



## Ocala East Ocala Redevelopment Advisory Committee Agenda - Final Wednesday, August 27, 2025

### **Meeting Information**

#### *Location*

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

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

#### *Time*

4:00 PM

#### *Committee Members*

Van Akin, Vice Chairman  
Greg Blair  
Tito Comas  
John Gamache  
Karl Kunz  
Rachel Perez, Chairman

#### *Staff*

Roberto Ellis, Staff Liaison  
Economic Development Manager  
Growth Management Department

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

Yiovanni Santiago  
Committee Secretary

### **WELCOME!**

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call 629-8287 forty-eight (48) hours in advance so that arrangements can be made.

### **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.

1. Call To Order
  - a. Roll Call
2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was published on August 19, 2025.
3. Approval of Minutes
  - a. [June 25, 2025](#)
4. Grants/Applications
  - a. [Approve a Residential Property Improvement Grant for property located at 206 NE 12th Avenue, in an amount not to exceed \\$8,516](#)

Presentation By: Roberto Ellis
  - b. [Approve a Residential Property Improvement Grant for property located at 207 NE 11th Avenue, in an amount not to exceed \\$8,175](#)

Presentation By: Roberto Ellis
  - c. [Approve a Residential Property Improvement Grant for property located at 903 NE 2nd Street, in an amount not to exceed \\$20,000](#)

Presentation By: Roberto Ellis
  - d. [Approve a Residential Property Improvement Grant for property located at 1121 NE 2nd Street, in an amount not to exceed \\$6,868](#)

Presentation By: Roberto Ellis
  - e. [Approve a Residential Property Improvement Grant for property located at 1127 NE 2nd Street, in an amount not to exceed \\$7,263](#)

Presentation By: Roberto Ellis
  - f. [Approve a Residential Property Improvement Grant for property located at 1122 NE 9th Street, in an amount not to exceed \\$15,229](#)

Presentation By: Charlita Whitehead
  - g. [Approve a Commercial Property Improvement Grant for property located at 2430 NE 2nd Street, in an amount not to exceed \\$27,777](#)

Presentation By: Roberto Ellis
  - h. [Approve a Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \\$50,000](#)

Presentation By: Charlita Whitehead



- i. [Approve a Commercial Property Improvement Grant for property located at 1525 NE 8th Ave, in an amount not to exceed \\$13,590.](#)

Presentation By: Charlita Whitehead

5. Project Updates

- a. [Groundbreaking Ceremony for Skate Park Expansion Project](#)

Presentation By: Roberto Ellis

6. Other Business

7. Public Comments

8. Staff Comments

- a. [Proposed Fiscal Year 2025-26 Budget for the East Ocala CRA](#)

Presentation By: Roberto Ellis

9. Board Comments

10. Next Meeting Date: October 28, 2025

11. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1945

**Agenda Item #:** a.

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**Submitted By:** Economic Development Manager, Roberto Ellis

**Department:** Growth Management

**East Ocala CRA Advisory Committee**

June 25, 2025



# Ocala

## East Ocala Redevelopment Advisory Committee

### Minutes

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Wednesday, June 25, 2025

4:00 PM

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1. Call To Order

a. Roll Call

**Present**

Vice Chair Van Akin  
Board Member Greg Blair  
Board Member Tito Comas  
Board Member John Gamache  
Chairman Rachel Perez

2. Public Notice

The public notice for the East Ocala CRA Advisory Committee was posted on June 17, 2025.

3. Approval of Minutes

a. February 26, 2025

**Attachments:** [East Ocala CRA Mins 2.26.25 - Draft](#)

**RESULT:** APPROVED

**MOVER:** Van Akin

**SECONDER:** Tito Comas

**AYE:** Akin, Blair, Comas, Gamache, and Perez

4. Grants/Applications

a. CRA25-0014 - 224 NE 10th Ave

**Attachments:** CRA25-0014 - 224 NE 10th Ave Application Packet

Economic Development Specialist, Marie Mesadieu reviewed grant application CRA25-0014 for the property located at 224 NE 10th Ave. The improvements include replacing the HVAC system, adding insulation, landscape improvements, tree removal and installation of a privacy fence to the property. Ms. Mesadieu outlined the project cost, noting the highest quote of \$29,914.00 and the lowest \$20,111.07. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$15,083.

Ms. Rachel Perez recused herself from voting, she works for the applicant.

Motion to approve CRA25-0014 to make improvements for the property located at 224 NE 10th Ave in the amount of \$15,083.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Van Akin

**AYE:** Akin, Blair, Comas, and Gamache

**RECUSED:** Perez

**b.** CRA25-0003 - 1114 NE 12th Ave

**Attachments:** CRA25-003 -1114 NE 12th Ave Application Packet

Ms. Mesadieu reviewed grant application CRA25-0003 for the property located at 1114 NE 12th Ave. The improvements include replacing windows and repainting the exterior of the property. Ms. Mesadieu outlined the project cost, noting the highest quote of \$31,567 and the lowest \$17,765. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$13,474.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0003 to make improvements for the property located at 1114 NE 12th Ave in the amount of \$13,474.00.

**RESULT:** APPROVED

**MOVER:** Greg Blair

**SECONDER:** Rachel Perez

**AYE:** Akin, Blair, Comas, and Perez

**RECUSED:** Gamache

**c.** CRA24-0007 - 956 NE 5th St

**Attachments:** [CRA25-0007 956 NE 5th St Application Packet](#)

Economic Development/Cultural Arts Coordinator Charlita Whitehead reviewed grant application CRA24-0007 for the property located at 956 NE 5th Ave. The improvements include replacing 19 windows that are original to the home. Ms. Whitehead outlined the project cost, noting the highest quote of \$35,346 and the lowest \$16,385. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$12,289.

Motion to approve CRA24-0007 to make improvements for the property located at 956 NE 5th Ave in the amount of \$12,289.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Rachel Perez

- AYE:** Akin, Blair, Comas, Gamache, and Perez  
**d.** CRA25-0009 - 428 NE 7th Terrace

**Attachments:** CRA25-0009 428 NE 7th Terr Application Packet

Ms. Whitehead reviewed grant application CRA25-0009 for the property located at 428 NE 7th Terrace. The improvements include replacing the original roof, painting the exterior of the home, and tree and debris removal. Ms. Whitehead outlined the project cost, noting the highest quote of \$33,050 and the lowest \$30,088. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0009 to make improvements for the property located at 428 NE 7th Terrace in the amount of \$20,000.

**RESULT:** APPROVED

**MOVER:** Tito Comas

**SECONDER:** Greg Blair

**AYE:** Akin, Blair, Comas, and Perez

**RECUSED:** Gamache

- e.** CRA25-0011 - 837 NE 2nd St

**Attachments:** CRA25-0011 837 NE 2nd St Application Packet

Ms. Whitehead reviewed grant application CRA25-0011 for the property located at 837 NE 2nd St. The improvements include reroofing, repainting, and replace the HVAC system. Ms. Whitehead outlined the project cost, noting the highest quote of \$29,046 and the lowest \$26,413. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$19,810.

Motion to approve CRA25-0011 to make improvements for the property located at 837 NE 2nd St in the amount of \$19,810.

**RESULT:** APPROVED

**MOVER:** John Gamache

**SECONDER:** Tito Comas

**AYE:** Akin, Blair, Comas, Gamache, and Perez

- f.** CRA25-0013- 923 NE 2nd St

**Attachments:** [CRA25-0013 - 923 NE 2nd St Application Packet](#)

Ms. Whitehead reviewed grant application CRA25-0013 for the property located at 923 NE 2nd St. The improvements include replacing the windows in the sunroom of the

home. Ms. Whitehead outlined the project cost, noting the highest quote of \$38,343 and the lowest \$26,890. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Motion to approve CRA25-0013 to make improvements for the property located at 923 NE 2nd St in the amount of \$20,000.

**RESULT:** APPROVED

**MOVER:** Van Akin

**SECONDER:** John Gamache

**AYE:** Akin, Blair, Comas, Gamache, and Perez

g. CRA25-0015 - 1030 NE 5th St

**Attachments:** CRA25-0015 1030 NE 5th St Application Packet

Ms. Whitehead reviewed grant application CRA25-0015 for the property located at 1030 NE 5th St. The improvements include replacing windows and adding insulation.

Ms. Whitehead outlined the project cost, noting the highest quote of \$19,923 and the lowest \$17,031. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$12,774.

Ms. Perez recused himself from voting, she works for the applicant.

Motion to approve CRA25-0015 to make improvements for the property located at 1030 NE 5th St in the amount of \$12,774.

**RESULT:** APPROVED

**MOVER:** Tito Comas

**SECONDER:** John Gamache

**AYE:** Akin, Blair, Comas, and Gamache

**RECUSED:** Perez

h. CRA25-0023 - 948 NE 4th St

**Attachments:** [CRA25-0023 - 948 NE 4th St. Application Packet](#)

Ms. Whitehead reviewed grant application CRA25-0023 for the property located at 948 NE 4th St. The improvements include removing and replacing the furnace, HVAC, and windows. Ms. Whitehead outlined the project cost, noting the highest quote of \$35,770 and the lowest \$27,374. Based on the 75% matching requirement, the maximum grant CRA grant that can be awarded is \$20,000.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0023 to make improvements for the property located at 948 NE 4th St in the amount of \$20,000.

**RESULT:** APPROVED

**MOVER:** Greg Blair

**SECONDER:** Rachel Perez

**AYE:** Akin, Blair, Comas, and Perez

**RECUSED:** Gamache

i. CRA25-0002 - 1531 NE 2nd St

**Attachments:** CRA25-0002 1531 NE 2nd St Application Packet

Ms. Whitehead reviewed grant application CRA25-0002 for the property located at 1531 NE 2nd St. The improvements include replace the windows on the building.

Ms. Whitehead outlined the project cost, noting the highest quote of \$20,716 and the lowest \$10,673. Based on the 60% matching requirement, the maximum grant CRA grant that can be awarded is \$6,404.

Mr. John Gamache recused himself from voting, he is related to the business owner.

Motion to approve CRA25-0002 to make improvements for the property located at 1531 NE 2nd St in the amount of \$6,404.

**RESULT:** APPROVED

**MOVER:** Van Akin

**SECONDER:** Greg Blair

**AYE:** Akin, Blair, Comas, and Perez

**RECUSED:** Gamache

5. Project Updates

Economic Development Manger, Roberto Ellis provided an update on the following projects:

Ocala Skate park - Four new areas will be added to the park. Project has been delayed by two months due to the design taking longer than expected. New project completion date set to February 2026.

Tucker Hill - The City has issued an Invitation to Negotiate (ITN) to construct up to fourteen single family residential. ITN is set to close on August 18, 2025. The ITN will go through procurement for a processing review eventually awarding it to a developer.

6. Other Business

None

## 7. Public Comments

None

## 8. Staff Comments

## a. Revised Framework - EO Commercial Building Improvement Grant

**Attachments:** [Revised Framework - EO Commercial Building Improvement Grant](#)

Mr. Ellis reviewed the proposed changes to the commercial grant framework:

- Increase maximum grant from \$20,000 to \$50,000
- Add murals to the list of eligible work

The Advisory Committee motion to approved the proposed changes to the commercial grant framework.

**RESULT:** APPROVED

**MOVER:** Rachel Perez

**SECONDER:** Tito Comas

**AYE:** Blair, Comas, Gamache, and Perez

**NAY:** Akin

## b. CRA Plan Review

Mr. Ellis provided an overview of the Ocala CRA plan. The CRA plan was established in May 2015 and it was designed to improve the appearance, function, market value of key commercial corridors and restoring the economic vitality. The implementation time of the plan is 2045 which can be extended if there is a need. The maximum time the CRA plan can be extended to is 2055. Mr. Ellis discuss the key challenges of the Ocala CRA Plan and the plan to achieve revitalization.

Mr. Ellis also discussed with the Advisory Committee that the CRA Board requested that the policy and procedure for the CRA grants be reviewed to see how the process can be made more efficient.

## 9. Board Comments

None

## 10. Next Meeting Date: August 27, 2025

## 11. Adjournment

The meeting adjourned at 5:07 p.m.





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1864

**Agenda Item #:** a.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready):

Approve a Residential Property Improvement Grant for property located at 206 NE 12<sup>th</sup> Avenue, in an amount not to exceed \$8,516

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**BACKGROUND:**

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

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

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

**Grant ID:** CRA25-0028

**Applicant:** Barrington Kirkham

**Address:** 206 NE 12<sup>th</sup> Avenue

**Parcel ID:** 2834-002-008

**Project Description:** Replacement of thirteen windows.

**Low Quote:** \$11,354

**Recommended Grant Amount:** \$8,516

**FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. The applicant is new to the program. Each property owner may submit one application per fiscal year.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- According to the Marion County Property Appraiser's website, the home was built in 1942. The applicant has owned the property since 2022 and has been actively making improvements over time.

The applicant is seeking to replace thirteen windows, which will improve energy efficiency and reduce utility costs.

- While not all windows are being replaced, the ones targeted for replacement were installed over 20 years ago. The windows are visibly aged, irreparably damaged, and no longer functional.
- The new windows will be double hung, double pane energy efficient windows with a white finish to match the existing windows.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The committee noted that the property was well maintained. Located at the intersection of NE 12<sup>th</sup> Avenue and NE 2<sup>nd</sup> Street, the property serves as a good example of the desired character within the neighborhood.
- Staff recommend approval of the grant, in an amount not to exceed \$8,516.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

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

(Completed application and all required attachments must be submitted)

**PROJECT INFORMATION**

Project Name: Window Upgrade  
Project Address: 206 NE 12<sup>th</sup> AVE  
Parcel Number: 2834-002-008

**APPLICANT INFORMATION**

Applicant's Name: Barrington Kirkham  
Name of person to receive all correspondence if different from applicant: n/a  
Agent's Name (if applicable): n/a  
Agent's Mailing Address: 206 NE 12<sup>th</sup> AVE  
City: OCALA State: FL Zip: 34470  
Phone number: 352 7892160 Fax: \_\_\_\_\_  
E-mail address: BARRY 1822 K at AOL - COM.  
How long have you owned / lived at the current location? 2023

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

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

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

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

**PROJECT COSTS & SCHEDULE**

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

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75%

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

## GENERAL CONDITIONS

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

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

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

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

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

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



**Applicant**

I, Birmingham Kirkham, owner/occupant of building at  
2016 NE 12th Ave, have read and understand the  
terms and conditions of the Program and agree to the general conditions and terms outlined in  
the application process and guidelines of the Program.

Signature: Berry K. May  
Date: 7/28/25

**Property Information – For staff use only**

Is the property assessed Marion County property taxes? ☒ Y / ☐ N

Are property taxes paid up to date? ☒ Y / ☐ N

Is the property in condemnation or receivership? Y / ☒ N

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

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



Photos of existing three windows for the large bedroom.

The side view (north side) bedroom window.



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





Barrington Kirkham

Window Upgrade

Photos of existing 7 windows for the sunroom.

206 NE 12<sup>th</sup> Ave

July 2025

The north side view of the windows.



The east side view of the windows.





Project Schedule:

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

Project Budget:

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



Great Day Improvements, LLC.

Phone: (727) 250-0289

Customer Service Hotline: (833) 495-3773

11399 16th Court North Suite 100, St. Petersburg, FL 33716

State Certified License # CGC1508826 &amp; CCC133946

Patio Enclosures CGC CBC1267793

## **PROPOSED SCOPE OF WORK**

### **Customer Information**

Barry Kirkham  
206 NE 12th Ave  
Ocala FL 34470

352-789-2160  
barry1822k@aol.com

Date: 07/28/2025  
GDI Rep: Phil Tallon  
Office: (800) 472-5449

### **General Description of Work**

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

### **Windows**

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

### **Sliding Glass Doors - ByPass**

Number of Impact Doors	
Number of Non-Impact Doors	

### **Pocket Sliding Glass Doors**

Number of Impact Doors	
Number of Non-Impact Doors	

### **Additional Details**

Champion Windows will Furnish and install 10 double pane double hung energy efficient windows	
<b>Total Proposed Price</b>	<b>\$11,354.00</b>

This space intentionally left blank

CBC1265182 | CFC1431287

## Promotional Quote

Prepared by: PATRICK MAGGIO on 07/29/2025

### Homeowner and Home Information

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

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

### Project Specifications

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

Your current project will include:

Pure High End Vinyl

Glass: Double pane, double Low-e coating, Argon gas filled, Energy star rated.

Also included in our window installation:

Obtaining the permit and scheduling final inspections.

Install your new reinforced multi-chamber vinyl window frames/ sashes.

The windows will have the proper impact rating per the current Florida codes.

Give you the warranty and service information after completion of your project.

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

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

### Proposed Work

**Double-Hung Window**

**Quantity: 13**

All windows

### Project Details

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

## Pricing

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

## Photos

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2834-002-008

[GOOGLE Street View](#)

Prime Key: 1239711

[MAP IT+](#)

Current as of 8/19/2025

### [Property Information](#)

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

[Taxes / Assessments:](#)  
Map ID: 179  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .33

Situs: 206 NE 12TH AVE OCALA

### [2024 Certified Value](#)

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

### [History of Assessed Values](#)

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

### [Property Transfer History](#)

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

[Property Description](#)

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

[Land Data - Warning: Verify Zoning](#)

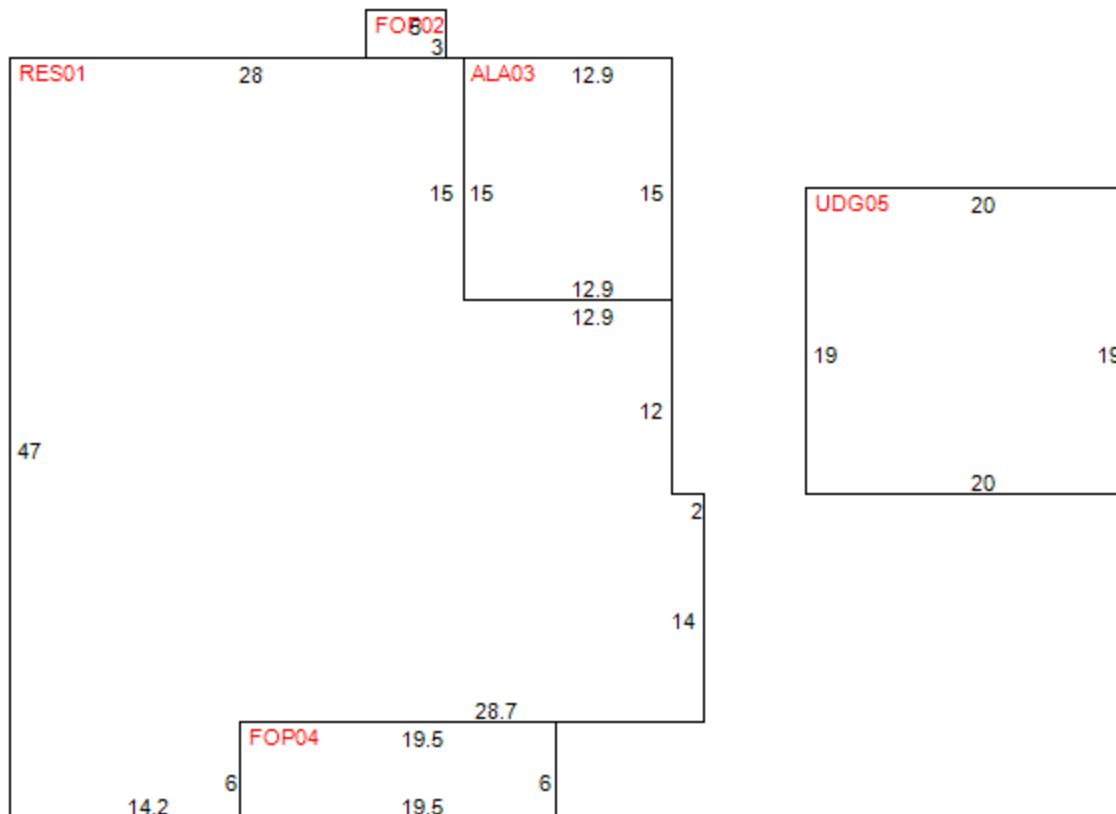
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		150.0	95.0	R3	150.00	FF						
Neighborhood 4701												
Mkt: 8 70												

[Traverse](#)

**Building 1 of 1**

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

UDG05=R20U19L20D19.



### Building Characteristics

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

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

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0160	COMMON BRICK	1.00	1942	N	0 %	0 %	1,597	1,597
FOP	0201	NO EXTERIOR	1.00	1942	N	0 %	0 %	15	15
ALA	0329	VINYL SIDING	1.00	2000	N	0 %	0 %	194	194
FOP	0401	NO EXTERIOR	1.00	1942	N	0 %	0 %	117	117
UDG	0510	ASBESTOS SHNGL	1.00	1942	N	0 %	0 %	380	380

## Section: 1

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

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

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

**Blt-In Kitchen: Y**  
**Dishwasher: Y**  
**Garbage Disposal: N**  
**Garbage Compactor: N**

Foundation: 3 PIER  
A/C: Y

Intercom: N  
Vacuum: N

Miscellaneous Improvements

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

Appraiser Notes

EST.INT.  
EST BACK FROM FENCE

Planning and Building

\*\* Permit Search \*\*

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



# AERIAL MAP

Parcel:

2834-002-008

Case Number:

CRA25-0028

Property Size:

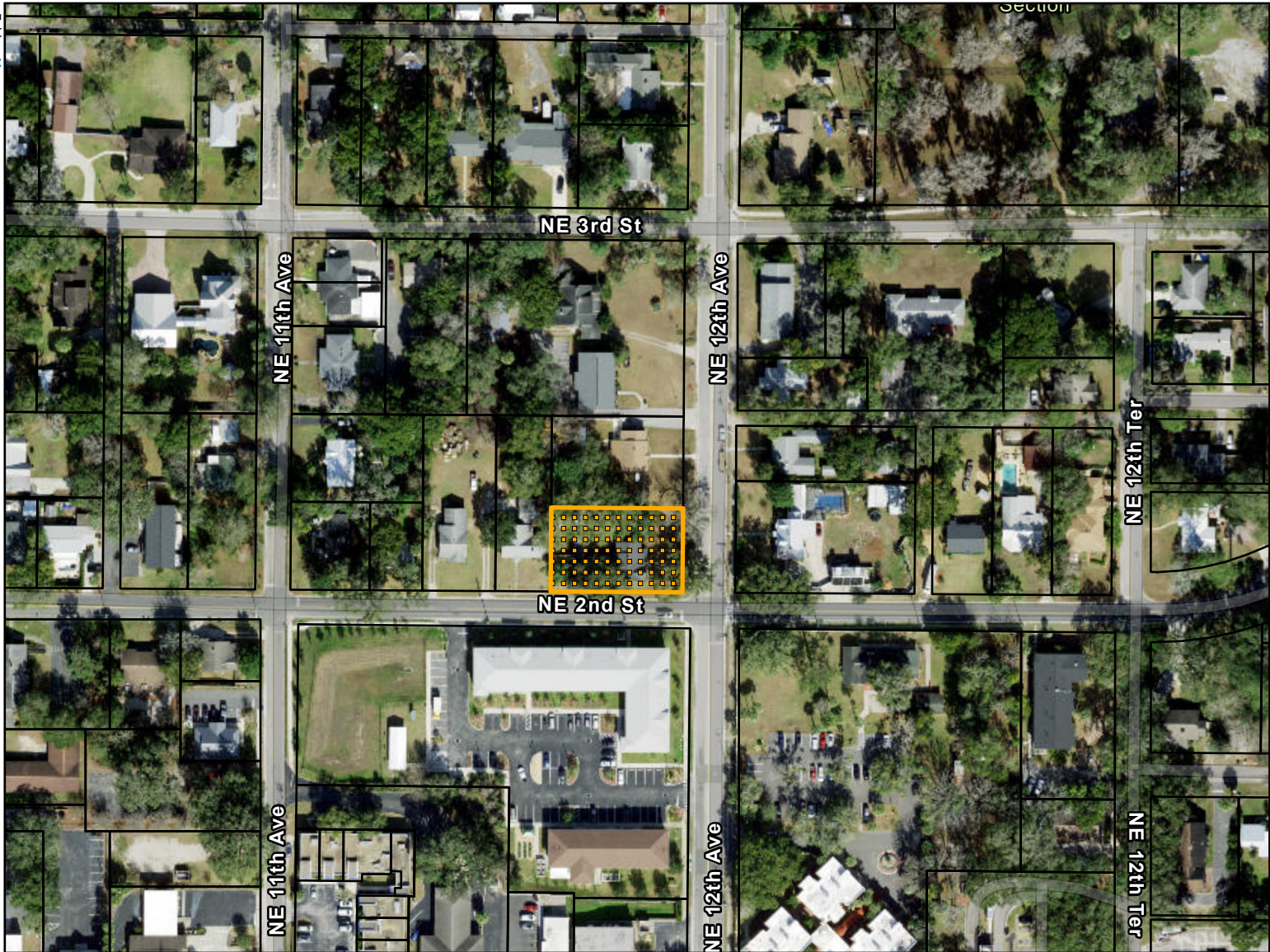
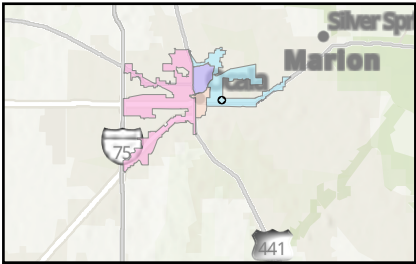
Approximately .33 acres


CRA Location

East Ocala


Proposal:

A Request for CRA fund use.





Subject Property

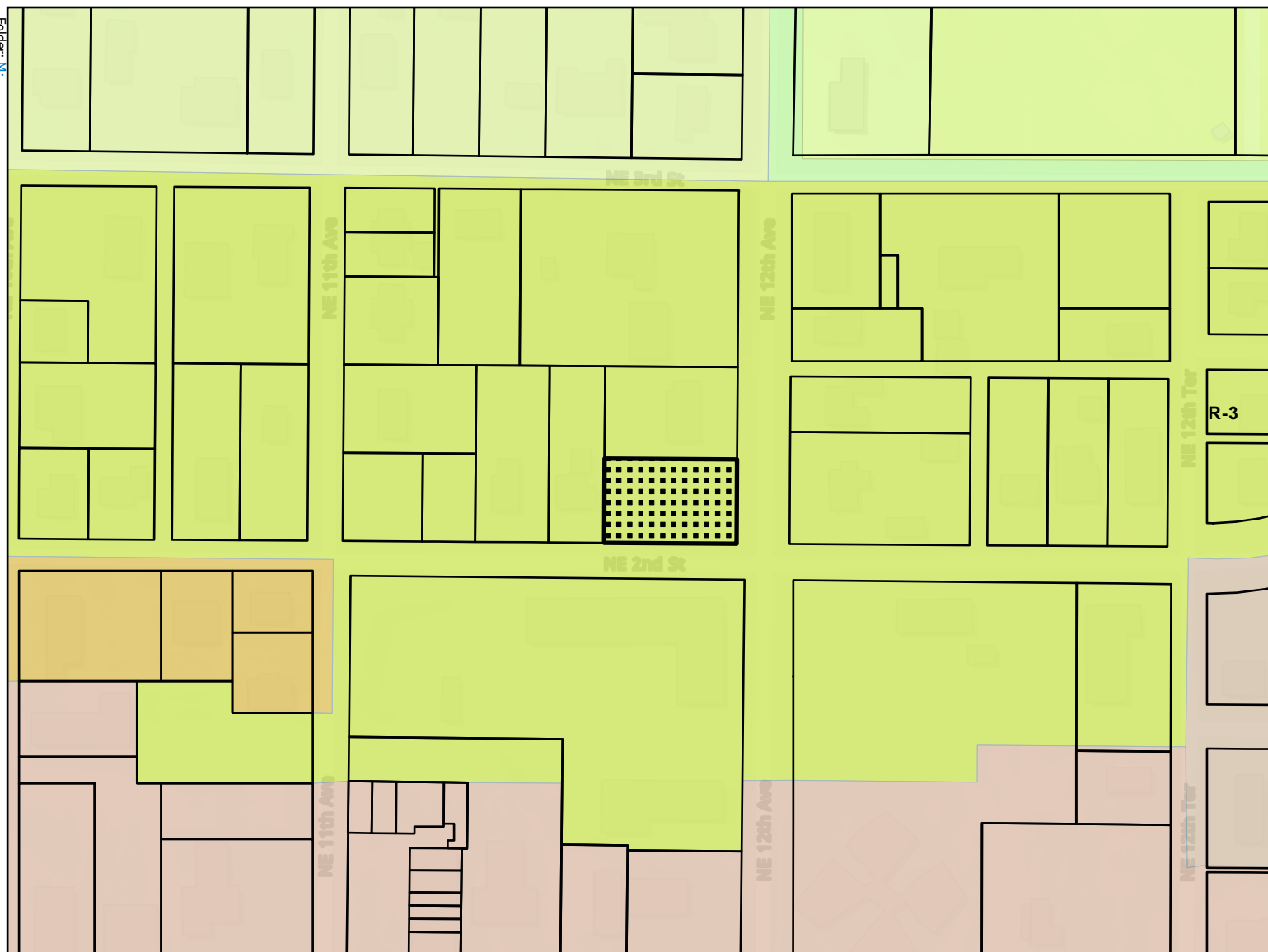
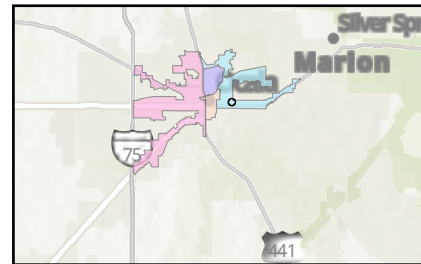


Parcels



## CASE MAP

**Parcel:** 2834-002-008  
**Case Number:** CRA25-0028  
**Property Size:** Approximately .33 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



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

0 200 400 800 Feet



**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>Roofing improvements:           City (50%) – Applicant (50%).</p> <p>All other work elements:       City (75%) - Applicant (25%)</p>





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1932

**Agenda Item #:** b.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Approve a Residential Property Improvement Grant for property located at 207 NE 11<sup>th</sup> Avenue, in an amount not to exceed \$8,175

**BACKGROUND:**

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

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

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

**Grant ID:** CRA25-0016

**Applicants:** Tracy Alderson and Randy Alderson

**Address:** 207 NE 11<sup>th</sup> Avenue

**Parcel ID:** 2834-002-105

**Project Description:** Replacement of the existing window air conditioning (AC) units with a centralized Heating Ventilation and Cooling (HVAC) system.

**Low Quote:** \$10,899

**High Quote:** \$11,545

**Recommended Grant Amount:** \$8,175

**FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. Property owners may submit one application per fiscal year. The homeowners are first-time applicants.
- The home, constructed in 1933, is a non-contributing structure in the wider East Ocala historic neighborhood and serves as the owners' primary residence.
- The proposed scope of work includes installation of new air ducts and a three ton 13.4 SEER2 HVAC system. Refer to the attached documents for photos of the existing window AC units.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala

Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.

- The Grant Review Committee (GRC) visit took place on August 18, 2025. The GRC noted that maintenance and improvement of the property contributes to the positive image of the neighborhood. The proposed improvement will improve the living conditions of the occupants.
- Per the program guidelines, the proposed work items are eligible to be funded at a 75 percent match. Staff recommend approval of the grant, in an amount not to exceed \$8,175

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

# 207 NE 11TH AVE - 03/28/2025

## Applicant Information

### Applicant / Primary Contact Information

<b>Name</b>	<b>Type</b>
Tracy Alderson	Residential Property Owner

### Questions

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

Ans. 11 years

## Property Information

<b>Parcel Id</b>	<b>Parcel Address</b>	
2834-002-105	207 NE 11TH AVE, OCALA, FL, 34471	
<b>Last Assessment</b>	<b>Previous Year Assessment</b>	<b>Districts</b>
9/15/2023 - \$45,401.00	No information available	East Ocala CRA, Ocala Wide District, OEU District

## Project Details

### Details

**Proposed Use**  
No information entered No  
information entered

**Public Improvements**  
No information entered

**Estimated Future Assessed  
Value**  
No information entered

**Proposed Square Footage**  
No information entered

**Improvements Requested**

**Estimated Future Tax**  
No information entered

## Construction Activities - 207 NE 11TH AVE OCALA FL 34471

### New Construction

✓ Interior - HVAC

## Eligible Costs

### Exterior Painting

Estimated cost of Paint \$0.00

**Sub Total:** \$0.00

### Repair/repalcement of exterior windows and/or doors

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Other \$0.00

**Sub Total:** \$0.00

### Demolition

Estimated cost of demoliton \$0.00  
and cleanup

**Sub Total:** \$0.00

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

Estimated cost of  
landscaping \$0.00

**Sub Total:** \$0.00

### Fencing (sides and rear only)

Estimated cost of fencing \$0.00

**Sub Total:** \$0.00

### Reroofing

Estimated cost of reroofing \$0.00

**Sub Total:** \$0.00

### Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

### New Construction

Should not include building permit and impact fees.

Estimated cost of insulation improvements	\$0.00	Estimated cost of new construction.	\$11,545.00
Other	\$0.00	<b>Sub Total:</b>	\$11,545.00
<b>Sub Total:</b>	\$0.00		

## Financing Details

### Fund Request

Funding Request	Not Specified
Eligible Costs Total	\$11,545.00
Total Estimated Project Cost	\$11,545.00
Total Funding Amount Requested	\$8,614.00

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

Grants	\$8,658.00
Personal Savings	\$2,887.00
Loan / Credit Card	\$0.00
Other	\$0.00
<b>Sub Total</b>	\$11,545.00

## Project Description and Bids



## Questions

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

Ans. Replace HVAC system and damaged ductwork

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

Ans. No

**3. If not, please explain**

Ans. Not able to afford at this time.

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

Ans. Portal.pdf

**5. Bid 1 Amount**

Ans. 19512

**6. Bid 1 Upload**

Ans. New 3 ton 13.4 SEER2 Goodman Package AC System with Heat Strips.pdf

**7. Bid 2 Amount**

Ans. 11545

**8. Bid 2 Upload**

Ans. No information entered

## Timeline

Anticipated start date

**Date**

06/11/2025

**Description**

Replace damaged ductwork & HVAC

## Anticipated completion date

**Date**

06/14/2025

**Description**

Estimated date of the completion of the project

## Parties

### Authorized Representative

**Business Name****EIN****First Name**

Tracy

**Last Name**

Alderson

**Phone Number**

3108807827

**Email**

tracyalderson7@gmail.com

**Address**

207 NE 11th ave, Ocala, FL, 34470

### Authorized Representative

**Business Name****EIN**

No information entered

**First Name**

Randy

**Last Name**

alderson

**Phone Number**

3107099798

**Email**

dallas.princeville@gmail.com

**Address**

207 NE 11th Ave, Ocala, Florida, 34470

## Documentation Collection

### Questions

#### 1. Document Checklist

Ans. Proof of Ownership and homestead status, Color photographs of the existing conditions, Project Schedule, Project budget, showing detailed estimates for all work items, At least 2 competitive bid proposals from contractors (licensed within the City of Ocala), Provide proof of property or liability content insurance (as applicable)

## Declarations



**Name:** Tracy Alderson  
**Date:** 03/28/2025



Coast to Coast Heating & Air, LLC  
3778 S Pine Ave  
Ocala, FL 34471  
352-229-6221  
www.coasttocoastac.com  
License #CAC1815208

**BILL TO**

Tracy Alderson  
207 Northeast 11th Avenue  
Ocala, FL 34470 USA

ESTIMATE  
49882682

ESTIMATE DATE  
Mar 20, 2025

**JOB ADDRESS**

Tracy Alderson  
207 Northeast 11th Avenue  
Ocala, FL 34470 USA

Job: 49882950

**ESTIMATE DETAILS**

New 3 ton 13.4 SEER2 Goodman Package AC System with Heat Strips: Hunter's Notes:

Customers often think equipment is the most important factor in choosing a contractor. While equipment is important, it is not the most important factor, the installing contractor is. Even the best equipment can be a headache if the installing contractor takes short cuts or only looks at the equipment. When we visit your home, we dive deep into not only your system and identifying the exact capacity you need for your home, but also into the ductwork, electric, and other critical factors that play a role in determining the ideal system for optimal performance and comfort. When you choose Coast to Coast Heating And Air, you're choosing a contractor that truly cares about delivering an outstanding product and experience. When you're our customer, you'll experience the highest standards in the industry.

Existing home is really old from the 1930s. Home has no insulation underneath and we could not access the insulation in the attic. We recommend a block load to determine exact capacity needed. Our quote includes performing this block load calculation.

Return is undersized. Needs to be enlarged. Portions of the supply ductwork also need to be replaced.

Questions? Call Or Text Hunter at # 912-294-6034

Thank you for the opportunity to earn your business! It was so great to meet you. If there is anything else we can do to earn your business, please let me know. I know we'll do the best job for you.

**SCOPE OF WORK:**

All System Installations Include: Permitting, Inspections, Removal of old equipment, Installation of new equipment, Digital Programmable thermostat, hurricane pad, tie-downs, minor electric upgrade, and re-connection of ductwork.

ALSO INCLUDED:

- New Drain/Trap
- New Disconnect/Whip
- Adding New Surge Protector to help protect the system
- Replacing Portion of Ductwork
- Modification of Return Ductwork/Upsizing Return
- New Metal Duct Cover to better protect ductwork and prevent critters from accessing under the mobile home from behind the system.
- Making Sure PU is level and all proper clearances are observed for manufacturer and code requirements

SYSTEM WARRANTIES:

- 10 year all parts warranty
- 1 year labor warranty
- 1 year of Preventative Maintenance (2 visits per year)

FINANCING PROMOTIONS:

FLCU Premium Financing

- 0% for 9 Months through FLCU
  - Qualifies for the 4% Cash/Check Discount
- (Must be the homeowner and have proof of ownership)

Wells Fargo Financing

- Does not Qualify for 4% Cash/Check Discount
- Longer Payment Terms and Cheaper Monthly Payments
- More relaxed Credit requirements and easier to qualify

Wells Fargo Options:

- 0% for 18 Months Through Wells Fargo
- 9.99% for 120 Months Through Wells Fargo
- 4.99% for 48 Months Through Wells Fargo
- 7.99% for 96 Months Through Wells Fargo

Discounts/Rebates:

- \$200 Military/LEO Discount
- 4% Cash/Check/FLCU Financing Discount

Prices good for 30 days. EQUIPMENT SUBJECT TO AVAILABILITY. LIMITED QUANTITIES OF 410A EQUIPMENT ARE AVAILABLE.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
GPOCH33641/30	Goodman 3 ton 13.4 SEER2 Package AC System	1.00	\$11,545.00	\$11,545.00
DW Mods Level 2	Ductwork Modifications	1.00	\$0.00	\$0.00
AMM-1- Complimentary	<u>Advantage Maintenance Membership For 1 System</u> Our Mid-Tier Bi-Annual Membership program that provides two	1.00	\$0.00	\$0.00

maintenance visits per year for a home with one system.

During our preventative maintenance visits, our technicians deliver a top-notch and thorough cleaning of your homes heating and cooling system. Our maintenance visits are second-to-none and take an average of 1.5 hours per complete system to complete.

After collecting all of the data with your system, we provide you with a detailed inspection report with pictures and comprehensive analysis of your system. We'll let you know about any problems or areas of concern and what we can do to remedy them.

Benefits Of Our Advantage Maintenance Membership Include:

- Longer Equipment Lifespan
- Fewer Breakdowns
- Catch Problems Early
- Maintain Peak Efficiency of your system
- Maintain Peak Output of your system
- 2 Visits to ensure optimal heating & Cooling Operation

Not only do we provide you with top-notch maintenance, but you get a number of other benefits too!

**Additional Benefits:**

- 15% Off Repairs
- 10% Off IAQ Products/Services
- Priority Service
- No Overtime
- 2 Year Labor & Parts Warranty on Repairs (One Extra Year)

**\*\*Other Terms May Apply.\*\***

**\*\*For Detailed Terms About our Membership Agreements, visit  
Coasttocoastac.com \*\***

Honeywell TH4210U2002	Product Overview	1.00	\$0.00	\$0.00
The T4 Pro Programmable Thermostat helps you manage your home heating and cooling in a simple, easy to use device. Designed to streamline everything from installation to user experience, the T4 features push button control and seven-day scheduling, including an option to set a different schedule on weekends. With its adaptive intelligent recovery, the T4 helps you feel comfortable sooner by learning how long it takes your system to reach a desired temperature and activating the system earlier.				

**Highlights:**

- TH4210U2002 2H/1C heat pump and 1H/1C conventional
- 7-day, 5-2, 5-1-1 or non-programmable
- Uses the UWP mounting system that's standard across all T

- Series thermostats
- Easy upsell to a connected Lyric T6 Pro Wi-Fi when your customer is ready for Wi-Fi (C-wire required)
- Simple push-button functionality
- Filter change reminders
- 5-year warranty

TH4210U2002/U THERMOSTAT PROGRAMMABLE HONEYWELL T4  
1H/1C CONVENTIONAL 2H/1C HEATPUMP

Honeywell Honeywell TH4210U2002

B65-997	B65-997 GPCH33641SUB PACKAGE UNIT 3T 13.4SEER2 GOODMAN	1.00	\$0.00	\$0.00
Goodman GPCH33641SUB				

SUB-TOTAL	\$11,545.00
TAX	\$0.00
TOTAL	\$11,545.00
EST. FINANCING	\$153.00

Thank you for choosing Coast to Coast Heating & Air, LLC

CUSTOMER AUTHORIZATION

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

Sign here

Date

Hello, these are your estimates

Location: 207 Northeast 11th Avenue, Ocala, FL, 34470

Apply  
For

JOB ID  
1307273473

<div>3 Ton Basic</div> <div>As Low As \$117.46/mo</div> <div>Your Price \$10,899.00</div> <div>Accept Estimate</div>	<div>3 Ton Deluxe</div> <div>As Low As \$164.46/mo</div> <div>Your Price \$15,259.00</div> <div>View</div>	<div>Ductwork replacement</div> <div>As Low As \$92.83/mo</div> <div>Your Price \$8,613.05</div> <div>Member Price \$7,600.05</div> <div>View</div>
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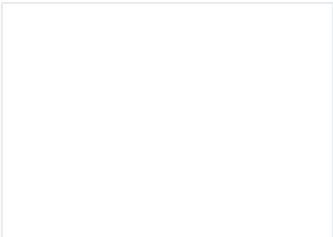
Summary



GPHP-38811

Your Price  
\$10,899.00

System Warranties & Features:  
> 5 Year Labor Warranty  
> 10 Year Manufacturer Compressor...  
View More



AC-1001

Your Price  
\$0.00

Condenser





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Subtotal	\$10,899.00
Tax	\$0.00
<b>Total</b>	<b>\$10,899.00</b>

POWERED BY  ServiceTitan

[Contact Us](#)

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2834-002-105

[GOOGLE Street View](#)

Prime Key: 1239681

[MAP IT+](#)

Current as of 8/21/2025

### [Property Information](#)

ALDERSON RANDY  
ALDERSON TRACY  
207 NE 11TH AVE  
OCALA FL 34470-6721

[Taxes / Assessments:](#)  
Map ID: 179  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .21

Situs: 207 NE 11TH AVE OCALA

### [2024 Certified Value](#)

Land Just Value	\$31,635		
Buildings	\$54,029		
Miscellaneous	\$1,215		
Total Just Value	\$86,879	Impact	
Total Assessed Value	\$46,763	<a href="#">Ex Codes:</a> 01 38	(\$40,116)
Exemptions	(\$25,000)		
Total Taxable	\$21,763		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$31,635	\$54,029	\$1,215	\$86,879	\$46,763	\$25,000	\$21,763
2023	\$31,635	\$64,562	\$1,559	\$97,756	\$45,401	\$25,000	\$20,401
2022	\$31,635	\$59,644	\$1,684	\$92,963	\$44,079	\$25,000	\$19,079

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5998/1463</a>	02/2014	61 FJDGMNT	0	U	I	\$100
<a href="#">5997/0394</a>	02/2014	61 FJDGMNT	0	U	I	\$100
<a href="#">5970/0967</a>	12/2013	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,000
<a href="#">5813/0957</a>	02/2013	08 CORRECTIVE	0	U	I	\$100
<a href="#">5811/1467</a>	02/2013	05 QUIT CLAIM	0	U	I	\$100
<a href="#">5734/0129</a>	09/2012	34 TAX	0	U	I	\$12,100
<a href="#">5233/0069</a>	07/2009	60 CRT ORD	0	U	I	\$100
<a href="#">5151/0915</a>	12/2008	71 DTH CER	0	U	I	\$100
<a href="#">5146/0726</a>	12/2008	74 PROBATE	0	U	I	\$100
<a href="#">1802/0387</a>	11/1991	71 DTH CER	0	U	I	\$100
<a href="#">UNRE/INST</a>	03/1989	71 DTH CER	0	U	I	\$100
<a href="#">1446/0684</a>	08/1987	07 WARRANTY	1 LIFE ESTATE	U	I	\$100

### [Property Description](#)

SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 101  
OAK PARK CALDWELLS ADD OCALA  
BLK B W 90 FT OF S 100 FT OF LOT 5 AKA  
COM AT SW COR OF BLK BLK B OF OAK PARK TH  
N 100 FT TH E 90 FT TH S 100 FT TH W 90 FT TO POB.

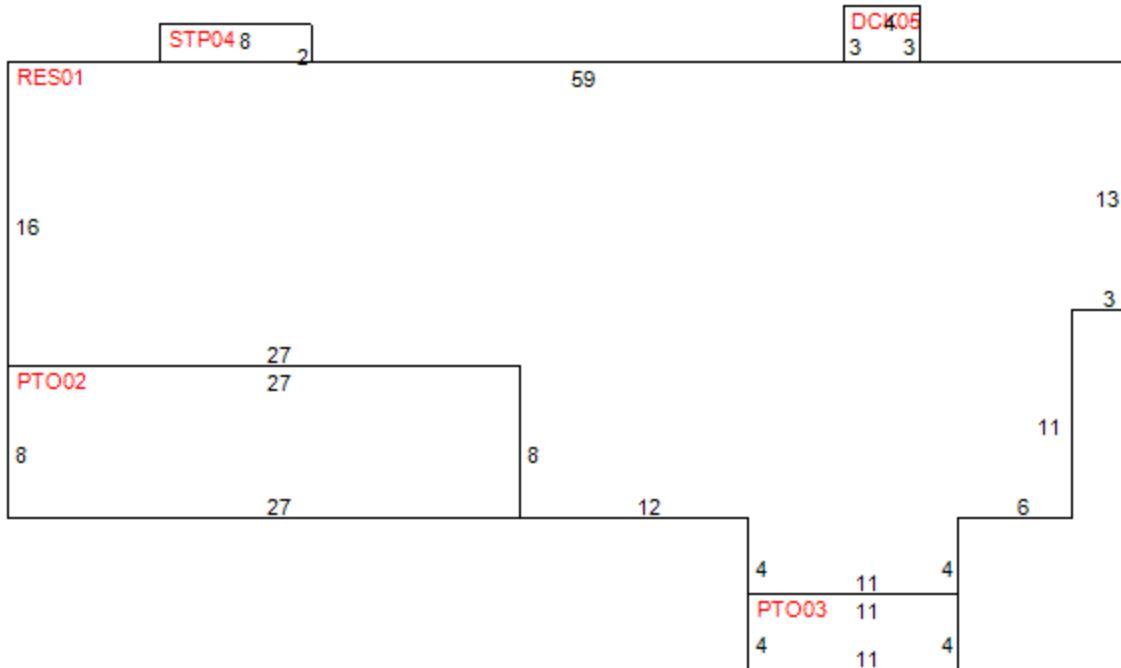
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		90.0	100.0	R3	90.00	FF						
Neighborhood 4701												
Mkt: 8 70												

[Traverse](#)

**Building 1 of 1**

RES01=L6D4L11U4L12U8L27U16R59D13L3D11.L29  
PTO02=L27U8R27D8.R12D4  
PTO03=D4R11U4L11.U28L23  
STP04=U2L8D2R8.R28  
DCK05=U3R4D3L4.



### Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1933
<b>Effective Age</b>	8 - 35-39 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	2	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	4/24/2020 by 025	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 174

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0130	WOOD SHINGLES	1.00	1933	Y	0 %	0 %	1,211	1,211
PTO 0201	NO EXTERIOR	1.00	1933	N	0 %	0 %	216	216
PTO 0301	NO EXTERIOR	1.00	1933	N	0 %	0 %	44	44
STP 0401	NO EXTERIOR	1.00	2013	N	0 %	0 %	16	16
DCK 0501	NO EXTERIOR	1.00	2013	N	0 %	0 %	12	12

### Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 32 HARDWD ON WOOD	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 20 PLASTER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 2	

**Foundation:** 3 PIER  
**A/C:** Y

**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	126.00	LF	20	1980	2	0.0	0.0
114 FENCE BOARD	35.00	LF	10	2001	4	0.0	0.0
159 PAV CONCRETE	696.00	SF	20	2013	3	0.0	0.0

Appraiser Notes

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD13-1478	11/13/2013	-	DRIVEWAY
BLD13-0663	5/21/2013	-	INT RENO

## Site Conditions

207 NE 11<sup>th</sup> Ave















**CASE MAP**

**Case Number:** CRA25-0016

**Parcel Number:** 2834-002-105

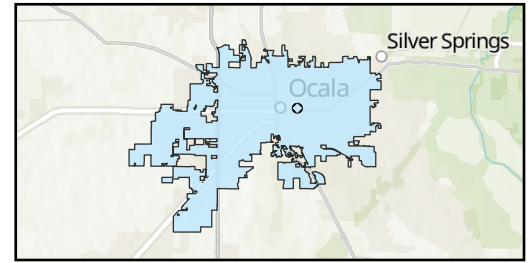
**Property Size:** .21 Acres

**CRA Location:** East Ocala

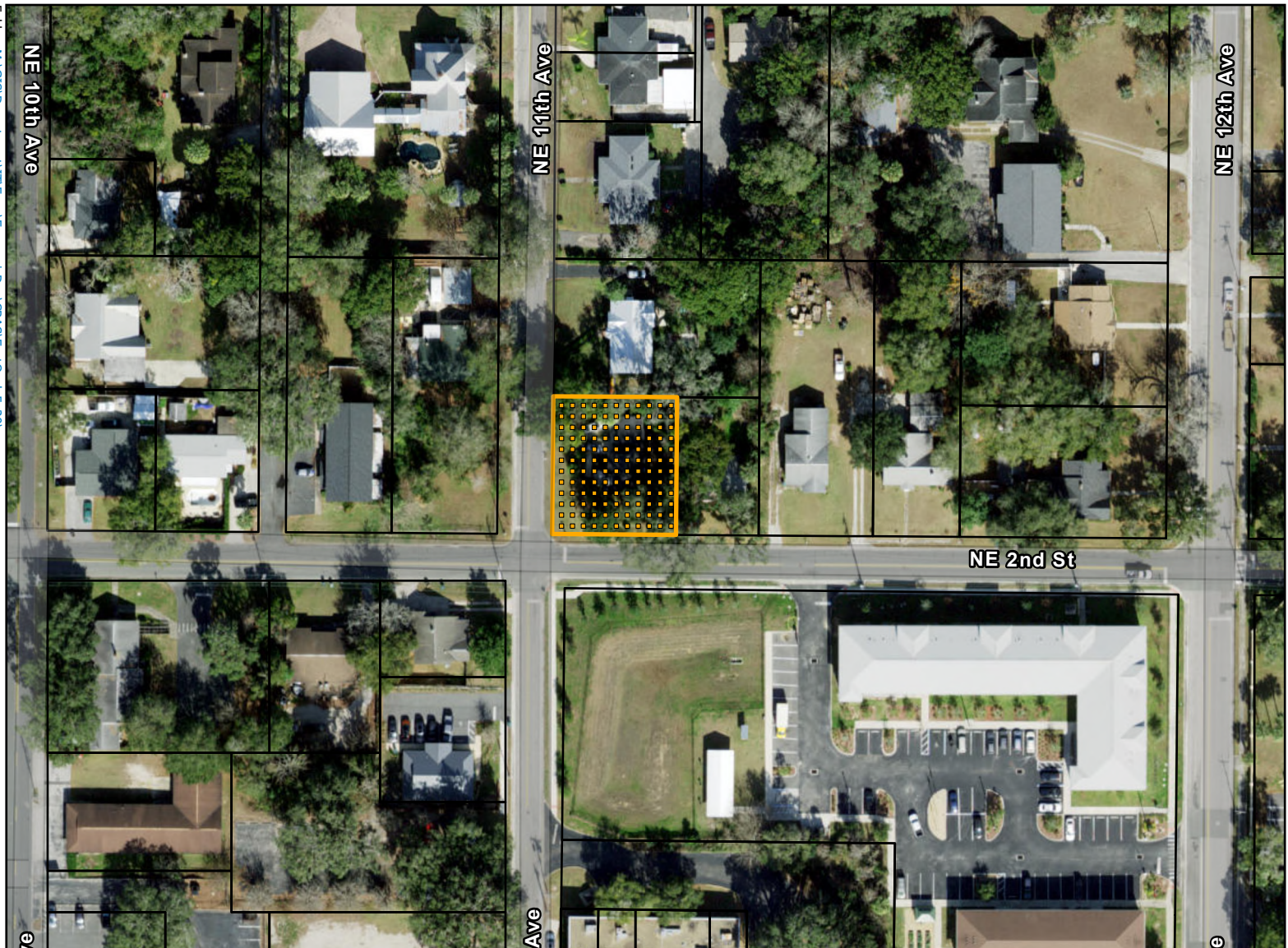
**Land Use Designation:** Neighborhood


**Zoning:** R-3, Multi-Family Residential

**Proposal:** A request for use of CRA funds.



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 Subject Parcel

 Parcels

0 125 250 500 Feet



**CASE MAP**

**Case Number:** CRA25-0016

**Parcel Number:** 2834-002-105

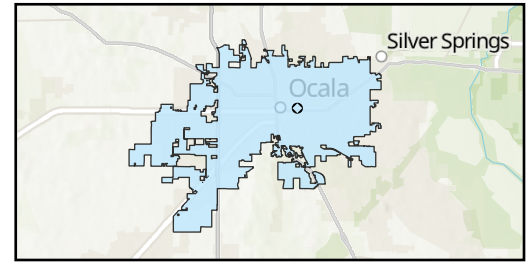
**Property Size:** .21 Acres

**CRA Location:** East Ocala

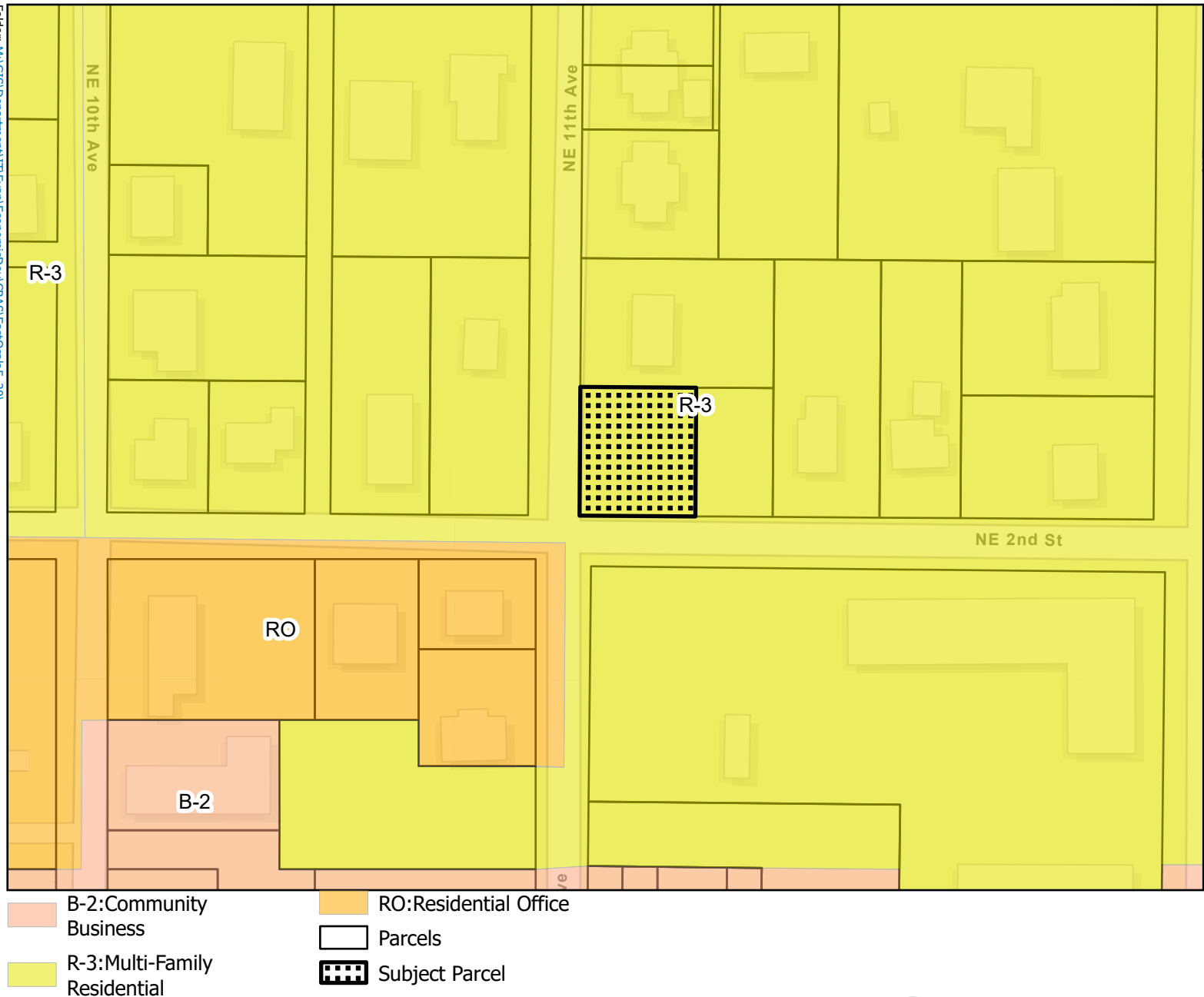
**Land Use Designation:** Neighborhood

**Zoning:** R-3, Multi-Family Residential

**Proposal:** A request for use of CRA funds.



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0 125 250 500 Feet



**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>Roofing improvements: City (50%) – Applicant (50%).</p> <p>All other work elements: City (75%) - Applicant (25%)</p>





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1930

**Agenda Item #:** c.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready):

Approve a Residential Property Improvement Grant for property located at 903 NE 2<sup>nd</sup> Street, in an amount not to exceed \$20,000

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**BACKGROUND:**

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

The maximum grant amount that can be awarded is \$20,000, covering up to seventy-five percent of the eligible project costs. The attached grant framework outlines the elements of eligible work.

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

**Grant ID:** CRA25-0029

**Applicants:** Joy Talmadge

**Address:** 903 NE 2<sup>nd</sup> Street

**Parcel ID:** 2820-044-002

**Project Description:** Repairing and repainting exterior walls, installing a new fence and making landscaping improvements.

**Low Quote:** \$37,361

**High Quote:** \$42,663

**Recommended Grant Amount:** \$20,000

**FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year. Ms. Talmadge has applied for a grant in the current year; however, the application was submitted for a different property.
- The applicant recently acquired this property and is making improvements before putting the property back into use. Currently, it is being considered for medium to long term rentals.

- This home was built in 1948 and is currently vacant. The last improvement on record was made in 2022, where the roof was replaced. Since the Applicant acquired the property, she has cleaned up a lot of the debris previously located onsite and is currently maintaining the building to bring it back to full use.
- The property has had issues with a homeless encampment and replacing the fence will adequately enclose the back section of the property and improve security. The lot spans approximately 0.29 acre.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The GRC agree that the proposed improvements will greatly improve the curb appeal and add to the character of the neighborhood. The GRC discussed the planned improvements and potential uses that fit within the zoning classification.
- Per the program guidelines, the proposed work items are eligible to be funded at a seventy-five percent match. Staff recommend approval of the grant, in an amount not to exceed \$20,000.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

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

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

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

**Goal 1:** Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.

**Goal 2:** Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

**Goal 3:** Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

**Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.**

**Work in progress or performed before approval will not be eligible.**

### HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the grant application attached or visit <https://ocalafl.civicserve.com/> to complete the online.

Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

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



## APPLICATION DEADLINES - 2024

February 2, 2024

March 29, 2024

May 31, 2024

August 2, 2024

September 27, 2024

November 29, 2024

Email questions to [cra@ocalafl.gov](mailto:cra@ocalafl.gov)

## II. **Eligibility and General Requirements**

- (a) **Eligible Applicants** - Applicants for the Program must be the property owner. Proof of ownership is required.
  1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.
- (b) **Ineligible Properties** - The following types of property are **not eligible** without City Council approval:
  1. Tax delinquent property
  2. Property in litigation
  3. Property in condemnation or receivership
  4. Property or tenants with outstanding financial obligations to the City.
- (c) **Eligible Areas** - The building or property must be **located** within the **specified neighborhood** outlined in the grant framework on page 11 of this application.
- (d) **Ineligible Work:**
  1. Grants **cannot** be used to correct outstanding code violations in an active code enforcement case.
  2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

### III. Application Materials

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

### IV. Application Submittal and Review Process

- (a) Options: Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>); Scan and email the application to [cra@ocalafl.gov](mailto:cra@ocalafl.gov); or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.

- (e) Applications deemed complete will be reviewed by:
  - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
  - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
  - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.
- (f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (g) Any deviation from the approved project must be reviewed and approved by the CRA.
- (h) City staff will review progress during renovation process.
- (i) Upon completion of work, city staff will inspect building to verify compliance with project application.

## **V. Application Evaluation**

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

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

## **VI. Reimbursement**

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
  - 1. invoices for all work performed, with details of work clearly expressed;
  - 2. copies of cancelled checks;
  - 3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
1. Does not conform to the program guidelines.
  2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
  3. Is not commensurate with the workmanship and costs customary in the industry.
  4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
  5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
  2. Copies of the signed contracts with contractors chosen to do the work.
  3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
  4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

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

(Completed application and all required attachments must be submitted)

## PROJECT INFORMATION

Project Name: House Paint, Fencing, Landscaping  
Project Address: 903 NE 2nd St Ocala FL 34470  
Parcel Number: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant's Name: Jody Talavage

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

Agent's Name (if applicable): \_\_\_\_\_

Agent's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: 352-497-8627 Fax: \_\_\_\_\_

E-mail address: lulu ramone 78@gmail.com

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

## PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

I recently purchased property due to the conditions it is typically in & to protect my invest of neighboring home I feel this home could/would be a beautiful with some love. I would like to expedite the process & the availability of

the grant program will help that. Making the whole neighborhood prettier. The home needs repair to other and for the paint to be done properly, there is very little curb appeal i landscaping would greatly improve that. There is no fence & would like



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

Unfortunately not at this time. I am currently maintaining the property & cleaning up which is more than has been done in past. But with the new purchase it has depleted funds. Thank you for your consideration

**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid. \$32,876.91

**Required -- Attach itemized bid sheets.**

How much funding assistance are you requesting? Full amount

Anticipated start date: ASAP Anticipated completion date: ASAP

## **GENERAL CONDITIONS**

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

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

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

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

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

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





Applicant

I, Jody Talmadge, owner/occupant of building at  
903 NE 2nd St Ocala FL 34470, have read and understand the  
terms and conditions of the Program and agree to the general conditions and terms outlined in  
the application process and guidelines of the Program.

Signature: Jody Talmadge  
Date: 7/25/25

Property Information – For staff use only

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

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

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

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

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



**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*Revised March 2024*

**Purpose**

To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby **reducing blighted conditions and improving the aesthetics of the community.**

**Plan Consistency**

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

**Eligible Areas**

Neighborhoods within the East Ocala CRA.

**Eligible Properties**

Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.

**Ineligible Properties**

Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City **require City Council approval.**

**Eligible applicant**

Property owner

**Eligible work**

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

**Project work elements are:**

1. Exterior painting – colors must be approved by Committee  
Pressure washing and other work to repair and prep for painting
2. Repair and replacement of windows, doors (Exterior improvements only)
3. Demolition of irreparable damaged houses or structures for the construction affordable housing.
4. New landscaping area visible from the street/sidewalk
5. Fencing (sides and rear)
6. Reroofing
7. Weatherization
8. New construction

**Maximum Grant**

**\$20,000 (Reimbursement)**

**Required Match**

City (75%) – Applicant (25%).

*To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.*

Ocala Community Redevelopment Agency				
Project Cost Summary				
<b>Application ID:</b>		CRA25-0029		
<b>Address:</b>		903 NE 2nd Street		
<b>CRA subarea:</b>		East Ocala		
<b>No.</b>	<b>Eligible Work</b>	<b>High quote</b>	<b>Low quote</b>	<b>75%</b>
1	Repainting	\$ 10,700	\$ 9,283	\$ 6,962
2	Fencing	\$ 16,283	\$ 14,107	\$ 10,580
3	Landscaping	\$ 15,680	\$ 13,971	\$ 10,478
<b>Total</b>		<b>\$ 42,663</b>	<b>\$ 37,361</b>	<b>\$ 28,021</b>
			Max Grant	\$20,000

# TITAN

FENCE CO.

TITAN FENCE CO  
PROPOSAL / CONTRACT  
352-503-7646  
TITANFENCE.NET

352-348-8017  
Tim 7/21/25  
PREPARED BY DATE

## SPECIAL INSTRUCTIONS

option 2

NAME	Jodi Talmadge
STREET	903 NE 2nd St.
CITY	Ocala
EST INSTALL	PHONE # 352-497-8007
EMAIL	ALT PHONE #

PVC  
FOOTAGE 389'  
HEIGHT 6'  
STYLE Privacy  
COLOR white  
POSTS 5'  
POST CAPS Poly  
PICKETS T&B  
OPTIONS ☐

ALUMINUM/STEEL  
FOOTAGE 49'  
HEIGHT 4'  
STYLE Abigail  
COLOR Black  
GRADE Level  
PICKETS 5/8"  
POSTS 2"  
GATE POSTS 2"  
OPTIONS ☒ Spear Top

WOOD  
☐ PT PINE ☐ CYPRESS ☐ CEDAR  
FOOTAGE \_\_\_\_\_  
HEIGHT \_\_\_\_\_  
STYLE \_\_\_\_\_  
PICKETS \_\_\_\_\_  
RUNNERS \_\_\_\_\_  
POSTS \_\_\_\_\_  
GATE POSTS \_\_\_\_\_  
OPTIONS ☐

CHAIN LINK  
FOOTAGE \_\_\_\_\_  
TYPE \_\_\_\_\_  
HEIGHT \_\_\_\_\_  
GRADE \_\_\_\_\_  
TOP RAIL \_\_\_\_\_  
LINE POSTS \_\_\_\_\_  
TERMINAL POSTS \_\_\_\_\_  
GATE POSTS \_\_\_\_\_  
BTW ☐ YES ☐ NO

## GATES

QTY	SIZE	TYPE	ARCHED	RACKED	SWING	HINGE
2	5'	SLUG P/L	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
1	5'	SLUG Alum.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R

UNDERGROUND SYSTEMS: Titan Fence Co will perform locates for power, telephone, and cable lines. Purchaser agrees that Titan Fence Co shall not be responsible for or liable for any damage to sprinklers or sprinkler systems, underground pipes, drains, foundations, or any other unmarked underground systems.

WOOD PURCHASE NOTICE: Titan Fence Co shall not be liable for any labor or similar costs, or for any costs or damage which may be associated with the natural characteristics of wood. Wood fences have a tendency to shrink, split, warp, crack and twist in hot, humid weather. Small gaps will appear between the boards and are a common occurrence that does not constitute failure of wood.

RIGHT TO CANCEL: Per Florida and Federal Consumer statutes, this contract may be canceled by either the buyer or the seller in writing by midnight of the third business day after signing, or by postmarked date no later than 3 business days after signing.

## IMPORTANT INSTALL INFORMATION

<input checked="" type="checkbox"/> FENCE TO FOLLOW GROUND CONTOUR	<input type="checkbox"/> FENCE TOP LEVEL
REMOVAL / DISPOSAL	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CLEARING OF FENCE LINE NEEDED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CLEARING TO BE DONE BY	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TFC
HOA APPROVAL REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PERMIT REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FINISHED SIDE	<input type="checkbox"/> IN <input type="checkbox"/> OUT

<input type="checkbox"/> OPERATOR -	ACTUATOR / PAD	MASTER OR M/S
<input type="checkbox"/> IRB	<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> WIRELESS KEYPAD		
<input type="checkbox"/> TRANSMITTERS 1 OR 2 BUTTON		
<input type="checkbox"/> EXIT PROBE	<input type="checkbox"/> YES <input type="checkbox"/> NO	

ALL DIMENSIONS AND SPECIFICATIONS ARE APPROXIMATE

Sale Price

Materials \$8,424

Labor \$5,683

Total \$14,107

Notes: Warranty

5 year workmanship

Lifetime on materials

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all products delivered and installed remain the property of TITAN FENCE CO. until full payment is made. Purchaser agrees to all conditions contained both front & back of this contract.

CONTRACT AMOUNT: \$

DEPOSIT AMOUNT: \$ 50%

BALANCE DUE  
UPON COMPLETION: \$

ACCEPTED BY PURCHASER

CONTRACT DATE





Prepared for:

**Jody Talmadge**  
**903 NE 2nd St**  
**Ocala, FL 34470**

**(352) 497-8627 | luluramone78@gmail.com**



Evaluated on:

**Wednesday, July 23, 2025**

Evaluated By:

**Jonathan Bohdal**

**(352) 844-2677 | jbohдал@gdfencepro.com**

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

# Scope of Work

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

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

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

## Section 1

### Aluminum Fence

#### Fencing

Product	Quantity
3- Rail Abigail spear top	9

#### Gates

Product	Quantity
3- Rail Abigail Gate (spear top)	1

#### Notes

N/A

# Vinyl Fence

## Fencing

Product	Quantity
Vinyl white privacy ND 6x6 Sections 1.75"x5.5"x6' rails posts spaced evenly (NO LITTLE SECTIONS) u channel screwed to post per manufacturer's installation requirements 2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post w/ high density stiffeners to securely adapt the vinyl post NO-DIG NO MESS STRONGER AND CLEANER	68

## Gates

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

## Notes

N/A



# Costs

## Section: Section 1

Description	Quantity
3- Rail Abigail spear top	9.00
3- Rail Abigail Gate (spear top)	1.00
Vinyl white privacy ND	68.00
Vinyl walk gate ND	2.00
<b>Total Cost:</b> \$16,283.44	

**Total: \$16,283.44**

## Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$8,141.72
Final Payment	<i>Due at project completion</i>	\$8,141.72

## Or finance \$16,283.44 with Wisetack

As low as **\$353.23/mo**  
Pay over time with **Wisetack\***

[See Financing Options](#)

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

THE YARD STOP ULTIMATE OUTDOORS, LLC  
 WWW.YARDSTOPINC.COM  
 4160 WEST HWY 40  
 OCALA, FL 34482  
 (352)368-7599

# Estimate

Name / Address	Ship To	Estimate #	9509	Date	7/21/2025
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627	JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627				
Description		Qty	Rate	Total	
903 NE 2ND ST ESTIMATE - ROCK AS MULCH					
ENCORE AZALEA - 3 GAL COLOR: _____		4	36.00	144.00	
BANANA SHRUB - 7 GAL		1	95.00	95.00	
BLACK EYED SUSAN - 1 GAL		6	20.00	120.00	
BLUE DAZE - 1 GAL		7	16.00	112.00	
BLACK DIAMOND CRAPE MYRTLE - 15 GAL		1	215.00	215.00	
CAMELLIA SHI SHI - 3 GAL		1	44.00	44.00	
COONTIE - 3 GAL		2	34.00	68.00	
FOXTAIL FERN - 3 GAL		6	28.00	168.00	
BLANKET FLOWER, GAILLARDIA - 1 GAL		5	20.00	100.00	
SKY PENCIL HOLLY - 7 GAL		2	85.00	170.00	
LANTANA MOUNDING 'ANNE MARIE' - 1 GAL		2	16.00	32.00	
LOROPETALUM CERISE CHARM - 3 GAL		10	36.00	360.00	
REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE DEBRIS, PREP WORK, GRADING AND DELIVERY FEES			1,020.00	1,020.00	
FILL DIRT AND INSTALLATION PER CUBIC YARD		8	75.00	600.00	
INSTALLATION OF WEED BARRIER 3' X 300' COMMERCIAL GRADE WITH PINS PER ROLL		1	245.00	245.00	
INSTALLATION OF DECORATIVE ROCK PER CUBIC YARD TYPE: _____		3	346.00	1,038.00	
INSTALLATION OF LEDGE WALL RETAINING WALL BLOCK 2 - 6 BLOCKS TALL - COLOR: _____		393	15.00	5,895.00	
INSTALLATION OF LEDGE WALL RETAINING WALL CAP - COLOR: _____		115	13.00	1,495.00	
IF NEEDED ST. AUG TURF TO BE INSTALLED AT \$1.80 PER SF					

Thank you for your consideration. We look forward to working with you.

**Total**

ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.

Customer Signature

THE YARD STOP ULTIMATE OUTDOORS, LLC  
 WWW.YARDSTOPINC.COM  
 4160 WEST HWY 40  
 OCALA, FL 34482  
 (352)368-7599

# Estimate

Name / Address		Ship To		Estimate #	9509	Date	7-21-2025
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627		JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627					
Description				Qty	Rate	Total	
<p>*** IRRIGATION SERVICE CALL TO BE INVOICED SEPARATELY AS TIME AND MATERIAL COST @ \$150 PER HR PLUS PARTS ***</p> <p>** IRRIGATION SERVICE CALL REQUIRED TO INSURE VALID 6 MONTH PLANT WARRANTY **</p> <p>*ALL PAYMENTS BY CREDIT CARD WILL HAVE 3% ADDED TO THE EACH PAYMENT TOTAL. NO ADDED COST TO PAY BY CHECK.*</p>							
<p>Thank you for your consideration. We look forward to working with you.</p>				<b>Total</b>		\$11,921.00	
<p>ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.</p>							
Customer Signature _____							

THE YARD STOP ULTIMATE OUTDOORS, LLC  
WWW.YARDSTOPINC.COM  
4160 WEST HWY 40  
OCALA, FL 34482  
(352)368-7599

# Estimate

Name / Address	Ship To	Estimate #	9483	Date	7/15/2025
Description		Qty	Rate	Total	
903 NE 2ND STREET 1" PVB PRESSURE VACUUM BREAKER HUNTER PRO C CONTROLLER WITH WIRELESS RAIN SENSOR (3) HUNTER 1" 24V ELECTRIC VALVES (4) HUNTER PGP ROTORS (5) HUNTER 6" SPRAY HEADS TOTAL: **PERMIT AT COST TO CUSTOMER (TBD)**			2,050.00	2,050.00	
Thank you for your consideration. We look forward to working with you.		<b>Total</b>		\$2,050.00	
ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.					
Customer Signature _____					



# Estimate

Robert Parker  
352-255-6333  
creativeoutdoordesigns1@gmail.com  
creativeoutdoordesign.net

ESTIMATE NO.:

201

ISSUE DATE:

Jul 14, 2025

**FROM**

Creative Outdoor Design  
16104 Wilson Parrish Rd  
Umatilla FL 32784  
United States

**TO**

Jody Talmadge  
903 N.E. 2nd St  
Ocala FL 34470  
United States

**DESCRIPTION**

**QUANTITY UNIT PRICE (USD) AMOUNT (USD)**

Landscape Prep

1

1,000.00

1,000.00

Clean up right property line.  
Create bed areas  
Grade areas  
Haul away debris

Paver walk to front door

1

2,000.00

2,000.00

Prep, compacted base, pavers and  
installation, paver restraint edging,  
polysand

Crushed concrete parking area

1

1,160.00

1,160.00

Prep, underlayment fabric, perimeter  
metal edging, crushed concrete, pick  
up, delivery, labor to spread.

Mylch

1

960.00

960.00

Plants and palms, plant material, pick  
up and delivery, planting labor.

1

2,450.00

2,450.00

DESCRIPTION	QUANTITY	UNIT PRICE (USD)	AMOUNT (USD)
Irrigation system	1	3,575.00	3,575.00
Automatic irrigation system to water front area.			
Sod front lawn areas.	1	2,535.00	2,535.00
Prep, Zoysia grass, pick up, delivery, and labor for area shown on plan			
<b>Total (USD)</b>			<b>\$13,680.00</b>

Jody Talmadge  
luluramone78@gmail.com  
(352) 497-8627  
903 NE 2nd St  
Ocala, FL 34470



Proposal # 1834123  
Proposal Date 7/8/2025  
Proposal Amount \$5,432.91  
Job Address 903 NE 2nd St  
Ocala, FL 34470

**Premium Painting**  
3101 SW 34TH AVE #905-201  
Ocala, Florida 34474  
Phone: (352) 888-4989

## Exterior Preparation & Scope of Work

### Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting project. Please review this document carefully, as it sets forth the steps we will take and outlines the limitations of our services.

#### 1. Initial Exterior Assessment

Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and other relevant areas. This assessment is visual only and aims to identify obvious issues that may require preparatory work. Hidden or latent issues may not be detected during this assessment and will only become apparent during the preparation process. Any additional work required due to such issues will be communicated to the customer and may incur additional charges.

#### 2. Pressure Washing or Soft Washing

We will arrange for the exterior surfaces to be thoroughly cleaned by a trusted, licensed, professional subcontractor who will be using either a pressure washer or a soft washing system, depending on the surface and its condition. This process removes dirt, mildew, algae, and loose paint to provide a sound surface for painting. The cost of cleaning is covered in the painting scope of work and covers any surfaces directly related to the painting scope of work. If customers wish to have additional areas or accessory items cleaned, they may hire the cleaning contractor separately for those services at their own expense. Any damage resulting from the cleaning process is the sole responsibility of the subcontractor.

#### 3. Surface Repairs

Visible damaged areas, such as cracks or holes, will be repaired and patched using suitable materials. Rotting wood or structural issues must be addressed before painting begins. If wood rot or structural issues are identified, we will recommend a licensed handyman to complete the repairs. You, the customer, are free to hire a handyman or a carpenter at your own expense to address all wood-rot prior to the start of the painting project. These repairs are not included in our quote and will be billed separately by the handyman. We are not liable for delays caused by necessary repairs.

#### 4. Scraping and Sanding

Loose and peeling paint will be scraped and sanded to create a smooth and even surface. This process will be done as necessary to the best of our ability, but customers should be aware that imperfections in older surfaces may remain visible even after preparation.

#### 5. Caulking and Sealing

Fresh caulk will be applied around windows, doors, and gaps to ensure a weather-tight seal. On stucco surfaces, elastomeric stucco patch will be applied to visible cracks. This process does not guarantee complete elimination of future cracking, as structural or environmental factors may cause new cracks to develop.

#### 6. Primer Application

A high-quality primer, such as Loxon conditioner recommended by the paint manufacturer, will be applied to prepared surfaces as needed. This primer enhances paint adhesion and is necessary to meet paint warranty requirements.

#### 7. Warranty Facilitation

If the paint fails due to manufacturer defects, we will facilitate the warranty process by coordinating with a Sherwin-Williams representative to inspect the issue and provide guidance on resolution.



## 8. Masking and Protection

Non-paintable areas, such as windows, fixtures, landscaping, and other surfaces, will be carefully masked and covered with plastic and drop cloths to the best of our ability. Customers are encouraged to remove fragile or valuable items from the work area prior to project commencement including vehicles.

## 9. Color Confirmation

It is the customer's responsibility to ensure paint colors are submitted prior to the project start date to Premium Painting and that any necessary HOA approvals are completed. We are not responsible for any fines or penalties from the HOA. If an HOA approval delay arises, we will adjust the project schedule as needed as long as we receive a notification 72 hours in advance.

## 10. Scheduling

All project scheduling is tentative. While we will provide you with a tentative start date and make every effort to adhere to it, factors beyond our control (e.g., weather, subcontractor availability, or unforeseen project delays) may contribute to schedule adjustments. We will communicate any changes promptly.

## 11. Weather Considerations

We closely monitor weather conditions to ensure proper drying and adhesion of paint. Delays due to inclement weather are unavoidable and will be communicated promptly. We are not liable for weather-related delays or their impact on the project timeline.

### Important Note:

- This scope of work outlines standard preparation practices. Any additional work required outside the scope outlined above, including unforeseen repairs, changes to the original agreement, or customer-requested additions, will require a written change order and may incur additional charges.
- While we strive to achieve the highest level of craftsmanship, we cannot be held liable for pre-existing structural issues, unforeseen damage, or conditions beyond our control.
- Customers are encouraged to review and approve the scope of work prior to project commencement. Your approval serves as acknowledgment of the terms and limitations described herein.

We appreciate your trust in our services and are confident that our thorough preparation process will result in a durable and beautiful exterior paint job for your home.

Item					\$
<b>Whole House</b>					\$4,982.91
Area Note:					
Important: We are not doing any restoration on window panes. All window panes will be painted over as-is.					
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
<b>Siding &amp; Trim</b> - Siding Sherwin-Williams SuperPaint Exterior Satin	1837sqft	\$591.88	\$1,469.60	\$0.00	\$2,061.48
<b>Soffit &amp; Fascia</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	167ft	\$239.80	\$445.33	\$0.00	\$685.13
<b>Door</b> - Doors Sherwin-Williams SuperPaint Exterior Satin	3x	\$161.54	\$600.00	\$0.00	\$761.54
<b>Garage Door</b> - 1 Car - Doors Sherwin-Williams SuperPaint Exterior Satin	1x	\$56.38	\$80.00	\$0.00	\$136.38
<b>Column(s)</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	2x	\$56.38	\$160.00	\$0.00	\$216.38
<b>Front Ceiling</b> - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	68sqft	\$27.36	\$60.44	\$0.00	\$87.80
<b>Back Ceiling</b> - Ceiling	7sqft	\$2.82	\$6.22	\$0.00	\$9.04

Sherwin Williams ProMar 400 Interior (Flat)

<b>Back Railings</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	39ft	\$43.98	\$124.80	\$0.00	\$168.78
<b>Brick Chimney</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	1x	\$56.38	\$240.00	\$0.00	\$296.38
Prep		\$0.00	\$560.00	\$0.00	\$560.00

Product / Service	Total
<b>Wood Rot</b> Repair wood rot shown in photos	\$450.00
<b>Total</b>	\$450.00
<b>Total</b>	<b>\$5,432.91</b>

#### Deposit Required

\$500.00

#### Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

#### Terms and Conditions

##### PREMIUM PAINTING INC. SERVICE CONTRACT

##### TERMS AND CONDITIONS

We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in accordance with industry standards in the local area. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

##### ADDITIONAL PROVISIONS

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

##### 1. Contract, Plans, Specifications, Permits and Fees

The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

##### 2. Change Orders

Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

##### 3. Payment Terms

Full Payment is due upon completion of project. Completion is defined as all items listed on agreement are completed and delivered in accordance with industry standards and the specifications of this agreement.

**Deposit:** We will waive the 2.9% processing fee for any deposit payment of \$500 or less made by credit card. Any credit card payment exceeding \$500 (whether deposit or final payment) will incur a 2.9% credit card processing fee on the amount over \$500.

**Final Payment:** Customer has a right to choose payment method for the final balance. We do not accept cash. We request payment by check made payable to Premium Painting Inc. Client has five (5) days to remit full balance after project completion. There will be a 1.5% monthly interest charge (18% APR) on any overdue amounts after the 5-day grace period. Contractor reserves the right to file a mechanic's lien for unpaid amounts. Non-payment constitutes breach permitting Contractor to pursue all legal remedies.

**Progress Payments:** Contractor reserves the right to invoice for progress payments when project duration exceeds 5 days. Progress payment schedule will be: 30% immediately after the 5 days, 40% of the balance after 10 days, 30% upon completion. Progress payments are due within three (3) business days of invoice. Touchups, furniture replacement, and small accessory items non-painting related are not valid reasons to withhold more than \$500 of the final payment.

#### 4. Owner's Responsibilities

Owner is responsible for the following:

1. To provide all necessary water, electrical power and access to the premises during hours of 8AM to 5PM
2. To provide a storage area on the premises for equipment and materials (if necessary)
3. To relocate and protect any items that prevent Contractor from having free access to work areas including but not limited to: clothing, automobiles, draperies, window treatments, appliances, fixtures, plants, or any other personal effects and properties
4. Contractor will move furniture where necessary but assumes no responsibility for scratched floors or damage during moving
5. Contractor is not responsible for correcting any existing defects discovered during work, including but not limited to: rotting wood, dry rot, structural defects, or code violations
6. Owner warrants that no hazardous conditions exist and will immediately notify Contractor if any are discovered
7. Owner is responsible for obtaining all HOA approvals and ensuring color/finish selections comply with all regulations
8. Owner assumes all risk for damage to landscaping, sprinkler systems, and underground utilities not clearly marked
9. When spray application is used, Owner is responsible for moving vehicles and covering sensitive items at least 100 feet from work area

#### 5. LIMITED WARRANTY

Contractor warrants labor and materials for one (2) years from completion date. This warranty specifically EXCLUDES:

- Normal wear and tear
- Damage from abuse, neglect, or improper maintenance
- Fading due to sun exposure or weather conditions
- Failure of substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure due to moisture intrusion
- Damage from plants, animals, or irrigation systems

This warranty is exclusive and in lieu of all other warranties, express or implied, including warranties of merchantability or fitness for a particular purpose.

#### 6. LIMITATION OF LIABILITY

**IN NO EVENT SHALL CONTRACTOR'S TOTAL LIABILITY EXCEED THE CONTRACT PRICE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO PERSONAL PROPERTY NOT DIRECTLY CAUSED BY CONTRACTOR'S GROSS NEGLIGENCE.**

#### 7. HAZARDOUS MATERIALS

**CONTRACTOR DOES NOT TEST FOR, HANDLE, OR REMOVE ASBESTOS, LEAD PAINT, MOLD, OR OTHER HAZARDOUS MATERIALS.** If such materials are suspected or discovered, work will stop immediately. Owner is responsible for professional testing and remediation at Owner's expense before work can resume. Contractor assumes no liability for hazardous materials. Additional charges may apply for remobilization.

#### 8. Insurance and Indemnification

Contractor maintains general liability insurance. Owner agrees to maintain homeowner's/property insurance covering the premises during the work period. Owner shall indemnify and hold harmless Contractor from any claims arising from:

- Pre-existing conditions or defects
- Owner's failure to disclose known hazards
- Injuries to third parties not caused by Contractor's negligence
- Owner's breach of this agreement
- Claims related to hazardous materials

#### 9. Delays and Force Majeure

Contractor shall not be held responsible for any damage or costs occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of Owner or Owner's agent, failure to provide access, shortages of material and/or labor, weather conditions (including but not limited to rain, temperatures below 50°F or above 90°F, high winds), fire, strike, war, governmental regulations, pandemic, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. Completion dates are estimates only. Time is not of the essence.

#### 10. Subcontractors

Contractor may subcontract pressure washing and surface preparation services only. All painting work will be performed by Premium Painting Inc. employees. Contractor maintains control over and responsibility for subcontracted washing services but is not liable for subcontractor's independent negligent actions beyond scope of work.

#### **11. Color and Finish Approval**

Owner must approve all colors, finishes, and sheen levels in writing before application. Paint will be applied to a test area for Owner approval when requested. Contractor is not liable for dissatisfaction with approved color selections or for variations in color matching due to substrate, lighting, or manufacturing differences.

#### **12. Spray Application and Overspray**

When using spray equipment, Contractor will use reasonable care including masking and shielding to prevent overspray. Owner acknowledges that some overspray may occur despite precautions, especially in windy conditions. Contractor is not liable for wind-carried overspray beyond Contractor's reasonable control.

#### **13. Documentation**

Contractor may photograph and video work areas before, during, and after work for documentation and marketing purposes. Owner's address will not be disclosed without permission.

#### **14. Cleanup**

Upon completion, Contractor will remove all debris and surplus materials and leave premises in a broom clean condition. Contractor is not responsible for paint dust that may settle after completion.

#### **15. Right to Stop Work**

If any payment is not made as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due payments are received, without liability for delay. Any costs incurred by failure to access the work area will incur a charge of \$100 per hour.

#### **16. Dispute Resolution**

All disputes shall first be submitted to mediation through a mutually agreed mediator. If mediation fails, disputes shall be resolved through binding arbitration under AAA Construction Industry Rules. Each party bears own attorney fees regardless of outcome, except for collection actions where prevailing party recovers fees.

#### **17. Collection**

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest as specified in Section 3.

#### **18. Integration and Acceptance**

This contract constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements. No oral agreements or understandings exist between the parties. Changes to this agreement must be in writing, signed by both parties. Changes may incur additional charges.

#### **19. Cancellation Rights**

**BUYER'S RIGHT TO CANCEL:** You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, texting or delivering written notice to the contractor at the contractor's place of business by midnight of the third (3rd) business day after you sign and date this contract.

#### **20. Severability**

If any provision of this contract is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect.

#### **Sign And Date To Accept Proposal:**

Customer Signature:

Date:

	<p><b>Black Rhino Painting LLC.</b></p>	<p>Douglas and Abigail Savi 4405 SE 14th St Ocala, FL 34471 Phone: 352-804-9994</p> <p>black.rhino.painting.abq@gmail.com www.blackrhinopaintingservice.com</p>
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***Customer:***

*Jody Talmadge*

*903 NE 2<sup>nd</sup> st Ocala FL*

*Estimate sent: 7-14-25*

**Job to be completed: Replace rotted soffit/fascia/trim of exterior.**

Scope of work:

**1. Soffit Removal and Replacement**

Remove approximately 90 linear feet of existing 1x12 wood soffit.

Install approximately 90 linear feet of 1/2" x 12" fiber cement Hardie soffit.

Fasten per manufacturer specs.

Estimated Cost: \$1,500

**2. Fascia Removal and Replacement**

Remove approximately 110 linear feet of 1x6 fascia.

Install new 1x6 wood fascia.

Estimated Cost: \$1,350

**3. Corner Trim Replacement (Wood)**

Remove existing metal outside corner trim and cut back siding to properly receive 1x4 material.

Install new 1x4 x 10' wood corner trim boards. (4) Corners at front of house.

Estimated Cost: \$400

**4. Garage Door Trim Repair**

Remove rotten wood around garage door opening.

Install new wood jamb and casing on the top, left, and right sides.

Estimated Cost: \$600

Summary of Estimated Costs

Soffit Replacement \$1,500

Fascia Replacement \$1,350

Wood Corner Trim Replacement \$400

Garage Door Jamb & Casing Repair \$600

**Base Total \$3850**

Includes all labor, materials, and debris removal.

**\*\*\*3% charge if using card. We accept cash, check or card ONLY**

**Any additional requests for work are subject to additional charge.**

**Start** of Job Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Completion** of Job Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



	<b>Painting LLC.</b>	black.rhino.painting.abq@gmail.com www.blackrhinopaintingservice.com
---	----------------------	---

**Customer:**

*Jody Talmadge*

*837 NE 2<sup>nd</sup> st Ocala FL*

*Estimate sent: 7-16-25*

**Job to be completed: Paint exterior stucco walls, trim, soffit, fascia and doors. Includes front and back porch.**

***Preparation: Power wash exterior. Mask windows, concrete, and landscaping. Scrape any loose paint. Repair any cracks or nail holes. Remove dirt/gravel from foundation. Caulking and putty to gaps as necessary.***

***Paint: Two coats to all surfaces. Duration paint product from Sherwin Williams. Colors to be chosen by owner.***

**Price: \$11,000 (-\$300 new customer discount); \$10,700.00**

**Due to start job: \$5,350.00**

**Due at time of job completion: \$5,350.00**

**\*\*\*\*3% charge if using card. We accept cash, check or card ONLY**

**Any additional requests for work are subject to additional charge.**

**Black Rhino Painting to provide paint and materials.**

**2 year warranty on labor**

**Time to complete job: 3 weeks**

**Start of Job Customer Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2820-044-002

[GOOGLE Street View](#)

Prime Key: 1220041

[MAP IT+](#)

Current as of 8/6/2025

### Property Information

TALMADGE JODY  
837 NE 2ND ST  
OCALA FL 34470-6753

[Taxes / Assessments:](#)  
Map ID: 179  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .29

Situs: 903 NE 2ND ST OCALA

### 2024 Certified Value

Land Just Value	\$29,070
Buildings	\$54,852
Miscellaneous	\$190
Total Just Value	\$84,112
Total Assessed Value	\$84,112
Exemptions	\$0
Total Taxable	\$84,112

[Ex Codes:](#)

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,070	\$54,852	\$190	\$84,112	\$84,112	\$0	\$84,112
2023	\$29,070	\$62,737	\$0	\$91,807	\$91,807	\$0	\$91,807
2022	\$29,070	\$49,289	\$0	\$78,359	\$53,980	\$0	\$53,980

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8647/1706</a>	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$175,000
<a href="#">7775/0369</a>	04/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$80,000
<a href="#">4760/1266</a>	04/2007	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$105,000
<a href="#">2202/1001</a>	11/1995	08 CORRECTIVE	0	U	I	\$100
<a href="#">2191/1929</a>	12/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$25,000
<a href="#">2031/0752</a>	12/1992	51 AGR-DED	9 UNVERIFIED	U	I	\$25,000
<a href="#">1597/0035</a>	08/1989	71 DTH CER	0	U	I	\$100
<a href="#">1597/0036</a>	10/1985	74 PROBATE	0	U	I	\$100

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK B PAGE 244  
CALDWELLS ADD OCALA

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		60.0	210.0	R3	60.00	FF							
Neighborhood 4701													
Mkt: 8 70													

## Traverse

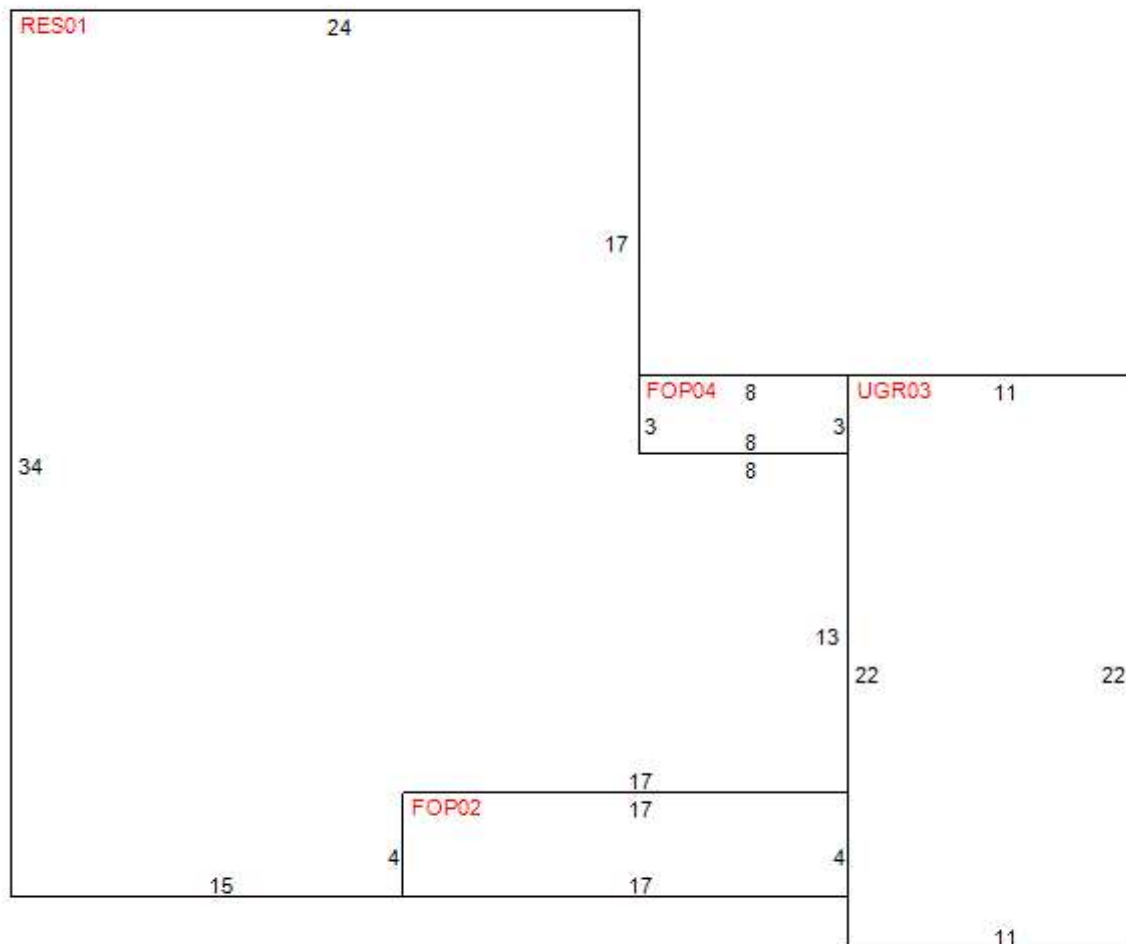
**Building 1 of 1**

RES01=L24D34R15U4R17U13L8U17.L9D34

FOP02=R17U4L17D4.R17U20

UGR03=R11D22L11U22.

FOP04=L8D3R8U3.



## Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID
<b>Effective Age</b>	7 - 30-34 YRS
<b>Condition</b>	4

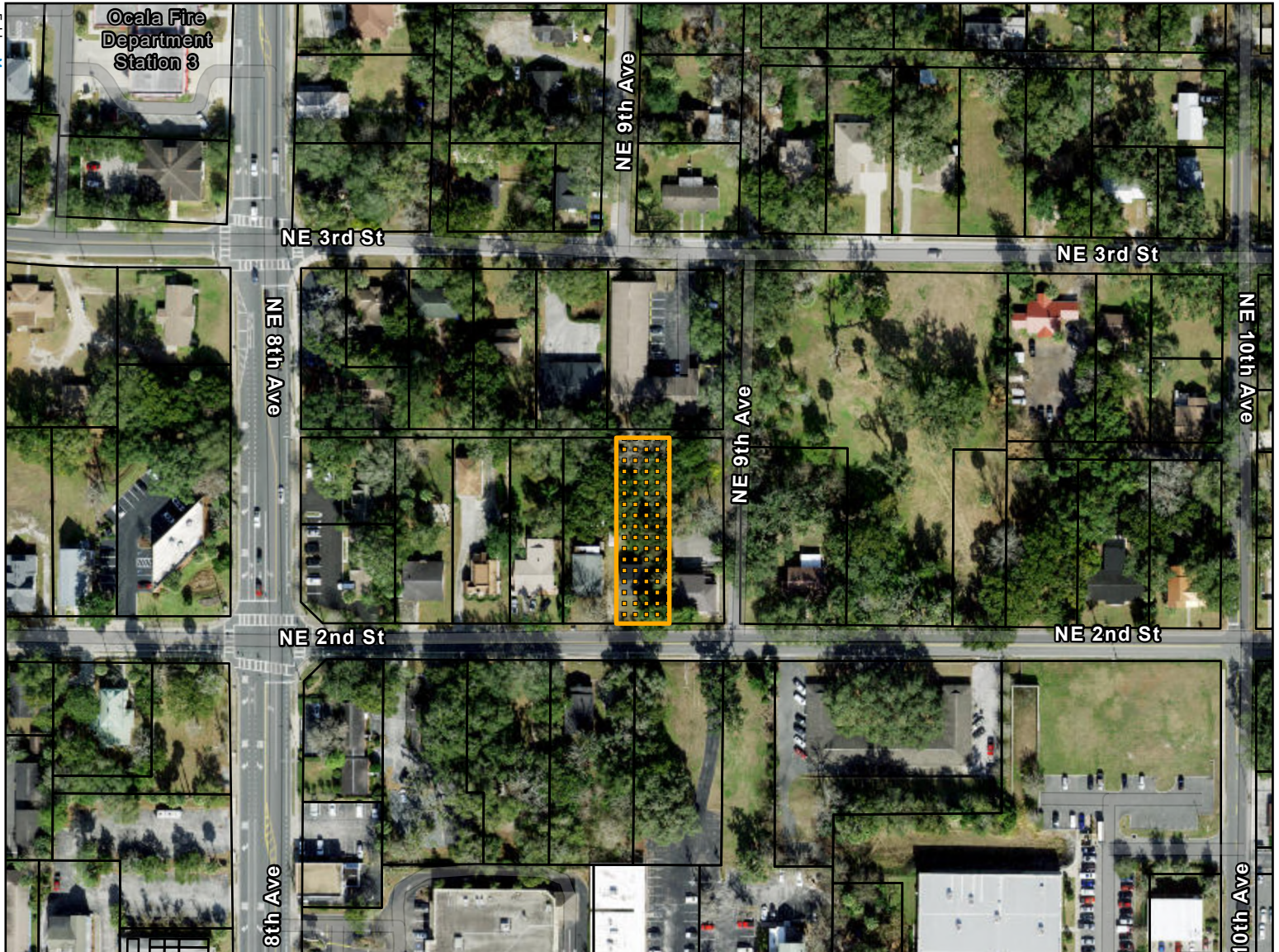
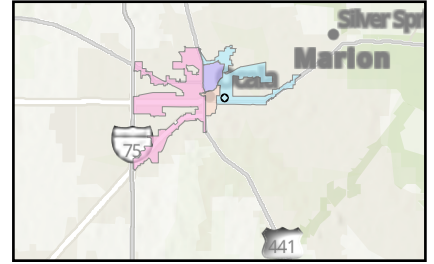
**Year Built 1948**  
**Physical Deterioration 0%**  
**Obsolescence: Functional 0%**


Quality Grade		400 - FAIR		Obsolescence: Locational 0%					
Inspected on		4/23/2024 by 218		Architecture H - HISTORICAL RESIDENCE					
Base Perimeter 132									
Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0110	- ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	884	884
FOP	0201	- NO EXTERIOR	1.00	1948	N	0 %	0 %	68	68
UGR	0310	- ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	242	242
FOP	0401	- NO EXTERIOR	1.00	1948	N	0 %	0 %	24	24
Section: 1									
Roof Style: 10 GABLE		Floor Finish: 32 HARDWD ON WOOD		Bedrooms: 2		Blt-In Kitchen: Y			
Roof Cover: 08 FBRGLASS SHNGL				4 Fixture Baths: 0		Dishwasher: Y			
Heat Meth 1: 22 DUCTED FHA				3 Fixture Baths: 1		Garbage Disposal: N			
Heat Meth 2: 00				2 Fixture Baths: 0		Garbage Compactor: N			
Foundation: 3 PIER				Extra Fixtures: 2		Intercom: N			
A/C: Y		Fireplaces: 0				Vacuum: N			
Miscellaneous Improvements									
Type			Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE			156.00	SF	20	1950	3	0.0	0.0
Appraiser Notes									
Planning and Building									
** Permit Search **									
Permit Number	Date Issued		Date Completed		Description				
BLD22-2095	7/8/2022		-		SUNROCK CAPITAL LLC / RE-ROOF				



## AERIAL MAP

**Parcel:** 2820-044-002  
**Case Number:** CRA25-0029  
**Property Size:** Approximately .29 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

 Parcels

0 200 400 800 Feet



## CASE MAP

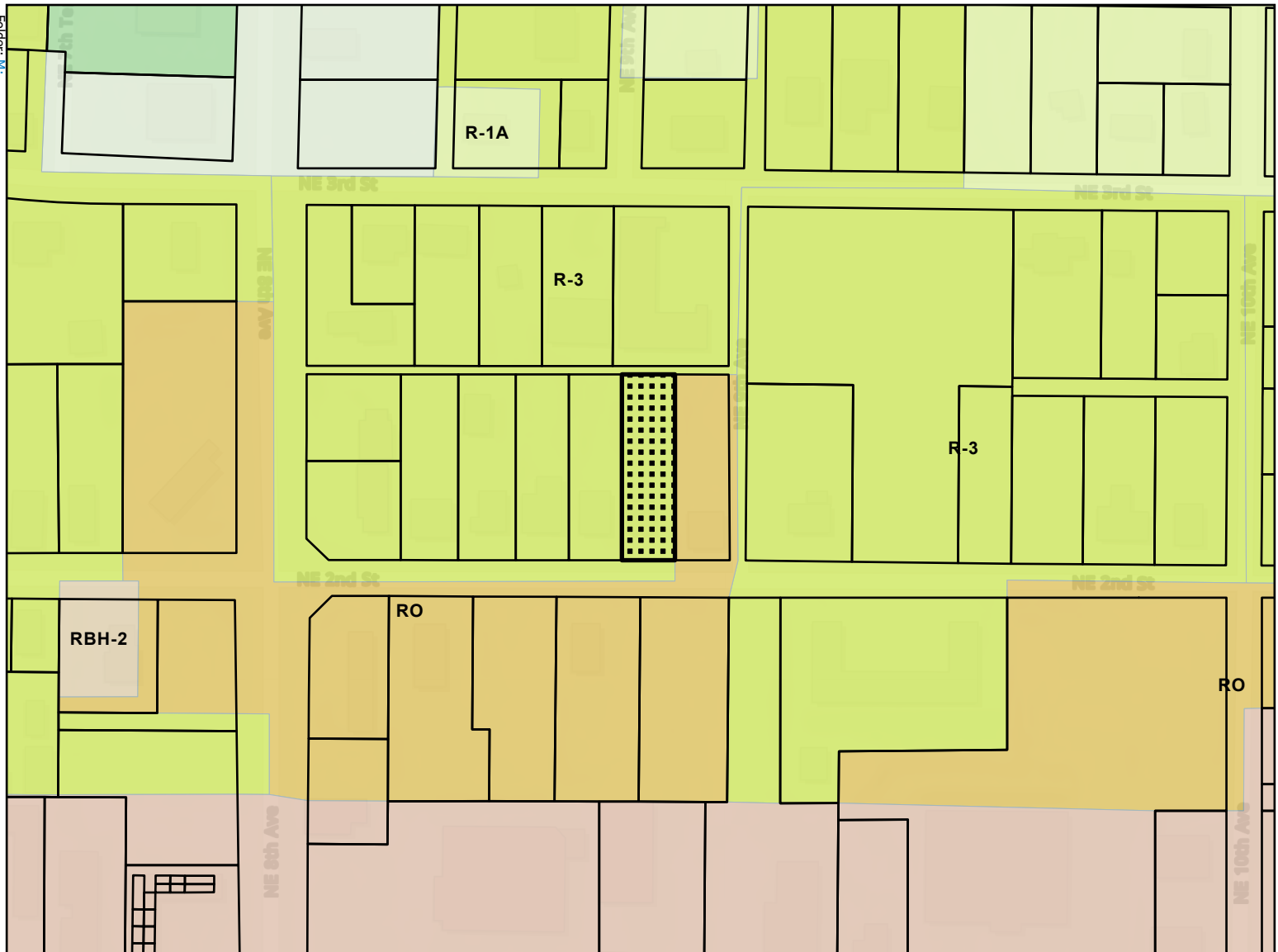
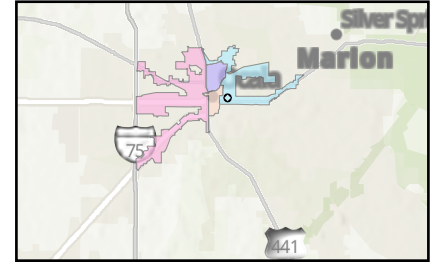
**Parcel:** 2820-044-002

**Case Number:** CRA25-0029

**Property Size:** Approximately .29 acres

**CRA Location:** East Ocala

**Proposal:** A Request for CRA fund use.



- Subject Parcel
- Parcels
- B-1: Neighborhood Business
- B-2: Community Business
- GU: Governmental Use
- R-1A: Single Family Residential
- R-3: Multi-Family Residential
- RBH-2: Residential Business Historic-2
- RO: Residential Office
- East Ocala CRA

0 200 400 800 Feet





## Site Conditions

903 NE 2<sup>nd</sup> Street





























Google image of the property in 2021.

**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>Roofing improvements: City (50%) – Applicant (50%).</p> <p>All other work elements: City (75%) - Applicant (25%)</p>



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**File #:** 2025-1921

**Agenda Item #:** d.

---

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

---

### **STAFF RECOMMENDATION (Motion Ready):**

Approve a Residential Property Improvement Grant for property located at 1121 NE 2<sup>nd</sup> Street, in an amount not to exceed \$6,868

---

### **BACKGROUND:**

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

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

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

**Grant ID:** CRA25-0033

**Applicants:** Patrick Hadley and Angela Hadley

**Address:** 1121 NE 2<sup>nd</sup> Street

**Parcel ID:** 2834-002-006

**Project Description:** The Applicants are replacing the existing shingle roof with a metal roof.

**Low Quote:** \$13,735

**High Quote:** \$16,906

**Recommended Grant Amount:** \$6,868

### **FINDINGS AND CONCLUSIONS:**

- The application meets eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year. Mr. and Mrs. Hadley are first-time applicants.
- This home is situated next to the property owner's primary residence and currently serves as a rental unit.
- The scope of work includes removing the existing roof, installing metal roof, roof repairs to the soffit, fascia and gutters. The home was built in 1952 requiring continuous improvements to maintain a good quality of structure. In addition to potential insurance benefits, replacing the roof will improve the

home's visual appeal.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The committee noted that the property was also in need of other improvements such as window replacement and repainting. The Applicant indicated that it would be cost prohibitive to fund the improvements without the support of the grant.
- Per the updated program guidelines, roof replacements are funded at 50 percent of the quoted project costs. Other work items are funded at 75 percent; however; this is the only improvement being proposed at this time.

Staff recommend approval of the grant, in an amount not to exceed \$6,868.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny





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

(Completed application and all required attachments must be submitted)

### PROJECT INFORMATION

Project Name: Hadley Home Improvement  
Project Address: 1121 NE 2nd St Ocala, FL 34470  
Parcel Number: 2834-002-108

### APPLICANT INFORMATION

Applicant's Name: Patrick Hadley  
Name of person to receive all correspondence if different from applicant:  
Patricia Hadley  
Agent's Name (if applicable): \_\_\_\_\_  
Agent's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone number: 352-300-7753 Fax: \_\_\_\_\_  
E-mail address: pathad3000@gmail.com  
How long have you owned / lived at the current location? \_\_\_\_\_

### PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Roof - required by insurance to lower cost  
windows - to make home more energy efficient  
\_\_\_\_\_  
\_\_\_\_\_

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

Without grant funding, the financial burden of implementing the proposed improvements would be too great to undertake independently

### PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 16,905.81

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 50%

Anticipated start date: when approved Anticipated completion date: 30 days



Applicant

I, Patrick Hadley, owner/occupant of building at  
1121 NE 2<sup>nd</sup> St Ocala, FL 34470, have read and understand the  
terms and conditions of the Program and agree to the general conditions and terms outlined in  
the application process and guidelines of the Program.

Signature: Patricia Hadley  
Date: 7-28-2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? ☒ Y / ☐ N

Are property taxes paid up to date? ☒ Y / ☐ N

Is the property in condemnation or receivership? ☐ Y / ☒ N

Is there an active City code enforcement case on the property? ☐ Y / ☒ N

Is the building on the National Register of Historic Places? ☐ Y / ☒ N

0188

## TJ OF MIAMI INC

CCC 1329102 20589 SW ORIOLE DR  
Dunnellon, FL, 34431  
Phone: 786-499-9971  
E-Mail: [tjofmiamiinc@gmail.com](mailto:tjofmiamiinc@gmail.com)

Date 7-27-2025

Job Address: 1121 ne 2nd St Ocala, FL 34470 Owners phone (352) 304-3446  
Owners name: MR Patrick Hadley Email \_\_\_\_\_

Roof TYPE 29ga. Ultra Rib Roofing Panels (metal)

### SCOPE OF WORK

Remove existing edgemetal from around home, Install new 29ga Ultra Rib Roofing Panels over existing shingle roof using 1x4 perlins nailed down. Schedule & pass all Required inspections with (City of Ocala) for permit.

### Material

TRI County Metals Co. permitting  
\$5,945.81 \$260

Material Cost ----- \$ 6,205.81 → \$12,705.81  
Labor Cost ----- \$ 6,500

Additional Work Roof Type Soffit 234ft, 234ft fascia Replacement also  
111ft of seamless gutter's installation with (5) downspouts Labor & materials → \$4200

Excluded \_\_\_\_\_

Included \_\_\_\_\_

Notes: Facial or soffit is not part of the roof work and is an additional cost.

Remove and replace unforeseen rotten sheathing (4X8) cost to owner (1/4" \$ \_\_, 1/2" \$ \_\_, 5/8" \$ \_\_, 3/4" \$ \_\_)

2x4 \$ \_\_ 2x6 \$ \_\_ 2x8 \$ \_\_ 2x10 \$ \_\_ 2x12 \$ \_\_ 2x16 \$ \_\_

### Company Guarantee

The company will guarantee it materials and workmanship for 2 years. The guarantee does not cover any hurricane or storm damage. Manufacturers shingles & metal (20-25 year life span)

TOTAL COST ----- \$ 16,905.81

Accept Owner name Print Chris Samuel Signature Chris Samuel Date 7-27-2025 **106**

For 1121 NE 2nd st

**Florida Construction &  
Metal Roofing, INC**

**ESTIMATE**

*Florida's best value in  
All your construction and  
Metal roofing needs  
Paul Dickey & Melissa Tallman*

ESTIMATE#13281  
DATE: 06/30/2025

6965 NE 5<sup>th</sup> PL  
Ocala FL 34470  
352-362-7072  
floridametalroofing@gmail.com

TO Mr. Hadley  
1121 NE 2<sup>nd</sup> ST  
Ocala FL  
pathad3000@gmail.com

**Building License: CBC1256519  
Roofing License: CCC1330004**

SALESPERSON	JOB		
Melissa	Galvalume roof-over		

DESCRIPTION		LINE TOTAL
A. Pull a permit with the county building department.		\$400
B. File a Notice of Commencement with the clerk of courts.		\$100
C. Install Synthetic underlayment over existing shingles; attach to code.		\$1000
D. Install 29g Master Rib style metal over new underlayment; attach to code.		\$4000
E. Install New pipe boots.		\$500
F. Install new required trim kit in matching color; attach to code.		\$2000
G. Flash and counter-flash all pipes, vents and penetrations.		\$1000
H. Clean up all debris and dispose.		\$1000
I. Customer Walkthrough.		
	TOTAL	\$10000



TRUE GUTTERS LLC  
(352)208-1837

truegutters08@gmail.com  
www.truegutters.net

Date: 7-23-25  
Prepared: Jose  
by:

## PROPOSAL

Name: Pat HADLEY Total Feet: \_\_\_\_\_  
Address: 1121 NE 2<sup>nd</sup> St  
Ocala FL 34470 Total Downspouts: 5  
Contact No: \_\_\_\_\_ Email: \_\_\_\_\_ Color: White

specifications and estimates:

- 234 linear feet Soffit all around house. Aluminum Soffit triple 4". 1 foot over hang. (22 pieces)
- 234 linear feet Fascia Aluminum wood grain 6" wide by 12 feet long
- 111 feet of Seamless gutters aluminum 6" K-style and 5 downspouts. Low gloss white

We propose to furnish all material and labor in complete accordance with the above specifications for the sum of:

\$3,735.00

Dollars, with payments made as follows:

Alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will be charged over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

**NOTE:** We reserve the right to withdraw this proposal if not accepted within 6 months.

## ACCEPTANCE

The above, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as indicated

\_\_\_\_\_  
Authorized Signatories

\_\_\_\_\_  
Date



Tax Roll Property Summary

Help

Account Number		R2834-002-108		Type	REAL ESTATE		<a href="#">Request Future E-Bill</a>
Address		<a href="#">1127 NE 2ND ST OCALA</a>		Status			
Sec/Twn/Rng		17 15 22		Subdivision	4701		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
<a href="#">2010</a>	R	2010 R2834-002-108	PAID	11/2010	1,633.28	<a href="#">Tax Bill</a>	
<a href="#">2011</a>	R	2011 R2834-002-108	PAID	11/2011	1,275.94	<a href="#">Tax Bill</a>	
<a href="#">2012</a>	R	2012 R2834-002-108	PAID	11/2012	965.14	<a href="#">Tax Bill</a>	
<a href="#">2013</a>	R	2013 R2834-002-108	PAID	11/2013	914.09	<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 R2834-002-108	PAID	11/2014	890.64	<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 R2834-002-108	PAID	11/2015	979.67	<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 R2834-002-108	PAID	04/2017	1,067.81	<a href="#">Tax Bill</a>	
<a href="#">2017</a>	R	2017 R2834-002-108	PAID	03/2018	558.53	<a href="#">Tax Bill</a>	
<a href="#">2018</a>	R	2018 R2834-002-108	PAID	04/2019	573.09	<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 R2834-002-108	PAID	02/2020	564.79	<a href="#">Tax Bill</a>	
<a href="#">2020</a>	R	2020 R2834-002-108	PAID	03/2021	574.03	<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 R2834-002-108	PAID	03/2022	750.59	<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 R2834-002-108	PAID	11/2022	711.50	<a href="#">Tax Bill</a>	
<a href="#">2023</a>	R	2023 R2834-002-108	PAID	11/2023	855.49	<a href="#">Tax Bill</a>	
<a href="#">2024</a>	R	2024 R2834-002-108	PAID	11/2024	863.35	<a href="#">Tax Bill</a>	

CURRENT ACCOUNT DETAILS

Account Number	2024	R2834-002-108	<a href="#">Tax Bill</a>
----------------	------	---------------	--------------------------

Property Description				Owner Information		
SEC 17 TWP 15 RGE 22				HADLEY PATRICK III		
PLAT BOOK A PAGE 101 OAK PARK				HADLEY PATRICIA ANGELA		
CALDWELLS ADD OCALA BLK B W 63				1127 NE 2ND ST		
FT OF LOTS 7 & 8 & THAT PART OF				OCALA FL 34470-6747		
S 10 FT OF AN ALLEY LYING N OF &						
ADJ TO ABOVE DESCRIBED PROPERTY						
Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU		147,401		TAXES		586.12
ASSESSMENT		73,861		SP. ASMT		313.20
TAXABLE		25,000				
EXCD01		25,000				
EXCD38		23,861				
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1	
863.35	872.34	881.33	890.33	899.32	926.30	

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/04/2024 197 2024	0005086.0000	Full	Pmt Posted	\$35.97-	\$ .00	\$863.35

**Links of Interest**

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2834-002-108

[GOOGLE Street View](#)

Prime Key: 1239699

[MAP IT+](#)

Current as of 8/7/2025

### Property Information

HADLEY PATRICK III  
HADLEY PATRICIA ANGELA  
1127 NE 2ND ST  
OCALA FL 34470-6747

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

M.S.T.U.

PC: 01

Acres: .29

Situs: 1127 NE 2ND ST OCALA

### 2024 Certified Value

Land Just Value	\$29,925		
Buildings	\$115,974		
Miscellaneous	\$1,502		
Total Just Value	\$147,401	Impact	
Total Assessed Value	\$73,861	<u>Ex Codes:</u> 01 38	(\$73,540)
Exemptions	(\$48,861)		
Total Taxable	\$25,000		
School Taxable	\$48,861		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,925	\$115,974	\$1,502	\$147,401	\$73,861	\$48,861	\$25,000
2023	\$29,925	\$116,738	\$1,774	\$148,437	\$71,710	\$46,710	\$25,000
2022	\$29,925	\$108,730	\$1,774	\$140,429	\$69,621	\$44,621	\$25,000

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6347/0213</a>	02/2016	07 WARRANTY	8 ALLOCATED	Q	I	\$100,000
<a href="#">5840/1920</a>	04/2013	07 WARRANTY	7 PORTIONUND INT	U	I	\$22,500
<a href="#">5267/1309</a>	10/2009	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$134,900
<a href="#">4992/0699</a>	09/2007	74 PROBATE	0	U	I	\$100
<a href="#">1520/1277</a>	08/1988	71 DTH CER	9 UNVERIFIED	U	I	\$100
<a href="#">1533/0047</a>	08/1987	74 PROBATE	9 UNVERIFIED	U	I	\$100

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 101  
OAK PARK CALDWELLS ADD OCALA  
BLK B W 63 FT OF LOTS 7 & 8 & THAT PART OF S 10 FT OF AN

ALLEY LYING N OF & ADJ  
TO ABOVE DESCRIBED PROPERTY

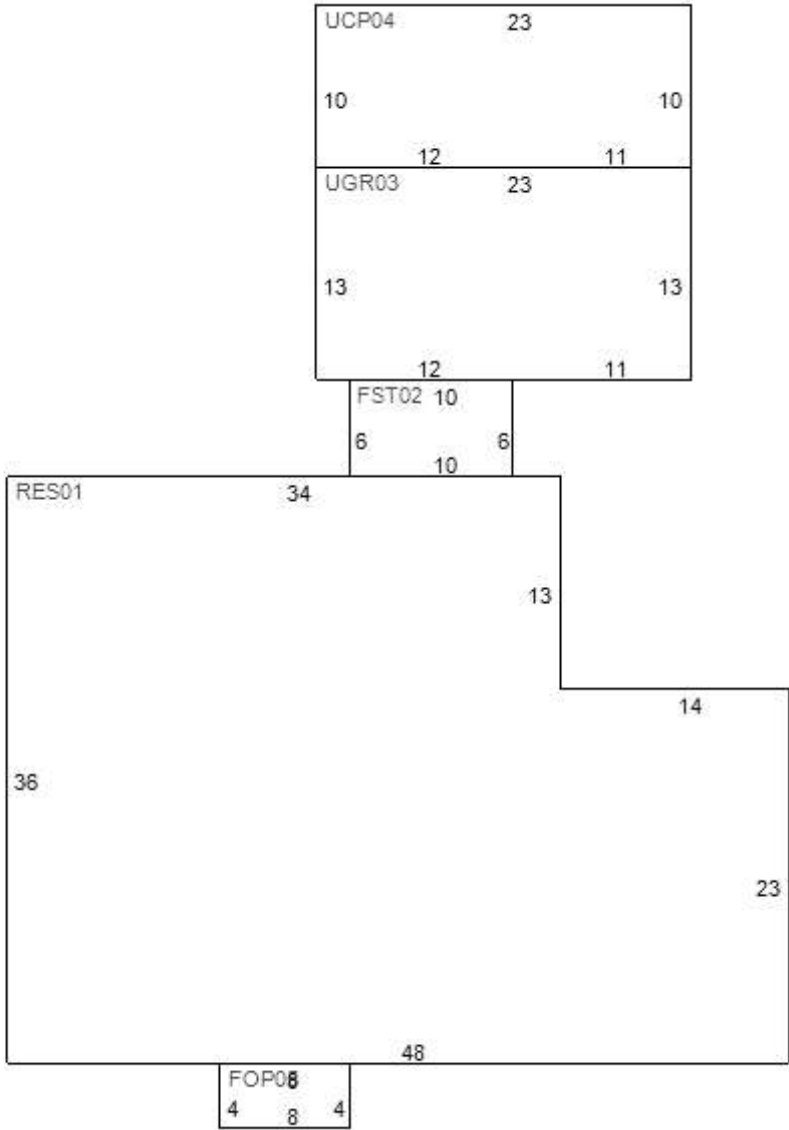
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		63.0	199.0	R3	63.00	FF						
Neighborhood 4701												
Mkt: 8 70												

Traverse

Building 1 of 1

RES01=L34D36R48U23L14U13.L3  
FST02=U6L10D6R10.U6  
UGR03=R11U13L23D13R12.U13  
UCP04=R11U10L23D10R12.D19R3D36L21  
FOP05=D4R8U4L8.



Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1942
<b>Effective Age</b>	5 - 20-24 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	4	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	6/16/2023 by 187	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 168

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.00	1930	N	0 %	0 %	1,546	1,546
FST 0226	- SIDING-NO SHTG	1.00	1930	N	0 %	0 %	60	60
UGR 0326	- SIDING-NO SHTG	1.00	1930	N	0 %	0 %	299	299
UCP 0401	- NO EXTERIOR	1.00	1930	N	0 %	0 %	230	230
FOP 0501	- NO EXTERIOR	1.00	1930	N	0 %	0 %	32	32

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 20 PLASTER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,232.00	SF	20	1960	3	0.0	0.0

Appraiser Notes

YEAR BUILT PER OWNER  
EST.INT.  
UDU 8X14 N/A  
LOUIS & JULIA TOFFALETTI TRUSTEES OF THEIR TRUST (1/2 INT),  
JOHN & DENA TOFFALETTI TRUSTEES OF THEIR TRUST (1/2 INT)

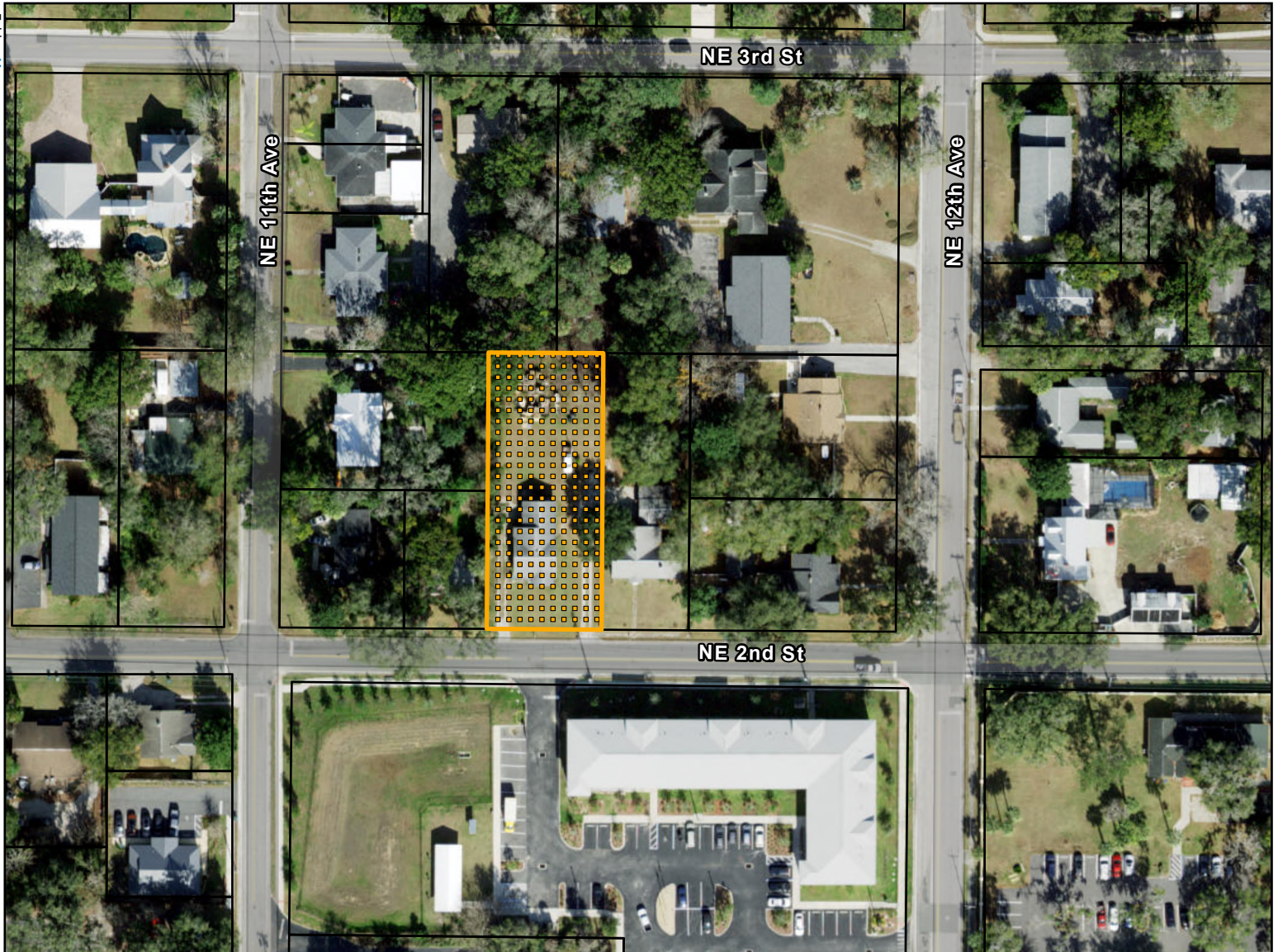
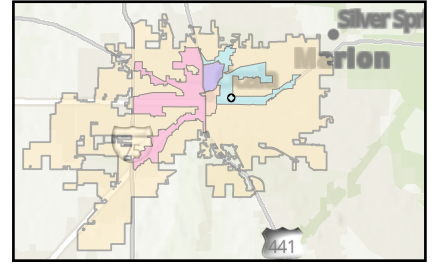
Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD22-3076	12/12/2022	-	HADLEY/ METAL OVER SHINGLES



AERIAL MAP

Parcel: 2834-002-106  
Case Number: CRA25-0033  
Property Size: Approximately .16 acres  
CRA Location: East Ocala  
Proposal: A Request for CRA fund use.



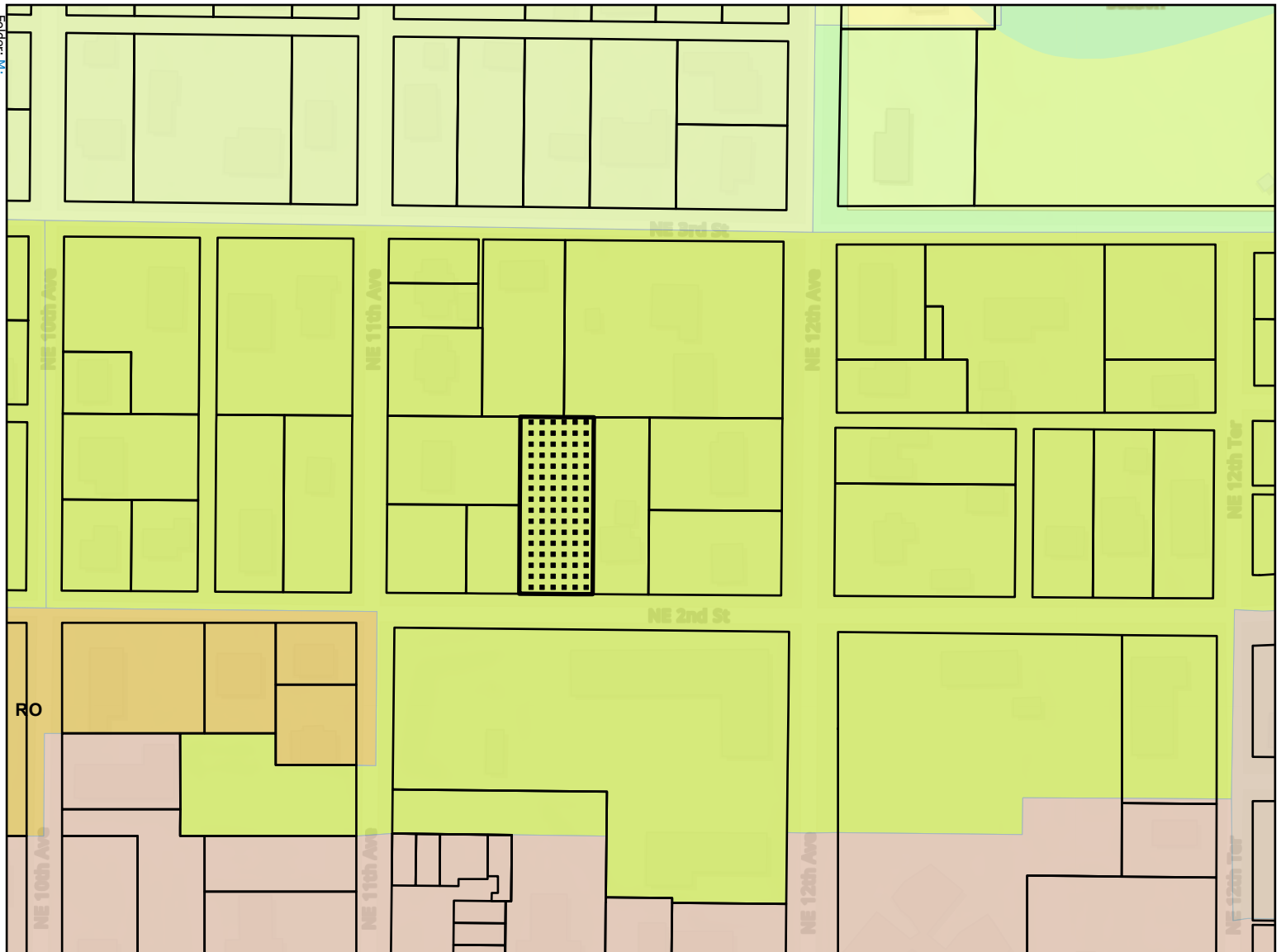
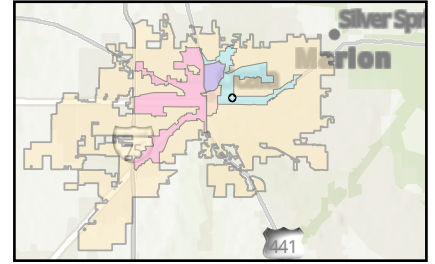
- Parcels
- Subject Parcel

0 125 250 500 Feet



## CASE MAP

**Parcel:** 2834-002-106  
**Case Number:** CRA25-0033  
**Property Size:** Approximately .16 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



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

0 200 400 800 Feet





## Site Conditions

1121 NE 2<sup>nd</sup> Street















**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>Roofing improvements:           City (50%) – Applicant (50%).</p> <p>All other work elements:       City (75%) - Applicant (25%)</p>



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1865

**Agenda Item #:** e.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

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### **STAFF RECOMMENDATION (Motion Ready):**

Approve a Residential Property Improvement Grant for property located at 1127 NE 2<sup>nd</sup> Street, in an amount not to exceed \$7,263

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### **BACKGROUND:**

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

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

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

**Grant ID:** CRA25-0032

**Applicants:** Patrick Hadley and Angela Hadley

**Address:** 1127 NE 2<sup>nd</sup> Street

**Parcel ID:** 2834-002-108

**Project Description:** The Applicants are replacing the existing shingle roof with a metal roof.

**Low Quote:** \$14,526

**High Quote:** \$17,496

**Recommended Grant Amount:** \$7, 263

### **FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year. Mr. and Mrs. Hadley are first-time applicants.
- This 1546 square foot home is the Applicants' primary residence. The scope of work includes removing the existing roof, installing metal roof, roof repairs to the soffit, fascia and gutters.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's

revitalization.

- The Grant Review Committee (GRC) visit took place on August 18, 2025. The committee noted that the property was also in need of other improvements such as window replacement and repainting. The Applicant indicated that it would be cost prohibitive to fund the improvements without the support of the grant.
- During Staff's review of the grant, we noted there was an active code enforcement case due to overgrowth, the violation has since been addressed and the case closed with no further action.
- Per the updated program guidelines, roof replacements are funded at 50 percent of the quoted project costs. Other work items are funded at 75 percent; however, this is the only improvement being proposed at this time.

Staff recommend approval of the grant, in an amount not to exceed \$7,263.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

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

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

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

**Goal 1:** Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.

**Goal 2:** Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

**Goal 3:** Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

**Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.**

**Work in progress or performed before approval will not be eligible.**

### HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the grant application attached or visit <https://ocalafl.civicserve.com/> to complete the online.

Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

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

## APPLICATION DEADLINES - 2024

February 2, 2024

August 2, 2024

March 29, 2024

September 27, 2024

May 31, 2024

November 29, 2024

Email questions to [cra@ocalafl.gov](mailto:cra@ocalafl.gov)

## II. **Eligibility and General Requirements**

- (a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.
  1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
  1. Tax delinquent property
  2. Property in litigation
  3. Property in condemnation or receivership
  4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.
- (d) Ineligible Work:
  1. Grants cannot be used to correct outstanding code violations in an active code enforcement case.
  2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.



### III. Application Materials

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

### IV. Application Submittal and Review Process

- (a) Options: Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>); Scan and email the application to [cra@ocalafl.gov](mailto:cra@ocalafl.gov); or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.

- (e) Applications deemed complete will be reviewed by:
  - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
  - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
  - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.
- (f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (g) Any deviation from the approved project must be reviewed and approved by the CRA.
- (h) City staff will review progress during renovation process.
- (i) Upon completion of work, city staff will inspect building to verify compliance with project application.

## V. Application Evaluation

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

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

## VI. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
  - 1. invoices for all work performed, with details of work clearly expressed;
  - 2. copies of cancelled checks;
  - 3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
1. Does not conform to the program guidelines.
  2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
  3. Is not commensurate with the workmanship and costs customary in the industry.
  4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
  5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
  2. Copies of the signed contracts with contractors chosen to do the work.
  3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
  4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.



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

(Completed application and all required attachments must be submitted)

### PROJECT INFORMATION

Project Name: Halley Home Improvement  
Project Address: 1127 NE 2nd St Ocala, FL 34470  
Parcel Number: 2834-002-108

### APPLICANT INFORMATION

Applicant's Name: Patrick Hadley  
Name of person to receive all correspondence if different from applicant:  
Patricia Hadley  
Agent's Name (if applicable): \_\_\_\_\_  
Agent's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone number: 352-300-7253 Fax: \_\_\_\_\_  
E-mail address: pathad3000@gmail.com  
How long have you owned / lived at the current location? 11 yrs

### PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Roof- Required by insurance to lower cost  
Windows- to make home more energy efficient  
\_\_\_\_\_  
\_\_\_\_\_

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

Without grant funding, the financial burden of implementing the proposed improvements would be too great to undertake independently

### PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 14,526,46

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 50%

Anticipated start date: when approved Anticipated completion date: 30 days



## GENERAL CONDITIONS

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

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

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

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

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

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



Applicant

I, Patrick Hadley, owner/occupant of building at  
1127 NE 2nd St, Ocala FL 34470, have read and understand the  
terms and conditions of the Program and agree to the general conditions and terms outlined in  
the application process and guidelines of the Program.

Signature: Patrick Hadley

Date: 07-27-2025

Property Information – For staff use only

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

Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

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

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



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT <i>Revised March 2024</i>	
<b>Purpose</b>	To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.
<b>Plan Consistency</b>	<p><b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.</p>
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner
<b>Eligible work</b>	<p>Only work begun <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures for the construction affordable housing.</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing (sides and rear)</li> <li>6. Reroofing</li> <li>7. Weatherization</li> <li>8. New construction</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>City (75%) – Applicant (25%).</p> <p><i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i></p>

0188

## TJ OF MIAMI INC

CCC 1329102 20589 SW ORIOLE DR

Dunnellon, FL, 34431

Phone: 786-499-9971

E-Mail: [tjofmiamiinc@gmail.com](mailto:tjofmiamiinc@gmail.com)

Date 7-27-2025

Job Address: 1127 ne 2nd St Ocala, FL 34470 Owners phone (352) 304-3446  
Owners name: Mr Patrick Hadley Email \_\_\_\_\_

Roof TYPE 29ga. Ultra Rib Roofing Panels (metal)

### SCOPE OF WORK

Remove edge metal from house, Install new 29ga Ultra Rib Roofing Panels over existing Shingle Roof using 1x4 perlin's nailed down.  
Schedule & pass all Required inspections with City of Ocala Bldg. dept. for permit.

### Material

TRI County Metals Co., Permitting  
\$4,566.46, \$260

Material Cost ----- \$ 4,826.46 \$9,826.46  
Labor Cost ----- \$ 5,000

Additional Work Roof Type 271ft soffit, 271ft Fascia to Install around home  
with 153ft of seamless gutter's to Install with (6) downspouts Labor + materials \$4,700  
Excluded \_\_\_\_\_

Included \_\_\_\_\_

Notes: Facial or soffit is not part of the roof work and is an additional cost.

Remove and replace unforeseen rotten sheathing (4X8) cost to owner (1/4" \$ \_\_, 1/2" \$ \_\_, 5/8" \_\_, 3/4" \_\_

2x4 \$ \_\_ 2x6 \$ \_\_ 2x8 \$ \_\_ 2x10 \$ \_\_ 2x12 \$ \_\_ 2x16 \$ \_\_

### Company Guarantee

The company will guarantee it materials and workmanship for 2 years. The guarantee does not cover any hurricane or storm damage. Manufacturers shingles & metal (20-25 year life span)

TOTAL COST ----- \$ 14,526.46

Accept Owner name Print \_\_\_\_\_ Signature Chris Samuel Date 7-27-2025 **133**

**Florida Construction &  
Metal Roofing, INC**

**ESTIMATE**

*Florida's best value in  
All your construction and  
Metal roofing needs*

*Paul Dickey & Melissa Tallman*

ESTIMATE#13280  
DATE: 06/30/2025

6965 NE 5<sup>th</sup> PL  
Ocala FL 34470  
352-362-7072  
floridametalroofing@gmail.com

TO Mr. Hadley  
1127 NE 2<sup>nd</sup> ST  
Ocala FL  
pathad3000@gmail.com

**Building License: CBC1256519**  
**Roofing License: CCC1330004**

SALESPERSON	JOB		
Melissa	Galvalume roof-over		

DESCRIPTION		LINE TOTAL
A. Pull a permit with the county building department.		\$400
B. File a Notice of Commencement with the clerk of courts.		\$100
C. Install Synthetic underlayment over existing shingles; attach to code.		\$2000
D. Install 29g Master Rib style metal over new underlayment; attach to code.		\$5000
E. Install New pipe boots.		\$500
F. Install new required trim kit in matching color; attach to code.		\$3000
G. Flash and counter-flash all pipes, vents and penetrations.		\$1000
H. Clean up all debris and dispose.		\$1000
I. Customer Walkthrough.		
	TOTAL	\$13000





TRUE GUTTERS LLC  
(352)208-1837

truegutters08@gmail.com  
www.truegutters.net

Date  
Prepared:  
Prepared  
by:

7-23-25

Jose

## PROPOSAL

Name:

Pat Hadney

Total

Feet:

Address:

1127 NE 2<sup>nd</sup> St

Ocala FL 34470

Total

Downspouts:

6

Contact No:

Email:

Color:

White

specifications and estimates:

- 271 linear feet Soffit all around house. Aluminum Soffit triple 4". 1 foot overhang. (25 pieces)
- Fascia 271 linear feet. Aluminum wood grain 6" wide by 12 feet long (22 pieces)
- 153 feet of Seamless gutters aluminum 6" Kstyle and 6 Downspouts. Low gloss white

We propose to furnish all material and labor in complete accordance with the above specifications for the sum of:

\$4,496.00

Dollars, with payments made as follows:

Alterations or deviations from above specifications involving extra costs will be executed only upon written order, and will be charged over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

**NOTE:** We reserve the right to withdraw this proposal if not accepted within 6 months.

## ACCEPTANCE

The above, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as indicated

Authorized Signatories

Date

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2834-002-108

[GOOGLE Street View](#)

Prime Key: 1239699

[MAP IT+](#)

Current as of 8/7/2025

### Property Information

HADLEY PATRICK III  
HADLEY PATRICIA ANGELA  
1127 NE 2ND ST  
OCALA FL 34470-6747

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

M.S.T.U.

PC: 01

Acres: .29

Situs: 1127 NE 2ND ST OCALA

### 2024 Certified Value

Land Just Value	\$29,925		
Buildings	\$115,974		
Miscellaneous	\$1,502		
Total Just Value	\$147,401	Impact	
Total Assessed Value	\$73,861	<u>Ex Codes:</u> 01 38	(\$73,540)
Exemptions	(\$48,861)		
Total Taxable	\$25,000		
School Taxable	\$48,861		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,925	\$115,974	\$1,502	\$147,401	\$73,861	\$48,861	\$25,000
2023	\$29,925	\$116,738	\$1,774	\$148,437	\$71,710	\$46,710	\$25,000
2022	\$29,925	\$108,730	\$1,774	\$140,429	\$69,621	\$44,621	\$25,000

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6347/0213</a>	02/2016	07 WARRANTY	8 ALLOCATED	Q	I	\$100,000
<a href="#">5840/1920</a>	04/2013	07 WARRANTY	7 PORTIONUND INT	U	I	\$22,500
<a href="#">5267/1309</a>	10/2009	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$134,900
<a href="#">4992/0699</a>	09/2007	74 PROBATE	0	U	I	\$100
<a href="#">1520/1277</a>	08/1988	71 DTH CER	9 UNVERIFIED	U	I	\$100
<a href="#">1533/0047</a>	08/1987	74 PROBATE	9 UNVERIFIED	U	I	\$100

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 101  
OAK PARK CALDWELLS ADD OCALA  
BLK B W 63 FT OF LOTS 7 & 8 & THAT PART OF S 10 FT OF AN

ALLEY LYING N OF & ADJ  
TO ABOVE DESCRIBED PROPERTY

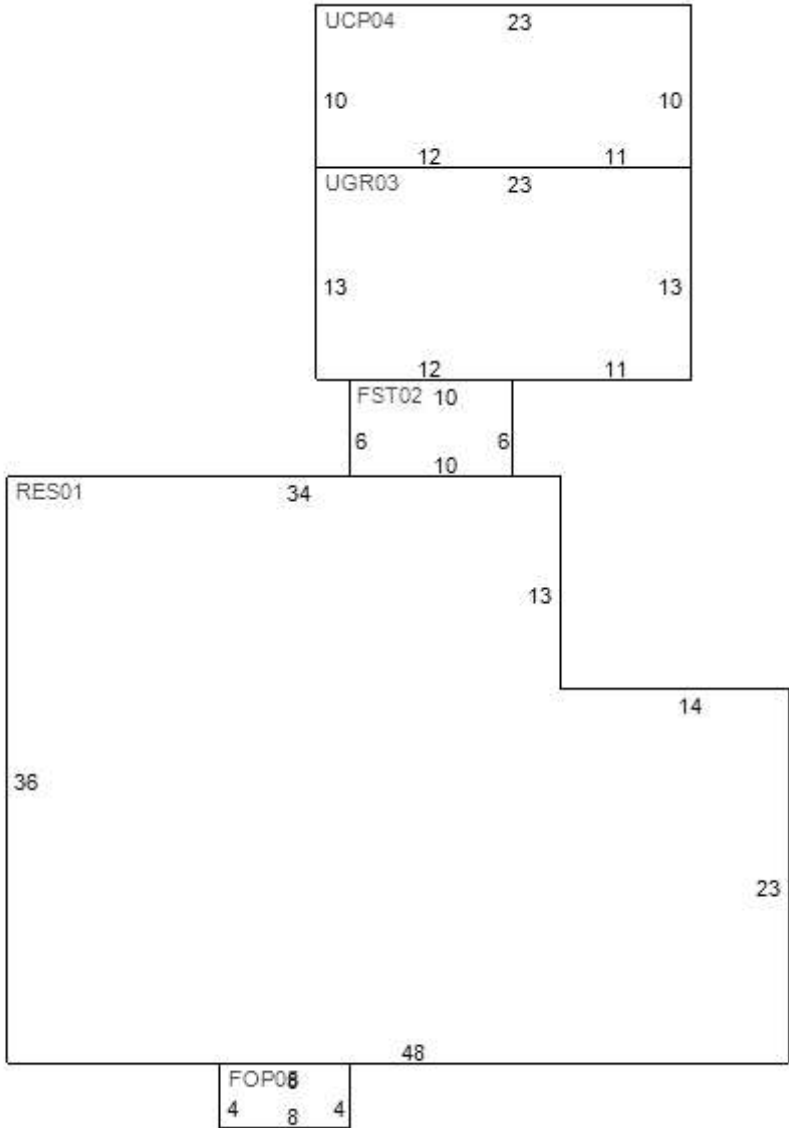
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		63.0	199.0	R3	63.00	FF						
Neighborhood 4701												
Mkt: 8 70												

Traverse

Building 1 of 1

RES01=L34D36R48U23L14U13.L3  
FST02=U6L10D6R10.U6  
UGR03=R11U13L23D13R12.U13  
UCP04=R11U10L23D10R12.D19R3D36L21  
FOP05=D4R8U4L8.



Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1942
<b>Effective Age</b>	5 - 20-24 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	4	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	6/16/2023 by 187	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 168
<b>Type ID</b>	<b>Exterior Walls</b>	<b>Stories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Flr Area</b>
RES 0126	- SIDING-NO SHTG	1.00 1930 N 0 % 0 % 1,546 1,546
FST 0226	- SIDING-NO SHTG	1.00 1930 N 0 % 0 % 60 60
UGR 0326	- SIDING-NO SHTG	1.00 1930 N 0 % 0 % 299 299
UCP 0401	- NO EXTERIOR	1.00 1930 N 0 % 0 % 230 230
FOP 0501	- NO EXTERIOR	1.00 1930 N 0 % 0 % 32 32
<b>Section: 1</b>		
<b>Roof Style:</b> 10 GABLE		<b>Floor Finish:</b> 24 CARPET
<b>Roof Cover:</b> 16 GALVANIZED MTL		<b>Wall Finish:</b> 20 PLASTER
<b>Heat Meth 1:</b> 20 HEAT PUMP		<b>Heat Fuel 1:</b> 10 ELECTRIC
<b>Heat Meth 2:</b> 00		<b>Heat Fuel 2:</b> 00
<b>Foundation:</b> 3 PIER		<b>Fireplaces:</b> 1
<b>A/C:</b> Y		
<u>Miscellaneous Improvements</u>		
<b>Type</b>	<b>Nbr Units</b>	<b>Type Life Year In Grade Length Width</b>
159 PAV CONCRETE	1,232.00	SF 20 1960 3 0.0 0.0
<u>Appraiser Notes</u>		
YEAR BUILT PER OWNER		
EST.INT.		
UDU 8X14 N/A		
LOUIS & JULIA TOFFALETTI TRUSTEES OF THEIR TRUST (1/2 INT),		
JOHN & DENA TOFFALETTI TRUSTEES OF THEIR TRUST (1/2 INT)		
<u>Planning and Building</u>		
<u>** Permit Search **</u>		
<b>Permit Number</b>	<b>Date Issued</b>	<b>Date Completed Description</b>
BLD22-3076	12/12/2022	- HADLEY/ METAL OVER SHINGLES

Tax Roll Property Summary

Help

Account Number		R2834-002-108		Type	REAL ESTATE		<a href="#">Request Future E-Bill</a>
Address		<a href="#">1127 NE 2ND ST OCALA</a>		Status			
Sec/Twn/Rng		17 15 22		Subdivision	4701		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
<a href="#">2010</a>	R	2010 R2834-002-108	PAID	11/2010	1,633.28	<a href="#">Tax Bill</a>	
<a href="#">2011</a>	R	2011 R2834-002-108	PAID	11/2011	1,275.94	<a href="#">Tax Bill</a>	
<a href="#">2012</a>	R	2012 R2834-002-108	PAID	11/2012	965.14	<a href="#">Tax Bill</a>	
<a href="#">2013</a>	R	2013 R2834-002-108	PAID	11/2013	914.09	<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 R2834-002-108	PAID	11/2014	890.64	<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 R2834-002-108	PAID	11/2015	979.67	<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 R2834-002-108	PAID	04/2017	1,067.81	<a href="#">Tax Bill</a>	
<a href="#">2017</a>	R	2017 R2834-002-108	PAID	03/2018	558.53	<a href="#">Tax Bill</a>	
<a href="#">2018</a>	R	2018 R2834-002-108	PAID	04/2019	573.09	<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 R2834-002-108	PAID	02/2020	564.79	<a href="#">Tax Bill</a>	
<a href="#">2020</a>	R	2020 R2834-002-108	PAID	03/2021	574.03	<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 R2834-002-108	PAID	03/2022	750.59	<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 R2834-002-108	PAID	11/2022	711.50	<a href="#">Tax Bill</a>	
<a href="#">2023</a>	R	2023 R2834-002-108	PAID	11/2023	855.49	<a href="#">Tax Bill</a>	
<a href="#">2024</a>	R	2024 R2834-002-108	PAID	11/2024	863.35	<a href="#">Tax Bill</a>	

CURRENT ACCOUNT DETAILS

Account Number	2024	R2834-002-108	<a href="#">Tax Bill</a>
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Property Description				Owner Information		
SEC 17 TWP 15 RGE 22				HADLEY PATRICK III		
PLAT BOOK A PAGE 101 OAK PARK				HADLEY PATRICIA ANGELA		
CALDWELLS ADD OCALA BLK B W 63				1127 NE 2ND ST		
FT OF LOTS 7 & 8 & THAT PART OF				OCALA FL 34470-6747		
S 10 FT OF AN ALLEY LYING N OF &						
ADJ TO ABOVE DESCRIBED PROPERTY						
Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU	147,401			TAXES		586.12
ASSESSMENT	73,861			SP. ASMT		313.20
TAXABLE	25,000					
EXCD01	25,000					
EXCD38	23,861					
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1	
863.35	872.34	881.33	890.33	899.32	926.30	



Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/04/2024 197 2024	0005086.0000	Full	Pmt Posted	\$35.97-	\$ .00	\$863.35

**Links of Interest**

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

## Site Conditions

1127 NE 2<sup>nd</sup> Street















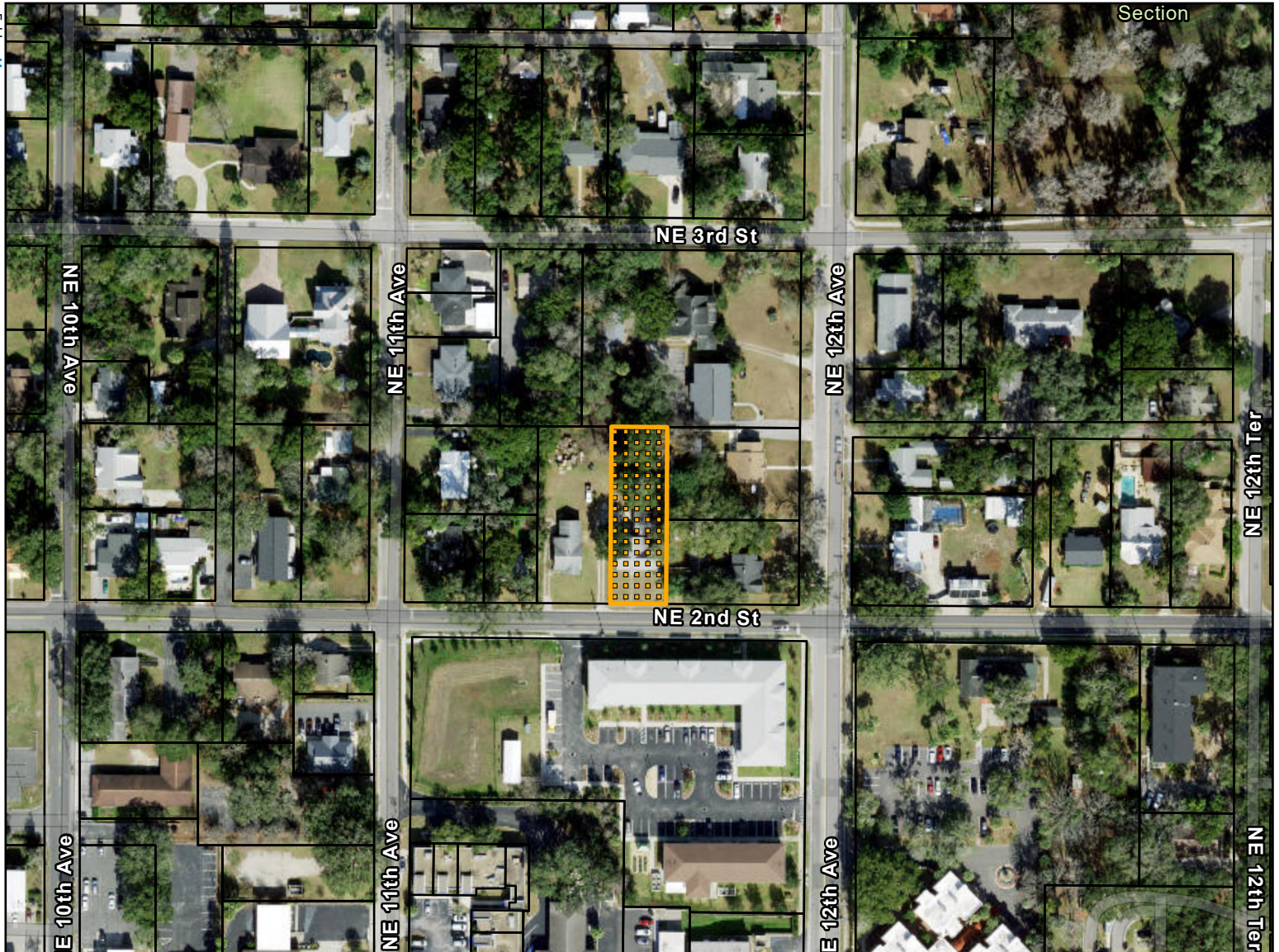
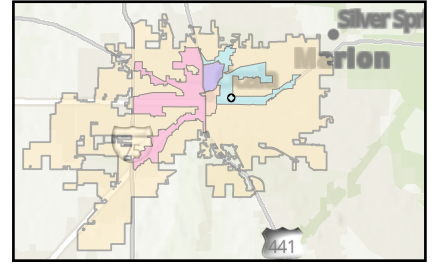








## AERIAL MAP

**Parcel:** 2834-002-108  
**Case Number:** CRA25-0032  
  
**Property Size:** Approximately .29 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



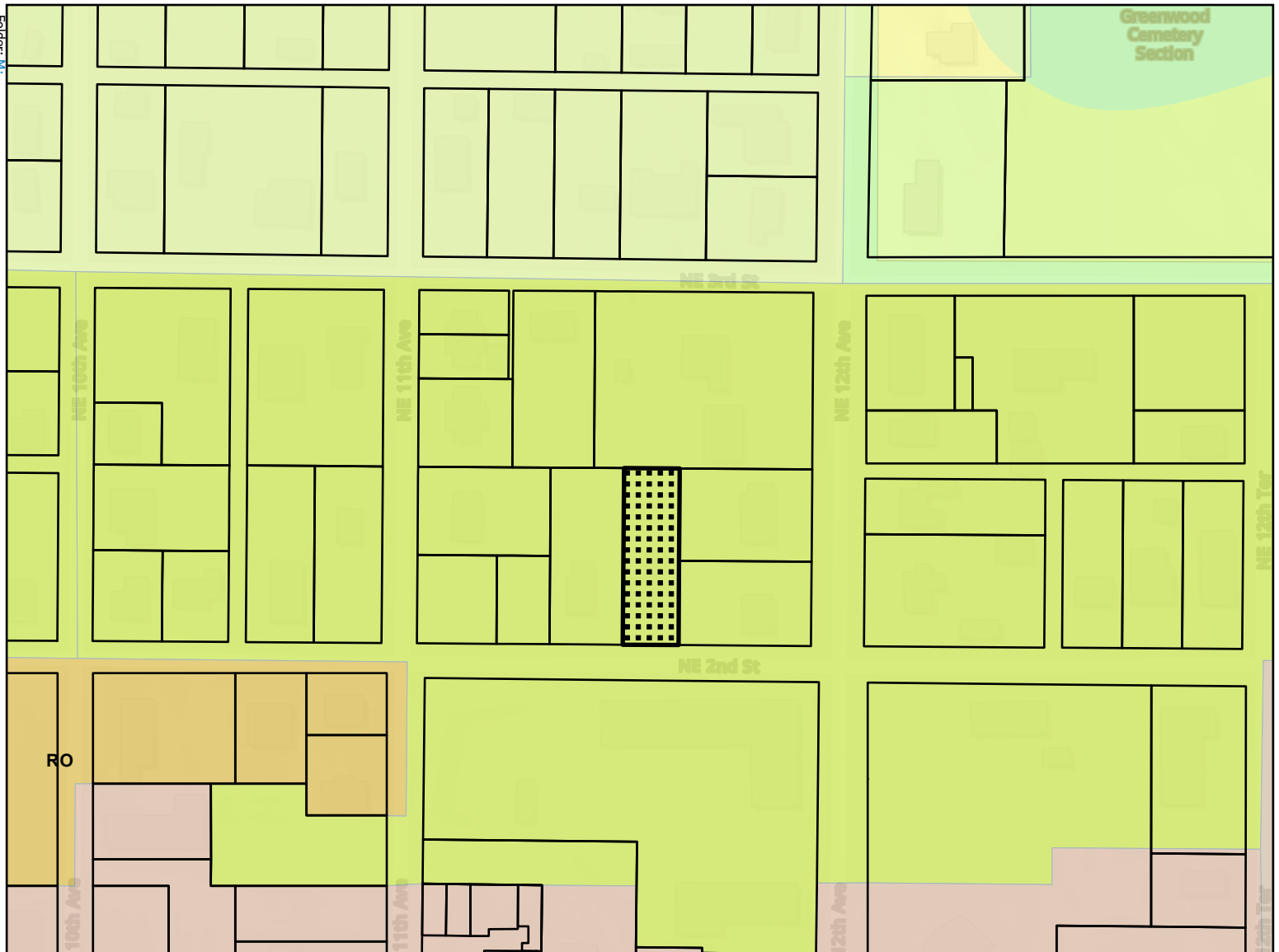
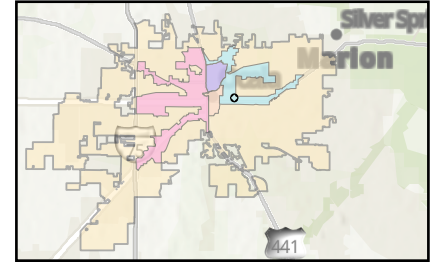
 Subject Parcel  
 Parcels

0 200 400 800 Feet



## CASE MAP

**Parcel:** 2834-002-108  
**Case Number:** CRA25-0032  
**Property Size:** Approximately .29 acres  
**CRA Location:** East Ocala  
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- Parcels
- R-1A: Single Family Residential
- B-2: Community Business
- R-3: Multi-Family Residential
- B-2A: Limited Community Business
- RO: Residential Office
- INST: Institutional
- East Ocala CRA
- R-1: Single Family Residential
- Subject Parcel

0 200 400 800 Feet



**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>Roofing improvements:           City (50%) – Applicant (50%).</p> <p>All other work elements:       City (75%) - Applicant (25%)</p>





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

**File #:** 2025-1934

**Agenda Item #:** f.

Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Approve a Residential Property Improvement Grant for property located at 1122 NE 9th Street, in an amount not to exceed \$15,229

**BACKGROUND:**

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

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

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

**Grant ID:** CRA25-0036

**Applicants:** TC Opportunity IV, LLC

**Address:** 1122 NE 9th Street

**Parcel ID:** 2614-016-007

**Project Description:** The applicants are replacing the windows, installing insulation, and fencing.

**Low Quote:** \$20,305

**High Quote:** \$22,211

**Recommended Grant Amount:** \$15,229

**FINDINGS AND CONCLUSIONS:**

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner may submit one application per fiscal year.
- The scope of work includes replacing the original windows, adding insulation, and adding a white six-foot vinyl privacy fence to the back yard of the property.
- The property is currently an occupied rental unit.
- The home was built in 1951 and sits on 0.26 acres.
- Replacing the windows and adding insulation will add to the energy efficiency of the home.
- The Grant Review Committee (GRC) visit took place on August 19, 2025. The property was found to be



a good candidate for this program.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny



7/28/25

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

(Completed application and all required attachments must be submitted)

### PROJECT INFORMATION

Project Name: TC Opportunity IV, LLC  
Project Address: 1122 NE 9th St Ocala FL 34420  
Parcel Number: 2614-016-007

### APPLICANT INFORMATION

Applicant's Name: TC Opportunity IV, LLC  
Name of person to receive all correspondence if different from applicant:  
Robert J Jenkins Jr  
Agent's Name (if applicable): \_\_\_\_\_  
Agent's Mailing Address: 1525 NE 8th Ave  
City: Ocala State: FL Zip: 34420  
Phone number: 352-414-1645 Fax: \_\_\_\_\_  
E-mail address: Storage1@neighborhoodstorage.com  
How long have you owned / lived at the current location? March 2025

### PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Insulation and window install will make the property  
and building more energy efficient and affordable. Fencing  
will provide an aesthetically appealing alternative to  
chain link in this residential neighborhood.



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

No. without the grant this project would be cost prohibitive.

### PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. \$20,851.19

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? \_\_\_\_\_

Anticipated start date: July 2025  
September 2025?

Anticipated completion date: October 2025  
November 2025?

## GENERAL CONDITIONS

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

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

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

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

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

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



Applicant

I, IT Opportunity IV, LLC, owner/occupant of building at  
1122 NE 9th St Ocala, FL 34470, have read and understand the  
terms and conditions of the Program and agree to the general conditions and terms outlined in  
the application process and guidelines of the Program.

Signature: \_\_\_\_\_

Date: 5/27/2025

Property Information – For staff use only

Is the property assessed Marion County property taxes? ☒ Y / ☐ N

Are property taxes paid up to date? ☒ Y / ☐ N

Is the property in condemnation or receivership? Y ☒ N

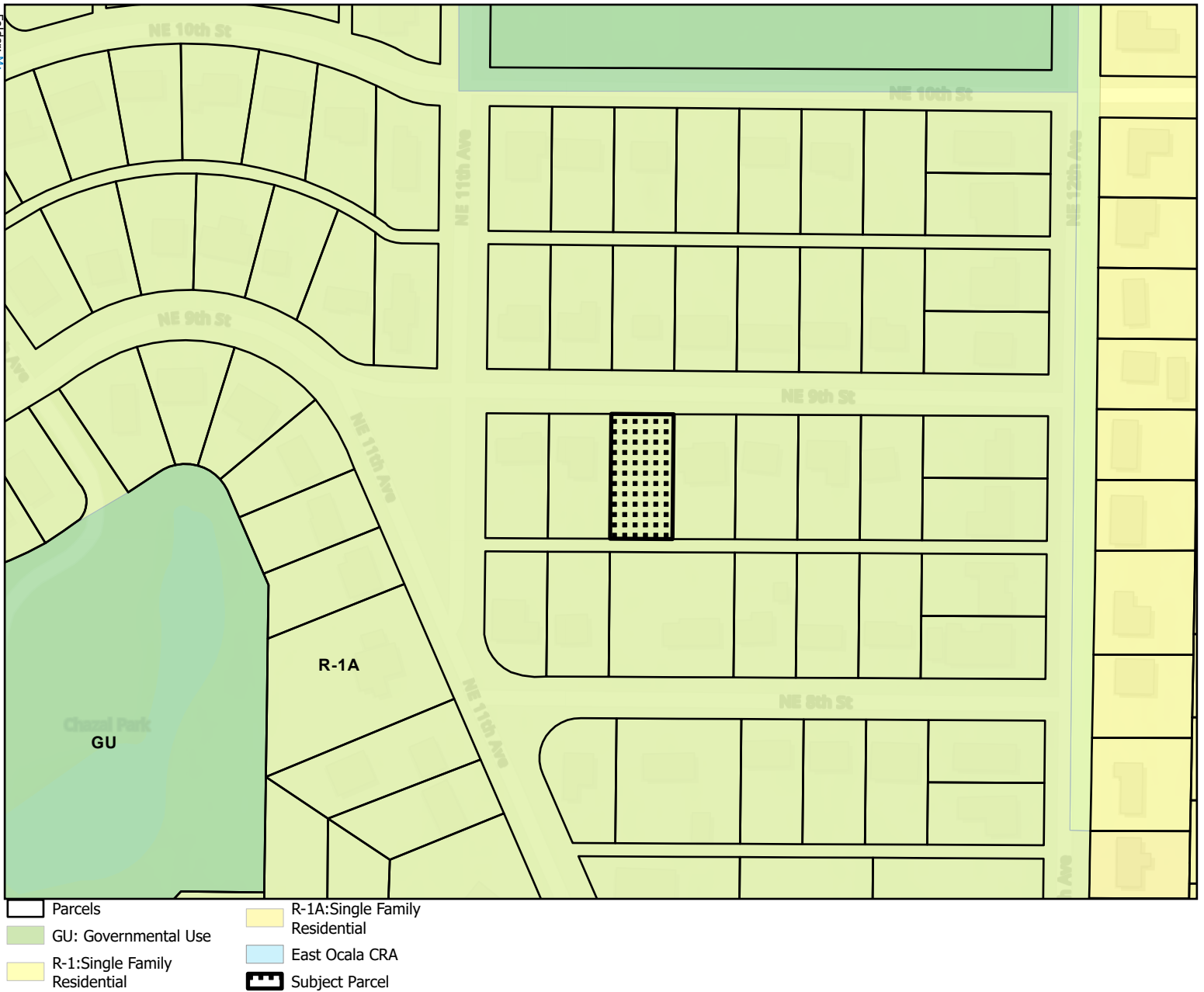
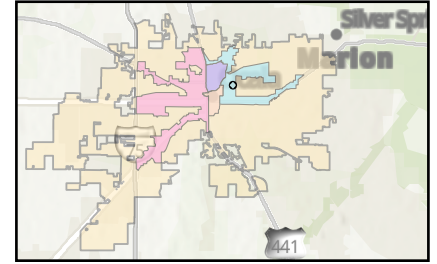
Is there an active City code enforcement case on the property? Y ☒ N

Is the building on the National Register of Historic Places? Y ☒ N



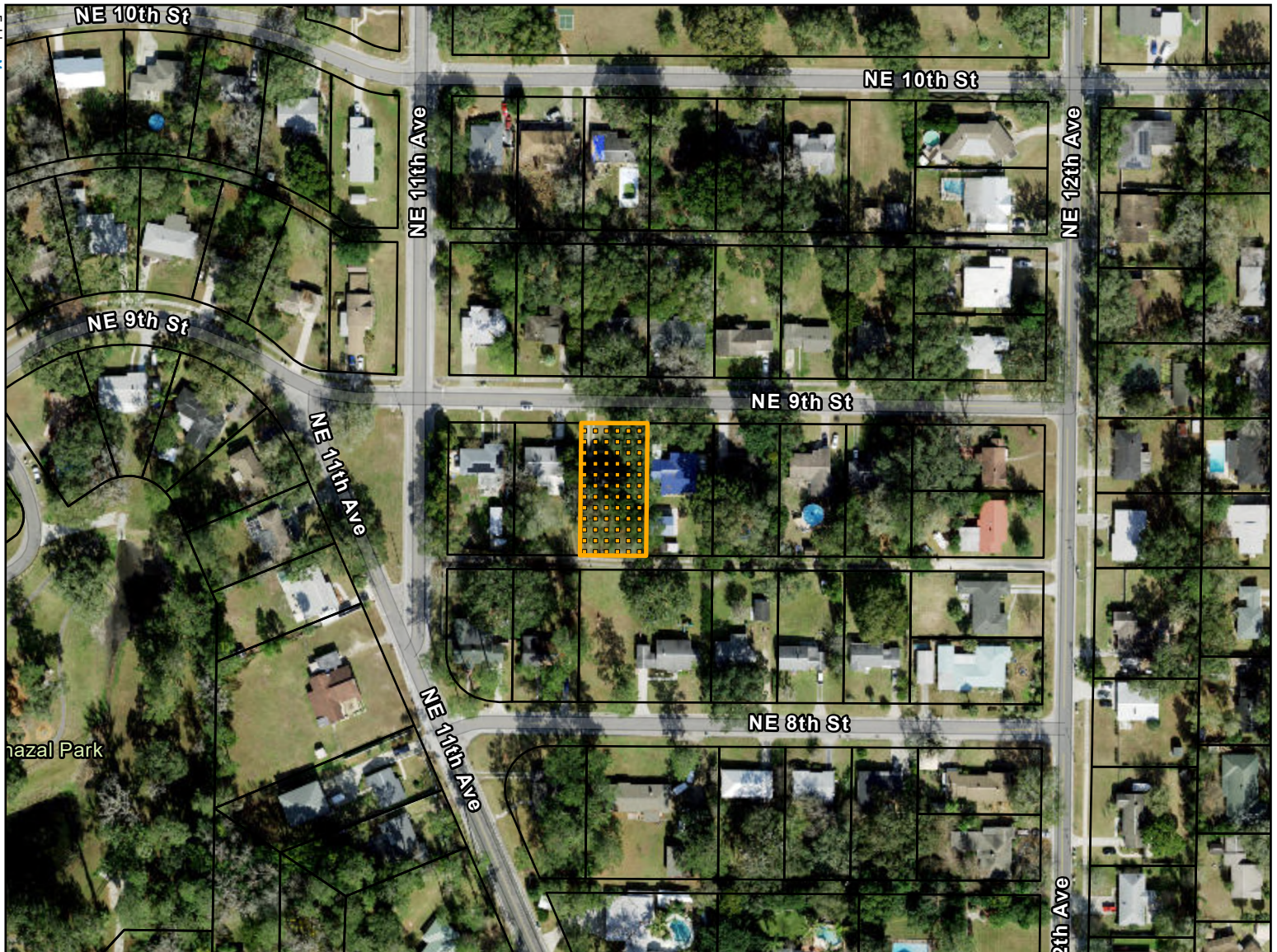
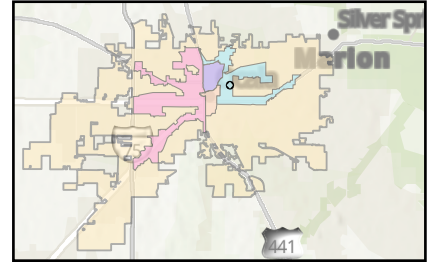
## CASE MAP


**Parcel:** 2614-016-007  
**Case Number:** CRA25-0036  
**Property Size:** Approximately 0.26 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



## AERIAL MAP

**Parcel:** 2614-016-007  
**Case Number:** CRA25-0036  
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**Proposal:** A Request for CRA fund use.



 Subject Parcel

 Parcels

0 200 400 800 Feet



















































REFERRAL: \_\_\_\_\_

INSTALLER: \_\_\_\_\_

# Window World

Quote is good for 30 days

LIC. # CBC1258574

AMERICA'S EXTERIOR REMODELER

25 SW 57th Ave. • Dade, Florida 34414 • Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-5444

CUSTOMER: Veronica BassPHONE # 352-414-1645INSTALL ADDRESS: 1122 NE 9 STCELL # 352-239-0444CITY: Dade FlgZIP: 34478

Storage 1. Opp. neighborhood

Storage, Co.

WINDOWS		WINDOW OPTIONS	
9	"DOUBLE HUNG"	13	PPG Solarban 70 Low-EE Elite Efficiency
3	REGULAR SIZE 52" or less W x 64" or less H		Argon Gas "included with Low-EE Elite"
	\$ 385 \$		\$ 75 \$
	LARGE SIZE > 64" Height		Double locks for windows > 27"
	\$ 525 \$		\$ 45 \$
	"SLIDING WINDOW"		Double Strength Glass
1	2 LITE SLIDER (S) < 64" H x 64" W		Double Strength Glass
	\$ 785 \$		\$ 95 \$
	2 LITE SLIDER (S) 90" - 124" H		Foam Insulation on Jambos and Head
	\$ 885 \$		\$ 30 \$
	2 LITE SLIDER (S) > 124" H		Lifetime Glass Breakage Warranty
	\$ 985 \$		\$ 125 \$
	3 LITE SLIDER (S) < 120" H		Half Screens
	\$ 1,485 \$		\$ 30 \$
	3 LITE SLIDER (S) > 120" H		Full Screens
	\$ 1,585 \$		\$ 45 \$
	"PICTURE"		Colonial Grids Contoured or Flat
	PICTURE WINDOW SMALL 0 - 101 LH		\$ 105 \$
	\$ 415 \$		Colonial Grids for Shapes
	PICTURE WINDOW MEDIUM 102 - 140 LH		\$ 250 \$
	\$ 535 \$		Specialty Grids for Shapes
	PICTURE WINDOW LARGE 141 - 154 LH		\$ 265 \$
	\$ 695 \$		Simulated Divided Light
	"SPECIALTY"		Wood Grain Int Slider/Fixed
	SINGLE HUNG ARCH TOP 115 LH / 48" MAX W		\$ 180 \$
	\$ 875 \$		Wood Grain Int DH
	CASHEMENT / AWNING		\$ 145 \$
	\$ 405 \$		Color Ext Slider/Fixed
	CUSTOM WINDOW		\$ 345 \$
	\$ \$		Color Ext DH
	CUSTOM WINDOW		\$ 285 \$
	\$ \$		One-Corner Style 40/60 or 80/40
	WINDOW COLOR INSIDE		\$ 70 \$
	OUTSIDE		Tan or Clay
			\$ 115 \$
		2	Obscured Glass (Obs) or Frosted (FRO) (750)
			\$ 65 \$
			Tint Gray or Bronze
			\$ 95 \$
MISCELLANEOUS		PATIO DOORS	
	Custom Exterior Cap & Wrap		"VIRT. SLIDING GLASS"
	\$ 85 \$		8ft Tall \$ / Standard \$
	Custom J Channel (WHITE)		Rolling Patio Door 8' 150 5/8 x 79 1/2
	\$ 60 \$		\$2,125 \$1,625 \$
14	Window Removal & Labor		Rolling Patio Door 8' 170 5/8 x 79 1/2
	\$ 180 \$	2310	\$2,625 \$1,725 \$
	Steel or Cut-Out Window Removal		Rolling Patio Door 8' 184 1/4 x 79 1/2
	\$ 30 \$		\$2,125 \$2,125 \$
	2nd Story Window Removal		Rolling Patio Door 9' 1106 1/2 x 79 1/2
	\$ 30 \$		\$3,575 \$2,525 \$
	Cut-Out Door Removal		Rolling Patio Door 12' 1330 1/2 x 79 1/2
	\$ 110 \$		N/A \$4,000 \$
2	Mult to Form Mult-unit		Specialty Custom Patio Door (SIZES)
	\$ 105 \$	218	\$ \$
2	Tempered glass (per pane)		Screens For Patio Door
	\$ 125 \$	250	\$ 130 \$
	Temper Specialty - \$18 per sq ft		PPG Solarban 70 Low-EE Elite/Argon Gas (per pane)
	\$ \$		\$ 165 \$
	Repar Sill or Jamb		Colonial Grids for Patio Doors Flat or Contour
	\$ 100 \$		\$ 245 \$
	Remove Storm Windows		Removal and install per 2 panels \$115 ea. Additional
	\$ 30 \$		\$ 315 \$
13	Replaces Trim to Code		Trim To Code
	\$ 75 \$	775	\$ 190 \$
	Replaces Trim to Code - Stucco Plunge		Wood Grain Interior
	\$ 115 \$		\$ 475 \$
	Custom Exterior Trim		Exterior Designer Colors
	\$ 160 \$		\$ 765 \$
	Awnings - (Remove) (Replace)		Tan or Clay
	\$ 35 \$		\$ 475 \$
	Curtain/Blind (Remove) (Replace)		Blinds Between the Glass - Per Panel
	\$ 15 \$		\$ 625 \$
	Net Fil / Wood back		Storm or Catena Door
	\$ 35 \$		\$ \$

You the buyer are responsible for the removal and installation of any existing security system, burglar bars, grilles, blinds, A/C. You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight on the following third business day. THIS IS A CUSTOM ORDER.

NO EXTRA WORK IF NOT IN WRITING		CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:	
<p>Pls note this contract adds for additional terms &amp; conditions</p> <p>Buyer agrees that WINDOW WORLD has read and understands all terms and conditions for this contract and agrees to each and every term and condition.</p> <p>Estimated time of install:</p>	<p>EXTRA LABOR \$</p> <p>LAND DISPOSAL FEE \$ 200</p> <p>PERMITS &amp; FEES \$ 275</p> <p>TOTAL AMOUNT \$ 11950</p> <p>CUSTOM ORDER 50% DEPOSIT \$ 5975</p> <p>REMAINING BALANCE UPON INSTALLATION \$ 5975</p>	<p>SALES TAX \$</p>	<p>DATE:</p>

SALES PERSON: Steve Abbott DATE: 6-26-25 OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor License # SCC13115309

TC Opportunity LLC

1122 N. E. 9th St.,

Ocala, FL 34470

(352) 239-0444

This window proposal is for the installation of 13 windows. The manufacture is Simonton Perfections Platinum double hung series. Windows come with pro solar Low E and Argon gas, white frames, with screens.

**Window Descriptions:**

6@ 43 x 53 double hung

1@ 26 x 37 double hung

2@ 36 x 24 (mulled) twin double hung

3@ 40 x 82 mulled unit tempered glass with grids

1@ 31 x 36 double hung

The total cost to order materials and windows is \$9996.19 and is due before start of job.

The total cost for the windows installation labor is \$2000.00 and due at completion of the installation.

Permit Fee: Cost to pull permit for window installation job will be at cost by homeowner. Cost is estimated at \$300 and will provide receipt for reimbursement.

Installation includes removal of the old windows and all debris and installation of new windows, caulking, and cleanup of window debris. Labor comes with a five-year warranty for callbacks on leaks and hardware operation. Windows come with a Simonton factory warranty and is not covered by installer. Please allow 6-8 weeks for delivery of windows and set installation. Due to supply chain shortages delivery of windows can possibly be delayed.

Customer Signature \_\_\_\_\_



9030 NE Jacksonville RD Anthony FL 32617

352-620-0540

jackie@keepitcoolocala.com

Todd Rudniansyn  
1525 NE 8 Ave  
Ocala, FL 34479

# Proposal

February 25, 2025

Summary: PROPOSAL

Reference #: 2395-19609

Due Date: 2/25/2025

Job Name:

TC Opportunity

1122 NE 9 St

Ocala, FL

239-1555

239-0444 VERONICA

We Hereby Submit Specifications And Estimates For:

BLOWN IN INSULATION 10 BAGS @ \$125.00 PER BAG  
TOTAL \$1250.00

Total

\$0.00

Payment to be made as follows:

1/2 to start, balance due upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees, statuort return check charges. This proposal may be withdrawn by us if not accepted by thirty days of proposal date.

Authorized  
Signature \_\_\_\_\_

Acceptance  
Signature \_\_\_\_\_

Date \_\_\_\_\_



CUST. A# (352) 239-0444 EMAIL storage1@neighborhoodstorage.com



Wilco Enterprises, Inc. D.B.A.

Suncoast Insulators & Specialties

Our Goals  
"Quality First,  
Service Always"

## PROPOSAL

Date: 3/12/25

Contractor/Homeowner:

Attention: VERONICA BASS

Project: 1122 <sup>NE</sup> 9<sup>TH</sup> ST. Ocala

We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tax.

INSTALL R-27 BLOW-IN INSULATION IN ATTIC OF MAIN ACCESSIBLE LIVING AREA OF HOME, OVER CEILING DECK, AND TOP OF EXISTING INSULATION TO EQUAL R-38.

\$1,300.<sup>00</sup>

You may accept this proposal by printing this page with our terms and conditions. Please read carefully, sign, initial, scan all pages and return to us via email.

Your half down payment of \$650.<sup>00</sup>

Mail the deposit to PO Box 1150. Ocala FL 34478

Final check will be accepted by the crew for the balance \$650.<sup>00</sup>

Thank you

Prepared By: **Steve Morris – Suncoast Insulators & Specialties Sales**

Customer Signature of Acceptance: 

Date: \_\_\_\_\_

Unless otherwise accepted, this PROPOSAL is good for 30 days from date of proposal. Suncoast reserves the right to charge a \$100.00 fee for Suncoast Employees who are called to commence work when the construction site is not ready. All amounts over 30 days are subject to a 1% monthly charge, 18% annum. A Credit Card Fee of 3% will be charged to all amounts \$500.00 or more.

The above signed Customer to pay all expenses incurred, including an additional 15% on the amount due thereof for attorney's fees if this agreement is placed in the hands of an attorney for collections.





# CHARLES WHITE FENCE, INC.

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

828 Ne Jacksonville Road, Ocala FL 34479

Phone: (352)369-9592

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

www.charleswhitefence.com

Customer Name Veronica  
Address 1122 NE 9th St  
City St Zip Ocala, FL  
Contact Name Veronica  
Phone 352-219-0444

Job Name \_\_\_\_\_  
Job Address \_\_\_\_\_  
City/ St/ Zip \_\_\_\_\_  
Email n/a  
Date 5/13/2025

Auston Sexton (352-401-4508)

#1 Type: Vinyl Privacy

Height 6'H  
Footage 241' incl. gates

Specs	
Line Posts	5x5x9
End Posts	5x5x9
Gate Posts	5x5x9
Rail	5'x2
Color	White

#2 Type: Site Built Wood  
"Board on Board"

Height 6'H  
Footage 241' incl. gates

Specs	
Line Posts	4x4x8
End Posts	4x4x8
Gate Posts	4x6x8
Rail	2x4x8
Color	PT

## Gates

1- 6'H x 10'00 Gate  
2- 6'H x 4'00 Gates

## Total Costs

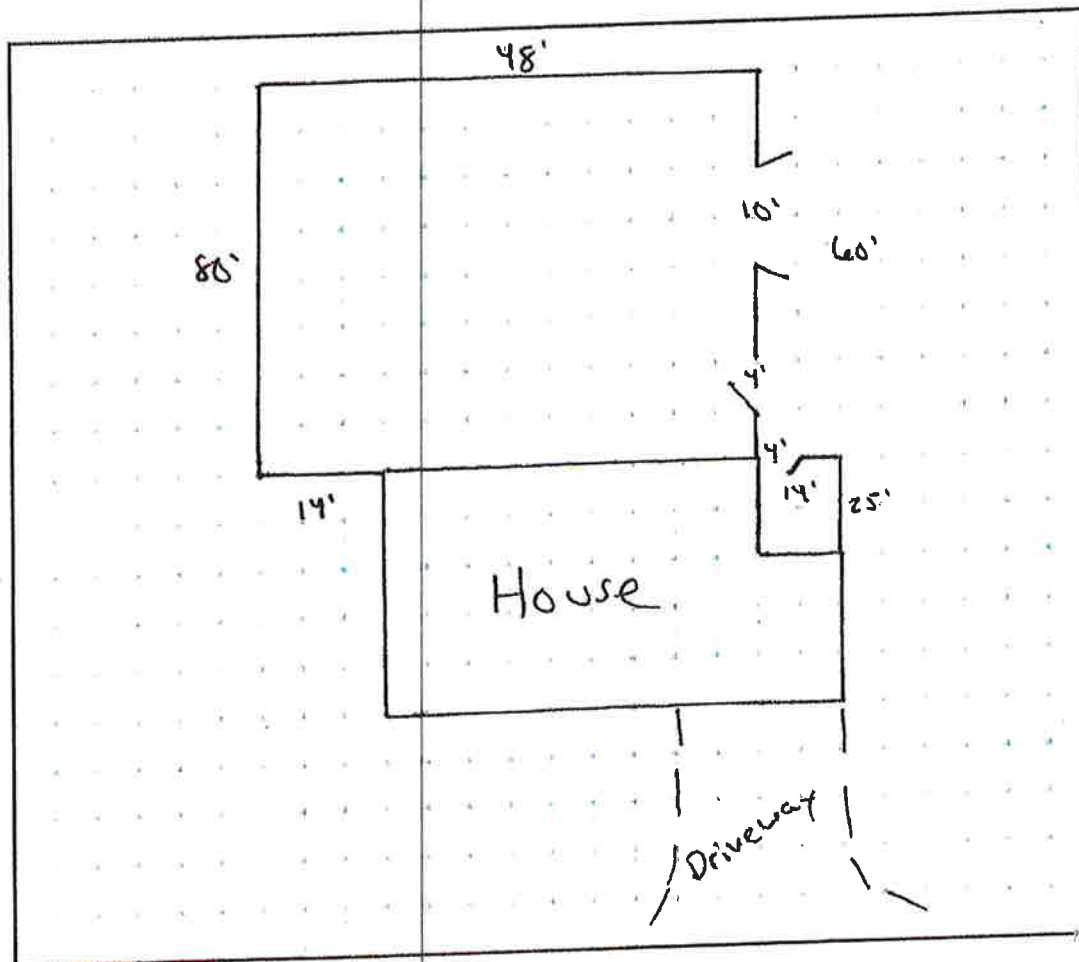
Price \$8365.00 (OP+1)  
\$6,650.00 (OP+2)  
Balance \_\_\_\_\_

\*Any approved change orders will be added.

Charles White Fence Signature

Auston Sexton

Auston Sexton



## Terms of this agreement.

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

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

- Price includes all materials, labor & concrete
- Lead time: 4-5 weeks

(No Deposit Required)

Remove old fence  
& haul away  
(161') \$550.00

"Not included"

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

Signature: X

Printed \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

## Ocala Fence

311 NW 11th Place  
Ocala, Florida 34475

Office: 352-274-0823  
[www.ocalafence.com](http://www.ocalafence.com)



## Project Proposal

May 09, 2025

This estimate was prepared for:

**Veronica Bass**  
1122 NE 9th St  
Ocala, FL 34470

3522390444  
[storage1@neighborhoodstorage.com](mailto:storage1@neighborhoodstorage.com)

Estimate given by:

**Tyler Hand**

352-789-5354  
[tyler@ocalafence.com](mailto:tyler@ocalafence.com)



Veronica Bass  
3522390444  
storage1@neighborhoodstorage.com  
Ocala, FL 34470

Date 05-13-2025

Job Number C-14512

Site Address 1122 NE 9th St, Ocala, FL 34470

### Client Details

Veronica Bass  
3522390444  
storage1@neighborhoodstorage.com  
1122 NE 9th St  
Ocala, FL 34470

### Sales Representative

Tyler Hand  
352-789-5354  
tyler@ocalafence.com

### Product List

#### LABOR

\*TEAR OUT

GATE INSTALLATION

INSTALLATION - VINYL

#### GATE COMPONENTS

6' ALUMINUM WELDED FRAME

WHT - RIVETS

H-BEAM

WHT - GATE CAP

SNG GATE LATCH

DD GATE LATCH (4136B)

GATE HANDLE

40" DROP ROD

VINYL GATE HINGE

#### FENCE COMPONENTS

CONCRETE

#### VINYL FENCING

6' PRIVACY

WHT - U-CHANNEL 59"

WHT - DURA-RAIL 72"

WHT - T&G PICKET 62"

#### Quantity

154 ft

3

227 ft

#### Quantity

3

78

3

6

1

1

2

1

3

#### Quantity

48

#### Quantity

227

84

90

495



Veronica Bass  
3522390444  
storage1@neighborhoodstorage.com  
Ocala, FL 34470

WHT - RAIL 2" X 3.5" X 72"

VINYL POSTS & CAPS

\*WHT - FLAT CAP

WHT - POST 102"

WHT - POST 108"

GATE SIZE

6'H X 12'W DBL GATE

6'H X 5'W WALK GATE

6

Quantity

45

42

3

Quantity

1

1

Subtotal

\$7,105.25

Total

\$7,105.25

### Additional Information

Estimated Installation Date  
10 to 12 weeks



## **Terms & Conditions**

### **Payment Terms**

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

### **Scheduling**

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

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

### **Warranty Information**

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

### **Licensing and Insurance**

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

### **Lumber Quality**

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

### **Wood Appearance and Shrinkage**

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

### **Nails**

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

#### **Property Lines**

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

#### **Homeowner's Associations and Permits**

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

#### **Clearing a Path**

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

#### **Buried Utilities and Irrigation Systems**

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

#### **Private lines include but are not limited to:**

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

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

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

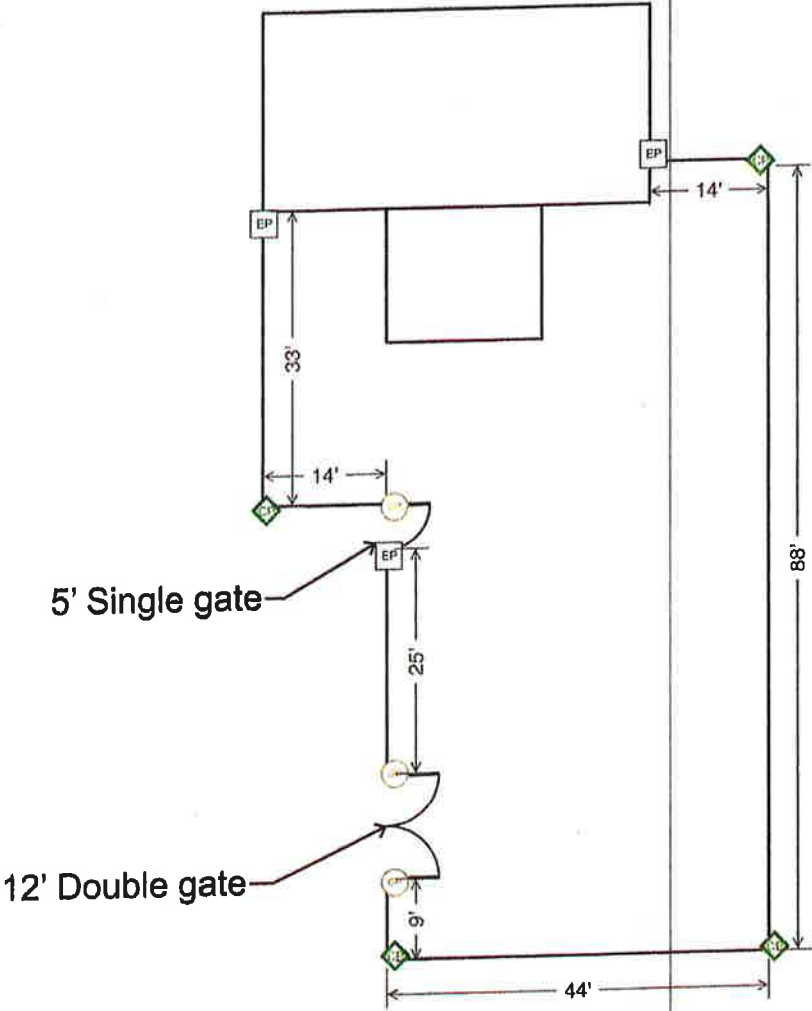
\_\_\_\_\_  
Authorized Rep. Signature

\_\_\_\_\_  
Date

Detail Plan



Veronica Bass  
1122 NE 9th St  
Ocala, FL, 34470  
storage1@neighborhoodstorage.com  
3522390444  
May 13, 2025



Set up fence on  
inside of trees.  
Sandwiching trees  
in between fences.

●—● WHT - T&G PICKET 62"	495	● WHT - POST 102"	42
● WHT - POST 108"	3		

Ocala Community Redevelopment Agency Project Cost Summary			
Application ID: CRA25-0036 Address: 1122 NE 9th St CRA subarea: East Ocala			
No.	Work Item	High Bid	Low Bid
1	Windows	\$ 11,996.19	\$ 11,950.00
2	Insulation	\$ 1,300.00	\$ 1,250.00
3	Fencing	\$ 8,915.00	\$ 7,105.25
Total		\$ 22,211.19	\$ 20,305.25
75%	Total Eligible Grant Amount:	\$ 16,658.39	\$ 15,228.94



**OCALA CRA – EAST OCALA SUBAREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

*April 2025*

<b>Purpose</b>	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
<b>Plan Consistency</b>	
<b>Goal 1:</b> Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. <b>Goal 2:</b> Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. <b>Goal 3:</b> Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
<b>Eligible Areas</b>	Neighborhoods within the East Ocala CRA.
<b>Eligible Properties</b>	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
<b>Ineligible Properties</b>	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<b>Eligible applicant</b>	Property owner or tenant with authorization from the property owner.
<b>Eligible work</b>	<p>Only work begun <b>after</b> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting</li> <li>2. Repair and replacement of windows, doors (Exterior improvements only)</li> <li>3. Demolition of irreparable damaged houses or structures</li> <li>4. New landscaping area visible from the street/sidewalk</li> <li>5. Fencing</li> <li>6. Roofing improvements</li> <li>7. Weatherization</li> <li>8. New construction</li> <li>9. Termite tenting</li> </ol>
<b>Maximum Grant</b>	<b>\$20,000</b> (Reimbursement)
<b>Required Match</b>	<p>Roofing improvements:           City (50%) – Applicant (50%).</p> <p>All other work elements:       City (75%) - Applicant (25%)</p>

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2614-016-007

[GOOGLE Street View](#)

Prime Key: 1264197

[MAP IT+](#)

Current as of 8/22/2025

### Property Information

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

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

M.S.T.U.

PC: 01

Acres: .26

Situs: 1122 NE 9TH ST OCALA

### Current Value

Land Just Value	\$37,500		
Buildings	\$147,315		
Miscellaneous	\$650		
Total Just Value	\$185,465	Impact	
Total Assessed Value	\$151,833	<u>Ex Codes:</u>	(\$33,632)
Exemptions	\$0		
Total Taxable	\$151,833		
School Taxable	\$185,465		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$35,625	\$101,859	\$546	\$138,030	\$138,030	\$0	\$138,030
2023	\$35,625	\$98,133	\$598	\$134,356	\$130,884	\$0	\$130,884
2022	\$37,500	\$83,908	\$573	\$121,981	\$118,985	\$0	\$118,985

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8566/0802</a>	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$199,000
<a href="#">7348/1206</a>	12/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$129,900
<a href="#">7073/1338</a>	10/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$80,000
<a href="#">7038/0906</a>	09/2019	05 QUIT CLAIM	0	U	I	\$100
<a href="#">4748/1850</a>	03/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">2427/1583</a>	10/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$42,400

### Property Description

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

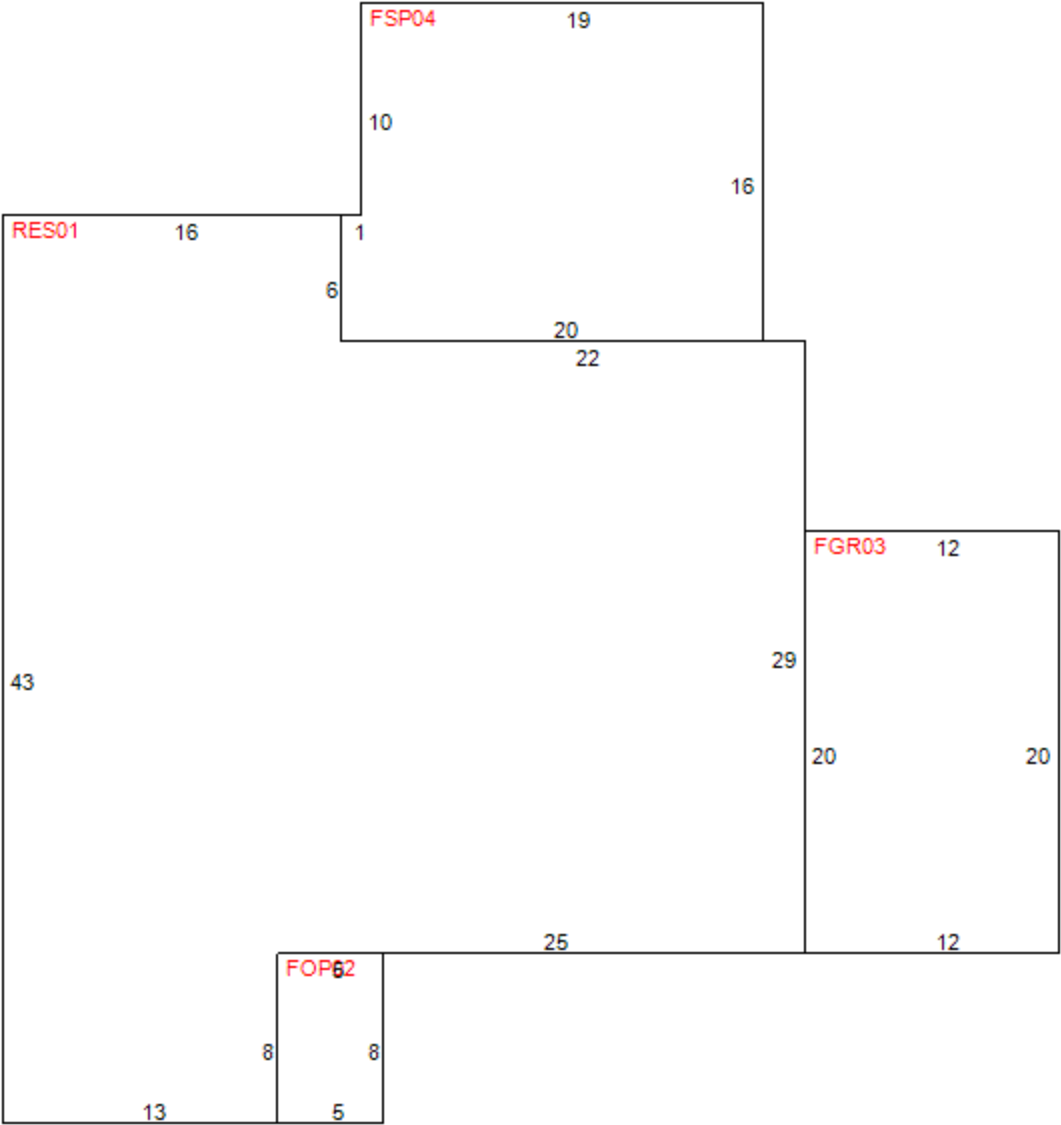
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		75.0	150.0	R1A	75.00	FF	500.0000	1.00	1.00	1.00	37,500	37,500
Neighborhood 5144											Total Land - Class \$37,500	
Mkt: 8 70											Total Land - Just \$37,500	

Traverse

Building 1 of 1

RES01=R13U8R25U29L22U6L16D43.R13  
FOP02=U8R5D8L5.U8R25  
FGR03=R12U20L12D20.U29L2  
FSP04=U16L19D10L1D6R20.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1951
Effective Age	4 - 15-19 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%

Quality Grade		500 - FAIR		Obsolescence: Locational 0%						
Inspected on		4/25/2025 by 118		Architecture 0 - STANDARD SFR						
				Base Perimeter 162						
Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area	
RES	0124	- CONC BLK-PAINT	1.00	1951	N	0 %	0 %	1,302	1,302	
FOP	0201	- NO EXTERIOR	1.00	1951	N	0 %	0 %	40	40	
FGR	0324	- CONC BLK-PAINT	1.00	1951	N	0 %	0 %	240	240	
FSP	0401	- NO EXTERIOR	1.00	1951	N	0 %	0 %	310	310	
Section: 1										
Roof Style: 12 HIP			Floor Finish: 32 HARDWD ON WOOD				Bedrooms: 3		Blt-In Kitchen: Y	
Roof Cover: 16 GALVANIZED MTL			Wall Finish: 20 PLASTER				4 Fixture Baths: 0		Dishwasher: N	
Heat Meth 1: 22 DUCTED FHA			Heat Fuel 1: 06 GAS				3 Fixture Baths: 1		Garbage Disposal: N	
Heat Meth 2: 00			Heat Fuel 2: 00				2 Fixture Baths: 0		Garbage Compactor: N	
Foundation: 7 BLK PERIMETER			Fireplaces: 0				Extra Fixtures: 2		Intercom: N	
A/C: Y									Vacuum: N	
<a href="#">Miscellaneous Improvements</a>										
Type				Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE				293.00	SF	20	1951	3	0.0	0.0
105 FENCE CHAIN LK				144.00	LF	20	1951	2	16.0	9.0
										Total Value - \$650
<a href="#">Appraiser Notes</a>										
INT EST 2009										
<a href="#">Planning and Building</a>										
<a href="#">** Permit Search **</a>										
Permit Number		Date Issued		Date Completed		Description				
BLD23-1573		7/11/2023		-		VINDETT/ REROOF SFR				
OC00767		5/1/1991		6/1/1991		RES R/A				
<a href="#">Cost Summary</a>										
Buildings R.C.N.		\$133,754	4/25/2025							
Total Depreciation		(\$37,452)								
Bldg - Just Value		\$96,302		Bldg Nbr		RCN	Depreciation	Depreciated		
Misc - Just Value		\$650	3/11/2011	1		\$133,754	(\$37,452)	\$96,302		
Land - Just Value		\$37,500	5/9/2025							
Total Just Value		\$134,452	.							







# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

**File #:** 2025-1880

**Agenda Item #:** g.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Approve a Commercial Property Improvement Grant for property located at 2430 NE 2<sup>nd</sup> Street, in an amount not to exceed \$27,777

**BACKGROUND:**

The East Ocala CRA Commercial Property Improvement Grant encourages exterior façade improvements as a strategy to counter neighborhood deterioration and increase property values throughout the CRA. Properties located in close proximity to the major corridors are targeted to create a vibrant community. The maximum amount that can be awarded is \$50,000, covering up to 60 percent of the project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the entire application packet.

**Grant ID:** CRA25-0027

**Applicant:** Ocala Suites/ Caddiewhompus LLC

**Applicant Representative:** Nancy Deichman

**Address:** 2430 NE 2<sup>nd</sup> Street

**Parcel ID:** 29204-001-00

**Project Description:** Reseal and restripe the parking lot. Repainting of building's exterior.

**Low Quote:** \$46,295.00

**High Quote:** \$57,709.85

**FINDINGS AND CONCLUSIONS:**

Staff reviewed and processed the application in accordance with the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The property is located within the boundaries of the East Ocala Community Redevelopment subarea.
- The 40-bed hotel has operated as Ocala Suites since its construction in 2021. It recently transitioned to a Wyndham franchise, prompting required upgrades to enhance the quality of its offerings.
- The applicant is seeking a grant to improve the property's overall curb appeal. The hotel is visible from NE 25th Avenue and NE 2nd Street. The applicant emphasized that, given the nature of the business,

exterior appearance is critical to its success. The applicant is also carrying out other interior renovations and property improvements to the property that fall outside of the scope of the grant framework.

- The building has a total ground floor area of approximately 7,423 square feet. For a building of this size, repainting represents a significant capital investment. The applicant is requesting funding support to improve the property's visual appearance in order to attract more customers. The applicant stated that the paint is faded compared to the desired standard and is part of the overall push to improve the property. The parking lot showed signs of wear and require improvement. The property owner is also making additional improvements that fall outside the scope of the grant program.
- Per the East Ocala Community Redevelopment Plan (2016), colors and veneer materials should reflect the desired architectural character of the building and the neighborhood. The proposed color scheme would be consistent with the existing color scheme, with a darker gray preferred for the main color.
- The Grant Review Committee (GRC) conducted a site visit on August 18, 2025. During the visit, the GRC observed that the building was well maintained and in good condition.
- Per the program guidelines the applicant is eligible for a grant match of up to 75 percent of the project costs. If the proposed project is approved, the applicant would qualify for a maximum grant of \$27,777.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

**CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY  
EAST OCALA REDEVELOPMENT AREA  
COMMERCIAL BUILDING IMPROVEMENT GRANT PROGRAMS**

Revised February 2023

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function. In an effort to encourage private investment into commercial properties, the Ocala CRA has created Commercial Property Improvement Grant programs for the four CRA subareas. The program addresses key statutorily defined blight conditions that currently exist in the CRA including falling lease rates, vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades.

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

There are four subareas of the Ocala Community Redevelopment Agency (CRA).

- Downtown    North Magnolia    West Ocala    East Ocala

Each subarea has a grant program. All grant programs follow the same general process and requirements. Each program has a separate budget and a slightly different framework, in terms of grant amounts and eligibility requirements.

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

#### HOW TO GET STARTED

**Step 1: Eligible Grant Areas:** To find out if your property is within a CRA grant area, click here:

<https://ocalafl.maps.arcgis.com/apps/webappviewer/index.html?id=09c9938cf61a41398aee0a4a5431ac7a>

A color-coded map of the CRA subareas will open-up. Enter your address or parcel ID# to see if the property is within a CRA grant eligible area.

**Step 2:** Once you know what CRA grant area your property is in, refer to the Grant Program Summary sheet of that subarea at the end of this document to learn about:

- Grant Amounts;
- Improvements eligible for a grant;
- Other eligibility requirements of that program.

**Step 3:** Call or email CRA staff with questions: Gus Gianikas, CRA Manager, (352) 629-8311. [ggianikas@ocalafl.org](mailto:ggianikas@ocalafl.org).



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## **I. Eligibility and General Requirements**

- (a) Eligible Applicants - Applicants for the Program can be either the property owner or tenant. A tenant must provide a signed form from the property owner allowing the tenant to apply for the grant and make improvement to the property.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
  - 1. Tax delinquent property
  - 2. Property in litigation
  - 3. Property in condemnation or receivership
  - 4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within a grant area in one of the Ocala CRA four subareas and have the proper zoning. **See Grant Program Summary** sheet on page 13.
- (d) Ineligible business. See the Subarea Grant Summary Sheet at end of this document for the list of businesses excluded from the grant program. Places of worship and residential rental properties are not considered as businesses for the purpose of this grant.
- (e) Ineligible Work:
  - 1. Grants **cannot** be used to correct outstanding code violations in an active code enforcement case.
  - 2. **Except as noted in the attached Grant Program Summary** (pg. 13), routine maintenance procedures, such as painting or minor repairs to existing materials, will not, alone, be eligible for a grant, but may be a component of a larger project. (Routine maintenance is defined as minor work to a building or structure, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the structure or part thereof, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.)
- (f) Only project construction costs are eligible for the grant programs. Design and permitting costs are not eligible for the grant programs.
- (g) Owners with multiple properties can apply for a grant for each property.
- (h) All work done must be in accordance with the City of Ocala Code of Ordinances and all required permits and City inspections must be obtained.
- (i) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (j) Any changes to the approved plan and work element will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (k) Grants may be subject to cancellation if not completed or significant progress has not

been made by the project completion deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been demonstrated.

- (l) All work must comply with the program guidelines and be approved by the CRA.
- (m) The contractor(s) and subcontractor(s) must be licensed to work in the City of Ocala. The City does not warrant or assume responsibility for any issues arising between the applicant and its contractor(s) or subcontractor(s).
- (n) Organizations that own property on which property taxes are not collected or that have not contributed to the CRA Tax Increment Financing Fund (TIFF) are eligible to apply for grants, except for the Downtown Development district Grant; however, properties on which property taxes are collected or have contributed to the TIFF will take priority over those that do not, when ranked for funding.
- (o) Applicants will agree that improvements made using these funds will stay in place for a minimum of five years. If improvements are replaced or removed within five years, the grant recipient must pay a pro-rata share of the grant proceeds invested in the project for the number of months remaining. For example: if \$15,000 is reimbursed and improvements are replaced or removed during month 33 of the 60 month period the recipient pays the City back \$6,750 (Calculated as follows: 60 months - 33 months = 27 months remaining; 27 months divided by 60 months = 45% which is the pro-rata percentage. Multiply the reimbursed amount by the pro-rata percentage to calculate the payback amount (\$15,000 x 45% = \$6,750)). Previous improvements funded by a CRA grant are not eligible for a new grant to alter the improvements within five (5) years of completion, unless the previous grant is paid back as specified above.
- (p) Owners or merchants who are in the contracting business and intend for their company to perform work on their own properties or businesses, must furnish at least 2 proposals other than their own for the work to be done.
- (q) Owners and merchants (as private individuals) may perform work on their own buildings, as provided by law (contact City Building Official for determination); however, they will not be reimbursed for their time while acting as contractor and/or installing material. Material cost and the labor of employees are reimbursable; however, documentation must be produced for the number of hours worked on the project by the employees, the rate of pay, the employee's social security numbers, etc. Any contract over \$2,000 is subjected to Federal Labor standards; therefore, the contractor's employees must be paid the prevailing wage rate.
- (r) The applicant may be required to obtain a building permit for certain types of construction work. Building permit fees are based upon the value of work. Applicants should call the Building Division at (352) 629-8421, if they are interested in receiving an estimate of those fees.
- (s) The American with Disabilities Act requires some handicap upgrades when a building permit is required. Please contact the Building Division about possible additional costs and include these in your submittal.

- (t) Any eligible property owners who intend to pursue State or Federal tax incentives, or energy rebates should contact the appropriate agency prior to beginning the application process. If a Federal Historic Preservation Tax Credit is to be pursued, the project must meet all 10 standards of the Secretary of the Interior's Standards for Rehabilitation. References to such intentions should be included in the grant application.

## **II. Application Materials**

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:
  - 1. A completed application form.
  - 2. Proof of Ownership or Option to Buy/Leasehold Agreement for at least five years.
  - 3. Color photographs of the existing conditions.
  - 4. Accurate scaled drawings of the proposed improvements. Construction documents do not need to be submitted until project is approved by the CRA and submitted for permitting.
  - 5. Project Schedule
  - 6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
  - 7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
  - 8. Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
  - 9. Any other documentation necessary to illustrate the visual impact of the proposed project.
  - 10. Provide proof of property or liability content insurance (as applicable)
  - 11. Demonstrate source of funding and ability to meet the financial obligations of the program. Applicant funding may include a bank loan, line of credit, equity, or any combination thereof. In addition, startup business applicants must also submit a copy of their business plan.

## **III. Application Submittal and Review Process**

- (a) Applications must be submitted to the CRA Manager in the Growth Management Department, 201 SE Third Street, Ocala, FL 34471, for review and determination of eligibility of improvements. The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (b) City Staff will review, document, and determine if the application meets all eligibility



requirements and is sufficiently complete to review. Staff will meet with applicant to review completed application and complete a walk-through of building interior.

- (c) Applications deemed complete will be reviewed by the Grant Review Committee and the CRA Advisory Committee to recommend if the project should receive a grant and if so, recommend the amount of the award. The Ocala CRA Board makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section IV – Application Evaluation.
- (d) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (e) If Construction Permits are required, permit applications for work funded by a grant must be submitted to the City of Ocala Building Department no later than 60 days after receiving the grant approval. One 60-day extension may be granted upon a written request from the property owner.
- (f) Any deviation from the approved plan must be reviewed and approved by the CRA.
- (g) City staff will review progress during renovation process.
- (h) Upon completion of work, city staff will walk-through building to verify compliance with project application. Final inspection will take place concurrently by Building Department.

#### **IV. Application Evaluation**

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

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
- (b) What is the ratio of public to private investment?
- (c) If property has received a previous grant for improvements.
- (d) Will the grant result in an improvement that would not be made otherwise?
- (e) What is the number and type of jobs being created? For residential projects, number and type of units being created.
- (f) What will be the business hours of operation?

## V. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
  - 1. invoices for all work performed, with details of work clearly expressed;
  - 2. copies of cancelled checks;
  - 3. paid receipts for all labor materials; and,
  - 4. lien waivers from all contractor(s) and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
  - 1. Does not conform to the program guidelines.
  - 2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
  - 3. Is not commensurate with the workmanship and costs customary in the industry.
  - 4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
  - 5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
  - 1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
  - 2. Copies of the signed contracts with contractors chosen to do the work.
  - 3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers.
  - 4. Photographs of the completed project.
  - 5. All necessary Federal Labor Standards materials from contractors.
  - 6. All final inspections and/or certificate of occupancy from City Building Official..
  - 7. Active Business Tax Certificate.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA  
COMMERCIAL BUILDING IMPROVEMENT GRANT  
APPLICATION**

(Completed application and all required attachments must be submitted)

**PROJECT INFORMATION**

Business / Project Name: Ocala Suites  
Project Address: 2430 NE 2nd Street Ocala, FL 34470  
Parcel Number: 29204-001-00

**APPLICANT INFORMATION**

Applicant's Name: Nancy Deichman

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

Chrissy Garcia

Applicant's Business Name (if applicable): \_\_\_\_\_

Type of business: Hotel

Applicant's Mailing Address: 1910 SW 18th Court Bldg 100

City: Ocala State: FL Zip: 34471

Phone number: 352-427-5704 Fax: 352-470-0633

E-mail address: Nancydeichman@gmail.com Chrissy@remaxpremier.net

Applicant is the ☒ Property Owner ☐ Business Owner/Tenant

How long has the business been at the current location? 4 years

If renter, when does your current lease expire? N/A

**PROPERTY OWNER INFORMATION** (if different from applicant)

Property Owner's Name: N/A  
Property Owner's Business Name (if applicable): \_\_\_\_\_  
Property Owner's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone number: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Hotel

Explain the purpose of and need for the proposed improvements. To enhance the overall curb appeal. As a hospitality business the exterior appearance is the first impression & directly impacts our ability to attract & retain business.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. They would be delayed without the assistance of the grant program. I am currently undertaking some substantial property upgrades that require significant financial investment, & my available capital is being prioritized toward those essential projects.

Number and types of jobs being created. (2) exterior paint & parking lot resurfacing & restripe

What will be the business hours of operation? 24 hrs

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



**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid(s). \$46,295.<sup>00</sup>

**Required -- Attach itemized bid sheets.**

How much funding assistance are you requesting? 600/40

Anticipated start date: ASAP Anticipated completion date: ASAP

**SCOPE OF WORK CHECKLIST**

**(Check all that apply)**

East Ocala CRA

- ☐ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☒ Exterior painting – colors must be approved by Committee
- ☐ Awnings
- ☐ Windows, doors
- ☒ Parking lot pavement sealing & striping
- ☐ Exterior security & safety lighting

## **GENERAL CONDITIONS**

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

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

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

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

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

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

**Applicant**

I, Nancy Reichman, business owner/tenant of the building at Ocala Suites, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature Nancy Reichman Date 7/31/2025

**Owner Approval for Tenant Applicant**

I, \_\_\_\_\_, owner of the building at \_\_\_\_\_, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Information – For staff use only**

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

<p style="text-align: center;"><b>OCALA CRA – EAST OCALA SUBAREA</b></p> <p style="text-align: center;"><b>COMMERICAL FAÇADE IMPROVEMENT GRANT PROGRAM</b></p> <p style="text-align: center;"><b><u>Framework</u>                      February 2023 <u>Revised February 2023</u></b></p>	
General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner’s approval
Eligible Properties	<ol style="list-style-type: none"> <li>1. Taxable ad valorem properties – property taxes must be paid up to date</li> <li>2. Property must be used for a business, i.e., retail, office, manufacturing</li> <li>3. If property is occupied, the business must have active current Business Tax Receipt</li> <li>4. Property must be in one of the following zoning districts - B–Business; O–Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.</li> <li>5. Existing commercial buildings only; not for new construction</li> </ol>
Ineligible Properties	<p>Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.</p> <p>Ineligible Businesses – See list on page 2.</p>
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	<p>Only work begun <b><u>after</u></b> approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><b><u>Work elements in order of priority are:</u></b></p> <ol style="list-style-type: none"> <li>1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5)</li> <li>2. Windows, doors, awnings and façade enhancements</li> <li>3. Exterior security &amp; safety lighting</li> <li>4. Exterior painting – colors must be approved by Committee</li> <li>5. New wall sign (must meet sign code)</li> <li>6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available.</li> <li>7. Parking lot pavement resurfacing or resealing and restriping</li> </ol>



Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	<del>\$20,000</del> ( <del>\$</del> 50,000)
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

#### Ineligible Businesses

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

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

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

Required Match	1:1; City (50%) – Applicant (50%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment
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#### Ineligible Businesses

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

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

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

Advisory Committee Meeting	Application Deadline
December 18	November 29
February 26	February 7
April 22	April 3
June 24	June 5
August 26	August 7

## SIGN DESIGN GUIDELINES FOR EAST OCALA COMMERCIAL PROPERTY IMPROVEMENT GRANT

### Monument sign

Monument sign is a sign in which the base of the vertical structural supports are concealed within an enclosed base.

1. The enclosed base shall be a planter structure between two and three feet in height above the ground.
2. The length of the planter structure base shall be equal to at least the length of the face of the sign or a minimum length of three feet.
3. The width of planter structure base shall be equal to at least the horizontal width of the sign surface or at least two feet.
4. The sign shall be of solid material with no air space between individual sign components nor between the base of the sign and the top of the planter base.
5. The planter base shall be of brick or compatible material matching the finish of the primary structure.
6. Alternatively, in lieu of a planter, the sign may be located in a landscaped buffer provided low-growing shrubbery is planted to conceal the base of the sign.

### Height, Area and Setbacks

1. Maximum height of the monument sign shall be twenty feet (20') measured from the average grade elevation to the top of the sign.
2. Maximum monument sign copy area shall be as required by Sign Code Sec. 110-151. - Individual businesses or industrial.
3. Monument signs may not be located closer than five feet from the adjacent right-of-way and may not obstruct any sight triangles at intersections or driveways.

Photographs of signs in Ocala illustrating the above will be presented at the meeting.

## **OCALA SIGN CODE**

### **Sign Definitions**

Freestanding sign means any sign with vertical supports placed upon or in the ground and architecturally and aesthetically integrated with the overall development. A freestanding sign shall include a ground or pole sign as defined in this section.

Ground sign means the total square footage of a sign where the bottom of the sign face either: 1) rests upon the ground; 2) extends above the ground with vertical supports a maximum of four feet; or 3) rests upon a base that is embellished to conceal all structural vertical supports. A monument sign is considered a ground sign.

### **Sec. 110-151. - Individual businesses or industrial uses.**

The following are permitted signs for individual businesses or industrial uses:

(1) Maximum sign area for primary street frontage. The maximum total business sign area for the primary street frontage shall be as follows:

a. B-2, B-2A, B-3, B-3A, B-3B, B-3C, B-4, B-5, M-1, M-2 and M-3 zones: 100 square feet, or two square feet for each property front foot, whichever is greater.

b. Reserved.

(2) Permitted types of signs. The maximum total business sign area for signs located in B-2, B-2A, B-4, B-5, M-1, M-2 and M-3 zones shall be as follows:

a. A maximum of two sign structures for each frontage totaling up to 50 percent of total business sign area, with no more than 150 square feet of sign area per structure.

b. Either one roof sign or one projecting sign of no more than 25 percent of total business sign area.

c. Wall signs.

(3) Height, setbacks and spacing. Height, setback and spacing requirements are as follows:

a. Setbacks and maximum height for freestanding signs in B-2, B-2A, B-4, B-5, M-1, M-2 and M-3 zones shall be as follows:

1. The maximum height shall be 30 feet.

2. Freestanding signs shall be set back a minimum of five feet from the public right-of-way.

3. Freestanding signs shall be set back a minimum of 25 feet from side lot lines or equidistant between side lot lines.

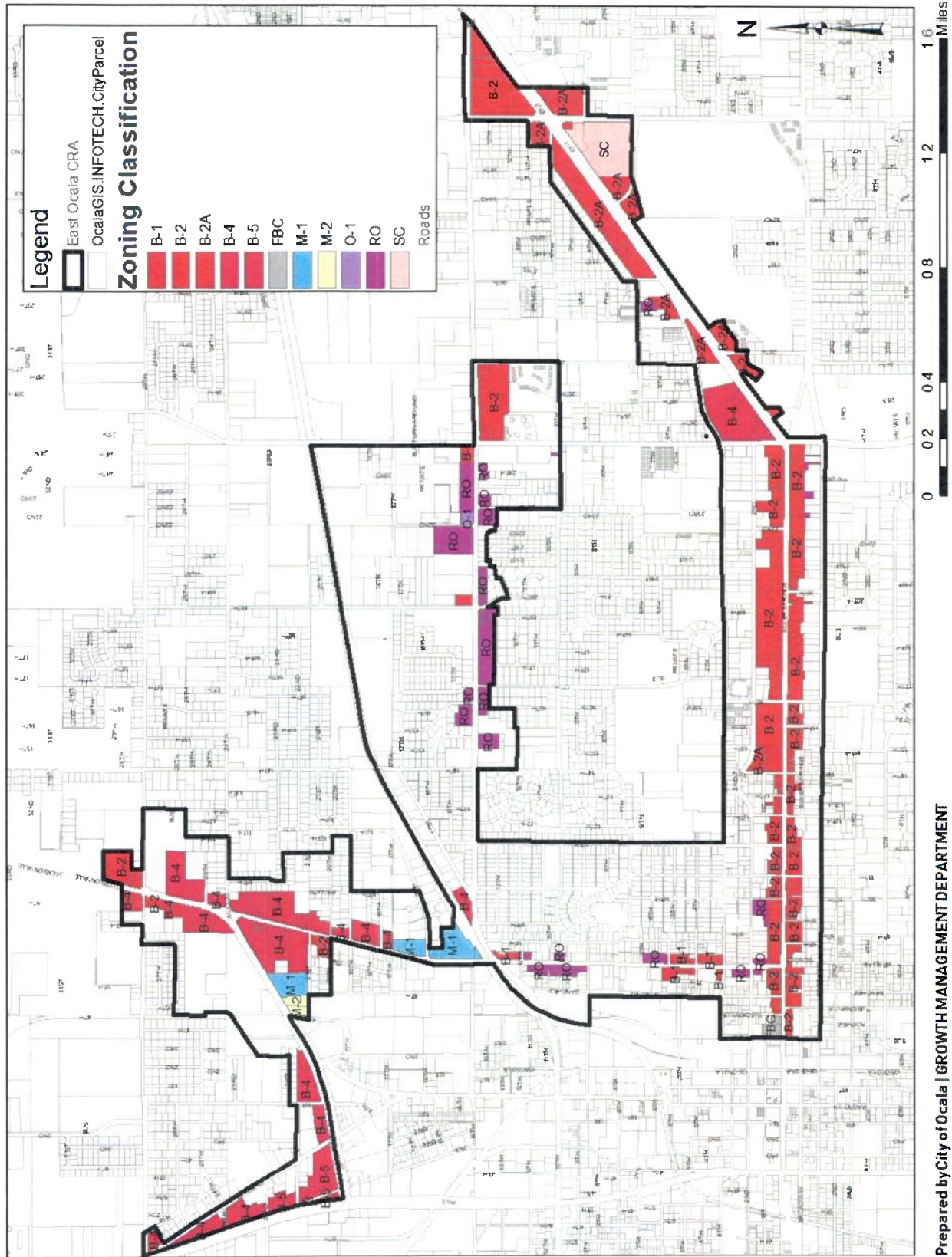


4. Freestanding sign structures on the same ownership parcel shall be a minimum of 150 feet apart.

b. Setbacks and maximum height for signs in B-3, B-3A, B-3B and B-3C zones shall be as follows, except that signage for properties in these zones with frontage on Pine Avenue from SR 40 to SR 200, or Silver Springs Boulevard between S.W. First and Pine, shall be regulated under subsection (3)a of this section. Setbacks in these zones are subject to review by the downtown development commission, which may allow waiver of certain setback requirements.

1. The maximum height of freestanding signs shall be seven feet.
2. Freestanding signs shall be set back a minimum of five feet from the public right-of-way.
3. Freestanding signs shall be set back a minimum of ten feet from side lot lines.
4. Signs shall be permitted to extend over public sidewalks to a maximum of a point  $2\frac{1}{2}$  feet from a line at the back of the curb extended vertically, provided that the minimum clearance of  $9\frac{1}{2}$  feet above sidewalk grade is maintained. Signs on approved awnings may be allowed to a minimum clearance of  $7\frac{1}{2}$  feet above sidewalk grade with the approval of the building official.

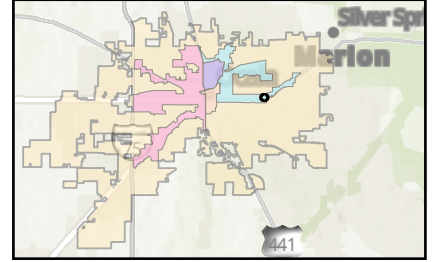
# East Ocala CRA Commercial Building Improvement Grant Program






## AERIAL MAP

**Parcel:** 29203-001-00  
**Case Number:** CRA25-0027  
**Property Size:** Approximately 1.51 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

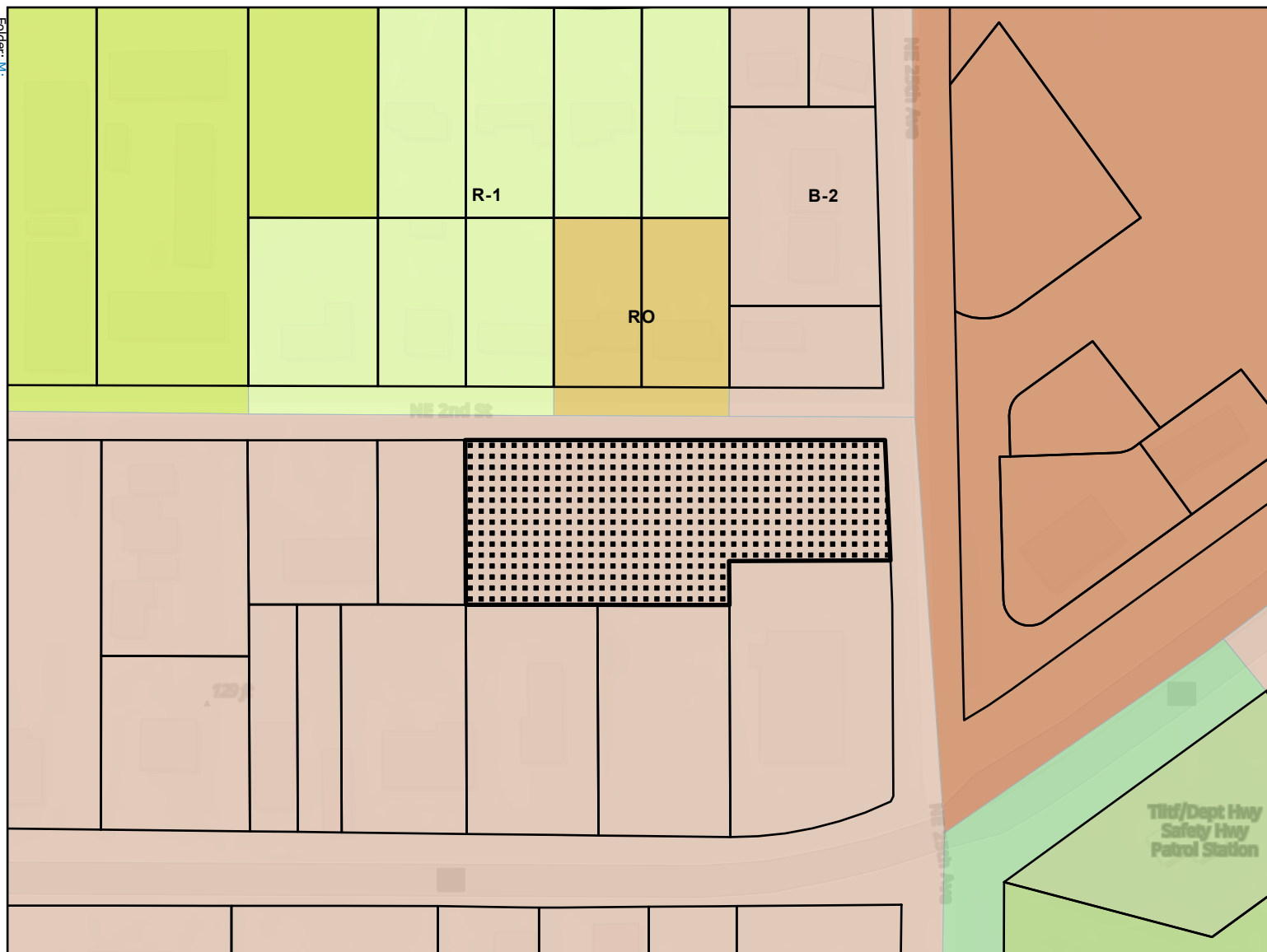
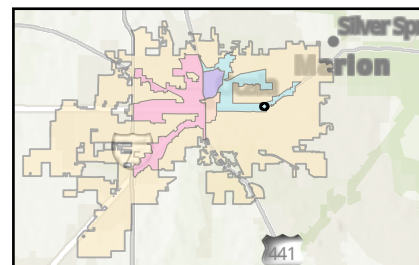
 Parcels

0 200 400 800 Feet



# CASE MAP

**Parcel:** 29203-001-00  
**Case Number:** CRA25-0027  
**Property Size:** Approximately 1.51 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



- Parcels
- B-2: Community Business
- B-4: General Business
- GU: Governmental Use
- R-1: Single Family Residential
- R-3: Multi-Family Residential
- RO: Residential Office
- East Ocala CRA
- Subject Parcel

0 200 400 800 Feet





**2430 NE 2<sup>nd</sup> Street**

**Existing Conditions**

















Ocala Community Redevelopment Agency				
Project Cost Summary				
<b>Application ID:</b>		CRA25-0027		
<b>Address:</b>		2430 NE 2nd Street		
<b>CRA subarea:</b>		East Ocala		
No.	Eligible Work	High quote	Low quote	Max Grant
1	Repainting	\$ 52,799.72	\$ 41,900.00	\$ 25,140.00
2	Parking lot improvements	\$ 4,910.13	\$ 4,395.00	\$ 2,637.00
<b>Total</b>		<b>\$ 57,709.85</b>	<b>\$ 46,295.00</b>	<b>\$ 27,777.00</b>



11350 Southeast 156th Avenue | Ocklawaha, Florida 32179  
352-288-0658 | grizzlypmgfl@gmail.com

RECIPIENT:

**Remax Premier**  
2430 Northeast 2nd Street  
Ocala, Florida 34470

Quote #188	
Sent on	Jul 15, 2025
Total	\$41,900.00

Product/Service	Description	Qty.	Unit Price	Total
BUILDING PAINTING		17000	\$2.20	\$37,400.00
BUILDING PRESSURE WASHING BUILDING PREP		1	\$4,500.00	\$4,500.00

Total	\$41,900.00
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This quote is valid for the next 30 days, after which values may be subject to change.

**Chrissy Garcia**  
 chrissy@remaxpremier.net  
 (352) 470-0633  
 1910 SW 18th Ct  
 Ocala, FL 34471



Proposal # 1785580  
 Proposal Date 6/23/2025  
 Proposal Amount \$52,799.72  
 Job Address 2430 NE 2 Street  
 Ocala, Florida 34470

**Premium Painting**  
 3101 SW 34TH AVE #905-201  
 Ocala, Florida 34474  
 Phone: (352) 888-4989

## Exterior Preparation & Scope of Work

### Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting project. Please review this document carefully, as it sets forth the steps we will take and outlines the limitations of our services.

#### 1. Initial Exterior Assessment

Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and other relevant areas. This assessment is visual only and aims to identify obvious issues that may require preparatory work. Hidden or latent issues may not be detected during this assessment and will only become apparent during the preparation process. Any additional work required due to such issues will be communicated to the customer and may incur additional charges.

#### 2. Pressure Washing or Soft Washing

We will arrange for the exterior surfaces to be thoroughly cleaned by a trusted, licensed, professional subcontractor who will be using either a pressure washer or a soft washing system, depending on the surface and its condition. This process removes dirt, mildew, algae, and loose paint to provide a sound surface for painting. The cost of cleaning is covered in the painting scope of work and covers any surfaces directly related to the painting scope of work. If customers wish to have additional areas or accessory items cleaned, they may hire the cleaning contractor separately for those services at their own expense. Any damage resulting from the cleaning process is the sole responsibility of the subcontractor.

#### 3. Surface Repairs

Visible damaged areas, such as cracks or holes, will be repaired and patched using suitable materials. Rotting wood or structural issues must be addressed before painting begins. If wood rot or structural issues are identified, we will recommend a licensed handyman to complete the repairs. You, the customer, are free to hire a handyman or a carpenter at your own expense to address all wood-rot prior to the start of the painting project. These repairs are not included in our quote and will be billed separately by the handyman. We are not liable for delays caused by necessary repairs.

#### 4. Scraping and Sanding

Loose and peeling paint will be scraped and sanded to create a smooth and even surface. This process will be done as necessary to the best of our ability, but customers should be aware that imperfections in older surfaces may remain visible even after preparation.

#### 5. Caulking and Sealing

Fresh caulk will be applied around windows, doors, and gaps to ensure a weather-tight seal. On stucco surfaces, elastomeric stucco patch will be applied to visible cracks. This process does not guarantee complete elimination of future cracking, as structural or environmental factors may cause new cracks to develop.

#### 6. Primer Application

A high-quality primer, such as Loxon conditioner recommended by the paint manufacturer, will be applied to prepared surfaces as needed. This primer enhances paint adhesion and is necessary to meet paint warranty requirements.

#### 7. Warranty Facilitation

If the paint fails due to manufacturer defects, we will facilitate the warranty process by coordinating with a Sherwin-Williams representative to inspect the issue and provide guidance on resolution.



## 8. Masking and Protection

Non-paintable areas, such as windows, fixtures, landscaping, and other surfaces, will be carefully masked and covered with plastic and drop cloths to the best of our ability. Customers are encouraged to remove fragile or valuable items from the work area prior to project commencement including vehicles.

## 9. Color Confirmation

It is the customer's responsibility to ensure paint colors are submitted prior to the project start date to Premium Painting and that any necessary HOA approvals are completed. We are not responsible for any fines or penalties from the HOA. If an HOA approval delay arises, we will adjust the project schedule as needed as long as we receive a notification 72 hours in advance.

## 10. Scheduling

All project scheduling is tentative. While we will provide you with a tentative start date and make every effort to adhere to it, factors beyond our control (e.g., weather, subcontractor availability, or unforeseen project delays) may contribute to schedule adjustments. We will communicate any changes promptly.

## 11. Weather Considerations

We closely monitor weather conditions to ensure proper drying and adhesion of paint. Delays due to inclement weather are unavoidable and will be communicated promptly. We are not liable for weather-related delays or their impact on the project timeline.

### Important Note:

- This scope of work outlines standard preparation practices. Any additional work required outside the scope outlined above, including unforeseen repairs, changes to the original agreement, or customer-requested additions, will require a written change order and may incur additional charges.
- While we strive to achieve the highest level of craftsmanship, we cannot be held liable for pre-existing structural issues, unforeseen damage, or conditions beyond our control.
- Customers are encouraged to review and approve the scope of work prior to project commencement. Your approval serves as acknowledgment of the terms and limitations described herein.

We appreciate your trust in our services and are confident that our thorough preparation process will result in a durable and beautiful exterior paint job for your home.

Item					\$
Left Building					\$29,761.07
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	8420sqft	\$2,712.92	\$8,420.00	\$0.00	\$11,132.92
Door - Doors Sherwin-Williams SuperPaint Exterior Satin	32x	\$1,723.12	\$8,000.00	\$0.00	\$9,723.12
Downstairs Ceiling - Ceiling Sherwin-Williams SuperPaint Exterior Satin	872sqft	\$491.68	\$968.89	\$0.00	\$1,460.57
Upstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1158sqft	\$465.89	\$1,286.67	\$0.00	\$1,752.56
Railings - Trim Sherwin-Williams SuperPaint Exterior Satin	798ft	\$899.90	\$3,192.00	\$0.00	\$4,091.90
Prep		\$0.00	\$1,600.00	\$0.00	\$1,600.00
Optional Substrates					
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)

<b>Soffit &amp; Fascia</b> - Trim Sherwin-Williams SuperPaint Exterior Satin <b>Declined</b>	421ft	\$604.53	\$1,403.33	\$0.00	\$2,007.86
<b>Total</b>					\$29,761.07

**Right Building** \$23,038.65

Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
<b>House Siding &amp; Trim</b> - Siding Sherwin-Williams SuperPaint Exterior Satin	7880sqft	\$2,538.94	\$6,304.00	\$0.00	\$8,842.94
<b>Downstairs Ceiling</b> - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1125sqft	\$452.62	\$1,250.00	\$0.00	\$1,702.62
<b>Upstairs Ceiling</b> - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1126sqft	\$453.02	\$1,251.11	\$0.00	\$1,704.13
<b>Railings</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	858ft	\$967.57	\$3,432.00	\$0.00	\$4,399.57
<b>Doors</b> - Doors Sherwin-Williams SuperPaint Exterior Satin	28x	\$789.39	\$4,200.00	\$0.00	\$4,989.39
Prep		\$0.00	\$1,400.00	\$0.00	\$1,400.00

#### Optional Substrates

Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
<b>Soffit &amp; Fascia</b> - Trim Sherwin-Williams SuperPaint Exterior Satin <b>Declined</b>	394ft	\$592.42	\$1,313.33	\$0.00	\$1,905.75
<b>Total</b>					\$23,038.65

**Total** **\$52,799.72**

#### Deposit Required

\$500.00

#### Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

#### Terms and Conditions

##### PREMIUM PAINTING INC. SERVICE CONTRACT

##### TERMS AND CONDITIONS

We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in accordance with industry standards in the local area. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

##### ADDITIONAL PROVISIONS

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

##### 1. Contract, Plans, Specifications, Permits and Fees

The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

## 2. Change Orders

Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

## 3. Payment Terms

Full Payment is due upon completion of project. Completion is defined as all items listed on agreement are completed and delivered in accordance with industry standards and the specifications of this agreement.

**Deposit:** We will waive the 2.9% processing fee for any deposit payment of \$500 or less made by credit card. Any credit card payment exceeding \$500 (whether deposit or final payment) will incur a 2.9% credit card processing fee on the amount over \$500.

**Final Payment:** Customer has a right to choose payment method for the final balance. We do not accept cash. We request payment by check made payable to Premium Painting Inc. Client has five (5) days to remit full balance after project completion. There will be a 1.5% monthly interest charge (18% APR) on any overdue amounts after the 5-day grace period. Contractor reserves the right to file a mechanic's lien for unpaid amounts. Non-payment constitutes breach permitting Contractor to pursue all legal remedies.

**Progress Payments:** Contractor reserves the right to invoice for progress payments when project duration exceeds 5 days. Progress payment schedule will be: 30% immediately after the 5 days, 40% of the balance after 10 days, 30% upon completion. Progress payments are due within three (3) business days of invoice. Touchups, furniture replacement, and small accessory items non-painting related are not valid reasons to withhold more than \$500 of the final payment.

## 4. Owner's Responsibilities

Owner is responsible for the following:

1. To provide all necessary water, electrical power and access to the premises during hours of 8AM to 5PM
2. To provide a storage area on the premises for equipment and materials (if necessary)
3. To relocate and protect any items that prevent Contractor from having free access to work areas including but not limited to: clothing, automobiles, draperies, window treatments, appliances, fixtures, plants, or any other personal effects and properties
4. Contractor will move furniture where necessary but assumes no responsibility for scratched floors or damage during moving
5. Contractor is not responsible for correcting any existing defects discovered during work, including but not limited to: rotting wood, dry rot, structural defects, or code violations
6. Owner warrants that no hazardous conditions exist and will immediately notify Contractor if any are discovered
7. Owner is responsible for obtaining all HOA approvals and ensuring color/finish selections comply with all regulations
8. Owner assumes all risk for damage to landscaping, sprinkler systems, and underground utilities not clearly marked
9. When spray application is used, Owner is responsible for moving vehicles and covering sensitive items at least 100 feet from work area

## 5. LIMITED WARRANTY

Contractor warrants all labor and materials against **peeling, blistering, or paint failure** due to defective workmanship or materials for a period of **seven (7) years** from the project completion date.

This warranty is **non-transferrable** and applies only to the original property owner.

### Exclusions:

This warranty does **not** cover:

- Normal wear and tear
- Fading or damage due to sun exposure or weather conditions
- Damage resulting from abuse, neglect, or improper maintenance
- Failure of underlying substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure caused by water intrusion or leaks
- Damage caused by plants, animals, or irrigation systems
- **Flooring, stained surfaces, concrete coatings, or metal surfaces**

### Paint Products:

The paint products used are backed by a **manufacturer's warranty of up to 25 years** (Sherwin-Williams). In the event of a product defect, **we will support the claim process and have our Sherwin-Williams representative facilitate the warranty on your behalf.**

This warranty is exclusive and supersedes all other warranties, expressed or implied, including any implied warranties of merchantability or fitness for a particular purpose.

## 6. LIMITATION OF LIABILITY

**IN NO EVENT SHALL CONTRACTOR'S TOTAL LIABILITY EXCEED THE CONTRACT PRICE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO PERSONAL PROPERTY NOT DIRECTLY CAUSED BY CONTRACTOR'S GROSS NEGLIGENCE.**

## **7. HAZARDOUS MATERIALS**

**CONTRACTOR DOES NOT TEST FOR, HANDLE, OR REMOVE ASBESTOS, LEAD PAINT, MOLD, OR OTHER HAZARDOUS MATERIALS.** If such materials are suspected or discovered, work will stop immediately. Owner is responsible for professional testing and remediation at Owner's expense before work can resume. Contractor assumes no liability for hazardous materials. Additional charges may apply for remobilization.

## **8. Insurance and Indemnification**

Contractor maintains general liability insurance. Owner agrees to maintain homeowner's/property insurance covering the premises during the work period. Owner shall indemnify and hold harmless Contractor from any claims arising from:

- Pre-existing conditions or defects
- Owner's failure to disclose known hazards
- Injuries to third parties not caused by Contractor's negligence
- Owner's breach of this agreement
- Claims related to hazardous materials

## **9. Delays and Force Majeure**

Contractor shall not be held responsible for any damage or costs occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of Owner or Owner's agent, failure to provide access, shortages of material and/or labor, weather conditions (including but not limited to rain, temperatures below 50°F or above 90°F, high winds), fire, strike, war, governmental regulations, pandemic, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. Completion dates are estimates only. Time is not of the essence.

## **10. Subcontractors**

Contractor may subcontract pressure washing and surface preparation services only. All painting work will be performed by Premium Painting Inc. employees. Contractor maintains control over and responsibility for subcontracted washing services but is not liable for subcontractor's independent negligent actions beyond scope of work.

## **11. Color and Finish Approval**

Owner must approve all colors, finishes, and sheen levels in writing before application. Paint will be applied to a test area for Owner approval when requested. Contractor is not liable for dissatisfaction with approved color selections or for variations in color matching due to substrate, lighting, or manufacturing differences.

## **12. Spray Application and Overspray**

When using spray equipment, Contractor will use reasonable care including masking and shielding to prevent overspray. Owner acknowledges that some overspray may occur despite precautions, especially in windy conditions. Contractor is not liable for wind-carried overspray beyond Contractor's reasonable control.

## **13. Documentation**

Contractor may photograph and video work areas before, during, and after work for documentation and marketing purposes. Owner's address will not be disclosed without permission.

## **14. Cleanup**

Upon completion, Contractor will remove all debris and surplus materials and leave premises in a broom clean condition. Contractor is not responsible for paint dust that may settle after completion.

## **15. Right to Stop Work**

If any payment is not made as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due payments are received, without liability for delay. Any costs incurred by failure to access the work area will incur a charge of \$100 per hour.

## **16. Dispute Resolution**

All disputes shall first be submitted to mediation through a mutually agreed mediator. If mediation fails, disputes shall be resolved through binding arbitration under AAA Construction Industry Rules. Each party bears own attorney fees regardless of outcome, except for collection actions where prevailing party recovers fees.

## **17. Collection**

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest as specified in Section 3.

## **18. Integration and Acceptance**



This contract constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements. No oral agreements or understandings exist between the parties. Changes to this agreement must be in writing, signed by both parties. Changes may incur additional charges.

#### **19. Cancellation Rights**

**BUYER'S RIGHT TO CANCEL:** You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, texting or delivering written notice to the contractor at the contractor's place of business by midnight of the third (3rd) business day after you sign and date this contract.

#### **20. Severability**

If any provision of this contract is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect.

#### **Sign And Date To Accept Proposal:**

Customer Signature:

Date:



11350 Southeast 156th Avenue | Ocklawaha, Florida 32179  
352-288-0658 | grizzlypmgfl@gmail.com

RECIPIENT:  
  
**Remax Premier**  
2430 Northeast 2nd Street  
Ocala, Florida 34470

Quote #181	
Sent on	Jun 17, 2025
Total	\$4,910.13

Product/Service	Description	Qty.	Unit Price	Total
Seal Coating	Seal Coating 2 phase 1.( 19,527) Square Footage area to be Seal Coated 2.Cleaning of area to be sealed 3.Spray application or hand application to be applied of SealMaster or comparable material with 4lbs sand added per 100 gallons, this ensures traction.	19527	\$0.19	\$3,710.13
Line Striping	Scope New Layout, Re-Stripe, Over Seal Coat Primary Space Color White, Yellow  Details -We will Start be cleaning off the lines to be painted with brooms and or blowers -Sherwin Williams traffic paint is our paint of choice and mostly used on our job sites. Oil or Water based paint will be based on our techs decision -Techs will Re-Stripe parking lot as existing unless job requires a new layout or you request specific changes.	1	\$1,200.00	\$1,200.00

Total	\$4,910.13
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This quote is valid for the next 30 days, after which values may be subject to change.



June 19, 2025

# Ocala Suites Proposal

**Submitted to**

Chrissy Garcia  
Ocala Suites  
(352) 470-0633  
chrissy@remaxpremier.net

**Contact**

Devon M Freshwater  
(352) 732-0900  
devon@asphaltsas.com

# Ocala Suites Proposal



## About us

### We Solve Problems & Make Pavement Maintenance Simple

Asphalt Sealing & Striping provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the Ocala FL and surrounding communities.

Asphalt Sealing & Striping is a local female owned company located in Ocala, FL and has been serving Central Florida since 1967. We're licensed and experienced to better serve the needs of our customers. Our business is also a certified drug-free workplace for your peace of mind. We are fully insured with General Liability and Workers Compensation.

<b>Submitted to</b>	<b>Proposal Date</b>	<b>Contact</b>
Chrissy Garcia	6/19/2025	Devon M Freshwater
(352) 470-0633	<b>Project ID</b>	(352) 732-0900
chrissy@remaxpremier.net	<b>Job Site</b>	devon@asphaltsas.com
	2430 Northeast 2nd Street	
	Ocala, FL 34470	

## Services

### Ocala Suites Estimate

<b>Standard Sealcoating Specification</b>	\$3,420.00
<ol style="list-style-type: none"><li>1. The area under consideration comprises approx. <b>2,374</b> square yards.</li><li>2. Our firm will complete this project in 2 trip(s).</li><li>3. To complete this project with minimal disruption to your operation, we have included the work to be complete on a <b>Weekday</b>.</li><li>4. We will barricade all areas where we will be working.</li><li>5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place.</li><li>6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface.</li><li>7. <b>Oil Spots</b> will be wire broomed and treated with Petro Seal to help prevent oil &amp; gas bleeding up through the freshly applied sealant.</li><li>8. <b>Sealant Material:</b> Our firm will install <b>2 coats</b> of pavement sealer.</li><li>9. We will install your sealant by broom and spray application.</li><li>10. <b>Additive:</b> We will be using silica sand along with 2% polymer latex additive as per the manufacturers specification. This will modify asphalt pavement sealers to achieve faster curing time, outstanding toughness and adhesion, jet-black color, oil and fuel resistance, and reduced power steering and traction marks.</li><li>11. This process will carry a (1) year warranty.</li><li>12. <b>PLEASE NOTE:</b> Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.</li></ol>	

<b>Line Striping</b>	\$975.00
<ol style="list-style-type: none"><li>1. Our firm will restripe the parking lot area as per the existing layout including painting all parking blocks and curbing.</li><li>2. All work will be performed so that there is minimal interruption to your facility.</li><li>3. <b>PLEASE NOTE:</b> Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.</li></ol>	



# Ocala Suites Proposal



control.

Total: \$4,395.00

## Payment Terms & Conditions

- Commercial Projects:** Standard terms are Net 30. However, if no deposit is provided or if there is a history of delayed payments, terms may be modified at our discretion.
- Residential Projects:** Payment is due upon receipt of invoice.
- Projects Over \$5,000:** A 50% deposit is required for ALL commercial or residential projects exceeding \$5,000, unless an exception is granted in writing by administration.

## Acceptance

Chrissy Garcia  
Ocala Suites  
chrissy@remaxpremier.net

Date

Devon M Freshwater  
Asphalt Sealing  
devon@asphaltsas.com  
(352) 732-0900

## Legal Terms & Conditions

**A. CHAPTER 558 NOTICE OF CLAIM.** CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

**B. MANDATORY PROVISION REQUIRED BY FLA. STAT. §713.015.**  
ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN

# Ocala Suites Proposal



RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. OWNER HEREBY ACKNOWLEDGES AND REPRESENTS THAT: 1) OWNER HAS READ AND UNDERSTANDS THIS CONTRACT, INCLUDING ALL PROVISIONS CONTAINED IN THE CONTRACT, THE BASIC TERMS AND ALL EXHIBITS AND ADDENDA ATTACHED TO THIS CONTRACT; 2) THAT OWNER IS BOUND BY ALL OF ITS TERMS AND 3) THAT OWNER IS NOT RELYING ON ANY STATEMENT, PROMISE, CONDITION, DOCUMENT OR STIPULATION NOT SPECIFICALLY REFERENCED OR SET FORTH IN THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO, ANY MARKETING OR OTHER PROMOTIONAL MATERIALS). OWNER HEREBY UNDERSTANDS AND AGREES THAT CONTRACTOR IS RELYING ON THIS ACKNOWLEDGMENT AND REPRESENTATION AND THAT CONTRACTOR WOULD NOT AGREE TO ENTER INTO THIS AGREEMENT WITHOUT SUCH ACKNOWLEDGMENTS AND REPRESENTATIONS.

**C. ATTORNEY FEES.** In the event of any disputes arising out of or in connection with this contract the prevailing party therein shall be entitled to recover reasonable attorney fees and costs, whether same were incurred prior to or during any judicial proceedings, including, but not limited to, any trial or appellate proceedings as well as prior to or during any of the alternative dispute resolution mechanisms whether described herein or otherwise ordered by a court of competent jurisdiction.

**D. GOVERNING LAW AND VENUE.** This Contract shall be construed and enforced in accordance with the laws of the State of Florida and may not be assigned or recorded except with the prior approval of both parties, which approval may be withheld for any reason whatsoever. Venue for any litigation (except for construction lien disputes governed by Chapter 713, Florida Statutes, which must be filed in the County in which the lien property is located) shall be Marion County, Florida.

**E. WAIVER OF JURY TRIAL.** The parties agree to waive their right to a jury trial with respect to all disputes that relate to or arise from this contract or any engagement between the parties.

**F. INTEGRATION CLAUSE.** This Contract and any additional contract documents attached hereto, constitute the complete agreement between the parties and may not be modified except in writing signed by all parties hereto. ORAL REPRESENTATIONS BY EITHER PARTY ARE NOT BINDING AND SHOULD NOT BE RELIED UPON.

**G. CONTRACT CONSTRUCTION.** The parties have both had an opportunity to negotiate and contribute to the content of this agreement. They therefore agree that this contract any alleged ambiguities contained herein shall be construed as if the agreement were drafted by both parties.

## Contract Termination Policy

If a contract is canceled by the client—not by the service provider—a cancellation fee of \$250 will be applied. This fee covers administrative, scheduling, and preparation costs incurred prior to the cancellation. The fee is due immediately upon cancellation unless otherwise agreed upon in writing. The service provider reserves the right to cancel this policy at any time if and when necessary.

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

29204-001-00

[GOOGLE Street View](#)

Prime Key: 3262913

[MAP IT+](#)

Current as of 8/1/2025

### Property Information

CADDIEWHOMPUS LLC  
C/O LAWRENCE D BREECH  
1910 SW 18TH CT BLDG 100  
OCALA FL 34471-7857

### Taxes / Assessments:

Map ID: 196

Millage: 1001 - OCALA

M.S.T.U.

PC: 39

Acres: 1.87

Situs: 2430 NE 2ND ST OCALA

### 2024 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$2,620,590
Total Assessed Value	\$2,620,590
Exemptions	\$0
Total Taxable	\$2,620,590

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$213,821	\$2,348,626	\$49,483	\$2,620,590	\$2,620,590	\$0	\$2,620,590
2023	\$160,373	\$2,407,177	\$56,815	\$2,521,248	\$2,516,033	\$0	\$2,516,033
2022	\$91,412	\$1,931,483	\$64,148	\$2,287,303	\$2,287,303	\$0	\$2,287,303

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7127/0536</a>	01/2020	70 OTHER	0	U	V	\$100
<a href="#">6849/0882</a>	10/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$40,000
<a href="#">5497/0675</a>	03/2011	33 SHERIFF	0	U	V	\$100
<a href="#">5469/1701</a>	01/2011	61 FJGMNT	0	U	I	\$100
<a href="#">5464/0478</a>	01/2011	61 FJGMNT	0	U	V	\$100
<a href="#">5462/0614</a>	12/2010	08 CORRECTIVE	0	U	V	\$100
<a href="#">5411/0055</a>	09/2010	09 EASEMNT	0	U	V	\$100
<a href="#">5348/0563</a>	04/2010	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$40,000
<a href="#">5314/0686</a>	01/2010	05 QUIT CLAIM	0	U	V	\$100
<a href="#">4162/1946</a>	08/2005	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$280,000

### Property Description

SEC 16 TWP 15 RGE 22

PLAT BOOK C PAGE 076  
 SILVERCREST  
 BLK 2 LOTS 1.3.4.5 & N 33 FT OF LOT 2  
 Parent Parcel: 29204-000-00

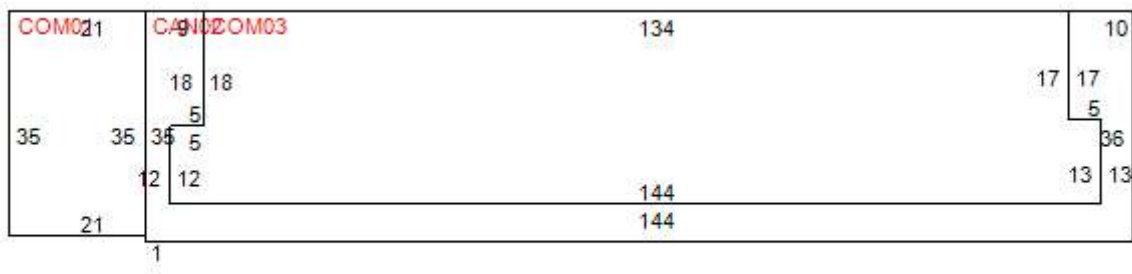
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	3920	200.0	200.0	B2	50,965.00	SF						
DRA	9470	183.0	133.0	B2	.58	AC						
GCNF	9470	30.0	300.0	B2	4,966.00	SF						
Neighborhood 9976												
Mkt: 2 70												

[Traverse](#)

**Building 1 of 2**

COM01=L21U35R21D35.U35R9  
 CAN02=D18L5D12R144U13L5U17R10D36L153U1U35R9.  
 COM03=D18L5D12R144U13L5U17L134.D50  
 CAN04=1180.  
 1180



[Building Characteristics](#)



**Structure** 6 - PILASTERS  
**Effective Age** 1 - 00-04 YRS  
**Condition** 1  
**Quality Grade** 500 - FAIR  
**Inspected on** 1/20/2021 by 117

**Year Built** 2021  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 460

**Exterior Wall 32 CONC BLK-STUCO**

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.5	2.00	2021	0	735	M17 OFFICE	20 %	Y	Y
						M25 SERVICE/NON-VEHICLE	30 %	Y	Y
						M01 RESIDENTIAL	50 %	Y	Y
2	8.5	1.00	2021	0	1,363	CAN CANOPY-ATTACHD	100 %	Y	N
3	8.5	1.98	2021	0	4,145	N39 MOTEL NATIONAL CHAIN	100 %	Y	Y
4	8.5	1.00	2021	0	1,180	CAN CANOPY-ATTACHD	100 %	Y	N

**Section: 1**

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

[Traverse](#)

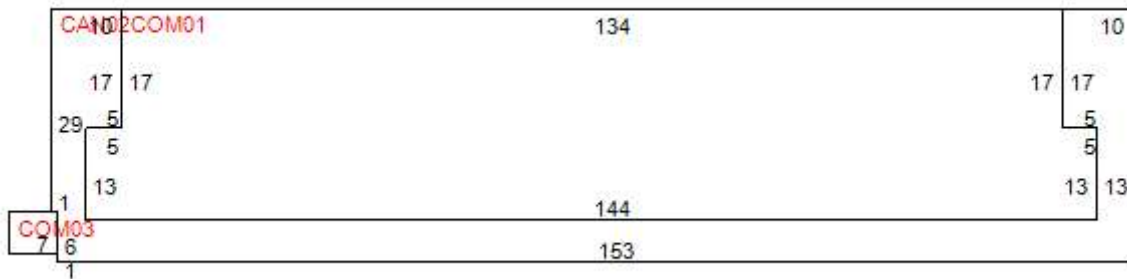
**Building 2 of 2**

COM01=R134D17R5D13L144U13R5U17.

CAN02=L10D29R1D6D1R153U36L10D17R5D13L144U13R5U17.L10D29

COM03=L6D6R7U6L1.

CAN04=1180.



### Building Characteristics

<b>Structure</b>	6 - PILASTERS	<b>Year Built</b> 2021
<b>Effective Age</b>	1 - 00-04 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	1	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	1/20/2021 by 117	<b>Base Perimeter</b> 374

### **Exterior Wall 32 CONC BLK-STUCO**

<b>Section</b>	<b>Wall Height</b>	<b>Stories</b>	<b>Year Built</b>	<b>Basement %</b>	<b>Ground Flr Area</b>	<b>Interior Finish</b>	<b>Sprinkler</b>	<b>A/C</b>
1	8.5	1.98	2021	0	4,150	N39 MOTEL NATIONAL CHAIN	100 %	Y
2	8.5	1.00	2021	0	1,387	CAN CANOPY-ATTACHD	100 %	Y
3	8.5	2.00	2021	0	42	M00 MINIMUM FINISH	100 %	Y
4	8.5	1.00	2021	0	1,180	CAN CANOPY-ATTACHD	100 %	Y

### **Section: 1**

<b>Elevator Shafts:</b> 0	<b>Aprtments:</b> 0	<b>Kitchens:</b> 20	<b>4 Fixture Baths:</b> 0	<b>2 Fixture Baths:</b> 0
<b>Elevator Landings:</b> 0	<b>Escalators:</b> 0	<b>Fireplaces:</b> 0	<b>3 Fixture Baths:</b> 20	<b>Extra Fixtures:</b> 22

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	19,225.00	SF	5	2021	3	0.0	0.0
159 PAV CONCRETE	200.00	SF	20	2021	5	20.0	10.0
159 PAV CONCRETE	418.00	SF	20	2021	3	0.0	0.0
105 FENCE CHAIN LK	240.00	LF	20	2021	1	0.0	0.0
105 FENCE CHAIN LK	710.00	LF	20	2021	3	0.0	0.0
184 RETAIN WALL	3,628.00	SF	50	2021	3	0.0	0.0

Appraiser Notes

STAY & SAVE EXTENDED STAY MOTEL (2022)

-

40 TOTAL RENTABLE ROOMS / ALL ROOMS EQUIPPED WITH A FULL KITCHEN & 1-3FX, 1X

-

4- ADA COMPLIANT RMS

36- REGULAR RMS

CVS D/R/A AND BACK ENTRANCE

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
SGN25-0051	5/19/2025	-	BAYMONT SGN RENO
BLD20-2582	1/6/2021	1/19/2021	STAY&SAVE / AWNING
SGN20-0169	12/18/2020	-	STAY & SAVE / NEW MOTEL / SIGN
BLD20-2199	12/2/2020	12/9/2020	CADDIE / AWNING
BLD19-2220	2/4/2020	2/4/2021	STAY AND SAVE/NEW MOTEL
SITE19-0046	2/4/2020	2/3/2021	STAY AND SAVE MOTEL



Community Redevelopment Agency (CRA)

# CRA Subarea: East Ocala

## Program Summary

## Commercial Building Improvement Grant

### ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

### ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

### ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B-Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

### ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals on one street frontage.
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

### MAXIMUM GRANT

**\$50,000** *(Final project costs must be more than \$83,335 to receive maximum amount.)*

### REQUIRED MATCH

CRA **(60%)** – Applicant **(40%)**





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1937

**Agenda Item #:** h.

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Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Approve a Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \$50,000

**BACKGROUND:**

The East Ocala CRA Commercial Property Improvement Grant encourages exterior façade improvements as a strategy to counter neighborhood deterioration and increase property values throughout the CRA. The maximum amount that can be awarded is \$50,000, covering up to 60 percent of the project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the entire application packet.

**Grant ID:** CRA25-0012

**Applicant:** NWS Retail, LLC

**Address:** 2219 and 2225 E. Silver Springs Blvd.

**Parcel ID:** 28333-002-06

**Project Description:** Building improvements including interior renovations and façade improvements (stucco and paint, signage, awnings) Parking lot improvements.

**Low Quote:** \$121,620.33

**High Quote:** \$154,429.67

**Recommended Grant:** \$50,000

**FINDINGS AND CONCLUSIONS:**

Staff reviewed and processed the application in accordance with the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The property is located within the boundaries of the East Ocala Community Redevelopment subarea.
- The building, constructed in 1954, sits on 0.60 acres. The property was recently bought by NWS Retail, LLC.
- The property has been vacant for several years and was partially demolished prior to purchase.
- The Applicant proposes interior and exterior improvements including interior doors, flooring, stucco and paint, the addition of awnings to the front façade. These changes significantly improve the building's street appeal and support the CRA's revitalization goals.
- The Grant Review Committee (GRC) conducted a site visit on August 19, 2025, and determined that the

property is a strong candidate for the program and the proposed improvements are appropriate.

- The intent of the CRA program is to address blighted conditions. As this property has been vacant for over five years and is located on Silver Springs Boulevard, a primary corridor in the East Ocala CRA- the improvements will enhance the corridor, encourage reinvestment, and return the property to productive use on the tax rolls.
- Verizon, the current tenant of 2219 E. Silver Springs Blvd., is in discussions with the owner to relocate into the vacant space. Once that move occurs, the 2219 space will become available for lease to a new tenant, further supporting reinvestment and activation of the property.
- The current owner has already made significant financial investments. The prior owner resolved over \$300,000 in code enforcement fees, positioning the property for redevelopment and long-term viability.
- Over \$392,000 in total improvements are planned for the property, including both exterior and interior work, demonstrating the owner's commitment to comprehensive reinvestment.

Staff recommend approval of the grant, in an amount not to exceed \$50,000.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

1/21/20  
11:55am

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA  
COMMERCIAL BUILDING IMPROVEMENT GRANT  
APPLICATION**

(Completed application and all required attachments must be submitted)

**PROJECT INFORMATION**

Business / Project Name: NWS Retail, LLC  
Project Address: 2219-2225 E Silver Springs Blvd Ocala FL 34470  
Parcel Number: 28333-002-04

**APPLICANT INFORMATION**

Applicant's Name: NWS Retail, LLC  
Name of person to receive all correspondence if different from applicant:  
Veronica Bass

Applicant's Business Name (if applicable): NWS Retail LLC  
Type of business: Retail Real Estate (Vacant)  
Applicant's Mailing Address: 1525 NE 8th Ave  
City: Ocala State: FL Zip: 34470

Phone number: 352 414-1645 Fax: \_\_\_\_\_

E-mail address: Vbass@NeighborhoodStorage.com, Storage1@NeighborhoodStorage.com

Applicant is the ☒ Property Owner \_\_\_\_\_ Business Owner/Tenant

How long has the business been at the current location? Vacant space

If renter, when does your current lease expire? \_\_\_\_\_

**PROPERTY OWNER INFORMATION** (if different from applicant)

Property Owner's Name: NWS Retail, LLC  
Property Owner's Business Name (if applicable): NWS Retail, LLC  
Property Owner's Mailing Address: 1525 NE 8th Ave  
City: Ocala State: FL Zip: 34470  
Phone number: 352 414-1645 Fax: \_\_\_\_\_  
E-mail address: Storage1@NeighborhoodStorage.com

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Currently Vacant space. We are attempting to convert a vacant building to active use.

Explain the purpose of and need for the proposed improvements. Building was partially demolished & has been vacant for several years. New roof, and windows have been installed, and new facade will increase the likelihood of reactivation.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Proposed improvements would be made but not to the level that is being proposed.

Number and types of jobs being created. Unknown

What will be the business hours of operation? Unknown

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

project should take 3-4 months.



**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid(s). \$87,263

Required -- Attach itemized bid sheets. V

How much funding assistance are you requesting? \$50,000

Anticipated start date: September Anticipated completion date: December

**SCOPE OF WORK CHECKLIST**

(Check all that apply)

East Ocala CRA

- ☒ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☒ Exterior painting – colors must be approved by Committee
- ☒ Awnings
- ☐ Windows, doors
- ☒ Parking lot pavement sealing & striping
- ☒ Exterior security & safety lighting

**Applicant**

I, NWS Retail LLC, <sup>future</sup> business owner/tenant of the building at 2219-2225 E Silver Springs Blvd, <sup>Ocala FL 34470</sup> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature [Signature] Date 7/24/25

**Owner Approval for Tenant Applicant**

I, NWS Retail, LLC, owner of the building at 2219-2225 E Silver Springs Blvd, <sup>Ocala FL 34470</sup> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature [Signature] Date 07/24/25

**Property Information – For staff use only**

Is the property assessed Marion County property taxes?	<input checked="" type="radio"/> Y / N
Are property taxes paid up to date?	<input checked="" type="radio"/> Y / N
Is the property in condemnation or receivership?	Y / <input checked="" type="radio"/> N
Is there an active City code enforcement case on the property?	Y / <input checked="" type="radio"/> N
Is the building on the National Register of Historic Places	Y / <input checked="" type="radio"/> N



2225 E Silver Springs Blvd. Before Photos



Figure 1





*Figure 2*



*Figure 3*



2225 E Silver Springs Blvd. Before Photos



*Figure 4*





Figure 5

2225 E Silver Springs Blvd. Before Photos



Figure 6



2225 E Silver Springs Blvd. Before Photos



Figure 7



2225 E Silver Springs Blvd. Before Photos



Figure 8



2225 E Silver Springs Blvd. Before Photos



*Figure 9*

## ESTIMATE

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

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

Bill to  
neighborhood workspace

### Estimate details

Estimate no.: 1005  
Estimate date: 05/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	2225 E silver springs blvd	install 1.5" of sp 9.5 hot asphalt and compact limerock work striping to be completed as plan permit fees	1	\$13,387.00	\$13,387.00

Total **\$13,387.00**

Accepted date

Accepted by



**SOUTHEASTERN ASPHALT PAVING**

3810 SE 11th Place  
Ocala, FL 34471 US  
+13523427536

southeasternflasphalt@gmail.com

**ADDRESS**

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

**Estimate 2480****DATE 02/25/2025****P.O. NUMBER**

2225 E SILVER SPRINGS BLVD

ACTIVITY	QTY	RATE	AMOUNT
<b>Sp 9.5 1.5"</b> INSTALL 1.5" OF SP 9.5 ASPHALT AND COMPACT 1650 SQFT	1	7,754.00	7,754.00
<b>PREP WORK</b> THIS IS FOR ANY PREP WORK THAT NEEDS TO BE COMPLETED BEFORE WE START OUR JOB INCLUDING LIME ROCK AND COMPACTION	1	2,625.00	2,625.00
<b>Striping</b> STRIPING TO BE COMPLETED PER PLAN INSTALL 1 STOP SIGN AND POST POURED AND MOUNTED IN CONCRETE INSTALL 7 WHEEL STOPS AND STRIPE 7 STALLS	1	1,125.00	1,125.00
<b>PERMIT FEE'S</b>	1	450.00	450.00

**TOTAL****\$11,954.00**

Accepted By

Accepted Date

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



# Proposal

**Proposal Submitted To:**  
 NEIGHBORHOOD STORAGE CENTER  
 1525 NE 8TH RD  
 OCALA, FL 34470

**Proposal Date:** 7/17/2025  
**Proposal #:** 2778  
**Project:** 7834 NSC - 2225 SILVER SPRING BLVD  
**Location:** #7824  
 NSC - 2225 SILVER SPRINGS  
 2225 E SILVER SPRING BLVD

**We are pleased to offer our quotation to furnish the following for the above named project:**

SCOPE OF WORK	AMOUNT
NSC - 2225 SILVER SPRINGS 2225 E SILVER SPRING BLVD OCALA, FL 34470	
GENERAL REQUIREMENTS 1) Professional Services Rendered to Coordinate and Implement Construction Services. 2) Rework of Plans for Permitting, David King's Office. 3) Building Permits from the City of Ocala - \$4,000 Allowance 4) Required Insurances to Perform Business in the State of Florida. 5) Provide Builders' Risk Insurance Allowance of \$2,500. 6) Mobilization. 7) Provide NOC Required for Permitting. 8) Provide Construction Cleanup for Building.	31,462.00
SITE CONSTRUCTION Includes: 1) Provide Necessary Equipment to Perform Task Relevant to Complete the Project. 6) Connection of Water to City Water Supply - allowance of \$2,500 9) Provide Dumpsters and Port-a-potty.	35,055.00
CONCRETE Includes: 1) Sawcut Concrete for Installation of Floor Boxes 2) Repour Concrete to Repair Floor at Completion of Floor Box Installation.	1,936.00

## ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

**Total:**

**Signature:**

**Date:**

**RESPECTFULLY SUBMITTED BY:**

*Scott Sumner*

**BEELINE DEVELOPMENT, INC.**

SSumner@bdifl.com



# Proposal

**Proposal Submitted To:**  
 NEIGHBORHOOD STORAGE CENTER  
 1525 NE 8TH RD  
 OCALA, FL 34470

**Proposal Date:** 7/17/2025  
**Proposal #:** 2778  
**Project:** 7834 NSC - 2225 SILVER SPRI...  
**Location:** #7824  
 NSC - 2225 SILVER SPRINGS  
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
METALS Includes: 1) Labor and Material to Install Exterior Decorative Bahama Shutters, Powder Coated Flat Black	25,168.00
THERMAL AND MOISTURE Includes: 1) Spray Foam Insulation in Roof with Fire Retardant Coating. 2) New Roof Cap (existing will have to be removed for installation of stucco).	11,514.00
DOORS AND WINDOWS Includes: 1) Provide Five Interior Doors. 2) Installation for Interior Doors	6,474.00
FINISHES - INTERIOR Includes: 1) Interior Framing to Match Layout of New Verizon Buildout. 2) Interior Drywall to Match Layout of New Verizon Buildout. 3) Installation of Acoustical 2x2 Grid and Ceilings. 4) Painting of Interior and Exterior Back of Building. 5) Leveling of the Existing Concrete Floor in Preparation of New Tile Flooring 6) Labor and Material to Install New Tile Flooring, 24x24 203 V Cool Black (New Spec as per Supplier)	136,759.00

## ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

**Signature:**

**Date:**

**Total:**

**RESPECTFULLY SUBMITTED BY:**

*Scott Sumner*

**BEELINE DEVELOPMENT, INC.**

SSumner@bdi.fl.com



# Proposal

**Proposal Submitted To:**  
 NEIGHBORHOOD STORAGE CENTER  
 1525 NE 8TH RD  
 OCALA, FL 34470

**Proposal Date:** 7/17/2025  
**Proposal #:** 2778  
**Project:** 7834 NSC - 2225 SILVER SPRI...  
**Location:** #7824  
 NSC - 2225 SILVER SPRINGS  
 2225 E SILVER SPRING BLVD

**We are pleased to offer our quotation to furnish the following for the above named project:**

SCOPE OF WORK	AMOUNT
SPECIALTIES - Installation of Sign Box Includes: 1) Provide and Install One 4x4 Sign Box. 2) Permitting for Sign by City of Ocala	4,320.00
FINISHES - Installation of Stucco Systems Includes 1) Labor and Material for Exterior Stucco Finish on Front, East and West Side of Building. Includes 2 Retail Stores. 2) Labor and Material for Installation of Stucco Banding on Front of Building. 3) Labor and Material for Stonework as Drawn on Plans.	33,474.00
SITE CONSTRUCTION - Installation of Bollards with Yellow Plastic Covers Includes 1) Labor and Material to Install Eighteen (18) Bollards and Covers Along Front of Building 5-Feet Apart as Recommended by David King's Office	6,617.00
SPECIAL CONSTRUCTION - Fire Extinguishers Includes: 1) Provide and Hang Three (3) Fire Extinguishers. Note - This is an Estimate as No Life Safety Plan was Included in Plan Set.	521.00
FINISHES - Exterior Painting Includes 1) Labor and Material to Paint the Back Exterior Portions of the Building	9,540.00

## ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

**Total:**

**Signature:**

**Date:**

**RESPECTFULLY SUBMITTED BY:**

*Scott Sumner*

**BEELINE DEVELOPMENT, INC.**  
 SSumner@bdipl.com



# Proposal

**Proposal Submitted To:**  
 NEIGHBORHOOD STORAGE CENTER  
 1525 NE 8TH RD  
 OCALA, FL 34470

**Proposal Date:** 7/17/2025  
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 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
<b>MECHANICAL</b> Includes: 1) Mechanical - Air Conditioning and Two Restroom Fan. 2) Restroom Plumbing Buildout, Sinks and Toilets. 3) Restroom Accessories - Paper Towel Holders, Soap Dispensers & Toilet Roll Holders 4) Provide - Insta-hot for Restrooms	36,488.00
<b>ELECTRICAL</b> Includes: 1) Electrical Panels, Gear and Electrical Service to Building.- Allowance of \$4500. 2) Installation of Twenty -Five (25) 2x2 LED Flat Panel Lights Located in Acoustical Ceilings. 3) Installation of Two Wall Packs on Rear of Building <b>\$510.00</b> 4) Installation of Required Switches and Receptacles.. 5) Installation of Wiring to Sign Box. 6) Installation of Three (3) Barn Light Pendant Lights 7) Installation of Floor Boxes as Required for Verizon Plan.  Excludes: 1) As-Built Survey not Included, Existing Building. 2) Allowance of \$3,500 for Architectural Services 2) Any Civil Engineering Services Required. 3) Site Plan will Need to be Provided if Required by the City of Ocala. 4) New Roof by Others 5) Glass by Others, Including Front Door. 6) Landscaping and Irrigation. 7) Drinking Fountain Has Been Deleted	53,523.00

## ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

**Total:**

**Signature:**

**Date:**

**RESPECTFULLY SUBMITTED BY:**

*Scott Sumner*

**BEELINE DEVELOPMENT, INC.**  
 SSumner@bdifl.com



# Proposal

**Proposal Submitted To:**  
 NEIGHBORHOOD STORAGE CENTER  
 1525 NE 8TH RD  
 OCALA, FL 34470

**Proposal Date:** 7/17/2025  
**Proposal #:** 2778  
**Project:** 7834 NSC - 2225 SILVER SPRI...  
**Location:** #7824  
 NSC - 2225 SILVER SPRINGS  
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
8) Allowance of \$20,000 for Exterior Decorative Bahama Shutters. 9) Site Work Not Included. 10) Site Signage Not Included. 11) Knox Box Excluded - No Life Safety Plan.	
$\$25,168 + 33474 + 6,617 + 9540 + 510 = \$75,309$	

## ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

**Total:** \$392,851.00

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**RESPECTFULLY SUBMITTED BY:**

*Scott Sumner*

**BEELINE DEVELOPMENT, INC.**  
 SSumner@bdifl.com



Todd Brown Rudnianyn <toddr@neighborhoodstorage.com>

---

## 2225 Silver Springs

---

Craig Johnson <cjohnson@bdifl.com>

Thu, Jul 24, 2025 at 3:51 PM

To: Todd Brown Rudnianyn <toddr@neighborhoodstorage.com>

Todd,

Yes Sir,

The cost for the awnings is \$25,168.

Exterior finishes is \$33,474.

Bollard Installation is \$6,617.

Exterior painting is \$9,540.

Installation of 2 Exterior Wall Packs is \$510.

Total exterior cost is \$75,309.

Let me know if you have any questions.

Craig Johnson

Project Mgr / Purchasing

(352) 867-8850 ext 3

cjohnson@bdifl.com



[Quoted text hidden]

## 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.: 1330  
Estimate date: 07/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Facade Renovation</b>	2225 E. Silver Springs Blvd. , Ocala, FL 34470  Exterior facade renovation per plans.	1	\$0.00	\$0.00
2.		<b>Metal Framing</b>	Exterior metal framing per plans.	1	\$18,261.90	\$18,261.90
3.		<b>Electrical</b>	Prewire for building sign. 2- wall pack lights at the rear of the building.	1	\$2,500.00	\$2,500.00
4.		<b>Stucco, Stone and Precast</b>	Provide and install exterior finishes per plan on facade as well as stucco the west side of the building.	1	\$29,752.00	\$29,752.00
5.		<b>Exterior Paint</b>	Provide and apply exterior paint to west, north and east sides of the building.	1	\$11,232.00	\$11,232.00
6.		<b>Break Metal</b>	Parapet wall caps and flashing.	1	\$4,565.47	\$4,565.47
7.		<b>Awning Structure</b>	Aluminum awning with 20 year all aluminum awning 6 @ 8' in length.	1	\$24,000.00	\$24,000.00
8.		<b>Parking Bollard</b>	Provide and install 2 parking bollards with sleeves per space. 16 total. Core drill through asphalt/ concrete, excavate hole, set bollard, infill concrete and sleeve upon completion.	1	\$12,000.00	\$12,000.00
9.		<b>General Conditions</b>	General Conditions.	1	\$3,234.77	\$3,234.77

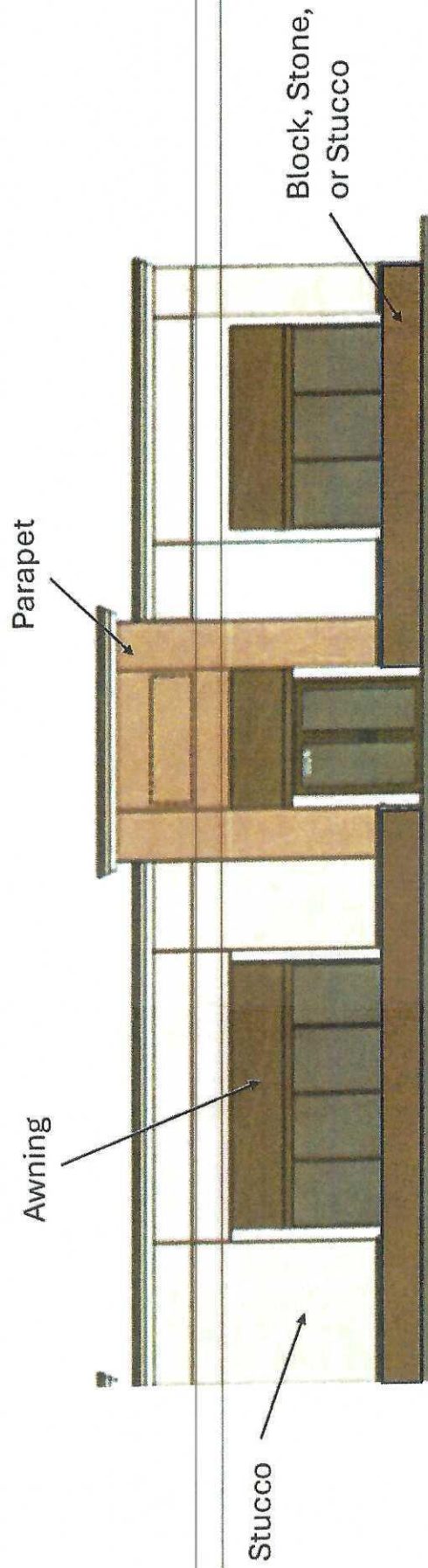
10.	General Contractor Fee	Facilitation and supervision.	1	\$9,503.19	\$9,503.19
Total				\$115,049.33	

Accepted date

Accepted by



# Proposed Improvements



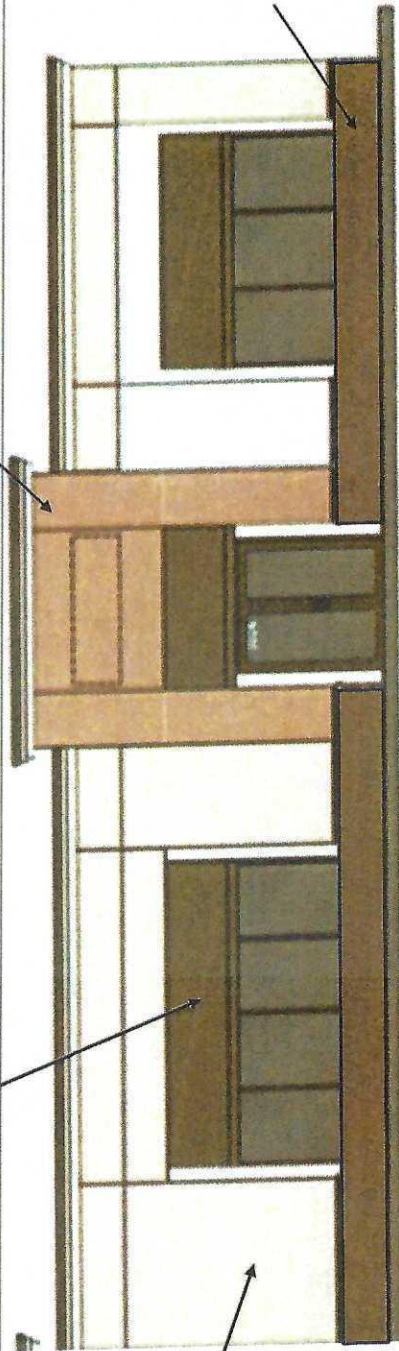


Parapet

Awning

Stucco

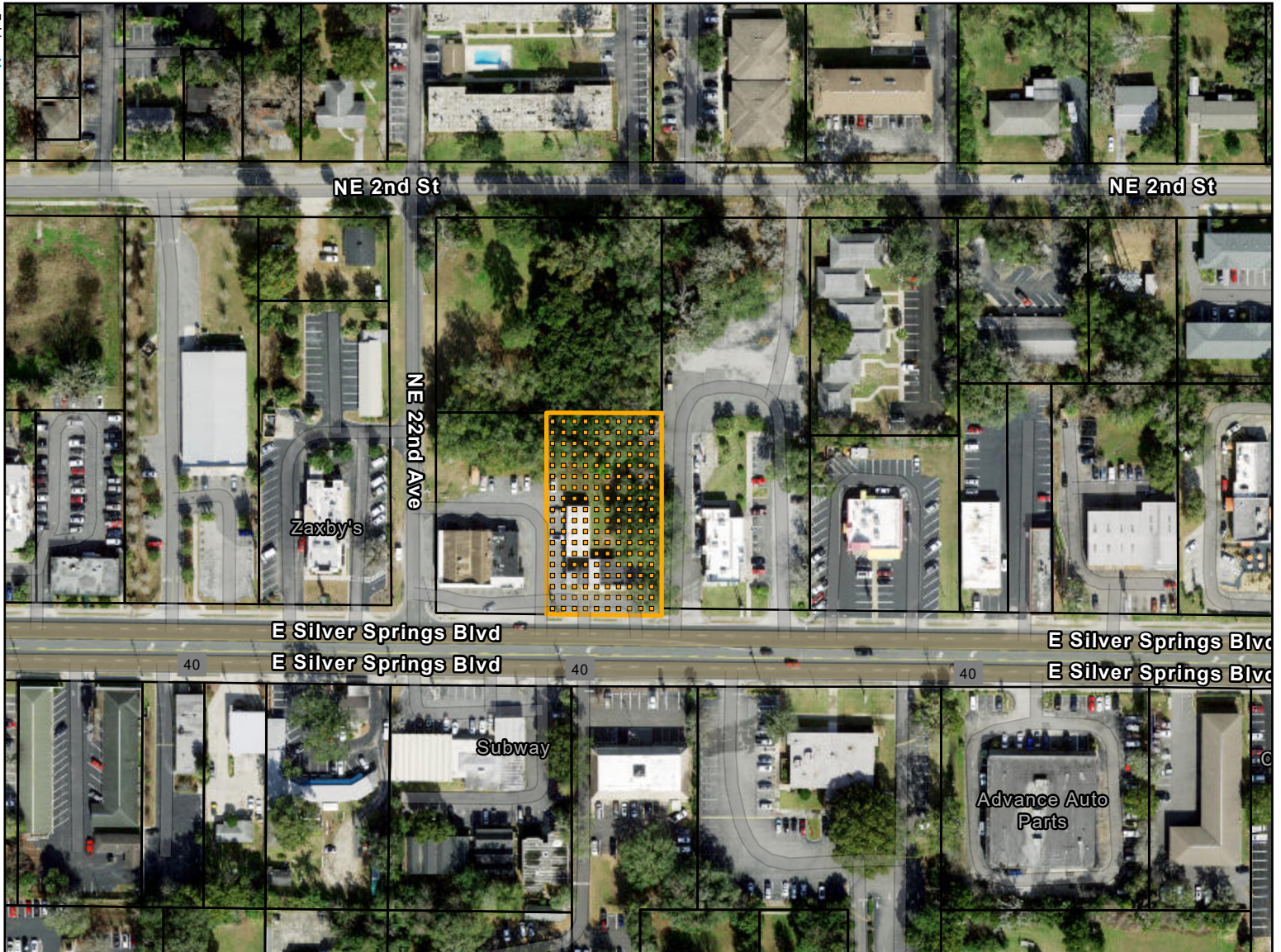
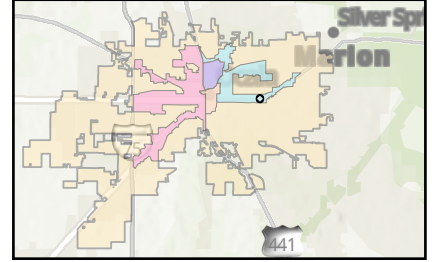
Block, Stone,  
or Stucco






## AERIAL MAP

**Parcel:** 28333-002-06  
**Case Number:** CRA25-0012  
**Property Size:** Approximately 0.6 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Parcel

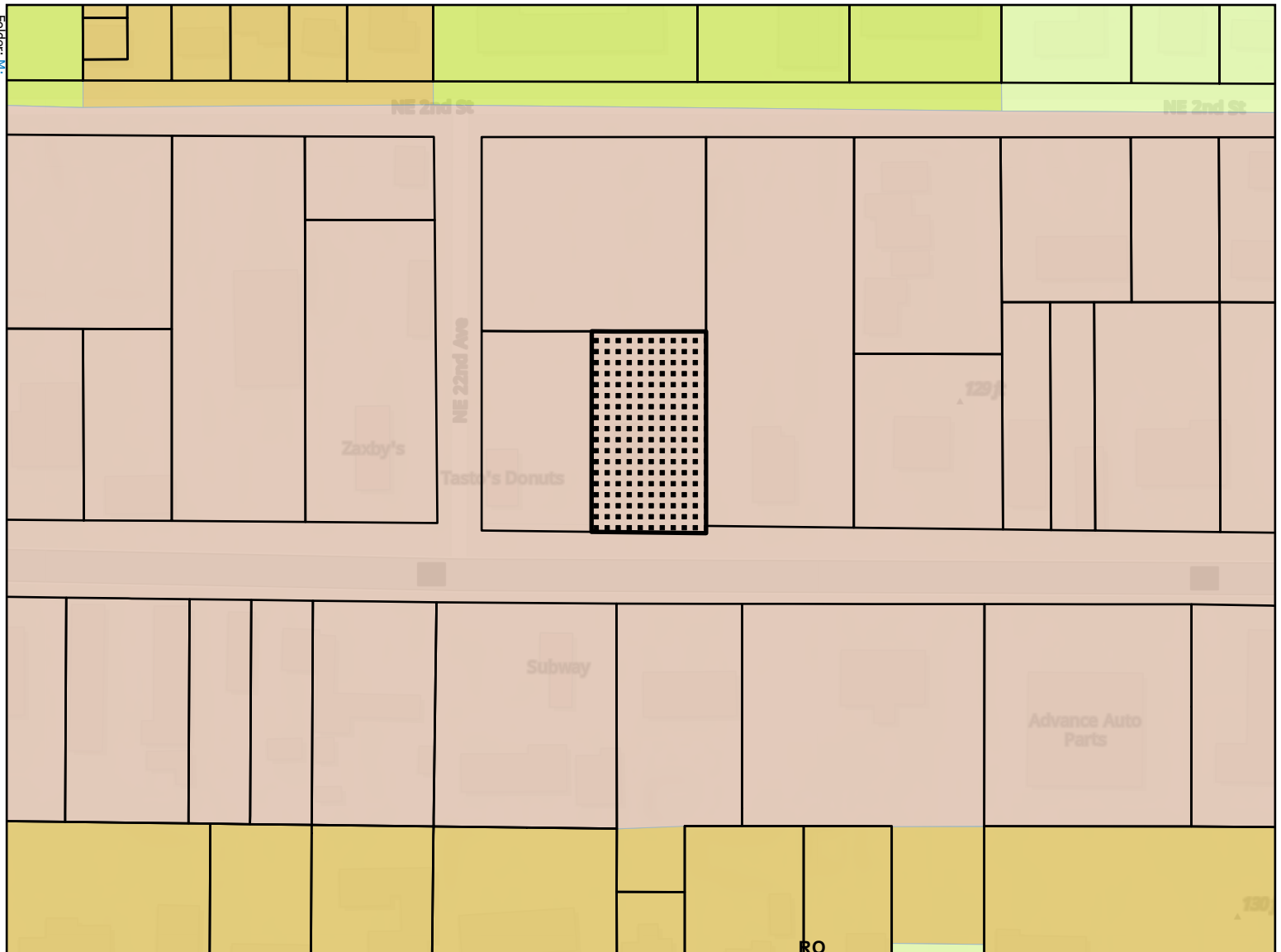
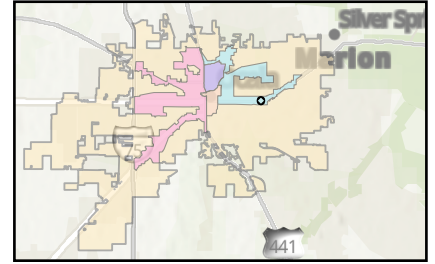
 Parcels

0 200 400 800 Feet



## CASE MAP

**Parcel:** 28333-002-06  
**Case Number:** CRA25-0012  
**Property Size:** Approximately 0.6 acres  
**CRA Location:** East Ocala  
**Proposal:** A Request for CRA fund use.



- Parcels
- R-3: Multi-Family Residential
- B-2: Community Business
- RO: Residential Office
- R-1: Single Family Residential
- East Ocala CRA
- Subject Parcel

0 200 400 800 Feet







Community Redevelopment Agency (CRA)

# CRA Subarea: East Ocala

## Program Summary

## Commercial Building Improvement Grant

### ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

### ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

### ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B-Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

### ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals on one street frontage.
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

### MAXIMUM GRANT

**\$50,000** (*Final project costs must be more than \$83,335 to receive maximum amount.*)

### REQUIRED MATCH

CRA (**60%**) – Applicant (**40%**)

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

28333-002-06

Prime Key: 4154728

[MAP IT+](#)

Current as of 8/22/2025

### Property Information

NWS RETAIL LLC  
1525 NE 8TH AVE  
OCALA FL 34470-4247

### Taxes / Assessments:

Map ID: 196  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 11

Acres: .60

### Current Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$177,479	<a href="#">Ex Codes:</a>
Total Assessed Value	\$177,479	
Exemptions	\$0	
Total Taxable	\$177,479	

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
------	-----------	----------	------------	----------	--------------	------------	-------------

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8660/1515</a>	07/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$403,900

### Property Description

SEC 16 TWP 15 RGE 22  
PLAT BOOK B PAGE 248  
DOZIER & STRIPLING  
BLK B LOT 6 & E 25 FT OF LOT 5  
EXC RD ROW FOR SR 40  
**Parent Parcel:** 28333-002-04

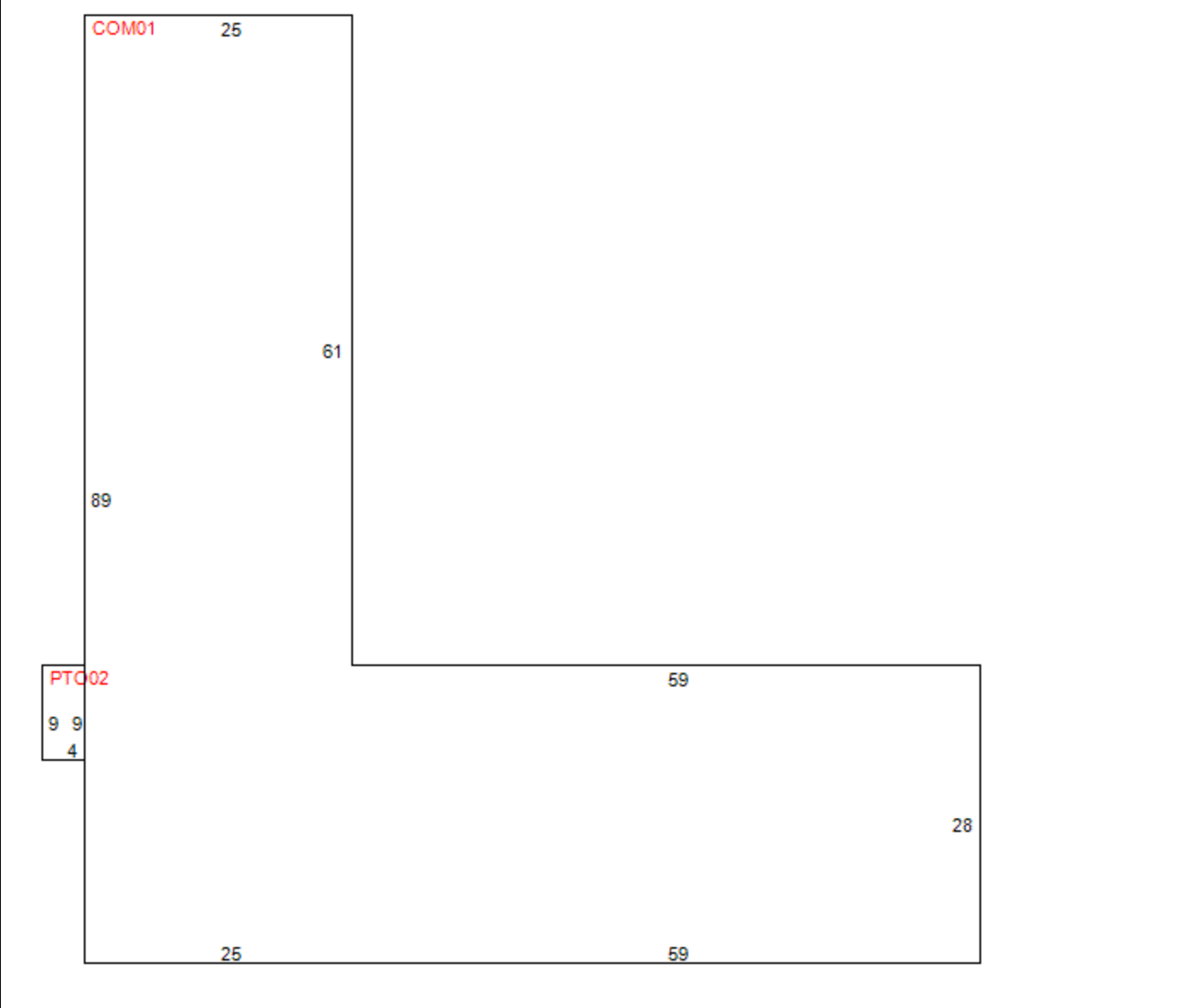
### Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1143	125.0	209.0	B2	26,125.00	SF	6.0000	1.00	1.00	1.00	156,750	156,750
Neighborhood 9976												
Mkt: 2 70												
Total Land - Class \$156,750												
Total Land - Just \$156,750												

[Traverse](#)

**Building 1 of 1**

COM01=L25U89R25D61R59D28L59.L25U28  
PTO02=L4D9R4U9.



Building Characteristics									
Structure	4 - MASONRY NO PILAST				Year Built 1954				
Effective Age	6 - 25-29 YRS				Physical Deterioration 0%				
Condition	2				Obsolescence: Functional 0%				
Quality Grade	400 - FAIR				Obsolescence: Locational 0%				
Inspected on	8/4/2025 by 117				Base Perimeter 346				

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO									
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.5	1.00	1954	0	3,877	M00 MINIMUM FINISH	43 %	N	N
						M11 ONE STORY STORE	57 %	N	Y
2	1.0	1.00	1954	0	36	PTO PATIO	100 %	N	N

**Section: 1**

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	3,949.00	SF	5	1973	3	0.0	0.0
159 PAV CONCRETE	288.00	SF	20	1986	3	0.0	0.0
Total Value - \$2,941							

Appraiser Notes

2219=VERIZON WIRELESS.....(2225 SF).....2-2FX 1X

2225=BUILDING ADDITION UNDER CONSTRUCTION (1652 SF SHELL)

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
SITE25-0043	6/16/2025	-	VERIZON STORE RESTRIPE
PLM25-0150	4/1/2025	4/23/2025	PG SARRES PLM RENO
BLD24-2450	10/25/2024	12/9/2024	VERIZON STORE REROOF
BLD24-2451	10/25/2024	1/16/2025	VERIZON STORE WINDOW DOOR

Cost Summary

Buildings R.C.N.	\$252,924	8/5/2025				
Total Depreciation	(\$123,933)					
Bldg - Just Value	\$128,991		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$2,941	8/5/2025	1	\$252,924	(\$123,933)	\$128,991
Land - Just Value	\$156,750	8/5/2025				
Total Just Value	\$288,682	.				



**Ocala Community Redevelopment Agency  
Project Cost Summary**

**Application ID:** CRA25-0012

**Address:** 2219 and 2225 E Silver Springs Blvd

**CRA subarea:** East Ocala

<b>No.</b>	<b>Work Item</b>	<b>High Bid</b>	<b>Low Bid</b>
1	Parking Lot Improvements	\$ 25,387.00	\$ 18,571.00
2	Building Improvements	\$ 129,042.67	\$ 103,049.33
<b>Total</b>		<b>\$ 154,429.67</b>	<b>\$ 121,620.33</b>
<b>60%</b>	<b>Total Eligible Grant Amount:</b>	<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1936

**Agenda Item #:** i.

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Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Approve a Commercial Property Improvement Grant for property located at 1525 NE 8th Ave, in an amount not to exceed \$13,590.

**BACKGROUND:**

The East Ocala CRA Commercial Property Improvement Grant encourages exterior façade improvements as a strategy to counter neighborhood deterioration and increase property values throughout the CRA. The maximum amount that can be awarded is \$50,000, covering up to 60 percent of the project costs. The attached grant framework outlines the elements of eligible work.

Below is a summary of the application. Refer to the attached documents for the entire application packet.

**Grant ID:** CRA25-0035

**Applicant:** NSC 8th Ave, LLC

**Address:** 1525 NE 8th Ave

**Parcel ID:** 2600-028-000

**Project Description:** Installation of a mural on the building façade fronting 8<sup>th</sup> Avenue.

**Quote:** \$22,650

**FINDINGS AND CONCLUSIONS:**

Staff reviewed and processed the application in accordance with the grant program guidelines and evaluation criteria. The key findings are outlined below:

- The property is located within the boundaries of the East Ocala Community Redevelopment subarea.
- The building, constructed in 1974, is used for storage units with several active business tenants.
- This is the first mural application to be considered under the new CRA mural program.
- The Ocala Municipal Arts Commission (OMAC) reviewed the application on August 6, 2025, and recommended approval, using their expertise in public art to evaluate the project.
- The selected artist, Justin Alsedek, is already included on the City's Public Artist Roster.
- Normally, two comparable bids are required for each work item; however, since this is an art project with an artist selected by the property owner, multiple bids were not required. A project budget and Public Art Project Detail Sheet are included with the application.
- The proposed mural at 1521 NE 8th Avenue aligns with CRA goals by advancing beautification, place-

making, and economic revitalization. With imagery of local wildlife, native flora, and symbols of growth and community, the mural is intended to celebrate East Ocala's cultural and environmental identity.

- Located on a small business center along a visible corridor, the mural will transform a plain façade into a point of interest that encourages foot traffic, supports existing businesses, and enhances the visual appeal of the neighborhood.
- By promoting public art and improving the aesthetic character of the built environment, the project directly supports the CRA's mission to foster community engagement, attract investment, and stimulate economic activity.

Staff recommend approval, in an amount not to exceed \$13,590.

**ALTERNATIVE:**

- Approve with Changes
- Table
- Deny





# Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Applicant Name: NSC 8th Ave., LLC Form Completed: 1/20/2025

Applicant Address: 1525 NE 8th Avenue Ocala, FL 34470

Applicant email: storage1@neighborhoodstorage.com Applicant phone: 352-414-1645

Purpose of Proposed Public Art: Continue the positive impact of public art along the 8th Ave Corridor.

Dimensions of surface/area: 100' x 10' Surface type: Corrugated Metal

Artist(s): Justin Alsedek Date(s) of work/installation: TBD

Location of Public Art (including address/site photos): 1521-1543 NE 8th Ave.  
Ocala, Florida 34470

Choose: ☐ Indoor ☒ Outdoor

Start Date/Time: TBD End Date/Time: TBD

Working Hours: 8-10 hr. days

Insurance: ☒ Waiver approved Property Owner

☒ Artist COI Attached Artist will provide COI prior to start of work

## Additional Info

Is artist represented by an agent? ☐ Yes ☒ No

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Individual Artist/Collaborative - Provide Details: \_\_\_\_\_

Has the artist(s) completed projects of this caliber:

☒ Yes ☐ No

Have they worked in this same medium:

☒ Yes ☐ No

Do they have experience applying clear-coating:

☒ Yes ☐ No ☐ NA

## Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Provide Product Experience: I have used Golden MSA Varnish for all my outdoor murals.

Its a very High quality product that has UV protection as well as weather protection.

As a part of the project the artist(s) will be applying the clear-coating: ☒ Yes ☐ No

If no, who will be or why is it not needed? \_\_\_\_\_

As a part of project completion, the artist(s) will secure and provide all product warranties to the Owner? ☒ Yes ☐ No

Is this artist scheduled to work/install additional public art during or near this timeframe?

☐ Yes ☒ No

Where/When: \_\_\_\_\_

How long has the artist been working on public art of this caliber and size: 5 Years

How many pieces of this caliber and size: 4

Where have they installed public art: Reilly Art Center (Ocala), City Hall (Brookesville)

Awards/Publications: Ocala Mag. Best Visual Artist 2023, He has won 22 awards at a variety of fine art festivals and gallery shows including multiple Best of shows, first place and awards of excellence. Multiple appearances in Star Banner and Ocala Mag.

What other artists were researched/reached out to for this project: NA

How did you find this artist? Tenant at location

Artist Roster \_\_\_\_\_

### Equipment/Assets/Site Preparation

Equipment Required: Boom Lift

Clear-Coating (be specific including number of layers: 1 - 2 coats of Golden MSA Varnish

## Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Other Materials: Behr Exterior House Paint, Brushes

Surface/Site Preparations (and who will provide this): Artist will use a Primer for metal

Has the artist provided a concept rendering/notation:

☒

Yes

☐

No

Is the Concept Development part of the proposed project:

☐

Yes

☒

No

Are there Partner Organizations/businesses part of the project:

☐

Yes

☒

No

Organization(s): \_\_\_\_\_

Is community input a part of the project:

☐

Yes

☒

No

How will this be accomplished: \_\_\_\_\_

When: \_\_\_\_\_

Are there any sponsors/donors:

☐

Yes

☒

No

List them: \_\_\_\_\_

Sponsor/Donor Recognition (Benefits): \_\_\_\_\_

Does this project require Engineering/other approval:

☐

Yes

☒

No

Why? \_\_\_\_\_

What type of ownership of the property:

☒

Private

☐

Non-Profit

Has an MOU been secured? Please see Mural Agreement

Is this an FDOT Coordinated Project?

☐

Yes

☒

No

☐

Not Sure

Details: \_\_\_\_\_

## Public Artist Project Detail Sheet

*Form should be completed by Business/Organization*

Is this replacing an existing Public Art Piece:

☐

Yes

☒

No

What type of maintenance is needed for this piece? reapply varnish in 5-10 years

For how long? 5-10 years

Warranty Period: 3 years

Artist availability/cost for maintenance (if applicable): yes/ Market rate

If maintenance not provided by artist, what is the maintenance plan/timeline? \_\_\_\_\_

Marketing Materials Requested:

☒

Press Release

☐

Postcard

☐

Brochure

☐

Social Media

☐

FL Mural Trail

☐

FL Assoc. of Public Art

Photography/Videography Details: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_



## MURAL AGREEMENT

This Mural Agreement ("Agreement") is entered into as of this 20th day of January, 2025, by and between NSC 8th Ave., LLC, a Florida limited liability company ("Property Owner"), and Justin Aldesek, an independent artist ("Artist").

### RECITALS

WHEREAS, the Property Owner wishes to commission a mural at 1521 NE 8th Avenue, Ocala, FL 34470 ("Property"); and

WHEREAS, the Artist agrees to create and install a mural ("Mural") in accordance with the terms of this Agreement; and

WHEREAS, both parties desire to set forth their respective rights and obligations regarding the creation, installation, and maintenance of the Mural.

### AGREEMENT

#### SCOPE OF WORK

- a. The Artist shall design and install the mural depicted in Exhibit A, attached hereto, on the exterior wall of the Property as agreed upon by both parties.
- b. The Mural shall be completed in accordance with the approved design and specifications provided in Exhibit A.
- c. The Artist shall use durable, weather-resistant materials suitable for long-term outdoor display.

#### COMPENSATION

- a. The Property Owner shall pay the Artist a total fee of \$22,000.00, as outlined in Exhibit B (attached project expense breakdown), payable as follows:
  - i. 30% (\$6,600.00) upon execution of this Agreement.
  - ii. 40% (\$8,800.00) upon completion of 50% of the Mural.
  - iii. 30% (\$6,600.00) upon final completion and acceptance by the Property Owner.
- b. Payments shall be made by check or electronic transfer as agreed by both parties.

## TIMELINE

- a. The Artist shall commence after approval of East Ocala CRA Grant.
- b. The Mural shall be completed no later than December 31, 2025, subject to delays caused by weather or unforeseen circumstances.

## CONTINGENCY CLAUSE

- a. This Agreement is contingent upon approval of a matching grant from the City of Ocala East Ocala CRA Program.
- b. If the grant is not approved, the Property Owner reserves the right to cancel the contract without penalty or obligation.

## MATERIALS & EQUIPMENT

- a. The Artist shall be responsible for providing all materials, tools, and equipment necessary for the completion of the Mural.
- b. The Property Owner shall provide access to the site and necessary utilities (e.g., water and electricity) for the installation of the Mural.

## OWNERSHIP & INTELLECTUAL PROPERTY

- a. The Mural shall become the property of the Property Owner upon completion and full payment.
- b. The Artist retains the copyright to the Mural but grants the Property Owner an irrevocable, royalty-free license to use images of the Mural for promotional and commercial purposes.
- c. The Artist may use images of the Mural for portfolio and marketing purposes, provided that such use does not misrepresent ownership rights.

## WARRANTY & MAINTENANCE

- a. The Artist warrants that the Mural will be free from defects in materials and workmanship for three (3) years from the date of completion.
- b. The Artist shall review the Mural at five years after completion and provide a quote for necessary maintenance at the then market rate, to be negotiated with the Property Owner.
- d. The Property Owner agrees to take reasonable steps to protect the Mural from vandalism or damage.

## INSURANCE REQUIREMENTS

a. The Artist shall maintain the following insurance coverage and provide proof of insurance upon request:

i. General Liability: \$1,000,000 per occurrence; \$2,000,000 aggregate.

ii. Workers' Compensation: In accordance with Florida state requirements.

Employer's Liability (if necessary): \$1,000,000 per Occurrence

Automobile Liability (if necessary): \$500,000 for Owned, non-owned and hired motor vehicles

b. The certificate holder shall be NSC 8th Ave., LLC at 2441 NE 3rd St, Suite 201, Ocala, FL 34470.

c. All insurance certificates must include the following language: "NSC 8th Ave., LLC is named as additional insured with respect to all activities related to insured's business at 1521 NE 8th Avenue, Ocala, FL 34470."

d. All certificates must carry a 30-day cancellation notification requirement.

## TERMINATION

a. Either party may terminate this Agreement upon ten (10) days' written notice if the other party materially breaches any provision of this Agreement.

b. In the event of termination by the Property Owner without cause, the Artist shall be compensated for work completed up to the date of termination.

## INDEMNIFICATION & LIABILITY

a. Artist agrees to indemnify and hold Property Owner harmless from and against all claims for damages or loss to property or personal injury and all costs including attorney fees arising from Artist's activities on Property, from any activity, work, or thing done, permitted, or suffered by Artist, Artist's employees, or customers in or on Property, or from causes of action arising directly or indirectly from this agreement or any renewal or extension thereof. Should any of Property Owner's employees or representatives perform any services for Artist, such person(s) shall be deemed to be Artist's agent(s), regardless of whether payment for such service is made or not and Artist agrees to hold Property Owner harmless from all liabilities in connection with or arising, directly or indirectly, from such services performed. Notwithstanding that Property Owner shall not be liable for such occurrences; Artist agrees to notify Property Owner immediately upon the occurrence of any injury, damage, or loss suffered by Artist or other person in any such circumstances.



## GOVERNING LAW & DISPUTE RESOLUTION

- a. This Agreement shall be governed by the laws of the State of Florida.
- b. Any disputes arising under this Agreement shall first be subject to mediation. If mediation is unsuccessful, disputes shall be resolved in the appropriate court located in Marion County, Florida.

## MISCELLANEOUS

- a. This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements or understandings.
- b. Any amendments to this Agreement must be in writing and signed by both parties.
- c. If any provision of this Agreement is found to be invalid, the remainder shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

### PROPERTY OWNER:

NSC 8th Ave., LLC

By: 

Name: Todd Rudniak

Title: mgr

Date: 1/20/25

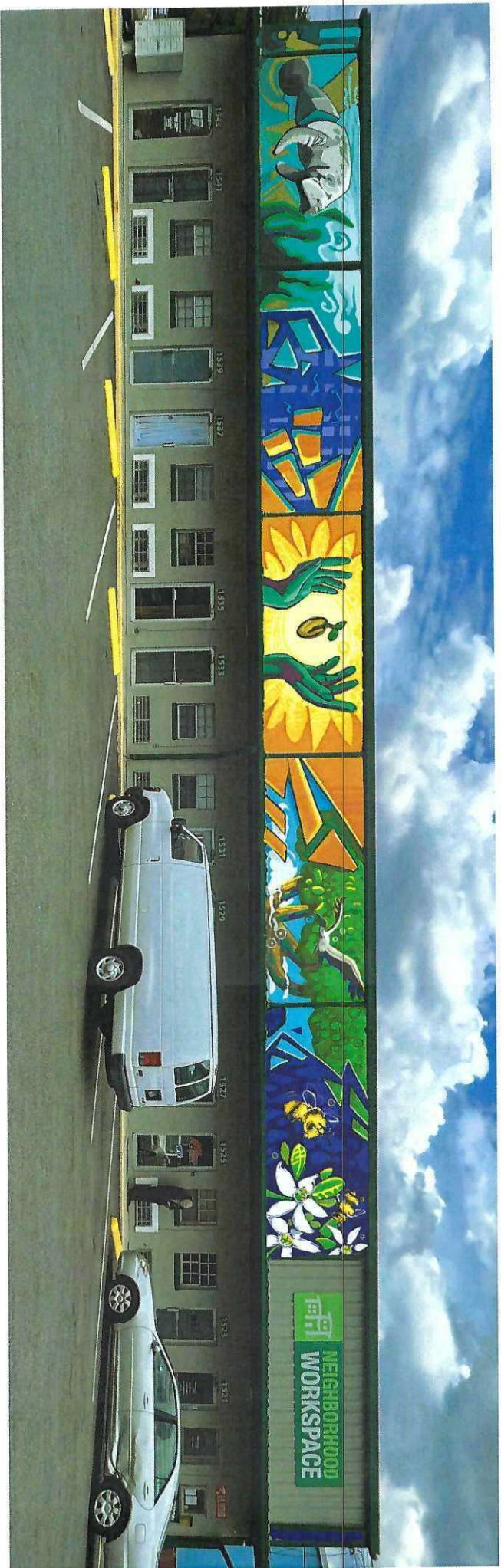
### ARTIST:

By: 

Justin Aldesek

Date: 1/20/25







# NEIGHBORHOOD WORKSPACE MURAL PROJECT BUDGET PROPOSAL

## PROJECT EXPENSE BREAKDOWN

Description	
Labor	\$17,000.00
Lift Rental	\$2000.00
Paint, Varnish, Brushes, Misc supplies	\$2,500.00
Design Fee	\$500.00
<b>Total</b>	<b>\$22000.00</b>



### The Gypsea Arts Guarantee:

I am an artist consumed with the passion to create, to push myself and improve my skills/quality with each new project. I always strive to exceed the expectations of my client and guarantee a piece of art that you and the people of Ocala can enjoy for a long time.



Email: [gypseaarts8318@gmail.com](mailto:gypseaarts8318@gmail.com)  
 Website: [Gypsea-Arts.com](http://Gypsea-Arts.com)  
 Instagram: @Gypsea\_Arts  
 Facebook: Gypsea Arts

7/28/25

Mus 7 25/1

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA  
COMMERCIAL BUILDING IMPROVEMENT GRANT  
APPLICATION**

(Completed application and all required attachments must be submitted)

**PROJECT INFORMATION**

Business / Project Name: NSC 8th Ave, LLC  
Project Address: 1525 NE 8th Ave Ocala FL 34470  
Parcel Number: 2600-028-000

**APPLICANT INFORMATION**

Applicant's Name: NSC 8th Ave, LLC  
Name of person to receive all correspondence if different from applicant:  
Veronica Bass  
Applicant's Business Name (if applicable): Neighborhood Storage  
Type of business: self storage / workspace  
Applicant's Mailing Address: 1525 NE 8th Ave  
City: Ocala State: FL Zip: 34470  
Phone number: 352-414-1645 Fax: \_\_\_\_\_  
E-mail address: Storage1@NeighborhoodStorage.com  
Applicant is the ☒ Property Owner ☐ Business Owner/Tenant  
How long has the business been at the current location? 2008  
If renter, when does your current lease expire? \_\_\_\_\_



**PROPERTY OWNER INFORMATION** (if different from applicant)

Property Owner's Name: NSC 8th Ave, LLC  
Property Owner's Business Name (if applicable): Neighborhood Storage  
Property Owner's Mailing Address: 1525 NE 8th Ave  
City: Ocala State: FL Zip: 34470  
Phone number: 352-414-1645 Fax: \_\_\_\_\_  
E-mail address: Storage 1 @ Neighborhood Storage .com

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Multitude of businesses  
and neighborhood storage

Explain the purpose of and need for the proposed improvements. \_\_\_\_\_  
see attached

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. no

Number and types of jobs being created. n/a

What will be the business hours of operation? 9-5

For projects with residential component - number and types of units being created. n/a



### PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$22,660

**Required -- Attach itemized bid sheets.** ☒

How much funding assistance are you requesting? \$13,500

Anticipated start date: Oct

Anticipated completion date: January

### SCOPE OF WORK CHECKLIST

(Check all that apply)

#### East Ocala CRA

- ☐ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☐ Exterior painting – colors must be approved by Committee
- ☐ Awnings
- ☐ Windows, doors
- ☐ Parking lot pavement sealing & striping
- ☐ Exterior security & safety lighting

☒ mural

**Applicant**

I, NSC 8th Ave., LLC, business owner/tenant of the building at  
1521 NE 8th Avenue, have read and understand the terms and  
conditions of the Program and agree to the general conditions and terms outlined in the application  
process and guidelines of the Program.

Signature [Signature] Date 7/24/25

**Owner Approval for Tenant Applicant**

I, NSC 8th Ave., LLC, owner of the building at  
1521 NE 8th Ave., LLC, have read and understand the terms and  
conditions of the Program and agree to the general conditions and terms outlined in the application  
process and guidelines of the Program. I give my consent to the applicant to move forward with  
improvements on the building as outlined in the Scope of Work section of this  
application.

Signature [Signature] Date 7/24/25

**Property Information – For staff use only**

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

7/25/25

## PROJECT EXPENSE BREAKDOWN

### Description

Labor	\$17,000.00
Lift Rental	— \$3,150.00 —
Paint, Varnish, Brushes, Misc supplies	\$2,000.00
Design Fee	\$500.00
Total	\$22,650.00

updated  
Page  
Because of Lift Rental

### Purpose of Proposed Mural

The proposed mural at 1521 NE 8th Avenue aligns closely with the goals of the East Ocala CRA by advancing beautification, place-making, and economic revitalization efforts in the district. Featuring vivid imagery of local wildlife, native flora, and symbolic elements of growth and community, the mural is designed to celebrate East Ocala's cultural and environmental identity. Positioned on a small business center along a visible corridor, the mural will transform a plain façade into a point of pride that encourages foot traffic, supports existing businesses, and enhances the visual appeal of the neighborhood. By promoting public art and improving the aesthetic character of the built environment, this project supports the CRA's broader mission to foster community engagement, attract investment, and stimulate economic activity in East Ocala.





Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

2600-028-000

[GOOGLE Street View](#)

Prime Key: 623202

[MAP IT+](#)

Current as of 8/22/2025

### Property Information

NSC 8TH AVE LLC  
1525 NE 8TH AVE  
OCALA FL 34470-4247

### Taxes / Assessments:

Map ID: 178

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 48

Acres: .80

[More Situs](#)

Situs: 1525 NE 8TH AVE OCALA

### Current Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$798,775	Impact	
Total Assessed Value	\$777,717	<a href="#">Ex Codes:</a>	(\$21,058)
Exemptions	\$0		
Total Taxable	\$777,717		
School Taxable	\$798,775		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$57,461	\$468,200	\$12,023	\$707,015	\$707,015	\$0	\$707,015
2023	\$45,272	\$496,523	\$17,929	\$667,222	\$657,044	\$0	\$657,044
2022	\$45,272	\$450,050	\$23,835	\$597,313	\$597,313	\$0	\$597,313

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5068/1585</a>	07/2008	07 WARRANTY	8 ALLOCATED	U	I	\$500,000
<a href="#">5068/1568</a>	07/2008	08 CORRECTIVE	0	U	I	\$100
<a href="#">2613/0823</a>	03/1999	07 WARRANTY	8 ALLOCATED	U	I	\$2,029,000
<a href="#">0783/0492</a>	12/1976	02 DEED NC	0	U	I	\$250,000

### Property Description

SEC 08 TWP 15 RGE 22  
PLAT BOOK S PAGE 011  
ANTHONY INDUSTRIAL PARK  
LOT 28

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GISF	4860	175.0	199.0	M1	34,825.00	SF	2.0000	1.00	1.00	1.00	69,650	69,650
Neighborhood 9917											Total Land - Class \$69,650	
Mkt: 2 70											Total Land - Just \$69,650	

[Traverse](#)

**Building 1 of 1**

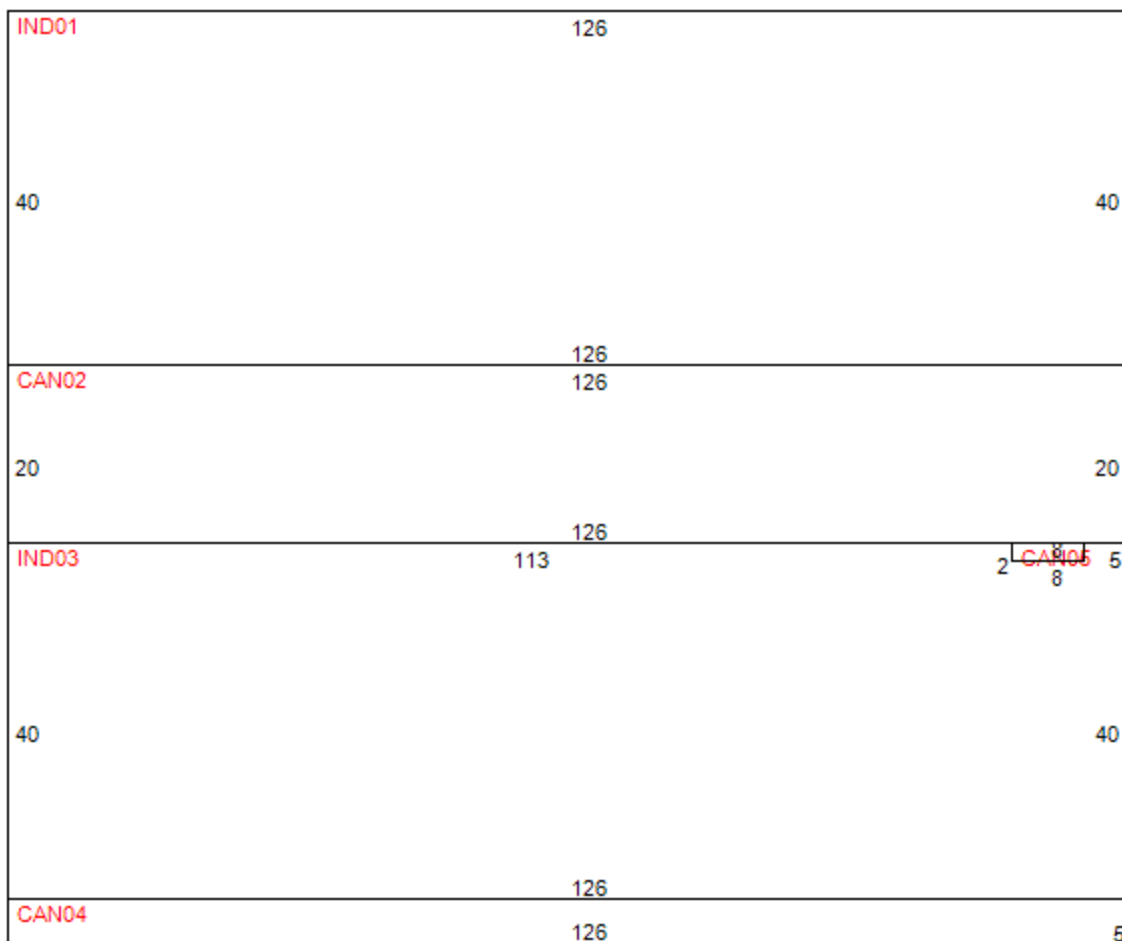
IND01=R126D40L126U40.D40

CAN02=D20R126U20L126.D20

IND03=D40R126U40L5D2L8U2L113.D40

CAN04=D5R126U5L126.U40R113

CAN05=D2R8U2L8.



[Building Characteristics](#)

Structure 1 - WH STL FR  
Effective Age 6 - 25-29 YRS  
Condition 4

Year Built 1974  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Base Perimeter 668

**Quality Grade** 500 - FAIR  
**Inspected on** 10/29/2021 by 117

**Exterior Wall** 32 CONC BLK-STUCO18 PREFINISHED MTL38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	10.0	2.00	1974	0	5,040	S48 MINI STORAGE	100 %	N	N
2	23.0	1.00	1974	0	2,520	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	2.00	1974	0	5,024	S48 MINI STORAGE	68 %	N	N
						F17 OFFICE	32 %	N	Y
4	10.0	1.00	1974	0	630	CAN CANOPY-ATTACHD	100 %	N	N
5	8.0	1.00	1974	0	16	CAN CANOPY-ATTACHD	100 %	N	N

**Section: 1**

**Elevator Shafts:** 0      **Aprtments:** 0      **Kitchens:** 0      **4 Fixture Baths:** 0      **2 Fixture Baths:** 11  
**Elevator Landings:** 0      **Escalators:** 0      **Fireplaces:** 0      **3 Fixture Baths:** 1      **Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	17,789.00		SF	5	2021	3	0.0	0.0
159 PAV CONCRETE	190.00		SF	20	1974	5	0.0	0.0
Total Value - \$12,023								

Appraiser Notes

NEIGHBORHOOD STORAGE #12  
TENANT LIST AS OF 10/29/2018  
1521= SERVICE MASTER RETORE OFFICE=900SF  
1523= NEHS GALLERIES  
1-3FX 1-2FX BATH,WASHER HOOK-UP,HOTWATER HEATER  
1525-VACANT 225SF,STORAGE 175SF 1-2FX  
1527-COONFIELD ELECTRIC 225SF,STORAGE 175SF 1-2FX  
1529- ROB WELCH SECURITY SYSTEMS 225SF,STORAGE 175SF 1-2FX  
1531- EIGHTH AVE GALLERY 225SF,STORAGE 175SF 1-2FX  
1533- JD SKATE SUPPLY 400SF 1-2FX  
1535- WINDHSHIELDS 225SF,STORAGE 175SF 1-2FX  
1537-VACANT 225SF,STORAGE 175SF 1-2FX  
1539-EXPRESS CHEM PAPER OFFICE 225SF,STORAGE 175SF 1-2FX  
1541- RED DOT DESIGN CO 225SF,STORAGE 175SF 1-2FX  
1543- NOW AUTO SALES 225SF,STORAGE  
100SF (PART IS STAIRWELL)  
49-5X16 UNITS  
23-10X16 UNITS  
24-10X20 UNITS  
8 OFFICES @ 225SF AND 175SF STORAGE  
1 OFFICE @ 225SF AND 100SF STORAGE  
1 OFFICE @ 400SF (NO STORAGE)  
NET LEASABLE SF 12400/SF STORAGE AND 2425/SF OFFICE  
W/1500SF  
STORAGE INCLUDED IN OFFICE RENT(3925 SF TOTAL)  
SEE PRC FOLDER FOR SCALED DRAWING AND BREAKDOWN OF INTERIOR  
OF BLDG

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
SITE20-0064	12/1/2020	1/13/2021	NEIGHBORHOOD STORAGE/PARKING LOT
OC01335	8/1/1992	-	CMRA



[Cost Summary](#)

Buildings R.C.N.	\$1,132,637	11/4/2021				
Total Depreciation	(\$656,929)					
Bldg - Just Value	\$475,708		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Misc - Just Value	\$12,023	11/4/2021	1	\$1,132,637	(\$656,929)	\$475,708
Land - Just Value	\$69,650	1/16/2020				
Total Just Value	\$557,381	.				



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1920

**Agenda Item #:** a.

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Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Choose an item.

---

**STAFF RECOMMENDATION** (Motion Ready):  
Groundbreaking Ceremony for Skate Park Expansion Project

---

### **BACKGROUND:**

The East Ocala Community Redevelopment Area is providing funding for the extension of the skatepark. In March 2025, Ocala City Council approved an agreement with Platform Group, LLC for design-build services for the Ocala Skate Park Expansion Project in the amount of \$884,561, plus a 10 percent contingency amount of \$88,457, for a total expenditure of \$973,018.

### **FINDINGS AND CONCLUSIONS:**

- The East Ocala CRA will contribute \$500,000 to the project.
- The City of Ocala will host a groundbreaking ceremony for the Ocala Skate Park expansion on Thursday, Aug. 28, at 9:15 a.m. The ceremony will take place at the Ocala Skate Park, 517 NE Ninth St.

### **ALTERNATIVE:**

N/A



# City of Ocala

110 SE Watula Ave.

Ocala, FL 34471

352-629-2489

FOR IMMEDIATE RELEASE

## **CITY OF OCALA TO HOLD GROUNDBREAKING CEREMONY FOR SKATE PARK EXPANSION**

**OCALA, Fla.** (Aug. 18, 2025) – The City of Ocala will host a groundbreaking ceremony for the Ocala Skate Park expansion on Thursday, Aug. 28, at 9:15 a.m. The ceremony will take place at the Ocala Skate Park, 517 NE Ninth St.

The expansion will add more than 6,000 square feet to the existing facility, bringing the total skateable area to approximately 16,215 square feet. Planned features include a competition-sized bowl, intermediate and beginner areas, a snake run, and upgraded spectator amenities.

Construction is expected to be completed by February 2026 and will be managed by Platform Group, LLC. The park will remain open for public use during most of the construction, with only limited closures for safety purposes.

The groundbreaking event is free and open to the public.

For more information, contact the City of Ocala Recreation and Parks Department at 352-368-5517.

###

**Media Contact: Gregory Davis, Public Information Officer**

**Phone: 352-804-1525, Email: [gdavis@ocalafl.gov](mailto:gdavis@ocalafl.gov)**



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1929

**Agenda Item #:** a.

---

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

---

**STAFF RECOMMENDATION** (Motion Ready):

Proposed Fiscal Year 2025-26 Budget for the East Ocala CRA

---

**BACKGROUND:**

The attached budget summary reflects the Fiscal Year 2025-26 budget for the Downtown Redevelopment Subarea Fund. Tax Increment Financing (TIF) allows a tax increment to be set aside in a trust for downtown community redevelopment purposes only. Highlights of the budget are as follows:

- Operating expenses - \$227,376
- Capital expenses - \$746,000
- Aid to other organizations - \$400,000
- Reserves - \$1,322,697

**FINDINGS AND CONCLUSIONS:**

- Per Florida Statutes, Section 189.016, the Community Redevelopment Agency Advisory Board must hold a public meeting to adopt the budget for the Downtown Community Redevelopment Subarea Fund of the City of Ocala.
- The public hearing will take place on September 3, 2025, at the CRA Board Meeting. These meetings will be held at City Hall and begin at 3:45pm.

**ALTERNATIVE:**

N/A

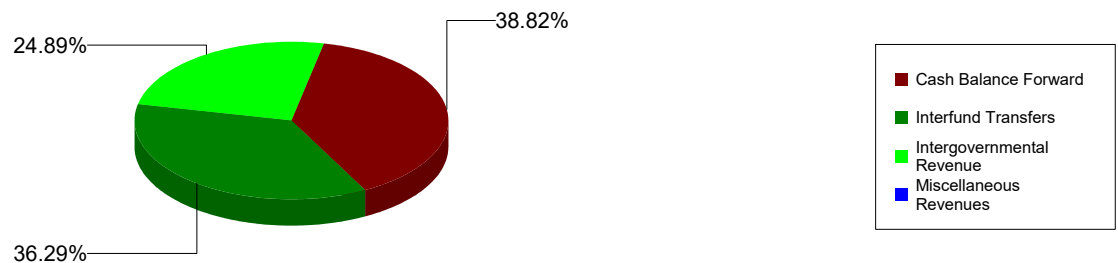


## EAST OCALA REDEVELOPMENT SUBAREA FUND

City Council established the Community Redevelopment Area (CRA) in 1988 to revitalize, redevelop, and enhance the downtown and surrounding areas. In 2015, Council added the "East Ocala Redevelopment Subarea" as part of the CRA. An ordinance was approved creating this subarea fund to account for the Tax Increment Financing (TIF) program. The TIF allows for a tax increment to be aside in a trust to be utilized for community redevelopment purposes only.

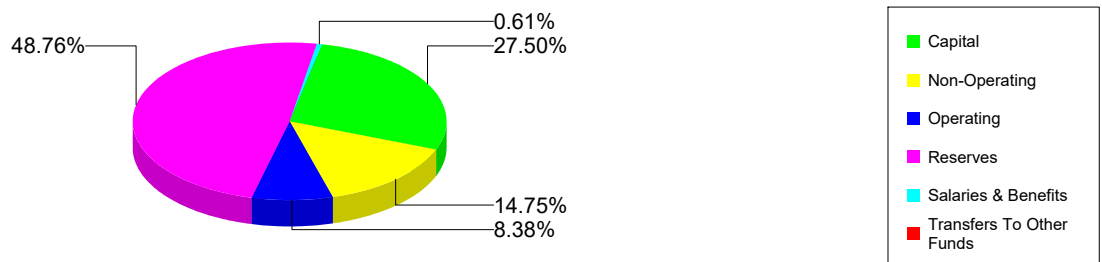
Funding Sources	Actuals FY 23-24	Adopted Budget FY 24-25	Amended Budget FY 24-25	YTD Actuals FY 24-25	Adopted Budget FY 25-26
Cash Balance Forward	0	529,139	2,771,720	0	1,053,000
Intergovernmental Revenue	431,193	535,223	532,412	532,412	675,326
Miscellaneous Revenues	208,206	0	0	125,047	0
Interfund Transfers	665,153	825,628	821,292	821,293	984,384
<b>Total</b>	<b>\$1,304,552</b>	<b>\$1,889,990</b>	<b>\$4,125,424</b>	<b>\$1,478,752</b>	<b>\$2,712,710</b>

Sources by Category



Funding Uses	Actuals FY 23-24	Adopted Budget FY 24-25	Amended Budget FY 24-25	YTD Actuals FY 24-25	Adopted Budget FY 25-26
Salaries & Benefits	0	0	0	0	16,637
Operating	50,590	209,710	413,544	2,031	227,376
Capital	242,855	600,000	2,208,341	17,011	746,000
Non-Operating	70,239	200,000	549,632	338,947	400,000
Transfers To Other Funds	15,099	0	0	0	0
Reserves	0	880,280	953,907	0	1,322,697
<b>Total</b>	<b>\$378,783</b>	<b>\$1,889,990</b>	<b>\$4,125,424</b>	<b>\$357,989</b>	<b>\$2,712,710</b>

Uses by Category



Staffing Levels	2023-2024	2024-2025	2025-2026
Total Staffing Levels	0	0	0.24