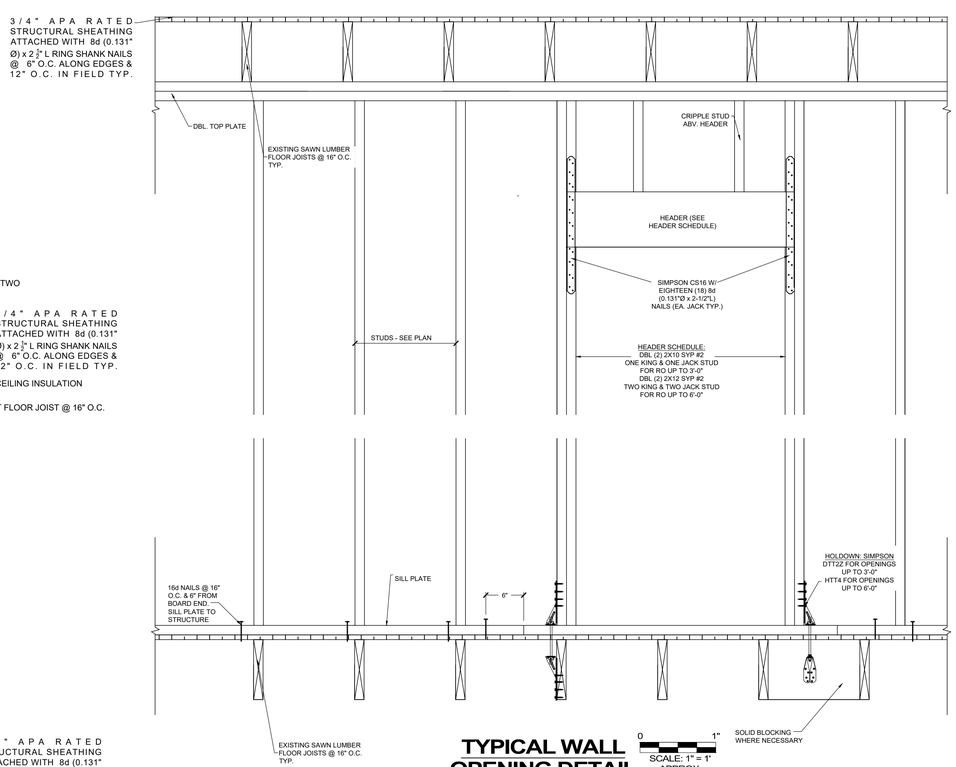
SCALE: 1" = 1' APPROX.



SIMPSON SDS25312 SCREWS (¼"Ø X 3-1/2"L)

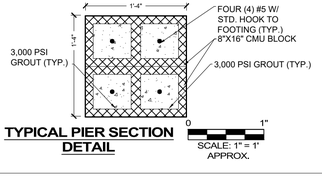
MULTI-PLY LVL BEAM ATTACHMENT DETAIL

SCALE: 3" = 1' APPROX.



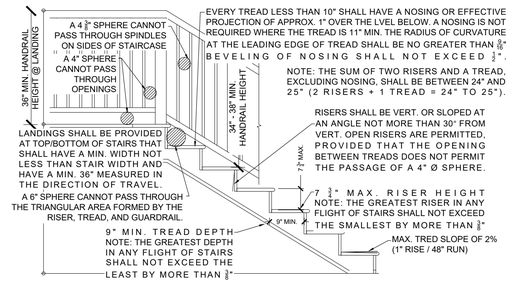
TYPICAL WALL OPENING DETAIL

SCALE: 1" = 1' APPROX.

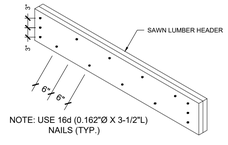


TYPICAL PIER SECTION DETAIL

SCALE: 1" = 1' APPROX.



STAIR AND GUARDRAIL REQUIREMENTS (PER FBC) NOT TO SCALE



MULTI-PLY HEADER DETAIL NOT TO SCALE

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No.	Description	Date

EXISTING DAWSON RESIDENCE
PROPOSED RENOVATION
721 NE 2ND ST.
OCALA, MARION CO., FL 34470

Structural Details

Project number	FE25-166
Date	11/12/2025
Drawn by	JSF
Checked by	JSF

S8

Scale

721 NE 2nd St Before Photos

721 NE 2nd St Before Photos

721 NE 2nd St Before Photos

721 NE 2nd St Before Photos

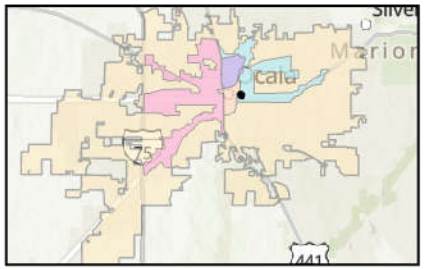
721 NE 2nd St Before Photos

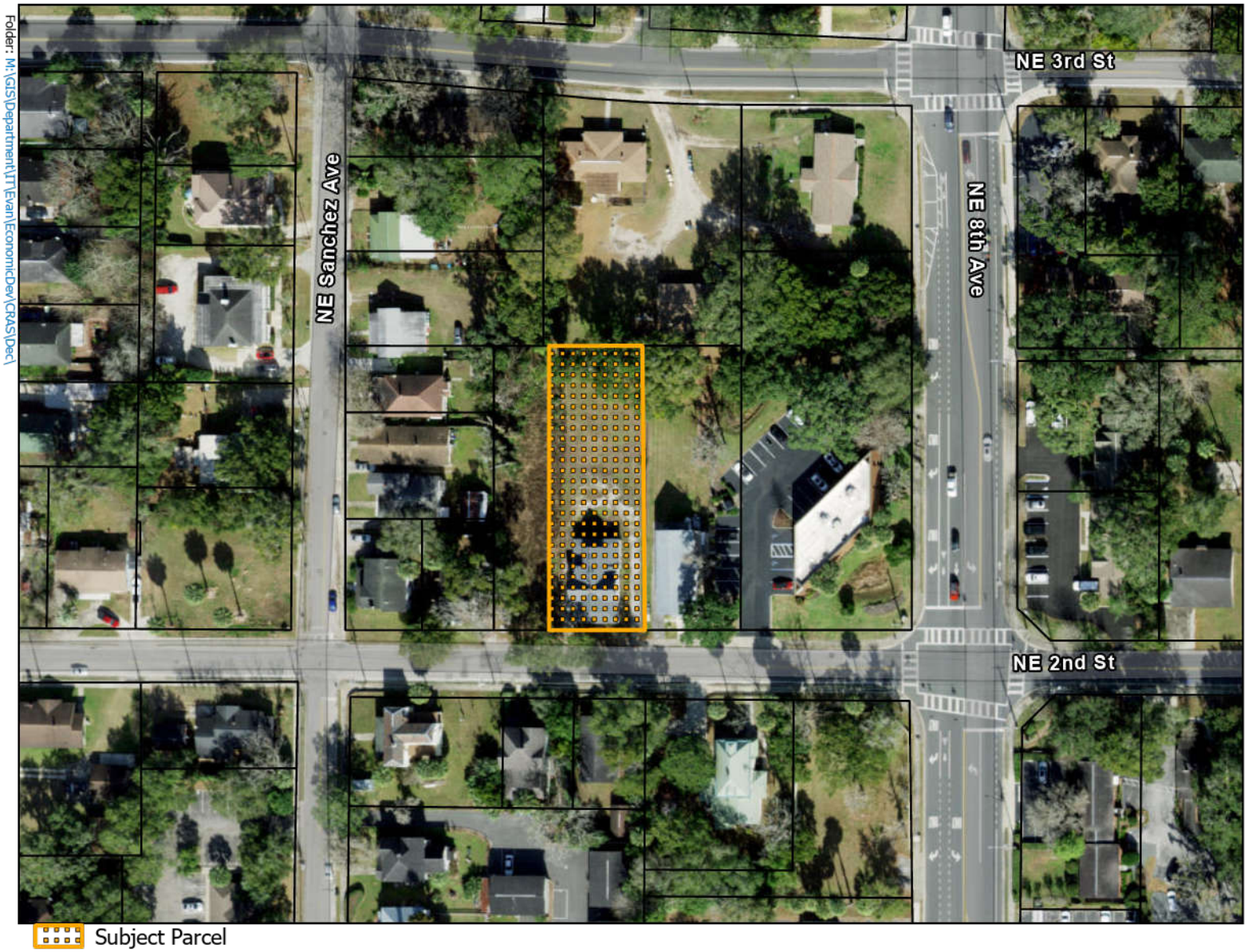
721 NE 2nd St Before Photos

AERIAL MAP

Parcel: 2820-045-006
Case Number: CRA25-0044

Property Size: Approximately 0.34 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Subject Parcel
Parcels

0 125 250 500 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 12/1/2025

CASE MAP

Parcel: 2820-045-006

Case Number: CRA25-0044

Property Size: Approximately 0.34 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

OCALA

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Prepared by the City of O
Growth Management Departr
by ekrepps on 12/1/2025

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Certified Assessment Roll

2820-045-006

GOOGLE Street View

Prime Key: 1220351

MAP IT+

Property Information

M.S.T.U.
PC: 08
Acres: .34

CAPE SABLE CONSULTING LLC
217 SE 1ST AVE STE 200-59
OCALA FL 34471-2161

Taxes / Assessments: $4,567.64
Map ID: 179
Millage: 1001 - OCALA

More Situs
Situs: 721 NE 2ND ST ALL UNITS
OCALA

Current Value

Land Just Value	$33,322
Buildings	$188,692
Miscellaneous	$805
Total Just Value	$222,819
Total Assessed Value	$222,819
Exemptions	$0
Total Taxable	$222,819

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$33,322	$188,692	$805	$222,819	$222,819	$0	$222,819
2024	$33,322	$185,618	$805	$219,745	$219,745	$0	$219,745
2023	$14,810	$162,369	$1,869	$179,048	$168,300	$0	$168,300

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8743/0789	10/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$210,000
8026/0240	04/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$190,000
7520/1699	06/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$180,000
7520/1697	06/2021	41 CORP	0	U	I	$100
7520/1695	06/2021	77 AFFIDAVIT	0	U	I	$100
7520/1694	03/2018	77 AFFIDAVIT	0	U	I	$100
7520/1692	03/2018	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	$55,600
6795/0029	03/2018	03 LIFE EST	1 LIFE ESTATE	U	I	$100
6740/1202	03/2018	41 CORP	7 PORTIONUND INT	U	I	$55,600
7520/1687	06/2017	71 DTH CER	0	U	I	$100
6341/0011	12/2015	71 DTH CER	0	U	I	$100
7520/1690	10/2015	77 AFFIDAVIT	0	U	I	$100

7520/1688	10/2015	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	$59,000
6740/1199	10/2015	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	$55,200
6333/1629	10/2015	03 LIFE EST	1 LIFE ESTATE	U	I	$100
6303/0705	10/2015	03 LIFE EST	1 LIFE ESTATE	U	I	$100
6295/1941	10/2015	41 CORP	7 PORTIONUND INT	U	I	$60,000
6293/1680	10/2015	41 CORP	7 PORTIONUND INT	U	I	$100
6264/0642	08/2015	02 DEED NC	7 PORTIONUND INT	U	I	$15,300
6295/1939	03/2010	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	$68,800
5334/0099	03/2010	02 DEED NC	7 PORTIONUND INT	U	I	$68,800
6293/1678	02/2010	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	$66,300
5323/0099	02/2010	02 DEED NC	7 PORTIONUND INT	U	I	$66,300
5305/1934	01/2010	57 TRANSFER FROM BANK	4 V-APPRAISERS OPINION	U	I	$63,000
5225/1117	06/2009	56 TRANSFER TO BANK	0	U	I	$100
4411/1528	04/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$218,400
4411/1526	04/2006	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	$155,100
4046/0001	05/2005	07 WARRANTY	7 PORTIONUND INT	U	I	$100
3289/0969	12/2002	07 WARRANTY	7 PORTIONUND INT	U	I	$100
2452/0472	01/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$75,000
2444/0649	12/1997	70 OTHER	0	U	I	$100
2414/1049	09/1997	07 WARRANTY	0	U	I	$100
2445/1003	05/1996	74 PROBATE	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
E 1/3 OF SW 1/4 LOT 45

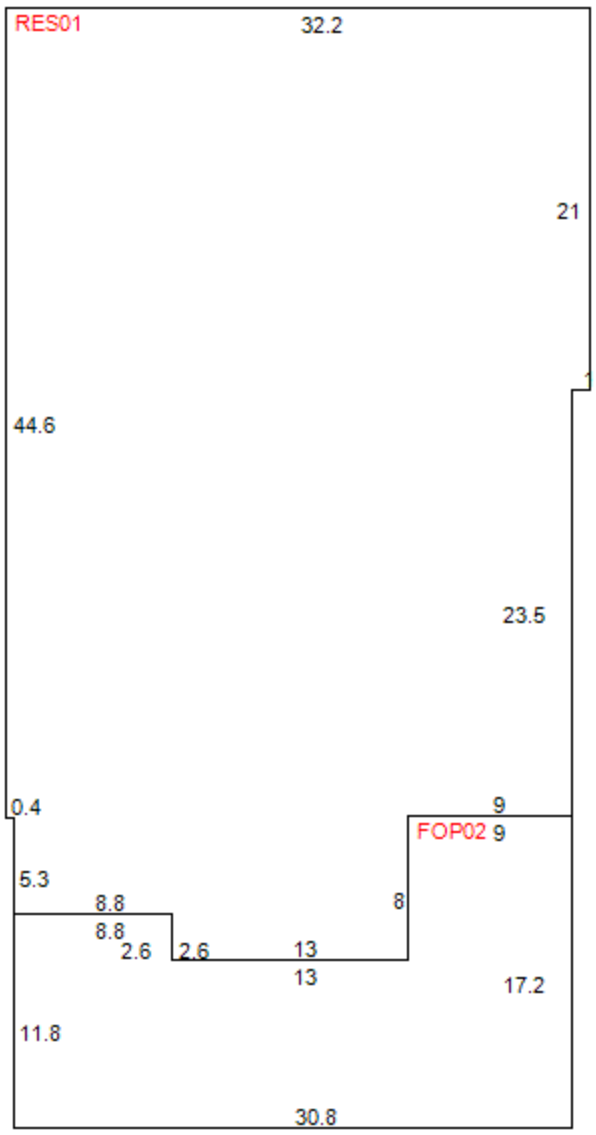
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	0830	70.0	214.0	R3	14,810.00	SF	2.2500	1.00	1.00	1.00	33,322	33,322
Neighborhood 9981											Total Land - Class	$33,322
Mkt: 2 70											Total Land - Just	$33,322

Traverse

Building 1 of 1
RES01=L9D8L13U2,6L8,8U5,3L0,4U44,6R32,2D21L1D23,5.

FOP02=L9D8L13U2,6L8,8D11,8R30,8U17,2.U24R1



Building Characteristics

Improvement 3F - TRIPLEX- 03 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 12/12/2024 by 254

Year Built 1918
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 169

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	SIDING-NO SHTG	1.57	1918	N	5 %	100 %	1,561	2,451
FOP 0201	NO EXTERIOR	1.00	1918	N	0 %	0 %	378	378

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: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 5
4 Fixture Baths: 0
3 Fixture Baths: 4
2 Fixture Baths: 0
Extra Fixtures: 6

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	592.00	SF	5	1977	1	0.0	0.0
114 FENCE BOARD	160.00	LF	10	1990	4	0.0	0.0
156 PAVING BRICK	60.00	SF	20	1987	1	0.0	0.0
						Total Value -	$805

Appraiser Notes

APT A=2 BED/2 BATH
APT B=2 BED/1 BATH
APT C=1 BED/1 BATH

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-2561	4/15/2024	-	CAPE SABLE CONDOS/INT RENO
BLD21-1883	8/2/2021	-	HALO REALTY / REROOF
OC01294	8/1/1985	-	BLDG01=REMODEL

Cost Summary

Buildings R.C.N.	$263,958	4/11/2024				
Total Depreciation	($105,584)					
Bldg - Just Value	$158,374		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	$805	4/11/2024	1	$263,958	($105,584)	$158,374
Land - Just Value	$33,322	12/31/2019				
Total Just Value	$192,501	.				

Framework
Historic Building Improvement Grant

ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary and locally designated historic districts.

ELIGIBLE APPLICANT

Property owner

ELIGIBLE BUILDINGS & PROPERTIES

- Non- taxable & Taxable ad valorem properties. Taxable properties are priority.
- Contributing historic building or eligible to be contributing, built over 100 years ago.

DESIGN GUIDELINES

A Certificate of Appropriateness (COA) must be approved by the Ocala Historic Preservation Advisory Board (OHPAB) before any work to the exterior of a property located within locally designated historic districts.

INELIGIBLE WORK

- Grant cannot be used to correct outstanding code violations in active code enforcement cases;
- Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

ELIGIBLE WORK

Improvements Eligible for Grant Funding Include:

- Upgrades to comply with Building Codes related to Accessibility, Fire Protection, and Life Safety.
- Roof replacement and associated improvements.
- Exterior painting (subject to Committee approval of color selections).
- Removal and replacement of inappropriate or incomplete restorations of original façades, including installation of historically appropriate windows in accordance with the Historic Preservation Code.
- Permanent interior buildout improvements, including walls, ceilings, structural components, electrical systems, plumbing, and HVAC installations.

MAXIMUM GRANT

$40,000 *(Reimbursement)*

REQUIRED MATCH

The City covers 60%, the applicant covers 40%. To receive the maximum grant, the total project cost for eligible improvements must be no less than $66,667.

File #: 2026-0478 Agenda Item #: 5m.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Commercial Property Improvement Grants for the property located at 605 East Silver Springs Boulevard, a two-phased grant award in an amount not to exceed $50,000 in Fiscal Year 2025-26 and not to exceed $50,000 in Fiscal Year 2026-27

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

PROOF OF PUBLICATION:

N/A

BACKGROUND:
The East Ocala Community Redevelopment Area (East Ocala CRA) Commercial Property Improvement Grant encourages comprehensive property improvements as a strategy to counter neighborhood deterioration and increase property values throughout the CRA. The maximum award per application is $50,000, covering up to 60 percent of project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Please refer to the attached documents for the complete application packet.

Grant ID: CRA25-0051 & CRA25-0053
Applicant: Eugene R Boone Revocable Trust - Branson Boone
Address: 605 E. Silver Springs Boulevard
Parcel ID: 2820-048-005
Project Description: Building improvements will convert a vacant structure into an office building. The scope includes remodeling the existing building, constructing a 1,640 square-foot addition, installing new exterior windows and doors, landscaping, completing finishes as specified in the plan, and providing new electrical, plumbing, and mechanical systems.
High Quote: $879,131
Low Quote: $783,445
Recommended Grant:
Phase One - CRA25-0051: $50,000 (Fiscal Year 2025-26)

Phase Two - CRA25-0053: $50,000 (Fiscal Year 2026-27)
Total: $100,000

FINDINGS AND CONCLUSIONS:
The property is located within the East Ocala CRA subarea. The intent of the CRA program is to address blighted conditions. As this property has been vacant for over a year and is located on Silver Springs Boulevard, a primary corridor in the East Ocala CRA, the improvements will enhance the corridor, encourage reinvestment, and return the property to productive use.

- The grant program targets the activation of vacant spaces to encourage business activity and enhance visual appearance through façade improvements. The remodel and 1,640-square-foot addition will result in a 3,775-square-foot building. The proposed scope is divided into two phases/applications:
    - *Phase One (CRA25-0051)- Shell:* demolition, ADA ramps, exterior storefront framing and doors, stucco, parking lot improvements, concrete, and masonry work. *Cost Estimate: $380,656*
    - *Phase Two (CRA25-0053) - Buildout:* interior wood trim, exterior siding and trim, insulation, flooring, HVAC, plumbing, doors, painting, and coatings. *Cost Estimate: $402,789*
- The applicant has submitted a minor site plan permit (SPLM25-0029), which is currently under review.
- The project will take approximately 10 months to complete; the applicant is ready to move forward once the CRA grant is approved.
    - Per the grant guidelines, the applicant should not begin the project prior to grant approval. Approving both phases will allow the applicant to start work on them simultaneously, thereby avoiding delays.
    - The applicant is requesting funding approval for both phases to ensure the project can be completed as quickly as possible, thereby supporting its overall feasibility.
- In the past, the CRA exercised flexibility in using a phased funding approach to maximize support of comprehensive projects that have a construction schedule across two fiscal years.
    - Refer to the example provided in the attached documents titled *CRA -Phased Funding, CRA18-0014 and CRA18-0016, and CRA Board Minutes September 11, 2018.*
- Per the applicant, the building is outdated and will be improved to create a new functional space that will bring great curb appeal along a major CRA corridor. A real estate business will occupy the space.
- The Grant Review Committee (GRC) conducted a site visit on December 5, 2025, and concluded that the property is a strong candidate for the program and the proposed improvements are appropriate.
- The current taxable value of the property is $243,704. The applicant is proposing over $783,000 in total improvements; the property's value is expected to increase significantly, yielding greater tax revenue for the CRA. The owner’s commitment to a comprehensive redevelopment project aligns with the CRA Plan for the East Ocala CRA subarea.
- The applications were presented to the East Ocala CRA Advisory Committee (Advisory Committee) on December 17, 2025. The Committee discussed and clarified the payment schedule for both applications, historic district requirements, project eligibility, the budget, and the construction schedule. The Advisory Committee recommended approval of both applications.

Staff recommends approval of CRA25-0051 and CRA25-0053, in an amount not to exceed $50,000 for each application, for a total of $100,000 over two fiscal years.

FISCAL IMPACT:
Funding for Phase One is included in the current fiscal year's budget. Funding for Phase Two will be budgeted in Fiscal Year 2026-27, subject to CRA Budget funding for the Grant Program. If approved, payment will be made in Fiscal Year 2026-27 after the project is completed. Funds will be expended from the East Ocala CRA Grants Account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

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

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

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.**
SUBMITING 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: _____

GRANT ID:
(STAFF ONLY)

☐ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name S Eugene Boone Trust
Property Owner Mailing Address 615 E Silver Springs BLVD
E-mail Bransonboone@foxfirerealty.com Phone No. 352-804-3314
Authorized Representative *(If different from property owner)* _____
E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name Remat Foxfire
Type of Business Real estate
Business Address 615 E Silver Springs BLVD
Business E-mail bransonboone@foxfirerealty.com Business Phone No. 352-732-3344
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? 50 years
If the business is a tenant, what are the start and end date of the lease? Owner occupied

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 2820-048-005
Current Use of Property Vacant
Proposed Use Office
Proposed Scope of Work *(Attach additional sheets if needed)*
converting vacant building in to new office building

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
Our current building is out dated and need a new function space that will bring grant curb appeal to the downtown area

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 _____	High Quote 1: _____	Low Quote 1: _____
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: 1/1/26

Estimated Time For Completion *(Weeks/Months)*: 12 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

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, Branson Boone, property owner/authorized representative of the property at 605 E Silver Spring 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:** 11/5/25	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** _____

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

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

2025 Certified Assessment Roll

2820-048-005

GOOGLE Street View

Prime Key: 1220823

MAP IT+

Property Information

More Names
BOONE EUGENE R REV TRUST
BOONE EUGENE R TR ET AL
615 E SILVER SPRINGS BLVD
OCALA FL 34470-5823

Taxes / Assessments: $4,836.27
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 17
Acres: .39

More Situs
Situs: 605 E SILVER SPRINGS BLVD
OCALA

Current Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	$245,274	Impact	($1,570)
Total Assessed Value	$243,704	Ex Codes:	
Exemptions	$0		
Total Taxable	$243,704		
School Taxable	$245,274		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$99,318	$129,300	$6,772	$245,274	$243,704	$0	$243,704
2024	$99,318	$124,208	$8,947	$221,549	$221,549	$0	$221,549
2023	$99,318	$130,634	$8,947	$221,377	$221,377	$0	$221,377

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6896/1978	12/2018	07 WARRANTY	0	U	I	$100
1443/1085	07/1987	07 WARRANTY	0	Q	I	$130,000
1251/1558	11/1984	07 WARRANTY	0	U	I	$100,000
1064/0503	05/1981	07 WARRANTY	0	U	I	$50,000
0385/0294	06/1969	02 DEED NC	0	Q	I	$45,000

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA

COM SW COR LOT 48 FOR POB N 83.33 FT E 80.41 FT S 83.33
FT W 81.49 FT TO POB
& PART LOT 48 DESC AS FOLLOWS:
BEG AT A POINT N 83.33 FT FROM INTERSECTION OF E LINE
OF TUSCAWILLA AV & N LINE OF SIL SPGS BLVD TH RUN N ALONG E
LINE 54.67 FT TH E 95 FT S 138.05 FT TO N LINE OF SIL
SPGS BLVD TH W 13.51 FT N 83.33 FT W 80.41 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1700	.0	.0	B2	16,553.00	SF	6.0000	1.00	1.00	1.00	99,318	99,318
Neighborhood 9976											Total Land - Class	$99,318
Mkt: 2 70											Total Land - Just	$99,318

Traverse

Building 1 of 1
COM01=R7D4R36U21R14D47L48U5L26U19R17U6.
CAN02=L5D6R5U6.D25L17
UCN03=R26D5L26U5.

Building Characteristics

Structure	4 - MASONRY NO PILAST	**Year Built**	1961
Effective Age	7 - 30-34 YRS	**Physical Deterioration**	0%
Condition	4	**Obsolescence: Functional**	0%
Quality Grade	500 - FAIR	**Obsolescence: Locational**	0%
Inspected on	12/12/2024 by 253	**Base Perimeter**	250

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO42 COM BRK VEN-BK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	12.0	1.00	1961	0	2,082	M17 OFFICE	100 %	N	Y
2	11.0	1.00	1961	0	30	CAN CANOPY-ATTACHD	100 %	N	N
3	9.0	1.00	1961	0	130	UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 0	**4 Fixture Baths:** 0	**2 Fixture Baths:** 2
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 0	**3 Fixture Baths:** 0	**Extra Fixtures:** 1

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	10,199.00	SF	5	1981	3	0.0	0.0
						Total Value -	$6,772

Appraiser Notes

605 - PENDAS LAW FIRM 1427 SF
611 - FOXFIRE REALTY 658 SF

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN19-0114	8/14/2019	-	WALL

Cost Summary

Buildings R.C.N.	$287,334	2/10/2025
Total Depreciation	($158,034)	
Bldg - Just Value	$129,300	
Misc - Just Value	$6,772	2/10/2025
Land - Just Value	$99,318	6/10/2019
Total Just Value	$235,390	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$287,334	($158,034)	$129,300

Tax Roll Property Summary

Help

Account Number	R2820-048-005	**Type**	REAL ESTATE Request Future E-Bill
Address	605 E SILVER SPRINGS BLVD OCALA	**Status**	
Sec/Twn/Rng	17 15 22	**Subdivision**	9976

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2010	R	2010 R2820-048-005	PAID	11/2010	3,387.91			Tax Bill
2011	R	2011 R2820-048-005	PAID	11/2011	3,473.91			Tax Bill
2012	R	2012 R2820-048-005	PAID	11/2012	3,500.41			Tax Bill
2013	R	2013 R2820-048-005	PAID	11/2013	3,243.93			Tax Bill
2014	R	2014 R2820-048-005	PAID	11/2014	3,210.24			Tax Bill
2015	R	2015 R2820-048-005	PAID	11/2015	3,510.43			Tax Bill
2016	R	2016 R2820-048-005	PAID	11/2016	3,551.75			Tax Bill
2017	R	2017 R2820-048-005	PAID	11/2017	3,517.67			Tax Bill
2018	R	2018 R2820-048-005	PAID	11/2018	3,468.14			Tax Bill
2019	R	2019 R2820-048-005	PAID	11/2019	3,532.96			Tax Bill
2020	R	2020 R2820-048-005	PAID	11/2020	3,639.70			Tax Bill
2021	R	2021 R2820-048-005	PAID	11/2021	3,968.91			Tax Bill
2022	R	2022 R2820-048-005	PAID	11/2022	3,964.50			Tax Bill
2023	R	2023 R2820-048-005	PAID	11/2023	4,348.66			Tax Bill
2024	R	2024 R2820-048-005	PAID	11/2024	4,326.87			Tax Bill
2025	R	2025 R2820-048-005	UNPAID*	tax bill just came out I we Paid		4,642.82	Add to Cart	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2820-048-005	Tax Bill

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

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Foxfire
REALTY.com

PENDAS
ATTORNEYS

Foxfire
REALTY.com

302 SE Broadway St., Unit 100, Ocala, FL 34471 • (352) 867-8101 • www.DrakeConstructionServices.com

October 11th, 2025

FoxFire Reality
Owen Boone
615 E Silver Springs Blvd, Ocala, FL 34470

PROPOSAL

RE: Project: FoxFire Reality Building
Subject: Addition & Remodel to Existing Building

Scope of Work

- Work per plans – Partin Architecture – Dated 10/17/25
- Remodel Existing Building
- Construct Addition of 1,640 consisting of CMU Walls, Wood trusses, TPO Roof.
- All new Exterior Windows and door per plans.
- Design Build all new Electrical, Plumbing, Mechanical Systems for entire Building
- Finishes per plan
- Insurance & General Requirements needed for project included
- Permitting

TOTAL - $783,444.53

Sincerely,
Drake Construction Services, Inc.

Kendall Drake, President

Reviewed and Accepted By Owner:

Signature: _____

Drake Construction Services
302 SE Broadway St. STE 100
Ocala, FL, 34471
(352) 867-8101

08/08/2025

Foxfire Remodel & Addition

3,775 SF

Estimate Table

PHASE 1

Description	Total Estimate	Direct Cost: Cost per SF
02 Shell		
01.000 General Conditions	35,345.50	8.40
02.000 Demolition	29,507.43	7.01
03.000 Concrete	26,509.91	6.30
03.010 Concrete - Flatwork (ADA Ramps & Thickened edge sidewalks)	15,698.31	3.73
04.000 Masonry - Stem wall & walls	27,962.94	6.64
05.020 Metal Railings & Awnings	40,530.75	9.63
06.000 Framing	19,880.45	4.72
06.070 Trusses	18,318.89	4.35
07.000 Roofing	38,660.84	9.19
08.100 Exterior Storefronts & Doors	81,729.50	19.42
09.070 Stucco	25,547.50	6.07
31.000 Site Work	12,601.18	2.99
31.050 Parking Lot Patching & Reseal / Striping	8,362.50	1.99
02 - Shell Totals	**$380,655.70**	**$90.44**
Phase 2 **03 Buildout**		
01.010 Supervision	33,450.00	7.95
06.010 Interior Wood Trim	4,268.49	1.01
06.040 Exterior Siding & Trim	1,598.07	0.38
07.030 Insulation	12,839.05	3.05
08.000 Doors	12,878.25	3.06
08.110 Interior Storefront	50,775.32	12.06
09.030 Flooring	48,957.96	11.63
09.060 Painting & Coatings	33,539.11	7.97
09.160 Wall Systems (Drywall & Interior Framing)	43,173.08	10.26
09.170 Acoustic Ceiling Tile	19,753.83	4.69
10.030 Bathroom Specialties	4,906.00	1.17
12.011 Cabinets & Counters	19,863.73	4.72
22.000 Plumbing	11,375.23	2.70
23.000 Air Conditioning	55,289.51	13.14
26.000 Electric	50,121.21	11.91
03 - Buildout Totals	**$402,788.82**	**$95.69**
Totals	**$783,444.53**	**$186.13**

BOYLE CONSTRUCTION INC.

Michael P. Boyle
License #CG C034244

Date: 11-10-25

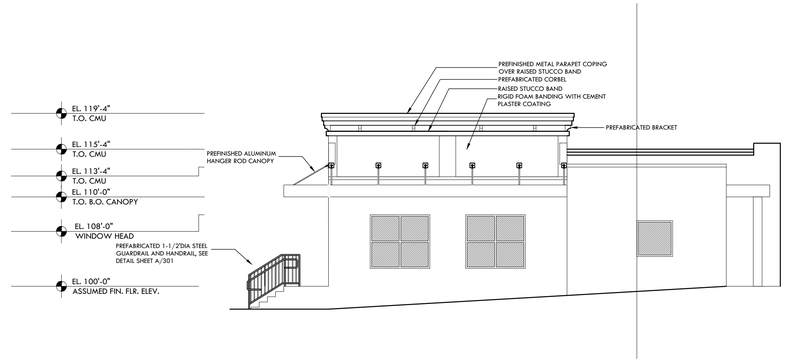
RE: FoxFire Ocala Renovation 615 E Silver Springs Blvd.

Lump Sum proposal for Partin Architecture plans dated 10-17-25. Pages A101-A501, G001, G101 & LS101. Includes all labor, materials, permits, liability and builders risk insurance. Excludes impact and utility charges, if any.

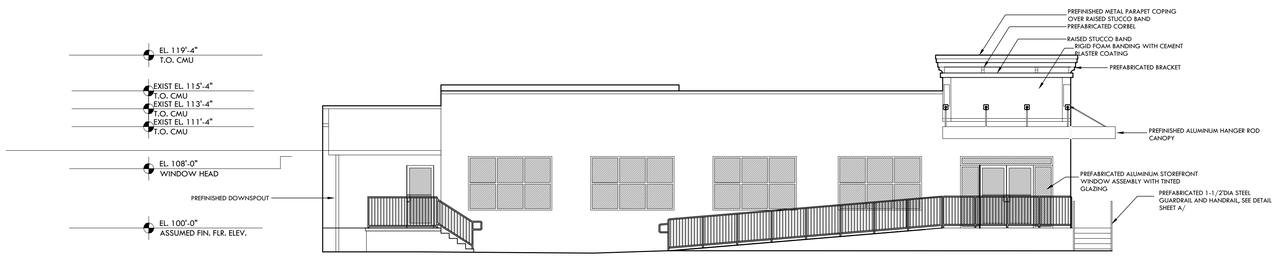
Lump Sum $879,131.00

Michael P. Boyle

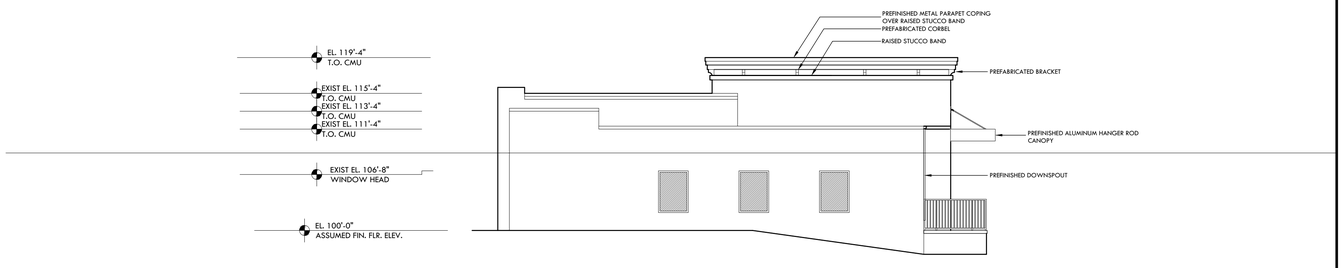
2702 SE 19th Court, Ocala, Fl. 34471
Cell (352) 816-0456



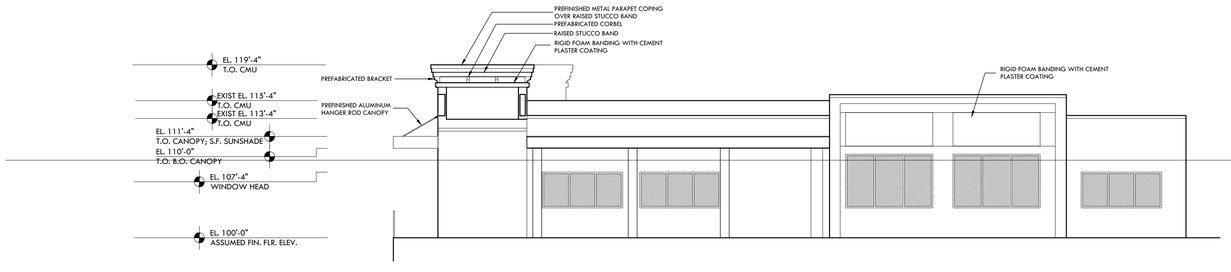
4 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



3 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



2 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"



1 RENOVATION EXTERIOR ELEVATION
1/8"=1'-0"

P|A
PARTIN ARCHITECTURE
936 E. FT. KING STREET
OCALA, FLORIDA 34471
P 352.629.3867 F 352.629.3866
FL LIC# AA26001291

JULIE MICHELLE PARTIN
AR92862
DRAWING IS NOT VALID UNLESS SIGNED,
SEALED & DATED BY REGISTERED PROFESSIONAL

RENOVATION / ADDITION
FOXFIRE OCALA RENOVATION
615 E SILVER SPRINGS BLVD
OCALA, FL 34470

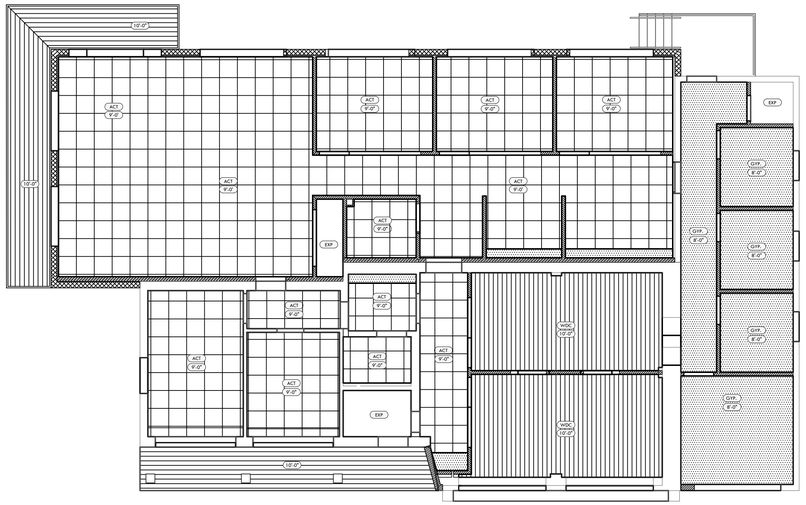
REVISIONS

ISSUE DATE
DATE

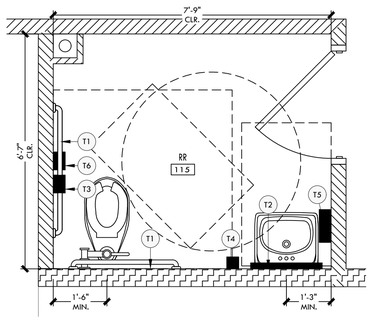
JOB #
2425

SHEET TITLE
RENOVATION EXTERIOR ELEVATIONS

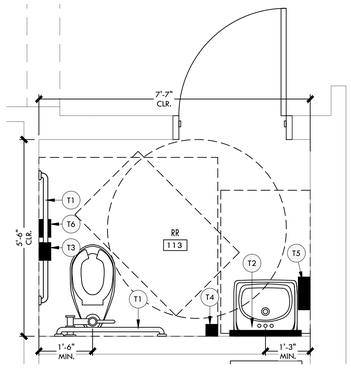
SHEET NO.
A202



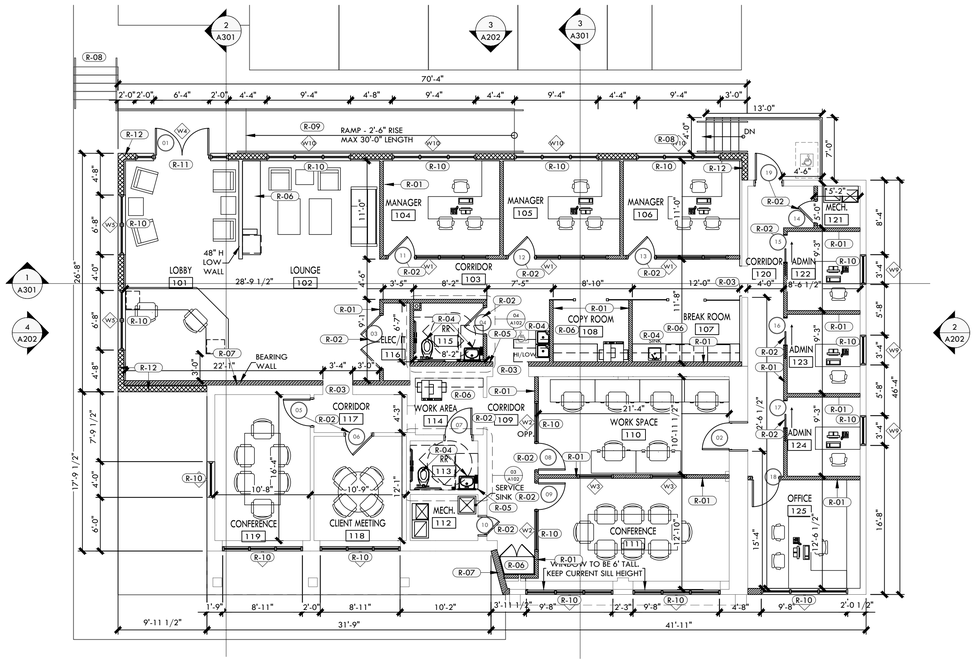
2 RENOVATION REFLECTED CEILING PLAN
1/8"=1'-0"



4 RR #115
1/2"=1'-0"



3 RR #113
1/2"=1'-0"



1 RENOVATION FLOOR PLAN
1/8"=1'-0"

CEILING GENERAL NOTES

1. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL CEILING GRIDS SHALL BE CENTERED IN ROOM UNLESS SHOWN OTHERWISE.
3. ALL CEILING MOUNTED DEVICES SHALL BE CENTERED WITHIN THE CEILING TILE U.N.O.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CEILING SUSPENSION SYSTEMS WITH OTHER EQUIPMENT SUPPORTS.
5. PROVIDE DROPPED SOFFIT SPECIFIED; SEE REFLECTED CEILING PLAN; SEE INTERIOR ELEVATIONS (VERIFY CONDITION WITH SPECIFIC LOCATION); TYP.

CEILING LEGEND

ACT1- 24"X24"X 5/8" ACOUSTICAL CEILING TILE; REFER FINISH SCHEDULE FOR SPECIFICATIONS

XX'-X" INDICATES HEIGHT OF CEILING ABOVE THE FINISHED FLOOR

GYPSUM SOFFIT;

WDC, CUSTOM WOOD CEILING; SEE FINISHES

FABRICATED METAL CANOPY

LED STRIP FIXTURE ; TASK LIGHTING UNDER UPPER CABINETS, SEE ELECTRICAL

RECESSED LED DOWN LIGHT , SEE ELECTRICAL

EMERGENCY LIGHT WITH BATTERY PACK, SEE ELECTRICAL

SUPPLY AIR DIFFUSER, SEE MECHANICAL

RETURN AIR, SEE MECHANICAL

2' X 2' LED TROFFER, SEE ELECTRICAL

NOTE : SEE MEP'S FOR SPEC'S AND INFORMATION. NOT ALL LEGEND ICONS MAY BE USED IN DRAWING

	PROVIDED
AREA (SQUARE FEET)	TOTAL - 3,096 SF

GENERAL NOTES

1. ALL WORK SHALL SHALL MEET OR EXCEED THE CURRENT FLORIDA BUILDING CODE, FLORIDA FIRE PREVENTION CODE, NATIONAL ELECTRIC CODE, AMERICANS WITH DISABILITIES ACT, AND ALL CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
2. ALL PERTINENT TRADES AND GENERAL CONTRACTOR SHALL FIELD VERIFY SITE DIMENSIONS AND GENERAL CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ONLY DIMENSIONS THAT HAVE BEEN VERIFIED SHALL BE USED. REPORT ALL DISCREPANCIES TO THE OWNER OR ARCHITECT
3. ALL BUILDING ELEMENTS SHALL BE INSTALLED STRAIGHT, LEVEL, PLUMB AND SQUARE UNLESS NOTED OTHERWISE.
4. PROVIDE INFORMATION FOR ALL MATERIALS, PRODUCTS AND SYSTEMS, INCLUDING TEST DATA AND COLOR SAMPLES AS REQUIRED BY ARCHITECT AND OWNER.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANIES FOR SERVICES, TAPS, AND METERS FOR THIS PROJECT.
6. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING OR GRADING.
7. CONTRACTOR SHALL COORDINATE W/ OWNER REGARDING HOURS OF OPERATION AS NOT TO DISRUPT DAILY ACTIVITY. PROVIDE SAFE ACCESS DURING CONSTRUCTION PERIOD AND LOCKABLE ENTRANCES W/ OWNER AND CONTRACTOR HAVING KEYED ACCESS.
8. EXISTING MISCELLANEOUS ITEMS THAT CONFLICT W/ PROPOSED CONSTRUCTION SHALL BE COORDINATED BY GENERAL CONTRACTOR FOR REMOVAL AND / OR RELOCATION PRIOR TO COMMENCEMENT OF WORK.
9. AWARDED CONTRACTOR MUST PROVIDE ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT AS REQUIRED TO PROVIDE A COMPLETE AND PROPER TURN KEY PROJECT.

GENERAL WALL PARTITION NOTES

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD TO 84" A.F.F. IN ALL WET LOCATIONS; ALL WALLS IN RESTROOMS, WALL BEHIND SINKS & DRINKING FOUNTAIN.
2. PROVIDE EPOXY PAINT AT RESTROOMS
3. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS, CABINETS, COMPUTERS, TELEVISIONS, VIEW BOX, LOBBY WALL FRAME AND TOILET ACCESSORIES.
4. G.C . TO COORDINATE FINAL LOCATION OF ALL HALF/KNEE WALLS FOR FURNITURE WITH FURNITURE AND/OR EQUIPMENT W/ SUPPLIER.

RENOVATION KEY NOTES

- R-01 ALL NEW NON RATED PARTITION P1 U.O.N. ALIGN WITH EXISTING PARTITIONS AS REQUIRED TO PROVIDE A FLUSH FINISH. SEE WALL PARTITIONS. PATCH AND REPAIR EXISTING ADJACENT WORK AS REQUIRED TYP.
- R-02 NEW DOOR, COORDINATE WITH DOOR SCHEDULE.
- R-03 NEW CASED OPENING.
- R-04 NEW PLUMBING FIXTURE, COORDINATE WITH MEP.
- R-05 PROVIDE NEW CHASE WALL IN RESTROOMS, SIMILAR TO P1.
- R-06 INSTALL NEW CABINETRY, REFER TO INTERIOR ELEVATIONS.
- R-07 NEW WALL INFILL, PATCH REPAIR ADJACENT FINISHES.
- R-08 INSTALL NEW STAIRS W ADA COMPLIANT HANDRAIL.
- R-09 INSTALL NEW CONCRETE RAMP W ADA COMPLIANT HANDRAILS.
- R-10 INSTALL NEW WINDOWS AND FRAMES.
- R-11 INSTALL NEW STOREFRONT DOOR AND WINDOWS.
- R-12 NEW EXTERIOR CMU WALL ALIGN WITH EXISTING WALLS AS REQUIRED TO PROVIDE A FLUSH FINISH. SEE WALL PARTITIONS. PATCH AND REPAIR EXISTING ADJACENT WORK AS REQUIRED TYP.

RENOVATION PLAN WALL LEGEND

- EXISTING ITEMS TO REMAIN
- 8" CMU WALL
- 6" P.T. WOOD STUD BEARING WALL
- NEW NON RATED METAL STUD PARTITION WALL of 4" & 6". SEE WALL PARTITIONS
- NEW NON RATED 2" WALL FURRING (USE 1 5/8" METAL STUDS)

TOILET ACCESSORY SCHEDULE

MARK	DESCRIPTION	MOUNTING HTS
T1	STAINLESS STEEL 1 1/2" GRAB BAR - SATIN FINISH - ANCHORS AS REQUIRED - ONE 36"L BEHIND, ONE 42"L AT SIDE, AT EACH TOILET	3'-0" AFF TOP
T2	STAINLESS STEEL FRAMED MIRROR x THEFT RESISTANT SCREWS - 24"x36" - ONE AT EACH SINK	3'-4" AFF BOTTOM
T3	STAINLESS STEEL MULTI-ROLL TOILET TISSUE DISPENSER	1'-6" AFF TO CENTER OF ROLL
T4	STAINLESS STEEL LIQUID SOAP DISPENSER	3'-8" AFF TO CONTROL
T5	PAPER TOWEL DISPENSER	4'-6" AFF TOP
T6	STAINLESS STEEL SANITARY NAPKIN DISPOSAL	2'-6" AFF TOP

NOTES: BASIS OF DESIGN- OWNER FURNISHED

P|A
PARTIN ARCHITECTURE
936 E. FT. KING STREET
OCALA, FLORIDA 34471
P 352.629.3867 F 352.629.3866
FL LIC# AA26001291

JULIE MICHELLE PARTIN
AR92862
DRAWING IS NOT VALID UNLESS SIGNED, SEALED & DATED BY REGISTERED PROFESSIONAL

RENOVATION / ADDITION
FOXFIRE OCALA RENOVATION
615 E SILVER SPRINGS BLVD
OCALA, FL 34470

REVISIONS

1		

ISSUE DATE
DATE

JOB #
2425

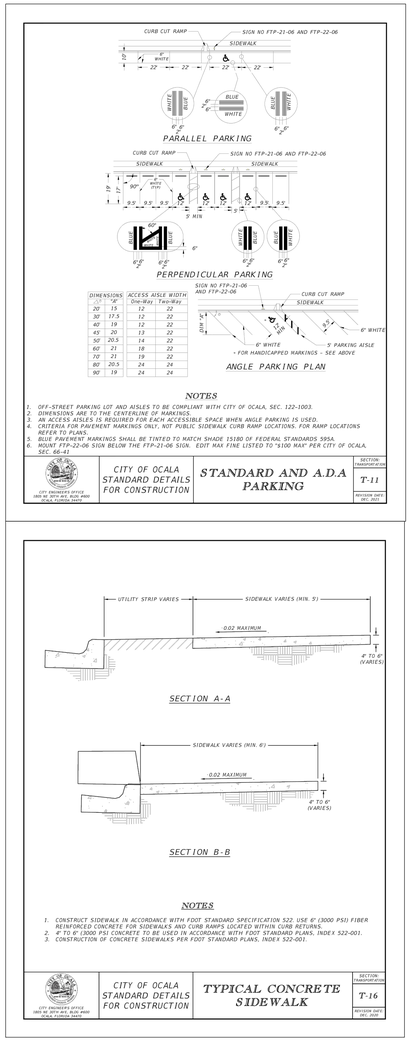
SHEET TITLE
RENOVATION FLOOR PLAN, RENOVATION REFLECTED CEILING PLAN, & ENLARGED PLANS

SHEET NO.
A102

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORIZ. 1 inch = 20 ft.



DIMENSIONS		ACCESS AISLE WIDTH	
∠	"A"	One-Way	Two-Way
20	15	12	22
30	17.5	12	22
40	19	12	22
45	20	13	22
50	20.5	14	22
60	21	18	22
70	21	19	22
80	20.5	24	24
90	19	24	24

NOTES

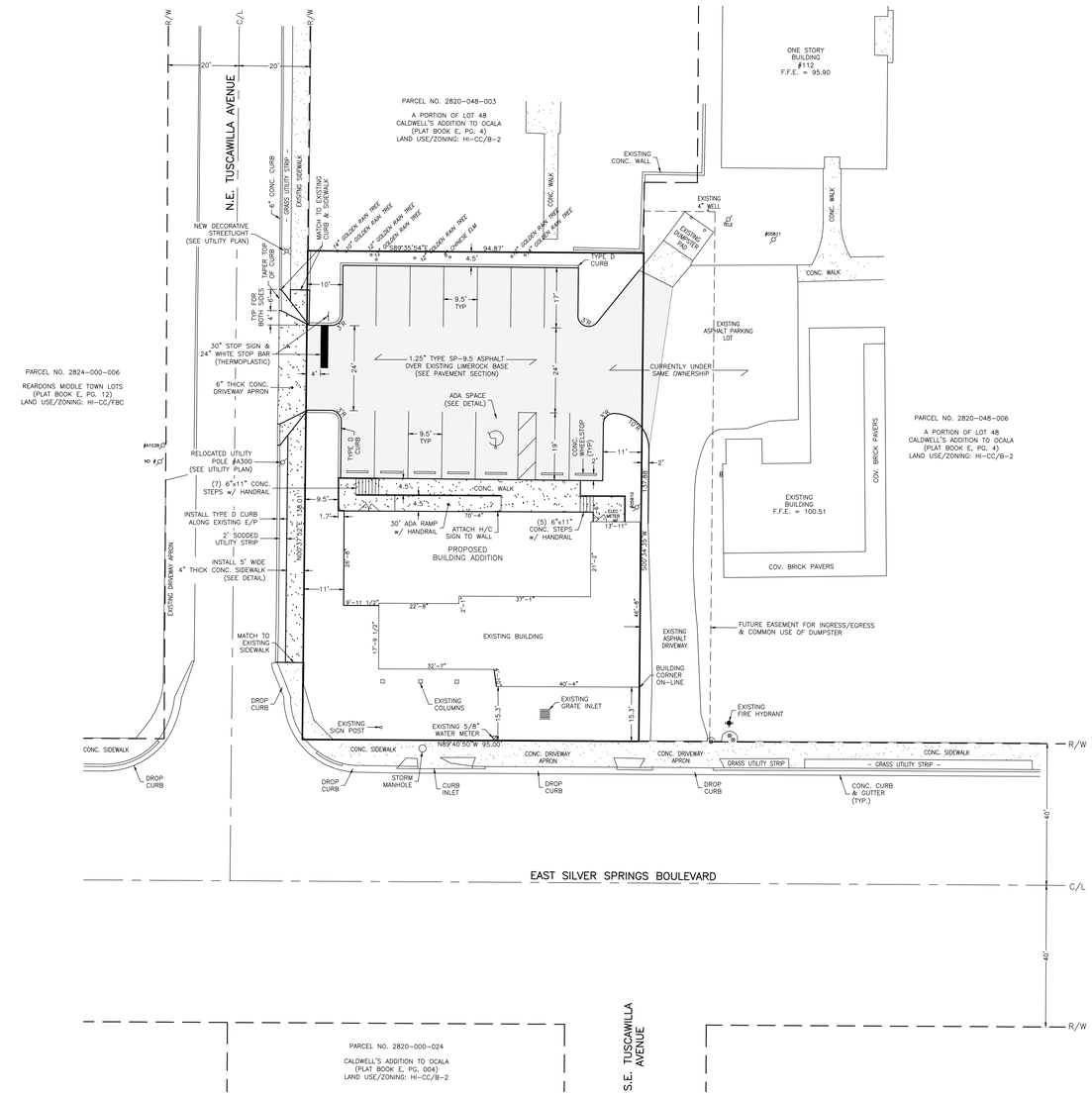
1. OFF-STREET PARKING LOT AND AISLES TO BE COMPLIANT WITH CITY OF OCALA, SEC. 122-1003.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. AN ACCESS AISLES IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
4. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
5. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
6. MOUNT FTP-22-06 SIGN BELOW THE FTP-21-06 SIGN. EDIT MAX FINE LISTED TO "$100 MAX" PER CITY OF OCALA, SEC. 66-41

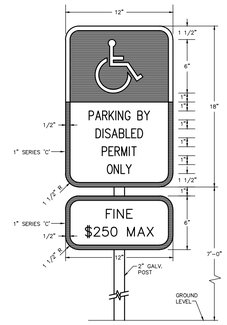
CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	STANDARD AND A.D.A PARKING	SECTION: TRANSPORTATION	T-11	REVISION DATE: DEC. 2021

NOTES

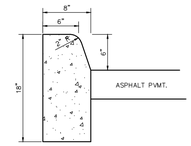
1. CONSTRUCT SIDEWALK IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 522: USE 6" (3000 PSI) FIBER REINFORCED CONCRETE FOR SIDEWALKS AND CURB RAMPS LOCATED WITHIN CURB RETURNS.
2. 4" TO 6" (3000 PSI CONCRETE TO BE USED IN ACCORDANCE WITH FDOT STANDARD PLANS, INDEX 522-001.
3. CONSTRUCTION OF CONCRETE SIDEWALKS PER FDOT STANDARD PLANS, INDEX 522-001.

CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	TYPICAL CONCRETE SIDEWALK	SECTION: TRANSPORTATION	T-16	REVISION DATE: DEC. 2021

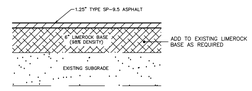




FTP-25
ADA SIGN w/
SUPPLEMENTAL PLATE



TYPE "D" CURB



PAVEMENT SECTION

REVISION	DATE

Robert L. Rogers, PE
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Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com
Mekelle M. Boyer, PSM
Fl. Reg. No. 7398
kboyer@rogerseng.com

ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A MINOR SITE PLAN
FOR
FOXFIRE REALTY OFFICE
Site Plan

JOB No.
RB_2820-048-005

DATE
12-05-2025

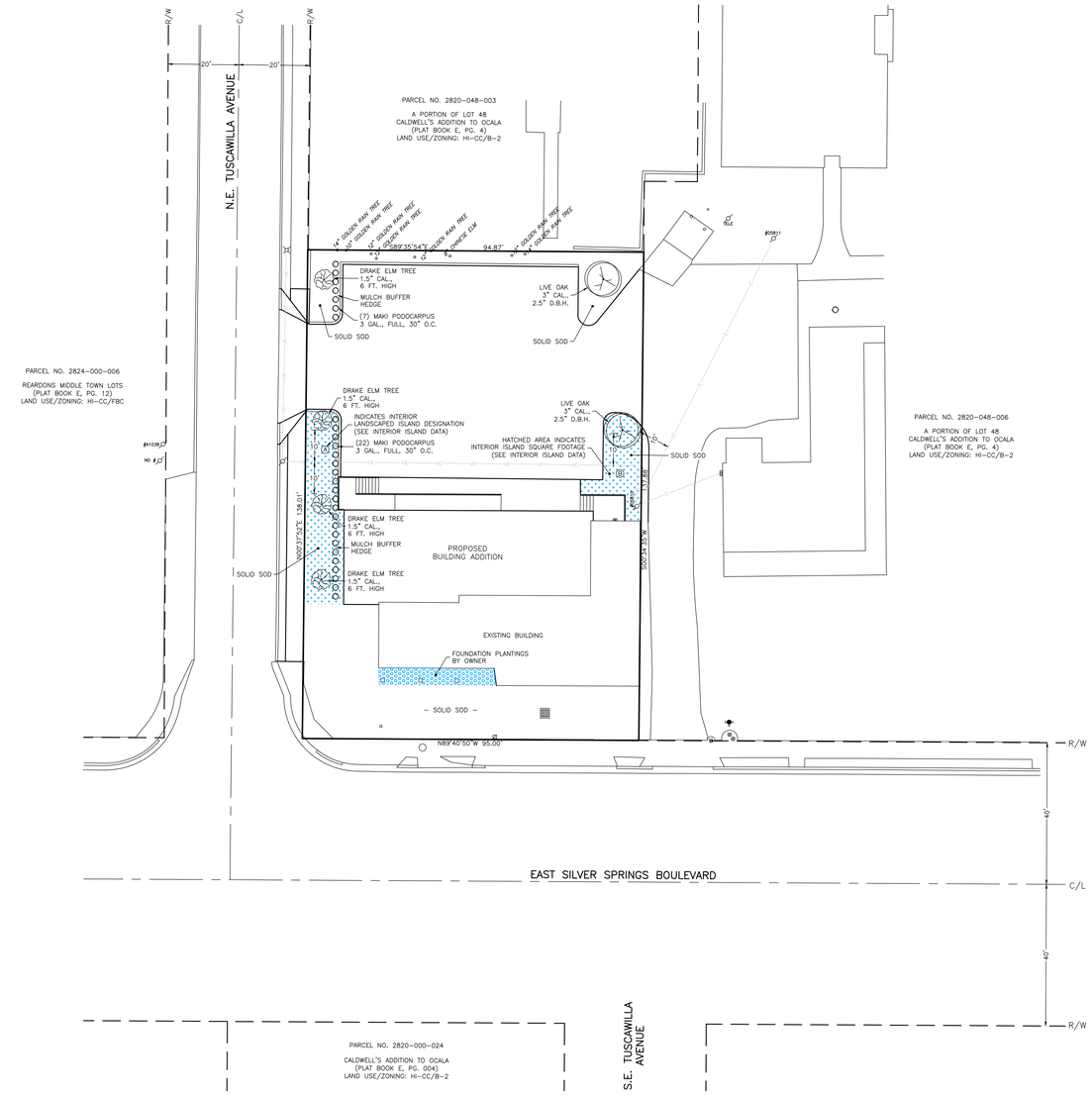
SCALE
1" = 20'

SHEET
C004

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORIZ. 1 inch = 20 ft.



LANDSCAPE NOTES:

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3"–4" OF PINE BARK MULCH.
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE 2025 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION.
5. ALL NEW TREES MUST BE GUYED OR STAKED.
6. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
7. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW–RELEASE NITROGEN FERTILIZER.
8. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE.
9. THROUGHOUT THE ESTABLISHMENT PERIOD ALL LANDSCAPE MATERIALS MUST BE 100% IRRIGATED.
10. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
11. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA.
12. ALL SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS.
13. ALL SOIL WITHIN PLANTERS SHALL BE WEED–FREE, CONTAIN NO STICKS, ROCKS OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM AND 10% TOP–SOIL.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE.
15. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL.
16. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
17. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI 260.1).
18. THE BUFFER HEDGE SHALL BE MAINTAINED AT A MINIMUM OF 36" HEIGHT.
19. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AND SODDED.
20. ALL NEW PLANTS AND TREES SHOULD BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE.
21. NO PLANTING SHALL BE DONE WITHIN TWO FEET OF THE BACK OF THE WHEELSTOP OR CURB ALONG THE FRONT OF PARKING SPACES.
22. IN THE AREAS WHERE PAVEMENT & LIMEROCK BASE ARE TO BE REMOVED, THE ORIGINAL GROUND ELEVATION SHALL BE ESTABLISHED BY PLACING TOP SOIL IN THESE AREAS PRIOR TO SODDING OR MULCHING THEM.

TREE DATA:

TREE PRESERVATION REQUIRED = 80% OF EXISTING TREES
TREE PRESERVATION PROVIDED = 100% OF EXISTING TREES

TOTAL TREES REQUIRED:

1 TREE/5000 S.F.
13,095 S.F. = 3 TREES

TOTAL TREES PROVIDED:

8 EXISTING SHADE TREES
2 PROPOSED SHADE TREES
4 PROPOSED ORNAMENTAL TREES

TOTAL = 12 SHADE TREES

INTERIOR LANDSCAPED ISLAND DATA:

VEHICLE USE AREA (PARKING SPACES, DRIVE AISLE & DRIVEWAY) = 4,552 S.F.

INTERIOR LANDSCAPE AREA REQUIRED:
10% OF VUA = 455 S.F.

INTERIOR LANDSCAPE ISLANDS PROVIDED
ISLAND 'A' = 552 S.F.
ISLAND 'B' = 368 S.F.

TOTAL PROVIDED = 920 S.F.

DATE	REVISION

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A MINOR SITE PLAN
FOR
FOXFIRE REALTY OFFICE
Landscape Plan

JOB No.
RB_2820-048-005

DATE
12-05-2025

SCALE
1" = 20'

SHEET
C007

Existing Conditions

605 E. Silver Springs Boulevard

Existing building facade looking North from East Silver Springs Boulevard.

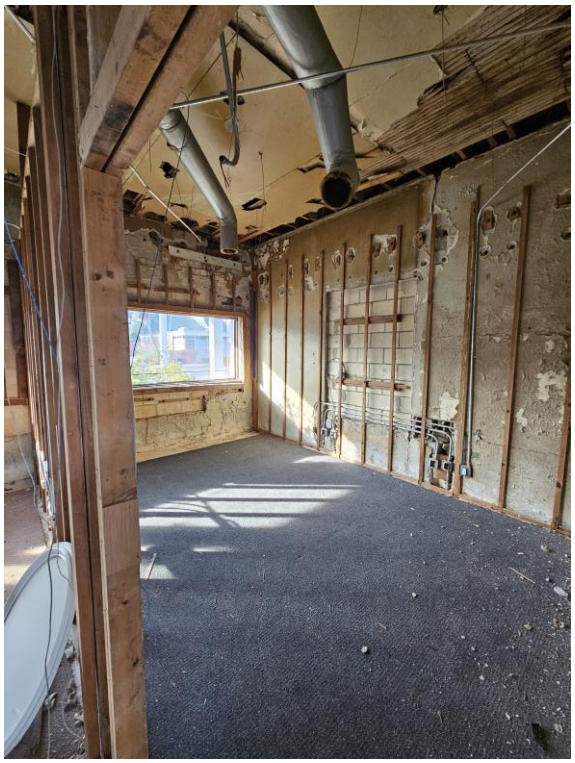
View of the back of the building looking south.

View of the back of the building looking south.

Side view of the building from NE Tuscawilla Avenue.

Unit A - Interior

Unit A - Interior



Unit B - Interior

PIC•COLLAGE

FOX FIRE
REMAX

PIC•COLLAGE

AERIAL MAP

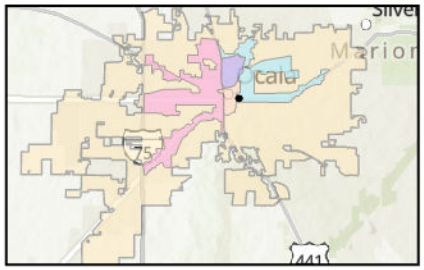
Parcel: 2820-048-005

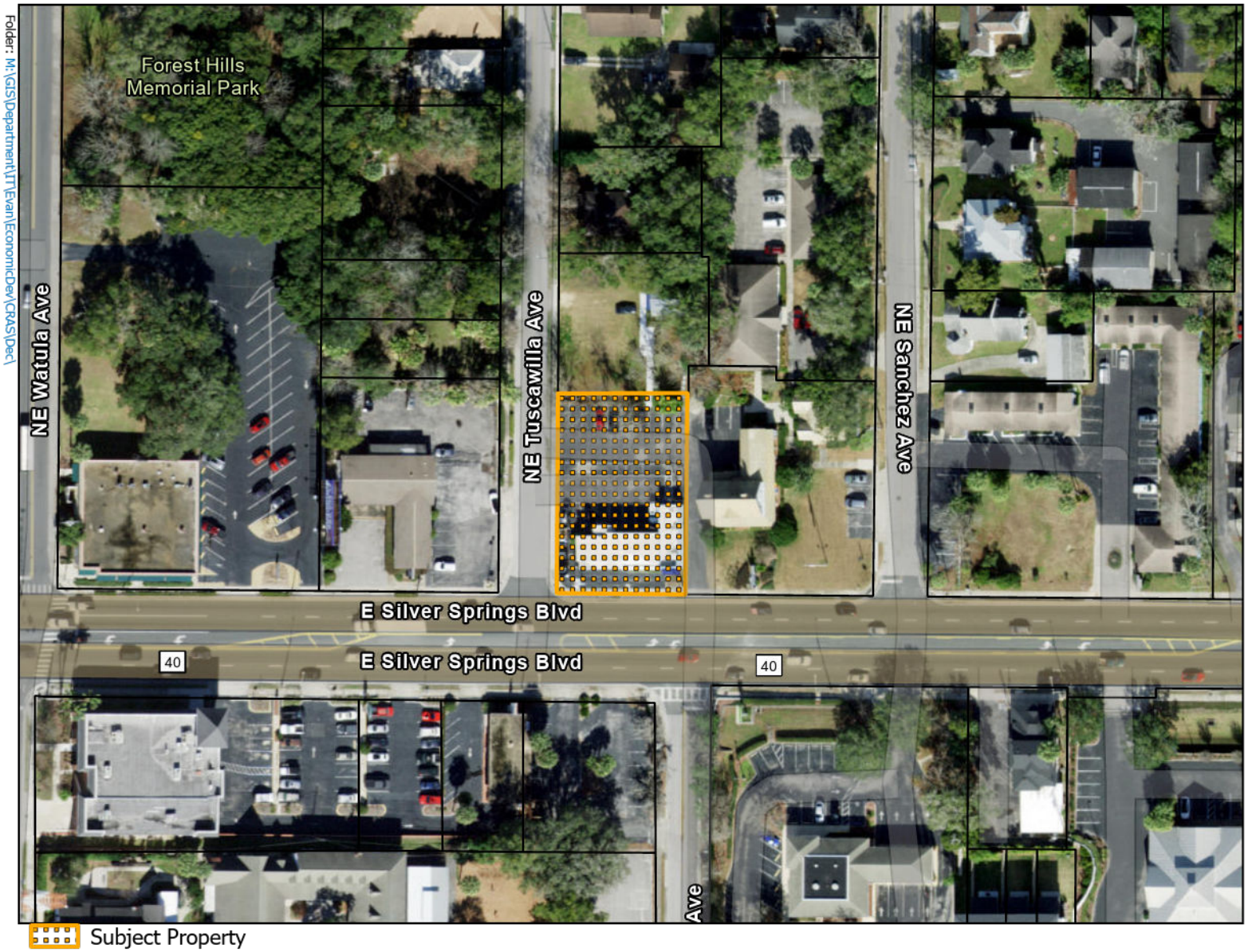
Case Number: CRA25-0051

Property Size: Approximately 0.39 acres

CRA Location East Ocala

Proposal: A Request for CRA fund use.





0 125 250 500 Feet

N

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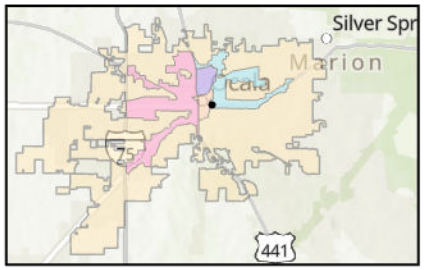
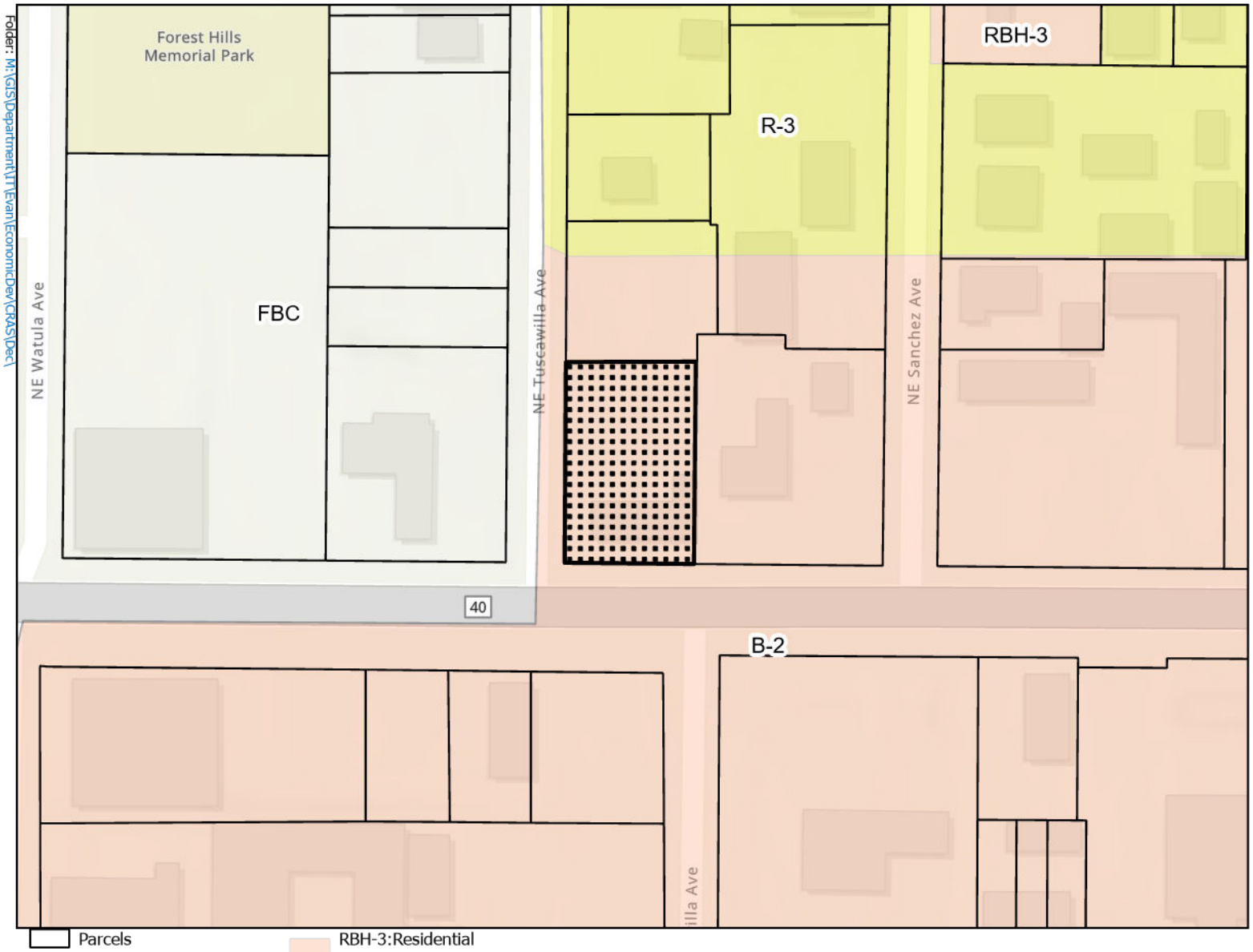
Prepared by the City of O
Growth Management Departr
by ekrepps on 12/16/2025

CASE MAP

Parcel: 2820-048-005
Case Number: CRA25-0051

Property Size: Approximately 0.39 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





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Prepared by the City of O
Growth Management Departr
by ekrepps on 12/16/2025

Community Redevelopment Agency (CRA)

CRA Subarea: East Ocala

Program Summary

Commercial Building Improvement Grant

ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B–Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

MAXIMUM GRANT

$50,000 *(Final project costs must be more than $83,333 to receive maximum amount.)*

REQUIRED MATCH

CRA **(60%)** – Applicant **(40%)**

Ocala Community Redevelopment Area Agency Agenda
Tuesday, September 11, 2018

Meeting Information

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

Time
3:45 PM

Board Members
Matthew Wardell, Chairman
Mary Sue Rich, Vice Chairman
Justin Grabelle
Brent R. Malever
Jay A. Musleh

Mayor
Reuben Kent Guinn

City Manager
John Zobler

Mission Statement

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

City Council's Strategic Priorities

Priority 1: Economic hub

Priority 2: Fiscally sustainable

Priority 3: Operational excellence

Priority 4: Quality of place

1. Call to Order

2. Public Notice

3. Minutes Approval

a. Approve CRA Meeting Minutes for Tuesday, August 07, 2018

4. Public Comments

5. Topics of Discussion

a. Approve CRA Agenda Item application for the Downtown Commercial Building Improvement Grant – CRA 18-0013, 103 SE 1st Avenue in the amount of $12,460.50
Presentation By Tye Chighizola

b. Approve CRA Agenda Item applications for the Downtown Commercial Building Improvement Grant – CRA18-0014, 120 E. Fort King Street for Fiscal Year 2018 in the amount of $25,000 and CRA18-0016 for Fiscal Year 2019 in the amount of $25,000
Presentation By Tye Chighizola

c. Approve CRA Agenda Item application for a West Ocala Commercial Building Improvement Grant CRA18-0015, 1420 NW 10th Street in the amount of $15,000
Presentation By Tye Chighizola

CITY OF OCALA

CRA AGENCY REPORT

Meeting Date: 09/11/18

Subject: Downtown Ocala CRA Commercial Building Improvement Grant

Submitted By: Tye Chighizola

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): Approve CRA Agenda Item (ID # 12621) applications for the Downtown Commercial Building Improvement Grant – CRA18-0014, 120 E. Fort King Street for Fiscal Year 2018 in the amount of $25,000 and CRA18-0016 for Fiscal Year 2019 in the amount of $25,000

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

PROOF OF PUBLICATION:

BACKGROUND:
The intention of the Downtown Commercial Building Improvement Grant program is to encourage private investment into commercial properties in the Downtown CRA area. The program addresses key statutorily defined blight conditions that currently exist in the CRA including vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades.

Priority work elements are: (1) Improvements to meet Building Codes for Accessibility; Fire Protection; and Life Safety; (2) Conversion of upper floor space to residential; (3) Removal and replacement of inappropriate or incomplete exterior restoration of original façades, including installation of appropriate store front windows; (4) Other fixed improvements related to build-out or additions. Fixed build-out improvements include: walls & structural elements; electric, plumbing, HVAC, lighting - interior & storefront, flooring & ceiling, kitchen equipment for restaurants. The maximum annual grant is $25,000 and the required match is 50% of project cost.

The project name is 120 Patio Bar. The project involves converting an abandoned bank drive-thru to a social gathering place with food, entertainment and a bar. The work involves renovating the existing building, constructing a restroom building and site improvements. The location has the potential to seat up to 300 people. The new business will create 15 new jobs.

FINDINGS AND CONCLUSIONS: The application was reviewed and processed in accordance with the grant program guidelines and evaluation criteria. The Grant Review Committee and CRA Advisory Committee reviewed and made recommendations on the applications. The recommendation on the application are as follows.

Grant #	Address	Project Cost	Grant Request	Recommendation
CRA18-0014	120 E Fort King St.	$371,036	$25,000	$25,000
CRA18-0016	120 E Fort King St	$92,000	$25,000	$25,000 (1)

(1) Subject to FY 2019 CRA Budget funding for Grant Program

FISCAL IMPACT: The Downtown CRA Grant Fund balance is approximately $112,000. There is sufficient funding in account #621-16-012-559-82010 for CRA Grants CRA18-0013, CRA18-0014and CRA18-0016.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVES:

- Approve
- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

Application Packet and Staff Report (PDF)

City of Ocala Growth Management Dept
201 SE 3rd Street
Ocala, FL 34471

DATE: September 11, 2018

TO: Ocala CRA Agency Board

FROM: Gus Gianikas, AICP

RE: Downtown CRA Grant Applications – CRA18-0014 & CRA18-0016

CRA 18-0014 & 16 120 E Fort King Street

The project name is 120 Patio Bar. The project involves converting an abandoned bank drive-thru to a social gathering place with food, entertainment and a bar. The work involves renovating the existing building and structures and site improvements. The location has the potential to seat up to 300 people. The new business will create 15 new jobs.

PROJECT BUDGET & GRANT CALCULATIONS

Work Item	18-0014	18-0016
Building Renovation, site work	$371,036	
Restroom Building		$92,000
FY 17/18 50% GRANT	**$25,000**	
FY 18/19 50% GRANT		**$25,000**

The grant for FY 18/19 is subject to CRA budget including funding for grant program.

Attached: Application - quotes for work; proposed plans

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

CRA 18-0014
-0016

CITY OF OCALA DOWNTOWN REDEVELOPMENT AREA COMMERCIAL BUILDING IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: 120 Patio Bar, LLC

Project Address: 120 SE Fort King Street

Parcel Number: 2823-007-003

APPLICANT INFORMATION

Applicant's Name: 120 Patio Bar, LLC

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

Applicant's Business Name (if applicable): n/A

Type of business: Patio Bar

Applicant's Mailing Address: 116 SE Broadway Street

City: Ocala State: FL Zip: 34471

Phone number: 352-732-5255 Fax: 352-732-0164

E-mail address: Kirk@ocaladevelopment.com

Applicant is the X Property Owner _____ Business Owner/Tenant

How long has the business been at the current location? New business

If renter, when does your current lease expire? _____

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: _____

Property Owner's Business Name (if applicable): _____

Property Owner's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Fax: _____

E-mail address: _____

PROPERTY INFORMATION

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places Y / (N)

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Social gathering place with food trucks

Explain the purpose of and need for the proposed improvements. To take an existing old/unused drive-thru bank location and renovate and improve the site to a social upscale establishment.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. no - need assistance to help the project become successful.

Number and types of jobs being created. 15 - hospitality

What will be the business hours of operation? 11am - 11pm

For projects with residential component - number and types of units being created. n/a

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). 500K

How much funding assistance are you requesting? 50K

Anticipated start date: ASAP Anticipated completion date: End of 2018

SCOPE OF WORK CHECKLIST (Check all that apply)

Downtown CRA

[X] Improvements to meet the requirements of the Americans with Disability Act.
[X] Improvements to meet the requirements of the National Fire Protection Act.
[X] Improvements to meet the life safety provisions of the Florida Building Code.
[ ] Conversion of upper floor space
Costs related to fixed tenant build-out improvements
- [X] Flooring (tile, carpet or wood)
- [X] Ceiling improvements
- [X] Interior lighting improvements
- [X] Electrical improvements
- [X] Plumbing improvements
- [X] HVAC system improvements
- [X] Walls and structural elements
- [X] Other improvements to comply with life safety & accessibility codes

[X] Façade improvements

Downtown Development District

Y / (N) Is the grant for a new retail or restaurant business not currently located in the Downtown Development District. (See Map)

(Y) / N Is the grant for Tenant build-out work (fixed improvements) needed to convert the space to retail or restaurant use and meet codes related to change of use, i.e., improvements necessary to meet accessibility, fire, life safety, and other building codes;

Reroofing and parking lot work is not eligible for the above grants.

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

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.

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Applicant

I, Kirk Boone, business owner/tenant of the building at

120 SE Fort King Street, 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] 7/18/18 Date

Owner Approval for Tenant Applicant

I, _____, owner of the building 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 building as outlined in the Scope of Work section of this application.

Signature _____ Date _____

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

City of Ocala Downtown Redevelopment Area

Commercial Building Improvement Grant Application

120 Southeast Fort King Street

Ocala, Florida 34471

July 25th, 2018

120 Patio Bar LLC - C/O Kirk Boone

16 Southeast Broadway Street

Ocala Florida 34471

352-732-5255

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Google Maps 120

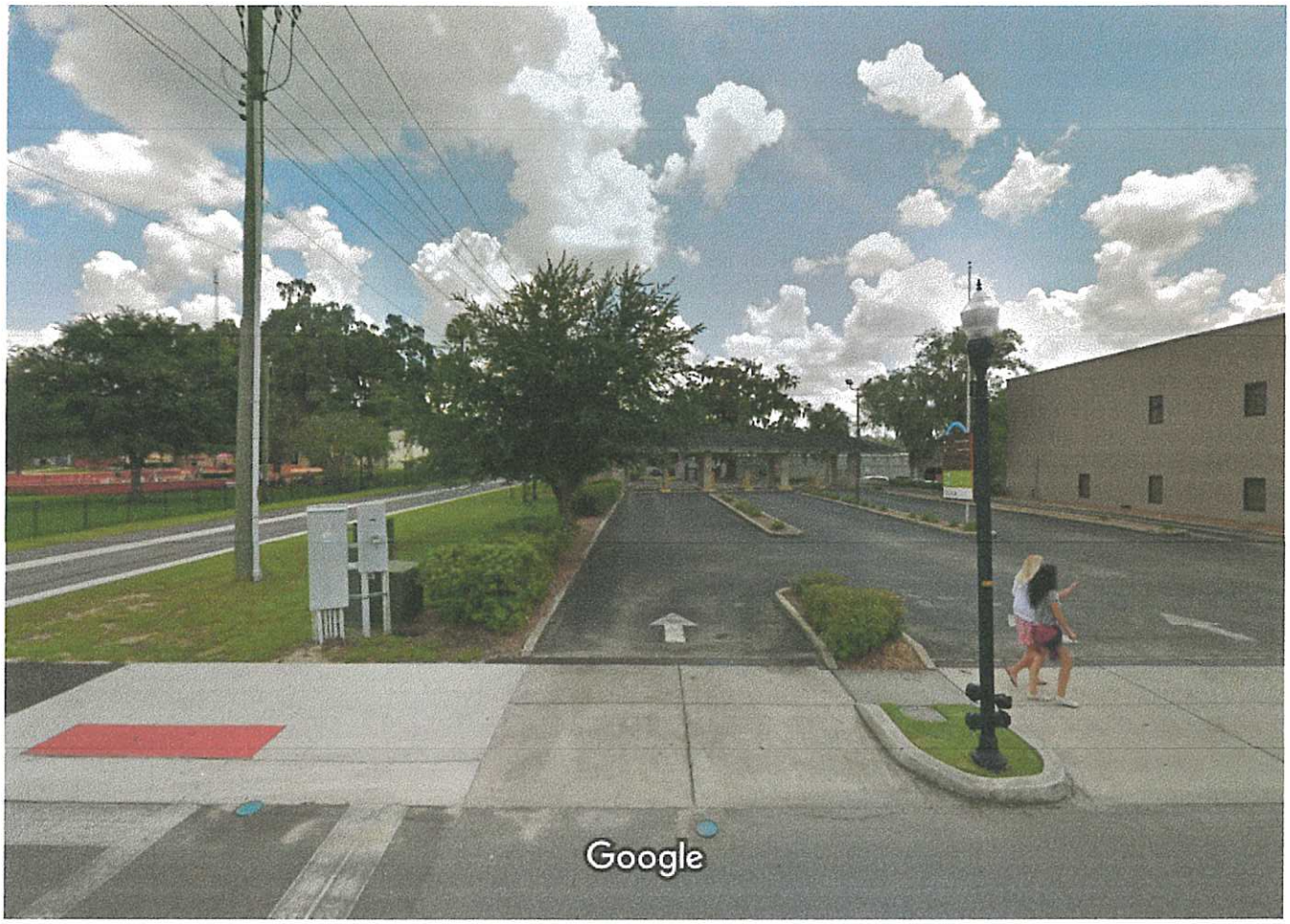
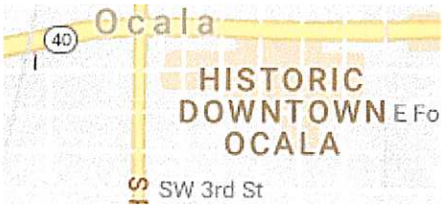


Image capture: Jun 2017 © 2018 Google

Street View



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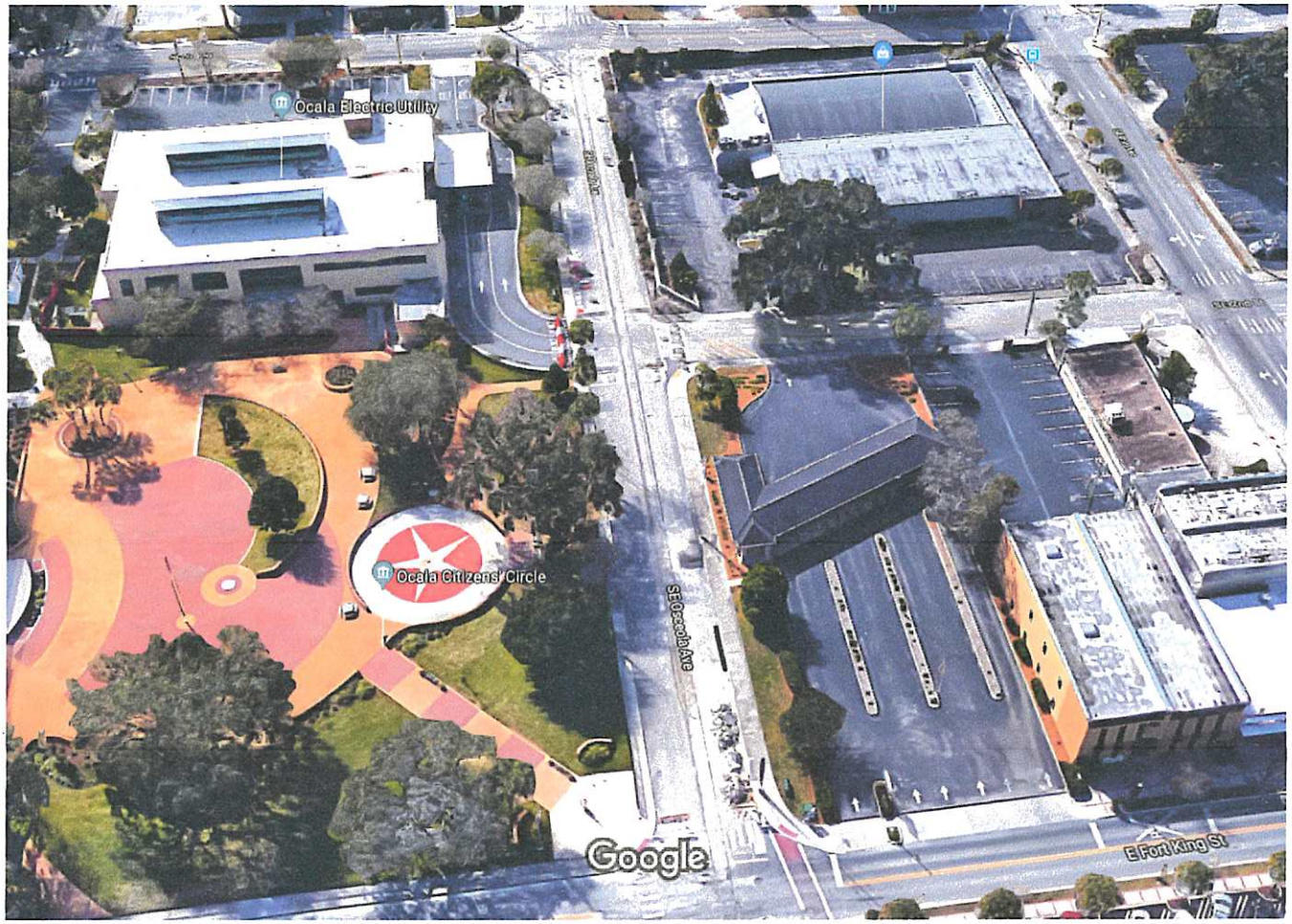
Google Maps



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

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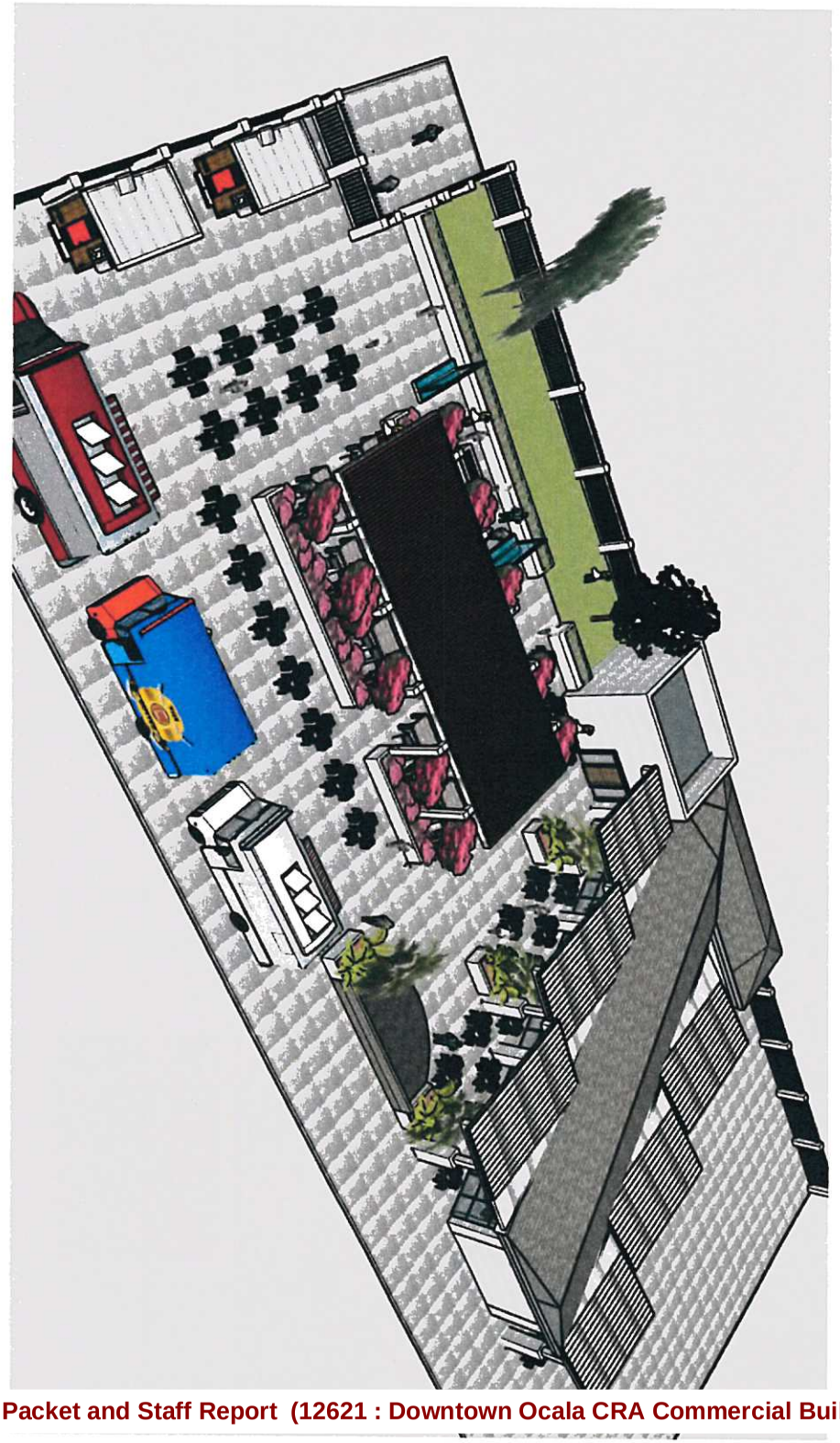

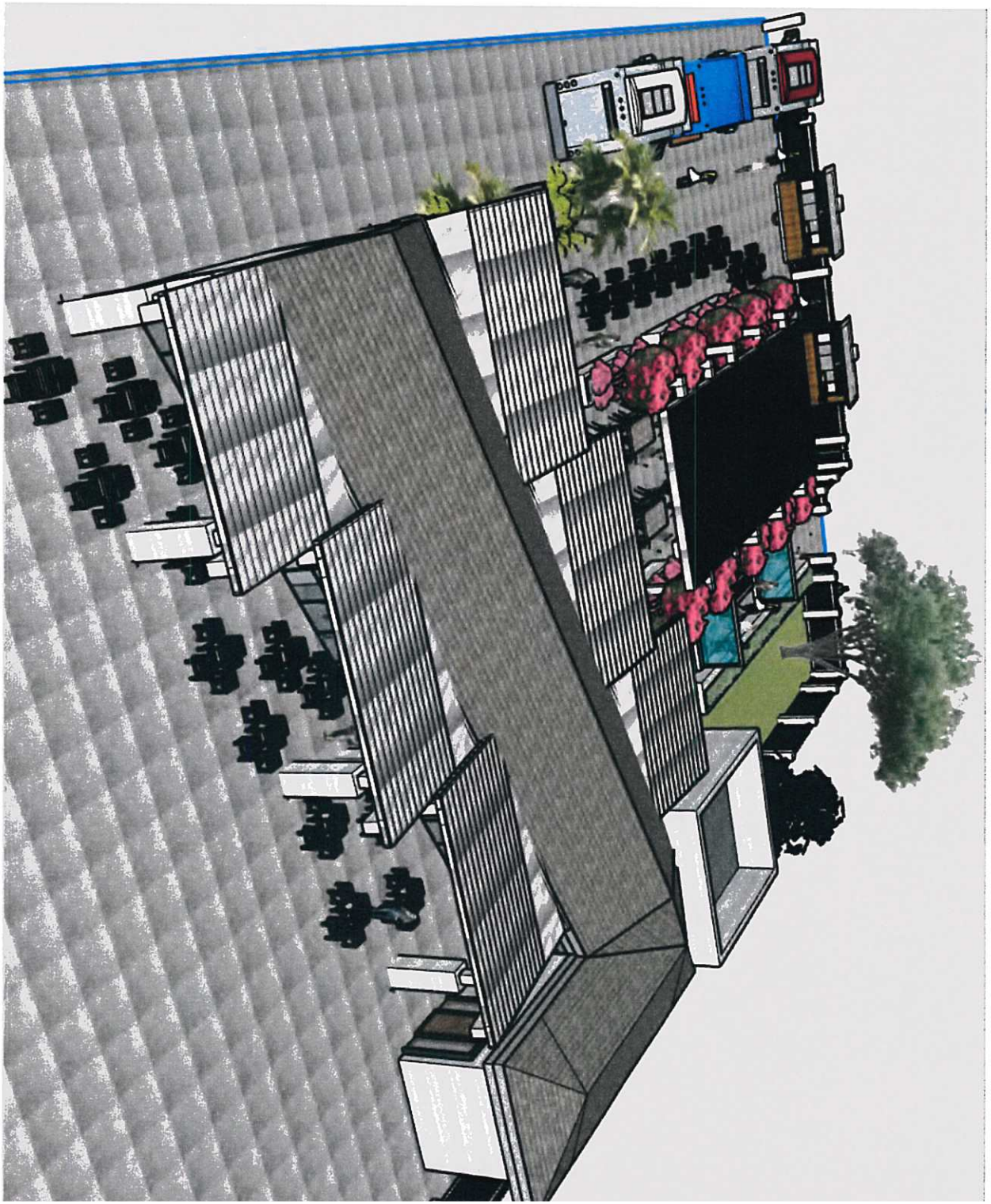

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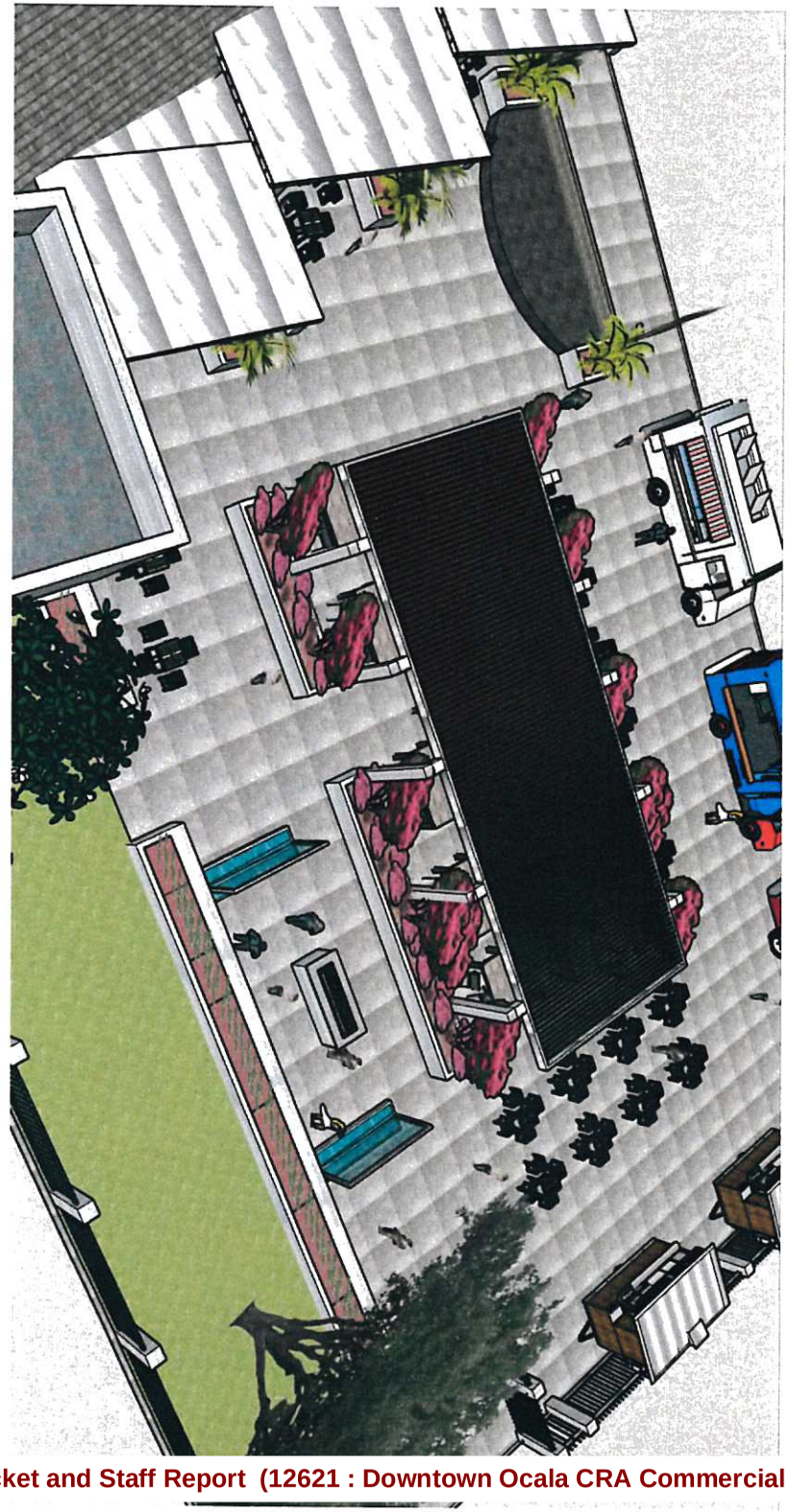

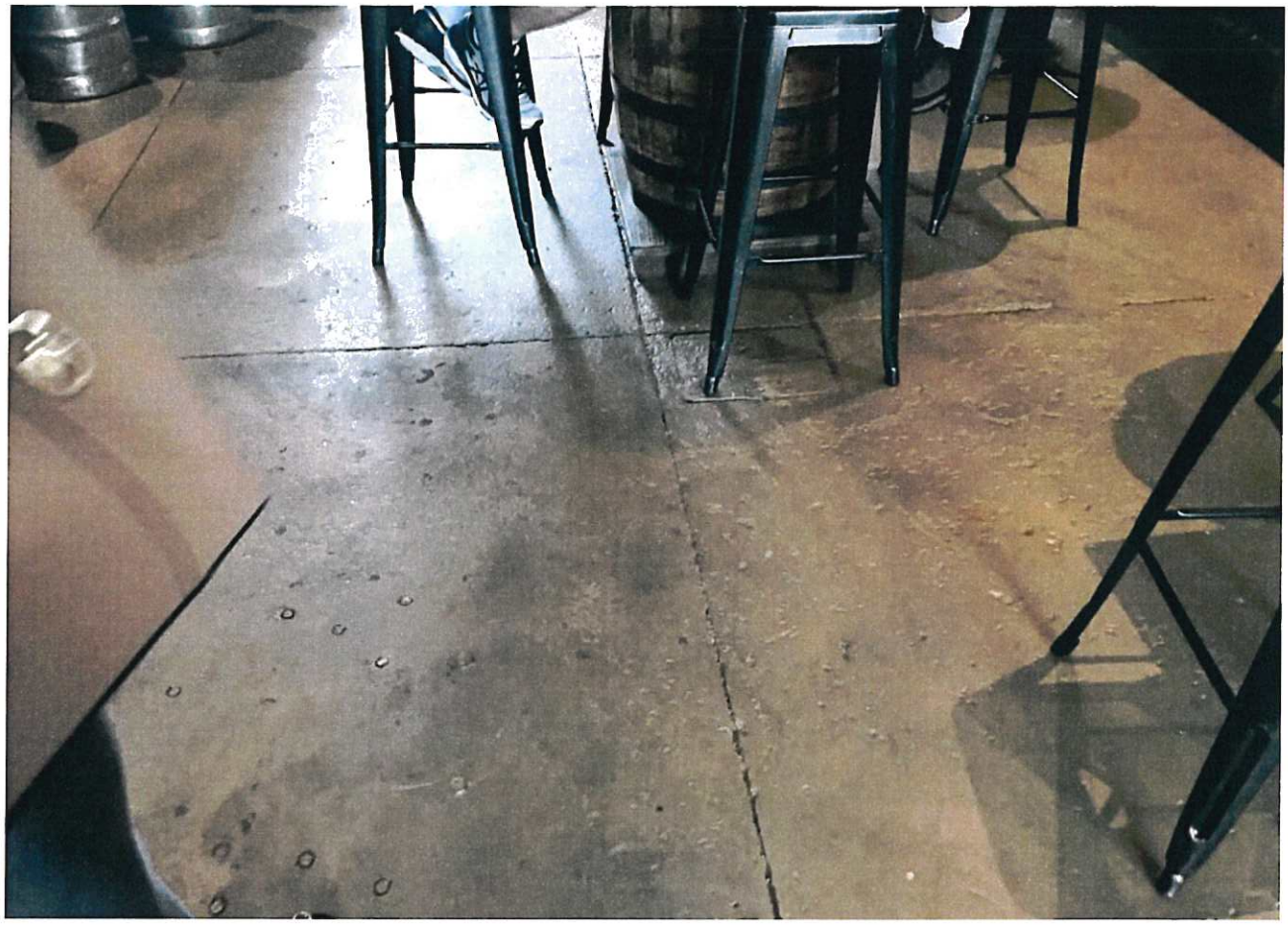

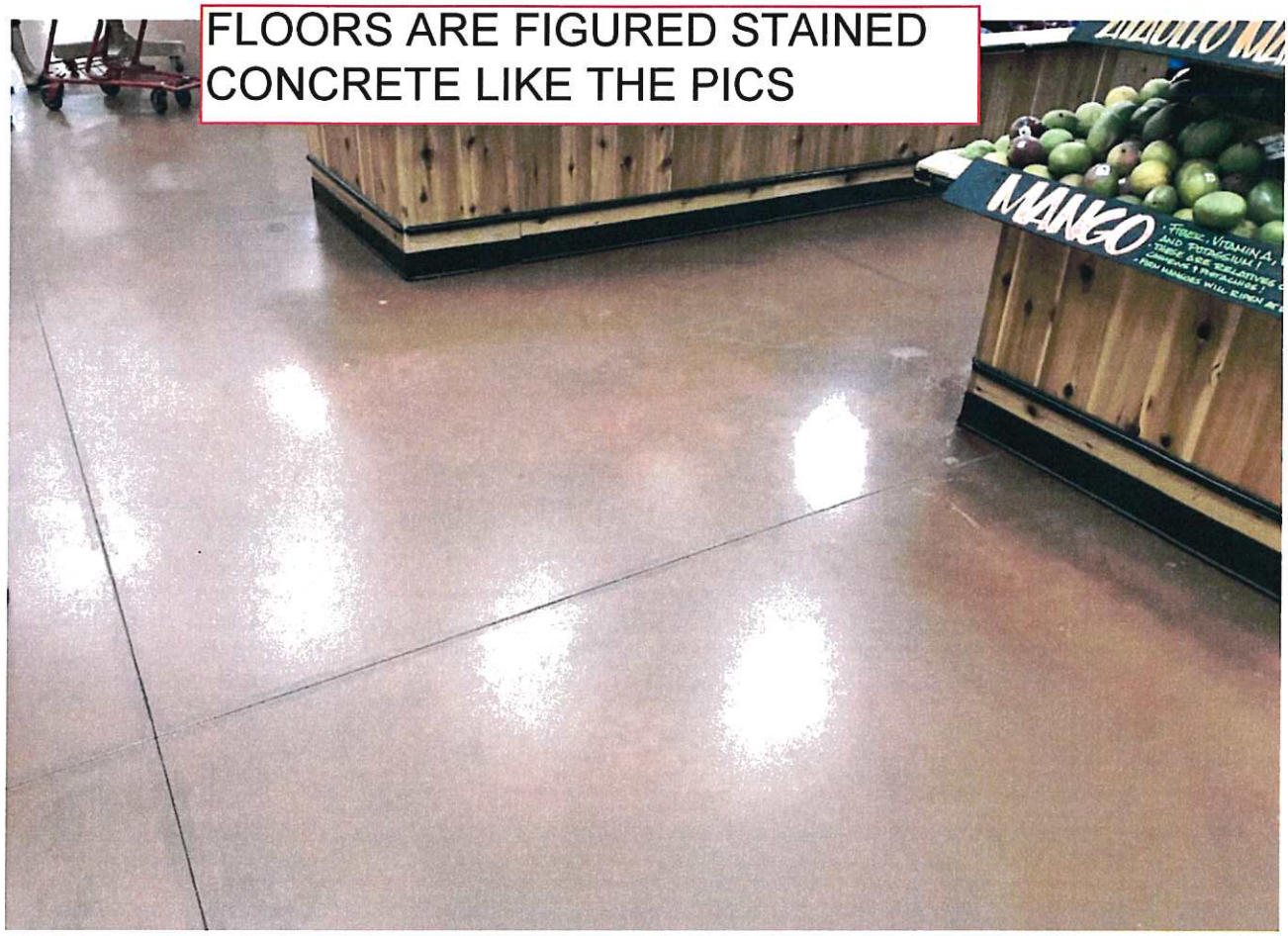

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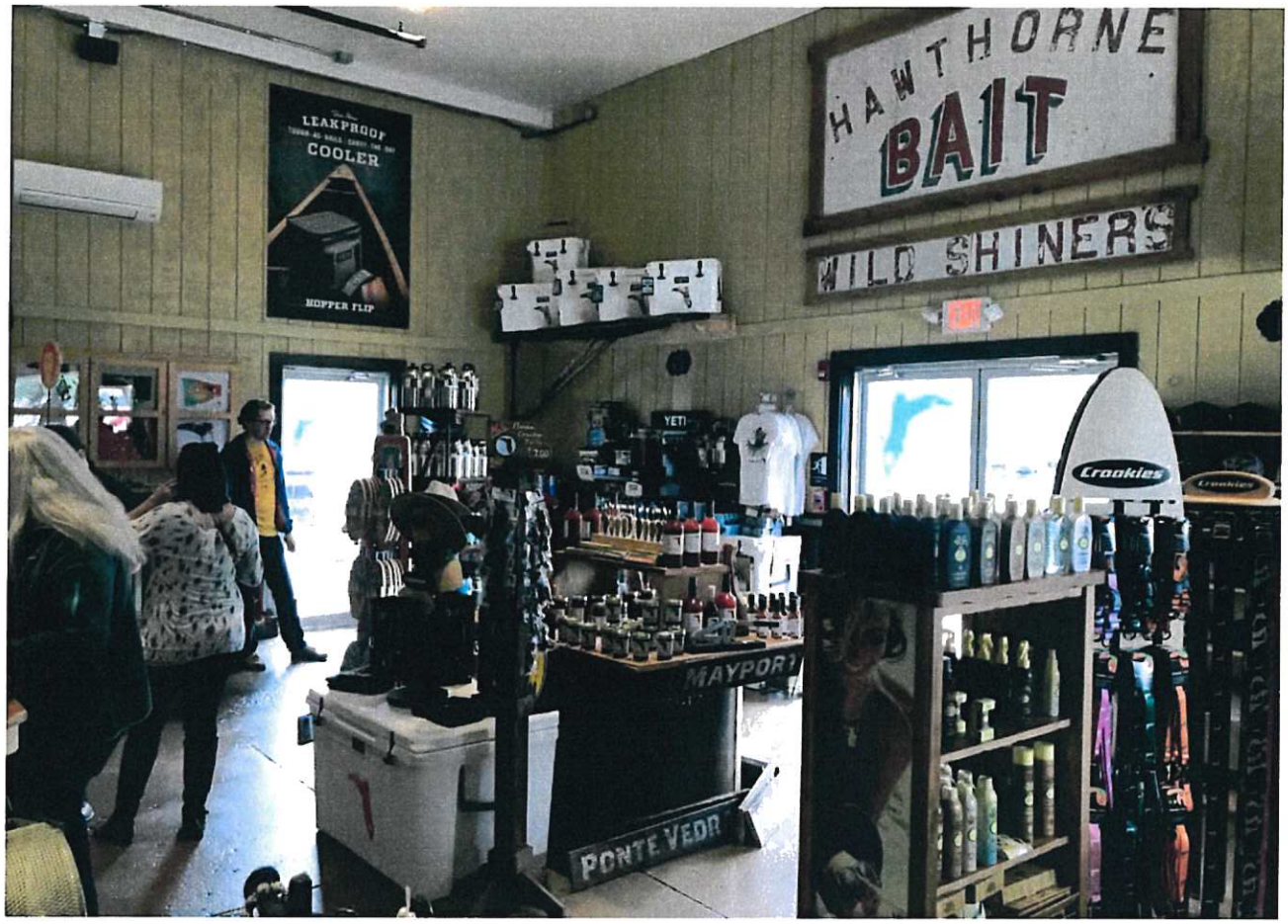

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Planters will be done with timber/lumber similar to these pics

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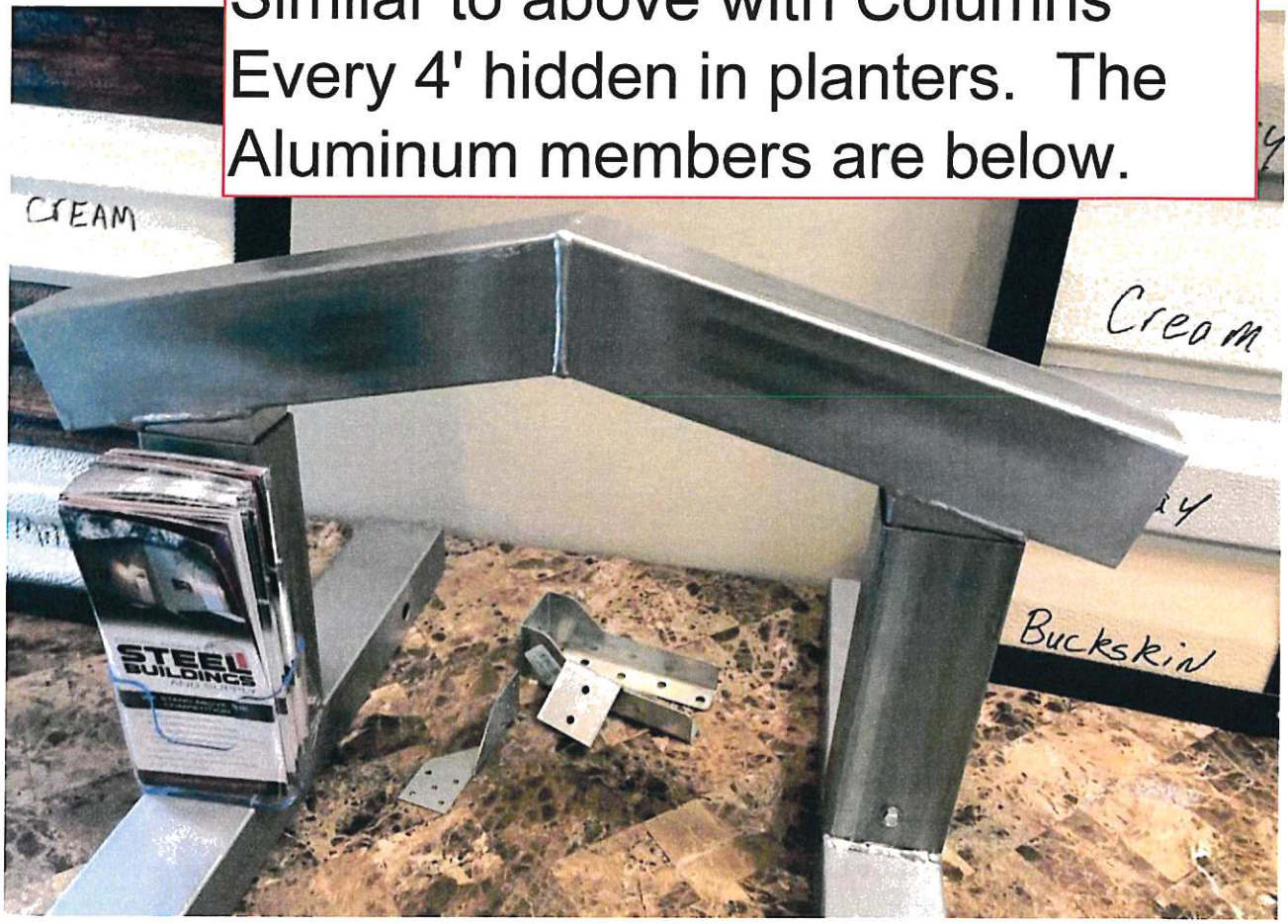
Figured Aluminum Fence like this

Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Pergola Will Look
Similar to above with Columns
Every 4' hidden in planters. The
Aluminum members are below.



Attachment: Application Packet and Staff Report (12621 : Downtown Ocala CRA Commercial Building Improvement Grant)

Ocala Community Redevelopment Area Agency Board - CRA Synopsis

Tuesday, September 11, 2018

1. Call to Order

The Ocala Community Redevelopment Area Agency Board - CRA held a meeting at the Ocala City Hall on Tuesday, September 11, 2018 at 3:45 PM.

Attendee Name	Title	Status	Arrived
Mary Sue Rich	Vice Chairman	Present	
Justin Grabelle	Member	Present	
Brent R. Malever	Member	Present	
Jay A. Musleh	Member	Present	
Matthew Wardell	Chairman	Present	
Reuben Kent Guinn	Mayor	Present	

2. Public Notice

Public Notice for the September 11, 2018 Community Redevelopment Agency Meeting was posted on August 16, 2018.

3. Minutes Approval

a. Approved Community Redevelopment Area Agency Board - CRA Minutes for Tuesday, August 07, 2018

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay A. Musleh, Member
SECONDER:	Brent R. Malever, Member
AYES:	Rich, Grabelle, Malever, Musleh, Wardell

4. Public Comments - None

5. Topics of Discussion

a. Approved CRA Agenda Item application for the Downtown Commercial Building Improvement Grant – CRA 18-0013, 103 SE 1st Avenue in the amount of $12,460.50

Presentation by: Tye Chighizola

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay A. Musleh, Member
SECONDER:	Justin Grabelle, Member
AYES:	Rich, Grabelle, Malever, Musleh, Wardell

b. Approved CRA Agenda Item applications for the Downtown Commercial Building Improvement Grant – CRA18-0014, 120 E. Fort King Street for Fiscal Year 2018 in the amount of $25,000 and CRA18-0016 for Fiscal Year 2019 in the amount of $25,000

Presentation by: Tye Chighizola

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brent R. Malever, Member
SECONDER:	Mary Sue Rich, Vice Chairman
AYES:	Rich, Grabelle, Malever, Musleh, Wardell

c. Approved CRA Agenda Item application for a West Ocala Commercial Building Improvement Grant CRA18-0015, 1420 NW 10th Street in the amount of $15,000

Presentation by: Tye Chighizola

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jay A. Musleh, Member
SECONDER:	Justin Grabelle, Member
AYES:	Rich, Grabelle, Malever, Musleh, Wardell

6. Adjournment

Adjourned at 3:51 p.m.