



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

M E M O R A N D U M

DATE April 23, 2025
 TO: East Ocala CRA Advisory Committee
 FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator,
 Growth Management
 RE: East Ocala CRA Residential Improvement Grant Program Grant Application
 CRA25-0015

Address: 1030 NE 5th St (Parcels: 2831-095-000)

Applicant: TC Opportunity, LLC. /Robert Jenkins

Project: This project involves the replacing windows.

A summary of the work item and quotes received are presented in Table 1.

Table 1. Application summary.

Work Item	1 st Quote	2 nd Quote	Recommended Grant (75%)
Replacing windows	\$18,385	\$15,506	\$11,630

Findings and Conclusion:

- The home was built in 1943.
- The home will be used as a rental property. The future tenants, who currently rent another of the applicant's residential properties, plan to move in once renovations are complete.
- Per the applicant, “This project aligns closely with the goals of the CRA to enhance the aesthetics and functionality of properties while maintaining affordability for residents... This project represents a key element in our broader goal to revitalize the property while adhering to the affordability benchmarks set at 120% of the area median income (AMI)”
- The applicants recently purchased the home and, in addition to the proposed improvement, have made several upgrades, including electrical enhancements, tree removal, and interior renovations. The applicant also plans to install additional fencing along the side of the property.

- The improvements will increase the energy efficiency of the home.
- In addition to added energy efficiency, replacing the windows will also provide significant maintenance and visual improvements.
- "1,392 structures, representing approximately 68.4 percent of the structures in the East Ocala CRA have issues concerning Quality of Structure....a concentration of older, poorly maintained and deteriorated buildings creates many negative influences in an area including a loss of economic status, a lack of interest in new development, and increased occurrence of crime, and decreased revenues for businesses." - The East Ocala Community Redevelopment Plan
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on March 11, 2025. The home was found to be in good condition, well maintained, and a good candidate for this grant program. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application, cost estimates, maps, Tax Roll Property Summary, and Marion County Property Appraiser's Property Report Card.



1/23/25
Took to
city.

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: Turner House

Project Address: 1030 NE 5th St Ocala, FL 34470

Parcel Number: 2831-095-000

APPLICANT INFORMATION

Applicant's Name:

TC opportunity, LLC

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

Robert Jenkins

Agent's Name (if applicable): _____

Agent's Mailing Address: 1525 NE 8th Ave

City: Ocala State: FL Zip: 34470

Phone number: 352 414 1645 Fax: _____

E-mail address: Storage 1 @ neighborhoodStorage.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.

see attached letter

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

NO, not @ this time. long term goal would budget funds later. With this grant Application if Approved. Would Allow us to move forward And replace windows @ affordable, And sooner time frame.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 15,805⁰⁰

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75% = 11,853.75

Anticipated start date: March 2025 Anticipated completion date: June 2025



Applicant

I, TC Opportunity, LLC, owner/occupant of building at

1030 NE 5th St Ocala FL 34420, 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: 1/23/2025

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



TC Opportunity, LLC
1525 N.E. 8th Avenue, Ocala, FL 34470
E-Mail: Storage1@neighborhoodstorage.com
Office: (352) 414-1645



January 16, 2025

East Ocala Community Redevelopment Agency
201 SE 3rd Street, Second Floor
Ocala, FL 34471

Subject: Application for Replacement of Windows with MI Windows 3540

Dear Members of the East Ocala Community Redevelopment Agency,

I am writing to formally submit our application to replace the original windows of a 1943-built home with MI Windows 3540 single-hung windows. This project aligns closely with the goals of the CRA to enhance the aesthetics and functionality of properties while maintaining affordability for residents.

The MI Windows 3540 series offers a timeless and clean design, blending seamlessly with the architectural character of our neighborhood. These windows are engineered for energy efficiency, with dual-pane insulated glass that enhances home comfort by reducing heating and cooling costs. Their beveled exterior profile and multiple finish options elevate the home's visual appeal, fostering a cohesive and upgraded community aesthetic.

This project represents a key element in our broader goal to revitalize the property while adhering to the affordability benchmarks set at 120% of the area median income (AMI). In addition to the window replacement, we have invested in several significant upgrades to the property:

- **Electrical Upgrades:** Replacement of the outdated breaker box and service to ensure safety and reliability.
- **Tree Removal:** Elimination of large, dead trees that posed safety risks and detracted from the property's appearance.
- **Interior Refresh:** A decorative renovation aimed at maintaining the property's affordability and appeal.

These improvements contribute to the CRA's stated goals of enhancing neighborhood aesthetics and removing blighted conditions. The grant application process, as outlined, emphasizes the importance of such enhancements in fostering economic growth and maintaining the unique character of East Ocala neighborhoods.

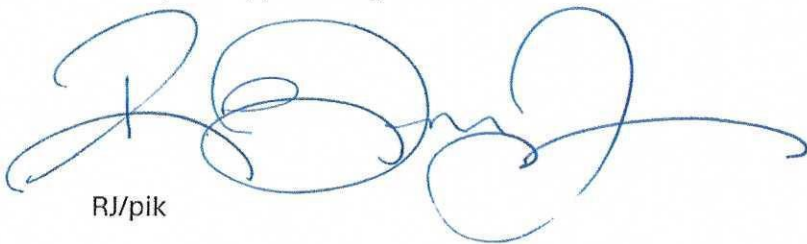
The replacement windows and additional improvements will directly support the CRA's redevelopment goals by:

1. **Increasing Property Value:** The new windows and aesthetic enhancements will contribute to a visually cohesive and vibrant community.
2. **Improving Safety and Livability:** By upgrading essential systems and removing hazards, we enhance the quality of life for current and future residents.
3. **Encouraging Sustainable Development:** Energy-efficient windows align with broader sustainability objectives, reducing environmental impact while maintaining affordability.

We appreciate your consideration of this application and remain committed to collaborating with the CRA to ensure the success of this project. Thank you for your time and dedication to improving our community.

Sincerely,

Robert Jenkins
MGR, TC Opportunity LLC

A handwritten signature in blue ink, appearing to read 'RJ/pik', with a long horizontal flourish extending to the right.

RJ/pik



TC Opportunity, LLC
1525 N.E. 8th Avenue, Ocala, FL 34470
E-Mail: Storage1@neighborhoodstorage.com
Office: (352) 414-1645



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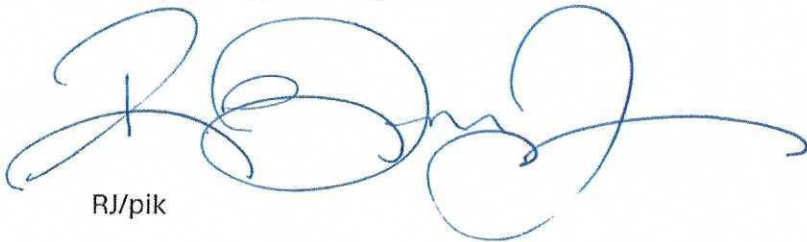
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MGR, TC Opportunity LLC

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RJ/pik











[Back to Search Results](#)

Tax Roll Property Summary							Help
Account Number		R2831-095-000	Type		REAL ESTATE INSTALLMENT	Request Future E-Bill	
Address		1030 NE 5TH ST OCALA		Status			
Sec/Twn/Rng		17 15 22	Subdivision		5144		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	R	2010 R2831-095-000	PAID	03/2011	480.20	Tax Bill	
2011	R	2011 R2831-095-000	PAID	03/2012	499.27	Tax Bill	
2012	R	2012 R2831-095-000	PAID	03/2013	516.59	Tax Bill	
2013	R	2013 R2831-095-000	PAID	01/2014	505.13	Tax Bill	
2014	R	2014 R2831-095-000	PAID	11/2014	1,040.99	Tax Bill	
2015	R	2015 R2831-095-000	INST F-PD	03/2016	1,149.39	Installment	
2016	R	2016 R2831-095-000	INST F-PD	03/2017	1,261.08	Installment	
2017	R	2017 R2831-095-000	INST F-PD	03/2018	1,315.28	Installment	
2018	R	2018 R2831-095-000	INST F-PD	03/2019	1,339.51	Installment	
2019	R	2019 R2831-095-000	INST F-PD	03/2020	1,577.91	Installment	
2020	R	2020 R2831-095-000	INST F-PD	03/2021	1,694.23	Installment	
2021	R	2021 R2831-095-000	INST F-PD	03/2022	2,308.38	Installment	
2022	R	2022 R2831-095-000	INST F-PD	03/2023	2,461.51	Installment	
2023	R	2023 R2831-095-000	INST F-PD	03/2024	2,848.40	Installment	
2024	R	2024 R2831-095-000	INST F-PD	12/2024	2,940.72	Installment	

CURRENT ACCOUNT DETAILS

Account Number	2024	R2831-095-000	Installment
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Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK B PAGE 253 WYOMINA TERRACE LOT 95 & E 7 FT OF LOT 96	TURNER ROBERT M TURNER CONSTANCE A 2006 SE 37TH COURT CIR OCALA FL 34471-5688

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

INSTALL	GROSS	DISCOUNT	MAR 31 2025	
DUE	785.68	0.00	785.68	

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

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

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)



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

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

2025 Property Record Card
Real Estate

2831-095-000

[GOOGLE Street View](#)

Prime Key: 1265525

[MAP IT+](#)

Current as of 4/17/2025

[Property Information](#)

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

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

[M.S.T.U.](#)
[PC:](#) 01
 Acres: .31

Situs: 1030 NE 5TH ST Ocala

[2024 Certified Value](#)

Land Just Value	\$42,275		
Buildings	\$143,668		
Miscellaneous	\$605		
Total Just Value	\$186,548		
Total Assessed Value	\$135,093	Impact	(\$51,455)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$135,093		
School Taxable	\$186,548		

[History of Assessed Values](#)

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

[Property Transfer History](#)

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

[Property Description](#)

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

LOTS 95.96
 EXC W 75 FT OF LOT 96

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

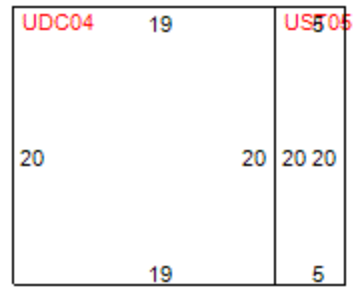
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		89.0	150.0	R1A	89.00	FF							

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

[Traverse](#)

Building 1 of 1

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



[Building Characteristics](#)

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

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

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

Section: 1

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

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

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

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

Miscellaneous Improvements

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

Appraiser Notes

Planning and Building

** Permit Search **

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

1030 NE 5th St. Before Photos



Figure 1



Figure 2

1030 NE 5th St. Before Photos



Figure 3



Figure 4

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor Licensee # SCC13115309

Veronica Bass

Job Site Address:

1030 NE 5th street

Ocala, Fl.

(352) 239-0444

This window proposal is for the installation of 22 windows. Manufacture is MI Windows and come with Low E and Argon gas, and all windows have grids to match existing windows in the home.

Home is considered lead window installation and installer being lead certified will ensure job will meet lead requirements during installation. Homeowner will be required to sign lead documentation per state guidelines for installer to keep on record.

The total cost to order materials and windows is \$12,505.85 and is due before start of job.

The total cost for the windows installation labor is \$3,000 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 call backs on leaks and hardware operation. Windows come with factory warranty and is not covered by installer. Please allow 4-6 weeks for delivery of windows and set installation. Due to supply chain shortages delivery of windows can possibly be delayed.

Customer Signature _____

700 12-3-24
16-20

REFERALL: _____

INSTALLER: _____



Quote is good for 30 days

LIC. # CBC1258574

AMERICA'S EXTERIOR REMODELER

35 SW 57th Ave. • Ocala, Florida 34474-Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER: Veronica Henderson

PHONE # 352-414-1645

INSTALL ADDRESS: 1030-NE 557

CELL # 352-239-0444

CITY: Ocala Fla

ZIP: 34470

WORK # _____

WINDOWS		WINDOW OPTIONS	
DOUBLE HUNG		20 PPG Solarban 70 Low-EE Elite Efficiency	\$ 165 \$ 3300
20 REGULAR SIZE 52' or less W x 64' or less H	\$ 385 \$ 7700	Argon Gas *Included with Low-EE Elite*	\$ 75 \$
LARGE SIZE > 64' Height	\$ 525 \$	Double locks for windows >27"	\$ 45 \$
SLIDING WINDOW		Double Strength Glass	\$ 95 \$
> 54' H / < 54' H		Foam Insulation on Jamb and Head	\$ 30 \$
2 LITE SLIDER (S) < 90UI	\$ 765 \$ 415	Lifetime Glass Breakage Warranty	\$ 125 \$
2 LITE SLIDER (M) 90 - 124UI	\$ 885 \$ 535	Half Screens	\$ 30 \$
2 LITE SLIDER (L) > 124UI	\$ 985 \$ 635	Full Screens	\$ 45 \$
3 LITE SLIDER (M) < 120UI	\$ 1,485 \$ 785	20 Colonial Grids Contoured or Flat	\$ 105 \$ 2100
3 LITE SLIDER (L) > 120UI	\$ 1,565 \$ 865	Colonial Grids for Shapes	\$ 250 \$
PICTURE		Specialty Grids for Shapes	\$ 265 \$
PICTURE WINDOW SMALL 0 - 101 UI	\$ 415 \$	Simulated Divided Light	\$ 265 \$
PICTURE WINDOW MEDIUM 102 - 140 UI	\$ 535 \$	Wood Grain Int Slider/Fixed	\$ 180 \$
PICTURE WINDOW LARGE 141 - 154 UI	\$ 695 \$	Wood Grain Int DH	\$ 145 \$
SPECIALTY		Color Ext Slider/Fixed	\$ 345 \$
SINGLE HUNG ARCH TOP 115UI / 48' MAX W	\$ 875 \$	Color Ext DH	\$ 285 \$
CASEMENT / AWNING	\$ 495 \$	Oriel/Cottage Style 40/60 or 60/40	\$ 70 \$
CUSTOM WINDOW	\$ \$	Tan or Clay	\$ 115 \$
CUSTOM WINDOW	\$ \$	Obscured Glass Rain or Frosted (BSO) (TSO)	\$ 65 \$
WINDOW COLOR INSIDE: _____ OUTSIDE: _____		Tint Gray or Bronze	\$ 95 \$

MISCELLANEOUS		PATIO DOORS	
Custom Exterior Cap & Wrap	\$ 95 \$	*VINYL SLIDING GLASS*	
Custom J Channel (WHITE)	\$ 90 \$	8ft Tall \$ / Standard \$	
20 Window Removal & Labor	\$ 165 \$ 3300	Rolling Patio Door 5' *58 5/8 x 79 1/2	\$ 2,125 \$ 1,625 \$
Steel or Cut-Out Window Removal	\$ 30 \$	Rolling Patio Door 6' *70 5/8 x 79 1/2	\$ 2,525 \$ 1,725 \$
2nd Story Window Removal	\$ 30 \$	Rolling Patio Door 8' *94 1/4 x 79 1/2	\$ 3,125 \$ 2,125 \$
Cut-Out Door Removal	\$ 110 \$	Rolling Patio Door 9' *105 1/2 x 79 1/2	\$ 3,525 \$ 2,525 \$
2 Mull to Form Multi-unit.	\$ 105 \$ 210	Rolling Patio Door 12' *139 1/2 x 79 1/2	N/A \$ 4,000 \$
Tempered glass (per sash)	\$ 125 \$	Specialty/Custom Patio Door [SIZE] x	\$
Temper Specialty - \$18 per sq ft.	\$ \$	Screen For Patio Door	\$ 130 \$
Repair Sill or Jamb	\$ 100 \$	PPG Solarban 70 Low-EE Elite/Argon Gas (per pan)	\$ 165 \$
Remove Storm Windows	\$ 30 \$	Colonial Grids for Patio Doors Flat or Contour	\$ 245 \$
20 Ext/Int Trim to Code	\$ 75 \$ 1500	Removal and install per 2 panels \$115 ea. Additional	\$ 315 \$
Ext/Int Trim to Code - Stucco Flange	\$ 115 \$	Trim To Code	\$ 190 \$
Custom Exterior Trim	\$ 100 \$	Wood Grain Interior	\$ 475 \$
Awnings - (Remove) (Replace)	\$ 35 \$	Exterior Designer Colors	\$ 765 \$
Curtain/Blind (Remove) (Replace)	\$ 15 \$	Tan or Clay	\$ 475 \$
Nail Fin / Wood buck	\$ 35 \$	Blinds Between the Glass - Per Panel	\$ 825 \$
		Storm or Cabana Door	\$

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

You the buyer agrees to make themselves available to the city and or county inspectors for a final inspection.

NO EXTRA WORK IF NOT IN WRITING!	CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:	
	Please see reverse side for additional terms & conditions Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract, and agrees to each and every term and condition.	EXTRA LABOR \$ <u>0</u> SALES TAX \$ <u>0</u> LAND DISPOSAL FEES \$ 200 PERMITS & FEES \$ 275 TOTAL AMOUNT \$ 18,385 (CUSTOM ORDER) 50% DEPOSIT \$ <u>9,193</u> REMAINING BALANCE UPON INSTALLATION \$ <u>9,192</u>
Estimated time of Install : _____		

SALESPERSON: Mrs. J. Smith DATE: 12-3-24 OWNER: _____ DATE: _____

CASE MAP

Case Number: CRA25-0015

Parcel Number: 2831-095-000

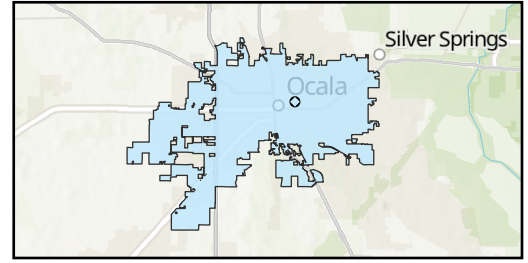
Property Size: .31 Acres

CRA Location: East Ocala

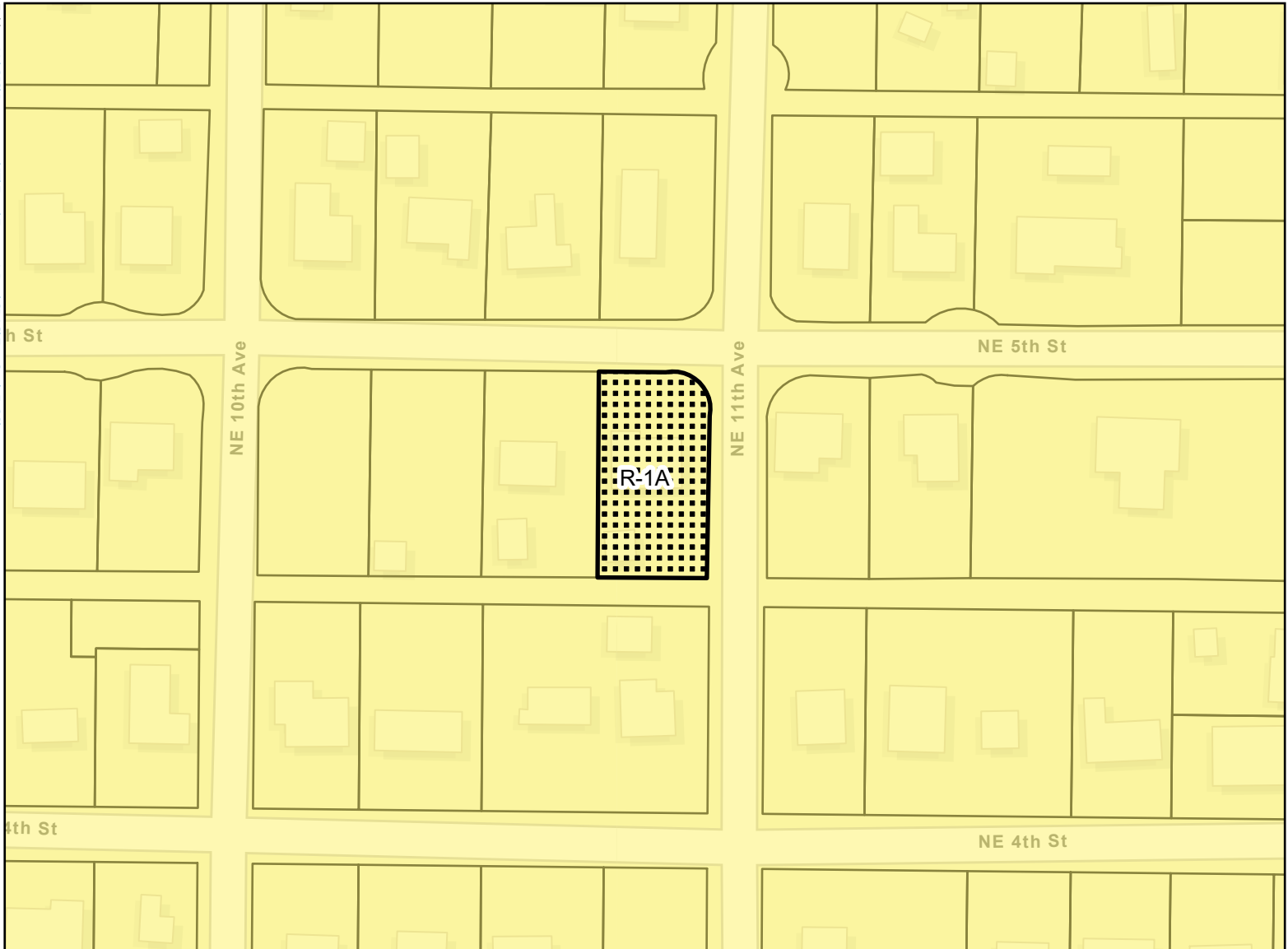
Land Use Designation: Neighborhood

Zoning: R1A, Single-Family Residential

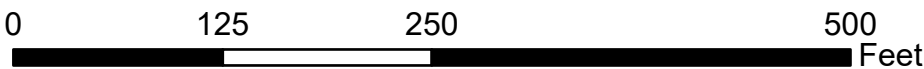
Proposal: A request for use of CRA funds.



Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRA5\EastOcala5_20\



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



CASE MAP

Case Number: CRA25-0015

Parcel Number: 2831-095-000

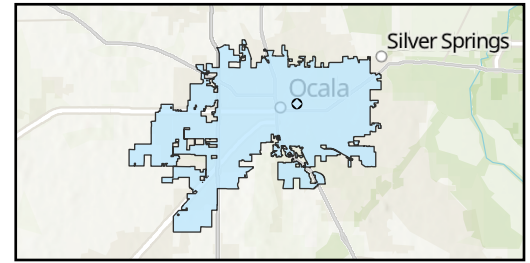
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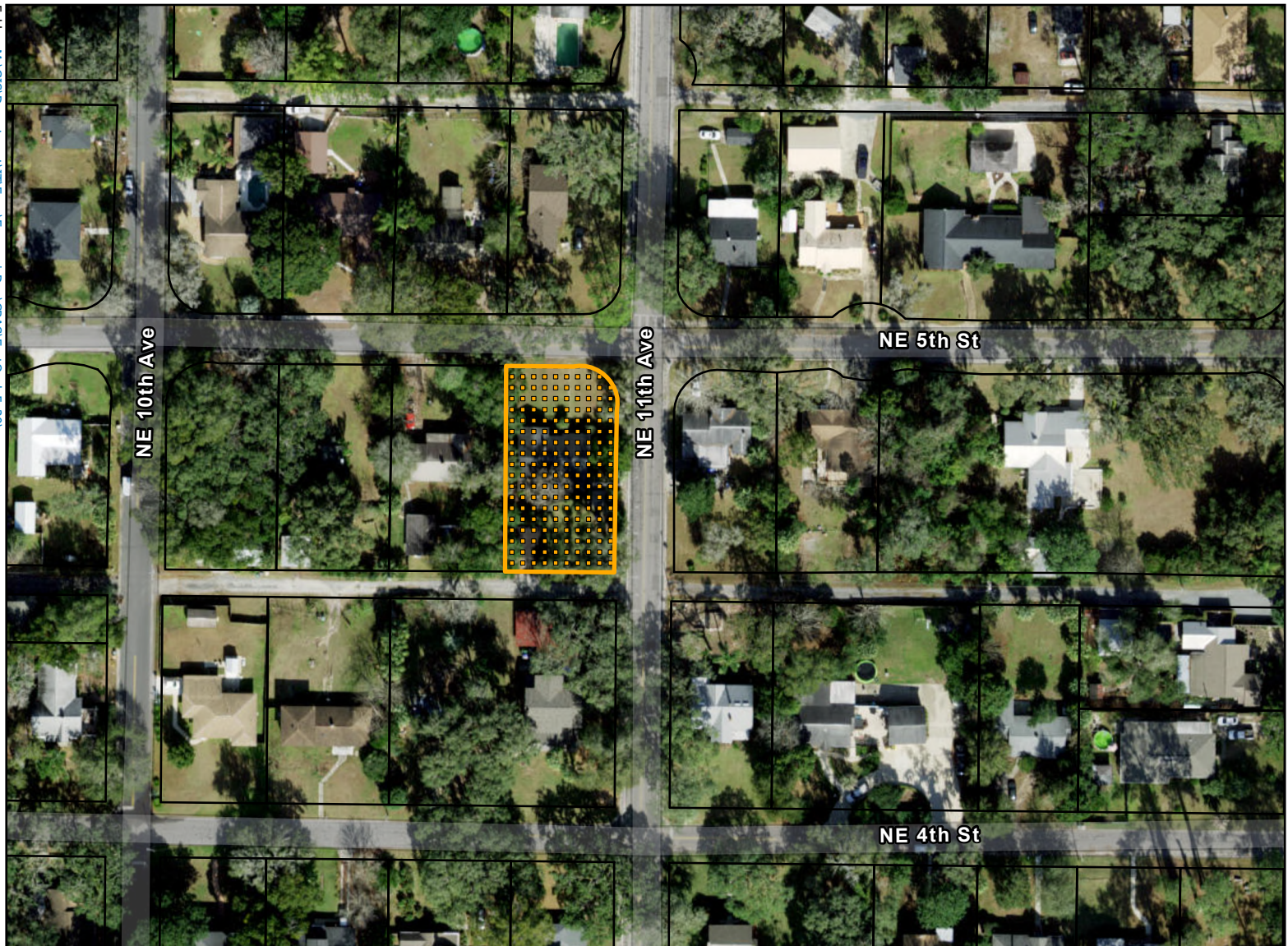
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Zoning: R1A, Single-Family Residential


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Folder: M:\GIS\Department\IT\Evan\EconomDev\CRA\EastOcala5_20\



 Subject Parcel

 Parcels

