



Ocala Community Redevelopment Area Agency Board Agenda - Final Tuesday, March 17, 2026

Meeting Information

Location

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

<https://www.ocalafl.gov/meetings>

Time

3:45 PM

Board Members

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

Mayor

Ben Marciano

City Manager

Peter Lee

Mission Statement

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

Community Redevelopment Area

Agency Board's Strategic Priorities

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

WELCOME!

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

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

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

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

APPEALS

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

ADA COMPLIANCE

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

1. **Call To Order**
2. **Roll Call**
3. **Public Notice**
4. **Minutes Approval**
 - 4a. [Minutes from February 17, 2026](#)
5. **Agenda Items**
 - 5a. [Reappointment of Wendy Kebrdle to a four-year term ending March 1, 2030, on the North Magnolia Redevelopment Advisory Committee](#)
Presentation By: Roberto Ellis
 - 5b. [Reappointment of Rachel Perez to a new term ending March 1, 2030, on the East Ocala Redevelopment Advisory Committee](#)
Presentation By: Roberto Ellis
 - 5c. [East Ocala Community Redevelopment Agency Residential Property Improvement Grant application for vacant parcel 2834-004-101, in an amount not to exceed \\$20,000](#)
Presentation By: Roberto Ellis
 - 5d. [Addition of Parcel 26297-000-01 to the City's Surplus Property List](#)
Presentation By: Roberto Ellis
6. **Public Comments**
7. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0974

Agenda Item #: 4a.

Submitted By: Pamela Omichinski

Presentation By: Angel Jacobs

Department: City Clerk

FORMAL TITLE:

Minutes from February 17, 2026

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Community Redevelopment Area Agency Board

Minutes

Tuesday, February 17, 2026

3:45 PM

1. Call To Order

2. Roll Call

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

Excused Barry Mansfield

3. Public Notice

Public Notice for the February 17, 2026 Community Redevelopment Area Agency Board Meeting was posted on January 23, 2026

4. Minutes Approval

4a. January 20, 2026 CRA Meeting

RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer
AYE: Musleh, Dreyer, Hilty Sr, and Bethea Sr
EXCUSED: Mansfield

5. Agenda Items

5a. West Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1705 NW 16th Court, in an amount not to exceed \$15,635

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1705 NW 16th Court. The grant funds will be allocated towards improvements. The requested grant amount is \$15,635; staff recommends approval.

No public comment.

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

RESULT: APPROVED
MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

ABSENT: Mansfield

- 5b.** North Magnolia Community Redevelopment Area Residential Property Improvement Grant for property located at 130 NW 17th Street, in an amount not to exceed \$4,221

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 130 NW 17th Street. The grant funds will be allocated towards improvements. The requested grant amount is \$4,221.00; staff recommends approval.

No public comment.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

EXCUSED: Mansfield

- 5c.** Appointment of Linda Wilkerson to an unexpired term ending March 1, 2029, on the West Ocala Redevelopment Advisory Committee

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed the appointment of Linda Wilkerson to the West Ocala Redevelopment Advisory Committee, for an unexpired term ending March 1, 2029; staff recommends approval.

Council President Bethea spoke in support of the appointment.

No public comment.

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

6. Public Comments

7. Adjournment

Adjourned at 3:50 pm

Minutes

Ire J. Bethea Sr.
Chairperson

Angel B. Jacobs
City Clerk



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0690

Agenda Item #: 5a.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Reappointment of Wendy Kebrdle to a four-year term ending March 1, 2030, on the North Magnolia Redevelopment Advisory Committee

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND: The Community Redevelopment Agency (CRA) and City Council adopted resolutions on December 20, 2016, to establish the North Magnolia Redevelopment Advisory Committee (Advisory Committee), and nine members were appointed. Subsequently, Resolution 2022-50 was adopted to reduce the committee membership from nine to seven.

Wendy Kebrdle was initially appointed to the Advisory Committee on March 18, 2025, to fill a vacant unexpired term ending March 1, 2026. There have been three meetings since her appointment and she has attended each of them.

FINDINGS AND CONCLUSIONS: The Advisory Committee consists of members who are property owners and representatives of organizations within the North Magnolia CRA subarea. Membership terms last for four years. Wendy Kebrdle is the CEO of Wear Gloves, a nonprofit organization located in the North Magnolia CRA subarea. Please refer to the attached documents for additional information about the candidate.

If the CRA Board appoints the candidate, the reappointment will be confirmed at the Ocala City Council meeting.

Staff recommends that the CRA Board reappoint Mrs. Kebrdle to continue her service on the Advisory Committee.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve
- Approve with changes.
- Table
- Deny

Application Form

Profile

_____ Wendy _____ Kebrdle _____
 Prefix First Name Last Name

wendy@weargloves.org _____
 Email Address

701 SE Sanchez Ave _____ Suite or Apt _____
 Home Address

Ocala _____ FL _____ 34471 _____
 City State Postal Code

Business Name and Address

Wear Gloves 98 NE 9th Street Ocala, FL 34470

Non-Profit CEO _____
 Occupation

Mobile: (352) 342-5487 _____
 Primary Phone Alternate Phone

Are you a resident of Marion County?

Yes No

If you are a resident, state length of time in years:

12

Do you own property within the City Limits?

Yes No

Do you reside within the City Limits?

Yes No

Do you own a business within the City Limits?

Yes No

Do you hold a public office?

Yes No

Are you a registered City voter?

Yes No

Are you employed by the City?

Yes No

At the present time, do you serve on a City Board, Commission, Authority, or Committee?

Yes No

Please Note: A board/commission member shall not serve on more than one City board/commission at a time, unless that board/commission is an interim Ad Hoc Committee.

Which Boards would you like to apply for?

North Magnolia Redevelopment Advisory Committee: Submitted

Please note this application is effective for one year from date of submission.

Until such time as you are selected for the board/commission of your choice, can we submit your application when vacancies occur without contacting you each time?

Yes No

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why do you think you are qualified to serve on this board/commission?

I work in the district, employ hundreds of residents in the district and have a vested interest in the growth and improvement of the North Magnolia Business District.

Brief Resume of Education and Experience:

Graduated with a BSN (Bachelor of Science in Nursing) in 1993 and worked in nursing until 1996 Computer programmer for the State of Ohio Department of Youth Services 1996-2001 High School Guidance Counselor for Liberty Prep Academy 2002-2009 Founded and became CEO of Wear Gloves INC 2009-present

Upload a Resume

By submitting this application, you hereby confirm that you have read and understand the application, that all information furnished by yourself is true and accurate and that, to the best of your knowledge, you meet the criteria for serving on the board(s)/commission(s) for which you are applying.

If you have any questions, please call the Office of the City Clerk at (352) 629-8266.

RESOLUTION 2022-50

A RESOLUTION OF THE CITY OF OCALA, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; REDUCING COMMITTEE MEMBERSHIP FROM NINE TO SEVEN COMMITTEE MEMBERS TO SERVE ON THE NORTH MAGNOLIA REDEVELOPMENT SUBAREA ADVISORY COMMITTEE AND FILLING A VACANCY; PROVIDING FOR MEMBERSHIP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS:

- A. City Council adopted Resolution No. 99-01 on June 22, 1999, designating City Council as the Community Redevelopment Agency (CRA) pursuant to Section 163.357, Florida Statutes;
- B. City Council adopted Resolution No. 99-121 on August 10, 1999, finding the existence of one or more blighted areas in the City of Ocala referred to as the "North Magnolia Redevelopment Area," finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area; and
- C. City Council adopted Resolution No. 2000-07 on November 2, 1999, modifying the Community Redevelopment Plan to include the "North Magnolia Redevelopment Area and Plan.
- D. By Resolution No. 2006-43, adopted by City Council on March 28, 2006, the City modified the Community Redevelopment Plan. The modifications extending the redevelopment trust fund and the North Magnolia CRA Subarea to December 31, 2038.
- E. By Resolution Nos. 2017-09 and 2017-19 and 2017-23, City Council adopted advisory committees for the North Magnolia Redevelopment Subarea, West Ocala Redevelopment Subarea and East Ocala Redevelopment Subarea

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session duly assembled as follows:

- 1. The North Magnolia Redevelopment Advisory Committee shall consist of seven members appointed by the CRA Agency and City Council from property owners and organizations representing then North Magnolia CRA area. The committee shall meet at least two times a year and adopt by-laws governing voting, officers and procedures.
- 2. Effective Date: This Resolution shall take effect immediately upon its adoption.

This resolution adopted this 16 day of August, 2022.

ATTEST:

By: Angel B. Jacobs
Angel B. Jacobs
City Clerk

CITY OF OCALA

By: Ire Bethea Sr.
Ire Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: Robert W. Batsel, Jr.
Robert W. Batsel, Jr.
City Attorney

Submitted By: Gus Gianikas

Presentation By: Tye Chighizola

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Adopt Resolution 2022-50 to reduce the membership of the North Magnolia CRA Advisory Committee from nine members to seven members.

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The CRA Agency and City Council adopted resolutions on April 18, 2017 establishing the North Magnolia CRA Advisory Committee with nine members. At this time, staff and the Advisory Committee are proposing to reduce membership from nine to seven members.

FINDINGS AND CONCLUSIONS:

The reduction from nine to seven members is consistent with the membership structure of the Downtown and East Ocala CRA Advisory Committee. It has been problematic to maintain nine active members on the Advisory Committees. On the North Magnolia Advisory Committee, there are currently three vacancies of the nine seats. The North Magnolia CRA Advisory Committee members shall serve four-year terms and may be reappointed. A vacancy occurring during any term shall be filled by resolutions of the CRA Agency and City Council to appoint new members for the duration of unexpired terms.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

This resolution is pending final review by the City Attorney, Robert Batsel, Jr.

ALTERNATIVE:

- Approve
- Approve with changes
- Deny
- Table

CRA RESOLUTION CRA-2017-2

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF OCALA, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPOINTING AN ADVISORY COMMITTEE TO THE COMMUNITY REDEVELOPMENT AGENCY FOR THE NORTH MAGNOLIA REDEVELOPMENT SUBAREA; PROVIDING FOR MEMBERSHIP; PROVIDING FOR TERMS AND INITIAL APPOINTMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS:

- A. City Council adopted Resolution No. 99-01 on June 22, 1999, designating City Council as the Community Redevelopment Agency pursuant to Section 163.357, Florida Statutes;
- B. City Council adopted Resolution No. 99-121 on August 10, 1999, finding the existence of one or more blighted areas in the City of Ocala referred to as the "North Magnolia Redevelopment Area," finding the conditions in the area meet the criteria described in Section 163.340(8), Florida Statutes, for a blighted area; and
- C. City Council adopted Resolution No. 2000-07 on November 2, 1999, modifying the Community Redevelopment Plan to include the "North Magnolia Redevelopment Area and Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CRA AGENCY OF THE CITY OF OCALA, FLORIDA:

- 1. That the North Magnolia Redevelopment Advisory Committee is hereby appointed as an advisory board to the Community Redevelopment Agency for the area defined as the North Magnolia Redevelopment Subarea. The committee shall advise the Community Redevelopment Agency on redevelopment efforts of the established subarea pursuant to Chapter 163, Part III, Florida Statutes.
- 2. That the North Magnolia Redevelopment Advisory Committee shall consist of nine members appointed by the Community Redevelopment Agency from boards, committees and organizations representing the North Magnolia Merchants Association. The committee shall meet at least two times a year and adopt by-laws governing voting, officers and procedures. Such by-laws shall be approved by the Agency.
- 3. That the North Magnolia Redevelopment Advisory Committee members shall serve four year terms and may be reappointed. Any vacancy occurring during any terms shall be filled by the Agency for the duration of the unexpired term. The initial terms shall be as follows; three members to serve until March 1, 2021; two members to serve until March 1, 2020; two members to serve until March 1, 2019 and two members to serve until March 1, 2018.

The initial members shall be as follows:

<u>Name</u>	<u>Term</u>
Clark Yandle	March 1, 2021
Floyd Hershberger	March 1, 2021

Mary Lee Hershberger	March 1, 2021
Valerie Feagin	March 1, 2020
Mike Needham	March 1, 2020
Martha Zinn	March 1, 2019
Kimberly Porcelli	March 1, 2019
Toni Yoder	March 1, 2018
Vacant	March 1, 2018

This resolution adopted this 20 day of December, 2016.

CITY OF OCALA

By: 

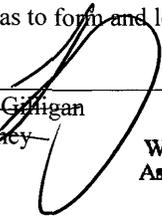
Brent R. Malever
Chairman

ATTEST:

By: 

Angel B. Jacobs
City Clerk

Approved as to form and legality:

By: 

~~Patrick G. Giffigan~~
~~City Attorney~~

W. James Gooding III
Assistant City Attorney

CITY OF OCALA**CITY COUNCIL REPORT****Council Meeting Date: 12/20/16**

Subject: North Magnolia Redevelopment Area Advisory Committee

Submitted By: Tye Chighizola

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): CRA Resolution CRA-2017-2 concerning the establishment of a North Magnolia Redevelopment Advisory Committee.

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

PROOF OF PUBLICATION: N/A

BACKGROUND:

City Council adopted Resolution No. 2000-07 on November 2, 1999 modifying the Community Redevelopment Plan to include the North Magnolia Redevelopment Subarea and Plan. At this time, staff is proposing that City Council appoint a committee to advise the Community Redevelopment Agency on redevelopment efforts of the established subarea pursuant to Chapter 163, Part III, Florida Statutes.

FINDINGS AND CONCLUSIONS:

The North Magnolia Redevelopment Advisory Committee shall consist of nine members appointed by the Community Redevelopment Agency from members of the North Magnolia Merchants Association. The committee shall meet at least two times a year and adopt by-laws governing voting, officers and procedures. Such by-laws shall be approved by the Agency.

North Magnolia Redevelopment Advisory Committee members shall serve four year terms and may be reappointed. Any vacancy occurring during any term shall be filled by the Agency for the duration of the unexpired term. Initial terms shall be as follows; three members to serve until March 1, 2021; two members to serve until March 1, 2020; two members to serve until March 1, 2019 and two members to serve until March 1, 2018.

FISCAL IMPACT: N/A**PROCUREMENT REVIEW:** N/A**LEGAL REVIEW:** This resolution is pending final review by the Assistant City Attorney, W. James Gooding.**ALTERNATIVE:**

- Approve
- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0850

Agenda Item #: 5b.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

Reappointment of Rachel Perez to a new term ending March 1, 2030, on the East Ocala Redevelopment Advisory Committee

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The Ocala Community Redevelopment Agency (CRA) and City Council adopted resolutions on October 16, 2018, establishing the East Ocala Redevelopment Advisory Committee with nine members. The membership was subsequently reduced to seven members in 2022. Staff proposes reappointing Rachel Perez to a new term expiring on March 1, 2030.

FINDINGS AND CONCLUSIONS:

The East Ocala CRA Advisory Committee members serve four-year terms and may be reappointed. Rachel Perez has been a member of the Committee since June 21, 2022. She currently serves as chair and has applied for reappointment.

The East Ocala Redevelopment Advisory Committee shall consist of seven members, appointed by the CRA Board and the City Council, from property owners and organizations representing East Ocala.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

Application Form

Profile

Ms. Rachel Perez
Prefix First Name Last Name

rachel@ipsocala.com
Email Address

2415 NE 7th St 4
Home Address Suite or Apt

Ocala FL 34470
City State Postal Code

Business Name and Address

International Property Services Corp. 2441 NE 3rd Street, Suite 201, Ocala, FL 34470

Realtor
Occupation

Home: (352) 209-0939 Home: (352) 629-6101
Primary Phone Alternate Phone

Are you a resident of Marion County?

Yes No

If you are a resident, state length of time in years:

34 Years

Do you own property within the City Limits?

Yes No

Do you reside within the City Limits?

Yes No

Do you own a business within the City Limits?

Yes No

Do you hold a public office?

Yes No

Are you a registered City voter?

Yes No

Are you employed by the City?

Yes No

At the present time, do you serve on a City Board, Commission, Authority, or Committee?

Yes No

Please Note: A board/commission member shall not serve on more than one City board/commission at a time, unless that board/commission is an interim Ad Hoc Committee.

Which Boards would you like to apply for?

East Ocala Redevelopment Subarea Advisory Committee: For Review

Please note this application is effective for one year from date of submission.

Until such time as you are selected for the board/commission of your choice, can we submit your application when vacancies occur without contacting you each time?

Yes No

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why do you think you are qualified to serve on this board/commission?

I'm interested in continuing to serve on the CRA board because this city has shaped every corner of my life. I live here, work here, play here, and want to pour that lived experience back into its future. I know how to read a neighborhood's pulse as well as its balance sheet, and I'm committed to guiding revitalization that honors the character of our city while helping it thrive for generations to come.

Brief Resume of Education and Experience:

With a degree in Psychology from the University of Maryland and 25 years of combined experience in real estate and the financial sector, I bring both a people-centered perspective and a practical, numbers-minded understanding of how communities grow.

Upload a Resume

By submitting this application, you hereby confirm that you have read and understand the application, that all information furnished by yourself is true and accurate and that, to the best of your knowledge, you meet the criteria for serving on the board(s)/commission(s) for which you are applying.

If you have any questions, please call the Office of the City Clerk at (352) 629-8266.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0847

Agenda Item #: 5c.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

East Ocala Community Redevelopment Agency Residential Property Improvement Grant application for vacant parcel 2834-004-101, in an amount not to exceed \$20,000

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant encourages homeowners to make targeted improvements that address 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 is a high number of structures of subpar quality in the East Ocala CRA

The attached grant framework outlines the elements of eligible work. Each property owner can submit one application per fiscal year. The maximum amount to be awarded is \$20,000, covering up to 75 percent of the project costs.

Below is a summary of the application.

Grant Application ID #: CRA26-0007

Applicant: TC Opportunity III, LLC

Parcel ID: 2834-004-101

Project Description: The project is to construct a new single-family home on vacant property in the East Ocala CRA.

High Quote: \$220,257

Low Quote: \$216,900

Recommended Grant Amount: \$20,000

FINDINGS AND CONCLUSIONS: The property is located within the East Ocala CRA, complies with the program guide, and work will begin after approval.

- Construction of new single-family homes is listed as an eligible work item under the grant program, targeting redevelopment of vacant properties in neighborhoods. This vacant parcel is located at the corner of NE Third Street and NE 10th Avenue.
- The Minnow Model floor plan, included in the attached architectural sheet, features a three-bedroom, two-bath layout and single-car garage configuration.
 - The home offers 1,372 square feet of living area, a 273-square-foot garage, a 92-square-foot front entry, and a 248-square-foot covered patio, for a total of 1,985 square feet.
- Staff conducted a site visit on December 29, 2025, to review the site conditions and discuss the proposed project with the applicant’s representative.
- The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character. This property offers an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization.
 - *Goal 3:* Improve vacant, dilapidated, and nuisance properties that hinder corridor and neighborhood redevelopment.
- The home will be leased at rental limits under 120 percent of the area median income (AMI) in accordance with Chapter 106 of the City of Ocala, which pertains to affordable housing requirements.
- The East Ocala CRA Residential Improvement Grant will be applied only to physical improvements to the property. The applicant will request reimbursement from the Housing Incentive Fund exclusively for eligible fees, such as building permits, and water, sewer, and fire impact fees. To ensure compliance, no invoice or cost will be submitted to both programs, preventing any duplication of funding.
- The home will connect to City utilities upon completion.

Staff recommends approval.

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

PROCUREMENT REVIEW: NA

LEGAL REVIEW: NA

ALTERNATIVE:

- Approve
- Approve with changes.
- Table
- Deny

CRA26-0007

SUMMARY REPORT

FUNDING REQUEST

Description: Reimbursement

Eligible Cost Total: \$216,900.00

Total Estimated Project Cost:

\$216,900.00

Total Funding Requested:

\$20,000.00

Funding Requested Ratio: 10.84

PROJECT DETAILS

Project Name: CRA26-0007

Description: Construction of new single-family home.

Applicant Type: Residential Property Owner

Applicant Name: Robert Jenkins

PROJECT TIMELINE

● Anticipated completion date
17 Mar 2027

● Anticipated start date
01 Jul 2026

● Project Approval Request - CRA
17 Mar 2026

● Application Started
20 Feb 2026

Developer Info

Applicant / Primary Contact Information

Applicant Type	Name
Residential Property Owner	Robert Jenkins

Business Profile

Business Name	Phone
No Information Entered	No Information Entered
Email	Physical Address
No Information Entered	No Information Entered
Mailing Address	Years In Business
No Information Entered	N/A

Relationship To City

Intention
New Construction

Developer History

Developer

Veronica Bass

Company

TC Opportunity III LLC

Contact

vbass@neighborhoodstorage.com

Address

1525 NE 8th Ave, Ocala, Florida 32607

Property Information

Proposed Changes

Estimated Future Assessed Value

\$0.00

Parcels

No Parcels Associated

Eligible Costs

Exterior Painting

No Information Entered

Estimated cost of Paint (CRA Grants Fund)	\$0.00
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Estimated cost of Paint (East Ocala CRA)	\$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 (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)	\$216,900.00
Estimated cost of new construction. (East Ocala CRA)	\$0.00
Sub Total	\$216,900.00

Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	\$216,900.00
Total Estimated Project Cost	\$216,900.00
Total Funding Amount Requested	\$20,000.00
Recommended Funding Amount	\$20,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Funding Program Initiative Assignments

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 \$219,000.00

Sub Total **\$219,000.00**

Additional Notes / Comments

No Information Entered

Estimated Timeline

July 1, 2026

Anticipated start date

Responsible Party

Estimated date of the start of the project

Applicant

March 17, 2027

Anticipated completion date

Responsible Party

Estimated date of the completion of the project

Applicant

Parties

Authorized Representative

Business Name

TC Opportunity III LLC

Business EIN

No Information Entered

Contact Name

Robert Jenkins

Address

1525 NE 8th Ave Ocala, Florida 32607

Phone Number

Documentation Collection

Documentation Collected From Applicant

1

File Name

 Full Application - CRA26-0007.pdf

Uploaded Date

2/21/2026

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: Yes

Relationship: Other

Applicant Explanation: Member Rachel Perez is associated with applicant group of companies.

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



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

12/11/2025

DATE SUBMITTED: _____

GRANT ID: CRA26-0007
(STAFF ONLY)

- RESIDENTIAL
 COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name TE Opportunity III LLC
Property Owner Mailing Address 1525 NE 8th Ave Ocala FL 34470
E-mail Storage1@NeighborhoodStorage.com Phone No. 352-944-1645
Authorized Representative (If different from property owner) _____
E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

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

3. CRA SUBAREA

West Ocala East Ocala North Magnolia Downtown

4. PROGRAM TYPE

Residential Commercial Historic Building
 New Construction Incentive

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

5. PROJECT DESCRIPTION

Project Site Address _____ Parcel ID 2834-004-101
Current Use of Property N/A Proposed Use _____
Proposed Scope of Work (Attach additional sheets if needed)

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

RESIDENTIAL PROPERTIES ONLY

Rental Property Yes No

Is this your primary residence? Yes No

How long have you 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: _____

Estimated Time For Completion (Weeks/Months): _____

8. APPLICATION CHECKLIST

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

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.

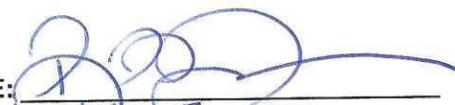
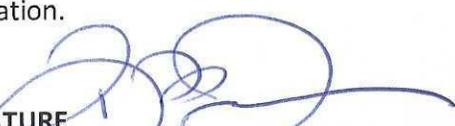
It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report,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

<p align="center">APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</p>	<p align="center">OWNER APPROVAL FOR TENANT APPLICANT</p>
<p>I, <u>ROBERT JENKINS</u>, property owner/authorized representative 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.</p> <p>SIGNATURE:  DATE: <u>12/10/2025</u></p>	<p>I, <u>ROBERT JENKINS</u>, 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.</p> <p>SIGNATURE:  DATE: <u>12/10/2025</u></p>

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?

Yes No

Are property taxes paid and up to date?

Yes No

Is the property currently in condemnation or receivership?

Yes No

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

Yes No

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

Yes No N/A

Is this the first application submitted for the Fiscal Year?

Yes No

Is the property within the CRA subarea boundary?

Yes No

Was the proof of ownership verified?

Yes No

Is the applicant applying for the first time?

Yes No

Is the property zoned correctly?

Yes No

Does the business have an active business license?

Yes No N/A

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

Yes No N/A

Date Received: 12/11/2025

Signature (Staff Member): R Ellis Reviewed and revised 3.4.2026

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shannon Drivas
Equitable Title of Ocala, LLC
109 SE 1st Avenue
Ocala, FL 34471
OC250049
Property Appraisers Parcel Identification (Folio) Number:
2834-004-101

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 14 day of March, 2025 by Gonzalo Chavez and Maria E. Barreiro, husband and wife, herein called the grantor(s), to TC Opportunity III, LLC, a Florida limited liability company whose post office address is 1525 NE 8th Ave Ocala FL 34470, hereinafter called the Grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of **EIGHTEEN THOUSAND EIGHT HUNDRED FIFTY THREE AND 00/100 DOLLARS** (U.S. \$18,853.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Marion County, State of Florida**, viz.:

The North 95 feet of Lot 1, Block D, Oak Park, according to plat thereof as recorded in Plat Book A, Page 101, of the Public Records of Marion County, Florida.

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

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

AND, the grantor(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Page 1-Warranty Deed

Signed, sealed and delivered in the presence of:

Selena Cox
Witness #1 Signature
Selena Cox

Witness #1 Printed Name
109 SE 1st Avenue
Ocala, FL 34471
Witness #1 Address

Witness #1 City, State, Zip

[Signature]
Witness #2 Signature

Shannon Drivas
Witness #2 Printed Name
109 SE 1st Avenue
Ocala, FL 34471
Witness #2 Address

Witness #2 City, State, Zip

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 12 day of March, 2025, by **Gonzalo Chavez and Maria E. Barreiro**, who () are personally known to me or () have produced FL D/C as identification.

SEAL



Gonzalo Chavez
Gonzalo Chavez

Maria E. Barreiro
Maria E. Barreiro

Whose mailing address is:
13 Pecan Run Trace
Ocala FL 34472

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 TC OPPORTUNITY III, LLC

Filing Information

Document Number L25000088168
FEI/EIN Number NONE
Date Filed 02/20/2025
Effective Date 02/20/2025
State FL
Status ACTIVE

Principal Address

1525 NE 8TH AVE
 OCALA, FL 34470

Mailing Address

1525 NE 8TH AVE
 OCALA, FL 34470

Registered Agent Name & Address

JENKINS, ROBERT J, JR.
 1140 E FORT KING ST
 OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGR

JENKINS, ROBERT J, JR.
 1140 E FORT KING ST
 OCALA, FL 34470

Annual Reports

No Annual Reports Filed

Document Images

[02/20/2025 -- Florida Limited Liability](#) [View image in PDF format](#)



46 SW 1st Avenue
FL 34471

Estimate

Date	Estimate #
8/21/2025	Remodel 56

Name / Address
Rudnianyn, Todd

Project

Description	Qty	Rate	Total
Construction of New Home / Minnow Model - 1280 sqft Living Area (w/ Allowances)		216,900.00	216,900.00
		Total	\$216,900.00



BRICK CITY BUILDERS

Minnow Model (1,280 sqft - LA) – ALLOWANCE BUILD COSTS

Clearing / Site Work (Clearing / Root Rake / Hauling)	\$4,000.00
Pad Prep / Fill Dirt (10 Loads of Fill @ \$300.00)	\$2,500.00
Sewer Connect (City of Ocala "Tap" Fees)	\$8,500.00
Water Connect (City of Ocala "Hookup" Fees)	\$5,500.00
Driveway Form Up / Pour (Parking Pad)	\$4,500.00
Interior Paint (Colors are Satin / Eggshell – S/W Super Paint) (3 Colors w/ White Flat Ceilings and Semi-Gloss Doors & Trim)	\$3,500.00
Exterior Paint (Colors are Satin / Eggshell – S/W Super Paint) (3 Colors – Main Body / Band Trim / Front Door)	\$2,100.00
Cabinet Package (Color (TBD) Cabinets w/ Select Hardware) – Soft Close	\$8,500.00
Countertops (Granite – Level 1 Finish / Smooth Edge)	\$4,500.00
Floor Material (LVP in All Rooms – except Bathrooms)	\$2,600.00
Tile – Bathrooms (Master Shower Walls / Shower Floor / Main Floor) (Guest Bath Walls / Main Floor)	\$2,000.00
GE Appliance Package (Stainless Steel)	\$3,300.00
Refrigerator	\$1,450.00
Dishwasher	\$650.00
Flat-Top Range	\$800.00
Microwave	\$400.00
(Side x Side Fridge, Microwave, Dishwasher, Flat-Top Range)	
Sod (Rolled Bahia) / Landscaping	\$4,000.00

ESTIMATE

Baker Construction &
Management, LLC.
7 East Silver Springs Blvd.
Suite 101
Ocala, FL 34470

Mike@Baker-Builds.com
+1 (352) 266-1194
<https://www.baker-builds.com/>



Bill to
Neighborhood Storage

Ship to
Neighborhood Storage

Estimate details

Estimate no.: 1369
Estimate date: 12/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		New Single Family Home	We propose the following for the new single family home to be built on the corner of NE 3rd Street and NE 10th Avenue.	1	\$65.00	\$65.00
2.		Builders Risk Insurance	Owner to carry Builders Risk Insurance throughout project timeline.	1	\$0.00	\$0.00
3.		Permitting Fees	Allowance for proposed permit fees.	1	\$2,000.00	\$2,000.00
4.		Impact Fees	Owner to pay Impact Fees as needed.	1	\$0.00	\$0.00
5.		Job Site Toilet	Temp toilet throughout project.	1	\$900.00	\$900.00
6.		Dumpster	25 yard construction dumpster throughout build.	3	\$550.00	\$1,650.00
7.		Geo Technical Report	Soil samples.	1	\$750.00	\$750.00
8.		Site Prep	Scrape site of all grass.	1	\$750.00	\$750.00
9.		Fill Dirt	Fill dirt up to 8 loads.	8	\$400.00	\$3,200.00
10.		Rough Grade	Rough grade for foundation.	1	\$750.00	\$750.00
11.		Soil Compaction	Soil compaction to meet density requirements.	1	\$750.00	\$750.00
12.		Pad Build	Build house pad labor.	1	\$2,000.00	\$2,000.00
13.		Foundation Form and Pour	Form and pour foundation.	1	\$16,866.00	\$16,866.00

14.	Termite Pre Treat	Termite pre treat and final termite bond.	1	\$1,874.00	\$1,874.00
15.	Plumbing	Provide labor and material. Builder grade brushed nickel fixtures, elongated white toilets.	1	\$12,000.00	\$12,000.00
16.	Masonry	Provide labor and material for block exterior walls.	1	\$18,520.00	\$18,520.00
17.	Roof Trusses	Provide roof trusses, set and deck.	1	\$9,992.00	\$9,992.00
18.	Soffit And Fascia	Provide and install aluminum soffit and fascia.	1	\$3,094.00	\$3,094.00
19.	Shingle Roof	Provide and install 30 year shingle roof.	1	\$8,000.00	\$8,000.00
20.	Electrical	Provide labor and material for a 200amp service, rough in and trim out. Owner to provide fixtures unless a selection is made prior to going under contract and the fixture price can be added to the contract price.	1	\$12,992.00	\$12,992.00
21.	HVAC	Provide labor and material for a standard split system to meet energy calculations.	1	\$14,214.00	\$14,214.00
22.	Doors & Windows	MI windows and Thermatru exterior doors.	1	\$6,000.00	\$6,000.00
23.	Stucco	Provide and apply stucco finish. Texture to be selected by owner.	1	\$6,500.00	\$6,500.00
24.	Garage Door	Standard garage door with opener.	1	\$1,900.00	\$1,900.00
25.	Porch Ceiling	Provide and install white vinyl ceilings.	1	\$2,774.00	\$2,774.00
26.	Columns	Provide and install column wraps.	1	\$1,000.00	\$1,000.00
27.	Insulation	Foam and fir exterior wall, blow in R-30 for attic.	1	\$2,500.00	\$2,500.00
28.	Drywall	Provide and install 1/2" drywall, finish and texture. Orange peel on wall and knockdown on the ceiling.	1	\$12,000.00	\$12,000.00
29.	Trim Carpentry	Provide 5.25" base and colonial casing, wood window sills, hollow core interior doors.	1	\$6,500.00	\$6,500.00
30.	Interior Paint	Provide and apply interior primer and paint.	1	\$6,496.00	\$6,496.00
31.	Exterior Paint	Provide and apply exterior primer and paint.	1	\$4,000.00	\$4,000.00
32.					

	Flooring	LVP throughout house. Material allowance of \$3 per sq ft. Install included.	1	\$7,680.00	\$7,680.00
33.	Tile Installation	Provide and install tile for master shower and guest tub area. \$3 per sq ft allowance for material. Install included.	1	\$2,500.00	\$2,500.00
34.	Cabinets	Provide and install all wood cabinets, soft close doors and drawers, owner to provide knobs or handles.	1	\$8,000.00	\$8,000.00
35.	Granite Tops	Provide and install a level 1 granite. Owner to select color. \$50 per sq ft allowance.	1	\$5,000.00	\$5,000.00
36.	Closet Shelving	Provide and install closet maid wire shelving.	1	\$1,500.00	\$1,500.00
37.	Glass Mirrors	Provide and install bathroom mirrors.	1	\$400.00	\$400.00
38.	Concrete	Form and pour entry slab from the road to garage door.	1	\$2,868.00	\$2,868.00
39.	Sod Material and Install	Provide and install Bahia sod as needed.	1	\$3,500.00	\$3,500.00
40.	General Contractor Fee	Facilitation and Supervision.	1	\$28,772.00	\$28,772.00
				Total	\$220,257.00

Accepted date

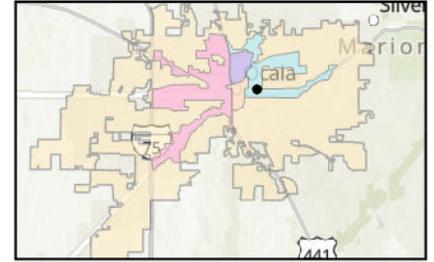
Accepted by





AERIAL MAP

Parcel: 2834-004-101
Case Number: CRA26-0007
Property Size: Approximately 0.18 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



Folder: M:



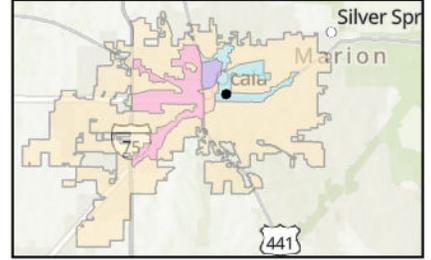
 Subject Parcel

 Parcels

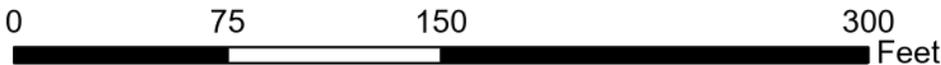


CASE MAP

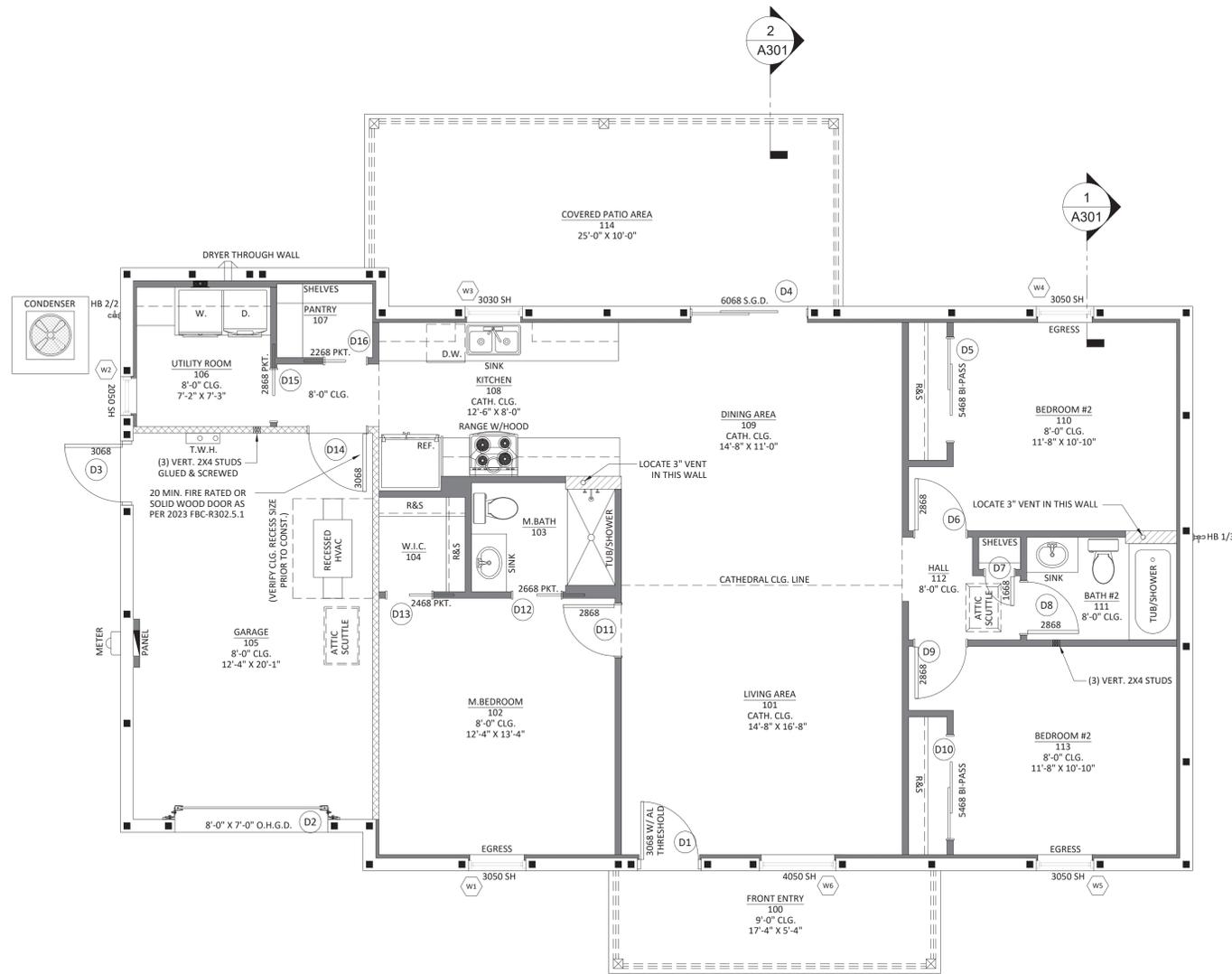
Parcel: 2834-004-101
Case Number: CRA26-0007
Property Size: Approximately 0.18 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



- Parcels
- R-1A: Single Family Residential
- R-3: Multi-Family Residential
- Subject Parcel



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.



1 FLOOR PLAN - NOTES & TAGS
SCALE: 1/4" = 1'-0"

SQ. FT. DATA

LIVING AREA - A/C	1,372	SQ. FT.
GARAGE	273	SQ. FT.
FRONT ENTRY	92	SQ. FT.
COVERED PATIO AREA	248	SQ. FT.
GRAND TOTAL:		1,985

WALL TYPE LEGEND

- EXTERIOR WALL CONSISTING OF:
 PAINTED DECORATIVE CEMENTITIOUS STUCCO FINISH
 INSTALLED IN STRICT ACCORDANCE W/ ASTM C926.
 FLUID APPLIED AIR BARRIER OVER 8"X8"X16" CMU W/ #5
 VERTICAL ROD IN FULLY GROUTED CELL W/ 3,000 PSI PEA
 GRAVEL GROUT @ 6'-0" O.C. MAX SPACING FINISH
 INTERIOR W/ 1/2" TEXTURED PRIMED & PAINTED GYP BD
 OVER 1X2 PT FURRING STRIPS @ 16" O.C. OVER FOIL
 FACED THERMAX R-5.0 MIN. FOIL TAPE ALL JOINTS AND
 FILL ALL VOIDS
 - EXTERIOR WALL CONSISTING OF:
 PAINTED DECORATIVE CEMENTITIOUS STUCCO FINISH
 INSTALLED IN STRICT ACCORDANCE W/ ASTM C926.
 FLUID APPLIED AIR BARRIER OVER 8"X8"X16" CMU W/ #5
 VERTICAL ROD IN FULLY GROUTED CELL W/ 3,000 PSI PEA
 GRAVEL GROUT @ 6'-0" O.C. MAX SPACING PRIME &
 PAINT INTERIOR SIDE OF BLOCK WALL @ GARAGE
 - INTERIOR NON-LOAD BEARING PARTITION WALL
 CONSISTING OF:
 1/2" TEXTURED PRIMED & PAINTED GYP BD. ON EA. SIDE
 OF 2X4 WOOD STUDS AT 16" O.C. W/ (1) 2X4 TOP PLATES
 AND (1) P.T. 2X4 BASE PLATE SECURED TO CONC. SLAB
 - INTERIOR NON-LOAD BEARING PLUMBING WALL
 CONSISTING OF:
 1/2" TEXTURED PRIMED & PAINTED GYP BD. ON EA. SIDE
 OF 2X6 WOOD STUDS AT 16" O.C. W/ (1) 2X6 TOP
 PLATES AND (1) P.T. 2X6 BASE PLATE SECURED TO CONC.
 SLAB
 - FIRE SEPARATION WALL: GARAGE TO DWELLING;
 1/2" TYP "C" TEXTURED PRIMED & PAINTED GYP BD. ON
 EA. SIDE OF 2X4 WOOD STUDS AT 16" O.C. W/ (1) 2X4
 TOP PLATES AND (1) P.T. 2X4 BASE PLATE SECURED TO
 CONC. SLAB INSTALTE INTERIOR WALLS WITH R-13 KRAFT
 BACKED INSULATION BATTS
- NOTE:
 CONTRACTORS OPTION TO USE SOUND ATTENUATING
 BATTS IN ALL EMPTY CAVITIES
- NOTE:
 IN ALL WET LOCATIONS USE M.R. RESISTANT GYP BD. OR
 BETTER.

GENERAL NOTES

1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL GOVERNING NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
2. ATTIC ACCESS SCUDDLE HOLES SHALL BE 22" X 36"
3. ATTIC ACCESS PULL DOWN STAIRS SHALL BE 22" X 54"
4. ALL BUILDING ELEMENTS SHALL BE INSTALLED VERTICALLY W/ NO HORIZONTAL JOINTS.
5. DUE TO MATERIAL TOLERANCES THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS WITH ACTUAL CONDITIONS ON THE SITE AND REPORT ANY DIFFERENCES TO THE ARCHITECT FOR INTERPRETATION AND RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
6. ALL TRIM MATERIALS SHALL BE PAINT GRADE QUALITY UNLESS NOTED OTHERWISE. VERIFY FINISH WITH OWNER PRIOR TO ANY MATERIAL PURCHASES.
7. ALL WINDOWS, DOORS, NICHES, AND OPENINGS SHALL BE CASED WITH MIN. 4" NOMINAL SOLID PAINT GRADE TRIM WITH VERIFY PROFILE & CASING METHOD (MITERED, BUTT JOINTED, ECT.) AND CASING DESIGN AND FINISH WITH OWNER PRIOR TO ANY MATERIAL PURCHASE.
8. PROVIDE CONT. BLOCKING CONSISTING OF P.T. 1X8 MIN. AT CMU WALL (FURRED AREA) OR 2X8 MIN. BLOCKING AT FRAME WALL. TYP. IN RESTROOMS, KITCHENS, LOUNGES, ECT. TO RECEIVE PLUMBING FIXTURES, GRAB BARS ACCESSORIES, CABINETS, WINDOW AND DOOR CASINGS, CROWN MOLDING, ECT.
9. PROVIDE 1/2" THICK HARDIBACKER BOARD (BY JAMES HARDIE BUILDING PRODUCTS AT ALL INTERIOR RESTROOM WALLS, CEILING, KITCHEN WET WALLS (PLUMBING FIXTURES) OR ANY OTHER WET LOCATION.
10. PROVIDE R-13 KRAFT BACKED INSULATION OR APPROVED EQUAL BETWEEN GARAGE AND LIVING FRAME WALLS.



ADDRESS: 5445 S PINE, OCALA, FLORIDA 34480
 PHONE: (352) 209-7054
 EMAIL: JOEL@DRAFTINGDESIGN.COM
 WEBSITE: JDSDRAFTINGDESIGN.COM

ALL DRAWINGS AND SPECS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JASON CHRISTIANSEN, ARCHITECT & JOEL'S DRAFTING SERVICES LLC. THESE PLANS AND SPECS SHALL NOT BE DUPLICATED, REPRODUCED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF JASON CHRISTIANSEN, ARCHITECT. ANY REVISION, ADDITION OR DELETION TO THE SCOPE, DESIGN, OR INTENT BY ANYONE OTHER THAN JASON CHRISTIANSEN, ARCHITECT WILL ABSOLVE JASON CHRISTIANSEN, ARCHITECT FROM ANY RESPONSIBILITY, SUITS, LITIGATION, OR LIABILITY CLAIMS RELATED TO THE PROJECT.

CONTRACTOR / OWNER SHALL INSPECT AND VERIFY THE SCOPE OF WORK AND CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL WORK APPARENT DURING FIELD INSPECTION BUT NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL BE CONSIDERED AS PART OF THE SCOPE OF WORK.

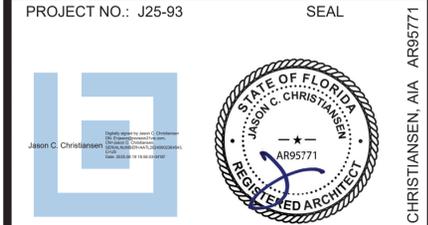
ALL NEW MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND IN FULL COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th Edition 2023

THE DESIGNS AND ARRANGEMENTS IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF JASON CHRISTIANSEN, ARCHITECT & JOEL'S DRAFTING SERVICES LLC. THE COMPANY EXPRESSLY RESERVES THE COPYRIGHT AND ANY OTHER PROPERTY RIGHTS IN THESE PLANS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF JASON CHRISTIANSEN, ARCHITECT & JOEL'S DRAFTING SERVICES LLC IS PROHIBITED BY LAW. PERMISSION IS HEREBY AUTHORIZED AND LIMITED TO THE REPRODUCTION OF THESE PLANS FOR THE PURPOSES OF BIDDING AND CONSTRUCTING THIS PROJECT.

No.	DATE	REVISIONS / SUBMISSIONS

DATE: 08-19-2025 DRAWN: JG CHECKED: JC

PROJECT NO.: J25-93 SEAL



MINOW LH MODEL
 PARCEL ID # 2003-111-006

OCALA FLORIDA

FLOOR PLAN - NOTES & TAGS
 SCALE: 1/4" = 1'-0"

A101 - N

JASON CHRISTIANSEN, AIA AR95771

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

2834-004-101

Prime Key: 4130772

[MAP IT+](#)

Property Information

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

Taxes / Assessments: \$555.40
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 00
Acres: .18

Current Value

Land Just Value	\$29,160
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$29,160
Total Assessed Value	\$29,160
Exemptions	\$0
Total Taxable	\$29,160

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$29,160	\$0	\$0	\$29,160	\$29,160	\$0	\$29,160

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8562/0837	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$18,900

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK D N 95 FT OF LOT 1
Parent Parcel: 2834-004-101

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		81.0	95.0	R3	81.00	FF	500.0000	1.00	0.72	1.00	29,160	29,160
Neighborhood 4701											Total Land - Class	\$29,160
Mkt: 8 70											Total Land - Just	\$29,160

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number		Date Issued		Date Completed		Description	
Cost Summary							
Buildings R.C.N.		\$0	1/1/1900				
Total Depreciation		\$0					
Bldg - Just Value		\$0					
Misc - Just Value		\$0	1/1/1900		Bldg Nbr	RCN	Depreciation
Land - Just Value		\$29,160	4/3/2025				Depreciated
Total Just Value		\$29,160	.				



Find your place

Site Conditions – Parcel 2834-004-101



Figure 1. View of the property, looking south from NE 3rd Street.



Figure 2. View of the property, looking west from NE 10th Avenue.



Figure 1. View of the property, looking north from the southern property boundary.



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 (Single-family affordable homes)
- Termite tenting

MAXIMUM GRANT

\$20,000

REQUIRED MATCH

Roofing improvements: City **(50%)** – Applicant **(50%)**
All other work elements: City **(75%)** - Applicant **(25%)**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0866

Agenda Item #: 5d.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

Addition of Parcel 26297-000-01 to the City's Surplus Property List

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The Community Redevelopment Agency (CRA) acquired the subject property in 2019; the parcel is located along the east side of North Magnolia Avenue, immediately south of Temple Cemetery. As part of the purchase agreement, the City acknowledged that several graves associated with the adjacent historic Jewish cemetery may be located along the parcel's northern boundary on North Magnolia Avenue. Following the discovery of grave sites, the northern portions of lots two and three, as identified in the attached survey, were donated to Temple Cemetery in 2020.

The remaining triangular-shaped southern portion of lots two and three (Parcel 26297-000-01) totals 0.19 acres and abuts City-owned properties along its southern boundary. Refer to the attached survey for clarification of boundaries.

FINDINGS AND CONCLUSIONS:

Staff requests approval to add Parcel 26297-000-01 to the City's Surplus Property List. Refer to the Aerial Map attached. All applicable City departments have reviewed the subject parcel and have deemed it appropriate for designation as surplus property.

The City has no current or anticipated operational need for Parcel 26297-000-01, as it does not affect the development potential of adjacent City-owned property to the south (Parcel 26297-000-000). The adjacent larger southern property will be available for redevelopment opportunities consistent with applicable procurement procedures and land development regulations.

The subject parcel was reconfigured to align with the original subdivision plat, thus restoring a similar lot pattern consistent with the underlying plat. The North Magnolia Advisory Committee has reviewed the request and supports proceeding with the placement of the parcel on the City's surplus properties list. Any funds collected for the sale of the property will be placed in the North Magnolia CRA subarea fund.

The Ocala City Council must also approve this item, and it will be presented at a subsequent meeting. Staff recommends approval.

FISCAL IMPACT:

The fiscal impact on the City will result in reduced property maintenance costs and the potential for additional ad valorem tax revenue.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

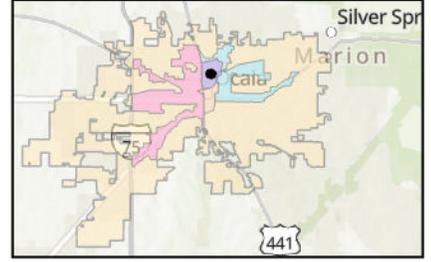
This Agreement will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:

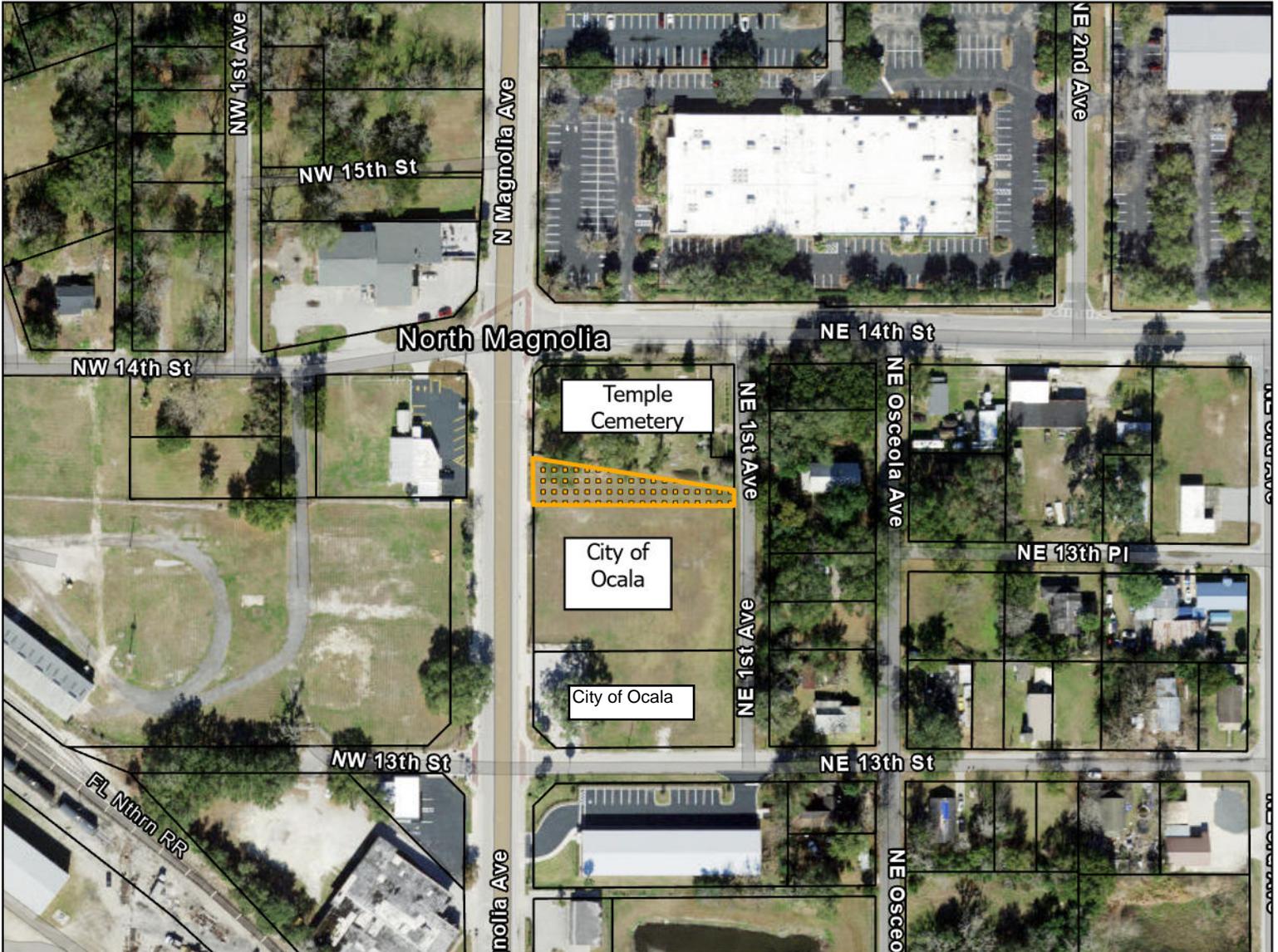
- Approve
- Approve with Changes
- Table
- Deny

AERIAL MAP

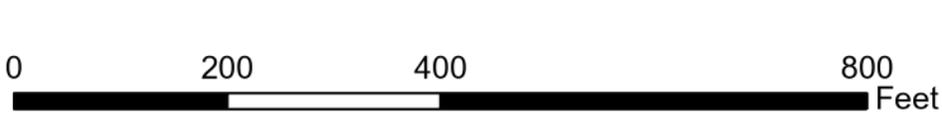
Parcel: 26297-000-01
Property Size: Approximately 0.19 acres
Proposal: CRA Surplus Property Request
CRA: North Magnolia



Folder: M:\GIS\Department\IT\Evan\Requests\Robert\Surplus\property\

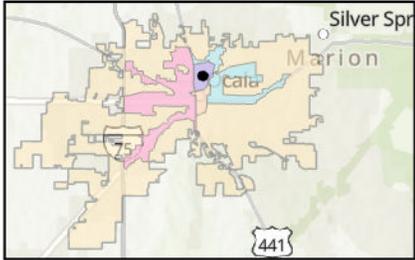


-  Subject Property
-  Parcels



CASE MAP

Parcel: 26297-000-01
Property Size: Approximately 0.19 acres
Proposal: CRA Surplus Property Request
CRA: North Magnolia



- Parcels
- B-2: Community Business
- B-4: General Business
- B-5: Wholesale Business
- GU: Governmental Use
- INST: Institutional
- M-1: Light Industrial
- M-2: Medium Industrial
- R-1A: Single Family Residential
- R-1AA: Single Family Residential
- Subject Property

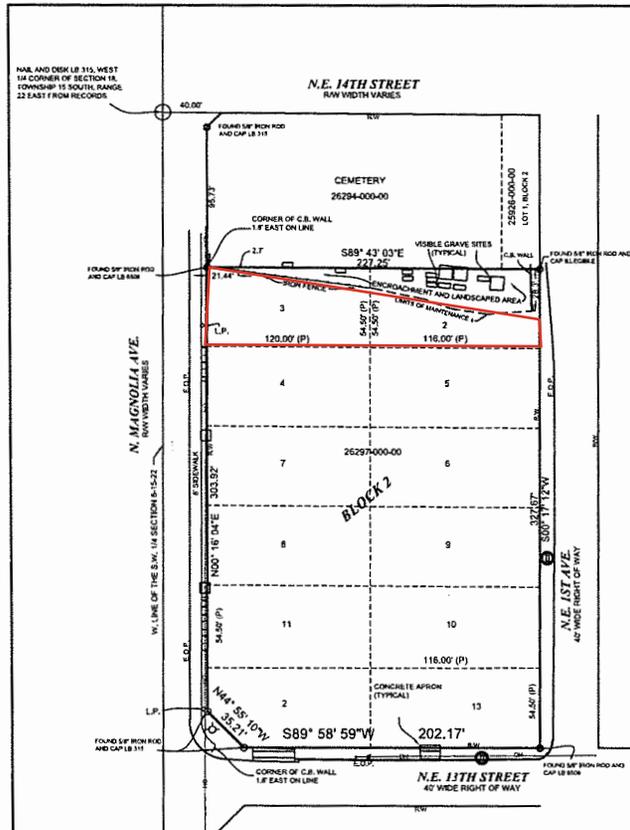


AERIAL VIEW OF LOT 2 AND LOT 3



BOUNDARY SURVEY

SCALE 1" = 50'



LEGAL DESCRIPTION

LYING IN SECTION 8, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; LOTS 2,3,4,5,6,7,8 AND 9, BLOCK 2, FLORIDA CENTRAL LAND COMPANY SUBDIVISION, A SUBDIVISION OF BLOCKS 3 AND 4, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 162, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LOTS 11 AND 12, BLOCK 2, FLORIDA CENTRAL LAND COMPANY SUBDIVISION, A SUBDIVISION OF BLOCKS 3 AND 4 ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 162, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE WEST 1/2 OF LOT 10 AND THE WEST 1/2 OF LOT 13, BLOCK 2, FLORIDA CENTRAL LAND COMPANY SUBDIVISION, A SUBDIVISION OF BLOCKS 3 AND 4, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 162, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE EAST 1/2 OF LOT 10 AND THE EAST 1/2 OF LOT 13, BLOCK 2, FLORIDA CENTRAL LAND COMPANY SUBDIVISION, A SUBDIVISION OF BLOCKS 3 AND 4, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 162, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCELS 41 AND 41A IN BOOK 2613, PAGE 664, AND ORDER OF TAKING IN BOOK, 2770, PAGE 536.

NOTES:

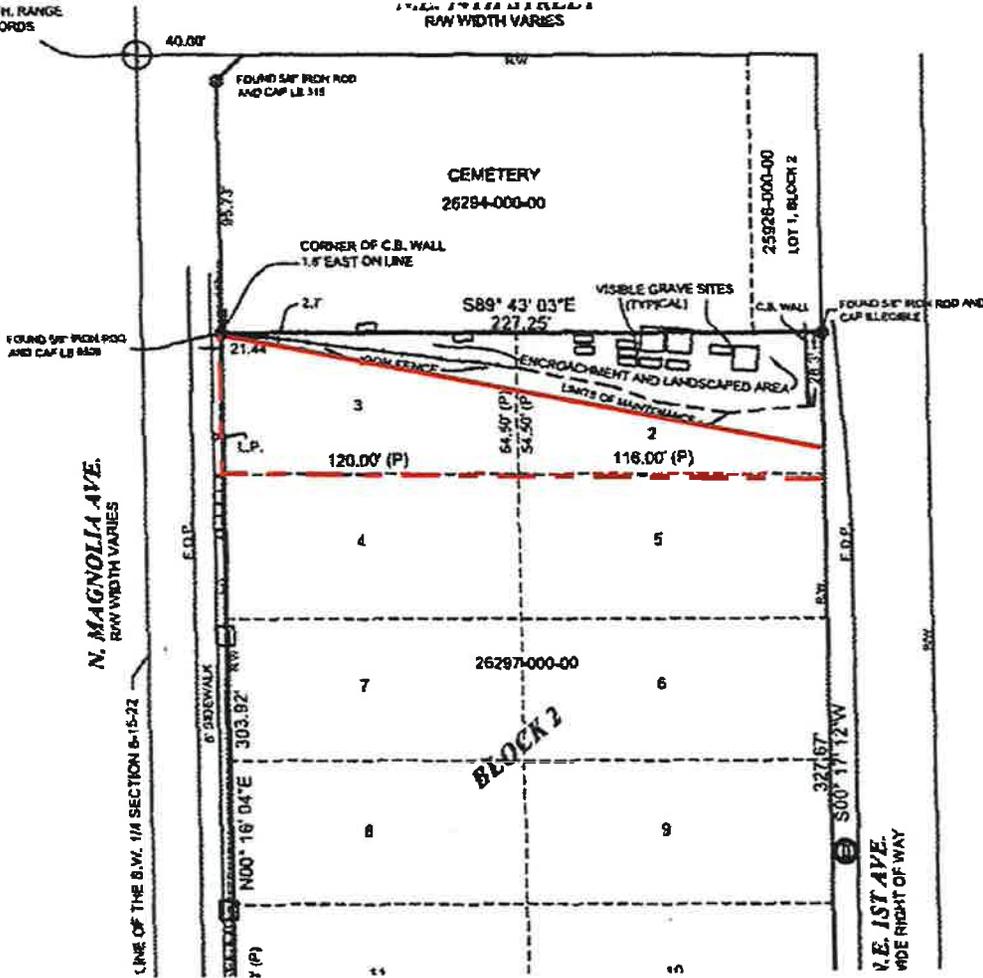
1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, WEST ZONE AND ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE N. MAGNOLIA AS BEING N 00° 16' 04" E.
2. NO BEARINGS ARE SHOWN ON THE RECORDED PLAT.
3. THE ACCURACY OF THE SURVEY MEASUREMENTS UTILIZED FOR THIS SURVEY MEETS OR EXCEEDS THOSE FOR THE EXPECTED USE OF THE PROPERTY, (COMMERCIAL) 1" IN 10,000'.
4. PARCELS 41 AND 41A, LISTED IN THE LESS AND EXCEPT PORTION OF THE DESCRIPTION ABOVE, DESCRIBE ADDITION RIGHT OF WAY FOR MAGNOLIA AVE.
5. UNDERGROUND IMPROVEMENTS, SUCH AS UTILITIES AND FOUNDATIONS, IF ANY EXIST, WERE NOT LOCATED.
6. THE SIGNING SURVEYOR IS RESPONSIBLE FOR THIS SURVEY, INCLUDING THE LOCATION OF THE MAPPED FEATURES AS SHOWN.
7. OTHER ABOVE GROUND IMPROVEMENTS, SUCH AS CONCRETE SLABS, EXIST ON SITE THAT WERE NOT LOCATED.
8. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2076-4463287.
9. IT IS UNKNOWN IF OTHER GRAVE SITES EXIST ON THIS PROPERTY OTHER THAN WHAT ARE SHOWN.
10. THE CONCRETE UTILITY POLE SYMBOLS SHOWN ALONG THE EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE ARE EXAGGERATED FOR CLARIFICATION PURPOSES AND THE CENTER OF POLES ARE WEST OF THE RIGHT OF WAY LINE FROM 1 1/2' TO 1.8'±.
11. ALL DISTANCES SHOWN ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

- R/W = RIGHT-OF-WAY
- ⊕ = EXISTING FIRE HYDRANT
- ⊙ = UTILITY POLE
- OH = OVERHEAD WIRE
- L.P. = LIGHT POLE
- = GUY ANCHOR
- = CONCRETE UTILITY POLE
- LS = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RLS = REGISTERED LAND SURVEYOR
- (M) = MEASURED
- ⊙ = STORM DRAIN
- EDP = EDGE OF PAVEMENT
- C.B. = CONCRETE BLOCK

CERTIFICATION
 CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION
 GILLIGAN, GOODING, FRANJOLA & SATSEL, P.A.
 FIRST AMERICAN TITLE INSURANCE COMPANY

REVISIONS DRAWN JWS CHECKED WRB FIELD DATE 10/15/19	CITY OF OCALA CITY ENGINEER'S OFFICE SURVEY DIVISION 1805 N.E. 30TH AVE. BLDG 700 OCALA, FLORIDA 34470 (352) 351-6696 FAX (352) 351-6731	BOUNDARY SURVEY IN FLORIDA CENTRAL LAND CO.'S SUBDIVISION PLAT BOOK A, PAGE 162 MARION COUNTY, FLORIDA CITY OF OCALA	WILLARD R. BOWSKY, JR. REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NO. 5756 STATE OF FLORIDA _____ DATE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
--	--	--	--

TOWNSHIP 15 SOUTH, RANGE 22 EAST FROM RECORDS



LEGAL DESCRIPTION

LYING IN SECTION 8, TOWNSHIP 15 SOUTH, RANGE 22 E FLORIDA CENTRAL LAND COMPANY SUBDIVISION, A S&L PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 16; AND LOTS 11 AND 12, BLOCK 2, FLORIDA CENTRAL LAND CO ADDITION TO OCALA, AS PER PLAT THEREOF, RECORD FLORIDA. AND THE WEST 1/2 OF LOT 10 AND THE WEST 1/2 OF LOT 13 SUBDIVISION OF BLOCKS 3 AND 4, ALLRED'S ADDITION 162, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE EAST 1/2 OF LOT 10 AND THE EAST 1/2 OF LOT 13, SUBDIVISION OF BLOCKS 3 AND 4, ALLRED'S ADDITION 162, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LESS AND EXCEPT PARCELS 41 AND 41A IN BOOK 281;

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE REFERENCED TO THE EAST RIGHT-OF-WAY LINE N. M.
2. NO BEARINGS ARE SHOWN ON THE RECORDED PL.
3. THE ACCURACY OF THE SURVEY MEASUREMENTS EXCEEDS THOSE FOR THE EXPECTED USE OF THE P.
4. PARCELS 41 AND 41A, LISTED IN THE LESS AND EX DESCRIBE ADDITION RIGHT OF WAY FOR MAGNOLIA.
5. UNDERGROUND IMPROVEMENTS, SUCH AS UTILIT NOT LOCATED

SURPLUS PROPERTY LIST 2026

PARCEL NUMBER	ADDRESS/LOCATION	Dimensions	SIZE	ZONING	TAX ASSESSED VALUE	Home/Vacant Lot	Current or Future Use/Department
28457-000-00	Corner of SW 5th ST and SW 15th Ave	20x105	0.05	R2	\$2,349	Vacant Lot	No current or future use
28466-000-00	Corner of SW 5th ST and SW 14th Ave (Same Parcel #)	30x104	0.07	R2	\$6,966	Vacant Lot	No current or future use
28466-000-00	Corner of SW 5th ST and SW 13th Ave (Same Parcel #)	30x104	0.07	R2		Vacant Lot	No current or future use
2840-019-001	0 NW 9TH AVENUE	25X30 & 20X	0.11	R2	\$2,374	VACANT LOT	None
2840-019-005	0 NW 9TH AVENUE	40 X 80	0.07	R2	\$2,926	VACANT LOT	None

CITY OF OCALA

CRA AGENCY REPORT

Meeting Date: 02/19/19

Subject: Purchase Agreement

Submitted By: Tye Chighizola

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): Approve CRA Agenda Item (ID # 13147) a Purchase and Sale Agreement with the Moxon Generational Trust, the Henry Moxon Living Trust and the Ocala Lumber Company for multiple properties located in the North Magnolia Redevelopment Subarea in the amount of \$285,000

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

PROOF OF PUBLICATION: N/A

BACKGROUND:

In 2014, City Council approved the Imagine North Magnolia Capital Improvement Project. This was to be a five to seven-year phased property acquisition project with related demolition to create mixed-use retail, business and residential development opportunities within the North Magnolia area, north of NE 10th Street.

Over the past year, staff has been negotiating with a property owner (Henry Moxon) to purchase multiple vacant properties in the CRA. The properties, which are located on North Magnolia Ave, NW 3rd Avenue and NW 4th Avenue, are approximately 4.67 acres in size. The North Magnolia Avenue parcels (1.7 acres) south of the cemetery are zoned B-4 and are assessed at \$147,584. The negotiated price between the City and the property owner is \$175,000. The purchase price is 20 percent over the assessed values. The other parcels are zoned R-1A and are assessed at \$80,796. The negotiated price is \$110,000. The purchase price for these parcels are 35 percent over the assessed values. The City is interested in these parcels due to their prominent location, size and development potential.

FINDINGS AND CONCLUSIONS:

The purchase of these properties is consistent with the North Magnolia Redevelopment Plan. The North Magnolia CRA Advisory Committee gave its support to purchase these properties. Purchasing the properties for future redevelopment opportunities meets City Council's goal of becoming an economic hub by leveraging location and resources. Over the past three years the City has purchased several properties in the area or acquired properties through the code enforcement process (see attached map showing properties acquired or in the process of being acquired). In 2016, the City purchased 1.65 acres (Willoughby property along North Magnolia Avenue) for \$228,000.

FISCAL IMPACT:

The property will be purchased using funds from the Community Redevelopment Trust Fund North Magnolia Redevelopment subarea account, which is appropriate and consistent with the Community Redevelopment Area Plan. A total of \$350,000 was budgeted in the FY19 Imagine North Magnolia CIP to assemble land that can be redeveloped. These funds will be used to purchase the property. Account # 622-016-515-559-55-61010 has sufficient funds to cover this expense. After the purchase of the Moxon property, there will be a remaining balance of \$65,000 in the Imagine North Magnolia CIP project accounts.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The agreement was reviewed and approved for form and legality by the Assistant City Attorney, Rob Batsel.

ALTERNATIVE:

- Approve
- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

Purchase and Sale Agreement(PDF)

Map (PDF)

This Instrument Prepared by/Return To:

Joseph Switt, Real Estate Coordinator
City of Ocala, Growth Management
201 SE 3rd Avenue, 2nd Floor
Ocala, FL 34471

CONTRACT FOR SALE AND PURCHASE

THIS AGREEMENT is entered into on the 7th day of February, 2019, by and between: The Moxon Generational Trust as to parcels 26297-000-00 & 25831-000-00, The Henry J.G. Moxon Living Trust as to parcels 26298-000-00 & 25832-000-00, Ocala Lumber Sales Company, a Florida Corporation as to parcels 25448-000-02 & 25818-000-00, whose mailing address is: PO box 1389, Ocala, FL 34478, hereinafter called the ("Seller")¹ and the City of Ocala, a Florida municipal corporation, whose mailing address is: 201 SE 3rd Avenue, 2nd Floor, Ocala, Florida 34471, hereinafter called the ("Buyer")¹.

NOW THEREFORE, in consideration of the mutual promises contained herein, and under the good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BUYER** and **SELLER** agree as follows:

1. **Sale and Purchase.** **SELLER** agrees to sell, and **BUYER** agrees to buy, the following **PROPERTY ("PROPERTY")**: real **property** located in Marion County, Florida, and described as follows:

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HEREOF
and all improvements to and structures in and on such real **property**.

2. **Purchase Price.** The purchase price shall be \$285,000.00 payable at closing.

3. **TIME FOR ACCEPTANCE AND CONTINGENCIES.** **THIS AGREEMENT IS CONTINGENT AND NOT BINDING UPON BUYER UNTIL RATIFIED AND ACCEPTED BY OCALA CITY COUNCIL, SIGNED BY ITS PRESIDENT, AND ATTESTED BY THE CITY CLERK, WITHIN 30 DAYS OF EXECUTION OF THIS AGREEMENT BY SELLER. IF NOT SO RATIFIED AND ACCEPTED WITHIN SUCH TIME PERIOD, THIS AGREEMENT SHALL BE DEEMED REJECTED BY BUYER AND OF NO FURTHER EFFECT. SELLER ACKNOWLEDGES AND AGREES THAT THIS PROVISION CANNOT BE WAIVED BY BUYER OR ANY AGENT OF BUYER.**

4. **Closing.**

a. **Date.** Closing shall be held at City of Ocala, Growth Management Department, 208 SE 3rd St., Ocala Florida 34478-1270, on a date selected by Buyer the longer of 90 days following **BUYER'S** acceptance of this **AGREEMENT** pursuant to Paragraph 3 or within 30 days of Seller's successful completion of the terms Paragraph 13. **BUYER** may select

¹Wherever the context so admits or requires, the terms "Seller" and "Buyer" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns for individuals, and the successors and assigns of corporations.

the closing agent to close the transaction and disburse the proceeds.

b. **Documents and Payments at the Closing.** SELLER shall execute and deliver to BUYER: a special warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of SELLER with warranty of title limited to the warranties contained in a Special Warranty Deed; an absolute bill of sale for the Personal PROPERTY with warranty of title; a construction lien affidavit; assignments of Leases; tenant and mortgagee estoppel letters; and corrective instruments. BUYER shall furnish a closing statement and pay the purchase price. **The purchase proceeds will be apportioned as per Exhibit "B" BY THIS REFERENCE MADE A PART HEREOF and the warranties of each Seller are limited to the property owned by that Seller.**

5. **Representations and Obligations of Seller.** SELLER represents and agrees as follows:

a. SELLER holds marketable, record fee simple title to the Real PROPERTY, and is the sole owner of and has good right, title and authority to convey and transfer all of the PROPERTY, free and clear of all liens and encumbrances, excepting only taxes which are not due and payable; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations.

b. SELLER shall convey marketable title subject only to liens, encumbrances, exceptions, or qualifications specified in this AGREEMENT. Marketable title shall be determined according to applicable Title Standards adopted by the Florida Bar. BUYER will select the closing agent and pay for the title search and closing services. BUYER, at its expense and within 10 days after the effective date shall order a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by SELLER at or before closing and, upon BUYER recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If SELLER has an owner's policy, SELLER will deliver a copy to BUYER within 15 days of the effective date. If title is found defective, BUYER shall, within 15 days from receipt of the evidence of title notify SELLER in writing specifying the defects. If the defects render title unmarketable, SELLER shall have one hundred and eighty (180) days from receipt of notice within which to remove the defects failing which BUYER shall have the option of either accepting the title as it then is or canceling this AGREEMENT. SELLER shall, if title is found unmarketable, use diligent efforts to correct defects in the title within the time provided therefore, including the bringing of necessary suits. If SELLER is unable to timely correct the defects, BUYER shall either waive the defects or cancel this AGREEMENT.

c. From the date of execution of this Agreement through the closing, Seller shall exercise diligent care in protecting the Property against waste or destruction of any kind, and shall not do or permit anything to be done to permit or cause any liens, encumbrances, liabilities, debts, or obligations on the Property except as exist as of the date of Seller's execution of this Agreement.

d. Seller shall, not less than ten (10) days after Seller's execution of this

Agreement, furnish to Buyer copies of all written Leases, if any, and estoppel letters from each tenant specifying the nature and duration of each tenant's occupancy, rental rates, advanced rent and security deposits paid by the tenant. If Seller is unable to obtain such letter from each tenant or if the Leases are not written, the same information shall be furnished by Seller to Buyer within such time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenants to confirm such information. Seller shall, at closing, deliver and assign all original Leases to Buyer. If any lease is unacceptable to Buyer, Buyer may terminate this Contract by delivery of written notice to Seller with 20 days of receipt of the unacceptable lease.

e. There are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

6. **Feasibility Study.** Buyer may, during the period commencing with the execution of this Agreement by Buyer's agent and concluding 90 days after Buyer's acceptance of this Agreement (the "Feasibility Study Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion, for Buyer's use. Buyer may conduct a Phase I environmental assessment and any other tests, analyses, surveys and investigations ("Inspections") that Buyer deems necessary to determine, to Buyer's satisfaction, the Property's engineering, architectural and environmental properties; zoning and land use restrictions; subdivision status; soil and grade; availability of access to public roads, water and other utilities; consistency with local, state and regional growth management plans; availability of permits, governmental approvals and licenses; and other Inspections that Buyer deems appropriate to determine the Property's suitability for the Buyer's intended use. Seller gives Buyer, its agents and other representatives, the right to enter the Property at any time during the Feasibility Study Period for the purpose of conducting Inspections; provided, however, that Buyer, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior consent. Seller shall fully cooperate with Buyer and its professionals in connection with the foregoing. Upon completion of such inspections, the Buyer, if necessary, shall restore the site to a condition as similar as possible to its previous condition. Buyer shall deliver written notice to Seller prior to the expiration of the Feasibility Study Period if Buyer determines the Property is not acceptable, in which event this Agreement shall be deemed canceled and of no further effect.

7. **Prorations.** Taxes, assessments, rent, interest, insurance, and other expenses and revenue of the Property shall be prorated through the date of the closing. Cash at closing shall be increased or decreased as may be required by prorations. Advance rent and security deposits will be credited to Buyer If closing occurs at a date or under circumstances where the current year's millage is not yet fixed, or the current year's assessments are otherwise unavailable, taxes will be prorated based on prior year's tax. A tax proration based upon an estimate shall, at request of either party, be readjusted upon receipt of a tax bill if a statement to that effect is signed at closing.

8. **Risk of Loss.** If the Property is damaged by fire or other casualty before closing, Buyer shall have the option of either taking the Property as is, together with any insurance

proceeds payable by virtue of such loss or damage, or of canceling this Agreement. Buyer acknowledges the Property is vacant land.

9. **Expenses.** BUYER shall pay for title insurance, doc stamps on the Deed, and for recording of the deed. SELLER shall pay all costs necessary to cure or satisfy any title defects, liens, or encumbrances and the costs of recording any corrective instruments.

10. **Brokerage Commissions.** Seller represents that it has listed the Property with "SVN Florida Commercial Real Estate" whose commission will be paid, by seller, under separate agreement between seller and said broker. Each party represents to the other that no other real estate brokers, salespersons, agents or finder fees are involved in this transaction, and each party agrees to indemnify and hold harmless the other party from and against any claims by real estate brokers or other persons claiming by, through or under them.

11. **Time of the Essence.** Time is of the essence with respect to each provision of this Agreement which requires that action be taken by either party within a stated time period, or within a specified date.

12. **Attorney's Fees and Costs.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all expenses and costs incurred, including court costs, reasonable attorney's fees, paralegal, investigative and any other paraprofessional fees whether incurred in trial, appellate, post-judgment or Bankruptcy proceeding.

13. **Additional Terms.**

a) **Zoning Contingency.** Seller's obligation to close under this Agreement shall be conditioned upon the following (the "Zoning Contingency") occurring on or before the date (the "Contingency Deadline") which is six months after the Effective Date:

i.) Adoption by the City of an ordinance assigning a B2 zoning classification to Seller's remaining portion of Parcel # 25448-000-02 (i.e. PLAT BOOK A PAGE 166 THE CENTRAL LAND CO'S REVISED PLAT OF MARION HEIGHTS BLK 11 LOTS 7, 8, 9, & 10). City acknowledges that said Zoning Classification is consistent with the current underlying Future Land Use designation.

ii.) In the event that the Zoning Contingency does not occur by the Contingency Deadline, Seller shall provide written notice to Buyer, within 30 days of the expiration of the Contingency Deadline, that Seller elects to either: (a) waive the Zoning Contingency and close hereunder; or (b) terminate this Agreement. If Seller fails to provide such written notice as and when required, Seller shall be deemed to have elected to terminate this Agreement. If Seller terminates this Agreement neither party shall have any obligations hereunder except those that expressly survive termination.

iii.) City of Ocala shall waive the application and processing fees associated with the Zoning contingency.

iii.) Seller shall diligently pursue, immediately undertake and be responsible for taking all action reasonably necessary to cause, and for all expenses associated with causing, the satisfaction of the Zoning Contingency. Seller shall meet all time deadlines, and shall proceed to attempt to satisfy the Zoning Contingency in a reasonable and customary fashion.

b) **Prior Agreements recorded in ORB 05413/643 & 5413/661.** City of Ocala shall waive Paragraph 2, "Reimbursement by Property Owner" of both agreements and record a satisfaction document.

14. **Zoning Contingency.** Seller acknowledges and agrees that Buyer cannot agree to cause the Zoning Contingency to occur. Rather, the events that are necessary for the occurrence of the Zoning Contingency must be granted or denied in accordance with applicable law and after all required public hearings.

15. **Acknowledgement.** Buyer acknowledges that there are several graves located along the North boundary that encroach upon the subject property. Buyer agrees to accept title subject to an exception for the existence of these graves.

16. **Limitations of Representations of Sellers.** All representations of each Seller are limited to the property owned by that Seller.

17. **Entire Agreement.** This AGREEMENT and any exhibits attached hereto constitute the entire AGREEMENT between BUYER and SELLER, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the PROPERTY other than those set forth herein. No subsequent alteration, amendment, change, deletion or addition to this AGREEMENT shall be binding upon BUYER or SELLER unless in writing and signed by both BUYER and SELLER.

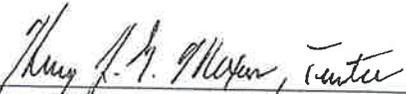
SELLER(S)

Parcels 26297-000-00 & 25831-000-00



The Moxon Generational Trust,
by Henry J. G. Moxon, as Trustee

Parcels 26298-000-00 & 257832-000-00



Henry J.G. Moxon Living Trust,
by Henry J. G. Moxon, as Trustee

Parcels 25448-000-02 & 25818-000-00

Henry J. G. Moxon, President
Ocala Lumber Sales Company,
by Henry J.G, Moxon, as its President

BUYER(S)

CITY OF OCALA

APPROVED BY:

This Contract is ratified and accepted by:
Ocala City Council on _____

Mary S. Rich, City Council President

ATTEST:

Angel B. Jacobs, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Patrick G. Gilligan, City Attorney

EXHIBIT "A"

1. **The Moxon Generational Trust as to parcels 26297-000-00 & 25831-000-00**

26297-000-00

Lying in Section 9, Township 15 South, Range 22 East, Marion County, Florida: Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, FLORIDA CENTRAL LAND COMPANY SUBDIVISION, a Subdivision of Blocks 3 and 4, ALLRED'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book A, Page 162, Public Records of Marion County, Florida.

ALSO BEING DESCRIBED AS:

Lying in Section 8, Township 15 South, Range 22 East, Marion County, Florida: Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, FLORIDA CENTRAL LAND COMPANY SUBDIVISION, a Subdivision of Blocks 3 and 4, ALLRED'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book A, Page 162, Public Records of Marion County, Florida.

LESS AND EXCEPT:

That property described in Order of Taking dated March 23, 1999, as recorded on March 28, 1999, at Official Records Book 2770, Page 536 of the public records of Marion County, Florida.

25831-000-00

Lots 9, 10, 11, 12, ENGESSERS SUBDIVISION, as per plat thereof recorded in Plat Book "A", page 119, of the public records of Marion County, Florida, being a resubdivision of Block 10, Marion Heights, as per plat thereof recorded in Plat Book "A", page 166, of the public records of Marion County, Florida.

2. **The Henry J.G. Moxon Living Trust as to parcels 26298-000-00 & 25832-000-00**

26298-000-00

SEC 08 TWP 15 RGE 22 LOTS 10.11.12.13 BLK 2 SUB OF BLKS 3.4 ALLREDS EXC COM NW COR OF SW 1/4 TH S 00-16-38 W 325 FT TH S 89-46-19 E 20 FT TO POB TH S 89-46-19 E 10 FT TH S 00-16-38 W 84.57 FT TH S 44-52-51 E 35.26 FT TH S 89-57-40 W 35 FT TH N 00-16-38 E 109.62 FT TO POB

25832-000-00

Lot Thirteen (13) of ENGESSER'S SUBDIVISION, of Block Ten (10) of MARION HEIGHTS, as per plat thereof recorded in Plat Book "A" at Page 119, of the Public Records of Marion County, Florida.

3. Ocala Lumber Sales Company as to parcels 25448-000-02 & 25818-000-00

The following portion of 25448-000-02

SEC 07 TWP 15 RGE 22 PLAT BOOK A PAGE 166 THE CENTRAL LAND CO'S REVISED PLAT OF MARION HEIGHTS BLK 11 LOTS 3,4,5 & 6.

25818-000-00

Lying in Section 7, Township 15 South, Range 22 East, Marion County, Florida: Lots 1, 4, 5, 6, 7 and 8, Block 7, REVISED PLAT OF MARION HEIGHTS, as per plat thereof recorded in Plat Book A, Page 166, Public Records of Marion County, Florida.

EXHIBIT "B"

<u>Parcel ID #</u>	<u>Acreage</u>	<u>Seller</u>	<u>Allotted proceeds</u>
26297-000-00 26298-000-00	1.7	The Moxon Generational Trust The Henry JG Moxon Living Trust	\$175,000.00
25448-000-02	1.02	Ocala Lumber Sales Co.	\$27,500.00
25818-000-00	1.18	Ocala Lumber Sales Co	\$49,500.00
25832-000-00	.33	The Henry JG Moxon Living Trust	\$13,500.00
25831-000-00	.44	The Moxon Generational Trust	\$19,500.00

COMPOSITE CLOSING STATEMENT

PROJECT: Imagine Magnolia
 PROJECT PARCEL NO.: N/A
 PROPERTY APPRAISER'S PARCEL ID NO. 26297-000-00

SELLER: The Moxon Generational Trust
 ADDRESS: PO Box 1389, Ocala, Fl. 34478
 SOCIAL SECURITY / TAX #: 30-6221803
 PHONE #(S): HM: 352-266-5842

BUYER: City of Ocala, a Florida Municipal Corporation
 ADDRESS: P.O. Box 1270, Ocala Florida 34478-1270
 Fed Tax #: 59-6000-392
 PHONE #(S): 352-629-8254

SELLER			BUYER	
DEBIT	CREDIT		DEBIT	CREDIT
	\$ 117,000.00	PURCHASE PRICE	\$ 117,000.00	
		COUNTY TAXES		\$
\$ 1,377.60		2019 Pro-ration		\$ 1,377.60
2,085.73		2018 Certificate		2,085.73
	\$ 113,536.67	BALANCE DUE TO SELLER	\$ 113,536.67	

WE, THE PARTIES NAMED ABOVE, HEREBY ACKNOWLEDGE THAT WE HAVE EXAMINED AND ACCEPTED THIS STATEMENT AS AN ACCURATE REPRESENTATION OF THE MONIES PAID AND RECEIVED THIS DAY OF OCTOBER, 2019, IN ACCORDANCE WITH THE CONTRACT FOR SALE AND PURCHASE ACCEPTED BY CITY OF OCALA COUNCIL ON THE 19th DAY OF FEBRUARY, 2019 AND AS AMENDED AND ACCEPTED BY CITY OF OCALA COUNCIL ON THE 18th DAY OF JUNE, 2019

 City Representative Date

 SELLER DATE

 SELLER DATE

From the balance due to Seller, Seller is paying to The James G. Moxon Family Irrevocable Trust the sum of _____ for Partial Release of Mortgage.

 Henry G. Moxon, Trustee

 Marjorie A.M. Swearingen, Trustee

COMPOSITE CLOSING STATEMENT

PROJECT: Imagine Magnolia
 PROJECT PARCEL NO.: N/A
 PROPERTY APPRAISER'S PARCEL ID NO. 26298-000-00

SELLER: The Henry J.G. Moxon Living Trust
 ADDRESS: PO Box 1389, Ocala, Fl. 34478
 SOCIAL SECURITY / TAX #: 267-62-7892
 PHONE #(S): HM: 352-266-5842

BUYER: City of Ocala, a Florida Municipal Corporation
 ADDRESS: P.O. Box 1270, Ocala Florida 34478-1270
 Fed Tax #: 59-6000-392
 PHONE #(S): 352-629-8254

SELLER			BUYER	
DEBIT	CREDIT		DEBIT	CREDIT
	\$ 58,000.00	PURCHASE PRICE	\$ 58,000.00	
		COUNTY TAXES		
\$ 686.04		2019 Pro-ration	\$ 686.04	
\$ 1,049.62		2018 Certificate	\$ 1,049.62	
	\$ 56,264.34	BALANCE DUE TO SELLER	\$ 56,264.34	

WE, THE PARTIES NAMED ABOVE, HEREBY ACKNOWLEDGE THAT WE HAVE EXAMINED AND ACCEPTED THIS STATEMENT AS AN ACCURATE REPRESENTATION OF THE MONIES PAID AND RECEIVED THIS DAY OF OCTOBER, 2019, IN ACCORDANCE WITH THE CONTRACT FOR SALE AND PURCHASE ACCEPTED BY CITY OF OCALA COUNCIL ON THE 19th DAY OF FEBRUARY, 2019 AND AS AMENDED AND ACCEPTED BY CITY OF OCALA COUNCIL ON THE 18th DAY OF JUNE, 2019

 City Representative Date

 SELLER DATE

 SELLER DATE