

Ocala Community Redevelopment Area Agency Board Agenda - Final Tuesday, July 15, 2025

Meeting Information

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

https://www.ocalafl.gov/meetings

Time 3:45 PM

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

Mayor Ben Marciano

City Manager Peter Lee

Mission Statement

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

<u>Community Redevelopment Area</u> <u>Agency Board's</u> <u>Strategic Priorities</u>

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

WELCOME!

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

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

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

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

APPEALS

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

ADA COMPLIANCE

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

- 1. Call To Order
- 2. Roll Call
- 3. Public Notice
- 4. Minutes Approval
 - 4a. June 17, 2025 minutes

5. Agenda Items

5a. <u>Approve revisions to the East Ocala Community Redevelopment</u> <u>Agency subarea commercial property improvement grant program</u>

Presentation By: Roberto Ellis

5b. <u>Approve an East Ocala Community Redevelopment Area Residential</u> <u>Property Improvement Grant for property located at 1114 NE 12th</u> <u>Avenue, in an amount not to exceed \$13,474</u>

Presentation By: Roberto Ellis

5c. <u>Approve an East Ocala Community Redevelopment Area Residential</u> <u>Property Improvement Grant for property located at 224 NE 10th</u> <u>Avenue, in an amount not to exceed \$15,083</u>

Presentation By: Roberto Ellis

5d. <u>Approve an East Ocala Community Redevelopment Area Residential</u> <u>Property Improvement Grant for property located at 956 NE Fifth</u> <u>Street, in an amount not to exceed \$12,289</u>

Presentation By: Roberto Ellis

5e. <u>Approve an East Ocala Community Redevelopment Area Residential</u> <u>Property Improvement Grant for property located at 428 NE Seventh</u> <u>Terrace, in an amount not to exceed \$20,000</u>

Presentation By: Roberto Ellis

5f. <u>Approve an East Ocala Community Redevelopment Area Residential</u> <u>Property Improvement Grant for property located at 837 NE Second</u> <u>Street, in an amount not to exceed \$19,810</u>

Presentation By: Roberto Ellis

5g. Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 923 NE Second Street, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

5h.	Approve an East Ocala Community Redevelopment Area Residential							
	Property Improvement Grant for property located at 1030 NE Fifth							
	Street for an amount not to exceed \$12,774							

Presentation By: Roberto Ellis

5i. <u>Approve an East Ocala Community Redevelopment Area Residential</u> <u>Property Improvement Grant for property located at 948 NE Fourth</u> <u>Street, in an amount not to exceed \$20,000</u>

Presentation By: Roberto Ellis

5j. <u>Approve an East Ocala Community Redevelopment Area Commercial</u> <u>Property Improvement Grant for property located at 1531 NE Second</u> <u>Street, in an amount not to exceed \$6,404</u>

Presentation By: Roberto Ellis

- 6. Public Comments
- 7. Adjournment



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Legislation Text

File #: 2025-1628

Agenda Item #: 4a.

Submitted By: Pamela Omichinski

Presentation By: Angel Jacobs

Department: City Clerk

STAFF RECOMMENDATION (Motion Ready):

June 17, 2025 minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION: n/a

4



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Community Redevelopment Area Agency Board

	Minutes				
Tues	sday, June 17, 2025	3:45 PM			
1.	Call To Order				
2.	Roll Call				
	Present	Mayor Ben Marciano Vice Chair Ire J. Bethea Sr James P. Hilty Sr Chairperson Kristen M. Dreyer			
	Excused	Jay A. Musleh Barry Mansfield			

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Planning Director Aubrey Hale, Budget Director Tammi Haslam, Community Development Services Director James Haynes, City Engineer & Director of Water Resources Sean Lanier, Chief Financial Officer Janice Mitchell, Director of Public Works Darren Park, Director of Electric Utility Doug Peebles, Growth Management Director Jeff Shrum, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

3. Public Notice

Public Notice for the June 17, 2025 Community Redevelopment Area Agency Board Meeting was posted on June 3, 2025

4. Minutes Approval

4a. May 20, 2025 Minutes

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

5. Agenda Items

5a. Approve a West Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1117 NW 11th Avenue, in an amount not to exceed \$5,821

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1117 NW 11th Avenue. The grant funds will be allocated towards improvements. The requested grant amount is \$5,821.00; staff recommends approval.

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

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

5b. Approve a West Ocala Community Redevelopment Agency Residential Property Improvement Grant for property located at 1338 NW 14th Avenue, in an amount not to exceed \$20,000

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1338 NW 14th Avenue. The grant funds will be allocated towards improvements. The requested grant amount is \$20,000.00; staff recommends approval.

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

RESULT:	APPROVED
MOVER:	James P. Hilty Sr
SECONDER:	Ire J. Bethea Sr
AYE:	Bethea Sr, Hilty Sr, and Dreyer
ABSENT:	Musleh, and Mansfield
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5c. Approve a North Magnolia Commercial Building Improvement Grant for property located at 41 NE Eighth Street, in an amount not to exceed \$17,511

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 41 NE Eighth Street. The grant funds will be allocated towards improvements. The requested grant amount is \$17,511.00; staff recommends approval.

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

	RESULT:	ADOPTED			
	MOVER:	Ire J. Bethea Sr			
	SECONDER:	James P. Hilty Sr			
	AYE:	Bethea Sr, Hilty Sr, and Dreyer			
	ABSENT:	Musleh, and Mansfield			
5d.	Approve a North Magnolia Community Redevelopment Agency Commercial Build				

Improvement Grant for property located at 1735 NE Jacksonville Road, in an amount not to exceed \$5,787

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 1735 NE Jacksonville Road. The grant funds will be allocated towards façade improvements and replace the exterior lighting. He noted the applicant, BJ Trophies, received \$1,175 in 2016 for repair and repainting of the building. A member of the North Magnolia Advisory Committee, Mr. Hershberger, represents BJ Trophies, and did not vote on this item when presented at the North Magnolia Advisory Committee meeting due to the conflict of interest. The requested grant amount is \$5,787.00; staff recommends approval.

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

RESULT:	APPROVED			
MOVER:	James P. Hilty Sr			
SECONDER:	Ire J. Bethea Sr			
AYE:	Bethea Sr, Hilty Sr, and Dreyer			
ABSENT:	Musleh, and Mansfield			
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5e. Approve a West Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 2405 NW Second Street, in an amount not to exceed \$10,781

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 2405 NW Second Street. The grant funds will be allocated towards improvements. The requested grant amount is \$10,781.00; staff recommends approval.

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

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

5f. Approve the appointment of Bradford Harper to the Downtown Ocala Community Redevelopment Agency Advisory Committee for an expired term ending March 1, 2029

Presentation By: Roberto Ellis

Economic Development Manager Roberto Ellis discussed the appointment of Bradford Harper to the Downtown Ocala Community Redevelopment Agency Advisory Committee with an expired term ending March 1, 2029; staff recommends approval.

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

RESULT:	APPROVED
MOVER:	James P. Hilty Sr
SECONDER:	Ire J. Bethea Sr
AYE:	Bethea Sr, Hilty Sr, and Dreyer
ABSENT:	Musleh, and Mansfield
Public Comments	

7. Adjournment

Adjourned at 3:52 pm

Minutes

6.

Kristen M. Dreyer Chairperson Angel B. Jacobs City Clerk



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Legislation Text

File #: 2025-1070

Agenda Item #: 5a.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve revisions to the East Ocala Community Redevelopment Agency subarea commercial property improvement grant program

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Economic Hub

PROOF OF PUBLICATION: N/A

BACKGROUND:

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. The intent of CRA commercial grant programs is to encourage business owners to make improvements that add value to the CRA, increase business activity, and reverse deteriorating trends along key corridors and target areas. Please refer to the attached document, titled *Map* - *East Ocala CRA Boundary*, for an aerial image of the subarea.

Staff proposes increasing the maximum grant from \$20,000 to \$50,000 and adding murals as work eligible for coverage under the grant. The revised framework reflects the expanded scope of work and the maximum grant that will be available, pending approval. Businesses that incorporate murals often experience an increase in foot traffic while also enhancing the visual appeal of the community. Please refer to the attached document titled *Guidelines for Murals*. These changes will enable the CRA to utilize its funding to attract additional investment from property owners or applicants for individual projects.

FINDINGS AND CONCLUSIONS:

- This commercial grant was approved by the CRA Board in October 2018, to encourage business owners to make improvements to building facades and sites. In February 2023, the CRA Board increased the maximum grant amount from \$10,000 to \$20,000 and the city grant match from 50 to 60 percent.
- The proposed amendment to the grant program is a necessary component of the comprehensive

9

revitalization strategy for the subarea. A red line of the framework is attached.

- Since the creation of the CRA subarea in 2016, tax increment revenues have steadily increased year over year. Tax increment revenues for the East Ocala CRA subarea increased from \$1,096,346 in Fiscal Year 2023-24 to \$1,353,705 in Fiscal Year 2024-25. Fund reserves are currently \$880,280.
- The Commercial Building Improvement Grant was established two years after the creation of the CRA subarea, once sufficient funds became available to support a grant program. Since then, the CRA has awarded approximately \$122,680 in commercial grants, attracting approximately \$756,662 in private capital investment. A total of 20 projects have been completed since 2018.
- After reviewing program demand and the available financial resources, staff, with the support of the East Ocala CRA Advisory Committee, determined that it would be prudent to increase funding for the grant programs to encourage investment in property improvements further and increase the positive impact of the programs.
- On April 2, 2025, staff presented the proposed mural guidelines to the Ocala Municipal Arts Commission (OMAC). The guidelines also outline the role of OMAC in the application review process. OMAC will review the artistic elements of proposed projects and will make a recommendation to the Advisory Committee.
- The East Ocala CRA Advisory Committee met on June 25, 2025, and recommended approval of the revised framework.
- If approved, staff will make the revised grant application available to the community via the City's website and online application platform CivicServe.

Please refer to the attached documents for a red line of the existing framework, as well as the revised and reformatted version incorporating the changes. The revised framework has been reformatted to enhance readability. Staff recommends approval.

FISCAL IMPACT:

There is sufficient funding in the East Ocala CRA grant account 620-016-559-559-55-82010. Grants are paid as a reimbursement when projects are completed, and the applicant's investment is verified.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

OCALA CRA – EAST OCALA SUBAREA								
COMMERICAL FAÇADE PROPERTY IMPROVEMENT GRANT PROGRAM								
	Framework February 2023-Revised April 2025							
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	 Taxable ad valorem properties – property taxes must be paid up to date Property must be used for a business, i.e., retail, office, manufacturing If property is occupied, the business must have active current Business Tax Receipt 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. Existing commercial buildings only; not for new construction 							
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.							
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.							
Eligible & Priority work	 Only work begun <u>after</u> approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Work elements in order of priority are:</u> Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) Windows, doors, awnings and façade enhancements. Exterior security & safety lighting Exterior painting – colors must be approved by Committee New wall sign (must meet sign code) New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 							

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	7.8. Creative incorporation of public murals on one street frontage.
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	\$ <u>20,000</u> <u>\$50,000</u>
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

<u>SCHEDULE</u> – 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.



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. 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

- 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 \$83,350 to receive maximum amount.)

REQUIRED MATCH

CRA (60%) - Applicant (40%)

GUIDELINES – MURALS

Purpose: These guidelines outline the process and requirements for applicants seeking CRA funding for murals, with a focus on defining the responsibilities of both artists and property owners. The program is available to property owners and limited to non-residential and mixed-use buildings within the CRA subarea.

Design and Location Requirements

- A conceptual design for the mural must be submitted for review.
- Murals must be incorporated on one street frontage. Staff will evaluate the proposed location to ensure it is appropriate.
- Per Section 122-968, City of Ocala Code of Ordinances, a no-fee permit is required for any public art and is subject to review for compliance with the City's public art policy.

Maintenance and Quality Standards

- Murals funded by the program must be maintained by the property owner for at least five (5) years.
- The final product must be sealed with an ultraviolet, fade-resistant clear coat.
- The grant application includes an acknowledgment from the property owner regarding the maintenance requirement.

Prohibited Content

- Murals may not include:
 - Advertisements for goods, services, or merchandise associated with adjacent businesses.
 - Alcohol, tobacco, adult entertainment, or any obscene or offensive materials.
- Letters, numerals, logos, emblems, or figures used to promote businesses are not allowed.

Consequences of Non-Compliance

- If the applicant fails to meet the guidelines and criteria for mural installation, the application will not be funded.
- The applicant will be required to remove the mural or photo at their sole expense.

Submission Requirements

- Due to the specialized nature of mural projects, one quote may be provided for this particular work item. Two quotes must be submitted for all other work items.
- The quote must include an itemized list of expenses, such as artist fees, materials, insurance, wall preparation, sealing, scaffolding, etc.
- In addition to the other submittals detailed in the Program Guide, Applicants must provide:
 - Images of color rendering or proposed mural project.

• Images of the site and building where the mural/photo will be placed.

Artist Participation

- All participating artists must be active members of the Public Art Roster.
- Staff maintains a registry of artists for the roster, updated annually through submissions solicited via the City's website, distributed press releases, and promotion on arts platforms such as Americans for the Arts. Admission to the roster is not an endorsement of the artist.

Application Review Process

- All applications must be reviewed at scheduled meetings of the Ocala Municipal Arts Commission (OMAC) before being presented to the CRA Advisory Committee and the CRA Board.
- OMAC members evaluate the conceptual design for the mural and may consider:
 - Size, shape, location, configuration, and use of the building/site.
 - Formal and stylistic elements, materials, and thematic harmony of the project.
 - Feasibility of the project.

OMAC Recommendation

- Staff will seek a recommendation from OMAC for approval or denial based on the considerations stated above.
- Staff may negotiate changes to submissions due to community feedback, space constraints, time limitations, or other factors.



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.

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- OMAC members evaluate the conceptual design for the mural and may consider:
 - Size, shape, location, configuration, and use of the building/site.
 - Formal and stylistic elements, materials, and thematic harmony of the project.
 - Feasibility of the project.

OMAC Recommendation

- Staff will seek a recommendation from OMAC for approval or denial based on the considerations stated above.
- Staff may negotiate changes to submissions due to community feedback, space constraints, time limitations, or other factors.



East Ocala CRA

Prepared by the City of Ocala Growth Management Department by kwirthlin on 5/16/2024 12:44 PM This information is provided as a visual representation of legal bundaries. All offs data with is provided by a visual representation of legal bundaries. All offs data with is provided by a visual representation of legal bundaries. The focure bundaries erre not be used to data bundaries. For specific information contact the appropriate City of Cala department or og



North Magnolia CRA

City Limits



Ocala

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File #: 2025-1582

Agenda Item #: 5b.

Submitted By: Marie Mesadieu

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1114 NE 12th Avenue, in an amount not to exceed \$13,474

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION: N/A

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

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

Below is a summary of the application.

Grant Application ID #: CRA25-0003									
Applicant: JFG Properties, LLC/Joyce Gamache									
Address:		1114 NE 12 th Avenue.							
Parcel ID	cel ID: Confidential								
Project	Description:	Replacing	the	exterior of the p	windows roperty.	and	repainting	the	exterior
Low Quote:				\$17,965	5				
Recommended Grant Amount:				Not to e	exceed \$13,47	74.			

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

- The home was built in 1954 and is used as a rental property. The owners acquired the home in 1988 and have kept it well-maintained.
- The existing windows are original to the home and have become damaged over time.
- The scope includes removing the existing windows and replacing them with energy-efficient ones.
- The home will also be pressure-washed and repainted with the same color.
- This improvement, which will increase the energy efficiency of the home, will enhance its physical appearance.
- On February 18, 2025, the Grant Review Committee (GRC) visited the home to review the proposed project.
- The East Ocala CRA Advisory Committee (Advisory Committee) met on June 25, 2025, and recommended grant approval.
- Mr. John Gamache is a member of the Advisory Committee, presenting a conflict of interest. He completed the required documentation and recused himself from voting on the committee's decision.
- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework.
- The applicant meets the requirements of the grant program and is eligible for consideration.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant, in an amount not to exceed \$13,474.

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. The East Ocala CRA grants account (620-016-559-559-55-82010) has a balance of \$210,685.45. The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve with changes.
- Table
- Deny



M E M O R A N D U M

DATE June 25, 2025

TO: East Ocala CRA Advisory Committee

FROM: Marie Mesadieu, Economic Development Specialist

RE: East Ocala Residential Property Improvement Grant Application CRA25-0003

Address: 1114 NE 12th Avenue (Parcel: Confidential)

Applicant(s): JFG Properties, LLC

Project: A CRA grant request for replacing windows and repainting the exterior of the property.

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

Table 1. Application Summary

Application	Address	Scope of work	High	Low	Maximum
ID			Quotes	Quotes	CRA grant
CRA25-0003	1114 NE	Window Replacement	\$25,367	\$13,639	that can be
	12 th	Repaint (including	\$6,200	\$4,326	awarded
	Avenue	pressure washing the			based on
		building.)			75% match.
		Total	\$31,567	\$17,965	7570 match.
To receive the maximum grant of \$20,000.00, the project cost for eligible					\$13,474
work must be at least \$26,666					

Findings and Conclusion:

- The home was built in 1954 and the applicant acquired it in 1988.
- The building sits on 0.26 acres of land and is being used as a rental.
- The existing windows are original to the building and have become damaged over time.
- The price difference between the window quotes is mainly due to labor cost between the 2 vendors. The vendor subcontract parts of the project which cause an increase in labor.
- The scope of work includes removing the existing windows and replace them with energyefficient ones. The property will be pressure washed and repainted with the same color.
- Replacing the windows will increase cost savings and provide added weather protection to the property.

• Repainting the property will greatly improve its appearance in the neighborhood when viewed from the street.

"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 Redevelopment Plan*)

- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework.
- The application meets the requirements of the grant program and is eligible for consideration.

The Grant Review Committee (GRC) visited the property on February 18, 2025. Please refer to the images below for highlights of the existing condition. The full application is also attached.

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



Image 1- Existing condition (front view).



Image 2 - Existing condition (side view).



Image 3 - Existing condition (side view).



Image 4 - Existing condition (rear view).

CASE MAP

Case Number:

Property Size: CRA Location Proposal:

CRA25-0003

.26 Acres East Ocala A Request for CRA fund use.





55

0

110

NE 120b R-1 10 NE 11th St GU SubjectParce Parcels

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is Growth Management Departme 28 establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

220 Feet

CASE MAP

Case Number:

Property Size: CRA Location Proposal: CRA25-0003

.26 Acres East Ocala A Request for CRA fund use.





This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is Growth Management Departme 29 establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency. by ekrepps on 4/1/2025



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:
Project Address: 1114 NE 12th Avenue
Parcel Number:
APPLICANT INFORMATION
Applicant's Name:
JFG Properties, LLC
Name of person to receive all correspondence if different from applicant:
Joyce Gamache
Agent's Name (if applicable):
Agent's Mailing Address: 1531 NE 2nd Street
City: Ocala State: FL Zip: 34470
Phone number: 352-816-1833 Fax:
E-mailaddress: <u>JFGpcoperties@outlook.com</u>
How long have you owned / lived at the current location? <u>\988</u>
PROJECT DESCRIPTION:
If necessary, attach additional sheets addressing the following:
Explain the purpose of and need for the proposed improvements.
Removal of original windows
Installation of new energy efficient windows
Raint extension or Home as per pier

Page | 7



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

No, cost probibitive

PROJECT COSTS & SCHEDULE	Low Bid windows				
PROJECT COSTS & SCHEDULE Estimated cost of project based on attached submitted low bid. <u>15 K</u>	+ Trim Finish				
Required Attach itemized bid sheets.					
How much funding assistance are you requesting?576					
Anticipated start date: Feb 01, 2025 Anticipated completion date: Mar 01, 2025					

Page | 8



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. <u>Jouce Gamache</u>, owner/occupant of building at <u>IIIY NE 12 Avenue, Occup, FL</u>, 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.

Y

Signature: Date:

Property Information – For staff use only

Is the property assessed Marion County property taxes?

Are property taxes paid up to date?

Is the property in condemnation or receivership?

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

Is the building on the National Register of Historic Places?

Prepared For

1114 NE 12th Ave Ocala, Florida 34470

Estimate # 2561 Date 12/30/2024

Layfield Painting

5521 SE 2nd Street Ocala, Florida 34480 Phone: (352) 274-5897 Email: loren.layfieldpaintingllc@gmail.com Web: Layfieldpaintingllc.com

Description

Exterior

- Pressure wash cold water 4000 psi using mild house wash and chlorine where needed.
- Sand all smooth surfaces before paint.
- Caulk around all trim, window frames and door frames. Use Sherwin Williams Powerhouse.
- Finish walls with Sherwin Williams Super Paint Exterior. Two coats.
- Finish all doors and trim with Sherwin Williams Super Paint Exterior.
- Includes all previously painted surfaces.
- Includes all labor, materials and equipment.

Subtotal	\$6,200.00
----------	------------

Total

\$6,200.00



Prodigy Painting Services

529 SE 35th Ave Ocala, FL 34471-2959 +13522168501 prodigypaintingestimates@gmail.com http://wwwelovetopaint.com

Estimate

ADDRESS

ESTIMATE # 2225 DATE 01/08/2025

John Gamache 428 NE 7th Terr Ocala, FL United States

JOBSITE ADDRESS

Exterior 1114 NE 12th Ave

ACTIVITY			AMOUNT	
Walls Exterior Wood Siding painted 2 coats SW Super Paint up to 2 colors. (priced per painted surface sqft)			2,544.10	
Chalky paint, primed with Lox On Conditioner Clear. Warrantee voided if declined. Any raw stucco will get spot primed with surface specific primer Wood or Masonary (priced per sqft) Exterior Carport ceilings painted 2 coats with Sherwin Williams Super Paint in Flat or Satin Sheen. Fans, Fixtures, concrete, and screens covered. (priced per SqFt) Exterior Doors sanded and painted (price per door, doors may be miscounted)				
taped off	1	100.00	100.00	
Front Door Painted separate color, all hardware taped off Pressure wash house thoroughly. Warrantee voided if declined (add driveway and or inside gutters for a few bucks more.)			250.00	
				*
Thank you for your business! We accept SUBTOTAL			4,326.10	
Check, Bank Transfer, Zelle app, and Credit Cards (Credit Cards add 3% transaction fee) TAX Prior to painting, whole house will be pressure			0.00	
TOTAL		\$4	,326.10	
	lear. Warrantee orimed with ed per sqft) nerwin Williams es, concrete, and oor, doors may be taped off ided if declined cks more.) SUBTOTAL TAX	lear. Warrantee 2,678 brimed with ed per sqft) herwin Williams 375 es, concrete, and 2 bor, doors may be 2 taped off 1 ided if declined 1 cks more.)	/ Super Paint up2,6780.95lear. Warrantee2,6780.25brimed with ed per sqft) herwin Williams3751.50bor, doors may be2100.00taped off1100.00ided if declined cks more.)1250.00SUBTOTAL TAX	/ Super Paint up 2,678 0.95 2,544.10 lear. Warrantee 2,678 0.25 669.50 primed with ad per sqft) 375 1.50 562.50 perwin Williams 375 1.50 562.50 poor, doors may be 2 100.00 200.00 taped off 1 100.00 100.00 ided if declined 1 250.00 250.00 SUBTOTAL 4,326.10 0.00

up to 2 colors. 3 layers of coverage. Exterior Carport ceilings will be painted. Soffit, fascia and/or gutters will be spray painted white or same color. Exterior metal doors will be painted. chimney will be painted same process. All paint and materials included in price. Job will take up to 3 days to complete. Warrantee expires 5 years from Invoice date.

Thank you for your time meeting me and going over your project. We would love to work with you!

Accepted By

Accepted Date
CUSTOMER PRICE QUOTE



Date:	11/04/2024		Branch:	St Pete		
Design Consultant:	Gregory Lat	timer	Customer Support Center: 1800 HOME-DE			
Phone #:	(805) 270-0154		License(s)	Gregory L	attimer : R-I-128533-14-01760	
Installation Address	1114 Northe	east 12th Avenue				
City, State, Zip	Ocala		FL		34470	
Job #	F47118647					
Purchaser(s):	Work Phone	Home	Phone	Cell Phone	
Mr. John Gamache					(352) 816-0303	
Mr. JFG Properties					(352) 816-0303	

Quote Name:

1114= Simonton 20

	Your Project Price		
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 12/04/2024	\$507	\$25,367.45
Buy More Save More Savings			-\$5,073.49
Current Promotions: Valid through promot	ional period only		
	Your Price Today:	\$406	\$20,293.96

This is a price quote and does NOT constitute a Sales Contract

IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote. See promotion & financing options below or ask your Design Consultant for details.

* Estimated monthly payment is equal to the Project Amount x 0.02 (possible interest rate based on credit approval), rounded to the nearest dollar, Taxes not included.

(APR and Term based on qualifying credit approval for Home Depot Project Loan)



CUSTOMER PRICE QUOTE

he labe Ormet		F471186	47				
Mr. John Gamache		Job#					d
Purchaser's Name	PROJECT	r specific.	ATIONS				
1 Simonton 6100 E	icture Window (Coastal)						
1 Simonton 6100 F Picture Window (C	pastal), White Int. Finish, White Ext. F	inish, Standard	, W- 72, H- 28, U	II- 100			
1 Simonton 6100 F	icture Window (Coastal)						
Picture Window (C	oastal), White Int. Finish, White Ext. F	īnish, Standarc	I , W- 96, H- 28, U	JI- 124			
Job Level and Labo	or Options						
	Labor (Per Each), 1-Permit Processing	g					
Quote Name:	1114= Simonton 20					Page [of [4
Anore Manice	ļ						
405 HDE Customer Price Qu	ote (E) (19 Mar. 24)	Generated Date	11/04/2024	Lead/PO#	F4711	8647	v 1.1.1



Promotional Offer:

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 90 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at https://homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot® store. Visit https://homedepot.com or ask an Associate for details. @2023 Home Depot Product Authority, LLC. All rights reserved.

Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.



of 4

Page

Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

Questions or Concerns? If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

Ouote Name:

1114= Simonton 20

405 HDE Customer Price Quote (E) (19 Mar. 24)



Customer Name:

Customer Information:

Address:

Phone:

Fax:

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



Project Name:ONE TIME JOB 2024Quote Name:JFG PROPERTIESQuote Number:5528221Order Date:Quote Not OrderedPO Number:State State State

Comments:

ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION

UNIT PRICE / EXTENDED PRICE

Line Item: Quantity:		BY FRONT DOOR	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 37W x 50.75H *** DIMENSIONS ***		
RO Size:	37.5" X 51.2	25"	37W x 50.75H		
Unit Size:	37" X 50.75	1	*** FRAME *** South, VinyI, Frame Type - Fin, Exterior Color - White		
5075	37	<u> </u>	*** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::40.1, Calculated Negative DP Rating::47.2, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::R-PG40, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$350.80
2540 Singl	o Huna - Vei	nt - CustomCusto		Extended Price:	\$350.80

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: 200-1 Quantity: 1 RO Size: 36" X 37.5" Unit Size: 35.5" X 37"	LEFT OF FRONT DOOR	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 35.5W x 37H *** DIMENSIONS *** 35.5W x 37H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSE *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23	Unit Price:	\$282.83
30.			Extended Price:	\$282.83

Units are viewed from the Exterior

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UNIT PRICE / EXTENDED PRICE

ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION

ITEM & SIZES	LUCATION / TAG			
Quantity: 1 RO Size: 36" X 37.5"	2ND WINDOW LEFT OF FRONT DOOR TOBS	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.5W x 37H *** DIMENSIONS *** 35.5W x 37H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White		
		*** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E and Obscure, Obscure Placement - Full, Argon Gas, Tempered Location - Full, Glass Strength - DSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating	Unit Price:	\$467.63
3540 Single Hung - Vent	- CustomCustom	Type::DesignPressure, Performance Grade::LC-PG40*, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23	Extended Price:	\$467.6
Units are viewed from the Ext				
ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICI

I LIM & OI		LOOATION TA			
Line Item: Quantity: RO Size:		FAR LEFT OF FRONT DOOR	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.5W x 49H *** DIMENSIONS *** 35.5W x 49H		
Unit Size:	35.5" X 49"		*** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$331.25
2E40 Singl	o Hung - Vor	at - CustomCustom	C12560-94-9620 - 18 - 24 - 25 - 25	Extended Price:	\$662.50

3540 Single Hung - Vent - CustomCustom

ITEM & SIZ	ES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Line Item: Quantity: RO Size:		LEFT SIDE OF HOUSE	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 72.5W x 24.5H *** DIMENSIONS *** 72.5W x 24.5H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG25, Water Rating::3.76, FL ID::18644, STC Rating::27, OITC Data::23		
				Unit Price:	\$390.18
		Fixed - CustomCus		Extended Price:	\$390.18

3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & S	ZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Line Item: Quantity: RO Size: Unit Size:	600-1 1 36" X 49.5" 35.5" X 49"		*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.5W x 49H *** DIMENSIONS *** 35.5W x 49H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$331.25
3540 Sing	le Hung - Ver	nt - CustomCustom			Extended Price:

Units are viewed from the Exterior

ITEM & SI	ZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size:		LEFT SIDE OF HOUSE	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 35.5W x 49H *** DIMENSIONS *** 35.5W x 49H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Duat, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23	Unit Price:	\$323.02
3540 Pictu		Fixed - CustomCus	tom	Extended Price:	\$646.0

Units are viewed from the Exterior

Line Item: 800-1 LEFT SIDE OF HOUSE *** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.5W x 49H RO Size: 36" X 49.5" 35.5W x 49H Unit Size: 35.5" X 49" 35.5W x 49H Image: Size: 35.5" X 49" 35.5W x 49H Image: Size: 35.5" X 49" South, Vinyl, Frame Type - Fin, Exterior Color - White Image: Size: 35.5W x 49H South, Vinyl, Frame Type - Fin, Exterior Color - White Image: Size: 35.5W x 49H South, Vinyl, Frame Type - Fin, Exterior Color - White Image: Size: 35.5W x 49H South, Vinyl, Frame Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB Image: Size: Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes Image: Size: State Size: Image: Size:	PRICE / EXTENDED PR	RICE
35.5 Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23		31.25

ITEM & SIZES	OCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
	LEFT SIDE OF HOUSE	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 34.75W x 62H *** DIMENSIONS *** 34.75W x 62H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$360.54
onto Olasia Uuna Vont	CustomCustom		Extended Price:	\$360.54

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

UNIT PRICE / EXTENDED PRICE LOCATION / TAG PRODUCT DESCRIPTION **ITEM & SIZES** *** PRODUCT *** LEFT SIDE OF Line Item: 1000-1 Row 1 3540 Picture Window - Fixed - 1 Units - 34.75W x 62H HOUSE Quantity: 2 *** DIMENSIONS *** 34.75W x 62H RO Size: 35.25" X 62.5" *** FRAME *** Unit Size: 34.75" X 62" South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS ** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 22 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23 Unit Price: \$357.02

34.75 3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

Extended Price:

UNIT PRICE / EXTENDED PRICE

\$714.04



3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SI	ZES	LOCATION / TA	AG PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Line Item: Quantity: RO Size: Unit Size:	-	<u>, , , , , , , , , , , , , , , , , , , </u>	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 34.75W x 62H *** DIMENSIONS *** 34.75W x 62H *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23	Unit Price:	\$357.02
3540 Pictu		- Fixed - CustomC	ustom	Extended Price:	\$1,071.06

ITEM & SI	ZES	LOCATION / TA	G PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Line Item: Quantity: RO Size: Unit Size:			*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 34.75W x 62H *** DIMENSIONS *** 34.75W x 62H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23	Unit Price:	\$357.02
3540 Pictu		Fixed - CustomCu	stom	Extended Price:	\$357.02

Units are viewed from the Exterior

ITEM & SIZES		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size: Unit Size:	1400-1 1 35.25" X 62.5 34.75" X 62"	,	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 34.75W x 62H *** DIMENSIONS *** 34.75W x 62H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$360.54
3540 Singl	e Hung - Vent	t - CustomCustom		Extended Price:	\$360.54

ITEM & SIZES		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size: Unit Size:	4500.4	DBL FG BACK YARD	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 54W x 25H *** DIMENSIONS *** 54W x 25H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23		
				Unit Price:	\$347.7
	Mindau	Fixed - CustomCus	tom	Extended Price:	\$347.72

3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Line Item: Quantity: RO Size: Unit Size:	1600-1 1 54.5" X 25.5" 54" X 25"	DBL FG BACK YARD	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 54W x 25H *** DIMENSIONS *** 54W x 25H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB		
	54		*** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::75.19, Calculated Negative DP Rating::75.19, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23	Unit Price:	\$347.72
	Man dave	Fixed - CustomCus	tom	Extended Price:	\$347.72

3540 Picture Window - Fixed - CustomCustom

ITEM & SIZES		LOCATION / TAG PRODUCT DESCRIPTION		UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size: Unit Size:	1 `54.5" X 25.5'	DBL FG BACK YARD MULL	**** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 54W x 25H *** DIMENSIONS *** 54W x 25H *** FRAME *** South, Accessory Parts, Vinyl, Replacement Part Listing - M-9316 Mull Kit, Frame Size, Vertical, Frame Type - Fin, Exterior Color - White *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47		
55				Unit Price:	\$37.59

3540	Dicture	Window .	Fixed	- CustomCustom
3340	FIGUIE	AAULGOAA .	11/00	- Ouston ouston

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 1800-1	None Assigned INSTALLATION, REMOVAL, AND PERMIT	
Quantity: 1		
RO Size:		
Unit Size:		

Unit Price:	\$5,700.00

Extended Price: \$5,700.00

Extended Price:

\$37.59

			Total Unit Count: Sub Total: Freight: Labor: Sales Tax:	23 \$13,119.25 \$0.00 \$0.00 \$519.35
			Total Order Price:	\$13,638.60
Submitted By:	Please Priot Name	Accepted By:	Please Print Name	
Signature:		Signature:		
Date:		Date:		

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

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

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

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



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

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

A25-0002

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE		
GAMACHE JOHN	EAST OCALD CRD		
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON		
948 NE 44 St.	WHICH I SERVE IS A UNIT OF:		
	CITY COUNTY OTHER LOCAL AGENCY		
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:		
OLALA FL MARION	NAME OF FOLITICAL SUBDIVISION.		
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:		
JUNE 25 ZOLS			
JUNE 23 204			

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163,356 or 163,357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

- PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and
- WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

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APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112,3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- · You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST
I_ JOHN GAMACHE, hereby disclose that on JUNE 25, 20 25:
(a) A measure came or will come before my agency which (check one or more)
inured to my special private gain or loss;
inured to the special gain or loss of my business associate,
inured to the special gain or loss of my relative,
inured to the special gain or loss of
whom I am retained; or
inured to the special gain or loss of, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
RELATED TO BUSINESS OWNER
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.
$\mathbf{X} \mathbf{\rho} = \mathbf{V}$
UNE 25 2025
Date Filed Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C.



OCALA

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

Revised March 2024

Purpose				
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community. Plan Consistency				
the potential for property segments and crossroad special character. Goal 3	 le – Provision of grants for properties which add value in the CRA and increase v redevelopment. Goal 2: Restore value and prominence to gateways, corridor is by enhancing their physical appearance and visually differentiating their B: Improve vacant, dilapidated and nuisance properties which are barriers to and negatively impact the value of corridors and neighborhoods. Neighborhoods within the East Ocala CRA. 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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

Legislation Text

www.ocalafl.gov

File #: 2025-1588

Agenda Item #: 5c.

Submitted By: Marie Mesadieu

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 224 NE 10th Avenue, in an amount not to exceed \$15,083

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION: N/A

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

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

Below is a summary of the application.

Grant Application ID #:			CR.	CRA25-0014				
Applicant:	TC Opportunity II, LLC							
Address:	224 NE 10th Avenue.							
Parcel ID:	ID: 2834-004-001							
Project	Description:	Replacing	the	HVAC	system,	including	insulation,	
		landscape improvement, and installing a privacy fence.						
Low Quote:			\$20	\$20,111.07				
Recommended Grant Amount:			Not	to exceed \$1	5.083.			

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

- The home was built in 1966 and will be used as a rental property. The owners acquired the home in March 2025 and have made some interior improvements on their own.
- The HVAC will be replaced with a modern, energy-efficient system, and new insulation will be installed to make the home more efficient. The system was last replaced about 30 years ago and has exceeded its lifespan.
- The new HVAC will improve the living conditions and will be more functional for the home.
- The scope includes removing the existing windows and replacing them with energy-efficient ones.
- The landscape improvements include the removal of two oak trees and one Cedar tree and replacing them with attractive native landscaping. The trees have overgrown and may become a risk to the structure of the building.
- A new irrigation system will be installed to properly maintain the new landscape.
- Adding a new white six-foot vinyl privacy fence with two six-foot gates to provide security to the home.
- On April 15, 2025, the Grant Review Committee (GRC) visited the home to review the proposed project.
- The East Ocala CRA Advisory Committee (Advisory Committee) met on June 25, 2025, and recommended grant approval.
- Ms. Rachel Perez is a member of the Advisory Committee, presenting a conflict of interest. She completed the required documentation and recused herself from voting on the committee's decision.
- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework.
- The applicant meets the requirements of the grant program and is eligible for consideration.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant, in an amount not to exceed \$15,083.

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. The East Ocala CRA grants account (620-016-559-559-55-82010) has a balance of \$210,685.45. The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve with changes.
- Table
- Deny



MEMORANDUM

DATE June 25, 2025

TO: East Ocala CRA Advisory Committee

FROM: Marie Mesadieu, Economic Development Specialist

RE: East Ocala Residential Property Improvement Grant Application CRA25-0014

Address: 224 NE 10th Avenue (Parcel: 2834-004-001)

Applicant: TC Opportunity II, LLC

Project: A CRA grant requesting for replacing the HVAC system, adding insulation, landscape improvement, tree removal, and install a privacy fence to the property.

A summary of the work items and quotes received are attached.

Findings and Conclusion:

- The home was built in 1966.
- The applicant acquired it in March 2025 and have done some interior improvements.
- The building sits on 0.18 acres of land and will be used as a rental property.
- The HVAC unit will be replaced with a modern, energy-efficient system, and new insulation will be installed to make the home energy efficient. The HVAC system was replaced nearly 30 years ago and has exceeded its lifespan.
- The new HVAC will improve the living condition and will be more functional to the home.
- The landscape improvements include the removal of two (2) oak trees and one (1) Cedar tree and replace them with attractive native landscaping. The trees have overgrown and may become a risk to the structure of the building.
- A new irrigation system will be installed to properly maintain the new landscape.
- Adding a new white 6" vinyl privacy fence with two 6" gates to provide security to the home (See image 7).

"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 Redevelopment Plan*)

- These improvements are included in the priority work elements listed in the East Ocala CRA Residential Property Improvement grant framework.
- The application meets the requirements of the grant program and is eligible for consideration.

The Grant Review Committee (GRC) visited the property on April 15, 2025. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application form, Cost estimates, Photographs of existing conditions, Maps, and Marion County Property Appraiser's Property Card.



Image 1- Existing condition (front view).



Image 2 - Existing condition (side view).



Image 3,4 - Existing condition (AC Unit).



Image 5 - Existing condition of trees (front view).



Image 6 - Existing condition (rear view).



Image 7 – Proposed visual.

Ocala Community Redevelopment Agency Project Cost Summary						
Application ID:CRA25-0014Address:224 NE 10th AvenueCRA subarea:East Ocala						
No.	b. Eligible work item High quote(s) Low quote(s)				ow quote(s)	
1	HVAC Replacement	\$	11,545.00	\$	8,250.00	
2	Insulation	\$	1,184.00	\$	1,260.00	
3	Landscape Improvement	\$	7,685.00	\$	3,386.00	
4	Tree removal	\$	5,250.00	\$	3,300.00	
5	Add a privacy fence	\$	4,250.00	\$	3,915.07	
	Total	\$	29,914.00	\$	20,111.07	
Maximum CRA grant that can be awarded based on 75% match. 15,083						



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: Te Opportunity 11, LLC
Project Address: 224 NE 10th Protenile Ocaly to Sty 10
Parcel Number:
APPLICANT INFORMATION
Applicant's Name:
TC opportunity 11 UC
Name of person to receive all correspondence if different from applicant.
Robert Jenkins
Agent's Name (if applicable):
Agent's Mailing Address: 1525 NE 84 Ave
City: Ocala State: FL Zip: 344770
Phone number: 352 4141645 Fax:
E-mail address: <u>Storage 1 C Neighborhood Storage</u> Com How long have you owned / lived at the current location? <u>3/14/2005</u>
How long have you owned / lived at the current location? 3/14/2085
PROJECT DESCRIPTION:
If necessary, attach additional sheets addressing the following:
Explain the purpose of and need for the proposed improvements.
Page 7



Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Ve, just buying the home, Wait for funding if Approved to maly a more energy efficient home for a long term interstruct in the Dark Redefuepoint Residence free Rental. Allow a danily to have pets & Kids in this NE area Ocaly And Close to Schools & Parks, Down thun. PROJECT COSTS & SCHEDULE \$ 20,1 Estimated cost of project based on attached submitted low bid. _ Required -- Attach itemized bid sheets. 75 % How much funding assistance are you requesting? Anticipated start date: May_____ Anticipated completion date: July A / C- \$8250 no trag finit plugs on final plan Insulation - \$1260 J lands ciping \$4,156 - \$770 = \$3386 Nee removal - \$3300 Vingl fence - \$3915 Page | 8

TC Opportunity II, LLC 1525 NE 8th Ave Ocala, FL 34470

3/20/2025

East Ocala CRA Advisory Board c/o City of Ocala Community Redevelopment Agency 201 SE 3rd St, 2nd Floor Ocala, FL 34471

Subject: Grant Application for 224 NE 10th Ave, Ocala, FL 34470

Dear East Ocala CRA Advisory Board,

On behalf of TC Opportunity II, LLC, we would like to express our sincere gratitude to the East Ocala CRA for the opportunity to apply for grant funding to improve the property located at 224 NE 10th Ave. We greatly appreciate the CRA's mission to revitalize and enhance the neighborhoods within the district, and we believe our proposed improvements align strongly with these goals.

The proposed project includes replacing a nearly 30-year-old air conditioning unit with a modern, energy-efficient system, installing new insulation to improve energy efficiency, removing older trees and replacing them with attractive native and xeriscape landscaping. Additionally, we intend to install an irrigation system to ensure proper establishment of the new plantings, as well as a privacy fence in the backyard to enhance both security and quality of life for future residents.

These improvements contribute directly to the CRA's objectives by increasing the affordability and attractiveness of the property and surrounding area. By modernizing the home's infrastructure and introducing sustainable landscaping, we are ensuring long-term cost savings for residents while simultaneously enhancing curb appeal. Furthermore, these upgrades support the development of NE 10th Avenue as a gateway street to the Oak Park/Wyomina neighborhood, fostering a welcoming and cohesive entryway into the community.

While our goal has been to implement these improvements in the long run, the grant allows us to accomplish them in the short term to the benefit of both the neighborhood and the city. This accelerated timeline ensures that the positive impact of these upgrades is realized much sooner, further advancing the CRA's mission of neighborhood revitalization and community enhancement.

We are committed to working alongside the CRA to continue revitalizing the East Ocala area, and we deeply appreciate your consideration of our application. Thank you for your time, dedication, and investment in the betterment of our neighborhoods. Please do not hesitate to reach out if any additional information is required.

Sincerely,

TC Opportunity II, LLC

Robert J. Jenkins, MGR



١.

Applicant

Revised March 2024

the

127

TO Opportunity 11, LLC			, owner	, owner/occupant of building at			
	NE IDM AVENUE		12 34170 , have	read	and	understand	

Ν

224 NE 10 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: 1 29 07	
Date:	
Property Information – For staff use only	
Is the property assessed Marion County property taxes?	@/ N
Are property taxes paid up to date?	(9) N
Is the property in condemnation or receivership?	Y (N
Is there an active City code enforcement case on the prop	perty? Y /N
Is the building on the National Register of Historic Places?	Y



Revised March: 2024

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 anc/cr 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 he 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.

Fage | 9

CRA Meeting: 5/20/2025

CASE MAP

Case Number:

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: CRA25-0014

2834-004-001

.18 Acres East Ocala Neighborhood R3, Multi-Family Residential A request for use of CRA funds.





Parcels

125

250

0

Feet Prepared by the City of Corta provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is Growth Management Depart 69 the establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

500

CRA Meeting: 5/20/2025

Silver Springs

Ave

11th

ШN

CASE MAP

-older:

0

125

250

Casa Number	CRA25-0014
Case Number:	CIVA25 0011

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: **Proposal:**



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is growth Management Depart **70** t establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

500 Feet



352-620-0540 jackle@keepitcoolocala.com Proposal

February 21, 2025 ESTIMATE Summary: 2395-19595 Reference #: 2/21/2025 Due Date:

Job Name: 224 NE 10th Ave 224 NE 10th Ave Ocala, FL

Todd Rudnianyn 1525 NE 8 Ave Ocala., FL 34479

239-1555

239-0444 VERONICA

We Hereby Submit Specifications And Estimates For:

TO REPLACE 2.5 TON RUUD, HEAT PUMP, SPLIT SYSTEM, 14 SEER2, LINE SET, PAD, AUXILLARY PAN, (2) SAFETY SWITCHES, HURRICANE STRAPS, THERMOSTAT, PERMIT & LABOR

10 YEAR PARTS WARRANTY 5 YEAR THERMOSTAT WARRANTY 2 YEAR PARTS-LABOR WARRANTY 1 FREE PREVENTIVE MAINTENANCE IN SIX MONTHS

\$7900.00 BEFORE APRIL 1ST, 2025

\$8250.00 APRIL 1ST, 2025

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

ALLWEATHER	ESTIMATE ESTIMATE DATE		#4047 Feb 27, 2025
Hanne Corry 1352120 - 2005 And Courry 13521366 - 24655 Cross Courry 1352246 - 4633	TOTAL		\$11,545.00
All Weather Heating and Cooling Inc	CONTACT US		
Veronica Bass 224 NE 10th Ave	710 NE 17th Place		
Ocala, FL 34470	Ocala, FL 34470		
🐛 (352) 239-0444 🎬 storage1@neighborhoodstorage.com	्रि (352) 867-0019 (ऒ Info@allweathe) erfl.com	
ESTIMATE			
L Stervinger	etv	enile sine	amount
3 TON AIRTEMP HEAT PUMP SPLIT SYSTEM	1.0	\$5,972.00	\$5,972.00
AHU: B65BMMX36K (19.75W-49.5H-22D) COND: VSH4BE5M1SP36K SEER2: 14.3 AHRI: 216031597 HONEYWELL T-6 THERMOSTAT HEAT STRIP BREAKERS PER CODE FLOAT SWITCH PER CODE HURRICANE PAD AND ANCHORS PER CODE FLUSH OR REPLACE COPPER FOR PROPER INSTALLATION COUNTY OR CITY PERMIT INSTALLED TO EXISTING ELECTRICAL, LOW VOLTAGE, AND DU RESIDENTIAL WARRANTY 1YR LABOR 10YR PARTS FOR REGIS COMMERCIAL WARRANTY 1YR LABOR 1YR PARTS 5YR COMPI	RESSOR	¢1 720 00	\$1,729.00
Move AHU	1.0	\$1,729.00	\$1,729.00
Move air handler from attic to closet New free draw stand New filter rack New copper line set run under home New supply plenum into attic			¢2 944 00
Regular - Whole Home Re-Duct	1.0	\$3,844.00	\$3,844.00
Run all new duct work through home			
	S	ervices subto	otal: \$11,545.00
			1 of
Total

\$11,545.00

I have the authority to order the above work and do so in order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final & complete payment is made. If the settlement is not made as agreed, the seller shall have the right to remove the same, and the seller will be held harmless for any damages resulting from the removal thereof. If no payment is made, collection proceedings will commence. The customer will pay late fees, interest, attorney, and court costs. 1.5% late fee may be added on invoices past due over 30 days (18% per annum). Neither personal nor corporate bankruptcy will exonerate the below from paying.

annum). Neither personal nor corporate ballkupley will exclude the annual maintenance & cleaning of the HVAC As required by the system manufacturer, the system should have bi-annual maintenance & cleaning of the HVAC equipment. All Weather Heating & Cooling Inc. is not responsible for the cost of any repairs caused by a lack of bi-annual maintenance.

CAC1821051

Thank you for your business!

KEEPIT	COOL 2001 FL 32617	ProposalFebruary 21, 2025Summary:ESTIMATEReference #:2395-19596Due Date:2/21/2025
352-620-0540 ackie@keepitcoolocala.com	I	
Todd Rudnianyn 1525 NE 8 Ave Ocala,, FL 34479		Job Name: 224 NE 10th Ave 224 NE 10th Ave Ocala, FL
239-1555	239-0444 VERONICA We Hereby Submit Specification	ns And Estimates For:
TO BLOW INSULA \$1260.00		
		Total
Payment to be made a	s follows:	\$0.00
1/2 to start, balance due All material is guaranteed to	e upon completion of job.	sional manner according to standard practices. Any alteration or in written orders and will become an extra charge over and above ser agrees to pay all costs of collection, including attorney's fees, ted by thirty days of proposal date.
Authorized Signature	Acceptance Signature	Date
		7

Empart - storage 1 & neighborhoodstorage, com CUST. PH # (352) 239-0444 Our Goali Wilco Enterprises, Inc. D.B.A. Quality First Suncoast Insulators & Specialties ervice Alunas PROPOSAL Date: 3/12/25 Project: 224 N.E. 10TH, ANE. Contractor/Homeowner: Attention: VERUALICA BUSS OCALA FO We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tax. Idsmall R.27 BLOW IN INSULATION IN ATTIC OVER CEILING DECK OF MATTIN LIVING AMEN, ON TON OF EXISTENCE FolsucATION TO (R.11) EQUAL R-38 [13.8") OF FILSULATION APPROX. \$ 1,284.00 You may accept this proposal by printing this page with our terms and conditions. Please read carefully, sign, intial, scan all pages and return to us via email. Your half down payment of <u>B642</u> Mail the deposit to PO Box 1150 Ocala, FL 34478 3/12 Mail the deposit to PO Box. 1150 Ocarea, $m = \frac{1642}{2}$ Final check will be appected by the crew for the balance $\frac{1642}{2}$ t^{fr} Prepared By: Steve Morris – Suncoast Insulators & Thank you **Specialties Sales** Date: Customer Signature of Acceptance: 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 1½ % 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 pall all expenses incurred, including an additional 15% on the mount due thereof for attorney's fees if this agreement is placed in the hands of an attorney for collections.

	SERVICES	SCAPING & MAINTENANC	E	Estimate		
	minisianusca	on goolegman.com				MAS NDSCAPING
		ADDRESS Veronica & Todd IC Opportunity II, LLC I 525 NE 8th Ave Ocala, FL 34470			1. *	*
	ESTIMATE #	DATE	EXPIRATION			
	1980	03/20/2025	12/25/2025			
	SALES REP Ryan Mims			U	B NAME 4 NE 10th Ave	
	ACTIVITY			QTY	RATE	AMOUN1
	labor				2,800.00	2,800.00
	Removal and borders, exca	disposal of existing landscapi avation of roots from tree remo	ng,concrete oval .		1 295.00	1,180.00
	Magnolia (little 15gal. little ge customer has	e gem) m magnolia delivered and ins no specs o⊓ plant) suggestee	talled (d by MIMS			500.07
	Yaupon Holly			2	295.00	590.00
	customer has	no specs on plant) suggester	d by MIMS	ε	55.00	440.00
	Pink Muhly 3gal. Pink Mul	hly grass delivered and install	ed (d by MIMS			
	3a fekehatche	no specs on plant) suggester	1	10	55.00	550.00
	3gal. Fakahat customer has	chee greas delivered and inst no specs on plant) suggester	d by MIMS		10.00	550.00
a dia	Pine straw Pine straw bal	les delivered and installed	3	55		
	Irrigation Budg Temporary ba provide adequ landscaping.		na iy -		1,200.00	275.04
	soil amend	r newly installed planting mate	rials		375.00	
	Services Mims Landsca	aping warranties all planting mate e year from date of install		-	0.00	0.00

1.

Thank you for your business. If you would like to $\mu_{\rm c}$, by credit card please contact our office at 352-216-4263. There will be a 4% service fee for credit cards.

TERMS AND CONDITIONS

1. Due to the current economic conditions, we require a 50% deposit prior to ordering material.

2. Your project will be scheduled once deposit is made. We try to stay on schedule but sometimes weather & material delays can force us to reschedule your project.

3. Remainder of payment is due at time of completion.

4. Price reflects payment made with cash. check, or secure bank transfer via QuickBooks.

5. Credit card payments carry a 5% transaction fee.

Thank you for the opportunity to quote this project. All work is bid complete according to plans & specifications. It is our objective to provide superior service at the lowest possible cost. We are an innovative and cost conscious company with expertise in assisting our clients to find alternative materials and methods to control cost without jeopardizing quality.

We look forward to working with you.

Accepted By

Accepted Date

ESTIMATE

CLEAN CUT LAWN CARE LLC 101 NE 41st Ave OCALA, FL 34470 kyle_hall07@yahoo.com +1 (352) 229-6699

Bill to Neighborhood Storage Center Co. 1525 NE 8th Ave Ocala, FL 34470

Ship to Neighborhood Storage Center Co. 1525 NE 8th Ave Ocala, FL 34470

Estimate details

Estimate no.: 2989 Estimate date: 03/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	The following line items are for 224 NE 10th Ave. Ocala, Fl	1	\$0.00	\$0.00
2.		Services	Prepping grounds for new landscaping.	1	\$980.00	\$980.00
			As long as the stumps for the two large oak trees can be grinded down to a minimum depth of 14", the following plants will have sufficient room to be planted. Stump grindings will be removed and planting soil will be added in where needed to allow plants and trees to thrive.			
3.		Dirt	Planting soil per cubic yard	2	\$117.00	\$234.00
4.		Landscaping	Little Gem Magnolias	4	\$162.50	\$650.00
5.		Landscaping	15 gal: 7-8' tall Yaupon Hollies 7gal	2	\$77.00	\$154.00
			3gal can be substituted for \$26 each			
6,		Landscaping	Pink Muhly Grass 3gal	8	\$26.00	\$208.00
7.		Landscaping	Dwarf Fakahatchee Grass	10	\$26.00	\$260.00
						7

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	Landscaping	\cap	Frog fruit plugs 280 4" plugs 6-10" spacing		\cap	280	\$2.75	\$770.00
9.	Mulch		Pine straw for flower be 780 sq ft house 100x3 road (40x6)x2	ds.		25	\$15.00	\$375:00
			Labor only cost if custo pine straw (\$250/ \$10 p	mer provides er bail)				
10.	Irrigation		Drip irrigation system w operated timer.	ith battery		1	\$525.00	\$525.00
			Roughly 300'					
				Total			\$4	4,156.00
							- 7	-70.00
Accepted da	ite	Ac	cepted by			To	fol : 3	1,156.00 - 70.00 386
								79

Landscape quote table comparison									
MIMS Landscaping %maintenance Clean Cut lawn Care, LLC									
Project Item	Quantity	Rate	Cost		Quantity	Rat	te	Cos	st
Labor	1		\$	2,800.00	1		980	\$	980.00
Magnolia (Little									
Gem)	4	295	\$	1,180.00	4	\$	162.50	\$	650.00
Yaupon Holly	2	295	\$	590.00	2	\$	77.00	\$	150.00
Pink Muhly	8	55	\$	440.00	8	\$	26.00	\$	208.00
3G fakahatchee	10	55	\$	550.00	10	\$	26.00	\$	260.00
Pine Straw	55	10	\$	550.00	25	\$	15.00	\$	375.00
Irigation	1	1200	\$	1,200.00	1	\$	525.00	\$	525.00
Soil amend	1	375	\$	375.00	2	\$	117.00	\$	234.00
Total			\$	7,685.00				\$3	3,382.00
					The "Frog Frui	it Plugs	" were r	emo	oved
	from the final Clean Cut Lawn's quote.								

C.HENDERSON LLC TREE WORK CHEAP 18344 SE 56TH STREET OCKLAWAHA, FLM 32179		ES	TIMATE # 260
TC OPPORTUINTY 2 22	nip To: 2 4 NE 10 AVE CALA, FL	Date: Payment Terms: Balance Due:	Feb 27, 2025 UPON COMPLETION \$3,300.00
Item REMOVAL OF 2 OAK TREES AN LOT HAUL DEBRIS - BULK HAUL GRIND STUMP PERMIT FEE INCLUDED	ID 1 CEDAR TREE ON CORNE	Quantity ROF 1 \$3,3	Rate Amount 00.00 \$3,300.00
		Subtotal: Tax (0%): Total:	\$3,300.00 \$0.00 \$3,300.00





15001 NE Jacksonville Rd Citra, FL, 32113 outdoorsolutions.cf@gmail.com www.outdoorsolutionscf.com 352-355-5904

Outdoor Solutions of Central Florida LLC Estimate

NSC Dingman toddrud@gmail.com, storage1@neighborhoodstorage.com 1525 NE 8th Ave Ocala, FL, 34470-4247 (352) 239-1555	Estimate # Date:	2022-01975 02/03/2025
Description		Amount
Equipment used for service: Copma 65 ton grapplesaw crane Omme 27.50 spider lift Platform basket 27.14 spider lift Rayco 1800 articulating loader Vermeer 925 mini skid steer Cat 906 articulating loader Mack debris removal truck Bandit stumpgrinder Traffic control signs / cones Ground protection mats 9 man crew Services provided Front yard: Remove 2 large live oak's & cedar near driveway Backyard / west property line:		\$2,750.00
Trim / prune Ilve oak North property line: Trim / prune / demoss large live oak Crane Service		\$1,250.00
Debris Removal All debris from service will be properly removed and disposed of		\$1,250.00
Down 2 Earth Stumpgrinding Price to be determined All excess grindings will be removed as well	in an	

Outdoor Solutions of Central Florida LLC - Estimate 2022-01975 - 02/03/2025

Subtotal Total	\$5,250.00 \$5,250.00
Total	\$5,250.00

Do you have questions, concerns or would like to revise your estimate? We are available any time by calling, texting or email. Got a lower bid? We offer competitive pricing, as long as the other company operates to the same standards as we do. Licensed w/ liability and (most important) worker's compensation insurance, which is not required for tree contractors to carry in the state of Floridal

NOTICE: Outdoor Solutions takes all necessary precautions to avoid damage to the surrounding work area. Unfortunately, due to the nature of stump grinding we are not always able to prevent damage to underground utilities or hazards such as, but not limited to: irrigation, phone, electric, gas and cable lines. For the safety and production of tree work our crane and/or other tree equipment might be used on your property. Due to the nature of using such equipment we are not always able to prevent damage to the surrounding work area. This includes, but is not limited to, driveways, sidewalks, septic systems, pool decks, screen rooms and landscaping. We cannot be held responsible for any damage to said items. Our Outdoor Solutions Crew takes every precaution to make sure these things do not happen, and we treat your property as if it were our own.....NOTHING LESS!

Terms and Conditions

Once customer agrees to schedule their service, the contract is binding on both parties. Customer agrees to hire Outdoor Solutions of Central Florida LLC to provide the service for agreed price upon completion; and Outdoor Solutions of Central Florida LLC agrees to perform services for payment received. Cancellations for scheduled services must be phoned in 48 hours before the scheduled service or will result in 15% cancellation fee.

If payment is not received within 30 days of the Invoice date, Outdoor Solutions of Central Florida LLC reserves the right to record a construction/ contractor's lien on the property. This lien is a legal claim against the property for the unpaid balance and may impact the property's title, potentially affecting the ability to sell or refinance until the debt is satisfied. Additionally, any legal fees incurred in the process of recording and enforcing the lien will be added to the outstanding balance. We urge you to make prompt payment to avoid this action and any related legal consequences.

Outdoor Solutions of Central Florida LLC is not llable for any damages caused by a tree or limb failing after an estimate has been provided and/or accepted but prior to the scheduled service date. Once an estimate is given or accepted, the responsibility for any potential damages remains with the property owner until our team can safely perform the agreed upon services. We strongly encourage scheduling services promptly to mitigate any risk.

Outdoor Solutions of Central Florida LLC is not responsible for any additional damage that may occur during the removal of a tree that has already caused damage to a structure. If a tree has fallen on a structure, such as a roof, and further damage is unavoidable in the process of safely removing the tree, we are not liable for any subsequent damages. Our primary concern is the safe and efficient removal of the tree to prevent any further risk or hazard.



Ocala Fence

311 NW 11th Place Ocala, Florida 34475 Office: 352-274-0823 www.ocalafence.com



Project Proposal

March 19, 2025

This estimate was prepared for:

Veronica Bass 224 NE 10th Ave Ocala, FL 34470

3522390444 storage1@neighborhoodstorage.com Estimate given by:

Johnny Palladino

352-789-3556 johnny@ocalafence.com

Veronica Bass 3522390444 storage: @neighborhoodstorage.com Ocala, FL 34470



		Veronica Bass 3522390444
THILITE IN THE		storage1@neighborhoodstorage.com Ocala, FL 34470
OFFICE		4
		1
DD GATE LATCH (4136B)		1
GATE HANDLE		1
40" DROP ROD		2
VINYL GATE HINGE		Quantity
FENCE COMPONENTS		2
ST0022A U-SHAPE RAIL STIFFENER		28
CONCRETE		
	Subtotal	\$3,915.07 \$3,915.07
	Total	40,0 ioie.
Additional Information		
Estimated Installation Date 2 to 4 weeks		No
HOA		INU

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)
- 0

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 <u>Sunshine811</u>.

Customer Signature

Date

Authorized Rep. Signature

Date

Detail Plan





Terms & Conditions

Payment Terms

A **15% nonrefundable deposit** is due at signing. Any special order material will require a **50% nonrefundable deposit**. The payment for the remaining balance is due upon the completion of your fence. Should final payment lead time be longer that one day, Ocala Fence is to be notified of payment terms and agree to the customer's request beforehand. Payment can be made via check, cash, or e-payment, **Customers who cancel after three (3) business days of signing the contract will forfeit their deposit.** All materials remain the property of Ocala Fence LLC until the contract is paid in full. Should you have any questions or concerns, please do not hesitate to contact Ocala Fence directly at (352) 274–0823.

Schedule

In order to be placed on the schedule, all of the following items are due.

- Signed Estimate
- Paid Deposit either by check, cash, or e-payment.
- Signed Terms & Conditions Contract

Warranty Information

All materials will be warranted by applicable manufacturer's warranty. (property owner at time of purchase) that any installation procedures a period of One (1) year ("warranty period") on wood and chain link, Five (5) years on vinyl or aluminum after the installed product. This covers installation errors only. Fence material will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence material are subject to warping and cracking. Defects to the fence and fence hardware caused by these natural changes to the material are specifically excluded from this warranty. **Warranty does not include sagging or warping of gates**. Please ask our staff about the upgraded wood gate with steel frame. Also excluded are Acts of God, vandalism, climbing, vehicular and/or lawnmower damage, swinging on gates and normal wear and tear. In the event of a craftsmanship or a manufacturers product defect, please contact our office by phone or in writing. Please provide a detailed description of the defect and provide photographs of the defect, if possible. Ocala Fence is not responsible for damages caused by the lack of mitigation of damages.

License and Insurance

Ocala Fence, LLC carries full general liability insurance and Worker's Compensation. Proof of same is available upon request.

Lumber

We use #2 grade or better pine lumber which has been pressure-treated with ACQ or MCQ treatment. Pine is the most commonly used wood for pressure treating because its density accepts and retains the treatment chemicals better than most other species. MCQ is the newest treatment chemical and leaves the wood much lighter than the traditional green color of ACQ.

The grading system (#2 grade) refers only to the appearance of each board. It is normal for #2-grade pine lumber to have knots or small areas of bark called "wane". Ocala Fence hand picks each piece of lumber during the construction process to reduce or eliminate unattractive pieces. If you are concerned about blemishes, #1-grade lumber is available at a higher cost. All gate posts and wood posts are concreted.

Wood Appearance and Shrinkage

All pressure – treated lumber will be wet when it arrives on your job site. As the lumber dries, it will shrink a little. This shrinkage is particularly noticeable in the gaps between pickets. Pickets on privacy fence spaced 0" apart during construction; can be expected to shrink to result in a 1/8" to 1/4" gap between each picket. Let us know if you would like to know about fence styles which offer total privacy.

Nails

Ocala Fence uses pneumatic (air powered) nail guns during construction. These guns shoot nails into the wood and countersink the head of the nail. This is done on purpose to give the nail better holding power. We use only hotdipped galvanized nails which are approved for ACQ lumber. Our nails are also ring - shank, meaning they have a series of small rings along the length of the nail. These nails have greater holding power which reduces warping and virtually eliminate pop -- ups.

Property Lines

Ocala Fence will need to know where your property lines are before we can begin to build your fence. It is the customer's sole responsibility for knowing and advising Ocala Fence where the fence will need to be installed. The Customer will need to know where the property lines are and have them marked prior to installation. If the customer insists on building without property lines or property corners marked, then they accept responsibility. If the customer's survey corner stakes are in place, or if the customer can provide a copy of the site plan, we can usually help determine where the lines are, however it is the sole responsibility of the customer to assure the fence is installed in the correct location. Payment upon completion of the fence will serve as customer approval of the fence location. Unless the customer specifies otherwise, we typically build fences approximately 4-6 inches inside the property lines. Ultimately the placement of the fence is the homeowner's responsibility and the fence will be installed as requested by the customer. Ocala Fence is not responsible for the cost of moving a fence line that was placed in a location specifically requested by the customer.

Homeowner's Associations and Permits

A permit may be required by your city and/or county as well as approval by the Homeowner's Association. Architectural Committee, or builder before a fence can be installed. It is ultimately the Home Owner's responsibility to find out if their city and/or county requires permits for fence installation and to obtain one if necessary. We do not require a copy of the permit in order to build your fence. Ocala Fence will help in any way possible to ease you through this process. We are happy to provide drawings and any construction information which may be needed. However, obtaining Permits and HOA Approval is the responsibility of the homeowner. Ocala Fence is not responsible for any violation of City or County regulations to include homeowner's HOA covenants and guidelines.

Clearing A Path

If you have a wooded or obstructed lot, we will need a path approximately 2 feet wide to be cleared where you would like the fence installed. Minor obstacles such as saplings, tree limbs, or occasional rocks will be moved by our builders as part of the normal installation process. We will gladly provide you with an estimate to clear the path if you do not want the hassle. Please be aware that we make every effort to tread lightly on our customer's property. Please let us know in advance of any landscaping or vegetation which may require extra gentle handling.

Buried Utilities & Irrigation Systems

Before construction, Ocala Fence will call to have your buried utility lines located. These lines will be marked in temporary spray paint. Private lines such as buried wires to a shed or pool pump. as well as the water pipes of an irrigation system, by anyone other than the homeowner and Ocala Fence cannot be responsible for damage to unmarked private lines during installation. Please make us aware if you have any of these situations and extra care can be taken.

Private lines include but are not limited to:

- Underground sprinkler and/or irrigation lines 1.
- Underground water lines that feed a swimming pool or other structure
- Underground electric lines (other than local utility lines) that supply power to lamp posts, walkway/yard lighting, wiring 2. 3.
- for pools, sheds, invisible dog fences, wells, etc.
- 4.
- Any electrical, water or cable locations (including satellite lines) where the utility in your city did not provide marking 5.
- All public utilities are connected to meters (including water). After a public utility reaches the meter on your house/ property that line is considered private. If the lines leave the meter and runs to another area of the house, that line will 6. not be marked by the locating service. It is the customers responsibility to advise Ocala Fence of the location of that

All lines that are marked by a locating service (public lines) have a grace area of 2 feet to each side of the marking. That means the line could be within a 4-foot-wide path. Ocala Fence will attempt to span that area when setting our posts. If spanning that area is not possible or practical, Ocala Fence will make every effort to carefully hand dig. In the event that we hit a line (public or private) the customer agrees that Ocala Fence is not liable for any potential costs associated with the repair of that line. If a utility company involces Ocala Fence for a repair, then the customer agrees to reimburse Ocala Fence for the exact amount of the repair invoice. Please note that the placement of a gate or a post may be dictated by the location of any public or private utility line. If you have a private gas or power line, please visit http:// www.sunshine811.com/ to find a list of contractors who can help locate your private lines prior to installation.



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

www.charleswhitefence.com

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

i828 Ne Jacksonville Re	Address of the second sec	Phone	: (352)369-	592	201 - 10- 11 - 10					
Customer Name	Veronica				Job Nam				_	
Address	224 NE 1	ot Ave			Job Add					
City St Zip	OCala FL				City/ St/	Zip	100	61.1	lei	
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Phone	352-414-	1645			Date		3/17	125		
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Auston	Sexton	1
Auston	Sexton	Ξų.

Signature:	Х	Date:
Printed	-	Title:

THIS INSTRUMENT PREPARED BY AND RETURN TO: Shannon Drivas Equitable Title of Ocala, LLC 109 SE 1st Avenue Ocala, FL 34471 OC240372 Property Appraisers Parcel Identification (Folio) Number: 2834-004-001

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this <u>14</u> day of March, 2025 by Gonzalo Chavez and Maria E. Barreiro, husband and wife herein called the grantor(s), to TC Opportunity II, LLC whose post office address

is

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

W I T N E S S E T H: That the grantor(s), for and in consideration of the sum of ONE HUNDRED EIGHTY SIX THOUSAND ONE HUNDRED FORTY SEVEN AND 00/100 DOLLARS (U.S. \$186,147.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Marion County, State of Florida, viz.:

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

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

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

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

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

Page 1-Warranty Deed

Signed sealed and delivered in the presence of: #1 Signature Witness **Gonzalo** Chavez 0 ena Witness #1 Printed Name Maria E auere 109 SE 1st Avenue Ocala, FL 34471 Maria E. Barreiro Witness #1 Address Witness #1 City, State, Zip Whose mailing address is: race CAD Witness # Signature Shannon Drivas Witness #2 Printed Name 109 SE 1st Avenue Ocala, FI- 34471 Witness #2 Address Witness #2 City, State, Zip State of **County** of The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 12 day of 1000, by Gonzalo Chavez and Maria E. Barreiro, who () are personally known to me or () have produced as identification. SEAL Notary Public ON DA Printed Notary Name MY COMMISSION EXPIRES 7-13-2027 My Commission Expires: WNUMBS Page 2- Warranty Deed

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				perty Reco al Esta			
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PLAT BOOI OAK PARK	P 15 RGE 22 X A PAGE 101 CALDWELLS FT OF LOT 1	S ADD OCALA					

Use	CUse	Front	Depth	Zoning
Use 0100		81.0	95.0	R3
Neigh	borhood 4701	- LYNWOOD	PARK REF	PLAT+
Mkt: 8	3 70			

Units Type Rate Loc Shp Phy Class Value Just Value 81.00 FF

<u>Traverse</u>

Building 1 of 1



Type IDExterior Walls

Stories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Flr Area

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	A	<u>opraiser N</u>	lotes				
	23	Date Coi -	npleted	CHAVE	EZ/ REROOF		
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	CLA35-0014
FORM 8B MEMORANDUM COUNTY, MUNICIPAL, AND OTH	OF VOTING CONFLICT FOR IER LOCAL PUBLIC OFFICERS
LAST NAME-FIRST NAME-MIDDLE NAME	NAME OF BOARD-COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS NETTING	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
MARIA FL 34440	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- · The form must be read publicly at the next meeting after the form is filed.
- IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:
- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

Rachel Percz_, hereby disclose that on25, 20:
(a) A measure came or will come before my agency which (check one or more)
inured to my special private gain or loss;
inured to the special gain or loss of my business associate,
inured to the special gain or loss of my relative,
inured to the special gain or loss of, by
whom I am retained; or
inured to the special gain or loss of, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
WORL for the applicant.
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.
Date Filed Rochel Rama
NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES \$112.317 A FAILURE TO MAKE ANY REQUIRED DISCLOSURE

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C.



OCALA

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

Revised March 2024

	Revised March 2024
Purpose	
Ocala Community Redev	of single-family and duplex homes within designated neighborhoods in the East velopment Area (CRA) to make improvements to their properties, thereby ons and improving the aesthetics of the community.
FIAN CONSISTENCY	
the potential for property segments and crossroad special character. Goal 3 corridor redevelopment a	 e – Provision of grants for properties which add value in the CRA and increase redevelopment. Goal 2: Restore value and prominence to gateways, corridor is by enhancing their physical appearance and visually differentiating their B: Improve vacant, dilapidated and nuisance properties which are barriers to 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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

www.ocalafl.gov

File #: 2025-1589

Agenda Item #: 5d.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 956 NE Fifth Street, in an amount not to exceed \$12,289

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

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 #	CRA25-0007
Applicant	Ben Chupp
Address	956 NE Fifth St
Parcel ID	2831-100-000
Project Description	Replace windows
Low Quote	\$16,385
Recommended Grant Amount	\$12,289

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 home was built in 1950.
- The windows that will be replaced are original to the building. The homeowner has previously replaced some of the windows on the home. This grant will allow them to replace the remaining windows.
- Per the application, "Several of the windows are currently cracked and do not open/stay open. Replacing the windows will increase the safety of the home in the event of an emergency and increase the energy efficiency of the house.
- The price difference between the two bids is primarily due to one vendor utilizing subcontractors for some or all of the labor. Subcontracting can lead to higher costs as it often involves additional management fees, overhead expenses, or markups.
- The homeowner would not be able to afford the expense of replacing the remaining windows without the assistance of the grant program.
- The application meets the requirements and is eligible for grant consideration.
- The Grant Review Committee (GRC) visited the property on April 15, 2025. The home was found to be in good condition and well-maintained.
- The East Ocala CRA Advisory Committee reviewed and recommended approval of this application on July 25, 2025.

Please refer to the attached documents for the application packet and approved grant framework. Staff recommends approval.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

DCALA

Revised March 2024

Purpose	
Ocala Community Redeversion reducing blighted condition	of single-family and duplex homes within designated neighborhoods in the East velopment Area (CRA) to make improvements to their properties, thereby ions and improving the aesthetics of the community.
Plan Consistency	
the potential for property segments and crossroad special character. Goal 3 corridor redevelopment a	 e – Provision of grants for properties which add value in the CRA and increase redevelopment. Goal 2: Restore value and prominence to gateways, corridor is by enhancing their physical appearance and visually differentiating their B: Improve vacant, dilapidated and nuisance properties which are barriers to 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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.



MEMORANDUM

DATE	June 25, 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 CRA25-0007

Address: 956 NE 5th St (Parcels: 2831-100-000)

Applicant: Ben Chupp

Project: The applicant seeks to replace 19 windows that are original to the home.

Background:

"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 Redevelopment Plan

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%)
Replace windows	\$35,346	\$16,385	\$12,289

Findings and Conclusion:

- The home was built in 1950.
- The windows that will be replaced are original to the building. The homeowner has previously replaced some of the windows on the home. This grant will allow them to replace the remaining windows.
- Per the application, "Several of the windows are currently cracked and do not open/stay open. Replacing the windows will increase the safety of the home in the event of an emergency and increase the energy efficiency of the home."

- The price difference between the two bids is primarily due to one vendor utilizing subcontractors for some or all of the labor. Subcontracting can lead to higher costs as it often involves additional management fees, overhead expenses, or markups.
- The homeowner would not be able to afford the expense of replacing the remaining windows without the assistance of the grant program.
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on April 15, 2025. The home was found to be in good condition and well maintained. 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.

956 NE 5TH ST - 03/18/2025

Applicant Information

Applicant / Primary Contact Information

Name Ben Chupp

Type Residential Property Owner

Questions

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

Ans. 2 years and 9 months

Property Information

Parcel Id 2831-100-000

Last Assessment 9/15/2023 - \$202,205.00 Parcel Address 956 NE 5TH ST, OCALA, FL, 34471

Previous Year Assessment No information available Districts East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use No information entered No information entered Public Improvements No information entered

Improvements Requested

Estimated Future Assessed Value No information entered

Proposed Square Footage No information entered

Estimated Future Tax No information entered

Construction Activities - 956 NE 5TH ST OCALA FL 34471

Rennovations

Exterior - Facade - Windows

Eligible Costs

Exterior Painting		Repair/repalcement windows and/or door	t of exterior
Estimated cost of Paint Sub Total:	cost of Paint \$0.00 Estimated cost of windo		\$16,385.00
Sub Total.	\$0.00	Estimated cost of doors	\$0.00
		Other	\$0.00
		Sub Total:	\$16,385.00
Demolition		New landscaping (careas visible from the	only include
Estimated cost of demolitor	n \$0.00	street/sidewalk)	
and cleanup Sub Total:	\$0.00	Estimated cost of landscaping	\$0.00
		Sub Total:	\$0.00
Fencing (sides and	rear only)	Reroofing	
Estimated cost of fencing	\$0.00	Estimated cost of reroofing	\$0.00
Sub Total:	\$0.00	Sub Total:	\$0.00
Weatherization (H) Insulation)	/AC and	New Construction	
Estimated cost of HVAC	\$0.00	Should not include building perm	nit and impact fees.

Estimated cost of insulation improvements	\$0.00	Estimated cost of new construction.	\$0.00
Other	\$0.00	Sub Total:	\$0.00
Sub Total:	\$0.00		

Financing Details

Fund Request		
Funding Request	Reimbursement	
Eligible Costs Total	\$16,385.00	
Total Estimated Project Cost	\$16,385.00	
Total Funding Amount Requested	\$12,288.00	
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	\$0.00	
Personal Savings	\$16,385.00	
Loan / Credit Card	\$0.00	
Other	\$0.00	
Sub Total	\$16,385.00	

Project Description and Bids
Questions

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

Ans. The subject project is to replace 19 windows. The windows are the original windows from when the house was built in 1950. Several of the windows are currently cracked and do not open/stay open. Replacing the windows will increase the safety of the home in the event of an emergency and increase the energy efficiency of the home.

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. Due to the cost of the window replacement, we would not be able to complete this without the assistance of the grant.

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

Ans. No information entered

5. Bid 1 Amount

Ans. \$16,385

6. Bid 1 Upload

Ans. Window World Quote.pdf

7. Bid 2 Amount

Ans. 35,346

8. Bid 2 Upload

Ans. West Shore Quote.pdf

Timeline

Anticipated start date

Date

10/02/2025

Description The estimated start date is 16 weeks after signing the contract

Anticipated completion date

Date 10/04/2025

Description Estimated date of the completion of the project

Parties

Authorized Representative

Business Name

First Name Ben

Phone Number 9707394425

Address 956 NE 5th St, Ocala, FL, 34470 **EIN** No information entered

Last Name Chupp

Email Benjamin.chupp23@gmail.com

Documentation Collection

Documents

1. Name: MCPA Property Record Car	rd.pdf Uploaded Date: 3/18/2025 10:13:37 PM
2. Name: Property Tax - Tax Bill.pdf	Uploaded Date: 3/18/2025 10:17:09 PM
3. Name: Window World Quote.pdf	Uploaded Date: 3/18/2025 10:17:33 PM
4. Name: West Shore Quote.pdf	Uploaded Date: 3/18/2025 10:17:56 PM
5. Name: Property Insurance Policy.p	df Uploaded Date: 3/18/2025 10:24:23 PM

6. Name: IMG_7471.jpeg Uploaded Date: 3/18/2025 10:28:37 PM 7. Name: IMG_7473.jpeg

Uploaded Date: 3/18/2025 10:28:37 PM 8. Name: IMG_7474.jpeg

Uploaded Date: 3/18/2025 10:28:58 PM

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: Ben Chupp Date: 03/18/2025 •

Jimmy H. Cowan, Jr., CFA **Marion County Property Appraiser** 501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336 2025 Property Record Card Real Estate 2831<u>-100-000</u> GOOGLE Street View Prime Key: 1265576 Current as of 3/18/2025 MAP IT+ **Property Information** M.S.T.U **PC**: 01 CHUPP BEN Taxes / Assessments: Acres: .26 CHUPP KAYLA M Map ID: 179 956 NE 5TH ST Millage: 1001 - OCALA OCALA FL 34470-5960 Situs: 956 NE 5TH ST OCALA 2024 Certified Value Land Just Value \$35,625 **Buildings** \$165,157 Miscellaneous \$1,983 Total Just Value \$202,765 Ex Codes: 01 38 Total Assessed Value \$202,765 Exemptions (\$50,000)Total Taxable \$152,765 School Taxable \$177,765 History of Assessed Values Year Land Just **Building Misc Value** Mkt/Just **Assessed Val Exemptions Taxable Val** 2024 \$35,625 \$165,157 \$1,983 \$202,765 \$202,765 \$50,000 \$152,765 2023 \$176,663 \$2,253 \$214,541 \$202,205 \$50,000 \$152,205 \$35,625 2022 \$37,500 \$148,779 \$2,233 \$188,512 \$107,842 \$50,000 \$57,842 **Property Transfer History O/U V/I Book/Page** Date Instrument Code Price 7821/1226 06/2022 **4 V-APPRAISERS OPINION** \$265,000 07 WARRANTY Q Ι 7050/1358 10/2019 05 QUIT CLAIM **7 PORTIONUND INT** U Ι \$100 6756/0156 04/2018 07 WARRANTY **4 V-APPRAISERS OPINION** 0 Ι \$150,000

3/18/25, 6:13 PM Page 1 of 4

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3/18/25, 6:13 PM Page 3 of 4

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George Albright REAL ESTATE

Marion County

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	COUNTY HEALTH		.1100	202,765	50,000	152,765	16.80	
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	SCHOOL VOTE		1.0000	202,765	25,000	177,765	177.77	
	SCHOOL DISCRETIO	DNARY	.7480	202,765	25,000	177,765	132.97	
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OCALA FL	34470-59	960		\$3,054.59 CK

3/18/25, 6:16 PM Page 1 of 1





956 NE 5th St Before Photos



Figure 2







Figure 4



Figure 5



Figure 6



Figure 7

REFERALL: _

INSTALLER:

35 SW 57th Ave. · Ocala, F. DMER: BCN CHUPP	01100 54414	-Onice (332)	030-2244			375-1444	
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DOUBLE HUNG		7210	19_рро	G Solarban 70 Low-	EE Elite Efficiency	\$ 165	_ \$ <u>3135</u>
REGULAR SIZE 52' or less W x 64' or less H		s <u>7315</u>	Arg	on Gas *Included w	ith Low-EE Elite*	\$75	\$
LARGE SIZE > 64' Height *SLIDING WINDOW *	\$ 525	\$		ble locks for windo		\$ 45	\$
1	/ < 54' H			ble Strength Glass		\$ 95	\$
2 LITE SLIDER (S) < 90UI\$ 765				m Insulation on Jan lime Glass Breakag		\$ 30 \$ 125	\$
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3 LITE SLIDER (L) > 120UI\$1,565	\$ 865	\$	Col	onial Grids for Shap	es	\$ 250	\$
	* • • •	•	Spe	cialty Grids for Sha	pes	\$ 265	\$
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PICTURE WINDOW MEDIUM 102 – 140 UI PICTURE WINDOW LARGE 141 – 154 UI			Woo	od Grain Int Slider/F	ixed	\$ 180	\$
SPECIALTY	\$ 695	Φ		od Grain Int DH		\$ 145	\$
SPECIAL I Y ^a SINGLE HUNG ARCH TOP 115UI / 48' MAX	/ W/ C 075	¢		or Ext Slider/Fixed		\$ 345	\$
ONGEL HONG ARCH TOP TISO 748 MA	\$495			or Ext DH		\$ 285	\$
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Custom J Channel (WHITE)	\$ 90	* \$				III \$ / Standard	
IG_Window Removal & Labor	\$ 165	\$3135			58 5/8 x 79 ½\$2,1		
Steel or Cut-Out Window Removal	\$ 30	\$			70 5/8 x 79 ½\$2,5		
G	\$ 30	\$270			94 1/4 x 79 ½\$3,1 105 1/2 x 79 ½\$3,5		
Cut-Out Door Removal	\$ 110	\$			*139 1/2 x 79 ½\$3,8		
Mull to Form Multi-unit.	\$ 105	\$			Door [SIZE]		\$\$
Tempered glass (per sash)	\$ 125	\$500		en For Patio Door		\$ 130	\$
Temper Specialty - \$18 per sq ft.	\$	\$	PPG	Solarban 70 Low-	EE Elite/Argon Gas (pe	erpan) \$165	\$
Repair Sill or Jamb	\$ 100	\$	Cold	nial Grids for Patio	Doors Flat or Contour	\$ 245	\$
Remove Storm Windows	\$ 30	\$	Rem	oval and install per	2 panels \$115 ea. Add	ditional \$315	\$
19 Ext/Int Trim to Code	\$75	\$1425	Trim	To Code		\$ 190	\$
Ext/Int Trim to Code – Stucco Flange	\$ 115	* <u>:</u>		d Grain Interior		\$ 475	\$
Custom Exterior Trim	\$ 100	\$		rior Designer Color	S	\$ 765	\$
Awnings - (Remove) (Replace)	\$ 35	\$		or Clay	Par Danal	\$ 475	\$
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Nail Fin / Wood buck	\$ 35	\$	0001			,	·
You the buyers are responsible for the removal a this transaction at any time prior to midnight of th no later than midnight pm the following third busin You the buyer agrees to make themselves ava	nd installatio e third busin ness day, <i>TF</i>	n of any existi ess day after t	he date of	lhis transaction. No R	tice of cancellation mu	. You the buyer st be in writing	may cancel postmarked
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This Window World* Franchise is independently owned and operated by Window World of FL, Inc. d/b/a Window World of Ocala, under license from Window World, Inc. White Copy - Original – Yellow Copy - Customer

Quote is good for 30 days



CBC1265182 | CFC1431287

Promotional Quote

Prepared by: PATRICK MAGGIO on 03/03/2025

Homeowner and Home Information

Ben Chupp 956 NE 5th St Ocala, FL 34470 Benjamin.chupp23@gmail.com Ben, C. (1): (970) 739-4425

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. Our installers will also be following CDC guidelines while in your home. 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 virgin vinyl windows. We will haul away all debris and clean behind ourselves.

Your current project will include: Window style(s): DOUBLE HUNG Window color: WHITE/WHITE Glass: Double pane, double Low-e coating, Argon gas filled. Additional options/accessories:

Also included in our window installation: Obtaining the permit and scheduling final inspections Install your new reinforced multi-chamber virgin 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: 19

Project Details

West Shore Home will remove the window or patio door. This quote includes installation of a new window or patio door. This quote also includes all cleanup of debris from demolition and installation of our project. Drop



cloths will be placed in the traffic areas of the home where our employees will be walking to and from the work site.

Pricing

1 Year Price (good through 03/03/2026)	\$35,346
Promotional Price (good through 03/16/2025)	\$30,045
Deposit	\$8,135
Monthly Payment	\$0/month

Photos





2715 Northeast 36th Avenue Ocala, FL 34470 (727) 203-4446







CRA Meeting: 5/20/2025

CASE MAP

Case Number: CRA25-0007

Parcel:

Property Size: Land Use Designation: Zoning: Proposal: .26 Acres Neighborhood R1A, Single-Family Residential A request for use of CRA funds.

2831-100-000







This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is growth Management Dep 128 t establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

CRA Meeting: 5/20/2025

Silver Springs

CASE MAP

Case Number: CRA25-0007

Parcel:

2831-100-000

Property Size: Land Use Designation: Zoning: Proposal: .26 Acres Neighborhood R1A, Single-Family Residential A request for use of CRA funds.



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to be used to be exceeded by ekrepps on 4/11/2025 by ekrepps on 4/11/2025

Feet



Ocala

www.ocalafl.gov

File #: 2025-1590

Agenda Item #: 5e.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 428 NE Seventh Terrace, in an amount not to exceed \$20,000

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

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.

7 11	
Grant ID #	CRA25-0009
Applicant	JFG Properties/ Joyce Gamache
Address	428 NE Seventh Terrace
Parcel ID	Confidential
Project Description	This project includes replacing the original roof, painting the exterior of the home, and removing trees and debris.
Low Quotes Total	\$30,089
Recommended Grant Amount	\$20,000

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

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 home was built in 1918 and has a galvanized metal roof.
- The roof shows visible signs of aging and has experienced weather and time-related deterioration, increasing the potential for leaks and reduced insulation and energy efficiency.
- This improvement will increase structural integrity and enhance weather protection.
- The exterior paint has faded and is chipped and discolored in places. Pressure washing the home and refreshing the paint will restore the home's aesthetic appeal and also provide a protective barrier against moisture and sun damage, extending the lifespan of the house.
- The landscaping improvements will include the removal of two laurel oaks and a dead palm tree, as well as the grinding of stumps. These trees may pose a risk to nearby structures and could cause excessive debris.
- The roof will be replaced with another metal roof.
- The application meets the requirements and is eligible for grant consideration.
- The property is owned by JFG Properties, which is affiliated with the family of Mr. John Gamache, a member of the East Ocala CRA Advisory Committee. Mr. Gamache appropriately recused himself from any discussion or vote related to this matter and submitted Form 8B in accordance with the procedures for addressing voting conflicts.
- The Grant Review Committee (GRC) visited the property on February 18, 2025. The home was found to be well-maintained and a good candidate for the grant program.

• The East Ocala CRA Advisory Committee reviewed and recommended approval on July 25, 2025. Please refer to the attached documents for the application packet, completed Conflict of Interest Form 8B, and the approved grant framework.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



MEMORANDUM

DATE	June 25, 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 CRA25-0009
	CKA25-0009

Address: 428 NE 7th Terrace

Applicant: JFG Properties/ Joyce Gamache

Project: This project includes replacing the original roof, painting the exterior of the home, and tree and debris removal.

Background:

"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

If approved, the applicant would qualify for a maximum match of 75%, up to a total of \$20,000.

Attached, you will find a summary of the work items included in the project scope, along with the quotes received from vendors.

Findings and Conclusion:

- The home was built in 1918 and has a galvanized metal roof.
- The roof shows visible signs of aging and has experienced weather and time related deterioration increasing the potential for leaks and reduced insulation and energy efficiency. This improvement will increase structural integrity and enhance protection against environmental factors.
- The exterior paint has faded and is chipped and discolored in places. Pressure washing the home and refreshing the paint will not only restore the home's aesthetic appeal but also

provide a protective barrier against moisture and sun damage, extending the lifespan of the home.

- The landscaping improvements will include the removal of two laurel oaks and a dead palm tree, as well as the grinding of their stumps. These trees may be a risk to nearby structures and may cause excess debris.
- The roof will be replaced with another metal roof.
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on February 18, 2025. The home was found to be well maintained and a good candidate for the grant program. The full application is also attached.

Attached, you will find a summary of the work items included in the project scope, photos, and quotes received from vendors.

	Ocala Community R Project Co		V	genc	У
	Application ID:	CR	A25-0009		
	Address:	428	NE 7th Terr		
	CRA subarea:	Eas	t Ocala		
No.	Eligible work item	F	ligh quote	L	low quote
1	Landscaping		\$3,300		\$3,100
2	Painting		\$5,900	4	\$5,274.70
3	Roofing		\$23,850		\$21,714
	Total	\$	33,050.00	\$	30,088.70
	laximum CRA grant that based on 75% match. \$2			\$	20,000.00



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 <u>after approval</u> 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

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

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

<u>Step 3:</u> Submit application and other required application materials by due date.

There are three ways to submit an application;

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



APPLICATION DEADLINES - 2024

February 2, 2024 March 29, 2024 May 31, 2024

August 2, 2024 September 27, 2024 November 29, 2024

Email questions to cra@ocalafl.gov

- II. Eligibility and General Requirements
 - (a) <u>Eligible Applicants</u> 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) <u>Ineligible Properties</u> The following types of property are <u>not eligible</u> 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) <u>Eligible Areas</u> 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 <u>cannot</u> 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 <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (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 <u>only if</u> 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 (<u>https://ocalafl.civicserve.com/</u>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.



- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in <u>Section</u> 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: 128 JFG ROOF - PAINT - LANDSCAPE IMPROVEMENT
Project Address: <u>428 NE 7th TERR OLDES FI.</u>
Parcel Number:
APPLICANT INFORMATION
Applicant's Name:
JEG PROPERTIES
Name of person to receive all correspondence if different from applicant:
JOYCE GAMACHE
Agent's Name (if applicable):
Agent's Mailing Address: 1531 NE 2 Nd ST
City: OGALA State: T Zip: 34470
Phone number: 352 816 1833 Fax:
E-mailaddress:FG PROPERTIES & OUTLOOK, COM
How long have you owned / lived at the current location? yesus +
PROJECT DESCRIPTION:
If necessary, attach additional sheets addressing the following:
Explain the purpose of and need for the proposed improvements.
REPLOCING ORIGINAL ROOF
PAINTING EXTERIOR
IMPROVING LANDSCAPING



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: <u> </u>
Project Address: <u>428 NE 7 ferrer</u>
Parcel Number:
5
<u>APPLICANT INFORMATION</u>
Applicant's Name:
JEF Properties, LLC
Name of person to receive all correspondence if different from applicant:
Joyce GAMACH
Agent's Name (if applicable):
Agent's Mailing Address: 1531 NE SSL
City: OCACA State: FI Zip: 34470
Phone number: 3 52 8 16 1833 Fax:
E-mailaddress:FG Properties, LLC
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.
REROOF AS PRR Bidd
Print experior or Home as per bids
REMOVAL OF OVERILANGING TREE AND ADDING
ADDITIONAL LANDSCAPING



Would the proposed improvements be made without the assistance of the grant

JE program? If not, please explain. No, Cost Prohibited PROJECT COSTS & SCHEDULE e 8

Estimated cost of project based on attached submitted low bid.	21714 +5275	LOW BID ROOF
Required Attach itemized bid sheets.	\$ 26989	
How much funding assistance are you requesting?7 S	0/0	
Anticipated start date: Anticipated complete	etion date:	



GENERAL CONDITIONS

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

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

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

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

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

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



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Applicant

Joyce GAMACh, owner/occupant of building at NE 7 terrace, have read 428 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:	Jay 6	2	Jam	rch	-	
Date:	00,	122	125			

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 / Ŋ
Is there an active City code enforcement case on the proper	ty? Y / <mark>N</mark>
Is the building on the National Register of Historic Places?	Y / N

Revised March 2024

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Revised March 2024

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

8.0

ALA

Revised March 2024

Purpose	
Ocala Community Redev	of single-family and duplex homes within designated neighborhoods in the East velopment Area (CRA) to make improvements to their properties, thereby ions and improving the aesthetics of the community.
	ions and improving the aesthetics of the community.
Plan Consistency	
the potential for property segments and crossroad special character. Goal	de – Provision of grants for properties which add value in the CRA and increase y redevelopment. Goal 2: Restore value and prominence to gateways, corridor ds by enhancing their physical appearance and visually differentiating their 3: Improve vacant, dilapidated and nuisance properties which are barriers to 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: Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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.

428 NE 7th Terr Before Photos



Figure 1



428 NE 7th Terr Before Photos





428 NE 7th Terr Before Photos



ESTIMATE

Conrad Tree Service Po Box 4368 Ocala, FL 34478

office@conradtree.com +1 (352) 867-1123



FLYWAY ACCESS, LLC

Ship to JFG Properties 428 NE 7th Terr Ocala, FL 34470

Bill to JFG Properties 428 NE 7th Terr Ocala, FL 34470

Estimate de Estimate no. Estimate dat		Sales Rep: Pat			
# Date	Product or service	Description	Qty	Rate	Amount
1.	Sales	dead palm removal and stump grind	1	\$600.00	\$600.00
2.	Sales	oak removal and stump grind	1	\$1,850.00	\$1,850.00
3.	Sales	hauling all tree debris	1	\$650.00	\$650.00
		Total		\$	3,100.00

Accepted date

Accepted by

	1520
Ralph Zirzow, Ce 667 Oc	ree Service, LLC proposal & acceptance SNW 49th CT ala, FL 34482 52-401-7607
Proposal submitted to:	Work to be performed at:
	NAME
ADDRESS ADDRESS 1531 NC 2NA ST. CITY, STATE OCALA FL. TELEPHONE	ADDRESS
1531 NE 2NA STI	ADDRESS 428 NE TH TER. CITY, STATE
CITY, STATE	
352-816-0303	TELEPHONE
	PAGE
DATE START WORK DATE	of
Proposal includes	Acceptance of proposal
MATERIAL AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICAIONS. FOR THE SUM OF	THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MAD AS OUTLINED TO THE LEFT.
PAYMENT TO BE MADE AS FOLLOWS UPON COMPLETION	SIGNATURE OR COMPANY
THIS PROPOSAL MAY BE WITHDRAWN	AUTHORIZED SIGNATURE
BY US IF NOT ACCEPTED WITHIN DAYS	DATE OF ACCEPTANCE



Prodigy Painting Services

529 SE 35th Ave Ocala, FL 34471-2959 +13522168501 prodigypaintingestimates@gmail.com http://wwwelovetopaint.com

Estimate

ADDRESS

ESTIMATE # 2224 DATE 01/08/2025

John Gamache 428 NE 7th Terr Ocala, FL United States

JOBSITE ADDRESS

Exterior 428 NE 7th Terr

QTY	RATE	AMOUNT	
2,486	0.95	2,361.70	
2,486	0.25	621.50	
358	3.25	1,163.50	
402	1.50	603.00	
1	100.00	100.00	
1	100.00	100.00	
1	75.00	75.00	
1	250.00	250.00	
		5,274.70	
		0.00	
	\${	5,274.70	
	2,486 2,486 358 402 1 1 1	2,486 0.95 2,486 0.25 358 3.25 402 1.50 1 100.00 1 100.00 1 75.00 1 250.00	2,486 0.95 2,361.70 2,486 0.25 621.50 358 3.25 1,163.50 402 1.50 603.00 1 100.00 100.00 1 75.00 75.00 1 250.00 250.00

and fixtures will covered/protected from any overspray or paint drips. Walls (wood siding and block) will be primed with Lox On conditioner then painted 2 coats Sherwin Williams Super paint up to 2 colors. 3 layers of coverage. Exterior front and back porch ceilings will be painted. Soffit, fascia and/or gutters will be spray painted white or same color. Exterior metal doors doors will be painted. chimney will be painted same process. All paint and materials included in price. Job will take up to 3 days to complete. Labor Warrantee expires 5 years from Invoice date.

Thank you for your time meeting me and going over your project. We would love to work with you!

Accepted By

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Accepted Date

Prepared For

428 NE 7th Terrace Ocala, Florida 34470

Estimate # 2562 Date 12/30/2024

Layfield Painting

5521 SE 2nd Street Ocala, Florida 34480 Phone: (352) 274-5897 Email: loren.layfieldpaintingllc@gmail.com Web: Layfieldpaintingllc.com

Description

Exterior

- Pressure wash cold water 4000 psi using mild house wash and chlorine where needed.
- Sand all smooth surfaces before paint.
- Caulk around all trim, window frames and door frames. Use Sherwin Williams Powerhouse.
- Finish walls with Sherwin Williams Super Paint Exterior. Two coats.
- Finish all doors and trim with Sherwin Williams Super Paint Exterior.
- Includes floor coating on front porch around to laundry room and all other previously painted surfaces.
- Includes all labor, materials and equipment.

Subtotal	\$5,900.00

Total

\$5,900.00

Sales Rep. Name: BRAD MYFAZO	Cell #: 352-427-6935
SHINGLE ROOF CON	ГRACT Date: 12-18-24
LAYFIELD ROOFING & CONSTRUCTION 5521 SE 2nd Street, Ocala, FL 34480 (352) 274-5889 • layfieldroofing@gmail.com	CONTRACT AMOUNT: DEPOSIT AMOUNT: BALANCE AMOUNT: DEPCASH EPCHECK CC FINANCE Lender Name Customer I.D.# Balance due upon completion of Installation.
Proposal Submitted To:	BHINEMC. 9MIL. COM
Name JOHM JAMACHT	Date 12-18-24
Address 428 NE ME TOTOM	Phone #
City, Zip OCALA FL	Salesman RZAD
Specifications and Estimate: Remove	eal -x- 5 Year workmanship warranty -x- Protect landscaping -x- Clean gutters -x- Furnish permit -x- Magnetized clean up All wood is extra at cost of materials and labor
Special Instructions:	Measurements
* TAKANDE EMPERITARY TO * TAKANDE 15" 4 24 COX PLYWOOD * TASTALL 1X4 ON 24" COXITAS THERAM TRANSFOR AND CAPATE * THERME 2X6 FROM THICKUL	Deno Are Seale
We hereby propose to do the work outlined above for the sum of the	of HUNDRED Fourions Dollars (\$ 2/,7/40)
All payments are due, upon completion and must be inded payable to LAT i Table NOOTION, INC upon completion and must be made payable to LAY FIELD ROOFING & CONSTRUCTION, INC warranty. Company is not responsible or liable for damages caused by acts of nature, storm damag interior damage while replacing skylights and other fixtures, or heater unlis of any kind. This is a c during the entire construction process. Layfield Roofing & Construction, Inc is not responsible for tools. Within 3 days of completion the site will be cleaned 100% and thereafter will become the co above specifications will be executed only upon written orders and will become the active to the site will be acted in the site will be coded in the site will be coded in the site of the site will be coded in the site of the site will be coded in the site will be coded in the site will be coded in the site of the site will be coded in the site will be c	2. Any payments not made as out-lined could result in liens against your home and a voided to neglect, third parties that include but are not limited to material delivery or debris removal, construction size. The inhabitants, guests and any other parties are responsible for their own safety injuries due to personal negligence. This includes, but is not limited to fisteners, sharp materials and mpanies liability. Colors matching on repairs is not guaranteed. Any alteration or deviation from the ided to the estimate. *Limited Lifetime shingles refers to the manufacturers warranty. If self adhered ad wood cost is double. Layfield Roofing & Construction, Inc. is not responsible or liable, unless or as tone chimners is not covered by the warranty. To work the flashing the stone must be removed.
	e of Proposal posal. Payment will be made as outlined above.
I understand that failure to pay will result in	actions in accordance to the Florida Lien Law.
Signature	Date of acceptance

(352) 622-5235 2550 NE 36th Ave mail@ocalaroofing.com Suite A License #CCC1331588 Ocala, FL 34470 Date **Owner Name** 1-22-25 JFG Properties City, State & Zip **Job Location** Ocala, FL 34470 428 NE 7th Terrace Email Phone b.hizen@gmail.com 352-816-0303 **Residential Estimate/Contract Proposal** Homeowner/Client Responsibilities Job Type: □ Commercial Unless listed in proposal the following items ☑ Single-Family □ Multi-Family are not included in contract price: Skylights, □ Mobile Home □ Detached Structure Power fans, solar tubes, and power Roof System Material(s): bathroom vents. In addition, any existing Architectural Asphalt Shingles solar equipment/pool panels will be removed at owner's expense prior to start of roofing □, Modified Bitumen Metal Roof System project. Satellite dishes will be reinstalled as close to Remove single (1) layers of existing roofing original location as possible, unless materials down to decking requested to dispose of. Ocala Roofing does Re nail existing decking per FL Code not guarantee dish to line up for signal and Clean out Gutters therefore is the owner's responsibility to get Haul away Debris to approved Landfill with satellite provider. Daily Magnetic clean up All overdue payments shall bear interest at (Additional hidden layers of roofing material 18% per annum. Property owner will be Initials billed at .75¢ per sq ft) responsible for any fees associated with Installation: collections. ☑ Install new double layer synthetic underlayment Any wood replacement, drip edge, or □, Install peel-n-stick to entire roof unforeseen situations is solely the ☑ Install new Drip Edge:□ White□ Black □ Brown responsibility of the owner/client to paint (Where no gutters are located.) unless otherwise stated in contract. □, Install peel-n-stick to all valley areas ☑ Install new squirrel proof bullet boot **Additional Prices** flashings/vents All rotten wood or damaged truss work, ☑ Install new ridge ventilation:□Aluminum□Cobra fascia, Hardie board, miscellaneous wood, planks and frame work will be replaced at a Install Other/Additional Ventilation □ Seal all perimiters and protrusions with high rate of \$10 per lineal ft. quality roofing cement. All rotten and/or damaged plywood will be replaced with 1/2 in. CDX Plywood at a rate of □, Architectural Shingles: (Limited Lifetime) Metal D Flat \$100 per 4' X 8' sheet. Brand 26 Guage Ultra Rib Color Mill Finish All custom wood installed such as: tongue-ingroove, T111, cypress, cedar, and CDX plywood in sizes beyond 1/2 in will be billed Other: This price includes 61 sheets of cdx yellow pine 1/2 inch plywood. for material and labor rate of \$100 per man This price includes 20 linear foot of 2x4 for facia. hour. This price includes 40-45 linear foot of 1x6 facia. Any flashing work such as: Chimney, wall, This price includes flashing and counter flashing for entire chimney. etc., will be billed at \$18 per lineal ft.

New Roof System Warra	anty			
Ocala Roofing, Inc. will warrant the installed New Shingle Roof System against leaks caused by defects in installation labor for a period of <u>(6)</u> years from date of completion.				
Pricing				
Cost for the installation of New Roof System:	<u>\$23,850.00</u>	Initials		
In order to use a credit/debit card option, you must agree to an a	additional fee of 4%	Initials		
**Due to the price of material increases this price is good for guarantee on any future material increases beyond the date of s option of the contractor. Access to the building is implied. Submitted by: <u>Austin Smith</u> , Sales - (352)	r only 10 days, but imp igning, and is void herea	lies no after at the		
<u>Acceptance of Contra</u> I have read and Understand the above contract and Terms a page of contract agreement and agree to same.		on the final		
If this proposal is acceptable to you, please sign and date b (Please send signed contracts to mail@ocalaroofing.com)	elow.			
1×0000				
Accepted by: Owner/Legal Rep:	<u></u>	-		
Print Name:				
Date:		2		
Thank you for considering Ocala Roofing, Inc. for	your residental roo	ofing needs!		

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CONTRACT TERMS AND CONDITIONS

Unless otherwise specified herein, the price quoted does not include removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, roofing, caulking, metal edging or flashing of any type. If, during the course of Contractor's performance, it should become apparent that any such portion(s) of the structure should be repaired or replaced, Owner may authorize Contractor to do such additional work and another fee for the additional work will have to be negotiated at that time. This proposal may be revoked by Contractor at any time prior to acceptance and shall be automatically revoked thirty (30) days after its delivery to Owner.

Payment shall be due when specified herein. In the absence of a specified payment due date, payment shall be due upon completion of Contractor's performance. All overdue payments shall bear interest at eighteen (18%) percent per annum. Contractor may stop work if payments are not made when due. Upon Contractor's work stoppage for non-payment, the entire contract price shall immediately become due and payable. Owner shall be responsible for payment of 5% of contract price and any specially ordered material due to cancellation of a signed contact. Owner may be required to

make a deposit or advance payment for specially ordered materials. In the event that a work stoppage, ordered by the Owner, continues for a period of thirty (30) days, the entire contract price shall become immediately due and payable. In the event of any work stoppage, the Owner shall provide for protection of the premises and any materials thereon and shall be solely responsible for any damage thereto or loss thereof.

The Owner shall be solely liable for any damage to sidewalks, curbs, driveways, structures, cesspools, septic tanks, sewer lines, water or gas lines, arches, shrubs, lawn, trees, clothesline, telephone, electric, or cable lines, antennas, satellite dishes, any nail damage to tires, or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees, or other representatives. Owner further warrants and represents that he shall be responsible for the conditions of the premises over which the Contractor has no control and shall be solely liable for any damage to the premises or injury to

persons or property caused thereby. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agents crossing adjacent real property in order to access the Owner's real property.

Contractor is not be responsible for any existing conditions, including but not limited to, items such as chimney base or counter flashing, leaking caused by flashing at the junction of metal pan roof to main roof, especially at places such as Florida rooms or existing tie-in structures, which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms, or other existing tie-in structures may leak because of the following: the metal pan has insufficient slope, wind-driven rain occasionally travels uphill, temperature changes cause dew or condensation on the metal pan roof. Contractor is not responsible for any attic lines such as A/C, electric, or phone that are damaged due to improper installation according to the Building Code.

Any warranty shall be limited to that provided by the manufacturer of the products and materials used in construction, if any. Contractor makes no express or implied warranties of any kind including without limitation any warranty of merchantability or fitness for a particular purpose unless stated in contract, and Owner hereby disclaims the same. All warranties are nontransferable unless otherwise stated in warranties to be null and void unless written approval is approval is obtained from an authorized representative of contractor. Any work performed by an unauthorized

representative of Ocala Roofing, Inc., after work is completed by Ocala Roofing, Inc. will cause all warranties to be null and void, unless written approval is obtained from an authorized representative from Ocala Roofing, Inc.

Where colors of materials are intended to match, Contractor neither expressly nor impliedly guarantees said match.

Contractor will not be responsible for any damages caused by leaks or other problems, in the event that the owner does not inform the Contractor of the leak or other problem within 72 hours of leak or problem occurrence. Owner agrees to indemnity and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages/claims as a result of mold, algae, or fungus. It is understood that the Contractor's insurer will exclude all coverage, including defense for damage related to bodily injury, property damage, and clean up directly or indirectly in whole or in part for any action brought by mold including fungus and mildew regardless of cost, event, material, product or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs.

If Contractor's performance shall be in any way prevented, interrupted, or hindered as a consequence of an act of God, or civil disturbance, riot, strike, lockout, fire, earthquake, or other natural calamities, legislation or restriction of any government of other authority, force majeure or any other circumstances beyond the control of the Contractor, Contractor's obligations shall be wholly or partially suspended during the continuance and to the extent of such prevention, interruption or hindrance.

In any litigation, including breach, enforcement or interpretation arising out of this Agreement, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs. In the event that litigation or any other dispute resolution proceeding is commenced that involves the enforcement of this Agreement, the prevailing party shall be entitled to an award of all costs, expenses, and reasonable attorney fees from the time that the proceeding was commenced until all appeals, if any, are final.

This Agreement constitutes the entire agreement between the parties and supersedes any representations, warranties, or agreements (written or oral) heretofore made or entered into between the parties. This Agreement shall be governed by the laws of Florida applicable to contracts made and to be performed in Florida. Except as prohibited by law, the parties irrevocably consent to the jurisdiction of the State Courts located in Marion County, Florida.

Changes, modifications, waivers, additions or amendments to this Agreement, shall be binding on Contractor only if such are in writing and signed by a duly authorized representative of Contractor. The failure on Contractor to enforce, at any time or for any period of time, any of the provisions of this Agreement, shall not constitute a waiver of such provisions or of the right of Contractor to enforce each and every provision.

CRA Meeting: 5/20/2025

CASE MAP

Case Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: CRA25-0009

.18 Acres East Ocala High Intensity/Central Core R3, Multi-Family Residential A request for use of CRA funds.







This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is growth Management Dep **158** t establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

CRA Meeting: 5/20/2025

CASE MAP

Case Number:

Property Size:

CRA Location:

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Proposal:

Land Use Designation:

CRA25-0009

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CRA25-0009

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE				
GOMACHE JOHN EAST OLOLA CRA				
MAILING ADDRESS THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON				
948 NE 44 St. MARION WHICH I SERVE IS A UNIT OF:				
CITY COUNTY				
CITY	NAME OF POLITICAL SUBDIVISION:			
OCALS	NAME OF POLITICAL SUBDIVISION.			
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:			
JUNE 25				
UNNE CO				

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

*

- PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and
- WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

A copy of the form must be provided immediately to the other members of the agency.

The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST
1. JOHN GAMACHE, hereby disclose that on JUNE 25, 2025
(a) A measure came or will come before my agency which (check one or more)
inured to my special private gain or loss;
inured to the special gain or loss of my business associate,
inured to the special gain or loss of my relative,
inured to the special gain or loss of by
whom I am retained; or
inured to the special gain or loss of, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
RELATED to BUSINESS OWNER
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.
Date Filed Signature
Date Filed Signature
NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE
CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C.

CIVIL PENALTY NOT TO EXCEED \$10,000.



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

DCALA

Revised March 2024

D				
Purpose				
Ocala Community Redev	of single-family and duplex homes within designated neighborhoods in the East velopment Area (CRA) to make improvements to their properties, thereby ons 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 AreasNeighborhoods 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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

Legislation Text

www.ocalafl.gov

File #: 2025-1591

Agenda Item #: 5f.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 837 NE Second Street, in an amount not to exceed \$19,810

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

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 approaction. The entire approaction packet is attached.			
Grant ID #	CRA25-0011		
Applicant	Jody Talmadge		
Address	837 NE Second St		
Parcel ID	2820-044-003		
Project Description	This project involves reroofing, repainting, and replacing the HVAC.		
Low Quotes	\$26,413		
Recommended Grant Amount	\$19,810		

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

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 home was built in 1932.
- The applicant has lived in the home for 18 years and runs a hair salon from the property.
- The roof has holes, is leaking, and is currently covered with a tarp, leaving it vulnerable to heavy rain, weather-related damage, and reduced energy efficiency.
- The HVAC system does not work correctly and causes power surges.
- The exterior paint is chipping, leading to damage to the underlying wood, which now requires replacement. The home will be repainted to its current color.
- The grant will enable these essential improvements to be completed more efficiently, preventing further damage to the home.
- The improvements will increase energy efficiency, provide added weather protection, and improve the aesthetic appeal of the home.
- The application meets the requirements and is eligible for grant consideration.
- The Grant Review Committee (GRC) visited the property on April 15, 2025. The home was identified as a suitable candidate for this grant program. There are potential options for future improvements that could be supported by the grant, including repair of the stairs to the back deck and landscaping.
- The East Ocala CRA Advisory Committee reviewed and recommended approval of this application on July 25, 2025.

Please refer to the attached documents for the application packet and approved grant framework. Staff recommends approval.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



MEMORANDUM

 DATE June 25, 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 CRA25-0011

Address: 837 NE 2nd St (Parcels: 2820-044-003)

Applicant: Jody Talmadge

Project: This project involves reroofing, repainting, and replacing the HVAC.

A summary of the work item and quotes received are presented in the attached CRA Project Cost Worksheet.

Findings and Conclusion:

- The home was built in 1932.
- The applicant has lived in the home for 18 years and runs a hair salon from the property.
- The roof has holes, is leaking, and is currently covered with a tarp, leaving it vulnerable to heavy rain, weather related damage, and reduced energy efficiency.
- The HVAC system does not work properly and causes power surges.
- The exterior paint is chipping, leading to damage in the underlying wood, which now requires replacement. The home will be repainted to its current color.
- The grant will enable these essential improvements to be completed more efficiently, preventing further damage to the home.
- The improvements will increase energy efficiency, provide added weather protection, and increase the aesthetic appeal of the home.
- "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

Page | 1

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 April 15, 2025. The home was found to be a good candidate for this grant program. There are potential options for future improvements that could be supported by the grant including repair of the stairs to the back deck and landscaping. Please refer to the images below for highlights of the existing condition. The full application is also attached.

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

Ocala Community Redevelopment Agency Project Cost Summary					
Application ID: CRA25-0011					
Address:	837 NE 2nd St				
CRA subarea:		East Ocala			
No. Eligible work item	ŀ	ligh quote		Low quote	
1 Reroofing	\$	13,256	\$	12,650	
2 HVAC	\$	9,990	\$	8,200	
3 Repainting	\$	5,800	\$	5,563	
Total	\$	29,046	\$	26,413	
Maximum CRA grant that can be awarded					
based on 75% match.				19,810	



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 <u>after approval</u> 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

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

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

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

There are three ways to submit an application;

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



APPLICATION DEADLINES - 2024

February 2, 2024	August 2, 2024
March 29, 2024	September 27, 2024
May 31, 2024	November 29, 2024

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

- (a) <u>Eligible Applicants</u> 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) <u>Ineligible Properties</u> The following types of property are <u>not eligible</u> 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) <u>Eligible Areas</u> 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 <u>cannot</u> 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 <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (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 <u>only if</u> 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 (<u>https://ocalafl.civicserve.com/</u>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.



- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in <u>Section</u> <u>V – Application Evaluation</u>.
- (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:	
Project Address: 837 NE 22d & OCAL FI 3MMP	0
Parcel Number:2820-044-003	
APPLICANT INFORMATION	
Applicant's Name:	
Ubdy Talmadge	
Name of person to receive all correspondence if different from applicant:	
Agent's Name (if applicable):	
Agent's Mailing Address:	
City: State: Zip:	
Phone number: Fax:	
E-mailaddress:	
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. The noch has have and is leaking The Acthest does not work properly and cause power surges	
	placing
generation production	Page 7



Would the proposed improvements be made without the assistance of the grant

program? If not, please explain. ntually ind me

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid.

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting?

Anticipated start date: AS Soon as a Anticipated completion date: _____



GENERAL CONDITIONS

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

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

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

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

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

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



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Applicant

1, Obdy TalMadye, owner/	occupant o	of building at	
<u>637 NE 243 A Centre 344</u> ? have terms and conditions of the Program and agree to the generative the application process and guidelines of the Program. Signature: <u>Ober Almosf</u> Date: <u>3124105</u>		and understar as and terms out	
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?	YN)	
Is there an active City code enforcement case on the prope	erty? Y / M	\supset	
Is the building on the National Register of Historic Places?	Y / Ŋ	1	





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OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

Revised March 2024

Purpose	
Ocala Community Redev reducing blighted condition	of single-family and duplex homes within designated neighborhoods in the East elopment Area (CRA) to make improvements to their properties, thereby ons and improving the aesthetics of the community.
Plan Consistency	
the potential for property segments and crossroad special character. Goal 3	e – Provision of grants for properties which add value in the CRA and increase redevelopment. Goal 2: Restore value and prominence to gateways, corridor s by enhancing their physical appearance and visually differentiating their b : Improve vacant, dilapidated and nuisance properties which are barriers to 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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.









Figure 3





SEC 17 TWP 15 RGE 22


25, 2:29 PM					MCPA P	roperty Reco	ord Card			
Improvement Effective Age Condition Quality Grade Inspected on	1F - SFR- 01 5 - 20-24 YR 4 400 - FAIR 4/24/2020 by	S	Y RESID				Year Built Physical Deterioratio Obsolescence: Function Obsolescence: Location Architecture H - HISTORICAL RESIDE Base Perimete			ation 0 ⁶ tional 0 ⁶ tional 0 ⁶ SIDENC
 Type IDExterior W	alls S	tories Yo	ear Built Fi	nished A	Attic B	smt Area B	smt Finish	ı Ground	Floor Area Tota	l Flr Ar
RES 0126 - SIDIN	G-NO SHTG	1.22	1934	Ν		0 %	0 %		1,166	1,4
DCK 0201 - NO EX		1.00	1993	Ν		0 %	0 %		230	2
FSP 0301 - NO EX		1.00	1934	Ν		0 %	0 %		154	1
UST 0430 - WOOI Section: 1	O SHINGLES	1.00	1934	Ν		0 %	0 %		255	2
Roof Style: 10 GA Roof Cover: 08 FE Heat Meth 1: 20 F Heat Meth 2: 00 Foundation: 3 PIE A/C: Y	BRGLASS SHN IEAT PUMP	GL Wa Hea Hea	or Finish: 3 Il Finish: 2 at Fuel 1: 1 at Fuel 2: 0 eplaces: 0	0 PLAS 0 ELEC	TER	ON WOOD	4 Fixturo 3 Fixturo 2 Fixturo	ns: 2 e Baths: 0 e Baths: 1 e Baths: 0 xtures: 2	Blt-In Kitchen: Dishwasher: Y Garbage Dispos Garbage Comp Intercom: N Vacuum: N	sal: Y
			Misc	ellaneou	is Impro	ovements				
Туре			Nb	r Units		Life	Year In	Grade	Length	Wid
159 PAV CONCRE				364.00	SF	20	1999	3	0.0	(
156 PAVING BRIC				250.00	SF	20	1993	3	0.0	(
144 PAVING ASPH				560.00	SF	5	1970	1	0.0	(
UDU UTILITY-UN	FINS			168.00	SF	40	2000	2	12.0	14
				<u>Apprai</u>	iser No	tes				
1 FIREPLACE CAI STILT HOME UST GAME ROOM IS F EST.BACK DUE T	UNDER RES S PERCENTAGEI		RT OF RES		and Bu	ilding				
Permit Number	Dat	e Issued	l D	ate Cor	npleted	Desc	ription			
Permit Number OC00923		e Issued 1/1993	l D	ate Cor	npleted	l Desc POO	ription L			
OC00923 OC01701	6/		I D	ate Cor - -	npleted	POO	-	A		
OC00923	6/ 10 4/	1/1993	l D	ate Cor - -	npleted	POO BLD BLD	L	& HEAT I	PUMP	

Back to Search Results

Tax Roll	Prope	erty Summary				<u>Help</u>
Account N	lumber	R2820-0	044-003	Туре	REAL ESTATE	Request Future E-Bill
Address		837 NE 2ND ST (DCALA	Status		
Sec/Twn/R	Rng	17 15 22		Subdivision	4701	
Year F	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
<u>2010</u> F	२	2010 R2820-044-003	PAID	11/2010	970.85	<u>Tax Bill</u>
<u>2011</u> F	२	2011 R2820-044-003	PAID	11/2011	623.04	<u>Tax Bill</u>
<u>2012</u> F	२	2012 R2820-044-003	PAID	11/2012	483.00	<u>Tax Bill</u>
<u>2013</u> F	२	2013 R2820-044-003	PAID	11/2013	457.79	<u>Tax Bill</u>
<u>2014</u> F	२	2014 R2820-044-003	PAID	11/2014	446.76	<u>Tax Bill</u>
<u>2015</u> F	२	2015 R2820-044-003	PAID	11/2015	484.33	<u>Tax Bill</u>
<u>2016</u> F	२	2016 R2820-044-003	PAID	11/2016	479.17	<u>Tax Bill</u>
<u>2017</u> F	२	2017 R2820-044-003	PAID	11/2017	480.61	<u>Tax Bill</u>
<u>2018</u> F	२	2018 R2820-044-003	PAID	11/2018	480.42	<u>Tax Bill</u>
<u>2019</u> F	२	2019 R2820-044-003	PAID	11/2019	493.96	<u>Tax Bill</u>
<u>2020</u> F	२	2020 R2820-044-003	PAID	11/2020	497.39	<u>Tax Bill</u>
<u>2021</u> F	२	2021 R2820-044-003	PAID	11/2021	850.17	<u>Tax Bill</u>
<u>2022</u> F	२	2022 R2820-044-003	PAID	11/2022	659.54	<u>Tax Bill</u>
<u>2023</u> F	२	2023 R2820-044-003	PAID	11/2023	802.51	<u>Tax Bill</u>
<u>2024</u> F	२	2024 R2820-044-003	PAID	11/2024	809.75	<u>Tax Bill</u>

CURRENT ACCOUNT DETAILS

Account Number

R2820-044-003

2024

<u>Tax Bill</u>

	Property Description SEC 17 TWP 15 RGE 22 PLAT BOOK E			Owner Information TALMADGE JODY			
	PAGE 004 CAL	DWELLS ADD O	CALA LO	837 NE 2N	D ST		
	T 3 SUB OF LO	UB OF LOT 44			34470-6753		
	Current	Values and Ex	emptions	Taxe	s and Fees Levie	d	
	MARKET VALU	134,476		TAXES			530.29
	ASSESSMENT	65,032		SP. ASMT			313.20
	TAXABLE	25,000					
	EXCD01	25,000					
	EXCD38	15,032					
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1		
809.75	818.19	826.62	835.06	843.49	868.79		
Post Date	Receipt	t# Pmt Typ	e Status	Disc	Interest	Total	
12/06/2024 19	97 2024 0007477.	.0000 Full	Pmt Posted	\$33.74-	\$.00	\$809.75	

Links of Interest

Property Tax - Tax Roll Property Summary

LINK TO PA GIS LINK TO PROPERTY APPRAISER WEB 3/1/25, 8:56 AM

PROPOSAL

PROPOSAL

Linda Biro 360 Painting of Spring Hill Ibiro@360painting.com

Jody Talmadge Jody Talmadge 837 Northeast 2nd Street Ocala, FL 34470 United States 360° PAINTING http://360painting.com/spring-hill

JOB NO: 387 DATE: 3/1/2025 8:54 AM PHONE:

TWO YEAR WRITTEN GUARANTEE OF QUALITY

\$2,000,000 LIABILITY INSURANCE COVERAGE

Re: Residential Exterior

Detailed Project Specifications:

837 NE 2nd Street, Ocala 34470



NEW COLOR UNITS/QTY #COATS

Minor Wood Repair & Sealer	1.00	1	
Prime New Wood Shaker Shingles	180.00	1	
Materials: SW DTM Bonding Primer:			
Level 1 Easy Boxing (Soffits & Eaves)	167.25	2	
Materials: SW EXT Superpaint:			
Siding (Aluminum, Hardy Board, Masonite & Vinyl	2,353.00	2	

85

/25, 8:56 AM	PROPOS	AL.
Materials: • SW EXT Superpaint:		
Shutter Large- Standard Materials: SW EXT Superpaint:	4.00	2
Doors 1-4 Panel Exterior Materials: SW EXT Superpaint:	2.00	2
Door 5-8 Panel Exterior Materials: SW EXT Superpaint:	4.00	2
Porch Ceiling Materials: SW EXT Superpaint:	160.00	2
Railings including spindles Materials: SW EXT Superpaint:	32.00	2
Band Board Materials: SW EXT Superpaint:	32.00	2
2d- Window Casing Simple Exterior Materials: SW EXT Superpaint Gloss:	21.00	2
Pressure Wash	1.00	1
Set Up/Prep/Clean Up (20%-25% total hours)	1.00	1

837 NE 2ND STREET, OCALA 34470 SUBTOTAL \$5,497.71

GRAND TOTAL \$5,563.06

2

Shardell's Elite Painting We get it done right!

(305) 772-3684 Falconmaeco@gmail.com

To: Jody Talmadge 837 Northeast 2nd Street Ocala, Fl 34420 Customer ID No. 0549



PROPOSAL

Date: 4/18/2025

Two year written guarantee of quality.

\$2,000,000 Liablity Insurance Coverage

Let us make you smile when you arrive at your residence!

Salesperson		Job Payment terms		;	Due da	te	
Lloyd Rawls		Owner Due on receipt			TBD		
Qty	Descri	ption		Unit price	;	Line total	
1	Minor W	'ood Repair			1.00	1.00	
1	Prime N	ew Wood Shaker Shingles			180.00	180.00	
2	Level 1	Easy Boxing (Soffit & Eaves)			165.00	330.00	
2	Siding (Siding (Aluminum, Hardy Board, Masonite & Vinyl)		2,400.00		4,800.00	
2	Shutter	Shutter Large - Standard		ter Large - Standard 4.00		4.00	8.00
2	Doors 1-	Doors 1-4 Panel Exterior		Doors 1-4 Panel Exterior 5.0		5.00	10.00
2	Door 5-8	Door 5-8 Panel Exterior 4.0		4.00	8.00		
2	Porch Co	eiling			150.00	300.00	
2	Railings	including spindles			30.00	60.00	
2	Band Bo	and Board 30.0		30.00	60.00		
2	2d- Win	2d- Window Casing Simple Exterior		2d- Window Casing Simple Exterior 20		20.00	40.00
1	Pressure	Pressure Wash		Pressure Wash 1.0		1.00	1.00
1	Set up/I	Set up/Prep/Clean Up			2.00	2.00	

	Subtotal	5,800.00
	Sales Tax	0.00
	Total	5,800.00



Quotation prepared by: Shardell's Elite Painting

This is a quotation on the goods named, subject to the conditions noted below: All sales final, payment due upon receipt.

To accept this quotation, sign here and return: _____

Thank you for your business!

Florida Air, Inc. 13929 SW 130th Ave Archer, FL 32618 352-602-4050

CAC#1822001

FLORIDA

BILL TO Jody Talmadge 837 Northeast 2nd Street Ocala, FL 34470 USA

ESTIMATE 21536002

ESTIMATE DATE Feb 24, 2025

JOB ADDRESS

Jody Talmadge 837 Northeast 2nd Street Ocala, FL 34470 USA Job: 21537284 Technician: Zane Roeder

ESTIMATE DETAILS

HVAC Replacement:

3.5 ton heat pump package unit with 8KW heat strips, digital programmable thermostat, 4 inch concrete pad with hurricane straps, drain safety switch, insulate refrigerant lines outside, insulate drain line, new 14x20x14 filter system with case of 14x20x1 filters, enlarge return and supply flex for proper 3.5 ton airflow. Removal of existing equipment, professional installation and start up, 1 year labor warranty, 10 year parts warranty. Meets all local and state code requirements. Meets new DOE requirements effective January 1st, 2023.

Trane 13.6 SEER2: \$9,290.00 5WCC4042A1000 (single stage package unit)

15.2 SEER2: \$9,990.00 5WCZ5042A1000 (2-stage package unit)

Goodman 13.4 SEER2: \$7,990.00 GPHH34241 (single stage outdoor unit)

15.2 SEER2: \$8,890.00 GPHH54241A (2-stage package unit)

(Does not include electrical circuit)

**Recommended Upgrades
Surge protectors: \$364 for two
Reme Halo UV Light System: \$950
Extended warranty to cover labor for an additional 9 years (10 years total): \$1,800
Maintenance Agreement: \$210 for biannual maintenance

	SUB-TOTAL	\$0.00
	TOTAL	\$0.00
CUSTOMER AUTHORIZATION		
THE IS AN ESTIMATE NOT A CONTRACT FOR SERVICES. The summary of	ove is furnished by Elerida Air, Inc. as a p	and faith

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Florida Air, Inc. 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

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Date

You accepted an estimate from Golden Hands A/C and Heat IIc

Estimate accepted April 18, 2025

We look forward to working with you.

Customer

Jody Talmadge Luluramone78@gmail.com +1 (352) 497-8627 837 NE 2nd st Ocala, Florida 34470

Estimate #000319

April 18, 2025

Hide full details 🔨

Quote to replace	
3.5 ton carrier heat pump package unit Price is for equipment only 3.5 ton Carrier heat pump R454B pack unit	\$6,200.00
Package unit system installation labor and ductwork upsize only Labor and materials to install a 5 ton package unit and upsize ductwork. Golden hands AC and heat LLC will honor an unlimited lifetime labor warranty.	\$2,000.00
Subtotal	\$8,200.00

Golden Hands A/C and Heat IIc goldenhandsacandheat@gmail.com +1 (904) 887-7147

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Could not connect to the reCAPTCHA service. Please check your internet connection and reload to get a reCAPTCHA challenge.

BO LUIC		Page No.	1 of 2 Pages
BIG D ROOFING SERVICES Don Stauss 3145 NE 36th Avenue	(352) 236-295 Don H. Stauss, Jr O www.bigdroofs.com paula@bigdroofs.com (Licensed and Insured)	wner	PROPOSAL AND ACCEPTANCE
Ocala, Florida 34479			CENSE NUMBER: CCC1328382
PROPOSAL SUBMITTED TO	Talmadge	PHONE 352-497-8627	DATE
STREET STAT AL AL	ET	JOB NAME	
CITY, STATE AND ZIP CODE	01	JOB LOCATION	
Ocala, f	ĨL.	JOB LOOAHON	
ARCHITECT	DATE OF PLANS	EMAIL Interanne 78 Qqmavil	JOB PHONE
We hereby submit specifications and estimations	tes for	In wrannone 1 o gyment	
		1	
		gle Layer/ Double Layer	
	uare for additional layers of roof		
Initial(V) Replace any worn or rotte plywood decking at no ch		\$ <u>_</u> ∑೨ [∞] per sheet for Plywood De	cking **(EXTRA) (3 sheets of
	en Fascia or Rafters at \$ _ <u>(j,S</u>)	per lineal ft. **(EXTRA)	
	m fascia or soffit \$2.00 per lineal		
	nent Summit 60 Underlayr		
	Painted Galvanized (r	not around super gutters) <mark>Color</mark> <u><i>W</i></u>	<u>nite</u>
(
(V) Install new Architectural/ Shingle Manufacturer	Dimensional Shingles <u>V</u> Ful	ngus Resistant Shingles/_ Life	etime Warranty
	ack Flashings 1-1/2" 2"	3"4"8" GRV	10" GBV
	omanco Omni Vent or similar pro		
	quest at time of acceptance)		
Solid decleing wood is	3.50 per linear fost.		
Quote includes reflashing	chimney.		
Option to upgrade to	Has Pinnacle Pristing	shingles with a litetime st	air nomenty 8 8,970.00
Action F. 21, and as	hiphuma shassic sile mate	Lucastia arithma Brad	addie hit to under mut (17/15)
() Install new metal roof system	n: 24 gauge 26 gauge	29 gauge PRICE	adding high tunp who logment 12,650
In the event any litigation is commenced costs and reasonable attorneys fee net	for enforcement or interpretation of these whether at the trial or appellate leecessary corporate debt recovery fee	MANSHIP GUARANTEED FOR F his agreement, or performance hereund vel, including any attorneys fees incurr is will be the responsibility of the client, balance outstanding after 30 days from	der, the prevailing party shall recover all red during bankruptcy action. Any
WE PROPOSE TO HEREBY FURNISH MA			
Fight Thousand Si	x Hundred Ninety a	rd 0%,00 DOI	LLARS (\$ 8,690.00)
P	AYMENT TO BE MADE AS FO	LLOWS: UPON COMPLETION	N () () () () () () () () () (
* All material is guaranteed to be as specifi like manner according to standard practi specifications involving extra costs will be become an extra charge over and abov upon strikes, accidents or delays beyon and other necessary insurance. Our wor pensation Insurance. *Rotten, demaged or w	ed. All work to be completed in a wor ces. Any alteration or deviation from a executed only upon written orders a e the estimate. All agreements cont d our control. Owner to carry fire, to kers are fully covered by Workmen's	kman- above Authorized Signature Signature Note: This proposal may be	in Poppell
Acceptance of Proposal. and conditions are satisfactory and are h to do the work as specified. Payment will	hereby accepted. You are authorized I be made as outlined above.	Signature	ds gladly accepted for a 3% bank service fee
Customer has read and agrees to C			
9		Signature	
3			- 19 - 19

CONTRACT TERMS AND CONDITIONS

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Unless otherwise specified, payment shall be due UPON COMPLETION of job - no exceptions. Contractor reserves the right to terminate contract at any time. Owner may be required to make a deposit or advance payment for specially ordered materials. Owner shall be responsible for payment of 5% of contract price and any specially ordered material due to cancellation of a signed contract. In the event that a work stoppage, ordered by the Owner, continues for a period of (30) days, the entire contract price shall become immediately due and payable. In the event of any work stoppage, the Owner shall provide for protection of the premises and any materials thereon and shall be solely responsible for any damage thereto or loss or theft thereof.

Unless otherwise specified herein, the price quoted does not include repairing/removing chimney, stucco, removing or replacing fascia, trim, sheathing, rafters, structural members, siding, masonry, vents, caulking, metal edging or flashing of any type.

The Owner shall be liable for any damage to sidewalks, curbs, driveways, structures, septic tanks, sewer lines, shrubs, lawn, trees, sprinkler systems, telephone, or cable lines, satellite dishes, swimming pools / pumps, outdoor furniture or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees, or other representatives. For skylight replacement, Contractor is not liable for interior damage due to said replacement (i.e. Debris falling into structure or drywall damage [resulting from removal of old skylight] on interior of structure). Owner further warrants and represents that he shall be responsible for the condition of the premises over which the Contractor has no control and shall be liable for any damage to the premises or property caused thereby. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agent crossing adjacent real property in order to access the Owner's real property. Owner and/or their representative(s) will hold harmless and indemnify the Contractor against any claims for accident/injury that may occur on property during project duration. Owner and/or their representative(s) shall not be permitted on or around job site during project duration (near or on construction debris area).

Contractor is not responsible for any existing conditions or items such as, including but not limited to, chimney base or counter flashing, leaking caused by flashing at the junction of metal pan roof to main roof, especially at places such as Florida rooms or existing tie-in structures, which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms, or other existing tie-in structures may leak because of the following: the metal pan has insufficient slope, wind-driven rain occasionally travels uphill, temperature changes cause dew or condensation on the metal pan roof. Contractor is not responsible for any attic lines such as A/C, electric, or phone that are damaged due to improper installation according to the Building Code.

Any warranty shall be limited to that provided by the manufacturer of the products and materials used in construction, if any. Contractor makes no express or implied warranties of any kind other than what is specified herein. All warranties, unless otherwise noted, are nontransferable. Unless written approval is obtained from an authorized representative from Big D – Don Stauss – Roofing Services, any work performed by an authorized representative, after work is completed by Big D – Don Stauss – Roofing Services, shall cause all warranties to be null and void.

Where colors of materials are intended to match, Contractor neither expressly nor impliedly guarantees said match.

Contractor will not be responsible for any damages caused by leaks or other problems, in the event that the owner does not inform the Contractor of the leak or other problem within 72 hours of leak or problem occurrence. Owner agrees to indemnity and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages / claims as a result of mold, algae, or fungus. It is understood that the Contractor's insurer will exclude all coverage, including defense for damage related to bodily injury, property damage, and clean up directly or indirectly in whole or in part for any action brought by mold, including fungus and mildew, regardless of cost, event, material, product or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs.

If Contractor's performance shall be in any way prevented, interrupted, or hindered as a consequence of an act of God, or civil disturbance, riot, strike, lockout, fire, hurricane, or other natural calamities, legislation or restriction of any government of other authority, force majeure or any other circumstances beyond the control of the Contractor, Contractor's obligation shall be wholly or partially suspended during the continuance and to the extent of such prevention, interruption or hindrance.

This Agreement constitutes the entire agreement between the parties and supersedes any representations, warranties, or agreements (written or oral) heretofore made or entered into between the parties. This Agreement shall be governed by the laws of Florida applicable to contracts made and to be performed in Florida. Except as prohibited by law, the parties irrevocably consent to the jurisdiction of the State Courts located in Marion County, Florida.

Changes, modifications, waivers, additions or amendments to this Agreement, shall be binding on Contractor only if such are in writing and sighed by a duly authorized representative of Contractor. The failure on Contractor to enforce, at any time or for any period of time, any of the provisions of this Agreement, shall not constitute a waiver of such provisions or of the right of Contractor to enforce each and every provision.

Florida Homeowner's Construction Recovery Fund: Payment, up to a limited amount, may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from violations of Florida law by a licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Licensing Board at the following telephone number and address: Construction Industry Licensing Board, 2601 Blairstone Road, Tallahassee, Florida 32399-1039, 850-487-1395







JAN 31, 2025

Serving All of Florida Roofing, Siding & Gutters CCC1336120

Sales@worthmannroofing.com (352) 472-3228

JODY TALMADGE

luluramone78@gmail.com 3524978627

837 Northeast 2nd Street Ocala, Florida 34470

1 II II.

11....

Description	Qty	Unit price	Line total
Previous Roof Removal			
Shingle Tear Off and Re-Nailing of The Decking	18	\$78.57	\$1,414.26
	Section Total		\$1,414.26
Description	Qty	Unit price	Line total
New Roof Installation			
26GA Exposed Fastener Galvalume Metal Panels	20	\$114.29	\$2,285.80
Exposed Fastener Metal Roof Install	20	\$214.29	\$4,285.80
6" Galvanized Drip Edge	108	\$1.76	\$190.08
Gable Rake	162	\$2.43	\$393.66
W bent Valley Metal for metal roofs	68	\$4.50	\$306.00
Expandable Foam Tape for Valleys	66	\$2.07	\$136.62
Endwall Hashing	20	\$3.21	\$64.20
2" Galvanized Screws	1,980	\$0.10	\$198.00
Caulk	4	\$16.43	\$65.72
Touch Up Paint	1	\$14.61	\$14.61
Tacky Tape for metal roof panel laps	10	\$7.93	\$79.30
Top Enclosure	165	\$1.14	\$188.10
Bottom Enclosure	108	\$1.00	\$108.00
High Temperature (HT) Ice and Water	20	\$80.36	\$1,607.20
Button Nails	1	\$15.71	\$15.71
Nails	1	\$58.57	\$58.57
	Section Total		\$9,997.37
Description	Qty	Unit price	Line total
Venting			
Hip/Ridge Cap Vent Roll	99	\$3.43	\$339.57
16" Galvanized Preformed Hip/Ridge Cap	99	\$2.86	\$283.14

1

Peel and Seal for metal roof hips/ridges	99	\$0.93	\$92.07
	Section Total		\$714.78
Description	Qty	Unit price	Line total
Boots			
Pipe Boot #3 1" - 5"	2	\$30.29	\$60.58
	Section Total		\$60.58
Description	Qty	Unit price	Line total
Job Logistics			
Delivery Fee for metal roofing	1	\$171.43	\$171.43
Permit for work	1	\$285.72	\$285.72
NOC Recorded	1	\$23.86	\$23.86
Disposal of Materials	18	\$21.43	\$385.74
	Section Total		\$866.75

- Quote subtotal
 \$13,053.74

 Taxable subtotal
 \$6,967.94

 Sales Tax (7.0%)
 \$487.76
 - Total \$13,541.50

EXPOSED FASTENER 26 GA PAINTED METAL

Description	Qty	Unit price	Line total
Previous Roof Removal			
Shingle Tear Off and Re-Nailing of The Decking	18	\$78.57	\$1,414.26
	Section Total		\$1,414.26
Description	Qty	Unit price	Line total
New Roof Installation			
26GA Exposed Fastener Painted Metal Panels	20	\$164.29	\$3,285.80
Exposed Fastener Metal Roof Install	20	\$214.29	\$4,285.80
6" Painted Drip Edge for metal roofing	108	\$2.00	\$216.00
Gable Rake	162	\$2.43	\$393.66
W bent Valley Metal for metal roofs	68	\$4.50	\$306.00
Expandable Foam Tape for Valleys	66	\$2.07	\$136.62
Endwall Hashing	20	\$3.21	\$64.20
2" Painted Screws	1,980	\$0.13	\$257.40
Caulk	4	\$16.43	\$65.72
Touch Up Paint	1	\$14.61	\$14.61
Tacky Tape for metal roof panel laps	10	\$7.93	\$79.30
Top Enclosure	165	\$1.14	\$188.10
Bottom Enclosure	108	\$1.00	\$108.00
High Temperature (HT) Ice and Water	20	\$80.36	\$1,607.20
Button Nails	1	\$15.71	\$15.71
Deck Nails	1	\$58.57	\$58.57
	Section Total		\$11,082.69
Description	Qty	Unit price	Line total
Venting			
Hip/Ridge Cap Vent Roll	99	\$3.43	\$339.57
16" Painted Preformed Hip/Ridge Cap	99	\$3.57	\$353.43

L I

Peel and Seal for metal roof hips/ridges		99	\$0.93	\$92.07
	Sectior	n Total		\$785.07
Description		Qty	Unit price	Line total
Boots				
Pipe Boot #3 1" - 5"		2	\$30.29	\$60.58
	Sectio	n Total		\$60.58
Description		Qty	Unit price	Line total
Job Logistics				
Delivery Fee for metal roofing		1	\$171.43	\$171.43
Permit for work		1	\$285.72	\$285.72
NOC Recorded		1	\$23.86	\$23.86
Disposal of Materials		18	\$21.43	\$385.74
	Sectio	n Total		\$866.75

 Quote subtotal
 \$14,209.35

 Taxable subtotal
 \$8,123.55

 Sales Tax (7.0%)
 \$568.65

 Total
 \$14,778.00

AUTHORIZATION PAGE

Altonia 14

Exposed Fastener 26 Gauge Metal	
Exposed Fastener 26 Ga Painted Metal	

\$13,541.50* \$14,778.00* Name:Jody TalmadgeAddress:837 Northeast 2nd Street, Ocala, Florida

200

*Includes taxes

Due to possible promotional pricing, the pricing outlined in this agreement is good for seven (7) days. After 7 days, a revised agreement may be required.

Customer Comments / Notes

Product Selections

Roof Color

Accessory Color

Drip Edge Color

Jody Talmadge:

Date:

PAYMENT TERMS

• 50% of the contract price is required prior to job scheduling or material orders

Remaining balance, including any change orders is due when work is completed. The job is considered complete once the contracted work is done and the job site has received a final clean.

CREDIT CARD CHARGE

All quoted prices are for cash or check

· If you prefer to pay with a credit card, a 3% credit card fee will be added

CRA Meeting: 5/20/2025

CASE MAP

Case Number: CRA25-0011

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: .29 Acres East Ocala Neighborhood R3, Multi-Family Residential A request for use of CRA funds.

2820-044-003





This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to be used to be exceeded by ekrepps on 4/11/2025

Feet

CRA Meeting: 5/20/2025

CASE MAP

Case Number:

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal:

CRA25-0011

2820-044-003

.29 Acres East Ocala Neighborhood R3, Multi-Family Residential A request for use of CRA funds.





150

Parcels

0



OCALA

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

Revised March 2024

	Nevised 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		
the potential for property segments and crossroad special character. Goal 3	 e – Provision of grants for properties which add value in the CRA and increase redevelopment. Goal 2: Restore value and prominence to gateways, corridor is by enhancing their physical appearance and visually differentiating their 3: Improve vacant, dilapidated and nuisance properties which are barriers to 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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

www.ocalafl.gov

File #: 2025-1592

Agenda Item #: 5g.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 923 NE Second Street, in an amount not to exceed \$20,000

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

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 approachon. The entire approachon packet is attached.		
Grant ID #	CRA25-0013	
Applicant	Ronald Alberty	
Address	923 NE Second St.	
Parcel ID	28341-006-00	
Project Description	Replace windows	
Low Quote	\$26,890	
Recommended Grant Amount	\$20,000	

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

FINDINGS AND CONCLUSIONS:

• The home was built in 1948.

- The windows of the sunroom are original to the structure and are not all in working order.
- The improvements will increase the energy efficiency of the home.
- In addition to increased energy efficiency, replacing the windows will also provide significant improvements in ventilation, maintenance, and safety.
- The application meets the requirements and is eligible for grant consideration.
- The Grant Review Committee (GRC) visited the property on April 15, 2025. The home was found to be in good condition, well-maintained, and a good candidate for this grant program.
- The East Ocala CRA Advisory Committee reviewed and recommended approval of this application on July 25, 2025.

Please refer to the attached documents for the application packet and approved grant framework. Staff recommends approval.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



MEMORANDUM

 DATE June 25, 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 CRA25-0013

Address: 923 NE 2nd St (Parcels: 28341-006-00)

Applicant: Ronald Alberty

Project: This project involves replacing windows in the sunroom of the home.

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	\$ 38,343	\$26,890	\$20,000

Findings and Conclusion:

- The home was built in 1948.
- The windows of the sunroom are original to the structure and are not all in working order.
- The improvements will increase the energy efficiency of the home.
- In addition to added energy efficiency, replacing the windows will also provide significant ventilation, maintenance, and safety improvements.
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on April 15, 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. "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 Page | 1

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 Redevelopment Plan

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



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 <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

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

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

<u>Step 3:</u> Submit application and other required application materials by due date.

There are three ways to submit an application;

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



APPLICATION DEADLINES - 2024

February 2, 2024
March 29, 2024
May 31, 2024

August 2, 2024 September 27, 2024 November 29, 2024

Email questions to cra@ocalafl.gov

- II. Eligibility and General Requirements
 - (a) <u>Eligible Applicants</u> 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) <u>Ineligible Properties</u> The following types of property are <u>not eligible</u> 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) <u>Eligible Areas</u> 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 <u>cannot</u> 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 <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (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 <u>only if</u> 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 (<u>https://ocalafl.civicserve.com/</u>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.



- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in <u>Section</u> <u>V – Application Evaluation</u>.
- (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	
Vi	Windowsin mainhouse <u>Alum Pouble Hung in Sun Rin</u> Nol St Siggle Pain
Project Name: <u>Double Pain</u>	Windowsin mainhouse Alum Double Hungin
Parcel Number: Ocala FI	34470
APPLICANT INFORMATION	
Applicant's Name: <u>Ronab</u> Alberty	Gonzalez
Name of person to receive all corres	spondence if different from applicant:
Agent's Mailing Address:	
City: State:	Zip:
Phone number: I	Fax:
E-mailaddress:	
How long have you owned / lived at	the current location? 22 years
PROJECT DESCRIPTION:	
If necessary, attach additional shee	ts addressing the following:
Explain the purpose of and need for	the proposed improvements.
Existing Wooden Windo	ws are notenergy efficient and do not function

Page | 7





Would the proposed improvements be made without the assistance of the grant

program? If not, please explain.

Ves these suprovements are needed

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid,

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? $\frac{75\%}{25\%}$

Anticipated start date: <u>ASP</u> Anticipated completion date: <u>June 20</u>25



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.

Page | 9

Applicant

Revised March 2024

Zonald Alberty Gonzalez ____, owner/occupant of building at

<u>Q23 NE2ndSt Ocale FI 34470</u>, 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:

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

10 | P a g e


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OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

	RESIDENTIAL PROPERTY IMPROVEMENT GRANT
Durran	Revised March 2024
Purpose	-fair staffamily and dupley homes within designated psighborhoods in the East
	of single-family and duplex homes within designated neighborhoods in the East relopment Area (CRA) to make improvements to their properties, thereby
	ons and improving the aesthetics of the community.
Plan Consistency	ons and improving the aesthetics of the community.
	e – Provision of grants for properties which add value in the CRA and increase
	redevelopment. Goal 2: Restore value and prominence to gateways, corridor
	s by enhancing their physical appearance and visually differentiating their
	3: Improve vacant, dilapidated and nuisance properties which are barriers to
	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
Individua Dreportion	occupied and rental units. Properties with active code enforcement case or code enforcement liens; Tax
Ineligible Properties	delinguent 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 <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.
	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.
	alu

11 | P a g e









-

Jimmy H. Co Marion				rty App	oraiser		OPERI	Y APPRAISER
501 SE 25th Avenu	ie, Ocal	a, FL 34471 Te	elephone: (352) 3	68-8300 Fax: (3	52) 368-8336		SHOW C	OUNTY. FLOR
				perty Reco al Esta				
28341-006-00	C							
GOOGLE Street Vie	<u>w</u>							
Prime Key: 1232996	6			MAP IT+		Cur	rent as	s of 4/17/2025
			Prop	perty Informatio	n			
l					_			<u>M.S.T.U.</u>
ALBERTY RONAL	D		Taxo	es / Assessments	5:			<u>PC:</u> 01
923 NE 2ND ST				Map ID: 179	<u></u>			Acres: .52
OCALA FL 34470-0	6751			<u>ge:</u> 1001 - OCA	LA			
						Situs: 923 N	E 2NI	D ST OCALA
			2024	4 Certified Valu	<u>e</u>			
Land Just Value			\$5	55,860				
Buildings			\$9	91,053				
Miscellaneous				58,874	T			
Total Just Value Total Assessed Value	•			55,787 23,337	Impa Ex Codes: 01 02			(\$32,450)
Exemptions	C			5,000)	<u>EA COUCS.</u> 01 02 .	30		
Total Taxable				58,337				
School Taxable				93,337				
			History	of Assessed Va	lues			
Year Land J 2024 \$55,		Building \$91,053	Misc Value \$8,874	Mkt/Just \$155,787	Assessed Val \$123,337	Exemption \$55,00		Taxable Val \$68,337
2023 \$55,		\$89,521	\$178	\$145,559	\$145,559		0	\$145,559
2022 \$55,	860	\$76,854	\$178	\$132,892	\$77,055	\$	0	\$77,055
			Proper	rty Transfer Hist	ory			
Book/Page Da	te	Instrument	t C	Code		Q/U	V/I	Price
	/2023	07 WARRA		V-SALES VER		Q	Ι	\$223,300
	/2022	07 WARRA		V-APPRAISER		Q	I	\$135,000
	/2018 /1995	07 WARRA 07 WARRA		V-APPRAISEF V-SALES VER		Q Q	I I	\$68,000 \$49,900
	/1995	07 WARRA 07 WARRA		V-SALES VER		Q U	I	\$49,900
	/1984	71 DTH CE				U	I	\$100
	/1978	05 QUIT CI				U	Ι	\$100
			Prop	perty Descriptio	<u>n</u>			

PLAT BOOK A PAGE 109 CALDWELLS ADD OCALA HODGES SUB LOTS 6.7 & S 10 FT OF ALLEY N OF LOTS 6.7



Effective Age Condition Quality Grade Inspected on	5 - 20-24 1 400 - FA	4 YRS	IILY RESID				Obs Obs	Year B Physical Deterior olescence: Funct olescence: Locat ture 0 - STANDA Base Perin	ional 0% ional 0% ARD SFR
	nlls	Stories Ye	ear Built Finishe	ed Attic	Bsmt Area	Bsmt Finis	sh Ground	Floor Area Total	Flr Area
RES 0124 - CONC I		1.00	1948 N		100 %	0 %	in Ground	1.048	1.048
FSP 0201 - NO EX		1.00	1948 N	V	0 %	0 %		96	96
UCP 0301 - NO EXT		1.00	1990 N	V	0 %	0 %		310	310
FOP 0401 - NO EX1		1.00	1948 N	V	0 %	0 %		24	24
Section: 1 Roof Style: 10 GAB Roof Cover: 08 FBI Heat Meth 1: 22 DU Heat Meth 2: 00 Foundation: 7 BLK A/C: Y	RGLASS SHI JCTED FHA	NGL Wa Hea D Hea	or Finish: 32 HA Il Finish: 20 PLA at Fuel 1: 06 GA at Fuel 2: 00 eplaces: 0	ASTER	ON WOOI	4 Fixtu 3 Fixtu 2 Fixtu	ms: 2 re Baths: 0 re Baths: 1 re Baths: 0 Fixtures: 2	Blt-In Kitchen: Dishwasher: N Garbage Dispos Garbage Compa Intercom: N Vacuum: N	al: N
			Miscelland	eous Imp	provements				
Туре			Nbr Units	Туре	Life	Year In	Grade	Length	Width
Type 159 PAV CONCRET	Έ		Nbr Units 124.00	Type SF	Life 20	Year In 1948	Grade 3	Length 0.0	
159 PAV CONCRET								0	0.0
	Έ		124.00	SF	20	1948	3	0.0	0.0 0.0
159 PAV CONCRET	Έ		124.00 80.00 1,707.00	SF SF	20 20 20	1948 2023	3 3	0.0 0.0	Width 0.0 0.0 0.0
159 PAV CONCRET 159 PAV CONCRET	Έ		124.00 80.00 1,707.00 <u>App</u>	SF SF SF	20 20 20 fotes	1948 2023	3 3	0.0 0.0	0.0 0.0

Property Summary Imber R2834 <u>923 NE 2ND ST</u> ng 17 15 22 D11 Account Number		Type Status Subdivision	REAL ESTATE	<u>Help</u> <u>Request Future E-Bill</u>
923 NE 2ND ST ng 17 15 22	OCALA	Status		Request Future E-Bill
ng 17 15 22				
		Subdivision		
oll Account Number	~ · ·		4701	
	Status	Date Paid	Amount Paid	Balance Due
2010 R28341-006-00	PAID	11/2010	1,563.30	<u>Tax Bill</u>
2011 R28341-006-00	PAID	11/2011	1,164.26	<u>Tax Bill</u>
2012 R28341-006-00	PAID	12/2012	872.35	<u>Tax Bill</u>
2013 R28341-006-00	PAID	11/2013	772.29	<u>Tax Bill</u>
2014 R28341-006-00	PAID	12/2014	786.64	<u>Tax Bill</u>
2015 R28341-006-00	PAID	11/2015	846.36	<u>Tax Bill</u>
2016 R28341-006-00	PAID	11/2016	852.59	<u>Tax Bill</u>
2017 R28341-006-00	PAID	11/2017	945.76	<u>Tax Bill</u>
2018 R28341-006-00	PAID	10/2018	975.54	<u>Tax Bill</u>
2019 R28341-006-00	PAID	11/2019	1,026.13	<u>Tax Bill</u>
2020 R28341-006-00	PAID	11/2020	1,125.41	<u>Tax Bill</u>
2021 R28341-006-00	PAID	11/2021	1,721.30	<u>Tax Bill</u>
2022 R28341-006-00	PAID	11/2022	1,817.69	<u>Tax Bill</u>
2023 R28341-006-00	PAID	11/2023	2,749.70	Tax Bill
2024 R28341-006-00	PAID	11/2024	1,594.59	<u>Tax Bill</u>
	2010 R28341-006-00 2011 R28341-006-00 2012 R28341-006-00 2013 R28341-006-00 2014 R28341-006-00 2015 R28341-006-00 2016 R28341-006-00 2018 R28341-006-00 2019 R28341-006-00 2020 R28341-006-00 2021 R28341-006-00 2022 R28341-006-00 2023 R28341-006-00	2010 R28341-006-00 PAID 2011 R28341-006-00 PAID 2012 R28341-006-00 PAID 2013 R28341-006-00 PAID 2014 R28341-006-00 PAID 2015 R28341-006-00 PAID 2016 R28341-006-00 PAID 2017 R28341-006-00 PAID 2018 R28341-006-00 PAID 2019 R28341-006-00 PAID 2020 R28341-006-00 PAID 2021 R28341-006-00 PAID 2022 R28341-006-00 PAID 2023 R28341-006-00 PAID	2010 R28341-006-00 PAID 11/2010 2011 R28341-006-00 PAID 11/2011 2012 R28341-006-00 PAID 12/2012 2013 R28341-006-00 PAID 11/2013 2014 R28341-006-00 PAID 12/2014 2015 R28341-006-00 PAID 11/2015 2016 R28341-006-00 PAID 11/2015 2017 R28341-006-00 PAID 11/2017 2018 R28341-006-00 PAID 10/2018 2019 R28341-006-00 PAID 11/2017 2018 R28341-006-00 PAID 11/2019 2020 R28341-006-00 PAID 11/2019 2021 R28341-006-00 PAID 11/2020 2021 R28341-006-00 PAID 11/2021 2022 R28341-006-00 PAID 11/2021 2023 R28341-006-00 PAID 11/2022 2023 R28341-006-00 PAID 11/2023	2010 R28341-006-00PAID11/20101,563.302011 R28341-006-00PAID11/20111,164.262012 R28341-006-00PAID12/2012872.352013 R28341-006-00PAID11/2013772.292014 R28341-006-00PAID12/2014786.642015 R28341-006-00PAID11/2015846.362016 R28341-006-00PAID11/2016852.592017 R28341-006-00PAID11/2017945.762018 R28341-006-00PAID11/2017945.762019 R28341-006-00PAID11/20191,026.132020 R28341-006-00PAID11/20201,125.412021 R28341-006-00PAID11/20211,721.302022 R28341-006-00PAID11/20221,817.692023 R28341-006-00PAID11/20232,749.70

CURRENT ACCOUNT DETAILS

Account Number

R28341-006-00

2024

<u>Tax Bill</u>

	Proper	ty Description	L	Owne	r Information		
	SEC 17 TWP	15 RGE 22 PLAT E	BOOK A	ALBERTY I	RONALD		
	PAGE 109 CA	LDWELLS ADD C	CALA HO	923 NE 2N	D ST		
	DGES SUB LO	DTS 6.7 & S 10 FT	OF A	OCALA FL	34470-6751		
	LLEY N OF LC	DTS 6.7					
	Curren	t Values and E	xemptions	Taxe	s and Fees Levi	led	
	MARKET VALU	J 155,787		TAXES		1,3	47.83
	ASSESSMENT	123,337		SP. ASMT		3	13.20
	TAXABLE	68 , 337					
	EXCD01	25,000					
	EXCD02	5,000					
	EXCD38	25,000					
NOV 30 2024	DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	PastDue Apr 1		
1,594.59	1,611.20	1,627.81	1,644.42	1,661.03	1,710.86		
Post Date	Receip	ot# Pmt Ty	pe Status	Disc	Interest	Total	
11/04/2024 04	46 2024 0000192	2.0001 Full	Pmt Posted	\$66.44-	\$.00	\$1,594.59	

Links of Interest

LINK TO PA GIS LINK TO PROPERTY APPRAISER WEB

923 NE 2nd St Before Photos



Figure 1



Figure 2





Figure 3



Line #

Location:

Contract - Detailed

Pella Windows and Doors of Florida #CDC046712 4306 Shader Road, Suite 100 Orlando, FL 32808 Phone: (407) 831-0600 Fax:

Sales Rep Name:Eckoff, TrishaSales Rep Phone:321-246-4665Sales Rep Fax:eckoffta@pella.com

Customer Information	Project/Delivery Address	Order Information
Ronald Alberty	Ronald Alberty - 923 NE 2nd St, Ocala, FL, US 3447	Quote Name: Ronald Alberty - 923 NE 2nd St, Ocala, FL, US
923 NE 2nd St	923 NE 2nd St	
		Order Number: 721
Ocala, FL 34470-6751	Lot #	Quote Number: 19446552
Primary Phone: (352) 4336822	Ocala, FL 34470	Order Type: Installed Sales
Mobile Phone:	County:	Payment Terms:
Fax Number:		Tax Code: CAP IMP 2
E-Mail:		Quoted Date: 4/28/2025
Great Plains #: 1008436107		
Customer Number: 1012172851		
Customer Account: 1008436107		

Attributes

10 None Assigned ADDPRRMCOR020009 - NE FL Permitting CBC 046712

Customer Notes: Prior to signing the last page of this contract, the Buyer agrees they have reviewed all specifications of the order, including product attributes room location, quantity, colors, glass type, hinging and venting (all Pella product venting and hinging is shown as viewed from exterior). Customer is agreeing to the provisions as stated in this contract, including: Products are custom made to order. The Buyer agrees that the product(s) listed herein are correct and final and cannot be changed, returned, or cancelled after contract date.

Buyer initials: _____ Sales Rep initials: _____ Qty

₂₀ 229

Line #	Location:	Attributes	
15	None Assigned	ADDPRRMCOR020001 - Delivery & Disposal	1
Line # 20	Location: None Assigned	Attributes ADDPRRMCOR020005 - Lead Safe Test	Qty1

Line #	Location:	Attributes
25	Sunroom Front	Pella 250 Series, 3-Wide Double Hung, Pella 250 Series, 3-Wide Direct Set, White
		1
0	3 7 7 7 7 7 7 7 7 7 7	1: Double Hung, Equal General Information: Performance Upgrade, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White
Ľ		Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
Vieweo	d From Exterior	Screen: Hidden Screen Top Sash Only Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00081-00004, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Meets minimum clear opening and 5.0 sq.ft Grille: No Grille,
		2: Double Hung, Equal General Information: Performance Upgrade, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White
		Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
		Screen: Hidden Screen Top Sash Only Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00081-00004, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Meets minimum clear opening and 5.0 sq.ft Grille: No Grille, 3: Double Hung, Equal
		General Information: Performance Upgrade, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White
		Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Top Sash Only
		Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00081-00004, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Meets minimum clear opening and 5.0 sq.ft Grille: No Grille,
		4: SizeNon-Standard Size Fixed Direct Set General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
		Exterior Color / Finish: White Interior Color / Finish: White
		Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.53, CPD PEL-A-289-00079-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL26535, STC 28, OITC 24 Crille: No Crille: No Crille: Content of the Crille: Content of the Crille: No Crille: Content of the Crille: No
		Grille: No Grille, 5: SizeNon-Standard Size Fixed Direct Set
		General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White
		Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.53, CPD PEL-A-289-00079-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL26535, STC 28, OITC 24 Grille: No Grille,
		6: SizeNon-Standard Size Fixed Direct Set General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
		Exterior Color / Finish: White Interior Color / Finish: White
	· · · ·	Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.53, CPD PEL-A-289-00079-00001, Performance Class CW, PG 50, Calculated Positive DP

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Rating 50, Calculated Negative DP Rating 50, FPA FL26535, STC 28, OITC 24 Grille: No Grille, Vertical Mull 1: AlignedWith, 1" Vertical Mull 2: AlignedWith, 1" Horizontal Mull 1: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical Horizontal Mull 2: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical Horizontal Mull 3: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical Horizontal Mull 3: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical

INSTARORLR900006 - Additional Labor (Hour) ORL	Qty	1
INSTARORLR900016 - Buck Replacement ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	31
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	31
INSTARORLR900003 - Field Mulling - Per Mull ORL	Qty	2
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	31
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	31

e #	Location:		Attributes
	Sunroom side		Pella 250 Series, 5-Wide Double Hung, Pella 250 Series, Direct Set, Pella 250 Series,Qty
			Direct Set. Pella 250 Series. Direct Set. Pella 250 Series. Direct Set. Pella 250
			1: SizeNon-Standard Size Double Hung, Equal
8	8 8 8 8	PK #	General Information: Performance Upgrade, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4"
н		2202	Exterior Color / Finish: White Interior Color / Finish: White
8	8 8 8 8		Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
1000			Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
			Screen: Hidden Screen Top Sash Only
Viewe	d From Exterior		Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00031-00004, Performance Class R, PG 50, Calculated Positive DP
			Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Does not meet typical United States egress, but may comply with local code requirements
			Grille: No Grille,
			2: SizeNon-Standard Size Double Hung, Equal
			General Information: Performance Upgrade, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4"
			Exterior Color / Finish: White
			Interior Color / Finish: White Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
			Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
			Screen: Hidden Screen Top Sash Only
			Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00031-00004, Performance Class R, PG 50, Calculated Positive DP
			Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Does not meet typical United States egress, but may comply with
			local code requirements Grille: No Grille,
			3: SizeNon-Standard Size Double Hung, Equal
			General Information: Performance Upgrade, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4"
			Exterior Color / Finish: White
			Interior Color / Finish: White
			Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
			Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Top Sash Only
			Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00031-00004, Performance Class R, PG 50, Calculated Positive DP
			Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Does not meet typical United States egress, but may comply with
			local code requirements
			Grille: No Grille, A SizeNen Standard Size Dauble Hung, Fruel
			4: SizeNon-Standard Size Double Hung, Equal General Information: Performance Upgrade, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4"
			Exterior Color / Finish: White
			Interior Color / Finish: White
			Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
			Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
			Screen: Hidden Screen Top Sash Only Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00031-00004, Performance Class R, PG 50, Calculated Positive DP
			Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Does not meet typical United States egress, but may comply with
			local code requirements
			Grille: No Grille,
			5: SizeNon-Standard Size Double Hung, Equal
			General Information: Performance Upgrade, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4" Exterior Color / Finish: White
			Interior Color / Finish: White
			Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
			Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware
			Screen: Hidden Screen Top Sash Only
			Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00031-00004, Performance Class R, PG 50, Calculated Positive DP rmation regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille. 6: SizeNon-Standard Size Fixed Frame Direct Set General Information: Standard, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.23, VLT 0.55, CPD PEL-A-291-00006-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16811 Grille: No Grille, 7: SizeNon-Standard Size Fixed Frame Direct Set General Information: Standard, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.23, VLT 0.55, CPD PEL-A-291-00006-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16811 Grille: No Grille. 8: SizeNon-Standard Size Fixed Frame Direct Set General Information: Standard, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.23, VLT 0.55, CPD PEL-A-291-00006-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16811 Grille: No Grille, 9: SizeNon-Standard Size Fixed Frame Direct Set General Information: Standard, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.23, VLT 0.55, CPD PEL-A-291-00006-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16811 Grille: No Grille, 10: Non-Standard SizeNon-Standard Size Fixed Frame Direct Set General Information: Standard, Vinyl, Block / Box Frame, No Foam Insulated, 3 1/4", 3 1/4" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.23, VLT 0.55, CPD PEL-A-291-00006-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16811 Grille: No Grille, Horizontal Mull 1: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Horizontal Horizontal Mull 2: Factory Mull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Horizontal Horizontal Mull 3: Factory Mull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Horizontal Horizontal Mull 4: Factory Mull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Horizontal Horizontal Mull 5: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1". Mull Design Pressure- 35, Overall Thru Direction- Horizontal Vertical Mull 1: AlignedWith, 1" Vertical Mull 2: AlignedWith, 1" Vertical Mull 3: AlignedWith, 1" Vertical Mull 4: AlignedWith, 1" INSTARORLR900006 - Additional Labor (Hour) ORL Qty 1

Qtv

1

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INSTARORLR900016 - Buck Replacement ORL

QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	38
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	38
INSTARORLR900003 - Field Mulling - Per Mull ORL	Qty	4
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	38
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	38

Qty 14

Line # Loca	tion:	Attributes	
35 Mull F	Kit	Pella 250 Series 1" Structural Tube Mull Kit, Length: 93.5, White	Qty 8
	PK # 2202	 Accessory General Information: Block / Box Frame, Vertical, Pella 250 Series 1" Structural Tube Mull Kit, Pella 250 Seri Exterior Color / Finish: White Interior Color / Finish: White 	ies 1" Structural Tube Mull Kit
Viewed From E	Exterior		

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 Printed on
 4/30/2025

 Contract - Detailed
 Page
 8 of

Line #	Location:	Attributes
45	Sunroom rear	Pella 250 Series, 3-Wide Double Hung, Pella 250 Series, 3-Wide Direct Set, White
		1
Viewe	d From Exterior	1: Double Hung, Equal PK # General Information: Performance Upgrade, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" 2202 Exterior Color / Finish: White Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Top Sash Only Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00081-00004, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Meets minimum clear opening and 5.0 sq.ft Grille: No Grille, 2: Double Hung, Equal General Information: Performance Upgrade, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Top Sash Only Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00081-00004, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Meets minimum clear opening and 5.0 sq.ft Grile: No Grille. No Grille, OF
		3: Double Hung, Equal General Information: Performance Upgrade, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Tempered In Bottom Sash Only Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Hidden Screen Top Sash Only Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-A-290-00081-00004, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL16813, STC 26, OITC 22, Egress Meets minimum clear opening and 5.0 sq.ft Grille: No Grille,
		4: Fixed Direct Set General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.53, CPD PEL-A-289-00079-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL26535, STC 28, OITC 24 Grille: No Grille, 5: Fixed Direct Set General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White
	_	Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.53, CPD PEL-A-289-00079-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL26535, STC 28, OITC 24 Grille: No Grille, 6: Fixed Direct Set General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.22, VLT 0.53, CPD PEL-A-289-00079-00001, Performance Class CW, PG 50, Calculated Positive DP Pore information regarding the finishing maintenance service and warranty of all Pella® products, visit the Pella® website at www pella com

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Rating 50, Calculated Negative DP Rating 50, FPA FL26535, STC 28, OITC 24 Grille: No Grille, Vertical Mull 1: AlignedWith, 1" Vertical Mull 2: AlignedWith, 1" Horizontal Mull 1: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical Horizontal Mull 2: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical Horizontal Mull 3: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical Horizontal Mull 3: FactoryMull, 1" Structural Mullion, Frame To Frame Width- 1", Mull Design Pressure- 35, Overall Thru Direction- Vertical

INSTARORLR900006 - Additional Labor (Hour) ORL	Qty	1
INSTARORLR900016 - Buck Replacement ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	31
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	31
INSTARORLR900003 - Field Mulling - Per Mull ORL	Qty	2
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	31
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	31

Quote Number: 19446552

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") 350 State Road 434 West, Longwood, FL 33155

This sales agreement consists of and is subject to the Terms and Conditions set forth on subsequent pages of this document as well as the terms and conditions of the applicable Pella Product Limited Warranties available at <www.pella.com/warranty> and Seller's Installation Limited Warranty and Service Agreement and Seller's Finish Limited Warranty (if Seller is providing finishing services) and referred to collectively as the "Contract". Please read the entire Contract carefully before signing. Contract must be signed within thirty (30) days of Quoted Date for pricing to remain firm. Contract becomes binding only upon execution by PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") sales representative.

If the home was built prior to 1978, the Buyer(s) has been provided with a "Protect your Family from Lead in Your Home" brochure: (int.)______

Buyer(s) understands the Pella Care Guarantee is the Seller's Installation Limited Warranty and Service Agreement and Pella Product Limited Warranty(ies) (int.) ______

* Buyer(s) has received the Seller's Installation Limited Warranty and Service Agreement for Pella products (int.)

* Buyer(s) has received the Pella Product Limited warranty or reviewed at <www.pella.com/warranty> (int.) ______

Seller is doing finishing and Buyer(s) has received the Seller's Finish Warranty (int.) _____; Product is finished by Pella and the finish is covered as set forth in the Pella Product Limited Warranty(ies) (int.) _____; Product is not finished by Seller or Pella and Buyer(s) will undertake prompt finishing in accordance with applicable instructions (int.) _____

Buyer(s) has reviewed each line item on the contract with the sales representative and clearly understand the hinging, venting & color is correct, and all products are viewed from the exterior (int.) ______

If the following blank is checked Seller will not install the products. Buyer(s) shall not be entitled to the Seller's Installation Limited Warranty and Service Agreement. Seller disclaims any and all responsibility for installation or installation defects. Buyer(s) is responsible for compliance with all codes or regulations. See <www.installpella.com> for installation instructions. (int.) _____

*Customer is aware that a lead-test will be ordered by a third-party company. In the event that the test proves positive for lead, an additional charge of \$162.02 per opening will be required to perform a lead-safe installation that meets the requirements of the EPA.

Hold order until lead-test has been completed. ____

Customer would like to move forward and agrees to pay the additional per opening if lead is found present. _____

*Pella Windows and Doors is not responsible for the removal or reinstallation of existing alarm contacts. It is the responsibility of the customer to have the alarm contacts re-installed by the alarm company of choice. The installers can remove the existing contacts - if you choose, but are not responsible for replacing them in the event that they are damaged during removal. _____

*Customer is aware that the clear oak threshold doesn't match the color/stain of the Impervia/Designer/Architect sliding & hinged doors & fiberglass entry door systems.

*I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).

Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate. _____

Please Read All Applicable Warranties and Service Agreements Before Signing as The Terms May Condition or Limit Your Rights Under This Contract

TERMS AND CONDITIONS

ARTICLE 1 - SCOPE OF WORK. PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") is a wholly-owned subsidiary of Pella Corporation ("Pella"). Seller shall provide and install the products and accessories and provide the services described above on premises of the Buyer(s) identified as the Project/Delivery Address (the "Project").

Seller shall:

- Obtain necessary permits
- File Notice of Commencement
- Deliver and unload products
- Use drop cloths in work area
- Verify that all products installed are operating properly
- Prepare Openings for new units
- Install all products per contract
- Insulate and caulk around products
- Remove and dispose of existing units

- Wipe down all glass surfaces
- Remove drop cloths, remove all debris, and vacuum
- Review Certificate of Completion

Contract - Detailed

• All work to be performed during normal working hours of 9:00 a.m. to 5:00 p.m. Monday - Friday, unless other arrangements are made.

Homeowner Will: ______Initial to verify you have read.

- Homeowner association approval _____Yes (1) _____No
- Change orders (2) Interior / Exterior painting (3)
- All blinds & interior window treatments need to be removed prior to installation (4)
- Arrange to have alarm system disconnected and reinstalled (5)
- Arrange to have any plumbing and/or electrical repairs or changes made by appropriate licensed contractor prior to install date
- All furniture needs to be moved away from any window or door being replaced.
- All personal items, wall hangings & valuables must be removed prior to your installation date.
- Exterior access to installation openings must be available.
- Any non-movable furniture (examples: pianos, built in cabinets, etc.) must be cleared of items,
- Secure all pets away from work area covered prior to installation.
- Permit on site prior to confirming installation

- Provide site electricity for power tools
- Provide any balance due on last day of installation
- Remove existing shutters and awnings

Clean all interior and exterior glass surfaces

• Reinstall shutters and awnings

Details Reviewed: Initial All That Apply

• Fill nail holes unless otherwise specified

Siding Work	Flooring Affected	Interior Trim	Product Specifications
Stucco Work	Custom Trim	Screw Hole Installation	Glass & Labels
Cedar Trim/Shingles	Remove Existing Sill	Clip & or Fin Installation	Door Sill Height
Frame Expander	Drywall Patch	Painting/Staining	Hinging and Slide Changes
Customer Signed NOC	Special Equipment		Rolscreen

____ Non-Pella Door Hardware (6)

(1) Order Processing and delivery/installation will remain on hold until HOA approval is provided to Pella. In some counties, the Building Department also requires the letter of approval prior to permitting.

(2) Extreme care is taken during the installation process to prevent stucco or drywall damage. Small chip repair is included in this installation agreement. If additional repair is needed, labor and material will be determined by your installer and additional charges will apply.

(3) Interior or exterior painting required due to stucco, siding, trim, or drywall repair will be homeowner's responsibility.

(4) Window treatments and hardware must be removed prior to installation. Pella does not warrant or guarantee window treatments anchoring, fit or operation after installation. Pella is not responsible for any damage to window treatments if they are not removed prior to installation.

(5) Installers are not qualified to re-install alarm components. Wires will be pulled through frame or wall if able.

(6) Non-Pella hardware is not warranted or guaranteed in regards to fit and function. Modifications to Pella Doors to accept non-Pella hardware is responsibility of homeowner.

ARTICLE 2 - PRICE AND PAYMENT TERMS. Buyer(s) agrees to pay Seller the amount set forth in this Contract (the "Contract Price") and any sums due in addition for taxes or other charges expressly allowed under the Contract. The Contract Price does not include any taxes, including sales, consumer, use and similar taxes. Taxes shall be added to the Contract Price. Buyer(s) shall deposit (the "Deposit") with Seller immediately upon execution of this Contract the

Customer: Ronald Alberty

amount set forth on the first page of this Contract. If installation services are deferred at Buyer(s)' request beyond 7 days of the scheduled date set forth in this Contract, the Contract Price shall be subject to a 2% of Contract Price or \$25 a month warehousing charge, whichever is greater. The Buyer(s) shall pay the remainder of the Contract Price immediately upon substantial completion of the services provided under this Contract. If the Buyer(s) fails to pay all amounts when due, the Buyer(s) agrees to pay a finance charge on the unpaid balance at the lesser of 1% per month or the maximum rate allowed by state and local law upon the earliest date allowed by state and local law. If the Buyer(s) fails to pay any amount due under this Contract, the Buyer(s) agrees to pay reasonable attorneys' fees and collection costs and expenses that Seller incurs in enforcing its rights to payment under this Contract. Buyer(s) agrees that if paying by credit card that authorization is granted to the seller to debit the Buyer(s)' credit card by signing this contract. Seller hereby gives notice of its lien rights as a provider of goods and services to the improvement of Buyer(s)' real property and of its intention to assert those rights in the event Buyer (s) fail to make payment for the goods and services furnished as required by this Contract.

ARTICLE 3 - CANCELLATION. BUYER(S) MAY CANCEL THIS CONTRACT BY GIVING SELLER WRITTEN NOTICE TO SELLER PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. If Buyer(s) cancels the Contract after the third business day, the Buyer(s) forfeits the entire Deposit. Furthermore, if this Contract provides for product specially made or the product has been delivered to the job site, the Buyer(s) agrees to pay the entire Contract Price and taxes attributable to the products as liquidated damages. In such event, Buyer(s) will be entitled to keep the products.

ARTICLE 4 - CHANGES. Any notice or instruction from Buyer(s) received after execution of this Contract, which has the effect of changing the terms or scope of this Contract will be effective only upon an appropriate adjustment in the price and/or delivery date, and acceptance of the change by Seller in writing. Deletion of specific Goods shall be subject to the terms of the Cancellation provision of these Terms and Conditions.

ARTICLE 5 - ACCEPTANCE OF WORK. All work performed and materials supplied under this Contract shall be deemed in full compliance unless Seller is notified by Buyer(s) in writing to the contrary within five (5) days following substantial completion of installation.

ARTICLE 6 - TIME FOR COMPLETION. The work described under the terms of this Contract shall begin on or about the date indicated. Seller shall provide Buyer(s) with at least seventy-two (72) hours notice of the commencement of work on the Project. Seller shall make reasonable effort to complete the Project in a timely manner but there is no guarantee that shipment and installation will occur on the proposed date. Seller, installer and Pella shall not be liable for any direct, indirect or consequential damage or loss caused by delay in shipment or delay in installation for any reason.

ARTICLE 7 - PROBLEMATIC SITE CONDITIONS. If Seller is aware of conditions that make installation difficult, inefficient, or otherwise compromise the performance of the Products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring, or plumbing that must be moved, construction defects, lead paint, or asbestos, Seller shall have no obligation under this agreement to repair such conditions, but Seller may notify Buyer(s) of such conditions and the Contract Price shall be amended for any cost increases resulting from such conditions. If, in Seller's opinion, site conditions render performance hazardous or impracticable, it shall so notify Buyer(s) and the Contract may be terminated pursuant to Article 8 of this Contract. Seller may become aware of such conditions but is not responsible for discovering such conditions, determining the extent of such conditions, repairing such conditions or notifying Buyer(s) of such conditions.

ARTICLE 8 - SELLER'S TERMINATION. Seller, in its sole discretion, may terminate this Contract if the work is stopped for a period of thirty (30) consecutive days through no fault of Seller; or for conditions described in Article 7 above or if Buyer(s) defaults on any of its obligations contained in this Contract and does not cure said defaults within a reasonable period of time. In the event of such termination, Seller is entitled to recover from Buyer(s) such remedies as set forth under the cancellation provision (Article 3) contained in this Contract and any sums owed under the Contract, including the recovery of reasonable attorneys' fees incurred in the exercise of Seller's rights under this Contract.

ARTICLE 9 - WARRANTY AND LIMITATIONS. Seller warrants the installation services only as set forth in the Seller's Installation Limited Warranty and Service Agreement, which is made a part of this Contract. The Seller's Installation Limited Warranty and Service Agreement, is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. All product warranties for products manufactured by Pella or others are direct from Pella or others, respectively. Seller also agrees to service the Pella products purchased by Buyer(s) for an 8-year period starting from the date of the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement, which is made a part of this Contract. Pella warrants its products only as set forth in Pella's separate product limited warranties, which are made a part of this Contract. The product limited warranties for Pella products are available from Pella upon request and at <www.pella.com/warranty>, and may (but need not) be attached hereto or enclosed herewith. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Buyer(s) contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. These warranties are available at <www.pella.com/warranty>. Seller's or Pella's stain and paint color samples are produced as accurately as possible; however, actual colors may vary from these samples and from batch to batch. Because wood is a natural product, each window or door will display its own personality with regard to variation in color, texture, and grain pattern. Natural wood variations include distinctive grain patterns or unusual shadings and color. Buyer(s) may have been shown stain and paint samples in the color of Buyer(s)' choosing that show some, but not all, of the possible variations that can occur during the finishing process. Due to the nature of using natural products, Seller or Pella cannot be responsible for the actual degree of variation that occurs in Buyer(s)' window or door purchase. If the Buyer(s) elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. The 2-Year Finishing Warranty are made a part of this Contract as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Buyer(s) is responsible for finishing. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.

ARTICLE 10 - WAIVER OF SUBROGATION. Buyer(s) waives all rights to recover against Seller any losses covered by Buyer(s)' property insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 11 - LIMITATION OF SUITS. Any controversy or claim arising out of, or relating to, the sale and/or installation of Products must be commenced within one (1) year after the cause of action has accrued.

ARTICLE 12 - SUBCONTRACTORS. Seller may contract with subcontractors to perform some or all of the installation work. Buyer(s) authorizes Seller to utilize subcontractors for all or any portion of the work.

ARTICLE 13 - DELIVERY. The Buyer(s) agrees that the product can be delivered without the Buyer(s) being present and agrees to accept the Seller's shipping documents as proof of delivery. Buyer(s) is responsible for making available an area at the Project suitable for unloading the goods. Buyer(s) assumes all risk of loss or damage to goods once delivered. Within 7 -days after delivery, the Buyer(s) agree to provide the Seller notice in writing of any discrepancy between the product(s) ordered and the product(s) delivered. If the Buyer(s) does not provide notice within the 7 -day period, the Buyer(s) waives any rights of rejection and accepts the product(s) as is.

ARTICLE 14 - MISCELLANEOUS PROVISIONS. Seller offers this service and products, and Buyer(s) accepts them, subject to the foregoing conditions of sale and limitations of warranty and liability, which may be modified only by written contract signed by a duly authorized representative of Seller. This Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written. If any one or more of the provisions of this Contract shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of the Contract shall not be affected. Buyer(s) may not assign this Contract, in whole or in part, without prior written consent of Seller. This Contract shall be governed by and construed in accordance with the laws of the state of Florida. Buyer(s) also agrees that jurisdiction and venue for said legal action shall be in Seminole County, Florida or in the county where the product is delivered at Seller's election. Buyer(s) waives its right to a trial by jury on any claim or dispute between the parties.

			Orde
Customer Name	(Please print)	Pella Sales Rep Name (Please print	t) Taxable
			Sales T
Customer Signature		Pella Sales Rep Signature	Non-ta
			Total
Date		Date	- Deposi
			Amour

Order Totals	
Taxable Subtotal	\$32,325.29
Sales Tax @_0%	\$0.00
Non-taxable Subtotal	\$6,017.36
Total	\$38,342.65
Deposit Received	\$0.00
Amount Due	\$38,342.65

Credit Card Approval Signature

₂₀ **247**

Lead Safe Installation Customer Performance Expectations

In order to ensure a proper Lead Safe Installation, it is essential that we have you complete the below tasks prior to your installation:

- ALL furniture needs to be moved at least 8 feet away from any window or door being replaced
- ALL personal items, wall hangings, and collectibles must be removed prior to your installation date
- All blinds and any interior window treatments need to be removed prior to your installation date
- Any non-movable furniture (for example: pianos, entertainment centers, built in cabinets, etc) must be cleared of items and be surface dusted prior to installation
- You will be responsible for replacing all furniture and personal items after your installation

Other items:

What to Expect the Containment/Work Area to Look Like

In order to ensure your safety, we will be taking measures to minimize dust / debris does not spread beyond our work area. This may include the use of plastic sheeting on the floors and/or walls, caution signs, sealing of heating and cooling air vents, and asking that you turn off your HVAC system during our work.

During your Lead Safe Installation, you may also see your installation professional wearing Personal Protection Equipment.

For your own safety, we are not permitted to allow you inside the work area during the removal of your current product or the installation of your new windows / doors.

By signing the form below, I am affirming that I understand all the expectations noted above and that I have agreed to have all items completed prior to my installation commencing. I understand that failure to have these items completed will result in the re-scheduling of my installation and that my installation date will be scheduled for the next available date.

Customer Signature

Date

Pre-Renovation Form

Occupant Confirmation

Pamphlet Receipt

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Printed Name of Owner-occupant

Signature of Owner-occupant

Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

Declined - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

Unavailable for signature - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by:

(Fill in how pamphlet was left)

Printed Name of Person Certifying Delivery

Attempted Delivery Date

Signature of Person Certifying Delivery

Unit Address

Note Regarding Mailing Option -- As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation. Mailing must be documented by a certificate of mailing from the post office.

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LIC. # CBC1258574

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WINDOWS	STICU HIS	the state of the s	WINDOW OPTIONS	the state of
DOUBLE HUNCE	worldenia	Carpetter etc	22 PPG Solarban 70 Low-EE Elite Efficiency	\$ 165 \$ 36
REGULAR SIZE 52' or less W x 64' or less	H \$ 385	:3850	22 Argon Gas "Included with Low-EE Elite"	\$75 574
LARGE SIZE > 64' Height	\$ 525		11 Double locks for windows >27"	\$ 45 5
SLIDING WINDOW		NORTH OF	22 Double Strength Glass	\$ 95 5
2 LITE SLIDER (S) < 90UI \$765	/ < 54'H \$415	5	Foam Insulation on Jambs and Head	\$ 30 \$ \$ 125 \$
2 LITE SLIDER (M) 90-124UI \$ 885	S 535	Contraction of the local division of the loc	10 Half Screens	\$ 30 S
2LITE SLIDER (L) > 124UI\$ 985	\$ 635		Full Screens	\$ 45 S
3LITE SLIDER (M) < 120UI\$1,48	5\$ 785	COLUMN TWO IS NOT	Colonial Grids Contoured or Flat	\$ 105 \$
3 LITE SLIDER (L) > 120UI\$1,56	5\$ 865	\$	Colonial Grids for Shapes	\$ 250 S
PICTURE WINDOW SMALL 0-101 (物规制	\$ 4980	Specialty Grids for Shapes	\$ 265
PICTURE WINDOW MEDIUM 102-140	JI \$415	COMPANY STATE	Skilulated Divided Light	5 265 S
PICTURE WINDOW LARGE 141-154		North Colorest	Wood Grain Int Slider/Fixed	\$ 180 S \$ 145 S
SPECIALTY	NA KARA	The Party Sile	Wood Grain Int DH	\$ 345 \$
SINGLE HUNG ARCH TOP 115UI / 48' M	AX W \$ 875	\$	Color Ext Slider/Fixed Color Ext DH	\$ 285 \$
CASEMENT / AWNING	\$ 495	\$ STATISA	Onel/Cottage Style 40/60 or 60/40	\$70 \$
CUSTOM WINDOW	\$ Detroite	SALE NO.	Tan or Clay	\$ 115 \$
CUSTOM WINDOW	\$	\$	Obscured Glass Rain or Frosted (BSO) (7	rso) \$ 65 \$
WINDOW COLOR INSIDE: OUTS	DE:	274 //1 (211) 	Tint Gray or Bronze	\$ 95 \$_
MISCELLANEOUS		. B1, 5454	PATIO DOOR "VINYL SLIDING G	
Custom Exterior Cap & Wrap	\$ 95	s 4750		8ft Tall \$ / Standard \$
Custom J Channel (WHITE)	\$ 90	\$	Rolling Patio Door 5' *58 5/8 x 79 1/2	
22 Window Removal & Labor	\$ 165	\$3630	Rolling Patio Door 6' *70 5/8 x 79 1/2	
Steel or Cut-Out Window Removal	\$ 30	a stanged	Rolling Patio Door 8' "94 1/4 x 79 1/2	
2 ^{no} Story Window Removal	\$ 30	\$	Rolling Patio Door 9° *105 1/2 x 79 1/2 _	\$3,525\$2,525 \$
Out Out Door Pomoval	\$ 110	\$	Rolling Patio Door 12 *139 1/2 x 79 3/	
Cut-Out Door Removal		5	Specialty/Custom Patio Door [SIZE]	
Cut-Out Door Removal Mull to Form Multi-unit.	\$ 105			
CONSIDERATION FOR COURT AND COURT BOARD	\$ 105 \$ 125	5	Screen For Patio Door	and the second second of
Mull to Form Multi-unit. Tempered glass (per sash)		5 5	PPG Solarban 70 Low-EE Elite/Argon	Gas (per pan) \$165
Mull to Form Multi-unit. Tempered glass (per sash) Temper Specialty - \$18 per sq ft.	\$ 125	5	PPG Solarban 70 Low-EE Elite/Argon Colonial Grids for Patio Doors Flat or C	Gas (per pan) \$165 \$ Contour \$245
Mull to Form Multi-unit. Tempered glass (per sash) Temper Specialty - \$18 per sq ft. Repair Sill or Jamb	\$ 125 \$	\$\$	PPG Solarban 70 Low-EE Elite/Argon Colonial Grids for Patio Doors Flat or 0 Removal and install per 2 panels \$115	Gas (per pan) \$165 \$ Contour \$245 \$ ea. Additional \$315
Mull to Form Multi-unit. Tempered glass (per sash) Temper Specialty - \$18 per sq ft. Repair Sill or Jamb Remove Storm Windows	\$ 125 \$ \$ 100	\$ \$ \$	PPG Solarban 70 Low-EE Elite/Argon Colonial Grids for Patio Doors Flat or C Removal and install per 2 panels \$115 Trim To Code	Gas (per pan) \$165 \$ Contour \$245 \$ ea. Additional \$315 \$190
Mull to Form Multi-unit. Tempered glass (per sash) Temper Specialty - \$18 per sq ft. Repair Sill or Jamb Remove Storm Windows 2 Ext/Int Trim to Code	\$ 125 \$ \$ 100 \$ 30 \$ 75	\$ \$ \$	PPG Solarban 70 Low-EE Elite/Argon - Colonial Grids for Patio Doors Flat or C Removal and install per 2 panels \$115 Trim To Code Wood Grain Interior	Gas (per pan) \$155 \$ Contour \$245 \$ ea. Additional \$315 \$190 \$475
Mull to Form Multi-unit. Tempered glass (per sash) Temper Specialty - \$18 per sq ft. Repair Sill or Jamb Remove Storm Windows Ext/Int Trim to Code Ext/Int Trim to Code - Stucco Flange	\$ 125 \$ \$ 100 \$ 30 \$ 75 \$ 115	\$ \$ \$	PPG Solarban 70 Low-EE Elite/Argon Colonial Grids for Patio Doors Flat or 0 Removal and install per 2 panels \$115 Trim To Code Wood Grain Interior Exterior Designer Colors	Gas (per pan) \$165 \$ contour \$245 \$ ea. Additional \$315 \$190 \$475 \$765
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Mull to Form Multi-unit. Tempered glass (per sash) Temper Specialty - \$18 per sq ft. Repair Sill or Jamb Remove Storm Windows Ext/Int Trim to Code Ext/Int Trim to Code - Stucco Flange Custom Exterior Trim	\$ 125 \$\$ 100 \$ 30 \$ 75 \$ 115 \$ 100	\$ \$ \$	PPG Solarban 70 Low-EE Elite/Argon Colonial Grids for Patio Doors Flat or C Removal and install per 2 panels \$115 Trim To Code Wood Grain Interior Exterior Designer Colors Tan or Clay	Gas (per pan) \$ 165 \$ Contour \$ 245 \$ ea. Additional \$ 315 \$ \$ 190 \$ 475 \$ \$ 765 \$ 475

CASE MAP

Case Number:

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: **Proposal:**

CRA25-0013

28341-006-00

.52 Acres East Ocala Neighborhood R3, Multi-Family Residential A request for use of CRA funds.





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

CRA Meeting: 5/20/2025

AERIAL MAP

Case Number:

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: CRA25-0013

28341-006-00

.52 Acres East Ocala Neighborhood R3, Multi-Family Residential A request for use of CRA funds.





Parcels

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Feet Prepared by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to be

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OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

DCALA

Revised March 2024

Newsee Watch 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 AreasNeighborhoods 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; delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to require City Council approval.			
Eligible applicant	Property owner		
Eligible work	 Only work begun <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing 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

www.ocalafl.gov

File #: 2025-1593

Agenda Item #: 5h.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1030 NE Fifth Street for an amount not to exceed \$12,774

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

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.

J 11	11 1
Grant ID #	CRA25-0015
Applicant	TC Opportunity, LLC. /Robert Jenkins
Address	1030 NE Fifth St
Parcel ID	2831-095-000
Project Description	This project involves replacing windows and adding insulation.
Low Quotes	\$17,031
Recommended Grant Amount	\$12,774

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

FINDINGS AND CONCLUSIONS:

- 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 percent of the area median income (AMI)."
- The applicants recently purchased the home and, in addition to the proposed improvements, 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 and provide visual enhancements.
- The property is owned by TC Opportunity LLC, which is affiliated with the employer of Ms. Rachel Perez, a member of the East Ocala CRA Advisory Committee. Ms. Perez appropriately recused herself from any discussion or vote related to this matter and submitted Form 8B in accordance with the procedures for addressing voting conflicts.
- The Grant Review Committee (GRC) visited the property on March 11, 2025. The home was identified as a suitable candidate for this grant program.
- The East Ocala CRA Advisory Committee reviewed and recommended approval on July 25, 2025.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



MEMORANDUM

 DATE June 25, 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 replacing windows and adding insulation.

A summary of the work items 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
Insulation	\$1,538	\$1,525	\$1,144
Total	\$19,923	\$17,031	\$12,774

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

Page | 1

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+0 City B

Revised

March 2024

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 Hause	
Project Address: 1030 NE 5th St Ocala, F	L 34470
Parcel Number: 2831-095-000	
APPLICANT INFORMATION	
Applicant's Name:	
TC Opportunity, LLC	
Name of person to receive all correspondence if differe	nt from applicant:
Robert Jenkins	
Agent's Name (if applicable):	
152E NE Cha An	
Agent's Mailing Address: 1525 NE St Ave	
City: O cala State: FL	Zip: 34470
Phone number: 352 44 1645 Fax:	_
E-mailaddress: Storage 1 Q neighborho	od.Storage.com
How long have you owned / lived at the current location	n? 1 month
PROJECT DESCRIPTION:	
f necessary, attach additional sheets addressing the fo	llowing:
Explain the purpose of and need for the proposed impro	
see attached letter	

Page | 7



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

not @ this time. long term goal would budget NO funds later, with this grant Application if Would Allow US to man forward And replace Windows@ affordle, And Somer hanc

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. _______

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75% = 11853.75

Anticipated start date: March 2025 Anticipated completion date: Jone 2025

Revised March 2024

OCALA

Applicant

TO opportunity, LLC

owner/occupant of building at

<u>1030 NE 5^{LL} St</u> <u>Ocala FL 3992</u>, 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 202 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



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.

East Ocala Community Redevelopment Agency January 16, 2025 Page 2 of 2

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 RJ/pik

















Prepared by: Alyssa Richardson Affiliated Title of Central Florida, Ltd. 2701 SE Maricamp Road, Suite 101 Ocala, Florida 34471

File Number: 24-2232

General Warranty Deed

Made this 8 day of Dec., 2024 A.D. By Constance A. Turner, hereinafter called the grantor, to TC Opportunity, LLC, a Florida Limited Liability Company, whose address is: 1525 Ne 8th Avenue, Ocala, FL 34470, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 95 and 96, Except the West 75 feet of the said Lot 96, Wyomina Terrace, according to the map or plat thereof as recorded in Plat Book B, Page 253, Public Records of Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Grantor, Constance A. Turner, sworn and deposes that her and Robert M. Turner were married from a date prior to January 18, 1972 and were continuously married without interruption to the date of his death on May 19, 2019.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

DEED Individual Warranty Deed - Legal on Face Closers' Choice

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO CFN# 2024168987 BK 8501 Pgs 0665-0666 12/26/2024 02:57:48 PM REC FEE 18.50 INDEX DEED DOC 1,547.00

Prepared by: Alyssa Richardson Affiliated Title of Central Florida, Ltd. 2701 SE Maricamp Road, Suite 101 Ocala, Florida 34471

File Number: 24-2232

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

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		Marica		d. St	e. 101	Ľ

<u>Constance & Turner</u> <u>2006 SE 37th Court</u> Circle

) Cala, FL 34471

Witness (1) Address line 1: Ocala, FL 34471

Witness (1) Address line 2:

Witness (2) Signature:

Melissa Bruckett Witness (2) Printed Name: 115 NE 8th AUR.

Witness (2) Address line 1:

OCala, FL 34471 Witness (2) Address line 2:

State	of

county of Marion

The foregoing instrument was acknowledged before me by means of physical presence or D online notarization on this 18 day of Dec. _____. 20,24, by Constance A. Turner, who is/are D personally known to me or who produced driver's license(s) as identification and who did take an oath.

PR Notary Signature Candace Notary Printed Name: Aug.7, 2026 My Commission Expires:

=c

{Notary Seal}

CANDACE MCCOY Notary Public - State of Florida Commission # HH 295551 My Comm. Expires Aug 7, 2026 ed through National Notary Assn

DEED Individual Warranty Deed - Legal on Face Closers' Choice

GREGORY C HARRELL MARION COUNTY FL CFN# 2024168987 OR BK 8501 PG 666 Pgs 0665-0666 12/26/2024 02:57:48 PM

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Account Number R2831-095-0		5-000 Ty	ре	REAL ESTATE INSTALLMENT	Request Future E-Bil	
Addres	SS	<u>1030 NE 5TH ST O</u>	<u>CALA</u> Sta	atus		
Sec/Tw	/n/Rng	17 15 22	Su	bdivision	5144	
Year	Roll	Account Number	Status	Date Pa	id Amount Paid	Balance Due
<u>2010</u>	R	2010 R2831-095-000	PAID	03/2011	480.20	<u>Tax Bill</u>
<u>2011</u>	R	2011 R2831-095-000	PAID	03/2012	499.27	<u>Tax Bill</u>
<u>2012</u>	R	2012 R2831-095-000	PAID	03/2013	516.59	<u>Tax Bill</u>
<u>2013</u>	R	2013 R2831-095-000	PAID	01/2014	505.13	<u>Tax Bill</u>
<u>2014</u>	R	2014 R2831-095-000	PAID	11/2014	1,040.99	<u>Tax Bill</u>
<u>2015</u>	R	2015 R2831-095-000	INST F-PD	03/2016	1,149.39	Installment
<u>2016</u>	R	2016 R2831-095-000	INST F-PD	03/2017	1,261.08	Installment
<u>2017</u>	R	2017 R2831-095-000	INST F-PD	03/2018	1,315.28	Installment
<u>2018</u>	R	2018 R2831-095-000	INST F-PD	03/2019	1,339.51	Installment
<u>2019</u>	R	2019 R2831-095-000	INST F-PD	03/2020	1,577.91	Installment
<u>2020</u>	R	2020 R2831-095-000	INST F-PD	03/2021	1,694.23	Installment
<u>2021</u>	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
<u>2023</u>	R	2023 R2831-095-000	INST F-PD	03/2024	2,848.40	Installment
<u>2024</u>	R	2024 R2831-095-000	INST F-PD	12/2024	2,940.72	Installment

CURRENT ACCOUNT DETAILS

Account Number

R2831-095-000

2024

Installment

	Property Descri	Owner Information			
	SEC 17 TWP 15 RGE 22 I	TURNER ROBERT M			
	PAGE 253 WYOMINA TE	RRACE LOT 95	TURNER C	ONSTANCE A	
	& E 7 FT OF LOT 96		2006 SE 37	TH COURT CIR	
			OCALA FL 3	34471-5688	
	Current Values	and Exemptions	Taxes	s and Fees Lev	ied
	MARKET VALU 186,	548	TAXES		2,677.32
	COUNTY ASMT 135,0	093	SP. ASMT		364.15
	COUNTY TXBL 135,0	093			
	SCHOOL ASMT 186,	548			
	SCHOOL TXBL 186,	548			
INSTALL	GROSS DISCOUN	I MAR 31 2025			
DUE	785.68	0.00 785.68			
Post Date	Receipt # Pr	nt Type Status	Disc	Interest	Total
06/12/2024 9	98 2023 3066505.0001 Pa:	rtial Pmt Posted	\$44.10-	\$.00	\$690.95

Property Tax - Tax Roll Property Summary

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

REFERALL: _____

INSTALLER: _____

Window Quote is good for 30 days LIC. # CBC1258574

35 SW 57th Ave. • Ocala,	Florida 34474-	Office (352)	690-2244 ·	Fax (352) 690-2245 • Gainesville (352) 375-1444				
FOMER: Veronica Her	ider se	1.60		PHONE # 352 - 414 - 1649				
ALL ADDRESS: 1030-NE	5 57			CELL # 352 - 239 - 044				
Deala Fla		1.	ZIP:	34478 WORK#				
WINDOWS			-	WINDOW OPTIONS				
DOUBLE HUNG			212					
20REGULAR SIZE 52' or less W x 64' or less		\$ 7701		Solarban 70 Low-EE Elite Efficiency \$ 165 \$ 3300				
LARGE SIZE > 64' Height	\$ 525 \$ 525		and the second second	n Gas *Included with Low-EE Elite* \$75 \$				
*SLIDING WINDOW		a		ble locks for windows >27" \$ 45 \$				
> 54' H				ble Strength Glass \$95 \$				
2 LITE SLIDER (S) < 90UI\$ 765	and the second sec			m Insulation on Jambs and Head \$ 30 \$ ime Glass Breakage Warranty \$ 125 \$				
2 LITE SLIDER (M) 90 - 124UI\$ 885				Inne Glass Breakage Warranty \$ 125 \$ Screens \$ 30 \$				
2 LITE SLIDER (L) > 124UI\$ 985				Screens \$45 \$				
3 LITE SLIDER (M) < 120UI\$1,48				nial Grids Contoured or Flat \$105 \$2100				
3 LITE SLIDER (L) > 120UI\$1,56	5\$ 865	\$	and the second se	nial Grids for Shapes \$ 250 \$				
PICTURE			1	cialty Grids for Shapes \$ 265 \$				
PICTURE WINDOW SMALL 0 - 101 U		\$	Sim	Ilated Divided Light \$ 265 \$				
PICTURE WINDOW MEDIUM 102-140		13 11 10 10 10 10 10 10 10 10 10 10 10 10	Contraction and Contraction	d Grain Int Slider/Fixed \$ 180 \$				
PICTURE WINDOW LARGE 141-154	JI \$ 695	\$	1270	d Grain Int DH \$ 145 \$				
SPECIALTY			Colo	r Ext Slider/Fixed \$ 345 \$				
SINGLE HUNG ARCH TOP 115UI / 48' M	AX W \$875	\$	Colo	r Ext DH \$ 285 \$				
CASEMENT / AWNING	\$ 495	C.	Orie	/Cottage Style 40/60 or 60/40 \$ 70 \$				
CUSTOM WINDOW			Tan	or Clay \$ 115 \$				
CUSTOM WINDOW		\$	Obs	cured Glass Rain or Frosted (BSO) (TSO) \$65 \$				
WINDOW COLOR INSIDE: OUTSI	DE:		Tint	Gray or Bronze \$ 95 \$				
MISCELLANEOUS				PATIO DOORS				
Custom Exterior Cap & Wrap	\$ 95	\$		*VINYL SLIDING GLASS*				
Custom J Channel (WHITE)	\$ 90	\$		8ft Tall \$ / Standard \$				
Window Removal & Labor	\$ 165	\$ 330 0		ng Patio Door 5' *58 5/8 x 79 ½ \$2,125 \$1,625 \$				
Steel or Cut-Out Window Removal	\$ 30	\$		ng Patio Door 6' *70 5/8 x 79 ½ \$2,525 \$1,725 \$				
2 nd Story Window Removal	\$ 30	\$		ng Patio Door 8' *94 1/4 x 79 ½\$3,125\$2,125 \$ ng Patio Door 9' *105 1/2 x 79 ½\$3,525\$2,525 \$				
Cut-Out Door Removal	\$ 110	s		ng Patio Door 12' *139 1/2 x 79 ½ N/A \$4,000 \$				
2 Mull to Form Multi-unit.	\$ 105	\$216		ialty/Custom Patio Door [SIZE]x\$				
Tempered glass (per sash)	\$ 125	\$		en For Patio Door \$ 130 \$				
Temper Specialty - \$18 per sq ft.	\$	\$		Solarban 70 Low-EE Elite/Argon Gas (per pan) \$ 165 \$				
Repair Sill or Jamb		¢		nial Grids for Patio Doors Flat or Contour \$ 245 \$				
Remove Storm Windows	\$ 100	\$		oval and install per 2 panels \$115 ea. Additional \$315 \$				
2 Ext/Int Trim to Code	\$ 30	\$		To Code \$ 190 \$				
		\$ 15 00	Woo	d Grain Interior \$475 \$				
Ext/Int Trim to Code – Stucco Flange	\$ 115	5	Exte	ior Designer Colors \$765 \$				
Custom Exterior Trim	\$ 100	\$	Tan	or Clay \$ 475 \$				
Awnings - (Remove) (Replace)	\$ 35	\$	Blind	s Between the Glass - Per Panel \$825 \$				
Curtain/Blind (Remove) (Replace)	\$ 15	\$	Storr	n or Cabana Door \$				
Nail Fin / Wood buck	\$ 35	\$						
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. <i>THIS IS A CUSTOM ORDER</i>								
NO EXTRA WORK IF NOT IN WRITING!			and the substances to be a produce of the line of the	REES TO THE TERMS OF PAYMENT AS FOLLOWS:				
	for addition Buyer agr read and of and condi	e reverse side onal terms & c ees that HE/Si understands a itions on front is contract.	onditions HE has Il terms	EXTRA LABOR \$ SALES TAX \$ LAND DISPOSAL FEES \$200 PERMITS & FEES \$275 TOTAL AMOUNT \$ 8 5				
Estimated time of Install :	and agree	s to each and	every	(CUSTOM ORDER) 50 % DEPOSIT \$ 9193				
Listinated time of fistall :	term and o	conunaon.		PEMAINUNC BALANCE UPON INSTALLATION & 9 2				
SPERSON: DATE: DATE: DATE: DATE: DATE:								

This Window World® Franchise is independently owned and operated by Window World of FL, Inc. d/b/a Window World of Ocala, under license from Window World, Inc. White Copy - Original Yellow Copy - Customer

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor Licensee # SCC13 15309

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



Emitic storage leneighborhoodstorage.com CUST. PH# (352) 239-0444 Our Goali Wilco Enterprises, Inc. D.B.A. "Quality First; Suncoast Ingulators & Specialties Service Alwass PROPOSAL Date: 3/12/25 Project: 1030 N.E. 5 TH ST. OCALA Contractor/Homeowner: Attention: VEROLICA BASS We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tax. We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tax. IndSTALL R-27 BLOWL-IN INTSULATION IN ATTIC OVER CELLING DECIL OF HOUSE (MAINT ACCESSAALE LIVING AREAS ONLY) ON TOP OF EXISTING INSULATION (R-11) TO EQUAL R-38 \$ 1,538.00 You may accept this proposal by printing this page with our terms and conditions. Please read carefully, sign, intial, scan all pages and return to us via email. Your half down payment of #769.20 Mail the deposit to PO Box 1150, Ocala, FL 34478 Final check will be appected by the crew for the balance #769.00 Thank you Prepared By: Steve Morris – Suncoast Insulators & **Specialties Sales** Date: Customer Signature of Acceptance: 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 3D 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 pall all expenses incurred, including an additional 15% on the mount due thereof for attorney's fees if this agreement is placed in the hands of an attorney for collections.

Terms and Conditions Cont.

PAYMENT-

Payment is due upon immediate completion of work, someone must be on site to provide payment to the crew.

Credit/Debit Cards: Any payment over \$500.00 received via credit or debit card will have a 3% transaction fee added to the total.

NON-PAYMENT-

1.A late fee of 18% can be added to all unpaid invoices still open more than 30 days after completion. 2. Customer is responsible to cover all expenses in association with a lien being placed on a property due to nonpayment of completed work.

3. Customer is responsible to cover all attorney fees if this agreement is placed in the hands of an attorney for collection or collected by suite or through any probate, bankruptcy or any other legal proceedings.

SCHEDULING-

Scheduling is of the upmost importance during the construction process for both clients and subcontractors. If you elect to proceed with this bid, you are to reach out to Suncoast at least two weeks before your proposed start date, once the deposit is paid we will try our best to get the work scheduled +/- Two days of your desired start date.

JOB SITE EXPECTATIONS-

1. Crews must have a clean and empty space to work, all items must be removed for us to start work. This is for crew safety, crew efficiency, and protecting items from being accidentally broken or damaged. 2. If work is scheduled and we cannot begin on agreed upon date because the job is not ready it may result in the job being pushed until our next available day (up to two weeks) & trip charges being added to the total cost of the job.

SPRAY FOAM-

1.All spray foam bids are provided in nominal terms. This is in relation to the thickness of the material sprayed there can be variances of +/- .25 to 1.5" or greater depending on the application 2. We do not full fill cavities with spray foam, if you want the cavity filled you must contact a

representative to discuss the extra cost for over spray of material and the extra cost of labor for scarfing and the proposal MUST note that this service is being done.

3. Even a trained eye cannot always identify problematic areas, therefore Suncoast is not to be held liable for areas that are not properly sealed. Owner is responsible for making sure the surface we are spraying against be free of non visible gaps.

4. We recommend that all removed items from work space being moved at least 40' from the structure in case over spray does occur.

5. Attic storage or open areas require a Thermal barrier or Ignition Barrier over the spray foam per manufacture, and we can provide this at an additional charge. This is for your safety should a fire arise the barrier will provide extra time to get out of the structure before the fire reaches the spray foam product. 6. When applying the product, one side of the proposed area must have wood/ drywall/ sheet rock backing to spray foam against.

7. All residents per manufactures specifications should vacate the premises for a period of 24 hours after spray foam is complete. (This includes pets as well)

8. Surface must meet temperature, moisture and compatibility type needed for spray foam material.

Please initial that you have read and understand the terms

Terms and Conditions

By accepting this quote from Suncoast Insulators you are agreeing to the following terms and conditions

PROPOSAL-

Unless otherwise stated, this proposal is only good for 30 days from the date listed above. Proposals do not include garages, interior walls, porches, lanai's or other structures/living areas on the property unless specified.

PREP-

Spray foam- Suncoast covers standard windows and doors before applying spray foam insulation. We advise our customers to cover any beams/ conduit/ finished floors/ other areas they do not want the spray foam material applied. Additional prep work can be discussed and is not included in this quote.

RECOMMENDATIONS-

Spray foam- When retro fitting an existing home with spray foam, We recommend contacting you're a/c contractor to discuss resizing of your air handler system. Spray foam is a much more energy efficient system and your existing air handler may be over sized now.

REQUIREMENTS-

1.(Blown in fiberglass) Soffit must be installed prior to installation to keep material from escaping the attic 2.(All Insulation Applications) Framing, electrical rough-in, plumping top out, security wires, other cables, hvac equipment and duct work must be completed before the application process. All wires and pipes need to be securely fastened to prevent incidental damage.

3. (Blown in fiberglass)- Owner must provide adequate access to attic space, New construction homes with low clearance / sloped ceilings or non blow-able area's will be quoted with batt insulation as applicable. (Existing homes with the same conditions, Suncoast cannot guarantee max efficiency without access to these areas.)

4.(Some Specialties products) Owner must provide wood backing/ reinforcement to install products to. 5.(All Applications) Owner is responsible for making sure all provisions and installations are done against surfaces that are up to their manufactures code. Suncoast is not responsible for sheet rock/ drywall/ tile/ driveways/ect. Some examples are; removal of old shower enclosure- old tile may break/ fall; sheet rock/ drywall when blowing insulation if existing drywall is not properly fastened/ secure material could potentially break loose.

RESPONSIBILITY -

1.Owner is responsible for obtaining necessary approvals for projects, including permits and other related approvals.

2. Only an authorized person to the property can request our services be provided 3. Owner is responsible for making sure requested material meets any codes or standards required (including energy calculations for insulation R-Value)

DEPOSIT-

All jobs are COD with a minimum of a 50% deposit required in advance. The 50% deposit is non refundable if any material purchases, accommodations or preparations have been made for this job. If Suncoast deems the deposit to be refundable, the homeowner/contractor will not get back, a cancellation fee of \$100.00 or any credit/debit card service charges.

Please initial that you have read and understand the terms

Terms and Conditions Cont.

LIABILITY-

Proceeding with this bid you are agreeing that you have read, understand and except the terms and conditions as they have been explained to you. In no event should Suncoast be held liable for any claims for anticipated profits or for incidental or consequential damages, including claims or mental anguish. Suncoast's liability on any claim of any kind for any loss of damage arising out of,, in connection with, or resulting from the estimate or from the performance or breach thereof shall in no case exceed the cost of the materials or labor provided by Suncoast.

DAMAGE-

Any and all damages must be reported to a Suncoast employee in writing as well as contacting a manager at the branch. Please allow us time to review the concern and come up with a resolution Fixing any damages yourself or through a third party can void any warranties and result in no credit or discount being applied and the total cost of the invoice will be due and payable.

AGREEMENT-

This document constitutes the entire agreement the purchaser and the company, no terms, conditions, or understand, whether expressed or implied have been agreed upon herein set forth. Payment by the purchaser of all or any of the sums due for the work described herien shall be deemed conclusive evidence of the satisfactory completion of work and of the fulliment of all specifications applicable therto. If this contract is executed in multiple counterparts, all counterparts taken together will constitute this contract. Client and Suncoast each bind themselves, their respective heirs, executors, administrators, partners, successors, assigns and legal representatives of such party in all matters are related to this contract.

Customer Signature

Date



Figure 1







Figure 3



Figure 4

CRA Meeting: 5/20/2025

AERIAL MAP

Case Number:

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: CRA25-0015

2831-095-000

.31 Acres East Ocala Neighborhood R1A, Single-Family Residential A request for use of CRA funds.





Parcels

125

250

0

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

500

CRA Meeting: 5/20/2025

CASE MAP

Case Number: CRA25-

Parcel Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: CRA25-0015

2831-095-000

.31 Acres East Ocala Neighborhood R1A, Single-Family Residential A request for use of CRA funds.





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



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

DCALA

Revised March 2024

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 incrute potential for property redevelopment. Goal 2: Restore value and prominence to gateways, consegments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers 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 or occupied and rental units. Ineligible Properties Properties with active code enforcement case or code enforcement liens delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to require City Council approval. Eligible applicant Properties over performed before approval will not be eligible. Project work begun <u>after</u> approval by the CRA Board will 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 painti 2. Repair and replacement of windows, doors (Exterior improvemer only)				
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Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and incredite potential for property redevelopment. Goal 2: Restore value and prominence to gateways, consegments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers 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 or occupied and rental units. Ineligible Properties Properties with active code enforcement case or code enforcement liens delinquent property; property or tenants with outstanding financial obligations to require City Council approval. Eligible applicant Properties only work begun <u>after</u> approval by the CRA Board will be eligible for a gr 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 painti 2. Repair and replacement of windows, doors (Exterior improvemer only) 3. Demolition of irreparable damaged houses or structures for construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Repofing 7. Weatherization 8. New construction 8. New construction	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.			
the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corsegments and crossroads by enhancing their physical appearance and visually differentiating their special character. 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 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 or occupied and rental units. Ineligible Properties Properties with active code enforcement case or code enforcement liens delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to require City Council approval. Eligible applicant Property owner Eligible work Only work begun after approval by the CRA Board will 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 painti 2. Repair and replacement of windows, doors (Exterior improvemer only) 3. Demolition of irreparable damaged houses or structures for construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization <tr< th=""><th>Plan Consistency</th><th></th></tr<>	Plan Consistency			
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Eligible work Only work begun <u>after</u> approval by the CRA Board will be eligible for a gr 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 painti 2. Repair and replacement of windows, doors (Exterior improvemer only) 3. Demolition of irreparable damaged houses or structures fo construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction	Ineligible Properties	receivership; property or tenants with outstanding financial obligations to City		
 Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painti Repair and replacement of windows, doors (Exterior improvemer only) Demolition of irreparable damaged houses or structures fo construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization New construction 	Eligible applicant	Property owner		
Maximum Grant \$20,000 (Reimbursement)	Eligible work	 Only work begun <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization New construction 		
		\$20,000 (Reimbursement)		
Required MatchCity (75%) – Applicant (25%). To receive the maximum grant of \$20,000, the project cost for eligible we must be at least \$26,666.	Required Match	To receive the maximum grant of \$20,000, the project cost for eligible work		

	(KA2 - (D))
FORM 8B MEMORANDUM COUNTY, MUNICIPAL, AND OTH	OF VOTING CONFLICT FOR HER LOCAL PUBLIC OFFICERS
LAST NAME-FIRST NAME-MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS NE Ath St.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
	COUNTY OTHER LOCAL AGENCY
Cala FL 34470	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112,3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

- PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and
- WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- · The form must be read publicly at the next meeting after the form is filed.
- IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:
- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

Image: Provide the special private gain or loss:	DISCLOSURE OF LOCAL OFFICER'S INTEREST
(a) A measure came or will come before my agency which (check one or more)	
In ured to my special private gain or loss; inured to the special gain or loss of my business associate,	
In ured to the special gain or loss of my business associate,	
inured to the special gain or loss of my relative. inured to the special gain or loss of	
inured to the special gain or loss of	
whom I am retained; or inured to the special gain or loss of, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me. (b) The measure before my agency and the nature of my conflicting interest in the measure is as follows: WORL FOR THE APPLICATE If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way	inured to the special gain or loss of my relative,
	inured to the special gain or loss of, by
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way	whom I am retained; or
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows: WOR FOR THE AFAILAGE If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way	inured to the special gain or loss of, which
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way	is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way	
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way	work for the applicant
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Let 25125 Rechel Runn	who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way
	LOIDST 25 Date Filed Racha Racha Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C. PAGE 2



Ocala

Legislation Text

www.ocalafl.gov

File #: 2025-1594

Agenda Item #: 5i.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 948 NE Fourth Street, in an amount not to exceed \$20,000

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

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 #:	CRA25-0023
Applicant:	JFG Properties, LLC. / Joyce Gamache
Address:	948 NE Fourth St.
Parcel ID:	Confidential
Project	
Description:	This project includes removing and replacing the furnace, HVAC, and windows.
Low Quote:	\$27,374
Recommended	
Grant Amount:	\$20,000

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 home was built in 1938 and contributes to the historical character of the neighborhood.
- The windows that will be replaced are original to the home.
- According to the applicant, the proposed improvements would be financially unfeasible without assistance from the grant program.
- The upgrades are expected to significantly improve the home's energy efficiency, contributing to reduced utility costs and long-term environmental benefits.
- The application meets all eligibility requirements for grant consideration.
- The property is owned by JFG Properties, which is affiliated with the family of Mr. John Gamache, a member of the East Ocala CRA Advisory Committee. Mr. Gamache appropriately recused himself from any discussion or vote related to this matter and submitted Form 8B in accordance with the procedures for addressing voting conflicts.
- The Grant Review Committee (GRC) visited the property on June 12, 2025. The home was found to be well-maintained and a good candidate for the grant program.
- The East Ocala CRA Advisory Committee reviewed and recommended approval on July 25, 2025.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



MEMORANDUM

DATE	June 25, 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 CRA25-0023

Address: 948 NE 4th Street

Applicant: JFG Properties, LLC. / Joyce Gamache

Project: This project includes removing and replacing the furnace, HVAC, and windows.

No.	Eligible work item	High quote	Low quote
1	Windows	\$16,502	\$15,285
2	HVAC & Furnace	\$19,268	\$12,089
	Total	\$35,770	\$27,374
N	Aaximum CRA grant tha		
*	based on 75% match, \$2	20,000 maximum.	\$20,000.00

Background:

"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

This property received CRA grant approval on September 5, 2023, for exterior painting. That project has been completed, and the applicant has received reimbursement.

The property is the residence of John Gamache. Mr. Gamache, a member of the East Ocala Advisory Committee, will formally recuse himself from voting on this application and will submit Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers.

Findings and Conclusion:

Page | 1

- The home was built in 1938 and contributes to the historical character of the neighborhood.
- The windows that will be replaced are original to the home.
- According to the applicant, the proposed improvements would be financially unfeasible without assistance from the grant program.
- The upgrades are expected to significantly improve the home's energy efficiency, contributing to reduced utility costs and long-term environmental benefits.
- The application meets all eligibility requirements for grant consideration.

The Grant Review Committee (GRC) visited the property on June 12, 2025. The home was found to be well maintained and a good candidate for the grant program.

Attached, are the application, photos, and bids.



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 <u>after approval</u> 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).

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

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

There are three ways to submit an application;

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



APPLICATION DEADLINES - 2024

February 2, 2024	August 2, 2024
March 29, 2024	September 27, 2024
May 31, 2024	November 29, 2024

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

- (a) <u>Eligible Applicants</u> 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) <u>Ineligible Properties</u> The following types of property are <u>not eligible</u> without City

Council approval:

- 1. Tax delinquent property
- 2. Property in litigation
- 3. Property in condemnation or receivership
- Property or tenants with outstanding financial obligations to the City.
- (c) <u>Eligible Areas</u> 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 <u>cannot</u> 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 <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (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 <u>only if</u> 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.
 - 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 (<u>https://ocalafl.civicserve.com/</u>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.



- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in <u>Section</u>. 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,

OCALA

- 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: 948 WINDOWS AND AC
Project Address: 948 NE 4 St.
Parcel Number:
APPLICANT INFORMATION
Applicant's Name: JFG- Properties LLC
Name of person to receive all correspondence if different from applicant:
Joyce GAMACh
Agent's Name (if applicable):
Agent's Mailing Address: 1531 NE 2 SF
City: OCACA State: FI Zip: 34470
Phone number: 3528161833 Fax:
E-mailaddress: _ JFG Properties C outlook.com
How long have you owned / lived at the current location?98 \
PROJECT DESCRIPTION:
If necessary, attach additional sheets addressing the following:
Explain the purpose of and need for the proposed improvements.
Remove AND Replace Furna ' AC
REMOVE AND REPLACE ORIGINAL WINDOWS WITH
ENERGY EFFICIENT VINYL WINDOWS

Page | 7



Would the proposed improvements be made without the assistance of the grant

program? If not, ple	ease explain. $Cos +$	Proh, b, t, in	

PROJECT COSTS & SCHEDULE Estimated cost of project based on attached submitted low bid. <u>15,285</u> AC + 12,088 WNDOWS Required -- Attach itemized bid sheets. How much funding assistance are you requesting? <u>75%</u> Anticipated start date: <u>Camp Approve</u> Anticipated completion date: _____

Page | 8



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

Joyce Gamach, owner/occupant of building at

<u>998 INE USF Orner</u>, 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.

1		
Signature:	Joyc Demark	_
Date:	03-31-25	_

Property Information - For staff use only

Is the property assessed Marion County property taxes?	Y	1	N	1
--	---	---	---	---

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

OCA A

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. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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.

























2832-030-000				202	ounty Property 25 Assessment F	Roll		RREAVE
JFG PROPERTIES LLC		Taxes/Assessments: 3648.00 Prime Key: 1264791						
1010 SW 29TH S			1,000	Map ID:			PC: 01	
OCALA FL 344				Millage				
				Situs	6	948 NE 4	TH ST, OCALA,	
				king Values		10/23/20)24 250	
Land Just Value	C	38,11				10/23/20		
Buildings		198,33				10/25/2		
Aiscellaneous		1,36						
Fotal Just		237,81	3 Impact		65,785			
Total Assessed		1/2,02	0 Ten %		65,785			
Exemptions Fotal Taxable		172,03						
School Taxable		237,8						
chool taxable		201,0						
0% Cap Base '	Year	200	08					
and the second second			History	of Assessed	Value			
Year Lan	d Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions 7		
	38,119	206,168	1,193	245,480	156,190	0	156,190 T%	
	38,119	213,448	1,307	252,874	141,991	0	141,991 T%	
	40,125	151,981	1,251	193,357	129,083	0	129,083 T%	
2021 1 4	40,125	159,397	1,365	200,887	117,348	0	117,348 T%	
	21,266	118,452	1,137	140,855	106,680	0	106,680 T% 96,982 T%	
and the second se	10,031	101,477	1,365	112,873	96,982	0	88,165	
2018 1	8,025	79,003	1,137	88,165	88,165	0	88,014	
2017 1	8,025	78,852	1,137	88,014	88,014 82,812	0	82,812 T%	
2016 1	8,025	77,363	1,137	86,525 74,724		Q	74,724	
2015 1	8,025	65,548	1,151	73,494	73,494	0	73,494	
2014 1	8,025	64,318	1,151 978	69,575		0	69,575	
2013 1	8,025	60,572 59,868	1,035	72,941	72,941	0	72,941	
	12,038	64,243	1,092	77,373	77,373	0	77,373	
	16,050	61,862	1,150	79,062	79,062	0	79,062	
	32,100	68,554	1,206	101,860		0	101,860	
	58,181	79,424	1,068	138,673		0	138,673	
	58,181	69,357	1,106	128,644	128,644	0	128,644	
	44,138	60,161	1,131	105,430		0	105,430	
	16,050	52,640	1,169	69,859		0	69,859	
	12,840	49,307	897	63,044		0	63,044	
	12,840	47,122	930	60,892		25,000	35,892	
2002 1	8,025	44,719	956	53,700		25,000	28,700	
2001 1	8,025	42,870	989	51,884		25,000	26,884	
2000 1	8,025	40,452	944	49,421		25,000	24,421 22,208	
1999 1	8,025	38,216	967	47,208		25,000 25,000	20,533	
1998 1	8,025	36,518	990	45,533		25,000	18,044	
1997 1	8,025	34,006	1,013	43,044		25,000	18,067	
1996 1	8,025	34,006	1,036 1,059	43,067 43,09 0		25,000	18,090	
1995 1	8,025	34,006 34,006	1,039	43,090		25,000	18,113	
1994 1	8,025 8,025	26,355	0	34,380		25,000	9,380	
1993 1 1992 1	8,025	26,355	0	34,380		25,000	9,380	
1992 1	8,025	26,355	0	34,380		25,000	9,380	
1990 1	8,025	26,355	0	34,380		25,000	9,380	
1989 1	8,025	26,355	0	34,380		25,000	9,380	
1988 1	8,025	26,355	0	34,380		25,000	0	
1987 1	8,025	26,355	0	34,380		25,000	0	
1986 1	8,025	23,709	0	31,734	*****	25,000	0	1/4

Marion County Property Appraiser 2025 Assessment Roll





V 5.241.0.0

3/4

²⁸³²⁻⁰³⁰⁻⁰⁰⁰



PO Box 729 Ocala, FL 34478 (352) 629-2626 sales@airdesignac.com

Estimate

ESTIMATE#	1063507481
DATE	03/28/2025
PO#	

CUSTOMER

JFG Properties (352) 816-0303

SERVICE LOCATION

JFG Properties 948 NE 4th St Ocala Florida 34470-5966 (352) 816-0303

DESCRIPTION

Remove existing A/C system and gas furnace. Installation of new 19.0 SEER2 Rheem heat pump split system with inverter compressor. Electrical wiring for new air handler to be by others

Estimate			
Description	Qty	Rate	Total
Rheem 3 Ton 19 SEER2 Heat Pump Split System	1.00	15,285.00	15,285.00
Concrete Pad	1.00	0.00	0.00
TH2320WF4010/U - S200 FocusPro Smart Thermostat, 3 Heat/2 Coo	1.00	0.00	0.00
Air Handler Stand 20x20	1.00	0.00	0.00
Float Switch	1.00	0.00	0.00
Warranty - One Year Labor, Ten Year Parts & Compressor	1.00	0.00	0.00

CUSTOMER MESSAGE

Estimate Total:

\$15,285.00

HEATING & COOLING SPECIALIST Lic# CAC1814027 2130 S.W. 7th Avenue #101 - Ocala, FL 34471 Marion (352) 861-1897 Fax (352) 861-6050

Proposal/Contract:	1
submitted to: JFG Properties	Date: 2/24/2025
Mailing Address: 1531 N.E. 2N St.	Phone #: 352-816-0303
Job Address: Ocala, FL. 34470	Fax #
Email Address: B. hiven 2 gmail. con	2
Equipment: Carrier Inverte ARI #: 215933	964 SEER: 22.
Capacity/TonAux Heat	8 Kw. Stat Carrier.
Pad needed 40 ×40 Plywood overlay	
Wire size A.H & type Condenser	Breaker size A.H.
	Condenser
M#: 27VNA236A003	AH.M#: FESBND60200
M#:	АН.М#:
□ Copper Replacement	20' new shielded Stat wine
General Co	nditions to their ostat & conderer.
Install The above part of	-connect returns, run
premin with the start of	
New #6-2 Romex with 50 and	er supplied sint p-Trap.
Then U & RUTTER AT THE SURF	off. 20'
Service and	Warranty //
All material is guaranteed to be as specified. All work to be completed in a work	able manner according to standard practices. Any alteration of deviation norm is and will become an extra charge over and above the estimate. All agreements

All material is guaranteed to be as specified. All work to be completed in a workable manner according to standard practices. Any atteration or deviation form above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreement contingent upon strikes, accidents or delays beyond our control. Owner is responsible for providing normal care and maintenance for the system.

1 year labor _10 year parts _10 year compressor ____Mfg Ext Warranty _V12 month ESA included

*Excludes, refrigerant, freight costs, driers, hardstart kits, dirty filters and clogged drains.

Terms: COD upon completion. Price Includes all material, labor and taxes. Local check or cash, credit cards are 4% additional due to the rewards program costs. \$200 non-refundable deposit for permit applications.

Equipment Failure Disclaimer: Pond's does not manufacture equipment, we install and service equipment, we make every effort to select the best product available at the time. In no way shall Pond's be held responsible for warranties that exceed the written agreement at time of purchase.

Dollars. Date: Authorized signature:

Buyers signature: ______ GOOD TIME PRINTING INC (352) 629-8638 Date of acceptance:

318

C&R Glass and Screen Inc.

Office 352-390-0200 Ryan 607-765-3454 email: crglassinc2018@gmail.com

Mailing Address: 9536 SE Maricamp Rd, STE 106, Ocala, FL 34472

BILL TO

John Gamache 948 NE 4th St, Ocala, FL 34470, USA 352-816-0303

ITEM DESCRIPTION	Quantity	Price	AMOUNT
Window installation PGT Windows			\$12,088.67
THIS IS THE COST OF ALL WINDOWS INSTALLED BEFORE			\$0.00
BUILD-IN MATERIALS			
Subtotal Deposit will be required PAID			\$12,088.67
TOTAL DUE			\$12,088.67

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

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

20 year manufacturer guarantee on insulated glass 1 year warranty on repairs or replacements THANK YOU FOR YOUR BUSINESS!

C&R

ESTIMATE

14-Mar-25

CUSTOMER PRICE QUOTE



Date:	02/20/2025 Michael Shaheen (386) 438-4972		Branch: St Pete			
Design Consultant:			Customer Support Center: 1800 HOME-DEPOT			
Phone #:			License(s)			
Installation Address	948 NE 4th	St				
City, State, Zip	Ocala		FL		34470	
Job # F49490910						
Purchaser(s	s):	Work Phone	Home	Phone	Cell Phone	
Mr. Jfg property LLC					(352) 816-0303	

Quote Name:

Package B

Your Project Price			
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 03/22/2025	\$453	\$22,668.00
Buy More Save More Savings			-\$3,400.20
Current Promotions: Valid through promot	ional period only		
	Your Price Today:	\$385	\$19,267.80

IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote. See promotion & financing options below or ask your Design Consultant for details.

* Estimated monthly payment is equal to the Project Amount x 0.02 (possible interest rate based on credit approval), rounded to the nearest dollar, Taxes not included.

(APR and Term based on qualifying credit approval for Home Depot Project Loan)

SUPERIOR WARRANTIES PROFESSIONAL INSTALLATION TOTAL PROJECT MANAGEMENT The Home Depot stands behind Your job; labor, materials and Team of dedicated professionals Licensed, insured and trusted Your satisfaction guaranteed by Assigned to oversee every step of Experts from measurement to The Home Depot Your project Installation to cleanup of 3 Page Package B **Ouote Name:**

405 HDE Customer Price Quote (E) (19 Mar. 24)

Generated Date	02/20/2025	Lead/PO#	F49490910	v 1.1.1

CUSTOMER PRICE QUOTE

Mr. Jfg property LLC	F49490910	
Purchaser's Name Job#		
	PROJECT SPECIFICATIONS	A BLOOMERS
1 ProtecSure Max Vinyl 5400 NonImpact 5		
5400 - Non-Impact 1 Panel Slider, Beige In	nt. Finish, Beige Ext. Finish, Standard , W- 60, H- 53, Ul- 113	
2 ProtecSure Max Vinyl 5400 NonImpact 5	5400 - Non-Impact Picture Window	
5400 - Non-Impact Picture Window, Beige	e Int. Finish, Beige Ext. Finish, Standard , W- 60, H- 53, UI- 113	
7 ProtecSure Max Vinyl 5400 NonImpact 5	5400 - Non-Impact Picture Window	
5400 - Non-Impact Picture Window, Beige	e Int. Finish, Beige Ext. Finish, Standard , W- 36, H- 53, UI- 89	
2 ProtecSure Max Vinyl 5400 NonImpact 8		
5400 - Non-Impact Picture Window, Beige	e Int. Finish, Beige Ext. Finish, Standard , W- 30, H- 35, UI- 65	
2 ProtecSure Max Vinyl 5400 NonImpact !	5400 - Non-Impact Single Hung	
5400 - Non-Impact Single Hung, Beige Int	t. Finish, Beige Ext. Finish, Standard , W- 36, H- 53, UI- 89	
1 ProtecSure Max Vinyl 5400 NonImpact 8		
5400 - Non-Impact Single Hung, Beige Int Full , W- 23, H- 32, UI- 55	t. Finish, Beige Ext. Finish, Standard Tempered Glass Full Obscure	Glass - Low E
Quote Name: Package B	Р	age of 3
405 HDE Customer Price Quote (E) (19 Mar. 24)	Generated Date 02/20/2025 Lead/PO# F494909	910 v 1.1.1



Promotional Offer:

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 12 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at https://homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot® store. Visit https://homedepot.com or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.

Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.



Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

Questions or Concerns? If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

Ouote Name:

Package B

of 3

AERIAL MAP

Parcel: Case Number:

Property Size: CRA Location Proposal:



.51 acres East Ocala A Request for CRA fund use.





0 125 250 500 Feet

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

CASE MAP

Parcel:

Case Number:



Property Size: CRA Location Proposal: .51 acres East Ocala A Request for CRA fund use.





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


FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
EAST GLALD CILA
THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON
WHICH I SERVE IS A UNIT OF:
COUNTY COUNTY COTHER LOCAL AGENCY
NAME OF POLITICAL SUBDIVISION:
MY POSITION IS:

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112,3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163,356 or 163,357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

- PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and
- WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.
- IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:
- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST
I. OHN GAMACHE, hereby disclose that on JUNE 25, 20 25:
(a) A measure came or will come before my agency which (check one or more)
inured tc my special private gain or loss;
inured to the special gain or loss of my business associate,
inured to the special gain or loss of my relative,
inured to the special gain or loss of, by
whom I am retained; or
inured to the special gain or loss of, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
RELATED TO BUSINESS OWNER
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way
as to provide the public with notice of the conflict.
M/
Date Filed Signature
Signature
NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE

CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C.



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

DCALA

Revised March 2024

D				
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 AreasNeighborhoods 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 <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting Repair and replacement of windows, doors (Exterior improvements only) Demolition of irreparable damaged houses or structures for the construction affordable housing. New landscaping area visible from the street/sidewalk Fencing (sides and rear) Reroofing Weatherization 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

Legislation Text

www.ocalafl.gov

File #: 2025-1597

Agenda Item #: 5j.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve an East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1531 NE Second Street, in an amount not to exceed \$6,404

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

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 \$20,000, 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. The entire application packet is attached.

5 11	
Grant ID #	CRA25-0002
Applicant	Building Inspection Services/Joyce Gamache
Address	1531 NE Second Street
Parcel ID	Confidential
Project Description	Replace windows
Low Quote	\$10,673
Recommended Grant Amount	\$6,404

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 building was constructed in 1948.
- The improvements will increase energy efficiency and result in savings for the tenant.
- The price difference between the two quotes is due to the additional cost of using subcontractors for the project.
- Per the applicant, the improvements would not be made without the use of the grant program, as the improvements are cost-prohibitive.
- The application meets the requirements and is eligible for grant consideration.
- The property is owned by JFG Properties, which is affiliated with the family of Mr. John Gamache, a member of the East Ocala CRA Advisory Committee. Mr. Gamache appropriately recused himself from any discussion or vote related to this matter and submitted Form 8B in accordance with the procedures for addressing voting conflicts.
- The Grant Review Committee (GRC) visited the property on February 18, 2025. The property was found to be well-maintained and a good candidate for the grant program.
- The East Ocala CRA Advisory Committee reviewed and recommended approval on July 25, 2025.

Please refer to the attached documents for the application packet, completed Conflict of Interest Form 8B, and the approved grant framework. Staff recommends approval.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting, with a balance of \$227,975.45 in the East Ocala CRA grants account (620-016-559-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



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

MEMORANDUM

DATE	June 25, 2025
TO:	East Ocala CRA Advisory Committee
FROM:	Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator,
	Growth Management
RE:	East Ocala CRA Commercial Improvement Grant Program Grant Application
	CRA25-0002

Address: 1531 NE 2nd St.

Applicant: Building Inspection Services/Joyce Gamache

Project: The applicant is requesting a grant to replace the windows on the building.

Background:

"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 property is owned by JFG Properties which is a owned by the family of John Gamache, a member of the East Ocala Advisory Committee. Mr. Gamache will formally recuse himself from voting on this application and will submit Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers.

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

Table 1. Application summary.

Work Item	1 st Quote	2 nd Quote	Recommended Grant (60%)
		(low quote)	
Replace windows	\$20,716	\$10,673	\$6,404

Page | 1

Findings and Conclusion:

- The building was constructed in 1948.
- The improvements will increase energy efficiency and result in savings for the tenant.
- The price difference between the two quotes is due to the additional cost of using subcontractors for the project.
- Per the applicant, the improvements would not be made without the use of the grant program as the improvements are cost prohibitive.
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on February 18, 2025. The property was found to be well maintained, and a good candidate for the proposed improvements.

Attached - Application, photos, maps, and bids.

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 <u>after approval by the Ocala CRA (CRA)</u> will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

<u>Step 1:</u> Eligible Grant Areas: To find out if your property is within a CRA grant area, click here: <u>https://ocalafl.maps.arcgis.com/apps/webappviewer/index.html?id=09c9938cf61a41398aee0a4a5431ac7a</u>

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.

<u>Step 2:</u> Once you know what CRA grant area your property is in, refer to the <u>Grant Program</u> <u>Summary</u> 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.

<u>Step 3:</u> Call or email CRA staff with questions: Gus Gianikas, CRA Manager, (352) 629-8311. <u>ggianikas@ocalafl.org</u>.

Page | 1

TABLE OF CONTENTS

I.	Eligibility and General Requirements	3
II.	Application Materials	5
III.	Application Submittal and Review Process	5
IV.	Application Evaluation	6
V.	Reimbursement	7
Applic	cation Form	8
Scope	of Work Checklist	10
Genera	al Conditions	12
Applic	ant & Owner Signature Page	13
East O	cala CRA Grant Program Summary	17

I. Eligibility and General Requirements

- (a) <u>Eligible Applicants</u> 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) <u>Ineligible Properties</u> The following types of property are <u>not eligible</u> 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) <u>Eligible Areas</u> 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) <u>Ineligible business</u>. 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 <u>cannot</u> 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 <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (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

Page | 3

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.

- (1) 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 <u>not</u> collected or that have <u>not</u> 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 payed 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

Page | 5

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 <u>Section IV –</u> 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?

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: 1531 JFG WINDOWS
Project Address: 1531 NE 2nd STREET OCALD, FI. 34490
Parcel Number: 2833 - 001 - 011
APPLICANT INFORMATION
Applicant's Name: BUILDING INSPECTION SERVICES - JOYCE GAMACHE BUSINESS LICENSE NUMBER Name of person to receive all correspondence if different from applicant: A37140
Applicant's Business Name (if applicable): BUILDING INSPECTION SERVICES OF OCALA
Type of business: BUILDING INSPECTION - WATER TESTING
Applicant's Mailing Address: 1531 NE 2ND STREET
City: OCALD State: FI. Zip: 34470
Phone number: 352 816 1833 Fax:
E-mailaddress: BISGINSPECTOR @ OUTLOOK. COM
Applicant is theProperty OwnerBusiness Owner/Tenant
How long has the business been at the current location? YEARS +
If renter, when does your current lease expire?

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name:			
Property Owner's Business Name			RTIES
Property Owner's Mailing Addre			
City: OLALA	State: Fi.	Zip:	34470
Phone number: 352 816 18	<u>33</u> Fax		
E-mail address: JFG PRO	PERTIES @ OUT L	.ook. com	

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. BUILDING INSPECTIONS + TESTING

Explain the purpose of and need for the proposed improvements.

INSTALLATION OF NEW WINDOWS FOR ENERGY EFFICIENCY

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

Number and types of jobs being created.

What will be the business hours of operation?

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

Page | 9

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). 10,672.65

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? $60^{\circ/2}$ Anticipated start date: <u>DEPENDING</u> ON GRONT APPRAVAL CONTRACTOR AVALABILITY

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, $\underline{Jource Gammach}$, business owner/tenant of the building at $\underline{/531 NE 2 SF Ocnun FI}$, 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 Days Damach Date 3-25-25
Owner Approval for Tenant Applicant
I, Joyce Campch, owner of the building at
<u>153</u> NE \rightarrow St. <u>Dench, F134470</u> , 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 Juna Junal Date 3-25-25

Property Information – For staff use only

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

Page | 12



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



05

A

Customer Name:

Customer Information:

Address:

Phone:

Fax:

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



Project Name: JFG PROPERTIES 1531 NE 2ND ST Quote Name: Quote Number: 5561786 Quote Not Ordered Order Date: **PO Number:**

LOCATION / TAG PRODUCT DESCRIPTION

LOCATION / TAG PRODUCT DESCRIPTION

ITEM & SIZES	LOCATION / TA	G PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Line Item: 100-1 Quantity: 1 RO Size: 37.5" X 50 Unit Size: 35.75" X 4	BEHIND FRONT 25RECEPTION 9.25RESK	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.75W x 49.25H *** DIMENSIONS *** 35.75W x 49.25H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$312.86
3540 Single Hung - V			Extended Price:	\$312.86

Comments:

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES

UNIT PRICE / EXTENDED PRICE

		LOGATION			
Line Item: Quantity:		BACK LEFT ROOM	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.75W x 49.25H *** DIMENSIONS ***		
RO Size:	37.5" X 50).25"	35.75W x 49.25H		
Jnit Size:	35.75" X 4	49.25"	*** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC ***		
4		5.75	Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$312.8
3540 Singl	-	/ent - CustomCustor	n	Extended Price:	\$625.7

Units are viewed from the Exterior

Pages: 1 of 9 Print Date:

12/18/2024 1:14:05

ITEM & SIZES LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 300-1 BACK MIDDLE Quantity: 1 OFFICE RO Size: 69.5" X 50.5" Unit Size: 67.75" X 49.5"	*** PRODUCT *** Row 1 3540 Single Hung - Vent / Fixed / Vent - 3 Units - 67.75W x 49.5H *** DIMENSIONS *** 22.5W x 49.5H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White	
$ \begin{array}{c} $	Sound, Viny, France Type Triange, Extends Collect Triange, Collect Triange, Collect Collect Triange, Collect Collect Triange, Collect Collect Triange, Extends Collect Triange, Extends Collect Triange, Collect Collect Tria	
3540 Single Hung - Vent - CustomCustom		Extended Price: \$839.45

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SI	ZES	LOCATION / TA	G PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	ED PRICE
Line Item: Quantity: RO Size:	400-1 1 37" X 50.25' 35.25" X 49.	BACK LEFT ROOM	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.25W x 49.25H *** DIMENSIONS *** 35.25W x 49.25H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$312.86
	35.2	5			
3540 Singl	e Hung - Ver	nt - CustomCustor	<u>n</u>	Extended Price:	\$312.86

Units are viewed from the Exterior

TEM & SI	ZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	DPRICE
	500-1 1 53.75" X 50. 52" X 49.25"		*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 52W x 49.25H *** DIMENSIONS *** 52W x 49.25H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS ***		
9.25			Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC ***		
84	<u>لَ</u>		Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::R-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$395.1
3540 Singl		t - CustomCustom		Extended Price:	\$395.11

Units are viewed from the Exterior

ITEM & SIZES LOCATION / TAG		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity:	600-1 1 37" X 50.25"	25"	**** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 35.25W x 49.25H *** DIMENSIONS *** 35.25W x 49.25H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$312.80
3540 Singl		t - CustomCustom		Extended Price:	\$312.86

Units are viewed from the Exterior

TEM & SIZES LOCATIO		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTEND	ED PRICE
Ine Item:	2	LIVING ROOM BEHIND KITCHEN 138.375 X 36	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 33.75W x 36H *** DIMENSIONS *** 33.75W x 36H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** MULLS *** Vertical Field Mull, 1.125" thick, 36" in length *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$283.5
	Hung - Ven ed from the Ex	t - CustomCustom		Extended Price:	\$567.1

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	B PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	DPRICE
Line Item: 700-3 Quantity: 2 RO Size: 35.5" X 37" Unit Size: 33.75" X 36	" 138.375 X 36	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 33.75W x 36H *** DIMENSIONS *** 33.75W x 36H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$283.57
	nt - CustomCustom		Extended Price:	\$567.14

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 700-4 Quantity: 2	LIVING ROOM Mull 1: Vertical FieldMull - 36" BEHIND KITCHEN	
RO Size: 0" X 0" Unit Size:	138.375 X 36	

Unit Price:	\$49.03

Extended Price: \$98.06

Units are viewed from the Exterior

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ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 700-5 Quantity: 2 RO Size: 0" X 0"	LIVING ROOM Mull 2: Vertical FieldMull - 36" BEHIND KITCHEN 138.375 X 36	

Extended Price: \$98.06

Units are viewed from the Exterior

Unit Size:

ITEM & SIZES		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size:	800-1	LIVING ROOM BEHIND KITCHEN 138.375 X 36	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 33.75W x 36H *** DIMENSIONS *** 33.75W x 36H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$283.57
3540 Singl	e Hung - Ven	t - CustomCustom		Extended Price:	\$567.14

Units are viewed from the Exterior

ITEM & SIZES		LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size:	900-1	LIVING ROOM BEHIND KITCHEN 138.375 X 36	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 33.75W x 36H *** DIMENSIONS *** 33.75W x 36H *** FRAME *** South, Accessory Parts, Vinyl, Replacement Part Listing - M-1926 Mullion Kit, Frame Size, Vertical, Frame Type - Flange, Exterior Color - White *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44		
1	33 75			Unit Price:	\$52.84
3540 Sing		t - CustomCustom		Extended Price:	\$105.68

Units are viewed from the Exterior

ITEM & SIZES		LOCATION / TA	G PRODUCT DESCRIPTION	UNIT PRICE / EXTENDE	D PRICE
Line Item: Quantity: RO Size: Unit Size:	1 38.75" X 27"	RIGHT OF ENTRY	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 37W x 26H *** DIMENSIONS *** 37W x 26H *** FRAME *** South, Vinyl, Frame Type - Flange, Exterior Color - White *** GLASS ***		
			Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** NFRC ***		
	<u>ــــــــــــــــــــــــــــــــــــ</u>		Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::35.3, Calculated Negative DP Rating::47.2, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23	Unit Price:	\$334.1

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

Extended Price:

\$334.19

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE	
Line Item: 1100-1 Quantity: 1 RO Size: Unit Size:	None Assigned INSTALLATION, REMOVAL, AND PERMIT		

Unit Price:	\$4,570.00

Extended Price: \$4,570.00

Units are viewed from the Exterior

			Total Unit Count: Sub Total: Freight: Labor: Sales Tax:	23 \$10,273.41 \$0.00 \$0.00 \$399.24
			Total Order Price:	\$10,672.65
Submitted By:	Please Print Name	Accepted By:	Please Print Name	
Signature:		Signature:		
Date:		Date:		

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

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

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

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



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

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CUSTOMER PRICE QUOTE



Date:	11/04/2024 Gregory Lattimer (805) 270-0154		Branch:	St Pete	
Design Consultant:			Customer Support Center: 1800 HOME-DI		
Phone #:			License(s) Gregory L		_attimer : R-I-128533-14-01760
Installation Address	1 <u>531 NE 2nd Street</u> Ocala) [FL	34470	
City, State, Zip					
Job #	F47118647				
Purchaser(s	s):	Work Phone	Home	Phone	Cell Phone
Mr. John Gamache					(352) 816-0303
Mr. JFG Properties					(352) 816-0303

Quote Name:

1531 NE 2nd

	Your Project Price		da ba bai
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 12/04/2024	\$414	\$20,715.60
Buy More Save More Savings			-\$3,107.34
Current Promotions: Valid through promo	tional period only		
	Your Price Today:	\$352	\$17,608.26
	to a later NOT constitute a Sale	Contract	

This is a price quote and does NOT constitute a Sales Contract

IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote. See promotion & financing options below or ask your Design Consultant for details.

* Estimated monthly payment is equal to the Project Amount x 0.02 (possible interest rate based on credit approval), rounded to the nearest dollar, Taxes not included.

(APR and Term based on qualifying credit approval for Home Depot Project Loan)

PROFESSIONAL INSTALLATION TOTAL PROJECT MANAGEMENT

Licensed, insured and trusted Experts from measurement to Installation to cleanup



Team of dedicated professionals Assigned to oversee every step of Your project



SUPERIOR WARRANTIES

The Home Depot stands behind Your job; labor, materials and Your satisfaction guaranteed by The Home Depot



Page

Quote Name:

1431= 17 PGT

405 HDE Customer Price Quote (E) (19 Mar. 24)

Generated Date	11/04/2024	Lead/PO#	F47118647	v 1.1.1
	1			

of 3

CUSTOMER PRICE QUOTE

Mr. John Gamache	F47118647
Purchaser's Name	Job#
	PECIFICATIONS
8 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impac	ct Single Hung
5400 - Non-Impact Single Hung, White Int. Finish, White Ex	t. Finish, Standard , W- 36, H- 36, UI- 72
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impac	st Single Hung
5400 - Non-Impact Single Hung, White Int. Finish, White Ex	t. Finish, Standard , W- 36, H- 27, UI- 63
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impac	ct Single Hung
5400 - Non-Impact Single Hung, White Int. Finish, White Ex	t. Finish, Standard , W- 52, H- 51, UI- 103
2 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impa	
5400 - Non-Impact Single Hung, White Int. Finish, White Ex	t. Finish, Standard , W- 35, H- 51, Ul- 86
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact	ct Single Hung
5400 - Non-Impact Single Hung, White Int. Finish, White Ex	t. Finish, Standard , W- 30, H- 51, UI- 81
4 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impa	ect Single Hung
5400 - Non-Impact Single Hung, White Int. Finish, White Ex	
Quote Name: 1431= 17 PGT	Page of 3
405 HDE Customer Price Quote (E) (19 Mar. 24)	Generated Date 11/04/2024 Lead/PO# F47118647 v 1.1.1



Promotional Offer:

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 10% with a minimum purchase of 12 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at https://homedepot.com/licensenumbers or at the Special Services Desk in The Home Depot® store. Visit https://homedepot.com or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.

Credit Offer:

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

Project Loan:

*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.

v 1.1.1



Contractor Licenses:

For a list of contractor license numbers, visit the Special Services Desk or homedepot.com/licensenumbers

Questions or Concerns? If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

Quote Name:

1431= 17 PGT

of 3 Page

CRA Meeting: 5/20/2025

CASE MAP

Case Number:

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: CRA25-0002

.19 Acres East Ocala CRA Neighborhood R3, Multi-Family Residential A request for use of CRA funds.





This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is growth Management Dep **359** t establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

CRA Meeting: 5/20/2025

Silver Springs

CASE MAP

Case Number:

CRA25-0002

Property Size: CRA Location: Land Use Designation: Zoning: Proposal: .19 Acres East Ocala CRA Neighborhood R3, Multi-Family Residential A request for use of CRA funds.



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is growth Management Dep **360** t establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

CKA25-COC

NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE		
EAST OLALA CED		
THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON		
WHICH I SERVE IS A UNIT OF:		
NAME OF POLITICAL SUBDIVISION:		
MY POSITION IS:		

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112,3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163,356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

*

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

+

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- · The form must be read publicly at the next meeting after the form is filed.
- IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:
- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST
1. JOHN GAMAGHE, hereby disclose that on Jule 25, 20 25:
(a) A measure came or will come before my agency which (check one or more)
inured to my special private gain or loss;
inured to the special gain or loss of my business associate,
inured to the special gain or loss of my relative,
inured to the special gain or loss of, by
whom I am retained; or
inured to the special gain or loss of
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
REPATED TO BUSINESS GUNER
RELIDIEU TO ISUSINESS GUINES
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.
Date Filed Signature
NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE

CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7 010(1)(f), FA.C.

PAGE 2

OCALA CRA – EAST OCALA SUBAREA					
COMMERICAL FAÇADE IMPROVEMENT GRANT PROGRAM					
Framework February 2023 Revised February 2023					
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	 Taxable ad valorem properties – property taxes must be paid up to date Property must be used for a business, i.e., retail, office, manufacturing If property is occupied, the business must have active current Business Tax Receipt 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. Existing commercial buildings only; not for new construction 				
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.				
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.				
Eligible & Priority work	 Only work begun <u>after</u> approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Work elements in order of priority are:</u> Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) Windows, doors, awnings and façade enhancements Exterior security & safety lighting Exterior painting – colors must be approved by Committee New wall sign (must meet sign code) New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 				

Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	\$20,000
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

<u>SCHEDULE</u> – 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

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

<u>SCHEDULE</u> – 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	