



CRA25-0001
Application Summary

Application Date:	December 18, 2024
Applicant:	Ocala Plastic Surgery & Dermatology/Carey Robinson (Applicant).
Applicant Representative:	Drake Construction Services
Parcel:	The subject property is in the 3300 block of SW 34 th Circle (Parcel ID: 2372-008-011). The applicant's existing office is located adjacent to the subject property.
Property Owner:	Arna Property, LLC
Project Scope:	Construction of a new two-story, 10,098 SF medical office on a vacant parcel in the West Ocala CRA subarea. The building will include administrative offices, patient treatment rooms, spa rooms, examination rooms, restrooms, and a grand staircase visible from the street. <i>Please refer to the attached for renderings of the building.</i>
Proposed Incentivized Improvements:	Increased façade treatments, enhanced landscaping, and underground drainage improvements.
Development Costs:	\$4,562,410
Development Schedule:	The project will be completed within twelve (12) months of the CRA approval.
Business:	Ocala Plastic Surgery & Dermatology offers a complete range of surgical and non-surgical services and treatments to help patients reach their personal aesthetic goals.
Employment Impact:	The applicant will hire approximately 10 additional staff, with higher-than-average salaries, to provide additional services.
Ad valorem Rev Estimate:	After project completion, the property will generate approximately \$29,093 in CRA ad valorem revenue.
Electric Revenue Estimate:	The project will be a significant electricity user, estimated at 42,007kWh/month and 122kVA/month. The CRA does not directly benefit from OEU revenue increases; however, some electric revenue is transferred to the General Fund.
Site Plan:	The Proposed development's site plan application (SPL24-0004) was approved on March 4, 2025, subject to the footprint match when the building plan is submitted.

MEMORANDUM

DATE January 23, 2025
TO: West Ocala CRA Advisory Committee
FROM: Roberto Ellis, Economic Development Manager
RE: New Construction Incentive Program – **Application CRA25-0001**

Address: SW 34th Circle (vacant parcel: 2372-008-011)

Applicant: Ocala Plastic Surgery

Project Description: The applicant intends to construct a new two story 10,098 SF medical office at the property located adjacent to their existing office at 3320 SW 34th Circle. The project will include architectural enhancements, a new parking lot with site lighting, sidewalks and landscaping.

Background: The New Construction Incentive Program was created to promote commercial and residential multifamily projects that have the potential for a catalytic impact in blighted areas of the West Ocala CRA subarea. The CRA may approve up to three projects each fiscal year. To date, the West Ocala CRA has approved one New Construction Incentive grant. Ocal Plastic Surgery is proposing to construct a new medical office building in Paddock Park Commercial Center - Phase 3.

The park includes a concentration of medical office uses and at least four surgery centers. The project is currently in the final stage of site plan review. A parking study has been submitted for review and approval by the planning staff. The park was originally the Paddock Park Development of Regional Impact (DRI) created in 1985 but has since been abandoned. The master plan proposed a mix of uses including shopping center commercial sites, a hotel, offices, a business center, road improvements, and drainage improvements. See **Image 1** for a copy of the Paddock Park DRI master plan. There are only two other vacant parcels within close proximity to the site for infill development. To a large extent, the park is now built out and well-maintained, serving as an established commerce center.

Findings and Conclusion:

- Properties along SR 200 were included in the CRA to extract the value of a key corridor and gateway to the City; however, the conditions of blight are limited as the area is a hub of business activity. This area is not considered a priority area when compared to other areas in the CRA.
- The West Ocala CRA Plan (Goal 3) recommends directing resources towards properties with visible and debilitating conditions of blight to restore value and prominence to gateways

and corridor segments. Properties abutting West Silver Springs Boulevard, NW 10th Street, NW Old Blitchton Road, and N. Pine Avenue are highlighted as priority areas for the CRA. See **Image 2** showing the CRA priority areas.

- ***West Ocala CRA Plan - Goal 3: Improve vacant, dilapidated, and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.***
- While the project meets the eligibility criteria to be considered for a grant, staff concluded that the project falls short in demonstrating the level of catalytic impact on the community and a close alignment with the intent of the New Construction Incentive grant program.
- The cost of the project is estimated to be \$4,562,410.82; this includes underground drainage improvements, sitework, building construction, construction management fees, furnishing, finishing, and equipment. The applicant is requesting the maximum grant amount of \$300,000 to offset project expenses.
- The property is currently vacant and unimproved. See **Image 3** and **Image 4**. The 10,098 SF medical office will include offices, patient treatment rooms, spa rooms, lobby, examination rooms, restrooms and a grand staircase visible from the street.
- After project completion, the property is expected to generate approximately \$29,093 in ad valorem revenue annually. See **Table 1** for estimated payback period for various grant amounts. The project will be a significant electricity user, with an estimated usage of 42,007 kWh/month and 122 kVA/month. The CRA does not receive a direct benefit from OEU revenue increases.
- The applicant will hire additional staff, with higher-than-average salaries, to provide the additional services. Ocala Plastic Surgery offers a complete range of surgical and non-surgical services and treatments to help their patients reach their personal aesthetic goals.
- If approved, the project is scheduled to start construction by March 2025. Please refer to the attached application packet for images, project cost breakdown, and plans.
- The applicant indicated that if they are not successful with a grant, they will consider reducing some of the architectural enhancements to cut costs.
- Staff met with the applicant's representative and shared feedback that this project would be better suited for another commercial grant program offered in the CRA. The applicant indicated they would still like to move forward with presenting the application to the Advisory Committee for the New Construction Incentive grant.

Staff recommendation: Given the intent of the grant program and the location of the proposed project outside of the priority areas, staff recommends that the applicant submit an application to

the Commercial Building Improvement Grant, where the CRA will have the opportunity to support specific exterior improvements.

Attached - Application form, drawings, site plan and photographs of existing conditions.

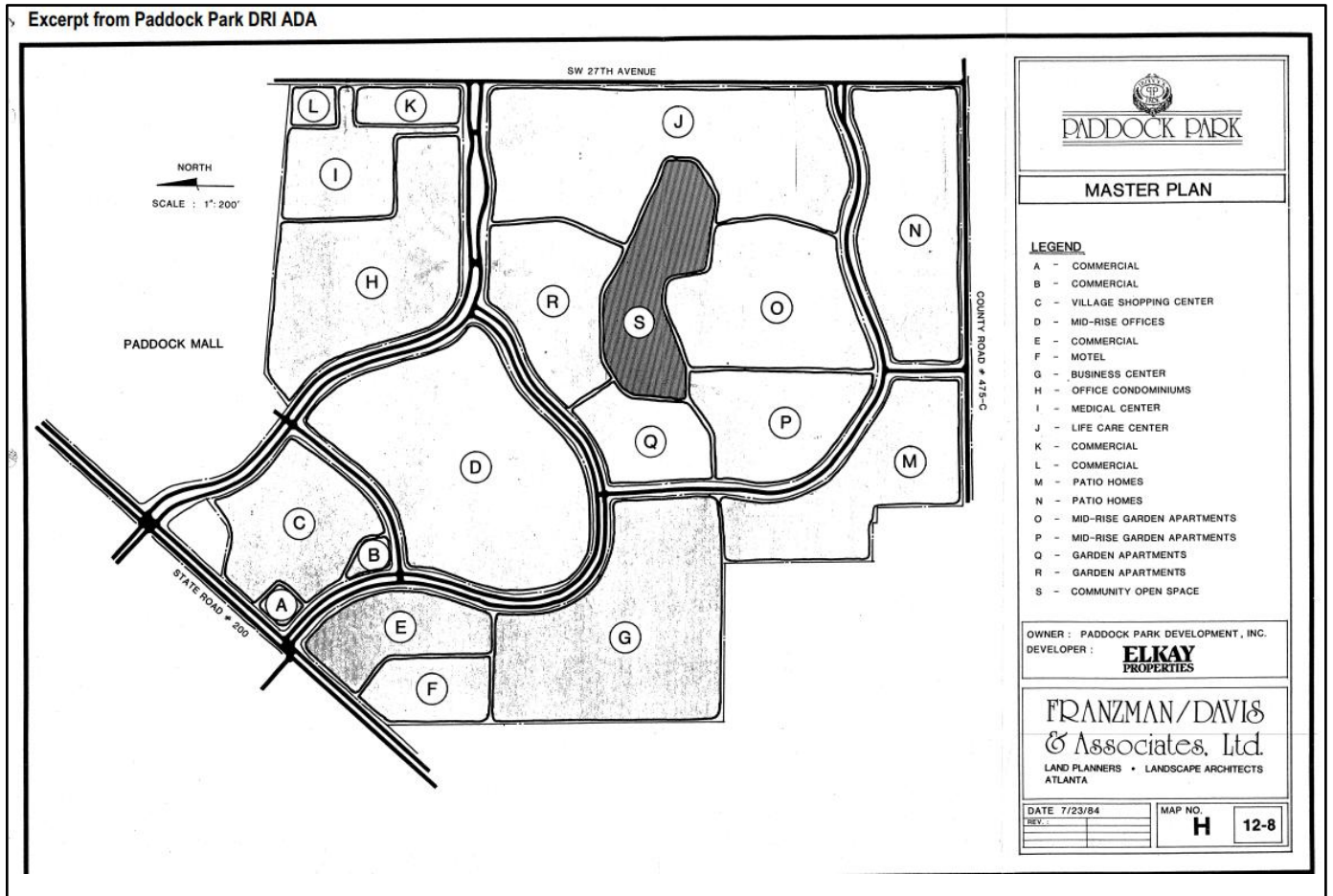


Image 1- Paddock Park DRI Master Plan.

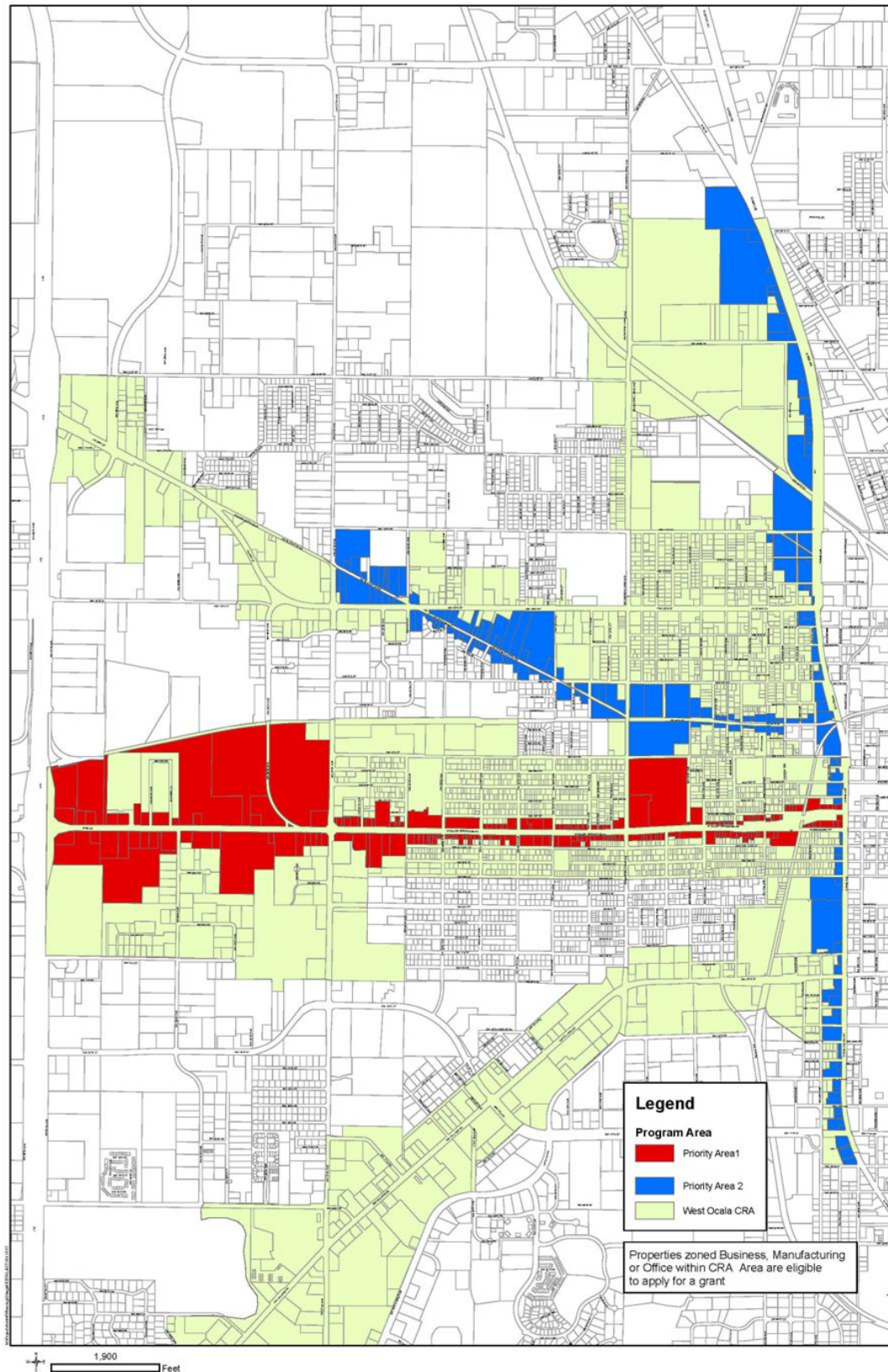


Image 2- CRA priority areas for commercial redevelopment.



Image 3. Existing conditions at the site.



Image 4. Existing conditions at the site.

Table 1. Grant matches and corresponding payback periods.

Match (%)	Amount	Payback period (years)
1.0%	\$ 38,530	1.3
1.5%	\$ 57,796	2.0
2.0%	\$ 77,061	2.6
2.5%	\$ 96,326	3.3
3.0%	\$ 115,591	4.0
3.5%	\$ 134,857	4.6
4.0%	\$ 154,122	5.3
4.5%	\$ 173,387	6.0
5.0%	\$ 192,652	6.6
5.5%	\$ 211,918	7.3
6.0%	\$ 231,183	7.9
6.5%	\$ 250,448	8.6
7.0%	\$ 269,713	9.3
7.5%	\$ 288,979	9.9
7.8%	\$ 300,000	10.3

**Based on a taxable value of \$3,853,049 (85% of total project cost).*

***Simple payback period is based on projected ad valorem revenue that would be returned to the CRA.*

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
NEW CONSTRUCTION INCENTIVE PROGRAM v1. 8/15/2023

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 properties, the Ocala CRA has created the **New Construction Incentive Program** for the four CRA subareas. The program addresses key statutorily defined blight conditions that currently exist in the CRA including undeveloped and underdeveloped property, vacant or underutilized building 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

The intention of this grant is to promote a greater impact within the CRA subareas for projects that have a potential for a catalytic impact within a subarea. This grant will allow for new construction and major redevelopment to occur and be applicable to the many facets of development. The grant can be flexible in how the money is disbursed to the applicants and can even be spread over three consecutive years. This grant will include a detailed scoring that must be completed prior to the application being presented before the CRA Advisory Board.

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

HOW TO GET STARTED

Step 1: Eligible Grant Areas: To find out if your property is within a CRA grant area, click here:

<https://arcg.is/1ayTO5>

A color-coded map of the CRA subareas will open-up. Enter your address or parcel ID# to see if the property is within a CRA grant eligible area.

Step 2: Once you know which one of the four CRA subareas your property is in, refer to the Grant Program Summary sheet of that subarea at the end of this document to learn about:

- Grant Amounts;
- Improvements eligible for a grant;
- Other eligibility requirements of that program.

Email questions to cra@ocalafl.gov.

HOW TO SUBMIT APPLICATION

Step 1: Prepare building and (or) site plans. Obtain quotes for construction and prepare detailed project budget and schedule.

Step 2: Complete and sign the attached grant application.

Step 3: Submit application and other required application materials. Application should be submitted electronically to cra@ocalafl.gov. Alternatively, mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

TABLE OF CONTENTS

I.	Eligibility and General Requirements	3
II.	Application Materials	5
III.	Application Submittal and Review Process	5
IV.	Application Evaluation	7
V.	Reimbursement	8
	Application Form	10
	General Conditions	13
	Applicant & Owner Signature Page	14
	Grant Program Summary	15

I. **Eligibility and General Requirements**

- (a) Eligible Properties – Must be located in an Ocala Community Redevelopment Agency Subarea
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
 - 1. Properties that have received any type of CRA grant within the last five (5) years.
 - 2. Tax delinquent property.
 - 3. Property in litigation.
 - 4. Property in condemnation or receivership.
 - 5. Property / property owner with outstanding code enforcement case or financial obligations to the City.
 - 6. Single-family home (subdivisions may be eligible).
- (c) Eligible Applicants - Applicants for the Program can be either the property owner or purchaser with property owner approval and executed purchase agreement. A purchaser must provide an Application form signed by the property owner allowing the purchaser to apply for the grant.
- (d) Eligible Projects – To be eligible to apply for this incentive, a proposed project must meet the following requirements:
 - 1. Ad Valorem Tax - Only projects resulting in taxable properties subject to paying ad valorem property tax are eligible.
- (e) Zoning - Proposed projects must have proper zoning in place prior to applying for incentive program. Projects will be required to meet architectural and signage requirement of Form Based Code design standards. Only project construction and related costs are eligible for the grant programs. Design costs, permitting and review fees are included in the investment consideration for the grant programs.
- (f) 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.
- (g) Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (h) Any substantial changes to the approved plans and scope of work 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.
- (i) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been demonstrated.
- (j) All work must comply with the program guidelines and be approved by the CRA.

- (k) 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).
- (l) Applicants will agree that improvements made using these funds will stay in place for a minimum of five (5) 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 \$100,000 is reimbursed and improvements are replaced or removed during month 60 of the 180-month period the recipient pays the City back \$33,000 (Calculated as follows: 180 months - 60 months = 120 months remaining; 60 months divided by 180 months = 33% which is the pro-rata percentage. Multiply the reimbursed amount by the pro-rata percentage to calculate the payback amount (\$100,000 x 33% = \$33,000). Previous improvements funded by a CRA grant are not eligible for a new grant to alter the improvements within fifteen (15) years of completion, unless the previous grant is repaid as specified above.
- (m) The applicant will 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.
- (n) 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.
- (o) 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* - The property owner(s), as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
 2. Proof of Ownership and executed Purchase Agreement, if applicable.

3. Color photographs of the existing conditions.
4. *Building & Site Plans* - Accurate scaled architectural drawings of the proposed improvements, including detailed elevations and floor plans to illustrate conformance with applicable zoning and land development codes. Renderings and any other documentation necessary to illustrate the visual impact of the proposed project. Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
5. *Project Schedule* – Provide proposed construction start and completion date as well as major project milestones.
6. *Project budget*, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
7. *Insurance* - Provide proof of property or liability content insurance (as applicable).
8. *Funding* - 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.
9. *Market Study*- Current market study, and pro forma market study.
10. *Qualifications* – Team's previous projects, and references
11. *Incentive / Grant Request* – specify value of incentives being requested.

III. Application Submittal and Review Process

- (a) Applications should be submitted electronically to cra@ocalafl.org. If this is not possible mail or bring the application in person to Growth Management Department, 201 SE Third Street, Ocala, FL 34471.
- (b) City Staff will review the application to determine if the application meets all eligibility requirements and is sufficiently completed to review. Staff may meet with applicant to review completed application and complete a walk-through of project site, if necessary.
- (c) Applications deemed eligible and complete will be scored by the Advisory Committee according to the evaluation criteria. Staff will prepare an evaluation of the project, including return on investment (ROI) and pay-back period based on the project cost and requested incentive amount.
- (d) The application and staff report will be provided to the Grant Review Committee and then the CRA Advisory Committee for a recommendation if the project should receive a grant and if so, recommend the amount of the award. The Ocala CRA Board makes the final determination if a grant is approved. The determination is based on the

evaluation criteria in **Section IV – Application Evaluation.**

- (e) 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.
- (f) Permit applications for work funded by a grant must be submitted to the City of Ocala Building Department within one year of receiving the grant approval.
- (g) Any deviation from the approved plan must be reviewed and approved by the CRA.
- (h) City staff will review progress during the construction or renovation process.
- (i) 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.
- (j) Awards will be issued on a first come first served basis. The CRA will award a maximum of three grants each fiscal year. Applications received outside of application period will be added to a waitlist and processed subject to budgetary approval.

IV. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be scored and a grant may be awarded based on the following criteria. See **Table 1**. A minimum score of **80 points** is needed to move forward in the application process.

Table 1. Scoring Criteria

PROPOSAL EVALUATION / SELECTION CRITERIA (SHORTLISTING)	SCORING (100 POINTS)	SUBMITTALS	STAFF	ACTUAL SCORE
FISCAL IMPACT ROI How much will the project increase the property taxes of the site? ROI – Calculated by number of years to pay back.	30	Construction Quotes from contractor based on submitted design	Staff confirms costs through Building Official. Staff calculates increase in ad valorem tax and payback period.	
FEASIBILITY & EXPERIENCE Demonstrated market viability. Demonstrated financial capability. Development Team Qualifications Is the timeline realistic?	20	Market Study Funding Sources Team previous projects, References Permitting & Construction schedule		
CATALYTIC BENEFIT How many jobs, customers, and residents are expected to be brought to the community. How will the project improve the immediately surrounding area?	25	Pro Forma, Market Study Project Description & Approach		
COMMUNITY GOALS How well does the project align with the city's goals for the community? <ul style="list-style-type: none">• Form Based Code• Affordable & Workforce Housing	25	Project Description & Approach Architectural Elevations, Site Plan	Staff review for compliance with form-based code. Point system	

V. Reporting

A project report is due at substantial completion or within one year of the designated start date if substantial completion is not reached by then. Multi-year projects are required to submit annual reports on the anniversary of the designated start date. An annual report shall include

as applicable:

- Plans, Building Permit and inspection status.
- Construction status.
- Proof of payment to vendors during the reporting period.
- Proof of utility payments.
- Proof of current taxes paid.
- Updated construction schedule.

VI. Reimbursement

Reimbursement can be initiated after substantial completion of process.

- (a) Reimbursement will be made to the applicant within 6 weeks of submitting complete documentation. Submissions shall include:
 - 1. Copies of all paid invoices and cancelled checks for all work covered by the grant. These must equal at least the required investment amount. Invoices must be marked paid, signed, and dated by the contractors. Invoices should have details of work clearly expressed;
 - 2. Copies of cancelled checks;
 - 3. Paid receipts for all labor materials;
 - 4. Lien waivers from all contractor(s) and sub-contractors;
 - 5. Copies of the signed contracts with selected contractors;
 - 6. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers;
 - 7. Photographs of the completed project;
 - 8. All necessary Federal Labor Standards materials from contractors;
 - 9. All final inspections and/or certificate of occupancy from City Building Official; and
 - 10. Active Business Tax Certificate, if applicable.
- (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 submitted for 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. The CRA can choose to approve one extension for a duration of 6 months to account for challenges during construction. 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.

CITY OF OCALA COMMUNITY REDEVELOPMENT AGENCY
NEW CONSTRUCTION INCENTIVE PROGRAM
APPLICATION FORM

PROJECT INFORMATION

Project Name: _____

Project Address: _____

Parcel Number: _____

Proposed Uses: _____

APPLICANT INFORMATION

Applicant's Name: _____

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

Applicant's Business Name (if applicable): _____

Applicant's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Fax: _____

E-mail address: _____

(Please Check ✓)

Applicant is the Property Owner ☐ Purchaser ☐ Other (If other please attach an affidavit.) ☐

AUTHORIZED REPRESENTATIVE

(if different from Applicant)

Property Owner's Name: _____

Property Owner's Business Name (if applicable): _____

Property Owner's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Fax: _____

E-mail address: _____

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following.

Describe the scope of project within the surrounding area.

Explain how the project will benefit the CRA and immediate surrounding area.

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

Number and types of jobs being created, if applicable. _____

What will be the business hours of operation? _____

For projects with residential component - number and types of units being created. _____

PROJECT COSTS & SCHEDULE

Cost of project based on attached submitted bid(s): _____

Anticipated start date: _____

Anticipated completion date: _____

Incentive amount being requested: \$ _____

Preferred disbursement - Year 1_____ Year 2_____ Year 3_____

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.

This program is authorized under Sections 166.021 (8)(b)(c) Florida Statutes. Applicants desiring confidentiality must provide a letter requesting "that any and all documents, records, reports, correspondence, conversations, applications, data and other sources of information concerning our business plans, interests, or intention be kept confidential as authorized under Section 288.075, Florida Statutes". Applicants shall be subject to recording as required.

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

Applicant

I, Ocala Plastic Surgery, business owner/authorized representative of the property at 3320 SW 34th Cir. Ocala, FL, 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. Under penalty of perjury, the undersigned states the forgoing statements are true and correct. The undersigned also acknowledges that any person, firm, corporation or entity intentionally submitting false information in an attempt to qualify for award preference will be subject to a (1) year program suspension, and possibly up to a three (3) year program debarment.

Signature [Signature] Date 12/18/2024

Owner Approval for Tenant /Applicant

I, Ocala Plastic Surgery, owner of the building at _____, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application. Under penalty of perjury, the undersigned states the forgoing statements are true and correct. The undersigned also acknowledges that any person, firm, corporation or entity intentionally submitting false information in an attempt to qualify for award preference will be subject to a (1) year program suspension, and possibly up to a three (3) year program debarment.

Signature [Signature] Date 12/18/2024

Property Information – For staff use only.

- Is the property assessed Marion County property taxes? ☐ Yes ☐ No
- Are property taxes paid up to date? ☒ Yes ☐ No
- Is the property in condemnation or receivership? ☐ Yes ☒ No
- Is there an active City code enforcement case on the property? ☐ Yes ☒ No
- Is the building on the National Register of Historic Places ☐ Yes ☒ No

Date received: _____

Staff signature: _____

**OCALA COMMUNITY REDEVELOPMENT AGENCY
NEW CONSTRUCTION INCENTIVE
PROGRAM SUMMARY**

V1. --8/15/23

Grant Intentions

The intention of this grant is to promote a greater impact within the CRA subareas for projects that have a potential for a catalytic impact within a subarea. This grant will allow for new construction and major redevelopment to occur and be applicable to the many facets of development. The grant can be flexible in how the money is disbursed to the applicants and can even be spread over the course of up to three consecutive years. A detailed scoring of the application will be done by the CRA Advisory Committee.

Eligible Properties	Must be located in Ocala Community Redevelopment Agency Subarea. Properties that have not received any type of CRA grant within the last five (5) years.
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property with outstanding financial obligations to City require City Council approval
Eligible Applicants	Property owner. Purchaser with property owner approval and executed purchase agreement If the ownership status of property changes during the commitment period of the grant, up to three (3) years, the grant will remain with the property.
Eligible Projects	Only projects resulting in taxable properties subject to paying ad valorem property tax are eligible. Proposed projects must have proper zoning in place prior to applying for incentive program.
Eligible Projects Buildings	(1) New construction. (2) Major renovation of vacant existing building space affecting 40% or more of the existing floor area or an addition. Any project must exceed \$1,000,000 in total capital investment.
Eligible work	Costs directly associated with construction project, including required right-of-way and code improvements. Design costs are not eligible for the grant program.
Ineligible work	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.
Incentive Types	Grant related to project construction costs, Planning /Development fees, Building Permit & related fees, City Impact fees (does not include Marion County Transportation Impact Fees).

Maximum Grant Reimbursement	<p>Any project must exceed \$1,000,000 in total capital investment. Based on the determination of the scoring, a maximum grant reimbursement for a project is \$100,000 per year. However, in no case shall the grant exceed 10% of the estimated capital investment. The grant can be for up to three (3) years consisting of equal payments, for a maximum possible total grant of \$300,000.</p> <p>A favorable ROI is less than 10 years. The CRA scores the application and reflects that the applicant can receive the maximum of \$100,000 over the course of three years and votes to approve.</p> <p>Reimbursement may begin after substantial completion of the project, which is determined on the Certificate of Occupancy of the project.</p>
Development Standards & Design Guidelines	<u>Downtown</u> - Subject to Downtown Form Based Code. <u>Other areas</u> - Subject to Zoning and Land Development Code requirements and architectural and signage standards of Form Based Code.
Ineligible Uses	Non-conforming uses proposing to expand. Tax exempt properties
Reporting	<p>Projects lasting longer than one-year after the designated start date will be required to file an annual report detailing the status of the project. An annual report shall include as applicable:</p> <ul style="list-style-type: none"> • Plans, Building Permit and inspection status • Construction Status • Proof of payment to vendors during the reporting period • Proof of utility payments • Proof of current taxes paid
General Requirements	<p>Properties awarded a grant will not be eligible for any other CRA grants for five (5) years.</p> <p>If the ownership status of property changes during the commitment of the grant, the grant will remain with the property.</p> <p>Applicants will agree that improvements made using these funds will stay in place for a minimum of fifteen (15) years. years. If improvements are replaced or removed within fifteen years, the grant recipient must pay a pro-rata share of the grant proceeds invested in the project for the number of months remaining.</p>
Grants & Annual Budget	<p>Beginning in FY 24, \$300,000 will be budgeted annually for this grant program</p> <p>Up to three projects may be awarded grants annually.</p>



12/11/2024

Ocala Plastic Surgery

10,098 SF

Estimate Table

Description	Total	Direct Cost: Cost per SF
01.000 General Requirements	129,515.81	12.83
01.010 Project Supervision & Management	54,880.00	5.43
01.016 Private Plan Review & Construction Inspections	27,500.00	2.72
03.000 Horizontal Concrete	123,400.00	12.22
03.050 Vertical Concrete (Cast-In-Place)	320,000.00	31.69
04.000 Masonry - Structural	269,550.00	26.69
05.020 Structural Steel & Stairs	335,700.00	33.24
05.050 Metal - Railings (Allowance)	41,678.00	4.13
06.000 Framing & Drywall	220,100.00	21.80
07.000 Roofing & Roof Insulation	72,140.00	7.14
07.030 Sound Insulation	41,000.00	4.06
07.060 Waterproofing, Sealing, & Fire Proofing	70,032.09	6.94
08.000 Doors	61,250.00	6.07
08.100 Storefront Glass	176,245.00	17.45
08.300 Roll-up Reception Window (Fire Wall)	13,000.00	1.29
09.030 Flooring (Allowance)	74,602.00	7.39
09.050 Feature Wall @ Grand staircase (Allowance)	45,000.00	4.46
09.060 Paint	80,500.00	7.97
09.070 Acoustic Ceiling Tiles	39,795.00	3.94
09.070 Exterior Systems - Stucco / Stone / Wood Veneer	143,021.18	14.16
09.700 Eyebrow & Awnings Decorative Detail	247,500.00	24.51
10.030 Specialties	3,900.00	0.39
12.020 Cabinets & Counters	154,078.00	15.26
14.000 Elevator	121,001.00	11.98
21.000 Fire Sprinklers	55,687.00	5.51
22.000 Plumbing	138,490.00	13.71
23.000 Air Conditioning	266,900.00	26.43
26.000 Electric	184,608.58	18.28
26.020 Light Fixtures (Decorative) & Fans	40,000.00	3.96
26.050 Site Lighting	31,180.80	3.09
28.000 Fire Alarm	21,173.00	2.10
31.000 Site Work	574,108.00	56.85
32.020 Landscape & Irrigation	32,253.00	3.19
Subtotal - Vendors / Subcontractors Costs	\$4,209,788.46	\$416.89



12/11/2024

Description	Totals
Total Estimate	
General Liability Insurance (1.25% of costs)	\$52,622.36
GC Pre-Construction Management Fee	\$50,000.00
GC Construction Management Fee	\$250,000.00
Total Estimate Total	\$4,562,410.82

Scope

01. General Requirements & General Work

- Storage Containers
- Dumpsters & Toilets
- Job Site Security
- Temp Water
- Temp Power
- Construction Clean & Cleaning Supplies
- Final Clean
- Material Handling – moving materials as needed
- Rental Equipment
- Plans
- Safety & Signs
- Temp locks & doors
- Permit Expediter
- Tools
- Vehicle – Fuel & Maintenance
- Trailers – Storage & Tool Storage
- Phones
- Protection of finished work
- Maintaining of Silk Fence and Construction Entrance when site contractor is not on-site
- Final Punch out
- Job site presents
- To assure quality & timeliness, a working foreman is required to fill in the gaps between trades ("By others exclusions").

01. Supervision

- Coordinating work with subcontractors
- Quality Control
- Documentation of project – photos, as-built notes/visuals, & weekly logs
- Quality Control
- Material Ordering & placement on site
- Confirming correct materials have been delivered for subcontractors and ensure not damaged
- Assure subs clean up after themselves
- Implement effective safety measures
- Create punch list and distribute to appropriate subcontractors

01. Construction Management & Overhead

- Project Manager – Manage all contracts, estimating, secure vendors, material submittals & shop drawings, monthly draw requests, approval of payments to subcontractors, maintain project schedule, develop scopes of work for each trade, provide superintendent with all necessary information, updating budgets & buyout sheet.
- Admin – Keeps track of insurance for each subcontractor, billing management, misc. Job support

12/11/2024

- Close out documents
- Office
- Office Supplies
- Software & computers
- 02. Site Work & Landscaping
 - Underground Retention Pond w/ overflow
 - Paver Entrance
 - Asphalt Parking Lot
 - Concrete ADA Parking
 - Dumpster Enclosure - Concrete Block with Stucco & Metal Gate
 - Undercut Footers of building and replace with good building materials. No other removing & replacing of unsuitable soils is figured.
- 05. Railings
 - Allowance for \$200 per foot for railings. Assuming this will cover Glass Railings, but savings for modern metal railings if desired.
- 07. Sounds Insulation
 - Batt Insulation above ceilings & interior walls for sound insulation
- 07. Roofing & Waterproofing
 - Durolast PVC Roof - 50 Mil.
 - Densdeck - Protects against punctures
 - R-30 ISO Board
 - BAF Waterproofing for CMU walls - [Product Info](#)
- 08. Doors & Windows
 - Non-Impact Resistant exterior glass
 - Interior Doors - Solid wood with laminate finish - Color TBD
- 09. Exterior Veneer
 - Stone Veneer Material Figured - \$9/SF Stone / \$14/LF Stone Corners
<https://www.provia.com/stone/ledgestone/>
 - Wood Veneer - StoCorp Stucco Stain Wood Looking exterior system - [Website](#)
- 09. Finish Allowances
 - Rubber Cove Base \$1.98/LF
 - Floor Tile \$3.49/SF
 - Bathroom Wall Tile 3' AFF \$3.49/SF
 - Carpet \$6.59/SF
 - Vinyl Floor \$1.89/SF

COST SAVINGS INCORPORATED IN BUDGET

- At appropriate locations, modified Faux Cast In Place (CIP) Eyebrow details to be pre-engineered light gage metal trusses with concrete topper.
- Posts to balcony deck for trellis at conference room balcony.

COST SAVINGS IDEAS

- Where CIP faux eyebrow details have been changed to lighter weight faux materials, remove cast in place columns and concrete to be fill cells & pre-cast masonry lintels.
- Front Porch - Use Pre-engineered awnings, with tie backs to the building.

ALTERNATES

- Access control - Main Entrance, Back Door, Vendor Display & 5 Offices \$25,000. Additional Doors \$2,500.

EXCLUSIONS

- Utility Connection fees
- Permitting Fees - Estimated - \$25,000
- Builder Risk Insurance Policy
- Appliances



12/11/2024

Drake Construction Services
302 SE Broadway St. STE 100
Ocala, FL, 34471
(352) 867-8101

- Medical Equipment - Operation Chairs & Lights
- Low Voltage Wiring, Data Room Equipment, etc.
- Security System & Cameras
- Furniture & furniture install

Drake Construction Services



302 SE Broadway St., Unit 100, Ocala, FL 34471 • (352) 867-8101 • www.DrakeConstructionServices.com

Subject: Additional Information for CRA Grant – Ocala Plastic Surgery

Date: 2/18/25

- **Additional rendering for the parking lot improvement and landscaping.**
 - See pictures attached
- **Development Team - Provide main partners, contractors or individuals that will be involved.**
 - [Ocala Plastic Surgery](#) –Local Well-Established business founded in Ocala over 25 years ago. Today they have 3 Locations in the Ocala area and this project will be their 4th.
 - [Drake Construction Services](#) – Construction Manager – 6th Generation Ocala Family business. Over 40 years of combined construction experience in Ocala on the management team. Has successfully completed many CRA Grant projects with the City of Ocala. Some projects include Bank Street, Ivy House, and Mainstreet Community Bank.
 - [Kimley-Horn Engineering](#) – Civil Engineers – Joe London P.E. – Local Ocala Civil Engineers with extensive experience working in the City of Ocala.
 - [J.A.O Architects & Planners](#) – Architect – Jose A. Obeso and his team at J.A.O Architects and Planners have been designing residential and commercial properties in Florida for over thirty years.
- **List up to 3 or 4 examples of past projects (size, cost, location) successfully completed by applicants or members of the project team.**
 - [Brown National Lease](#)
 - Ocala, FL – Meadowbrook Commercial Park
 - Completed 2023
 - Cost - \$2M
 - Team – Drake Construction, Kimley-Horn, Martinez Architecture, Miller Professional Engineering
 - Scope - 4 Acre Site Development for Brown National Lease Truck Maintenance Facility. 7,500 SF Pre-engineered Metal Building with a Interior Buildout for an office, Storage & Restroom.
 - [Ocala Tractor Dealership](#)
 - Marion County – N US HWY 441
 - Under Construction – Expected Completion Date – August 2024
 - Cost - \$4M
 - Team – Drake Construction
 - Scope - 19,100 SF new commercial building for Ocala Tractor Dealership. The new building will provide a new showroom, offices, parts storage, and maintenance shop that is all under conditioned air.
 - Phoenix Wood Products – [Office & Warehouse Space](#)
 - Marion County (NE 36th Ave) –
 - Completed 2020
 - Cost - \$4.5M
 - Team – Drake Construction Services & Miller Professional Engineering
 - Scope –
 - Warehouse Space – 6 acers of site development, 32,000 SF of industrial warehouses and an equipment pad for pallet building equipment.

- Headquarters - 5,000sf Headquarters Office connected to a 50,000sf Industrial Manufacturing plant for a Pallet Building Company. Use Heart Pine flooring, walls and ceilings to give a unique but fitting feel for a pallet building company.
- **The source of funding for the project.**
 - Construction Financing
- **More detail information on the new/additional jobs: How many new jobs and the average salary for those jobs.**
 - Est. 10 new high paying medical jobs will be created with this new building.

OCALA PLASTIC SURGERY BUILDING 2
PADDOCK PARK, OCALA FLORIDA

- CONSTRUCTION DOCUMENTS -

CODE SUMMARY:

1.0 APPLICABLE CODES:

1.1 FLORIDA BUILDING CODE, 2023 8th EDITION

1.2 NATIONAL ELECTRICAL CODE, 2023 EDITION (NFPA - 70)

1.3 FLORIDA BUILDING CODE, MECHANICAL AND PLUMBING, 2023 ED.

1.4 NFPA - 101, 2023 (LIFE SAFETY)

1.5 NFPA - 72, 2023 (FIRE ALARM)

2.0 BUILDING CODE DATA:

2.1 USE OCCUPANCY CLASSIFICATION:
BUSINESS GROUP "B" (MEDICAL OFFICE BUILDING)

3.0 CONSTRUCTION TYPE:

3.0 1/8 SPRINKLER

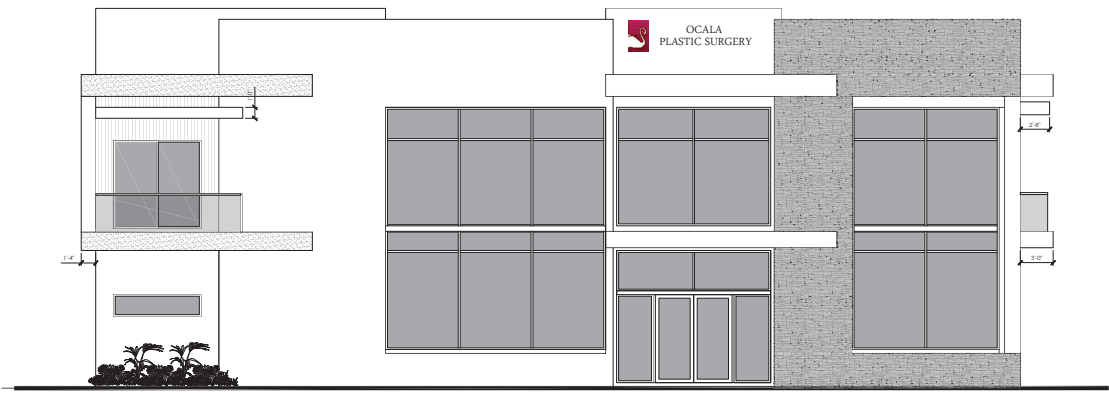
4.0 WIND LOADS AS PER 2023 F.B.C.

- A 170 MPH WIND SPEED (E SEC GUST)

- WIND EXPOSURE "C"

- RISK CATEGORY I

- THE APPLICABLE INTERNAL PRESSURE COEFFICIENT = 0.18



ARCHITECT

J.A.O.
ARCHITECTS AND PLANNERS
AIA # 90157

3100 N.W. BOCA RATON BLVD., SUITE 115
BOCA RATON, FL 33431
E-MAIL: JAOARCH@JAO.COM
TEL (861) 391-4115
FAX (861) 391-4175

CIVIL ENGINEER,

TOMAS TREXLER, P.E.
KIMLEY-HORN
1700 SE 17th STREET, SUITE 200
OCALA, FLORIDA 34471
TEL: (352) 348 3004
MOBIL: (352) 804 9484

STRUCTURAL ENGINEER

ALI YEMENICILER, P.E.
DESIGN ENGINEERING AND SUPPLY, INC.
2799 NW BOCA RATON BLVD., SUITE 111
BOCA RATON, FLORIDA 33431
TEL: (561) 705 2930
FAX: (561) 431-3211

MEP ENGINEER

BUCHANAN P.E. CONSULTING INC.
ELECTRICAL * MECHANICAL * PLUMBING
ENGINEERING
8191 W. ATLANTIC BLVD., SUITE #2
MARGATE, FL 33063
Ph: 954-590-3300 Fax: 954-590-2232
Email: rmb@bpeengineering.com
RAJA BUCHANAN P.E. # 48916
CERTIFICATE OF AUTHORIZATION # 1842

CONSTRUCTION COMPANY:

HOLLAND DRAKE
DRAKE CONSTRUCTION SERVICES, INC.
302 SE BROADWAY ST. UNIT 100
OCALA, FLORIDA 34471
TEL: (352) 867 8101
MOBIL: (352) 266 9591
Holland@DrakeConstructionServices.com

LIST OF DRAWINGS:

SITE
SS-1 COVER SHEET
SS0V-1 SURVEY
SP-1 SITE PLAN
SP-1.1 SITE DETAILS
SD1.0 SITE DETAILS
SD2.0 SITE DETAILS
SD3.0 SITE SIGN DETAILS
SD4.0 VISUAL ANALYSIS - SITE SEPARATION
PM-1 PHOTOMETRIC SITE PLAN
PM2 PHOTOMETRIC FLOOR PLAN
PM3 PHOTOMETRIC SCHEDULES
C-1.0 GENERAL NOTES
C-1.1 PAVING, MARKING & DRAINAGE PLAN
C-1.2 - C1.8 PAVING, DRAINAGE DETAILS
C-2.1 PAVEMENT MARKINGS & SIGNAGE PLAN
C-3.1 WATER & SEWER PLAN
C-3.2 - C3.5 WATER & SEWER DETAILS
C4.1 - C4.2 FLOOD-WATER POLLUTION PREVENTION PLAN & DETAILS
TS-1 - TS-2 TREE DISPOSITION PLAN, TREE INVENTORY
LP-1 - LP-2 LANDSCAPE PLANS, DETAIL, NOTES & SPECIFICATIONS
GRN-1 GREEN BUILDING STANDARDS

ARCHITECTURAL

COV.	COVER SHEET ARCHITECT PLANS
A0.0	RENDERED EXTERIOR VIEWS
A0.1	GENERAL NOTES & LEGEND
A0.2	WALL TYPES
A1.0	BUILDING 1ST FLOOR PLAN
A1.2	BUILDING 2ND FLOOR PLAN
A1.3	BUILDING ROOF PLAN
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.0	WALL SECTIONS
A4.1	WALL SECTIONS

RCP-1	RCP FIRST FLOOR
RCP-2	RCP SECOND FLOOR
RCP-3	COVE DETAILS
D1.0	BATHROOM DETAILS
D1.1	BATHROOM DETAILS
D2.0	TYPICAL DETAILS
D3.0	TYPICAL DETAILS
D4.0	UL DETAILS
SCH1.0	DOOR SCHEDULE
SCH2.0	WINDOW SCHEDULE

STRUCTURAL

S-1	FOUNDATION PLAN WITH TOP ELEVATION AT 2'-0" FFE
S-2	FOUNDATION AND FLOOR SLAB AT FFE
S-3	FLOOR SLAB CONTROL JOINTS
S-4	FLOOR SLAB DESIGN
S-5	FOUNDATIONS SCHEDULE AND TYPICAL SECTIONS AND DETAILS
S-6	FIRST FLOOR COLUMN PLACEMENT
S-7	SECOND FLOOR FRAMING AND SLAB
S-8	ROOF PLAN
S-9	WINDOWS AND DOOR DESIGN WIND PRESSURE
S-10	STORE FRONT STRUCTURAL DESIGN
S-11	STORE FRONT STRUCTURAL DESIGN
S-12	NOTES
S-13	STRUCTURAL NOTES, SLAB WATER PROOFING DETAIL

ELECTRICAL

E1.0	1ST FLOOR POWER PLAN - PARTIAL
E1.1	1ST FLOOR POWER PLAN - PARTIAL
E1.2	1ST FLOOR GRAPHICS PLAN - PARTIAL
E1.3	BY CHARGING STATIONS PLAN
E2.0	2ND FLOOR POWER PLAN - PARTIAL
E2.1	2ND FLOOR POWER PLAN - PARTIAL
E2.2	2ND FLOOR GRAPHICS PLAN
E3.0	3RD FLOOR POWER PLAN - PARTIAL
E3.1	3RD FLOOR POWER PLAN - PARTIAL
E4.0	1ST FLOOR LIGHTING PLAN - PARTIAL
E4.1	1ST FLOOR LIGHTING PLAN - PARTIAL
E5.0	2ND FLOOR LIGHTING PLAN - PARTIAL
E5.1	2ND FLOOR LIGHTING PLAN - PARTIAL
E6.0	3RD FLOOR LIGHTING PLAN - PARTIAL
E6.1	3RD FLOOR LIGHTING PLAN - PARTIAL
E7.0	LIGHTING LEGEND
E7.1	LIGHTING LEGEND
E8.0	SITE LIGHTING
E8.1	PHOTOMETRIC PLAN
E9.0	SCHEDULES
E9.1	SCHEDULES
E9.2	SCHEDULES
E9.3	SCHEDULES
E10.0	ELECTRICAL PANELS
E11.0	ENLARGED ELECTRICAL ROOM & NOTES

MECHANICAL

M1	PARTIAL 1ST FLOOR MECHANICAL PLAN
M2	PARTIAL 1ST FLOOR MECHANICAL PLAN
M3	2ND FLOOR MECHANICAL PLAN
M4	PARTIAL ROOF MECHANICAL PLAN
M4.1	PARTIAL ROOF MECHANICAL PLAN
M5	HEAT LOADS & DETAILS
M6	MECHANICAL NOTES AND DETAILS
FA-1A	1ST FLOOR FIRE ALARM PARTIAL PLAN
FA-1B	1ST FLOOR FIRE ALARM PARTIAL PLAN
FA-2A	2ND FLOOR FIRE ALARM PARTIAL PLAN
FA-2B	2ND FLOOR FIRE ALARM PARTIAL PLAN
FA-3A	ROOF FIRE ALARM PLAN
FA-4	FIRE ALARM NOTES AND DETAILS

FIRE ALARM

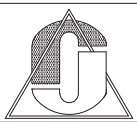
FIRE SPRINKLERS

FP-0	DESIGN CRITERIA FIRE PROTECTION NOTES & DETAILS
FP-1.1	1ST FLOOR FIRE PROTECTION PLAN
FP-1.2	1ST FLOOR FIRE PROTECTION PLAN
FP-2.1	2ND FLOOR FIRE PROTECTION PLAN
FP-2.2	2ND FLOOR FIRE PROTECTION PLAN

PLUMBING

P1.0	1ST FLOOR SANITARY PLAN
P1.1	1ST FLOOR SANITARY PLAN - PARTIAL
P2.0	2ND FLOOR SANITARY PLAN - PARTIAL
P2.1	2ND FLOOR SANITARY PLAN - PARTIAL
P3.0	1ST FLOOR WATER PLAN - PARTIAL
P3.1	1ST FLOOR WATER PLAN - PARTIAL
P4.0	2ND FLOOR WATER PLAN
P4.1	2ND FLOOR WATER PLAN
P5.0	3RD FLOOR WATER PLAN
P5.1	3RD FLOOR WATER PLAN
P6.0	ROOF PLUMBING PLAN
P6.1	ROOF PLUMBING PLAN
P7.0	PLUMBING NOTES AND DETAILS
P7.1	PLUMBING NOTES AND DETAILS
P8.0	SANITARY ISOMETRIC
P9.0	WATER ISOMETRIC

OCALA PLASTIC SURGERY
- BUILDING 2 -
PADDOCK PARK, OCALA FL.
PROGRESS SET: 10.15.2024



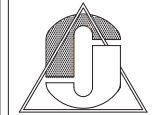
COVER PAGE
FOR THE PROJECT
OCALA PLASTIC SURGERY
PADDOCK PARK, OCALA FL.

J.A.O.
ARCHITECTS
&
PLANNERS
300 NW. 2 ND. AVE
SUITE 115
BOCA RATON, FL 33431
TEL (861) 391-4115
FAX (861) 391-4175
E-MAIL: JAOARCH@JAO.COM



DATE DRAWN: 04/29/2024
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS
1.
2.
3.
4.

JOB NUMBER: 24-XXX
SHEET NO:
COV.



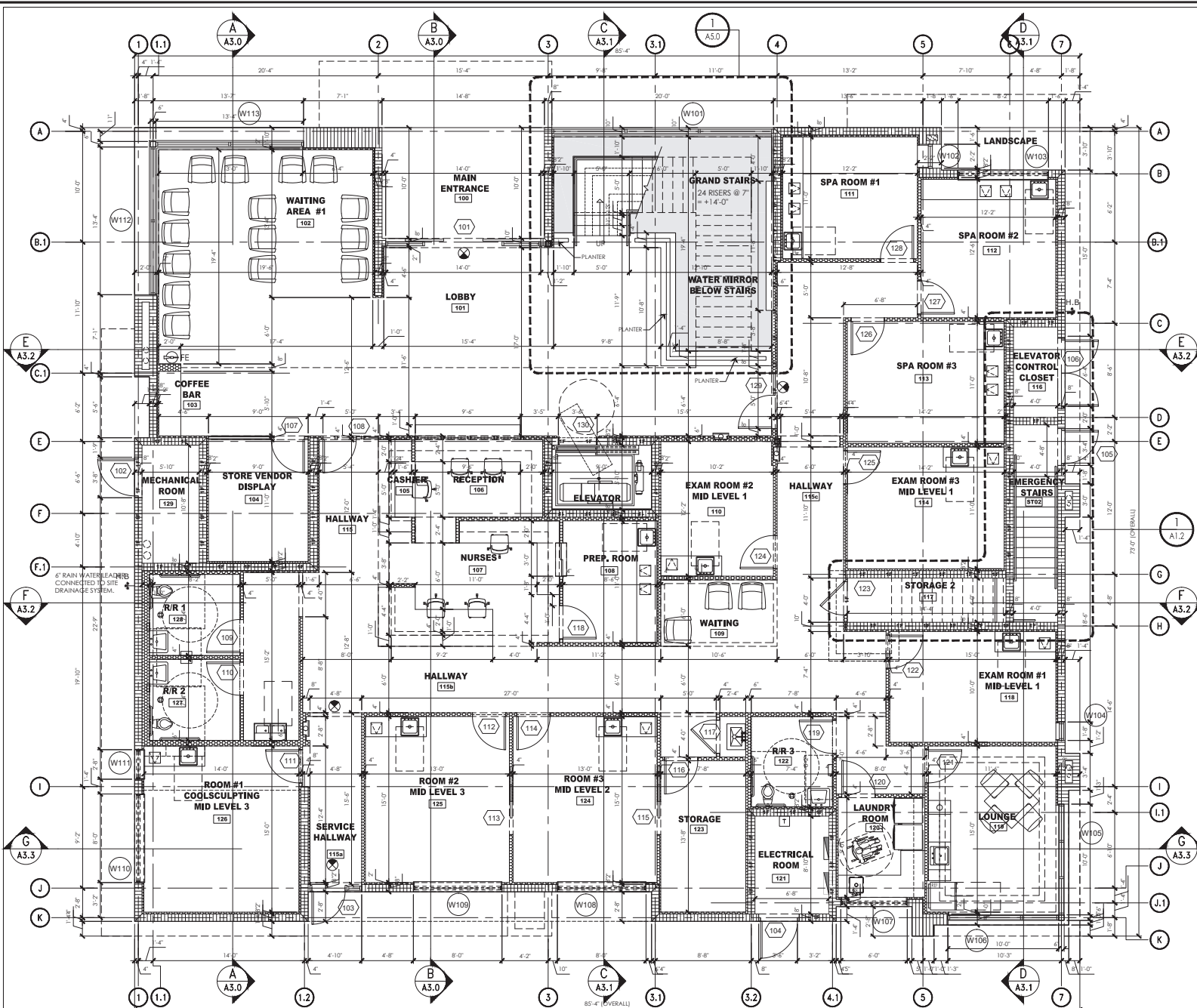
1ST FLOOR PLAN
FOR THE PROJECT
OCALA PLASTIC SURGERY
PADDOCK PARK, OCALA, FL.

JAO. ARCHITECTS & PLANNERS
300 NW. 2 ND. AVE
SUITE 105
BOCA RATON, FL 33431
TEL (954) 391-4115
FAX (954) 391-4173
E-MAIL JAO@JAOA.COM



DATE DRAWN: 04/29/2024
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS:
1.
2.
3.
4.
JOB NUMBER: 24-XXX
SHEET NO:

A1.1



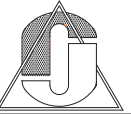
- NOTE:
1. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE-ACTION RELEASE. SHALL COMPLY WITH FAC & SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE. ALL DOOR HARDWARE TO COMPLY WITH NFPA 101-7.2.1.6.
 2. THE FLOOR LEVEL ON BOTH SIDES OF THE DOORWAY SHALL BE MAINTAINED FOR AT LEAST THE WIDTH OF THE DOOR PER IFPC 101-7.2.1.3.1
 3. THE LEVEL OF FLOOR ELEVATION ON BOTH SIDES OF THE DOOR SHALL NOT VARY BY MORE THAN 1/8" INCH PER IFPC 101-7.2.1.3

NOTES:
PROVIDE MINIMUM CLASS "A" FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES ACCORDING FBC 2023, BUILDING, 803.11
ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, ACCORDING FBC 2023, BUILDING, 720.2

FOR LEGEND AND DRAWING NOTES SEE SHEET A0.1

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"





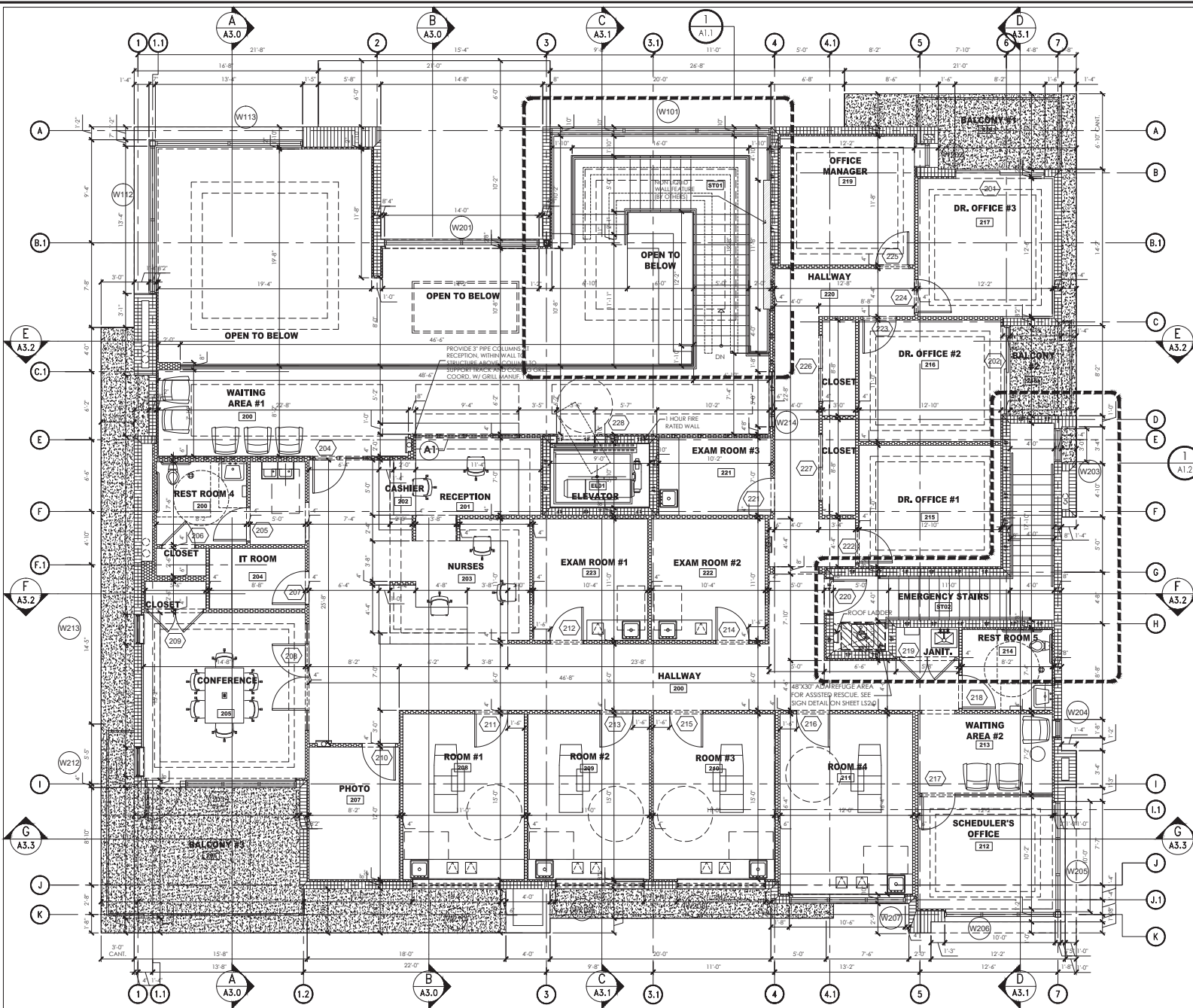
2ND. FLOOR PLAN
FOR THE PROJECT
OCALA PLASTIC SURGERY
PADDOCK PARK, OCALA FL.

JAO.
ARCHITECTS
&
PLANNERS
300 NW. 2 ND. AVE
SUITE 105
BOCA RATON, FL 33481
TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JAO@JAOFL.COM



DATE DRAWN: 04/29/2024
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS
1.
2.
3.
4.
JOB NUMBER: 24-XXX
SHEET NO:

A1.2



- NOTE:
1. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE-ACTION RELEASE. SHALL COMPLY WITH IFAC & SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE. ALL DOOR HARDWARE TO COMPLY WITH NFPA 101-7.2.1.6.
2. THE FLOOR LEVEL ON BOTH SIDES TO THE DOORWAY SHALL BE MAINTAINED FOR AT LEAST THE WIDTH OF THE DOOR PER IFAC 101-7.2.1.3.1.
3. THE LEVEL OF FLOOR ELEVATION ON BOTH SIDES OF THE DOOR SHALL NOT VARY BY MORE THAN 1/4" INCH PER IFAC 101-7.2.1.3.

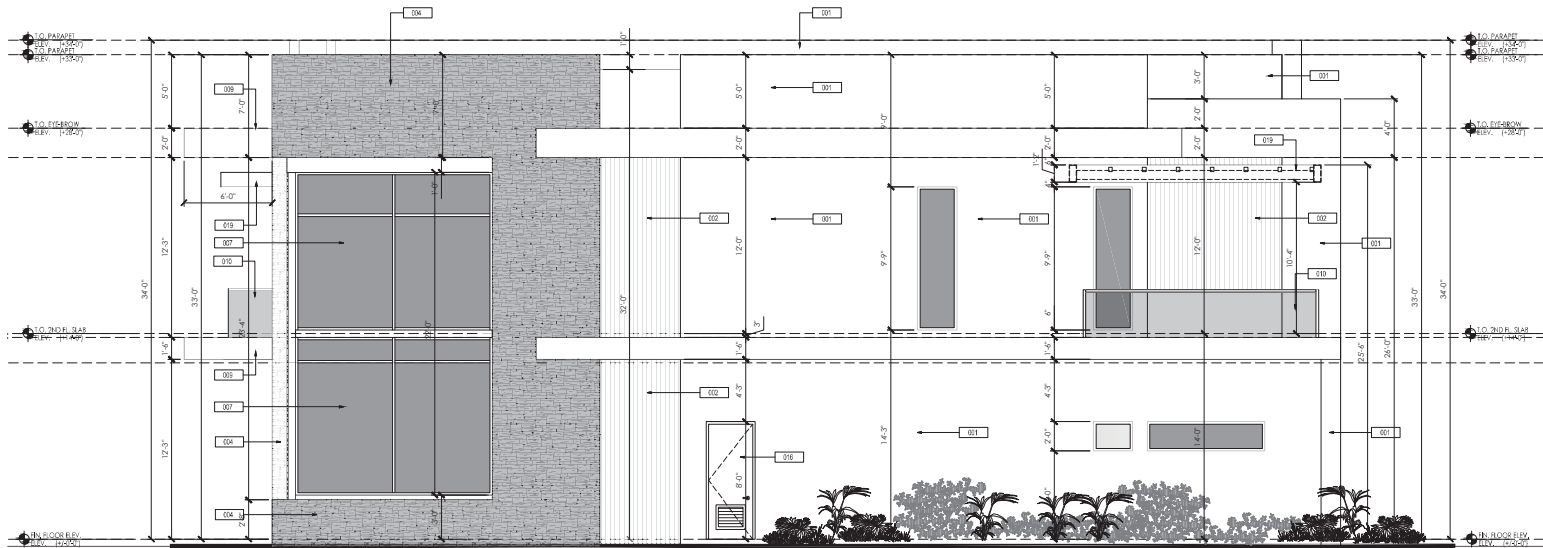
NOTES:
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ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, ACCORDING FBC 2023, BUILDING, 720.2

FOR LEGEND AND DRAWING NOTES SEE SHEET A0.1

2ND FLOOR PLAN

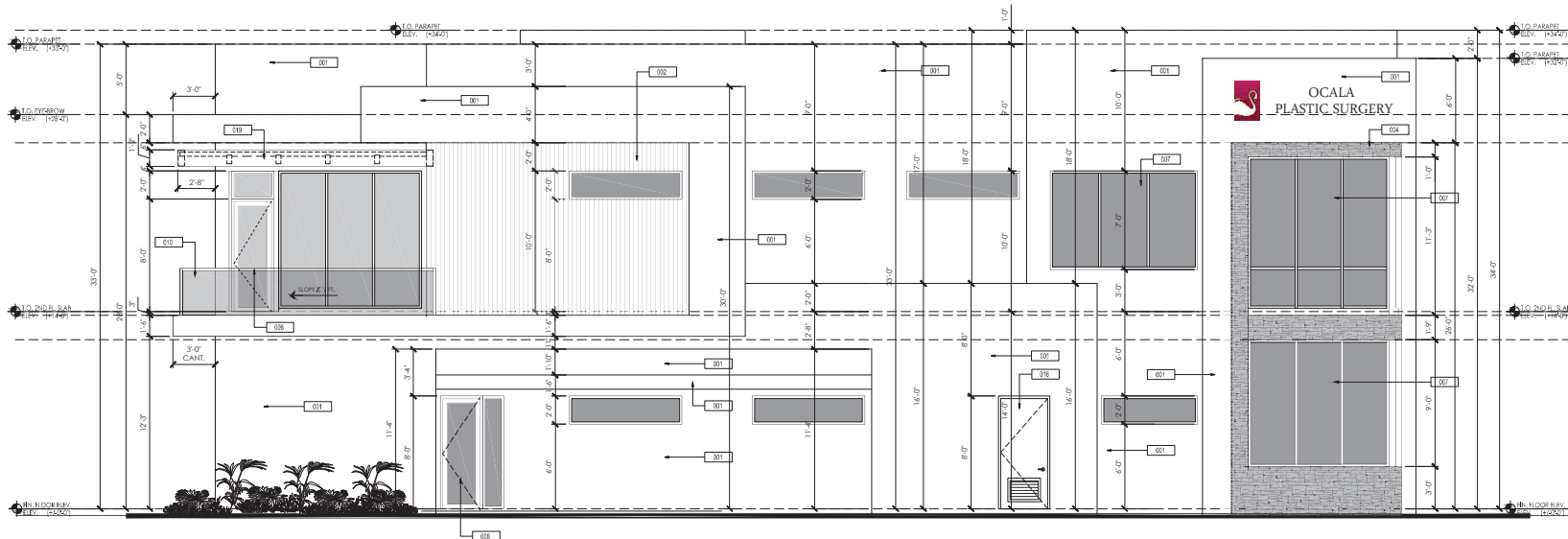
SCALE: 1/4" = 1'-0"





WEST ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

GENERAL NOTES

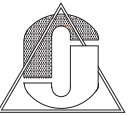
- ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
- REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED.
- REFER TO DOOR AND WINDOW SCHEDULE FOR TOP OF DOOR/WINDOW ELEVATIONS.
- REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
- REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.
- REFER TO STRUCTURAL PLANS FOR WINDOW PRESSURES AND LIFT/UP INFORMATION.
- PROVIDE MEDIUM TEXTURED ACRYLIC COATING WITH INTEGRAL BASE BUILDING COLOR (FENCOTE XL-70 OR APPROVED EQUAL) ON ALL EXTERIOR WALLS EXCEPT WALLS WITH DESIGNATED MATERIAL LIKE STONE OR TILE.
- ACCENT COLORS WALLS TO BE PRIMED AND HAVE TWO (2) COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT. WHERE DARK COLORS ARE USED, PROVIDE SATIN FINISH LATEX.
- MISCELLANEOUS METALS INCLUDING EXTERIOR EXPOSED METALS (e.g. HANDRAILS, LADDERS, BOLLARDS) TO HAVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF COMMERCIAL QUALITY GRADE ENAMEL PAINT.
- CONTRACTOR TO PROVIDE SAMPLES OF COLORS ON ACTUAL BUILDING FOR ARCHITECT AND OWNER'S FINAL REVIEW.
- RETURN ALL REVEALS AND RECESSES AT PANEL ENDS AND PANEL OVERLAPS (TYPICAL).
- ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.
-

KEYED NOTES

- CMU WALL, PAINT W/ MEDIUM TEX-COTE FINISH.
- CMU WALL, WOOD TILE VENEER FINISH. PRODUCT TO BE SELECTED BY OWNER/ARCHITECT.
- 3/4" PANEL REVEAL (TYP.) SEE DET. 13/A7.10
- CMU WALL, STONE VENEER FINISH.
- POURED IN PLACE CONCRETE STAIR. (SEE STRUCTURAL DETAILS)
- PREFAB. STEEL STAIRS WITH CONCRETE FILLED TREADS
- IMPACT RESISTANT ALUMINUM WINDOW SYSTEM W/ TINTED GLASS, BLACK FRAME
- IMPACT RESISTANT ALUMINUM STOREFRONT DOOR SYSTEM (BLACK)
- PRE-ENGINEERED METAL CLAD CANOPY. PAINTED DARK BROWN. SEE DET. 15A.16/A7.00
- TEMP. GLASS GUARD RAILS
- 2'-4" X 12" PRECAST CONCRETE EMERGENCY OVERFLOW SCUPPERS (E.O.S.)
- REMOVABLE BOLLARDS
- PROTECTIVE BOLLARD SEE DET. 16/A7.20
- INSULATED METAL MAN DOOR (LARGE MISSILE) BLACK
- SHOP PRIMED GALV. HOLLOW METAL MAN DOOR.
- METAL MAN LOUVERED DOOR (BLACK)
- VERTICAL SCORED LINES (6" REVEALS (TYP.))
- INSULATED METAL MAN DOOR WITH FIRE RATED WINDOW
- METAL TRELLIS
- 12"X12"X60" PIER FOR INTERCOM
- FIRE RATED GLASS

OCALA PLASTIC SURGERY
- BUILDING 2 -
PADDOCK PARK, OCALA FL.

PROGRESS SET: 12.15.2024



EXTERIOR ELEVATIONS
FOR THE PROJECT
OCALA PLASTIC SURGERY
PADDOCK PARK, OCALA FL.

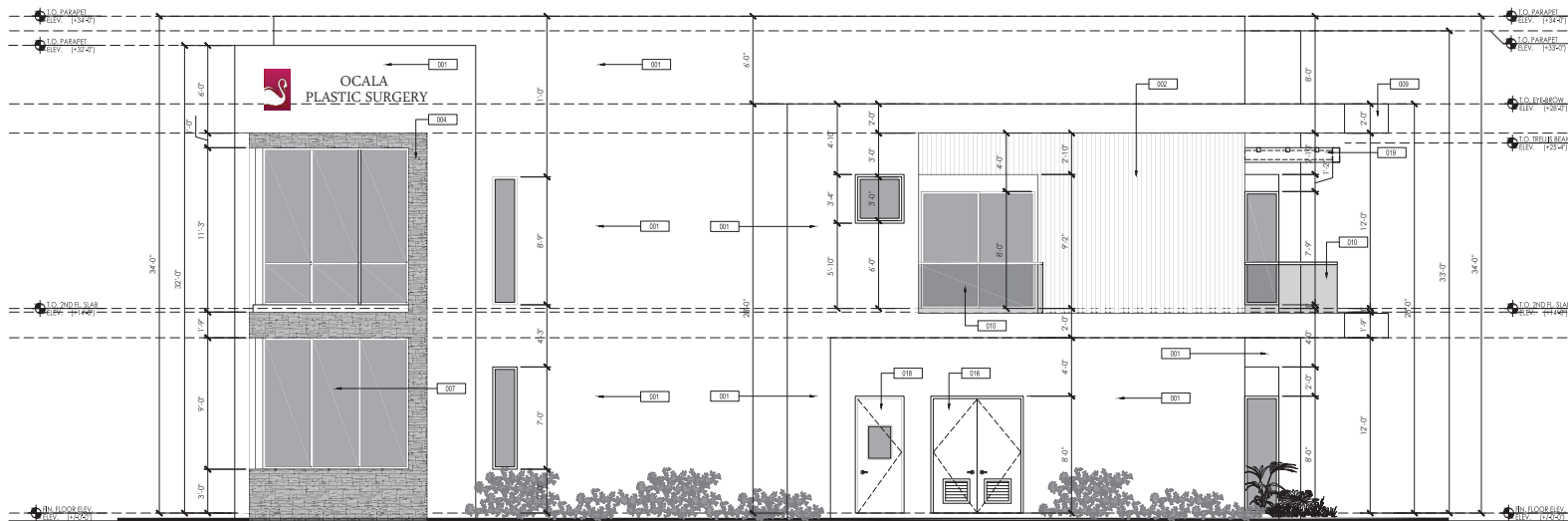
JAO.
ARCHITECTS
&
PLANNERS
300 NW. 2 ND. AVE
SUITE 105
BOCA RATON, FL 33431
TEL (561) 381-4115
FAX (561) 381-4173
E-MAIL: JAOARCH@JAO.COM

ORIGIN: ARCHITECT
PROGRESS SET
12.15.2024

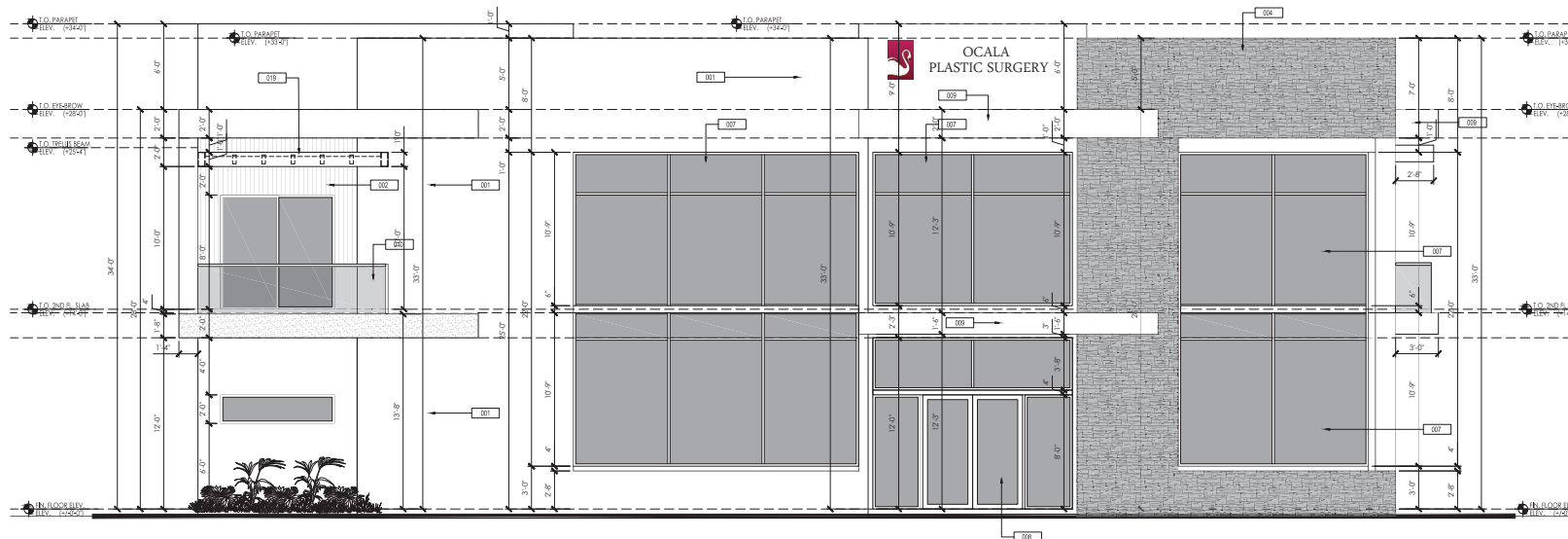
DATE DRAWN: 04/29/2024
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS:
1.
2.
3.
4.

JOB NUMBER: 24-XXX
SHEET NO.

A2.0



EAST ELEVATION
SCALE : 1/4" = 1'-0"



SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

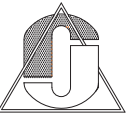
GENERAL NOTES

- ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
- REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DESIGNATION. THESE MATERIALS MAY NOT BE NOTED.
- REFER TO DOOR AND WINDOW SCHEDULE FOR TOP OF DOOR/WINDOW ELEVATIONS.
- REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR COVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
- REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.
- REFER TO STRUCTURAL PLANS FOR WINDOW PRESSURES AND U-FIT INFORMATION.
- PROVIDE MEDIUM TEXTURED ACRYLIC COATING WITH INTEGRAL BASE BUILDING COLOR (TENCOTE XL-70 OR APPROVED EQUAL) ON ALL EXTERIOR WALLS EXCEPT WALLS WITH DESIGNATED MATERIAL LIKE STONE OR TILE.
- ACCENT COLORS WALLS TO BE PRIMED AND HAVE TWO (2) COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT. WHERE DARK COLORS ARE USED, PROVIDE SATIN FINISH LATEX.
- MISCELLANEOUS METALS INCLUDING EXTERIOR EXPOSED METALS (e.g. HANDRAILS, LADDERS, BOLLARDS) TO HAVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF COMMERCIAL QUALITY GRADE ENAMEL PAINT.
- CONTRACTOR TO PROVIDE SAMPLES OF COLORS ON ACTUAL BUILDING FOR ARCHITECT AND OWNER'S FINAL REVIEW.
- RETURN ALL REVEALS AND RECESSES AT PANEL ENDS AND PANEL OVERLAPS (TYPICAL).
- ALL STOREFRONT TO BE CLEAR ANODIZED AND GLAZED PER MIAMI D-426 REQUIRED KURSCAN RESISTANCE WITHOUT THE USE OF SHUTTERS.
-

KEYED NOTES

- | | |
|-----|---|
| 001 | CMU WALL, PAINT W/ MEDIUM TEX-COTE FINISH. |
| 002 | CMU WALL, WOOD TILE VENEER FINISH. PRODUCT TO BE SELECTED BY OWNER/ARCHITECT. |
| 003 | 3/4" PANEL REVEAL (TYP.) SEE DET. 13/A7.10 |
| 004 | CMU WALL, STONE VENEER FINISH. |
| 005 | POURED IN PLACE CONCRETE STAIR. (SEE STRUCTURAL DETAILS) |
| 006 | PREFAB. STEEL STAIRS WITH CONCRETE FILLED TREADS |
| 007 | IMPACT RESISTANT ALUMINUM WINDOW SYSTEM W/ TINTED GLASS, (BLACK FRAME) |
| 008 | IMPACT RESISTANT ALUMINUM STOREFRONT DOOR SYSTEM (BLACK) |
| 009 | PRE-ENGINEERED METAL CLAD CANOPY. PAINTED DARK BROWN. SEE DET. 15A16/A7.00 |
| 010 | TEMP. GLASS GUARD RAILS |
| 011 | 2'-4" X 12" PRECAST CONCRETE EMERGENCY OVERFLOW SCUPPERS (E.O.S.) |
| 012 | REMOVABLE BOLLARDS |
| 013 | PROTECTIVE BOLLARD SEE DET. 16/A7.20 |
| 014 | INSULATED METAL MAN DOOR (LARGE MISSILE) BLACK |
| 015 | SHOP PRIMED GALV. HOLLOW METAL MAN DOOR. |
| 016 | METAL MAN LOUVERED DOOR (BLACK) |
| 017 | VERTICAL SCORED LINES 3/8" REVEALS (TYP.) |
| 018 | INSULATED METAL MAN DOOR WITH FIRE RATED WINDOW |
| 019 | METAL TRUSS |
| 020 | 12"X12"X80" PIER FOR INTERCOM |
| 021 | FIRE RATED GLASS |

Ocala Plastic Surgery
- BUILDING 2 -
PADDOCK PARK, OCALA FL.
PROGRESS SET: 10.15.2024



EXTERIOR ELEVATIONS
FOR THE PROJECT
Ocala Plastic Surgery
PADDOCK PARK, OCALA FL.

JAO.
ARCHITECTS & PLANNERS
300 NW. 2 ND. AVE
SUITE 105
BOCA RATON, FL 33431
TEL (954) 391-4115
FAX (954) 391-4173
E-MAIL JAO@JAOFL.COM



DATE DRAWN: 04/29/2024
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS
1.
2.
3.
4.

JOB NUMBER: 24-XXX
SHEET NO:

A2.1

A map of the state of Florida with county boundaries. A rectangular area in the central-eastern part of the state is shaded in gray. A line points from the text 'PROJECT LOCATION' to this shaded area.

[illegible]

**SECTION 26,
TOWNSHIP 15 SOUTH,
RANGE 21 EAST**

VICINITY

SCALE 1" = 1000'



TITLE

C01 - COVER
C02 - GENERAL NOTES
C03 - EXISTING CONDITIONS & DEMOLITION
C04 - HORIZONTAL GEOMETRY
C05 - PAVING, GRADING, & DRAINAGE
C06 - UTILITY PLAN
C07 - LANDSCAPE PLAN
C08 - EROSION CONTROL PLAN
C09 - EROSION CONTROL DETAILS

C10 - CONSTRUCTION DETAILS
C11 - UNDERGROUND STORMWATER DETAILS
C13 - UTILITIES DETAILS

S01 - BOUNDARY & TOPOGRAPHIC SURVEY

I HEREBY CERTIFY THAT
THESE PLANS WERE
COMPLETED IN
ACCORDANCE WITH ALL
APPLICABLE
REQUIREMENTS OF THE
CITY OF OCALA LAND
DEVELOPMENT CODE,
EXCEPT AS WAIVED.

Kimley»»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

1700 SE 17TH STREET, SUITE 203, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35306

LICENSED PROFESSIONAL

THOMAS W. TREXLER, P.E.

NOTE:

COVER

OCALA PLASTIC
SURGERY SITE PLAN
PREPARED FOR
OCALA PLASTIC SURGERY &
DERMATOLOGY
CITY OF OCALA
FLORIDA

SHEET NUMBER
C01

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT CONSISTS OF A MEDICAL OFFICE WITH ALL REQUIRED IMPROVEMENTS AS SHOWN HEREON.

PROJECT NAME	OCALA PLASTIC SURGERY SITE PLAN
PROJECT LOCATION	ADDRESS TBD, SW 34TH CIRCLE
OWNER/DEVELOPERS	ARNA PROPERTY LLC 5325 SW 34TH CIRCLE OCALA, FL 34344
PARCEL ID NUMBER	2372-008-011
ZONING	OP
LAND USE	MEDIUM INTENSITY/SPECIAL DISTRICT
PROPOSED DEVELOPMENT	MEDICAL OFFICE (95 ACRES)
SITE AREA	41,469.78 S.F.
INFRASTRUCTURE	29,855.11 S.F. \pm 0.68 AC. (71.95%)
BUILDING FOOTPRINT	5,516 S.F. FULL BUILDOUT
FLOOR 1 AREA	5,516 S.F.
FLOOR 2 AREA	4,151 S.F.

OPEN SPACE:
REQUIRED (MIN.) 8,293.96 S.F. = 0.19 AC. (20% OF GROSS ACREAGE)
PROPOSED 11,614.66 = 0.27 AC. (28% OF GROSS ACREAGE)
MAXIMUM BUILDING HEIGHT 60'

PARKING REQUIRED:
SEE SHEET CD4 FOR PARKING CALCULATIONS AND PROVIDED SPACES

WATER:
POTABLE WATER WILL BE SERVED BY CITY OF OCALA.

SEWER:
SANITARY SEWER WILL CONNECT TO EXISTING SANITARY SEWER SYSTEM, SERVED BY CITY OF OCALA.

GARBAGE:
SOLID WASTE PICKUP WILL BE PROVIDED BY THE CITY OF OCALA.

ROADWAYS, DRAINAGE, AND COMMON AREAS:
THE OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE PROJECT.

EASEMENTS:
ALL EASEMENTS ARE DESIGNATED ON THE PLANS

PRE-CONSTRUCTION MEETING:
NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A SITE PERMIT FROM THE CITY.
CALL THE CITY GROWTH MANAGEMENT DEPARTMENT @ 352-629-8421 TO SCHEDULE THE
PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED
EROSION CONTROLS OR OBTAINING ANY SITE-PERMITS. LDR 102-312, 122-217(3)(CC)

FEMA DESIGNATION:
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD
INSURANCE RATE MAP, MAP NO. 12083C0518E, EFFECTIVE APRIL 19, 2017.

REQUIRED PERMITS:
CITY OF OCALA SITE PLAN APPROVAL
CITY OF OCALA DEED

ADDITIONAL NOTES:

- ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY, ORGANIZED FASHION.
- COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPIEVIOUS AREAS.
- OWNER WILL MAINTAIN THE STORM SYSTEM.

TRAFFIC STATEMENT:

PER THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE (LUC) 720, THE SITE IS ANTICIPATED TO GENERATE 307 DAILY, 29 AM PEAK HOUR (23 IN / 6 OUT), AND 36 PM PEAK HOUR (11 IN / 25 OUT) TRIPS. THE TRIPS GENERATED BY THE SITE WILL NOT HAVE A SIGNIFICANT IMPACT ON THE SURROUNDING TRANSPORTATION NETWORK.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour of			PM Peak Hour of		
			Total	In	Out	Total	In	Out
Proposed Site ¹								
Medical Office	9,667 SF	307	29	23	6	36	11	25

Note 1: Trip generation potential was derived using the ITE Trip Generation Manual, 11th Edition

Medical-Dental Office - Stand-Alone [ITE Land Use Code 720]

Daily	$T = 42.97 * (X) - 108.01$; (X is 1000 Sq. Ft. GFA)
-------	--

Ln(T) = 0.90 Ln(X) + 1.34 (X is 1000 sq. ft.; 79% entering, 21% exiting)

$$T = 4.07 \sqrt{X} - 3.17 \text{ (X is 1000 sq. ft.; 30% entering, 70% exiting)}$$

OWNER/DEVELOPER
ARNA PROPERTY, LLC
3320 SW 34TH CIRCLE
OCALA, FL 34474
352-427-1043

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17 TH STREET, SUITE 200
OCALA, FL 34471
352-438-3000

R.M. BARRINEAU & ASSOCIATES, INC.
1309 SE 25TH LOOP, SUITE 103
OCALA, FL 34471
352-622-3133

J.A.O. ARCHITECTS & PLANNERS
3100 NW BOCA RATON BLVE., SUITE 115
BOCA RATON, FL 33431
561-391-4115

CENTURYLINK	BILL MCCLOUD	352-599-1444
CITY OF OCALA TELECOMM	OSHANE PARKER	352-401-6950
CITY OF OCALA WATER & SEWER	STACEY FERRANTE	352-351-6772
COX CABLE	TODD ARDIN	352-281-9889
OCALA ELECTRIC UTILITY	RANDY HAHN	352-351-6615
UNITI FIBER LLC	CHARLIE CROFT	251-214-7059
TECO PEOPLES GAS-OCALA	CHEYENNE THOMPSON	813-743-7154

STATEMENT OF OWNERSHIP
& CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND
ASSIGNS, SHALL PERPETUALLY MAINTAIN THE
IMPROVEMENTS AS SHOWN ON THESE PLANS.

CAREY ROBINSON
ARNA PROPERTY,LLC

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW
DIAL 811

811
Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



OCALA
PLASTIC SURGERY





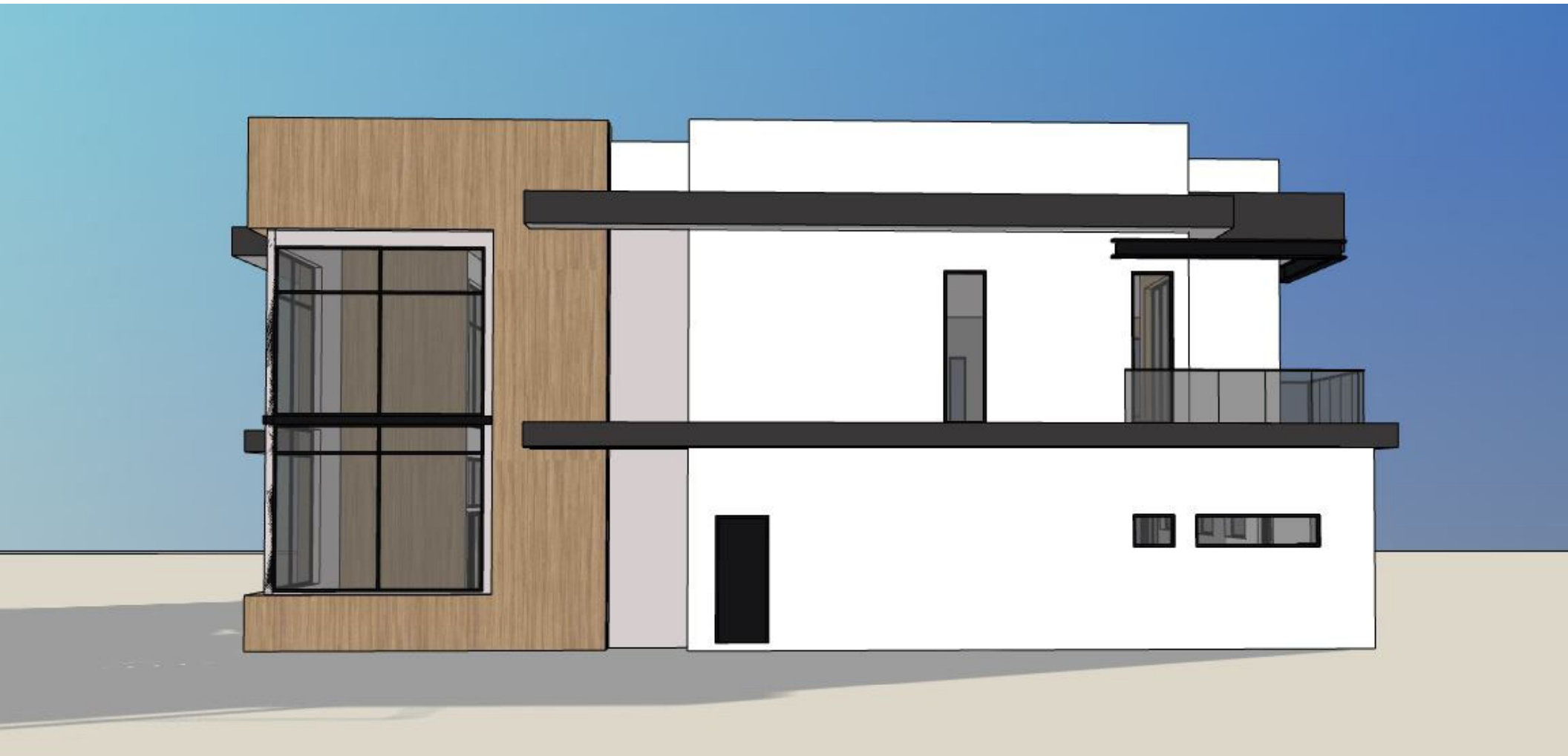
OCALA
PLASTIC SURGERY















New Construction Incentive - Scoring Criteria January 23, 2025



Renovation ☐
New Construction ☒

Residential ☐
Commercial / Retail ☒



PROJECT INFORMATION

Project Description

New 2-story, 10,098 SF medical office will feature a new parking lot, site lighting, sidewalks, and landscaping.

Developer

Ocala Plastic Surgery

Parcel

2372-008-011

Location/Address

SW 34th Circle

Current CRA Tax Revenue

\$1,425/yr.

Total Development Costs (estimate)

\$4,562,411

Future CRA Tax Revenue (estimate)

\$29,093/yr.

Application Evaluation

Please review the application along with supporting documentation and score based on the categories outlined in Table 1. A minimum score of **80 points** is needed to move forward in the application process.

Committee Member Initials: CA

Please turn over.

Table 1. New Construction Incentive Scoring Criteria

PROPOSAL EVALUATION / SELECTION CRITERIA (SHORTLISTING)	SCORING (100 POINTS)	SUBMITTALS	STAFF	SCORE	Comment
FISCAL IMPACT ROI How much will the project increase the property taxes of the site? ROI – Calculated by number of years to pay back.	30	Construction Quotes from contractor based on submitted design	Staff confirms costs through Building Official. Staff calculates increase in ad valorem tax and payback period.	25	
FEASIBILITY & EXPERIENCE Demonstrated market viability. Demonstrated financial capability. Development Team Qualifications Is the timeline realistic?	20	Market Study Funding Sources Team previous projects, References Permitting & Construction schedule		20	
CATALYTIC BENEFIT How many jobs, customers, and residents are expected to be brought to the community. How will the project improve the immediately surrounding area?	25	Pro Forma, Market Study Project Description & Approach		25	
COMMUNITY GOALS How well does the project align with the city's goals for the community? <ul style="list-style-type: none"> Form Based Code Affordable & Workforce Housing 	25	Project Description & Approach Architectural Elevations, Site Plan	Staff review for compliance with form-based code. Point system	20	
Total	100			90	



New Construction Incentive - Scoring Criteria January 23, 2025



Renovation ☐
New Construction ☒

Residential ☐
Commercial / Retail ☒



PROJECT INFORMATION

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Committee Member Initials:

BGB

Please turn over.

Table 1. New Construction Incentive Scoring Criteria

PROPOSAL EVALUATION / SELECTION CRITERIA (SHORTLISTING)	SCORING (100 POINTS)	SUBMITTALS	STAFF	SCORE	Comment
FISCAL IMPACT ROI How much will the project increase the property taxes of the site? ROI – Calculated by number of years to pay back.	30	Construction Quotes from contractor based on submitted design	Staff confirms costs through Building Official. Staff calculates increase in ad valorem tax and payback period.	29	
FEASIBILITY & EXPERIENCE Demonstrated market viability. Demonstrated financial capability. Development Team Qualifications Is the timeline realistic?	20	Market Study Funding Sources Team previous projects, References Permitting & Construction schedule		19	
CATALYTIC BENEFIT How many jobs, customers, and residents are expected to be brought to the community. How will the project improve the immediately surrounding area?	25	Pro Forma, Market Study Project Description & Approach		15	
COMMUNITY GOALS How well does the project align with the city's goals for the community? <ul style="list-style-type: none"> Form Based Code Affordable & Workforce Housing 	25	Project Description & Approach Architectural Elevations, Site Plan	Staff review for compliance with form-based code. Point system	10	Unclear affordable + workforce housing
Total	100			73	



New Construction Incentive - Scoring Criteria January 23, 2025



Renovation ☐
New Construction ☒

Residential ☐
Commercial / Retail ☒



PROJECT INFORMATION

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2372-008-011

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Committee Member Initials: PJK

Please turn over.

Table 1. New Construction Incentive Scoring Criteria

PROPOSAL EVALUATION / SELECTION CRITERIA (SHORTLISTING)	SCORING (100 POINTS)	SUBMITTALS	STAFF	SCORE	Comment
FISCAL IMPACT ROI How much will the project increase the property taxes of the site? ROI – Calculated by number of years to pay back.	30	Construction Quotes from contractor based on submitted design	Staff confirms costs through Building Official. Staff calculates increase in ad valorem tax and payback period.	30	
FEASIBILITY & EXPERIENCE Demonstrated market viability. Demonstrated financial capability. Development Team Qualifications Is the timeline realistic?	20	Market Study Funding Sources Team previous projects, References Permitting & Construction schedule		20	
CATALYTIC BENEFIT How many jobs, customers, and residents are expected to be brought to the community. How will the project improve the immediately surrounding area?	25	Pro Forma, Market Study Project Description & Approach		25	
COMMUNITY GOALS How well does the project align with the city's goals for the community? <ul style="list-style-type: none"> Form Based Code Affordable & Workforce Housing 	25	Project Description & Approach Architectural Elevations, Site Plan	Staff review for compliance with form-based code. Point system	25	
Total	100			100	



New Construction Incentive - Scoring Criteria

January 23, 2025



Renovation ☐
New Construction ☒

Residential ☐
Commercial / Retail ☒



PROJECT INFORMATION

Project Description

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2372-008-011

Location/Address

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Committee Member Initials: ELL

Please turn over.

Table 1. New Construction Incentive Scoring Criteria

PROPOSAL EVALUATION / SELECTION CRITERIA (SHORTLISTING)	SCORING (100 POINTS)	SUBMITTALS	STAFF	SCORE	Comment
FISCAL IMPACT ROI How much will the project increase the property taxes of the site? ROI – Calculated by number of years to pay back.	30	Construction Quotes from contractor based on submitted design	Staff confirms costs through Building Official. Staff calculates increase in ad valorem tax and payback period.	20	
FEASIBILITY & EXPERIENCE Demonstrated market viability. Demonstrated financial capability. Development Team Qualifications Is the timeline realistic?	20	Market Study Funding Sources Team previous projects, References Permitting & Construction schedule		18	No data on market viability
CATALYTIC BENEFIT How many jobs, customers, and residents are expected to be brought to the community. How will the project improve the immediately surrounding area?	25	Pro Forma, Market Study Project Description & Approach		20	since the area is already near capacity not sure there is a catalytic effect
COMMUNITY GOALS How well does the project align with the city's goals for the community? <ul style="list-style-type: none"> Form Based Code Affordable & Workforce Housing 	25	Project Description & Approach Architectural Elevations, Site Plan	Staff review for compliance with form-based code. Point system	22	
Total	100				



New Construction Incentive - Scoring Criteria January 23, 2025



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New Construction ☒

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Commercial / Retail ☒



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Committee Member Initials: AH

Please turn over.

Table 1. New Construction Incentive Scoring Criteria

PROPOSAL EVALUATION / SELECTION CRITERIA (SHORTLISTING)	SCORING (100 POINTS)	SUBMITTALS	STAFF	SCORE	Comment
FISCAL IMPACT ROI How much will the project increase the property taxes of the site? ROI – Calculated by number of years to pay back.	30	Construction Quotes from contractor based on submitted design	Staff confirms costs through Building Official. Staff calculates increase in ad valorem tax and payback period.	25	
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CATALYTIC BENEFIT How many jobs, customers, and residents are expected to be brought to the community. How will the project improve the immediately surrounding area?	25	Pro Forma, Market Study Project Description & Approach		20	Are jobs being offered to unskilled workers that live in West Deala, or is it for just professionals?
COMMUNITY GOALS How well does the project align with the city's goals for the community? <ul style="list-style-type: none"> Form Based Code Affordable & Workforce Housing 	25	Project Description & Approach Architectural Elevations, Site Plan	Staff review for compliance with form-based code. Point system	20	Not sure how this office fits into affordability? Plastic surgery is usually optional.
Total	100			85	