



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

MEMORANDUM

DATE July 18, 2024
 TO: West Ocala CRA Advisory Committee
 FROM: Roberto Ellis, Economic Development Manager
 RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area. The applications being presented for consideration are listed in Table 1. Each application will be reviewed separately at the July 18, 2024, West Ocala Advisory Committee meeting. The proposed work items are eligible within the program’s guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held between July 8-10, 2024. Staff recommends approval of the grant requests presented.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45746	800 NW 16th CT (22314-001-04)	Replacement of 10 windows	\$10,500	\$7,875
CRA24-45745	2341 SW 3 rd St. (2260-193-022)	HVAC Replacement and insulation repairs.	\$16,161	\$12,121
CRA24-45742	434 NW 6 th Ter (2865-013-006)	Reroofing	\$8,500	\$6,375
CRA24-45743	1032 NW 11th Ave (2570-404-201)	Replacement of 17 windows and 1 entry door.	\$29,734	\$20,000
CRA24-45749	620 West Silver Springs Place (2856-002-002)	New construction - single-family home.	\$114,820	\$20,000
CRA24-45750	714 NW 1 st St. (2844-009-005)	New construction - single-family home.	\$114,820	\$20,000

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

Summary Report

Project Details

Project Name
CRA24-45743

Description
Home Economic Development

Applicant Type
Residential Property Owner

Applicant Name
Pamela Lewis

Parcels

Parcel ID
2570-404-201

Address
1032 NW 11TH AVE, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention
Renovation

Funding Request

Description
Reimbursement

Eligible Costs Total
\$29,734.00

Total Estimated Project Cost
\$29,734.00

Total Funding Amount Requested
\$20,000.00

Timeline

Phase 1 Name
Anticipated start date

Phase 1 Date
August 20, 2024

Phase 2 Name
Anticipated completion date

Phase 2 Date
December 31, 2024

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status
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No Data

Developer Info

Applicant / Primary Contact Information

Applicant Type

Residential Property Owner

Name

Pamela Lewis

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 Pamela Lewis	Company No Information Entered
Contact plewis610@aol.com	Address Not Entered

Property Information

Proposed Changes	
Proposed Square footage 1878	Estimated Future Assessed Value \$210,000.00
Proposed Zoning Change No Information Entered	Public Improvements PUBLIC IMPROVEMENT CHANGE REQUIRED

Parcels

1032 NW 11TH AVE	
Parcel ID 2570-404-201	Address 1032 NW 11TH AVE
Current Key Details Last Assessment:9/15/2023 - \$67,424.00	Renovations Construction Activities Exterior – Door/Entry Replacement Exterior - Facade - Windows
Renovations 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 painting project	\$0.00
Estimated cost of pressure washing	\$0.00

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

No Information Entered

Estimated cost of windows	\$27,284.00
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Estimated cost of doors	\$2,450.00
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Sub Total	\$29,734.00
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Demolition

No Information Entered

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

No Information Entered

Estimated cost of landscaping	\$0.00
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Sub Total	\$0.00
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Fencing (sides and rear only)

No Information Entered

Estimated cost of fencing	\$0.00
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Sub Total	\$0.00
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Reroofing

No Information Entered

Estimated cost of reroofing	\$0.00
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Sub Total	\$0.00
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Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC \$0.00

Estimated cost of insulation improvements \$0.00

Sub Total \$0.00

New construction

No Information Entered

Estimated cost of new construction \$0.00

Sub Total \$0.00

Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	\$29,734.00
Total Estimated Project Cost	\$29,734.00
Total Funding Amount Requested	\$20,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

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.

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

Grants \$20,000.00

Personal Savings

Loan / Credit Card

\$9,734.00

Other

Sub Total

\$29,734.00

Additional Notes / Comments

Estimated Timeline

August 20, 2024

Anticipated start date

Estimated date of the start of the project

Responsible Party

Developer

December 31, 2024

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

Pamela Lewis

Address

,

Phone Number

3528162520

Authorized Representative

Business Name

No Information Entered

Business EIN

No Information Entered

Contact Name

Natalie Lewis-Ross

Address

,

Phone Number

7187579187

Declarations

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?

False

Address

No information entered

Documentation Collection

Documents

1. Name: 1032 NW 11th Ave. Ocala FL MCPA Property Record Card.pdf

Uploaded Date: 6/14/2024 12:08:42 AM

2. Name: Sherwin Williams Paint Color.jpeg

Uploaded Date: 6/14/2024 1:27:00 AM

3. Name: Building - Home Drawing 1032 NW 11th Ave..png

Uploaded Date: 6/14/2024 1:38:13 AM

4. Name: Windows.docx

Uploaded Date: 6/14/2024 2:04:38 AM

Questions

1. Document Checklist

Ans. Proof of Ownership and homestead status,Color photo examples of proposed colors (as applicable) ,Project Schedule,Project budget, showing detailed estimates for all work items,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Color photographs of the existing conditions

Declarations

Disclosure Of Interests

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

Applicant Answer: No

Relationship: No information entered

Applicant Explanation: No information entered

Declarations

General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant Answer: Yes

I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Applicant Answer: Yes

A handwritten signature in black ink that reads "Pamela E. Lewis". The signature is written in a cursive style with a large initial "P" and "L".

Name: Pamela E. Lewis
Date: 06/14/2024



FHIA REMODELING

3801 SW 30 Ave.
Fort Lauderdale, FL 33312
954-792-4415
www.fhiaremodeling.com

OFFICIAL QUOTE (WINDOWS/DOORS)

Design Consultant: Jess Spurgeon
Phone: 330-461-6775

HOMEOwner info

Pamela

34475

SCOPE OF WORK

- *Submit all documents for permitting and schedule all necessary inspections per Florida Building Code (FBC)
- *Assess damages/pre-existing conditions, record findings with photos and written documentation
- *Lay protective material to protect floor and other areas where work is being performed
- *Remove existing window/door units to be replaced, haul-away debris
- *Prepare openings as necessary to receive replacement window/door products
- *Inspect and/or replace current buck strips, verify compliance with current FBC
- *Apply premium caulk to interior and exterior. OSI Quad Max.
- *Stucco cuts and reapplication to match existing texture as closely as possible
- *Clean up and removal of debris resulting from the job daily
- *Final inspection to close permit per FBC
- *Review final paperwork, collect final payments, activate LIFETIME WARRANTY (including Hurricane Glass Breakage)

- Windows
- Sliding Glass Doors
- Single Entry Doors
- Double Entry Doors
- Sidelights

- LoE366/ NEAT glass
- Argon-insulated
- Privacy
- Non-Impact
- HVHZ Impact

- Grids
- Stainless hardware/coastal
- Mull Bars
- 20/20 BetterVue Screen
- Shutter Removal

PROJECT DETAILS

17 Solar Max Shield windows lifetime warranty
Windows one steel privacy door Double Sidelights

	Option A	Option B - Door
1-year Price	35,942	17,200
Monthly Promotion	-7,188	-3,440
May Promo	28,754	13,760
Additional Savings	-2,500	-1,200
Total Investment	26,254	12,560
	-2,000	-1,000
	24,254	11,560

Monthly Payments		
Windows	Door	Standard
345	165	Special

CASH or Credit Card
 No interest
 No payments
 18 months
 30% Deposit



National HomeCraft, LLC

4441 SE 53rd Avenue
Ocala, Florida 34480
www.nationalhomecraft.com
352-622-7051



Customer Proposal

Prepared For:

Pamela Lewis
1032 Northwest 11Th Avenue
Ocala, Florida 34475
(352)816-2520 / plewis610@aol.com

Prepared By:

Shannon Corrigan
scorrigan@nationalhomecraft.com
352-727-0755



National HomeCraft, LLC
 4441 SE 53rd Avenue
 Ocala, Florida 34480
 Phone: 352-622-7051

Date **Proposal**

05/15/2024

17 Windows 1 Slider





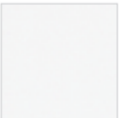
Sales Rep

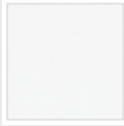
Shannon Corrigan
 Phone: 352-727-0755
 Email: scorrigan@nationalhomecraft.com

Customer Proposal

Pamela Lewis
 1032 Northwest 11Th Avenue
 Ocala, Florida 34475
 (352)816-2520 / plewis610@aol.com

Included

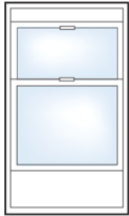
Product	Quantity	Unit Price	Ext. Price
 National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 1	95 ui	\$19.50	\$1,852.50
 National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 1	1 ea	\$0.00	\$0.00
 National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White Window 1	1 ea	\$0.00	\$0.00
 National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung Window 2	92 ui	\$19.50	\$1,794.00
 National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White Window 2	1 ea	\$0.00	\$0.00



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

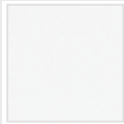
Window 2



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

76 ui \$19.50 \$1,482.00

Window 3



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

Window 3



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

Window 3



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

76 ui \$19.50 \$1,482.00

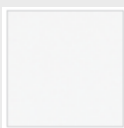
Window 4



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

Window 4



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

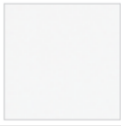
Window 4



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

76 ui \$19.50 \$1,482.00

Window 5



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

Window 5



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

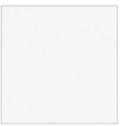
Window 5



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

102 ui \$19.50 \$1,989.00

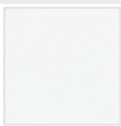
Window 6



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

Window 6



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

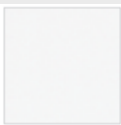
Window 6



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

102 ui \$19.50 \$1,989.00

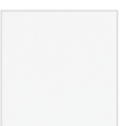
Window 7



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

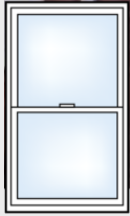
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National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

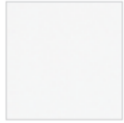
1 ea \$0.00 \$0.00

Window 7



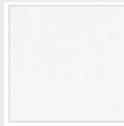
National HomeCraft PerfeXion by NORANDEX Single / Double Hung Single Hung 54 ui \$17.50 \$945.00

Window 8



National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White 1 ea \$0.00 \$0.00

Window 8



National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White 1 ea \$0.00 \$0.00

Window 8

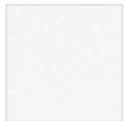
National HomeCraft PerfeXion by NORANDEX Options Glass Option Obscured 54 ui \$0.38 \$20.52

Window 8



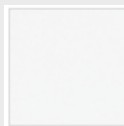
National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung 88 ui \$19.50 \$1,716.00

Window 9



National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White 1 ea \$0.00 \$0.00

Window 9



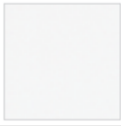
National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White 1 ea \$0.00 \$0.00

Window 9



National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung 88 ui \$19.50 \$1,716.00

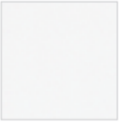
Window 10



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

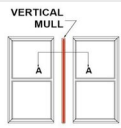
Window 10



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

Window 10



National HomeCraft PerfeXion by NORANDEX
Options Mull Bar Vertical Mull

1 ea \$125.00 \$125.00

Between window 10 and 11



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

88 ui \$19.50 \$1,716.00

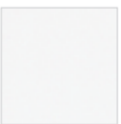
Window 11



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

Window 11



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

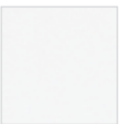
Window 11



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

88 ui \$19.50 \$1,716.00

Window 12



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

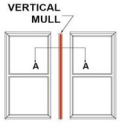
Window 12



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

Window 12



National HomeCraft PerfeXion by NORANDEX
Options Mull Bar Vertical Mull

1 ea \$125.00 \$125.00

Between windows 12 and 13



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

88 ui \$19.50 \$1,716.00

Window 13



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

Window 13



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

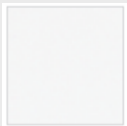
Window 13



National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung

88 ui \$19.50 \$1,716.00

Window 14



National HomeCraft PerfeXion by NORANDEX
Options Color Interior / Exterior Throughout
(Standard) White

1 ea \$0.00 \$0.00

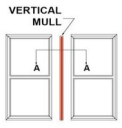
Window 14



National HomeCraft PerfeXion by NORANDEX
Options Hardware Finish White

1 ea \$0.00 \$0.00

Window 14



National HomeCraft PerfeXion by NORANDEX

1 ea

\$125.00

\$125.00

Options Mull Bar Vertical Mull

Between windows 14 and 15



**National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung**

88 ui

\$19.50

\$1,716.00

Window 15



National HomeCraft PerfeXion by NORANDEX

1 ea

\$0.00

\$0.00

**Options Color Interior / Exterior Throughout
(Standard) White**

Window 15



National HomeCraft PerfeXion by NORANDEX

1 ea

\$0.00

\$0.00

Options Hardware Finish White

Window 15



**National HomeCraft PerfeXion by NORANDEX Single /
Double Hung Double Hung**

1 ui

\$19.50

\$19.50

Window 16



National HomeCraft PerfeXion by NORANDEX

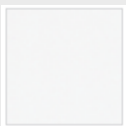
1 ea

\$0.00

\$0.00

**Options Color Interior / Exterior Throughout
(Standard) White**

Window 16



National HomeCraft PerfeXion by NORANDEX

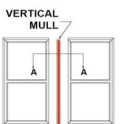
1 ea

\$0.00

\$0.00

Options Hardware Finish White

Window 16



National HomeCraft PerfeXion by NORANDEX

1 ea

\$125.00

\$125.00

Options Mull Bar Vertical Mull

Between windows 16 and 17



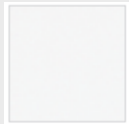
National HomeCraft PerfeXion by NORANDEX Single / Double Hung Double Hung 88 ui \$19.50 \$1,716.00

Window 17



National HomeCraft PerfeXion by NORANDEX Options Color Interior / Exterior Throughout (Standard) White 1 ea \$0.00 \$0.00

Window 17



National HomeCraft PerfeXion by NORANDEX Options Hardware Finish White 1 ea \$0.00 \$0.00

Window 17



National HomeCraft PerfeXion by NORANDEX Slider Single Glider 140 ui \$17.50 \$2,450.00

Customer Information

Pamela Lewis

1032 Northwest 11Th Avenue
Ocala, Florida 34475

(352)816-2520

plewis610@aol.com

Date: 05/15/2024

Rep: Shannon Corrigan

Total Order

Subtotal	\$29,733.52
\$1,000 off Radio Advertisement	-\$1,000.00
5% Initial Presentation Day Savings	-\$1,436.68
Cash Discount	-\$1,364.84
Total Contract Amount	\$25,932.00

Payment Schedule

Cash - Deposit (50%)	\$12,966.00
Upon Start of Project (25%)	\$6,483.00
Upon Substantial Completion (25%)	\$6,483.00

Homeowner 1 Signature

Homeowner 1 Name

Date

Homeowner 2 Signature

Homeowner 2 Name

Date

National HomeCraft, LLC Representative

Date



