Ocala Community Redevelopment Area Agency Board Agenda - Final Tuesday, June 17, 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.

Community Redevelopment Area Agency Board's Strategic Priorities

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

WELCOME!

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

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

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

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

APPEALS

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

ADA COMPLIANCE

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

- 1. Call To Order
- 2. Roll Call
- 3. Public Notice
- 4. Minutes Approval
 - **4a.** May 20, 2025 Minutes
- 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

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

Sc. 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

5d. Approve a North Magnolia Community Redevelopment Agency Commercial Building Improvement Grant for property located at 1735

NE Jacksonville Road, in an amount not to exceed \$5,787

Presentation By: Roberto Ellis

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

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

- 6. Public Comments
- 7. Adjournment



Ocala

110 SE Watula Avenue Ocala, FL 34471 www.ocalafl.gov

Legislation Text

File #: 2025-1477 Agenda Item #: 4a.

Submitted By: Pamela Omichinski

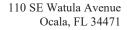
Presentation By: Angel Jacobs

Department: City Clerk

STAFF RECOMMENDATION (Motion Ready):
May 20, 2025 Minutes

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence, .

PROOF OF PUBLICATION:
n/a



OF OCAL

Ocala

Community Redevelopment Area Agency Board

www.ocalafl.gov

Minutes

Tuesday, May 20, 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 Jay A. Musleh Barry Mansfield

Chairperson Kristen M. Dreyer

3. Public Notice

Public Notice for the May 20, 2025 Community Redevelopment Area Agency Board Meeting was posted on April 15, 2025

4. Minutes Approval

4a. April 15, 2025 Minutes

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

5. Agenda Items

5a. Consider a New Construction Incentive Grant in the West Ocala subarea to Ocala Plastic Surgery & Dermatology for the construction of a medical office building at the property located in the 3300 Block of SW 34th Circle (Parcel ID: 2372-008-011), in an amount not to exceed \$211,918

Economic Development Manager Roberto Ellis discussed a grant application for the property located at 3300 SW 34th Circle. The grant funds will be allocated towards the construction of a medical office building. The requested grant amount is \$211,918.00; staff recommends denial, due to non-compliance with the New Construction Incentive Grant Program requirements. To note, the program allows the CRA to approve only three applications annually; only one application has been approved this year.

Council President Dreyer and Council Members Musleh, Hilty, and Bethea, agree with staff's recommendation.

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

RESULT: DENIED

MOVER: James P. Hilty Sr SECONDER: Barry Mansfield

NAY: Bethea Sr, Hilty Sr, Musleh, Mansfield, and Dreyer

6. Public Comments

Todd Rudiyaian, 1140 E Fort King Street, commented procedural delays within CRA's

Todd Rudiyaian, 1140 E Fort King Street, advised City Council on procedural delays within CRA's. The lack of quorum for CRA's is delaying multiple grant applications. He suggested the grant applications be forwarded to the CRA Board for consideration.

City Manager Pete Lee stated staff is working on long-term procedural solutions to remedy the matter.

Council President Dreyer requested staff pull the attendance for the CRA's.

Council Member Musleh requested staff expedite applications over 60-days old.

7. Adjournment

Adjourned at 3:57 pm

Minutes

Kristen M. Dreyer	Angel B. Jacobs
Chairperson	City Clerk



Ocala

110 SE Watula Avenue Ocala, FL 34471 www.ocalafl.gov

Legislation Text

File #: 2025-1428 Agenda Item #: 5a.

Submitted By: Marie Mesadieu

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

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

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

NA

BACKGROUND: The West 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. Goal 3, Objective 6 of the West Ocala CRA Plan encourages directing CRA funds toward upgrading blighted housing and removing unsafe and unsanitary conditions.

In March 2024, the program framework was approved by the CRA Board and includes several categories for home improvements. The framework was further revised in April 2025, adding termite tenting to the list of eligible work. Please refer to the attached grant framework for a complete list of eligible work. Each property owner may submit one application per fiscal year. The maximum amount to be awarded is \$20,000, covering up to 75 percent of the project costs.

Below is a summary of the application.

Grant Application ID #: Applicant: Address:CRA25-0019

Reginald Ponder

1117 NW 11th Avenue

Parcel ID: 25717-000-00

Project Description: Replacing the existing windows with non-impact single-

hung bronze interior and exterior finish.

\$7,521

Recommended Grant Amount: Not to exceed \$5,821

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

• The home was built in 1990 and is the applicant's primary residence.

- The existing windows are original to the home (35 years), have fallen into disrepair, and need to be replaced.
- Replacing the windows will make the home more energy efficient and provide added weather protection.
- Replacing all the windows without the assistance of this grant would be a strain on the applicant's fixed income.
- On May 12, 2025, the Grant Review Committee (GRC) visited the home to review the proposed project.
- The West Ocala CRA Advisory Committee (Advisory Committee) met on May 15, 2025, and recommended grant approval.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant in the amount not to exceed \$5,821.

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. There is a balance of \$631,821 in the West Ocala CRA grants account (623-016-560-559-55-82010). The payment will be made in the fiscal year when the project is completed.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE:

Low Ouote:

- Approve with changes.
- Table
- Deny



City of Ocala Community Redevelopment Agency 500 NE 8th Ave, Ocala, FL 34470

MEMORANDUM

DATE May 15, 2025

TO: West Ocala CRA Advisory Committee

FROM: Marie F. Mesadieu, Economic Development Specialist

RE: West Ocala CRA Residential Property Improvement Grant

Address: 1117 NW 11th Avenue (Parcel: 25717-000-00)

Applicant: Reginald Ponder

Project Description: The applicants are requesting a grant to replace the windows on the home. A summary of the work items and quotes received are presented on the table below.

Findings and Conclusion:

- The home was built in 1990.
- The home is the applicant primary residence.
- The existing windows are original to the home (35 years).
- Replacing the windows will enhance the curb appeal of the home and increase the energy efficiency.
- Replacing all windows without the assistance of this grant, would be a strain on the applicant's income.
- The application meets the requirements of the grant program and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on May 12, 2025, to review the proposed project. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Table 1- Application Summary

Application ID	Property Address & Parcel ID #	Scope of Work	High Bid	Low Bid	Grant Award Recommendation (75%)
CRA25-0019	1117NW 11 th Ave (25517-000-00)	Replacement of windows	\$13,387	\$7,761	\$5,821



Image 1. View of front of property



Image 2- Existing window conditions



Image 3- Existing window conditions



Image 4- Existing window conditions

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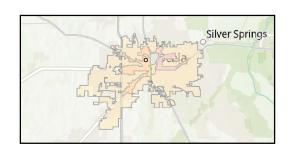
AERIA MAP

1117 NW 11th Ave Address: 25717-000-00 Parcel:

Case Number: CRA25-0018

Property Size: .23 Acres **CRA** Location West Ocala

Proposal: A Request for CRA fund use.





125 250 0

500 Feet

CASE MAP

Address: 1117 NW 11th Ave **Parcel:** 25717-000-00

Case Number: CRA25-0018

Property Size: .23 Acres
CRA Location West Ocala

125

250

Proposal: A Request for CRA fund use.





500

1117 NW 11TH AVE - 03/16/2025

Applicant Information

Applicant / Primary Contact Information

Name Type

Reginald Ponder Residential Property Owner

Questions

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

Ans. 13

Property Information

Parcel Id Parcel Address

25717-000-00 1117 NW 11TH AVE, OCALA, FL,

3447

Last Assessment Previous Year Assessment

9/15/2023 - \$49,689.00 No information available West Ocala CRA, Ocala Wide District, OEU District

Districts

Project Details

Details

Proposed Use

No information entered No information entered

Public Improvements

No information entered

Estimated Future Assessed

Value

No information entered

Proposed Square Footage

No information entered

Improvements Requested

Estimated Future Tax

No information entered

Construction Activities - 1117 NW 11TH AVE OCALA FL 34471

Rennovations

Exterior - Facade - Windows

Eligible Costs

Exterior Painting

Estimated cost of painting \$0.00 project

Estimated cost of pressure \$0.00

washing

Sub Total: \$0.00

Repair/repalcement of exterior windows and/or doors

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Sub Total: \$0.00

Demolition

Estimated cost of demoliton \$0.00 and cleanup

Sub Total: \$0.00

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

Estimated cost of \$0.00 landscaping

Sub Total: \$0.00

Fencing (sides and rear only)

Estimated cost of fencing \$0.00 **Sub Total:** \$0.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

Reroofing

Estimated cost of reroofing \$0.00

Sub Total: \$0.00

New construction

Estimated cost of new \$0.00 construction

Estimated cost of insulation \$0.00

improvements

Sub Total: \$0.00

Sub Total: \$0.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$0.00
Total Estimated Project Cost	\$12,048.00
Total Funding Amount Requested	\$12,048.00

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.

Sub Total	\$12,049.00
Other	\$0.00
Loan / Credit Card	\$0.00
Personal Savings	\$12,049.00
Grants	\$0.00

Project Description and Bids

Questions

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

Ans. The purpose of the project is to replace run-down, battered windows in need of replacement. This repalcement will ensure safety and health regulations regarding the county.

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

Ans. Yes

3. If not, please explain

Ans. No information entered

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

Ans. No information entered

5. Bid 1 Amount

Ans. 26728

6. Bid 1 Upload

Ans. image1.jpeg

7. Bid 2 Amount

Ans. 12048.57

8. Bid 2 Upload

Ans. F49664706_Customer Quote Document_5B36C77D-3C34-4A30-B95C-D6F24BFF0669_ponder.pdf

Timeline

Anticipated start date

Date

05/03/2025

Description

Estimated date of the start of the project

Anticipated completion date

Date

05/04/2025

Description

Estimated date of the completion of the project

Parties

Authorized Representative

Business Name EIN

No information entered

First NameReginald

Last Name
Ponder

Phone Number Email

3524842133 rponder.sr@gmail.com

Address

No information entered

Documentation Collection

Documents

1. Name: HousePwork.pdf **Uploaded Date:** 3/23/2025 9:01:07 PM

5. Name: F49664706_Customer Quote Document_5B36C77D-3C34-4A30-B95C-

D6F24BFF0669_ponder.pdf

Uploaded Date: 3/23/2025 9:03:31 PM **6. Name:** image0 (2).png

Uploaded Date: 3/23/2025 9:04:20 PM

7. Name: REGINALD PONDER - HOMEOWNERS DEC PAGE.pdf

Uploaded Date: 3/23/2025 9:08:33 PM

Questions

1. Document Checklist

Ans. Proof of Ownership and homestead status, Color photographs of the existing conditions, 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: Reginald Ponder

Date: 03/23/2025



Date:	02/27/2025	5	Branch:	St Pete		
Design Consultant:	Michael Sh	aheen	Customer	er Support Center: 1800 HOME-DEPOT		
Phone #:	(386) 438-	-4972	License(s)	License(s)		
	-					
Installation Address	1117 NW 11	Ith Ave				
City, State, Zip	Ocala		FL		34475	
Job#	F4966470	6				
Purchaser(s	s):	Work Phone	Home I	Phone	Cell Phone	
Reginald Ponder					(352) 484-2133	
	D					
Quote Name:	Package A					
		Vour Proid	oct Price			

	Your Project Price		
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 03/29/2025	\$268	\$13,387.30
Buy More Save More Savings			- \$1,338.73
Current Promotions: Valid through promot	ional period only		
	Your Price Today:	\$241	\$12,048.57

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.

(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



Quote Name:	Package A	Page	of [2	2

405 HDE Customer Price Quote (E) (19 Mar. 24) Generated Date 02/27/2025 Lead/PO# F49664706 v 1.1.1

^{*} 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.



Reginald Ponder	F49664706	
Purchaser's Name	Job#	
PROJECT SPECIFICATIONS		
2 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impac	et Single Hung	
5400 – Non-Impact Single Hung, Bronze Int. Finish, Bronze	Ext. Finish, Standard , W- 37, H- 39, UI- 76	
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impac	t Single Hung	
5400 - Non-Impact Single Hung, Bronze Int. Finish, Bronze	Ext. Finish, Standard , W- 37, H- 51, UI- 88	
2. DrotosCuro May Vinyl E400 Nonleypoot E400 Non-leypoo	at Cingle Hung	
2 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact		
5400 - Non-Impact Single Hung, Bronze Int. Finish, Bronze	ext. Finish, Standard , W- 36, H- 51, UI- 8/	
3 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impac	et Single Hung	
5400 - Non-Impact Single Hung, Bronze Int. Finish, Bronze		
Job Level and Labor Options		
8-Miscellaneous Labor (Per Each), 1-Permit Processing		
O (N Dooleens A	Dago of o	
Quote Name: Package A	Page of 2	

Lead/PO#



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 15% with a minimum purchase of 12 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.

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Ont	ractar	· I IOONGOG•
· wiii	ı acıvı	· 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:	Package A	Page	of [2	2



Last Modified Date: 05/09/2025 08:04:51
PO#:
Job Name:REGINALD PONDER
Job Address:
Quote # 8388068
Ship Date:

Contractor Report

ShipTo: CENTRAL FLORIDA WINDOW & DOOR

Account#: A03061

1891 SW 12TH AVE 012438-1

OCALA, FL 34471

Fax# (352) 854-6044 Phone#

Account #

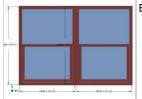
Phone# Fax#

Sales Person: Connor Cioffi

Customer ONE TIME

Line #	Item Description	Quantity	Line Pricing	
0001	MULTI-PART MULTI-PART UNITS	Ordered:	<u>Sell Price</u>	Ext Price
(1.00)		1.00	\$1,515.28	\$1,515.28

Configuration: 73.5X50.5X.,5400,TW,MTCH COL,B,.625FLANGE,EQUAL



Combo Config: TW - Twin Unit 1 (Bottom Left Unit): SH5400 Frame Type: .625FLANGE Width Equal or Width: EQUAL

Mull Part Selection: MULL/CVR/CLPS

Width: 73.5000

Vertical Mull: 1.25X3.25X.100 Glass Color: CL - Clear

Series: 5400.0000 Factory Mull: N Unit 2: SH5400

Assembly Options: MTCHCOL Send Mull(s): Y Size Selection: ACTUAL Height: 50.5000 Frame Color: B - Bronze

Boxing Options: BS - Box Screen

Location: LEFT OF DOOR Notes:

0001 (2.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
	Configuration: 36.125X50.5X.,STD,5/8" FL,B,EQUAL,I	G,CL,ES Max,NO GRID,DBL,SWEEP,1816K-B	OXED,CMFRT L	FT HNDL

Quote # 8388068 Print Date 5/9/2025 Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL

Rough Masonry: 37 7/8 X 51 1/2

Egress Opening: 31 7/8 X 20 5/8 (4.5587 SQFT)
Balance Type: CONSTANT

Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO

Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM

WOCD: N

Upgrade Hardware Finish: N

Lift Rail: N

Anchor Group: D.HU54.55.1 Acc Glass Breakage: N CAR#: 23-0707.13

NegativeDesignPressure: 81.9000

EnergyStar: 1.0000 UF: 0.3200 VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 36 1/8 X 50 1/2

Wood Frame Opening: 36 3/8 X 50 3/4

Frame Color: B - Bronze Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)

Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N

Lock Type: SWEEP - Sweep Latch Comfort Lift: Y

Lock Quantity: 2.0000

Boxing Options: BS - Box Screen Vent Ht: 24.8930

PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

ocation: LEFT OF DOOR	
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Notes:

0001 (3.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
	Configuration: 36.125X50.5X.,STD,5/8" FL,B,EQUAL,I	G,CL,ES Max,NO GRID,DBL,SWEEP,1816K-B	OXED,CMFRT L	FT HNDL

Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL

Rough Masonry: 37 7/8 X 51 1/2

Egress Opening: 31 7/8 X 20 5/8 (4.5587 SQFT) Balance Type: CONSTANT

Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO

Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM

WOCD: N Upgrade Hardware Finish: N

Lift Rail: N

Anchor Group: D.HU54.55.1

Acc Glass Breakage: N CAR#: 23-0707.13

NegativeDesignPressure: 81.9000

EnergyStar: 1.0000 UF: 0.3200

VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 36 1/8 X 50 1/2

Wood Frame Opening: 36 3/8 X 50 3/4

Frame Color: B - Bronze Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)

Glass Color: CL - CLEAR Argon Gas: NONE

Grid Type: NONE - NO Grid

Screen Type: 1816K - 1816 Charcoal

Vent Latch: N

Lock Type: SWEEP - Sweep Latch Comfort Lift: Y

Lock Quantity: 2.0000

Boxing Options: BS - Box Screen

Vent Ht: 24.8930 PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000

SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

Location: LEFT OF DOOR

Notes:

0001	MULL MULL BARS	Ordered:	Sell Price	<u>Ext Price</u>
(4.00)		1.00	\$0.00	\$0.00
	Configuration: ,50.5,B,.625FLANGE,SERIES 5400,MT	CHCOL,MULL/CVR/CLPS		

Product Family Series: 5400.0000 NOA Selection: 23-0913.05 Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: B - Bronze

Boxing Options: BS - Box Screen

Certification Type: MIAMI

Part Selection: MULL/CVR/CLPS - Mull, Ext/Int

Mull Bar Type: 1.25X3.25X.100 Size Selection: CUSTOM Assembly Options: MTCHCOL

Quote # 8388068 Print Date 5/9/2025

Page 2 of 6

0002 SH5400 VINYL SINGLE HUNG 5400 Ordered: Sell Price Ext Price (5.00)\$1,392.96 2 00 \$696.48 Configuration: 36.5X53.5X.,STD,5/8" FL,B,EQUAL,IG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL

Notes:



Location: LEFT OF DOOR

Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 53 1/2

Rough Masonry: 38 1/4 X 54 1/2

Egress Opening: 32 1/4 X 22 1/8 (4.9483 SQFT) Balance Type: CONSTANT

Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO

Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N

Upgrade Hardware Finish: N

Lift Rail: N

Anchor Group: D.HU54.55.1 Acc Glass Breakage: N

CAR#: 23-0707.13 NegativeDesignPressure: 81.9000

EnergyStar: 1.0000 UF: 0.3200 VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM

Width: 36 1/2

Actual Size: 36 1/2 X 53 1/2

Wood Frame Opening: 36 3/4 X 53 3/4

Frame Color: B - Bronze
Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)

Glass Color: CL - CLEAR Argon Gas: NONE

Grid Type: NONE - NO Grid

Screen Type: 1816K - 1816 Charcoal

Vent Latch: N

Lock Type: SWEEP - Sweep Latch

Comfort Lift: Y Lock Quantity: 2.0000

Boxing Options: BS - Box Screen

Vent Ht: 26.3930

PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

Location: RIGHT OF DOOR

Notes:

0003 (6.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00		Sell Price \$696.48	Ext Price \$696.48
	Configuration: 36.5X53.5X.,STD,5/8" FL,B,EQUAL,IG,	CL,ES Max,N	O GRID, DBL, SWEEP, 1816K-BO	(ED,CMFRT LFT	HNDL



Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL

Height: 53 1/2

Rough Masonry: 38 1/4 X 54 1/2

Egress Opening: 32 1/4 X 22 1/8 (4.9483 SQFT)
Balance Type: CONSTANT

Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX

Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM

WOCD: N

Upgrade Hardware Finish: N

Lift Rail: N

Anchor Group: D.HU54.55.1 Acc Glass Breakage: N

CAR#: 23-0707.13

NegativeDesignPressure: 81.9000

EnergyStar: 1.0000 UF: 0.3200 VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM

Width: 36 1/2

Actual Size: 36 1/2 X 53 1/2

Wood Frame Opening: 36 3/4 X 53 3/4

Frame Color: B - Bronze Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR

Argon Gas: NONE

Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal

Vent Latch: N

Lock Type: SWEEP - Sweep Latch Comfort Lift: Y

Lock Quantity: 2.0000

Boxing Options: BS - Box Screen

Vent Ht: 26.3930

PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

Location: REAR OF HOUSE Notes:

0004 SH5400 VINYL SINGLE HUNG 5400 Ordered: Sell Price Ext Price (7.00)\$608.61 \$608.61 1.00

> Quote # 8388068 Print Date 5/9/2025

Page 3 of 6

Configuration: 36.5X37.5X.,STD,5/8" FL,B,EQUAL,IG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL



Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 37 1/2

Rough Masonry: 38 1/4 X 38 1/2

Egress Opening: 32 1/4 X 14 1/8 (3.1566 SQFT)
Balance Type: CONSTANT

Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO

Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM

WOCD: N

Upgrade Hardware Finish: N

Lift Rail: N

Anchor Group: D.HU54.55.1 Acc Glass Breakage: N CAR#: 23-0707.13

NegativeDesignPressure: 100.0000

EnergyStar: 1.0000 UF: 0.3200 VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM

Width: 36 1/2

Actual Size: 36 1/2 X 37 1/2

Wood Frame Opening: 36 3/4 X 37 3/4

Frame Color: B - Bronze Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)

Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal

Vent Latch: N

Lock Type: SWEEP - Sweep Latch

Comfort Lift: Y

Lock Quantity: 2.0000

Boxing Options: BS - Box Screen

Vent Ht: 18.3929

PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

Location: REAR OF HOUSE Notes:

SH5400 VINYL SINGLE HUNG 5400	Ordered:	<u>Sell Price</u>	Ext Price
	1.00	\$609.77	\$609.77

Configuration: 36.5X38.X.,STD,5/8" FL,B,EQUAL,IG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL



0005 (8.00)

> Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL

Height: 38.0000 Rough Masonry: 38 1/4 X 39

Egress Opening: 32 1/4 X 14 3/8 (3.2126 SQFT)

Balance Type: CONSTANT Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO

Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM

WOCD: N

Upgrade Hardware Finish: N Lift Rail: N

Anchor Group: D.HU54.55.1 Acc Glass Breakage: N

CAR#: 23-0707.13

NegativeDesignPressure: 100.0000

EnergyStar: 1.0000 UF: 0.3200

VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 36 1/2

Actual Size: 36 1/2 X 38

Wood Frame Opening: 36 3/4 X 38 1/4

Frame Color: B - Bronze Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)

Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal

Vent Latch: N

Lock Type: SWEEP - Sweep Latch

Comfort Lift: Y

Lock Quantity: 2.0000 Boxing Options: BS - Box Screen

Vent Ht: 18.6430

PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000

SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

Location: LEFT SIDE OF HOUSE Notes:

0006	SH5400 VINYL SINGLE HUNG 5400	Ordered:	<u>Sell Price</u>	Ext Price
(9.00)		1.00	\$688.34	\$688.34
	Configuration: 36.5X50.X.,STD,5/8" FL,B,EQUAL,IG,C	L,ES Max,NO GRID,DBL,SWEEP,1816K-BOX	ED,CMFRT LFT	HNDL

Quote # 8388068 Print Date 5/9/2025

Page 4 of 6



Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 50.0000

Rough Masonry: 38 1/4 X 51 Egress Opening: 32 1/4 X 20 3/8 (4.5564 SQFT) Balance Type: CONSTANT

Glass Makeup: IGA208A2

Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX

Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM

WOCD: N

Upgrade Hardware Finish: N Lift Rail: N Anchor Group: D.HU54.55.1 Acc Glass Breakage: N CAR#: 23-0707.13

NegativeDesignPressure: 81.9000

EnergyStar: 1.0000 UF: 0.3200

VT: 0.4800

CPD: PGT-K-208-03624-00001

NOA Selection: 23-0707.13 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 36 1/2

Actual Size: 36 1/2 X 50

Wood Frame Opening: 36 3/4 X 50 1/4 Frame Color: B - Bronze Glass Family: IG - Insulating

Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)

Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N

Lock Type: SWEEP - Sweep Latch

Comfort Lift: Y Lock Quantity: 2.0000

Boxing Options: BS - Box Screen Vent Ht: 24.6430

PositiveDesignPressure: 50.0000

PANumber: FL239

CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100

VTCOG: 0.6300

Location: LEFT SIDE OF HOUSE		Notes:	Notes:				
0007 (1.00)	INSTALLATION	Ordered: 1.00	Sell Price Ext Price \$2,000.00 \$2,000.00				
Configuration:							
Locatio	n:	Notes:	Notes:				
0008 (2.00)	Permit Permit	Ordered: 1.00	Sell Price Ext Price \$250.00 \$250.00				
			Notes:				

Products Ordered	Total Quantity
MULTI-PART	1
SH5400	8
MULL	1
INSTALLATION	1
Permit	1

TOTAL SALE AMT:	\$7,761.44
TOTAL CUSTOMER TAX:	\$0.00
NET SALE AMOUNT:	\$7,761.44

Quote # 8388068 Print Date 5/9/2025

Page 5 of 6

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



M.S.T.U

Acres: .23

(\$79,766)

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

2025 Property Record Card

Real Estate

25717-000-00

GOOGLE Street View

Prime Key: 620068 MAP IT+ Current as of 5/1/2025

Property Information

PONDER REGINALD REV TRUST PONDER REGINALD TR

1117 NW 11TH AVE OCALA FL 34475-5432 Taxes / Assessments: Map ID: 178 Millage: 1001 - OCALA

Situs: 1117 NW 11TH AVE OCALA

Impact

Ex Codes: 01 38

2024 Certified Value

Land Just Value\$14,875Buildings\$114,408Miscellaneous\$1,663Total Just Value\$130,946Total Assessed Value\$51,180Exemptions(\$26,180)

Exemptions (\$26,180)
Total Taxable \$25,000
School Taxable \$26,180

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$14,875	\$114,408	\$1,663	\$130,946	\$51,180	\$26,180	\$25,000
2023	\$14,875	\$106,118	\$1,636	\$122,629	\$49,689	\$25,000	\$24,689
2022	\$10,200	\$93,729	\$1,685	\$105,614	\$48,242	\$25,000	\$23,242

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6838/0977	09/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$10,000
<u>6644/1470</u>	09/2017	05 QUIT CLAIM	0	U	I	\$100
5681/0483	05/2012	07 WARRANTY	7 PORTIONUND INT	U	I	\$47,000
<u>5645/1524</u>	03/2012	07 WARRANTY	7 PORTIONUND INT	U	I	\$5,000
<u>5645/1515</u>	02/2012	06 SPECIAL WARRANTY	9 UNVERIFIED	U	I	\$9,500
<u>5641/1740</u>	02/2012	62 DISTR	0	U	I	\$100
<u>5624/0897</u>	01/2012	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$9,500
<u>5645/1523</u>	03/2008	71 DTH CER	0	U	I	\$100
<u>5645/1522</u>	09/2003	71 DTH CER	0	U	I	\$100
1799/0779	01/1992	51 AGR-DED	4 V-APPRAISERS OPINION	Q	I	\$34,500
<u>1205/0465</u>	02/1984	07 WARRANTY	0	U	V	\$5,000

	1201/1880	02/1984	07 WARRANTY	0	U	V	\$4,000
	1072/0115	06/1981	07 WARRANTY	0	U	V	\$4,500
(0673/0712	02/1975	05 QUIT CLAIM	0	U	V	\$9,500

Property Description

SEC 07 TWP 15 RGE 22 PLAT BOOK D PAGE 081 BROWARDS ADD TO OCALA BLK F LOTS W 1/2 11.14

Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value 0100 100.0 100.0 R1A 100.00 FF

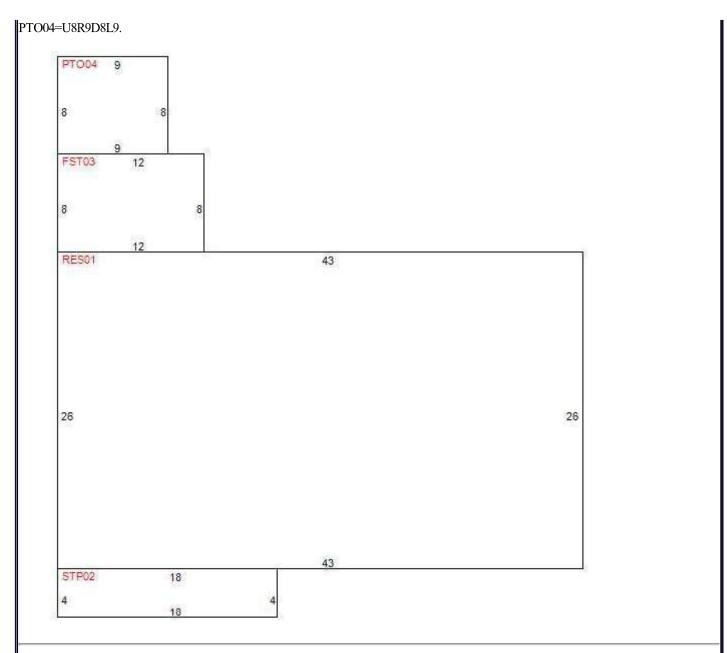
Neighborhood 4494 - BETHUNE/WESTWOOD/BROWARD

Mkt: 8 70

<u>Traverse</u>

Building 1 of 1

RES01=L43U26R43D26.L43 STP02=D4R18U4L18.U26 FST03=U8R12D8L12.U8



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID

Effective Age 4 - 15-19 YRS

Condition

Quality Grade 400 - FAIR **Inspected on** 7/11/2023 by 181 Year Built 1990 Physical Deterioration 0%

Obsolescence: Functional 0% Obsolescence: Locational 0%

Obsolescence: Locational 0% Architecture 0 - STANDARD SFR

Base Perimeter 138

Type IDExterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132 - CONC BLK-STUCO	1.00	1990	N	0 %	0 %	1,118	1,118
STP 0201 - NO EXTERIOR	1.00	1990	N	0 %	0 %	72	72
FST 0301 - NO EXTERIOR	1.00	1990	N	0 %	0 %	96	96
PTO 0401 - NO EXTERIOR	1.00	1990	N	0 %	0 %	72	72
0 4 1							

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL **Heat Meth 1:** 22 DUCTED FHA

Heat Meth 2:00

Foundation: 6 MONOLITC SLAB

A/C: Y

Floor Finish: 24 CARPET Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00 Fireplaces: 0 Bedrooms: 3 4 Fixture Baths: 0 3 Fixture Baths: 2 2 Fixture Baths: 0

Extra Fixtures: 2

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

Intercom: N Vacuum: N

	Miscellaneou	s Impro	vements				
Туре	Nbr Units	Туре	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	300.00	SF	20	1990	3	0.0	0.0
UDC CARPORT-UNFIN	228.00	SF	40	2012	1	19.0	12.0
	<u>Apprai</u>	ser Not	<u>es</u>				
5029/0607							
5029/0607.	Planning : ** Permi						
5029/0607. Permit Number			1 **	ompleted	Descrip	tion	
	** Permi		Date Co	ompleted 1991	Descrip BLDG01		

OCALA CRA – WEST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 2025

Purpose

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

Plan Consistency

West Ocala Vision

Promote redevelopment of West Ocala's housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.

West Ocala CRA Plan

Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.

Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.

Eligible Areas	Neighborhoods within the West Ocala CRA as shown on attached map.					
Eligible Properties	Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.					
Ineligible Properties Eligible Applicant	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. Property owner or tenants with authorization from property owner.					
Lugible Applicant	Troporty owner or tenants with authorization from property owner.					
Eligible Work	Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures 4. New landscaping area visible from the street/sidewalk 5. Fencing 6. Reroofing 7. Weatherization 8. New construction 9. Termite tenting					
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

110 SE Watula Avenue Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-1429 Agenda Item #: 5b.

Submitted By: Marie Mesadieu

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

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

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

NA

BACKGROUND: The West 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. Goal 3, Objective 6 of the West Ocala CRA Plan encourages directing CRA funds toward upgrading blighted housing and removing unsafe and unsanitary conditions.

In March 2024, the program was revised to include several categories for home improvements. The framework was further revised in April 2025, adding termite tenting to the list of work eligible for a grant. Please refer to the attached grant framework for a complete list of eligible work. Each property owner may submit one application per fiscal year. The maximum amount to be awarded is \$20,000, covering up to 75 percent of the project costs.

Below is a summary of the application.

Grant Application ID #: CRA25-0017

Applicant: Angela H. Moorer and Kenneth W. Moorer

Address: 1338 NW 14th Avenue

Parcel ID: 2558 001-001

Project Description: Replacing the existing windows with non-impact single-

hung white interior and exterior standard finish.

Low Quote: \$27,082

Recommended Grant Amount: Not to exceed \$20,000.

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

- The home was built in 1957.
- The West Ocala CRA Advisory Committee (Advisory Committee) requested clarification about the occupancy of the home. The applicant confirmed via email that they reside in the house nine to 10 months of the year.
- The existing windows are original to the home, and they have fallen into disrepair and need to be replaced.
- Replacing the windows will make the home more energy efficient and provide added security.
- Replacing the windows without the assistance of this grant would be difficult due to the applicant's fixed income.
- On May 12, 2025, the Grant Review Committee (GRC) visited the home to review the proposed project.
- The Advisory Committee met on May 15, 2025, and recommended grant approval.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant in the amount not to exceed \$20,000.

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. There is a balance of \$631,821 in the West Ocala CRA grants account (623-016-560-559-55-82010). 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 500 NE 8th Ave, Ocala, FL 34470

MEMORANDUM

DATE May 15, 2025

TO: West Ocala CRA Advisory Committee

FROM: Marie F. Mesadieu, Economic Development Specialist

RE: West Ocala CRA Residential Property Improvement Grant

Address: 1338 NW 14th Avenue (Parcel: 2558-001-001)

Applicants: Angela H. and Kenneth W. Moorer

Project Description: The applicants are requesting a grant to replace the 16 windows on the home. A summary of the work items and quotes received are presented on the table below.

Findings and Conclusion:

- The home was built in 1957.
- The home is used a secondary home for the applicant.
- The existing windows are original to the home (67 years).
- Replacing the windows will enhance the curb appeal of the home, increase energy efficiency, and provide added weather protection.
- Replacing all windows without the assistance of this grant, would be a strain on the applicant's income.
- The application meets the requirements of the grant program and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on May 12, 2025, to review the proposed project. The applicants received a grant to replace their roof in Fiscal Year 2023-24. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Table 1- Application Summary

Application ID	Property Address & Parcel ID #	Scope of Work	High Bid	Low Bid	Grant Award Recommendation (75%)
CRA25-0017	1338 NW 14 th Ave (2558-001-001)	Replace 16 windows	\$27,837	\$27,082	\$20,000

Attached – Application, cost estimates, photographs of existing conditions, and Marion County Property Appraiser's property report card.



Image 1. View of front of property



Image 2- Existing window condition



Image 3- Existing window condition



Image 4- Existing window condition

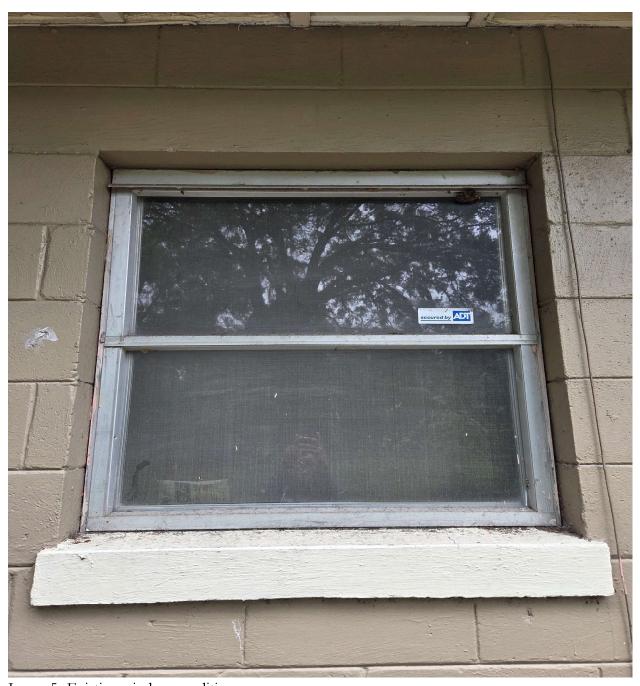


Image 5- Existing window condition

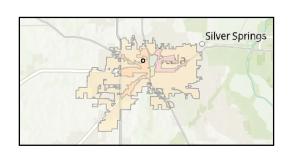
AERIAL MAP

Address: 1338 NW 14th Ave **Parcel:** 2558-001-001

Case Number: CRA25-0017

Property Size: .48 Acres
CRA Location West Ocala

Proposal: A Request for CRA fund use.





0

125

250

500 ■ Feet



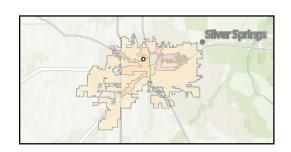
CASE MAP

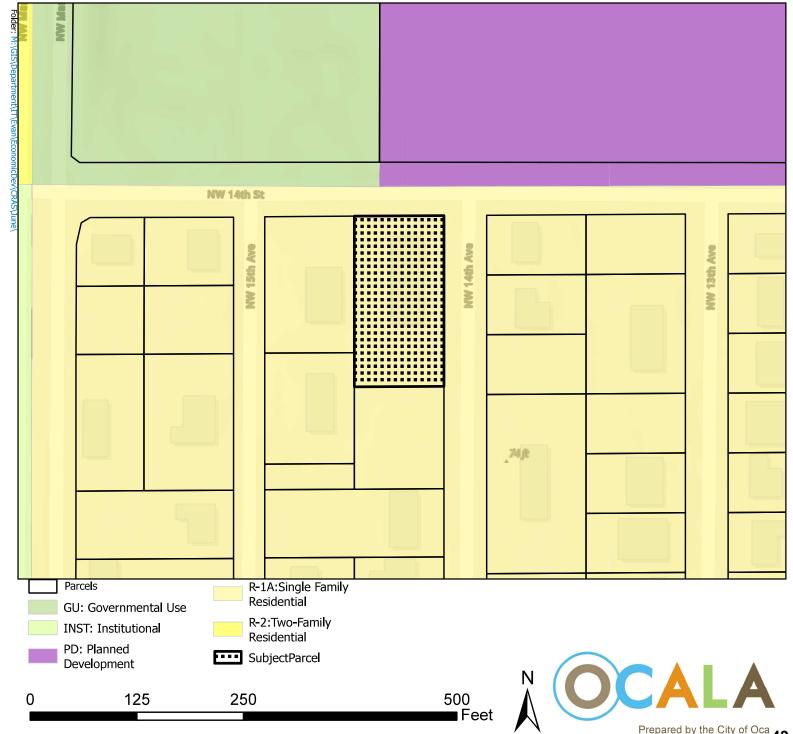
Address: 1338 NW 14th Ave **Parcel:** 2558-001-001

Case Number: CRA25-0017

Property Size: .48 Acres
CRA Location West Ocala

Proposal: A Request for CRA fund use.





CITY OF OCALA – WEST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION
Project Name: Windows Replacement
Project Address: 1338 NW 14th Ave, Ocala, Fl. 34475
Parcel Number: 2558 - 001 - 001
APPLICANT INFORMATION
Angela H. Moorer and Kenneth W. Moorer
Name of person to receive all correspondence if different from applicant:
Agent's Name (if applicable): N A
Agent's Mailing Address: NA
City: State: Zip:
Phone number: Fax:
E-mailaddress: Kamborer 85 @gmail. Com
How long have you owned / lived at the current location?
PROJECT DESCRIPTION:
If necessary, attach additional sheets addressing the following:
Explain the purpose of and need for the proposed improvements.
The windows have never been replaced at the property in 61 years
New windows will enhance the curb appeal of the home, reduce heating and cooling costs and improve the home's security.



Would the proposed improvements be made without the assistance of the grant
program? If not, please explain. We are currently refired and on a fixed income. To replace all windows would be very difficult and a strain on our income.
PROJECT COSTS & SCHEDULE
Estimated cost of project based on attached submitted low bid. \$ 23,019.36
Required Attach itemized bid sheets.
How much funding assistance are you requesting? \$17,264.52 (75%)
Anticipated start date May 1, 2025 Anticipated completion date: May 31, 2025



GENERAL CONDITIONS

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

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

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

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

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

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



1, Kenneth Moorer , owner	·/occupant	of build	ding at	
1338 NW 14th Ave, Ocala, FL 34475, have	read	and	understand	the
terms and conditions of the Program and agree to the gene	ral condition	ons and	terms outlined	d in
the application process and guidelines of the Program.				
Signature: Kenneth Morrey				
Date: March 22, 2025				
Property Information – For staff use only				
Is the property assessed Marion County property taxes?	Ø/ N			
Are property taxes paid up to date?	⊘ / N			
Is the property in condemnation or receivership?	Y /(N)	7		
Is there an active City code enforcement case on the prope	erty? Y Ñ			
Is the building on the National Register of Historic Places?	Y N			



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

Revised March 2024

To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala CRA to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.

Plan Consistency

Priority #5: Create means for residential growth to include more owner-occupied Residents.

Priority #5: Create mean.	s for residential growth to include more owner-occupied Residents.				
Eligible Areas	Neighborhoods within the West Ocala CRA subarea.				
Eligible Properties	Single family and duplex homes within the West Ocala CRA subarea. This includes owner occupied and rental units.				
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.				
Eligible applicant	Property owner				
Eligible work	 Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee; Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk (Including Removal of hazardous trees.) 5. Fencing. 6. Reroofing. 7. Weatherization. 8. New construction. 9. Conversion from septic system to City sanitary sewer service. 				
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.				

2 Project Quote



03/04/2025 01:19 PM Quote #12217066 Prepared by: mahammad Shakur

Kenneth Moorer Project

Quantity 5

Exterior

Interior

Window 1

Options

Description:

Pella Hurricane Shield Series 3 Panel

Sliding Window

Number Wide:

Unit Type:

Complete Unit

Integral 5/8" Flange Frame Type:

Performance Grade:

ASTM Performance Options:

Select U.S. ENERGY STAR® Climate

Zone:

Southern

Climate Zone 2

50

2021 IECC® Climate Zone for this store location:

Glazing Type:

Exterior Material Type:

Vinyl

777 Width:

39 Height:

111.5 Rough Opening Width:

39.5 Rough Opening Height:

112.25 Florida Flange Width:

40.25 Florida Flange Height:

1/4 Vent Venting Width:

Vent Right / Fixed / Vent Left Operation / Venting:

31/4" Base Frame Depth:

3" Base Wall Depth:

Aluminum Interlocker Interlocker:

White Exterior Color: White Interior Color:

Insulated

Dual Insulated Type:

Annealed Glass Strength:

Low-E Insulated Glass Options:

Standard Glass Configuration:

SunDefense™ Low-E Insulating Glass Low-E Glass Style:

Argon Gas Filled:

Non High Altitude High Altitude:

Standard Per Design Glazing Lite Thickness:

No Grille Grille Type:

AutoLock Sash Lock:

White Hardware Finish: No Limited Opening Hardware Limited Opening Hardware: Half Screen Screen Option: InView™ Screen Cloth: Shipped Separate Screen Shipping Option: No Screen Spreader Bar Screen Spreader Bar: No Remake?: Window 1 Comment/Room: In-Store Pick-up Delivery Method: Production Time (Does not include *3*5 transit time): 1053882 SOS Number: WTS Pella CWS Window IHC SOS Number Description: 1168043 Labor SKU: FE-04 LCZ: 877-473-5527 Customer Service Number: 0.37 Combination U-Factor: 0.31 U-Factor: 0.21 Combination SHGC: 0.27 SHGC: 0.49 VLT: PEL-K-266-01182-00001 CPD: Southern Satisfied Energy Star Zones: Yes Satisfies 2021 IECC® Climate Zone: 32.9 Calculated Positive DP Rating: 32.9 Calculated Negative DP Rating: 33448.1 FPA: None TDI: 26.582 Clear Opening Width: 34.802 Clear Opening Height: 6.4244 Clear Opening Area:

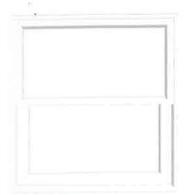
711.5

39.5

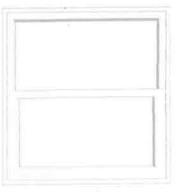
Overall Rough Opening Width:

Overall Rough Opening Height:

Quantity 3



Exterior



Interior

Options

Window 2

Description: Pella® 250 Series Single-Hung

7

Number Wide:

Unit Type: Complete Unit

Frame Type: Integral 5/8" Flange

Performance Options: Standard

Select U.S. ENERGY STAR® Climate Southern

Zone:

location:

Climate Zone 2

Exterior Material Type: Vinyl

2021 IECC® Climate Zone for this store

Width: 37

Height: 39

Rough Opening Width: 37.5

Rough Opening Height: 39.5

Florida Flange Width: 38.25

Florida Flange Height: 40.25

Venting Height: Equal Interior Checkrail Location from Sill: 20.875

Interior Checkrail Location from Sill: 20.875

Package: No Package

Operation / Venting: Single Hung

Base Frame Depth: 31/4"

Base Wall Depth: 3"

Exterior Color: White

Interior Color: White

Foam Insulated: No Foam Insulated

Glazing Type: Insulated

Insulated Type: Dual

Glass Strength: Tempered

Insulated Glass Options: Obscure Low-E

Low-E Glass Style: SunDefense™ Low-E Insulating Glass

Obscure Glass Style: Obscure

Gas Filled: Argon

High Altitude: Non High Altitude

Glazing Lite Thickness: Standard Per Design (3mm)

Grille Type: No Grille

Sash Lock: Cam-Action Lock

White Hardware Finish:

No Limited Opening Hardware Limited Opening Hardware:

Half Screen Screen Option: InView™ Screen Cloth:

Shipped In Unit Screen Shipping Option:

No Remake?:

Window 2 Comment/Room:

In-Store Pick-up Delivery Method:

Production Time (Does not include

transit time):

943071

28

SOS Number:

WTS Pella 250 Window IHC SOS Number Description:

1168042 Labor SKU: FE-04 LCZ:

877-473-5527 Customer Service Number:

0.27 Combination U-Factor: 0.27 U-Factor: 0.22 Combination SHGC:

0.22 SHGC:

0.51 VLT:

PEL-N-208-00235-00003 CPD:

South Central, Southern Satisfied Energy Star Zones:

Yes Satisfies 2021 IECC® Climate Zone: R Performance Class:

35 PG:

35 Calculated Positive DP Rating: 35 Calculated Negative DP Rating:

FL16812 FPA:

25 STC:

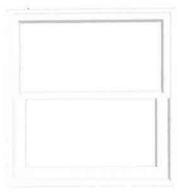
22 OITC:

32.75 Clear Opening Width: 13.964 Clear Opening Height:

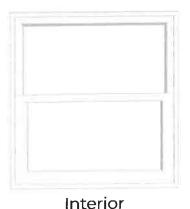
3.17584014 Clear Opening Area:

37.5 Overall Rough Opening Width: 39.5 Overall Rough Opening Height:

Quantity 4 Window 3



Exterior



Options

Description: Pella® 250 Series Single-Hung

Unit Type: Complete Unit

Frame Type: Integral 5/8" Flange

Performance Options: Standard

Select U.S. ENERGY STAR® Climate

Zone:

2021 IECC® Climate Zone for this store

location:

Florida Flange Height:

Climate Zone 2

Southern

40.25

Exterior Material Type: Vinyl

Width: 37

Height: 39

Rough Opening Width: 37.5

Rough Opening Height: 39.5

Florida Flange Width: 38.25

Venting Height: Equal

Interior Checkrail Location from Sill: 20.875

Package: No Package

Operation / Venting: Single Hung

Base Frame Depth: 31/4"

Base Wall Depth: 3"

Exterior Color: White

Interior Color: White

Foam Insulated: No Foam Insulated

Glazing Type: Insulated

Insulated Type: Dual

Glass Strength: Annealed

Insulated Glass Options: Low-E

Low-E Glass Style: SunDefense™ Low-E Insulating Glass

Gas Filled: Argon

High Altitude: Non High Altitude

Glazing Lite Thickness: Standard Per Design (2.5mm)

Grille Type: No Grille

Sash Lock: Cam-Action Lock

Hardware Finish: White

Limited Opening Hardware: No Limited Opening Hardware

Screen Option: Half Screen

Screen Cloth: InView™

Screen Shipping Option: Shipped In Unit

Remake?: No

Comment/Room: None Assigned

Delivery Method: In-Store Pick-up

Production Time (Does not include

transit time):

28

SOS Number: 943071

SOS Number Description: WTS Pella 250 Window IHC

Labor SKU: 1168042

LCZ: FE-04

Customer Service Number: 877-473-5527

Combination U-Factor: 0.27
U-Factor: 0.27

Combination SHGC: 0.22

SHGC: 0.22

VLT: 0.51

CPD: PEL-N-208-00235-00001

Satisfied Energy Star Zones: South Central, Southern

R

35

Satisfies 2021 IECC® Climate Zone: Yes

PG: 35

Performance Class:

Calculated Positive DP Rating:

0.

Calculated Negative DP Rating: 35

FPA: *FL16812*

STC: 25

OITC: 22

Clear Opening Width: 32.75

Clear Opening Height: 13.964

Clear Opening Area: 3.17584014

Overall Rough Opening Width: 37.5

Overall Rough Opening Height: 39.5



Window 4

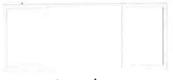
Quantity 1

Options

Description:

Pella Hurricane Shield Series 3 Panel

Sliding Window



Interior

Unit Type: Complete Unit

Frame Type: Integral 5/8" Flange

Performance Grade: 50

Performance Options: ASTM

Select U.S. ENERGY STAR® Climate Southern

Zone:

2021 IECC® Climate Zone for this store Climate Zone 2

location:

Exterior Material Type: Vinyl

Width: 125

Height: 57

Rough Opening Width: 126

Rough Opening Height: 51.5

Florida Flange Width: 126.25

Florida Flange Height: 52.25

Venting Width: 1/4 Vent

Operation / Venting: Vent Right / Fixed / Vent Left

Base Frame Depth: 31/4"

Base Wall Depth: 3"

Interlocker: Aluminum Interlocker

Exterior Color: White Interior Color: White

Glazing Type: Insulated

Insulated Type: Dual

Glass Strength: Annealed

Insulated Glass Options: Low-E

Glass Configuration: Standard

Low-E Glass Style: SunDefense™ Low-E Insulating Glass

Gas Filled: Argon

High Altitude: Non High Altitude

Glazing Lite Thickness: Standard Per Design

Grille Type: No Grille

Sash Lock: AutoLock

Hardware Finish: White

Limited Opening Hardware: No Limited Opening Hardware

Screen Ontion: Half Screen

Screen Option: Half Screen

Screen Cloth: InView™

Screen Shipping Option: Shipped Separate

Screen Spreader Bar: No Screen Spreader Bar

Remake?: No

Comment/Room: None Assigned

Delivery Method: In-Store Pick-up

Production Time (Does not include 35

transit time):

SOS Number: 1053882

SOS Number Description: WTS Pella CWS Window IHC

Labor SKU: 1168043

LCZ: FE-04

Customer Service Number: 877-473-5527

Combination U-Factor: 0.31
U-Factor: 0.31

Combination SHGC: 0.21

SHGC: 0.21

VLT: 0.49

CPD: PEL-K-266-07182-00001

Satisfied Energy Star Zones: Southern

Satisfies 2021 IECC® Climate Zone: Yes
Calculated Positive DP Rating: 30

Calculated Negative DP Rating: 30

FPA: 33448.1

TDI: None

Clear Opening Width: 30.082

Clear Opening Height: 46.802
Clear Opening Area: 9.7771

Overall Rough Opening Width: 126

Overall Rough Opening Height: 51.5

Window 5

Quantity 1

Options Exterior Description

Description: Pella Hurricane Shield Series 3 Panel

Sliding Window

Unit Type: Complete Unit

Frame Type: Integral 5/8" Flange

Performance Grade: 50

Performance Options: ASTM

Select U.S. ENERGY STAR® Climate Southern

Zone:

2021 IECC® Climate Zone for this store Climate Zone 2

location:

Vinyl Exterior Material Type:

125 Width:

39 Height:

126 Rough Opening Width:

39.5 Rough Opening Height:

126.25 Florida Flange Width:

Florida Flange Height: 1/4 Vent Venting Width:

Vent Right / Fixed / Vent Left Operation / Venting:

40.25

31/4" Base Frame Depth:

3" Base Wall Depth:

Aluminum Interlocker Interlocker:

White Exterior Color: White Interior Color:

Insulated Glazing Type:

Dual Insulated Type:

Annealed Glass Strength:

Low-E Insulated Glass Options:

Standard Glass Configuration:

SunDefense™ Low-E Insulating Glass Low-E Glass Style:

Argon Gas Filled:

Non High Altitude High Altitude:

Standard Per Design Glazing Lite Thickness:

No Grille Grille Type:

AutoLock Sash Lock:

White Hardware Finish:

No Limited Opening Hardware Limited Opening Hardware:

Half Screen Screen Option:

InView™ Screen Cloth:

Shipped Separate Screen Shipping Option:

No Screen Spreader Bar Screen Spreader Bar:

No Remake?:

None Assigned Comment/Room:

In-Store Pick-up Delivery Method:

Production Time (Does not include

transit time):

Labor SKU:

1053882

*3*5

SOS Number: WTS Pella CWS Window IHC

SOS Number Description: 1168043

FE-04 LCZ:

Customer Service Number: 877-473-5527

0.31 Combination U-Factor:

0.31 U-Factor:

0.21 Combination SHGC:

0.21 SHGC:

0.49 VLI:

PEL-K-266-01182-00001 CPD:

Southern Satisfied Energy Star Zones:

Yes Satisfies 2021 IECC® Climate Zone: 30 Calculated Positive DP Rating:

30 Calculated Negative DP Rating:

33448.1 FPA:

None TDI:

30.082 Clear Opening Width:

34.802 Clear Opening Height:

7.2702 Clear Opening Area:

126 Overall Rough Opening Width: 39.5 Overall Rough Opening Height:

Exterior

Window 6

Quantity 1

Options

Pella® 250 Series Single-Hung Description:

Complete Unit Unit Type:

Integral 5/8" Flange Frame Type:

Standard Performance Options:

Select U.S. ENERGY STAR® Climate

Zone:

Southern

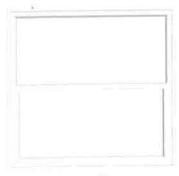
2021 IECC® Climate Zone for this store

location:

Climate Zone 2

Vinyl Exterior Material Type:

53 Width:



Interior

57 Height: 53.5 Rough Opening Width: 57.5 Rough Opening Height: 54.25 Florida Flange Width: 52.25 Florida Flange Height: Equal Venting Height: Interior Checkrail Location from Sill: 26.875 No Package Package: Single Hung Operation / Venting: 31/4" Base Frame Depth: 3" Base Wall Depth: White Exterior Color: White Interior Color: No Foam Insulated Foam Insulated: Insulated Glazing Type: Dual Insulated Type: Annealed Glass Strength: Low-E Insulated Glass Options: SunDefense™ Low-E Insulating Glass Low-E Glass Style: Argon Gas Filled: Non High Altitude High Altitude: Standard Per Design (2.5mm) Glazing Lite Thickness: No Grille Grille Type: Cam-Action Lock Sash Lock: White Hardware Finish: No Limited Opening Hardware Limited Opening Hardware: Half Screen Screen Option: InView™ Screen Cloth: Shipped In Unit Screen Shipping Option: No Remake?: None Assigned Comment/Room: In-Store Pick-up Delivery Method: Production Time (Does not include 28 transit time): 943071 SOS Number: WTS Pella 250 Window IHC SOS Number Description:

1168042

Labor SKU:

FE-04 LCZ: 877-473-5527 Customer Service Number: 0.27 Combination U-Factor: 0.27 U-Factor: 0.22 Combination SHGC: 0.22 SHGC: 0.51 VLT: PEL-N-208-00235-00001 CPD: South Central, Southern Satisfied Energy Star Zones: Yes Satisfies 2021 IECC® Climate Zone: LC Performance Class: 30 PG: 30 Calculated Positive DP Rating: 30 Calculated Negative DP Rating: FL16812.14 FPA: 25 STC: 22 OITC: 48.75 Clear Opening Width: 19.964 Clear Opening Height: 6.758646 Clear Opening Area: 53.5 Overall Rough Opening Width: 51.5 Overall Rough Opening Height:



Exterior

Window 7 Quantity 1

Options

Width:

Height:

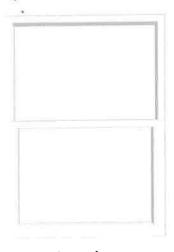
Rough Opening Width:

Options	
Description:	Pella@ 250 Series Single-Hung
Unit Type:	Complete Unit
Frame Type:	Integral 5/8" Flange
Performance Options:	Standard
Select U.S. ENERGY STAR® Climate Zone:	Southern
2021 IECC® Climate Zone for this store location:	Climate Zone 2
Exterior Material Type:	Vinyl

37

57

37.5



Interior

51.5 Rough Opening Height: 38.25 Florida Flange Width: 52.25 Florida Flange Height:

Equal Venting Height: 26.875 Interior Checkrail Location from Sill:

No Package Package:

Single Hung Operation / Venting:

31/4" Base Frame Depth: 3" Base Wall Depth:

White Exterior Color: White Interior Color:

No Foam Insulated Foam Insulated:

Insulated Glazing Type: Dual Insulated Type:

Annealed Glass Strength: Low-E

SunDefense™ Low-E Insulating Glass Low-E Glass Style:

Gas Filled: Argon

Insulated Glass Options:

Non High Altitude High Altitude:

Standard Per Design (2.5mm) Glazing Lite Thickness:

No Grille Grille Type:

Cam-Action Lock Sash Lock:

White Hardware Finish:

No Limited Opening Hardware Limited Opening Hardware:

Half Screen Screen Option: InView™ Screen Cloth:

Shipped In Unit Screen Shipping Option:

No Remake?:

None Assigned Comment/Room:

In-Store Pick-up Delivery Method:

Production Time (Does not include

transit time):

943071 SOS Number:

WTS Pella 250 Window IHC SOS Number Description:

28

1168042 Labor SKU:

FE-04 LCZ:

877-473-5527 Customer Service Number:

Combination U-Factor:	0.27
U-Factor:	0.27
Combination SHGC:	0.22
SHGC:	0.22
VLT:	0.51
CPD:	PEL-N-208-00235-00001
Satisfied Energy Star Zones:	South Central,Southern
Satisfies 2021 IECC® Climate Zone:	Yes
Performance Class:	R
PG:	35
Calculated Positive DP Rating:	35
Calculated Negative DP Rating:	35
FPA:	FL16812
STC:	25
OITC:	22
Clear Opening Width:	32.75
Clear Opening Height:	19.964
Clear Opening Area:	4.540424
Overall Rough Opening Width:	37.5
Overall Rough Opening Height:	51.5

Additional Project Details

Permit Fee - Windows:

Permit Fee - Windows

Quantity 1

Package Price:

\$27,836.87

Your Price:

\$27,836.87

#1 Project Quote USTOMER PRICE QUOTE



Date:	02/12/2025 Gregory Lattimer (805) 270-0154		Branch:	St Pete			
Design Consultant:			Customer	Customer Support Center: 1800 HOME-DEPOT			
Phone #:			License(s)	License(s) Gregory Lattimer : R-I-128533-14-			
Installation Address	1338 Northwest 14th Avenue						
City, State, Zip	Ocala		FL		34475		
Job#	F49270095						
Purchaser(s):		Work Phone	Home l	Phone	Cell Phone		
Kenneth Moorer					(954) 684-6418		

Quote Name:

sliders for triple window

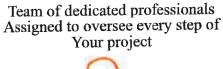
	Your Project Price		× 11 × 1
		Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 03/14/2025	\$542	\$27,081.60
Buy More Save More Savings			-\$4,062.24
Current Promotions: Valid through promot	ional period only		
			#22.010.26
	Your Price Today:	\$460	\$23,019.36

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.

(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





02/12/2025





SUPERIOR WARRANTIES The Home Depot stands behind Your job; labor, materials and

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sliders for triple window

Page

of 3

^{*} 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.

CUSTOMER PRICE QUOTE



Kenneth Moorer	F49270095			
Purchaser's Name	Job#			
	ECIFICATIONS			
5 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact 3 Panel Slider 1/3				
5400 - Non-Impact 3 Panel Slider 1/3, White Int. Finish, White				
6 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact				
5400 - Non-Impact Single Hung, White Int. Finish, White Ext. Full , W- 37, H- 38, UI- 75				
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact				
5400 - Non-Impact Single Hung, White Int. Finish, White Ext.				
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact				
5400 - Non-Impact Single Hung, White Int. Finish, White Ext.				
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact				
5400 - Non-Impact Single Hung, White Int. Finish, White Ext.				
1 ProtecSure Max Vinyl 5400 NonImpact 5400 - Non-Impact				
5400 - Non-Impact 3 Panel Slider 1/4, White Int. Finish, Whit	e Ext. Finish, Standard , W- 126, H- 38, UI- 164			
Quote Name: sliders for triple window	Page of 3			

JSTOMER PRICE QUOTE



D	- diamal	C) CCom
rron	otional	Oner:

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, Beld-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 15% 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 Ioan. No down payment. See loan agreement for further details.

USTOMER PRICE QUOTE



Contractor Lic For a list of cont	enses: tractor license numbers, visit the Special Services De	esk or homedepot.com/licensenumbers
Questions or C questions, call o	oncerns? If The Home Depot and its authorized servur Customer Support Center at 1-877-903-3768	vice provider are unable to answer Customer's
Quote Name:	sliders for triple window	Page of 3

Lead/PO#

USTOMER PRICE QUOTE



Date:	02/12/2025		Branch:	St Pete		
Design Consultant: Gregory Lattimer		Customer Support Center: 1800 HOME-DEPO				
Phone #:	(805) 270-0154		License(s)	Gregory Lattimer : R-I-128533-14-01760		
Installation Address	1338 Northy	vest 14th Avenue				
City, State, Zip	Ocala F49270095		FL		34475	
Job#					•	
Purchaser(s):	Work Phone	Home Phone		Cell Phone	
Kenneth Moorer					(954) 684-6418	

Ouote Name:

sliders for triple window

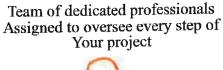
	Your Project Price		
	Walter State of State	Est. Monthly*	Quote Total
Home Depot Everyday Low Price:	Guaranteed until 03/14/2025	\$542	\$27,081.60
Buy More Save More Savings			-\$4,062.24
Current Promotions: Valid through promot	ional period only		
			100.040.00
	Your Price Today:	\$460	\$23,019.36

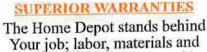
This is a price quote and does NOT constitute a Sales Contract IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote. See promotion & financing options below or ask your Design Consultant for details.

(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





Your job; labor, materials and Your satisfaction guaranteed by The Home Depot





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Ouote Name:	sliders for triple window		Page	\Box	or [<u> </u>
Ouote Mame:		15				

Generated Date

02/12/2025

Lead/PO#

F49270095

^{*} 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.

CUSTOMER PRICE QUOTE



Kenneth Moorer		F49270095		
Purchaser's Name		Job#		
PROJECT SPECIFICATIONS				
1 ProtecSure Max	Vinyl 5400 NonImpact 5400 - Non-Impa	ct 3 Panel Slider 1/4		
5400 - Non-Impac	t 3 Panel Slider 1/4, White Int. Finish, Wh	ite Ext. Finish, Standard , W- 126, H- 51, UI- 1	77	
Job Level and Lab	or Options			
	e F&I (Per Each), 1-Permit Processing			
Quote Name:	sliders for triple window		Page of 3	

STOMER PRICE QUOTE



Promotional Offer:

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 15% 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 the product of	s

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.

CUSTOMER PRICE QUOTE



For a list of contractor license numbers, v	risit the Special Services Desk or homedepot.com/licensenumbers
C If The Home D	lengt and its authorized service provider are unable to answer Customer's

Questions or Concerns? If The Home Depot and its authorized service provider ar questions, call our Customer Support Center at 1-877-903-3768

Quote Name:	sliders for triple window	Page	of	3
Quote Name:	ondere to the pre-			

Lead/PO#

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

2558-001-001

GOOGLE Street View

Prime Key: 618586 MAP IT+ Current as of 5/1/2025

Property Information

MOORER ANGELA HINTON MOORER KENNETH W 5403 BANYAN LN TAMARAC FL 33319-3009

<u>Taxes / Assessments:</u>
Map ID: 178
<u>Millage:</u> 1001 - OCALA

Situs: 1338 NW 14TH AVE OCALA

2024 Certified Value

Land Just Value \$19,661 Buildings \$214,957 Miscellaneous \$1,255 Total Just Value \$235,873 Total Assessed Value \$138,586 Exemptions \$0 Total Taxable \$138,586 School Taxable \$235,873

Impact Ex Codes:

(\$97,287)

M.S.T.U

Acres: .48

PC: 01

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$19,661	\$214,957	\$1,255	\$235,873	\$138,586	\$0	\$138,586
2023	\$19,661	\$186,535	\$1,209	\$207,405	\$125,987	\$0	\$125,987
2022	\$13,482	\$167,567	\$1,209	\$182,258	\$114,534	\$0	\$114,534

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>5934/1079</u>	09/2013	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$50,830
UNRE/SSDI	01/2002	71 DTH CER	0	U	I	\$100
<u>5004/1580</u>	01/2002	74 PROBATE	0	U	I	\$100
2090/1433	09/1994	71 DTH CER	0	U	I	\$100
<u>1984/1470</u>	12/1993	08 CORRECTIVE	0	U	I	\$100
<u>1980/0069</u>	11/1993	03 LIFE EST	1 LIFE ESTATE	U	I	\$100

Property Description

SEC 07 TWP 15 RGE 22 PLAT BOOK D PAGE 082

WESTWOOD PARK

BLK E 1/2 OF LOTS 1.2 & N 1/2 OF E 1/2 OF LOT 3

Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value 0100 105.0 200.0 R1A 105.00 FF

Neighborhood 4494 - BETHUNE/WESTWOOD/BROWARD

Mkt: 8 70

Traverse

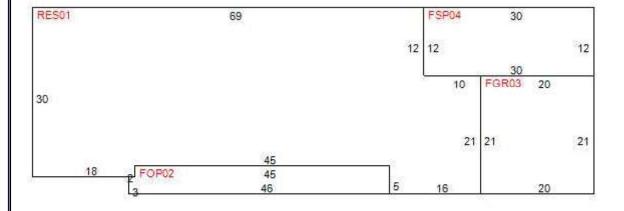
Building 1 of 1

RES01=L69D30R18U2R45D5R16U21L10U12.D28L6

FOP02=L45D2L1D3R46U5.D5R16

FGR03=R20U21L20D21.U21L10

FSP04=R30U12L30D12.



Building Characteristics

Condition 3 **Obsoles cence: Functional** 0% **Quality Grade** 500 - FAIR **Obsolescence: Locational 0%** Inspected on 7/11/2023 by 181 Architecture 0 - STANDARD SFR **Base Perimeter** 228 Type IDExterior Walls Stories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Flr Area RES 0124 - CONC BLK-PAINT 0% 1.00 1957 N 0% 2,208 2,208 FOP 0201 - NO EXTERIOR 1.00 1957 N 0% 0% 228 228 FGR 0324 - CONC BLK-PAINT 1957 N 0% 0% 420 420 1.00 0% FSP 0401 - NO EXTERIOR 1.00 1986 N 0% 360 360 Section: 1 Roof Style: 10 GABLE Blt-In Kitchen: Y Floor Finish: 24 CARPET Bedrooms: 4 Roof Cover: 06 ASPHALT SHNGL Dishwasher: N Wall Finish: 20 PLASTER 4 Fixture Baths: 0 Heat Meth 1: 22 DUCTED FHA Garbage Disposal: N **Heat Fuel 1: 10 ELECTRIC** 3 Fixture Baths: 2 Heat Meth 2:00 Garbage Compactor: N Heat Fuel 2:00 2 Fixture Baths: 1 Intercom: N Foundation: 7 BLK PERIMETER Fireplaces: 1 Extra Fixtures: 2 **A/C:** Y Vacuum: N Miscellaneous Improvements Nbr Units Type Life Year In Grade Length Width Type 159 PAV CONCRETE 509.00 SF 20 1986 3 0.0 0.0 2 270.00 20 1986 0.0 0.0 105 FENCE CHAIN LK LF **Appraiser Notes** Planning and Building ** Permit Search ** **Date Completed** Permit Number Date Issued **Description** BLD24-1885 8/13/2024 8/26/2024 MOORER REROOF

OCALA CRA – WEST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 2025

Purpose

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

Plan Consistency

West Ocala Vision

Promote redevelopment of West Ocala's housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.

West Ocala CRA Plan

Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.

Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.

Eligible Areas	Neighborhoods within the West Ocala CRA as shown on attached map.				
Eligible Properties	Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.				
Ineligible Properties Eligible Applicant	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. Property owner or tenants with authorization from property owner.				
Maximum Grant	9. Termite tenting \$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

110 SE Watula Avenue Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-1430 Agenda Item #: 5c.

Submitted By: Marie Mesadieu

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve a North Magnolia Commercial Building Improvement Grant for property located at 41 NE Eighth Street, in an amount not to exceed \$17,511

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

NA

BACKGROUND: The Community Redevelopment Agency (CRA) North Magnolia Ocala subarea Commercial Building Improvement Grant encourages business owners to make exterior facade improvements. This initiative addresses deterioration trends, adding value to the CRA. Priority 2 of the North Magnolia CRA Plan focuses on identifying potential areas for commercial and residential development and provides funding for façade enhancements to enhance their aesthetic appeal.

The attached grant framework outlines the elements of eligible work. The program framework was revised by City staff and approved by the CRA Board on April 15, 2025, to increase the maximum grant from \$10,000 to \$20,000. 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 #: CRA25-0021

Applicant: Auto Body Contractor, Inc./ Mark Shaffer

Address: 41 NE Eighth Street

Parcel ID: 25724-019-009

Project Description: The grant request is to repair, reseal, and restripe the parking lot and

install a new commercial-grade fence on the perimeter of the property.

Low Quote: \$23,348

Recommended Grant Amount: \$17,511

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

- The building was constructed in 1920 and was acquired by the applicant 43 years ago.
- The applicant was awarded a CRA grant to repaint the exterior of the building on August 17, 2021.
- The scope of the project is to install a six-foot commercial-grade fence on the perimeter of the property and to repair the parking lot. The new fence will increase curb appeal and provide added security.
- Repairing the parking lot will also enhance curb appeal and extend its longevity.
- The application meets the requirements of the grant program and is eligible for grant consideration. The proposed project aligns with Priority 2 of the North Magnolia CRA Plan, as referenced in the background section.
- The Grant Review Committee (GRC) visited the site on May 20, 2025, to review the proposed project.
- The North Magnolia CRA Advisory Committee met on May 29, 2025, and recommended approval of the grant.

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 \$17,511.00.

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. The North Magnolia Ocala CRA grants account (622-016-553-559-55-82010) has a balance of \$123,654. 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

Table 1 - Project Cost Summary

Application ID: CRA25-0021 **Address:** 41 NE 8th Street **CRA subarea:** N. Magnolia

Ocala Community Redevelopment Agency

No.	Eligible work item	Hiş	gh quotes	L	ow quotes
1	Parking lot improvement	\$	12,000	\$	9,800
2	Fencing replacement	\$	13,781	\$	13,548
	Total	\$	25,781	\$	23,348
Maximum CRA grant that can be awarded					

Maximum CRA grant that can be awarded based on 75% match. \$ 17,511

The grant amount to be awarded was revised to reflect the required 75% match.



Community Redevelopment Agency 500 NE 8th Ave, Ocala, FL 34470

MEMORANDUM

DATE May 29, 2025

TO: North Magnolia CRA Advisory Committee

FROM: Marie F. Mesadieu, Economic Development Specialist

RE: North Magnolia Commercial Building Improvement Grant (CRA25-0021)

Address: 41 NE 8th Street (Parcel: 2572-019-009)

Applicant: Mark Shaffer/Auto Body Contractor, Inc

Project Description: Request for a façade improvement grant. A summary of the work items and quotes received are provided in Table 1.

Findings and Conclusion:

- The building was constructed in 1920 and was acquired by the applicant 43 years ago.
- The applicant was awarded a CRA grant to repaint the exterior of the building on August 17, 2021.
- The scope of the project is to install a 6 feet commercial grade fence on the perimeter of the property and to repair the parking lot.
- The new fence will increase curb appeal and provide added security.
- Repairing the parking lot will also increase curb appeal and improve the longevity of the parking lot.
- The application meets the requirements of the grant program and is eligible for grant consideration.
- The proposed project aligns with the priority of North Magnolia CRA Plan, which encourages providing funds for façade enhancement to make area aesthetically pleasing.

The Grant Review Committee (GRC) visited the property on May 20, 2025, to review the proposed project. Please refer to the images below for highlights of the existing condition. Staff recommends approval of the grant.

Table 1 attached includes the Application Summary.

Attached – Photographs of existing conditions, property appraiser card, application form and cost estimate.

Page | 1



Image 1. Existing parking lot conditions.



Image 2- Existing parking lot conditions.



Image 3- Existing parking lot conditions.



Image 4- Existing fence conditions.

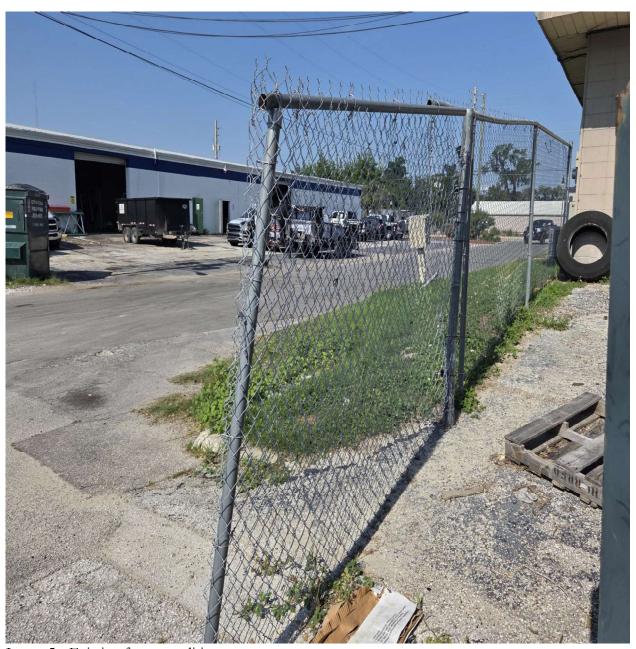


Image 5 - Existing fence conditions.

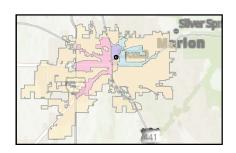
AERIAL MAP

2572-019-009 Parcel:

Case Number: CRA25-0021

Property Size: 1.49 Acres **CRA** Location North Magnolia

A Request for CRA fund use. Proposal:





125

250

500

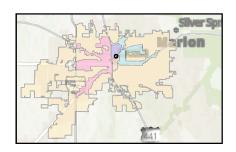
CASE MAP

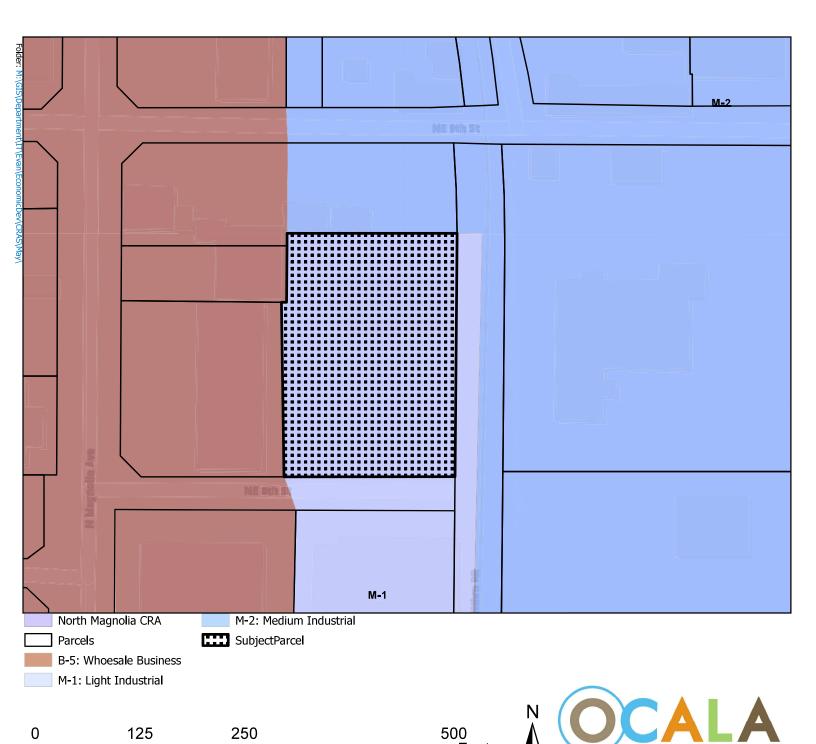
Parcel: 2572-019-009

Case Number: CRA25-0021

Property Size: 1.49 Acres CRA Location North Magnolia

Proposal: A Request for CRA fund use.





CITY OF OCALA NORTH MAGNOLIA REDEVELOPMENT AREA COMMERCIAL BUILDING IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION
Business / Project Name: AUTO BODY CONTRACTORS INC -dba ARC BODY SHOP
Project Address: 41 NE 8th ST - OCALA, FL 34475
Parcel Number:
APPLICANT INFORMATION
Applicant's Name: MARK SHAFFER
Name of person to receive all correspondence if different from applicant:
Applicant's Business Name (if applicable): AUTO BOOY CONTRACTORS, INC dba ABC BOOY SHEPAIR
Applicant's Mailing Address: 825 N. MAG POLIA AUE
City: OCALA State: FL Zip: 34475
Phone number: 352-629-1598 Fax:
E-mail address: auto body contractors egmail.com
Applicant is the Property Owner Business Owner/Tenant
How long has the business been at the current location? 43 years
If renter, when does your current lease expire?

DOODEDTY OWNED INCODAGE	YOM (is different from annihima)
PROPERTY OWNER INFORMAT	(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 ad	ldressing the following
Describe the existing or proposed busing	1858. AUTO BODY REPAIR SHOP
Explain the purpose of and need for the	proposed improvements. TO POSTALL SECURE
	ISTIPG LOT
TELOTICE . WORKED SIN	
<u> </u>	3.000
Would the proposed improvements be n	nade without the assistance of the grant program? If not, please
explain. WOULD NELAY	
explain. Wooden ije	THE REPORTS
Marie The Control of	111.0
Number and types of jobs being created	1. PH
What will be the business hours of open	ration? <u>8-5</u>
For projects with residential component	t - number and types of units being created.
*	

PROJECT COSTS & SCHEDULE Estimated cost of project based on attached submitted low bid(s)
PROJECT COSTS & SCHEDULE
Estimated cost of project based on attached submitted low bid(s).
Required Attach itemized bid sheets
How much funding assistance are you requesting?
How much funding assistance are you requesting? Anticipated start date: Ulor Alle Anticipated completion date:
SCOPE OF WORK CHECKLIST (Check all that apply)
North Magnolia CRA
[] Exterior painting/paint removal for the entire building — <u>Submit color sample</u> . Paint color subject to approval by the committee.
Exterior cleaning of the property/masonry repair/parking lot coating and striping
[] Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting. Submit drawings and/or photos.
[] Repair or replacement of windows for the entire building. Submit drawings and/or photos.
[] New landscaping area (trees and shrubs) visible from the street/sidewalk. Submit landscape plan.
[] New landscaping area (trees and shrubs) visible from the street/sidewalk. Submit landscape plan. [] New or replacement wall signage. Submit drawings and/or photos. [] New or replacement awnings for the entire building. Submit drawings and/or photos.
[] New or replacement wall signage. Submit drawings and/or photos.

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	
at if NFB 1134 OC of a 12 34473, have reand conditions of the Program and agree to the general conditional application process and guidelines of the Program.	ead and understand the terms ons and terms outlined in the
Owner Approval for Tenant Applicant	
at	onsent to the applicant to move
Signature	Date

A & M STRIPING INC. 16395 SE 9th Court Summerfield, FL 34491 (252) 245-6809

Davis I	Ma_	. 1	· · · · · · · · · · · · · · · · · · ·	
	· Carrie		. ,	
-			_0	
The same	-	-		-

PROPOSAL SUBMITTED TO:	Mose	1.5 42 25
NAME BY Body Shop	Parking Lot	
STREET: UI - NE 8 St	THU: Chriss	STATE
CIV. Ocala	Cn:	*
STATE	autobodig	
We hereby submit specifications and estimates for:	TANK TANK	. * * * * * * * * * * * * * * * * * * *
ASPHALT SEALCOATING AND PARKING LOT	STRIPING, WHICH IN	
1. Repair all potholes in parking le hot-mix asphalt and rolled to con 2. Edge borders of entire parking le overgrowth of grass from asphalt 3. Burn any and all oil-spots with 2. Then, prime oil-spots with commercial adhesion; 5. Power-clean all asphalt to prepare blowers, brooms, and a self-proper all surface dirt and debris; 6. SEALCOAT entire asphalt surface, a Coal Tar Emulsion asphalt paver mixed with a silica sand mixture attached); 7. Re-Stripe lot back to existing with ADA Requirements, and per codes,	ot using power edge of pen-flame, propane reial oil-spot prince for sealcoating, alled walk-behind S DOUBLE-COATING entment sealer (see spand Armorflex additional with handicap stalls using White Latex	torch; her, to increase using walk-behind weeper, to remove lire lot, using cs attached) tive (specs striped per Traffic Paint.
Nine thousand Eight Hundrad	dollars 15 9,800.	_] with payment to be made as follows:
from above specifications involving cause delays beyond our control. This agreements contingent upon strikes, accidents or delays beyond our control. This thereafter at the option of the undersigned. Authorized Signature	s proposal schiect to acceptance within, M STRIPING	d practices. Any abstration or deviation harge over and above the estimate. All and al
ACCEPTANCE.	OF PROPOSAL	es marified Payment will be ende
The above prices, specifications and conditions are heaby accepted. Yes outlined above.		1
	Signature	

From: Mike Stracuzzi <m.stracuzzi@aceconstructionsolutions.com>

Subject: Ace Construction Solutions Proposal - ABC Body Shop - ABC Body Shop Back Lot

Date: March 13, 2025 at 11:37:33 AM EDT **To:** autobodycontractors@gmail.com



PROPOSAL

Licensed & Insured

2150 NW MLK Jr Ave, Ocala, FL 34475 Office: 352.629.5116 - Fax: 352.369.5116 www.aceconstructionsolutions.com

Proposal Submitted To: Chrissy Gourley

Job Name: ABC Body Shop Back Lot

Company Name: ABC Body Shop

Street: 8th St

Address: 825 N Magnolia

City: Ocala

State: FL

Phone: 352.629.1598

Date: 03/13/2025

We hereby submit specifications and estimates for:

Ace Construction Solutions, Inc. is proposing to construct the following products listed below. Pricing will be lump sum and include labor and materials. Quantities are for estimating purposes only. Daytime weekday work only. Pricing good for 6 months from proposal date.

\$12,000.00 Lump Sum : Asphalt / Seal Coating, Back Parking Lot -Commercial grade coal tar slurry mix, polymer and sand added for durability and grip, 2 coats

Includes cleaning surface of debris and grass. Special attention to the overgrown edges cleaned and redefined.

We hereby propose to furnish labor and material-complete in accordance with the above specifications for the sum of twelve thousand dollars (\$12000.00) with payment to be made as follows:

within 10 days of invoice

All material is guaranteed to be specified. All work to be completed in a workman fike manner according to standard practices and procedures. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 180 days and is void thereafter at the option of the undersigned.

Authorized by:

Mike Stracuzzi

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Name:

Accepted Date:

Signature:

Accept this proposal instantly online!



Proposal Information

Estimate

Photos

Documents

Signature

ACCEPT & SIGN



Ocala Fence

311 NW 11th Place, Ocala FL, 34475 (352) 274-0823

Proposal

Mark Shaffer

Estimate

#E-8693

	4' GALV COMMERCIAL CL W/ BTW		\$4,163.01	
	Item Description		Quantity	
	*G1582120SWEDGE	GALV 1-5/8" x 21' x SPS20 SW	330	
Account Representative:	*GP2740	GALV 2" x 7' x Sch40	29	
Brandon Lower	*GP212720	GALV 2-1/2" x 7' x SPS20-E	6	
311 NW 11th Place, Ocala FL, 34475			7	
brandon@ocalafence.com	*GP3840G210	GALV 3" x B' x SPS40-G210	/	

JobNimbus

	ltem	Description	Quantity
Ocala Fence	*HOT23811548KK	HOT DIP- 2-3/8 x 11.5 x 48° KK 50ft/roll PRICE/FT	330
Proposal Information	*GPSLOOP2158	PS LOOP CAP 2x1-5/8in	29
Estimate	*GPSDOME3	PS DOME CAP 3in	7
Photos Documents	*ALUMTIE11612	ALUM TIE 11ga 6-1/2°	400
Signature		DOM TENS WIRE 9ga SMOOTH (1000')	0.4
3	*GDOMTENWIRE9	-	200
	*ALUMHOG9	ALM HOG RING 9ga	200
	4' GALV HOOKUP	W/ BTW	\$178.32
	ltem	Description	Quantity
	*GTBAR4858	TENSION BAR 48"x5/8"	10
	*GTB212	TENSION BAND 2-1/2in	30
	*88212	BRACE BAND 2-1/2in	20
	*GTB3	TENSION BAND 3in	10
	*BB3	BRACE BAND 3in	8
	*DOMPSRE158	DOM PS RAIL END COMBO 1-5/8in	12
	*BN516114	BOLT/NUT 5/16x1-1/4in	100
	4'H GALV IND SNO	G CHAIN LINK GATE W/ HARDWARE	\$705.10
	ltem	Description	Quantity
	*86B\$NGIND15840	GALV SNG GATE 8'w x4' 1-5/8" SP40	1
	*GPSDOME158	PS DOME CAP 1-5/8in	2
	*PSBULLDOG3	BULLDOG HINGE 3in PS	2
	*GINDLATCH1583M	AL IND LATCH 1-5/8x3in MAL	1
	6'H GALV IND SNO	G CHAIN LINK ROLL GATE W/ HARDWARE	\$2,789.07
Account Representative:	ltem	Description	Quantity
Brandon Lower 311 NW 11th Place, Ocala FL, 34475 brandon@ocalafence.com	*246GDDIND240	IND SNG GATE 24Wx6 2* SPS40 9ga	1

JobNimbus

Ocala Fence	ltem	Description		Quantity
Proposal Information	*GPSDOME158	PS DOME CAP 1-5/8in		.3
Estimate	*MALLREAR1585	MALL REAR TRACK WHEEL 1	-5/8″x5	2
Photos	*OFF\$ETTRACKCLAM	P ROLL CATE OFFSET TRACK	NHEEL CLAMP	2
Documents	*NOFALLTRKBRKT321	2 NO-FALL TRK BRKT 3*/2-1/2		12
Signature	*8HARDWHLTROLL	ROLL GATE- 8" RUBBER WHE	EL TROLLEY	1
	ROLLGATELATCH215	ROLL GATE LATCH 2/1-5/8"		1
	Roll Gate Installation	Includes mounting track rail a	and track posts	.1
	INSTALLATION & C	ONCRETE		\$5,385.00
	INSTALLATION & C	ONCRETE Description		\$5,385.00 Quantity
	ltem	Description	ite	Quantity
	Item Installation	Description Installation	rte	Quantity 330
	Item Installation *60lbBagConcrete	Description Installation * 60lbs Bags High-Strength Concre	rte Subtotal	Quantity 330 84

Photos

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL, 34475

brandon@ocalaferice.com

Southern Pro Fence & Gate, LLC

15760 SE 36th Ave Summerfield, FL 34491 +13522451775 info@southernproinc com





Estimate

Chrissy ABC Body Shop 825 N Magnolia Ave Ocala, FI 34479		Chrissy ABC Body Shop 825 N Magnolia Ave Ocala, F1 34479		970 L 70a 75a	5215 09/24/2024
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		To enclose Loading Dock/Property ABC Body Shop			
	CCLF- 6' Light Commercial grade galvanized chainlink	2" lines 20 Weight Plated 60-80 Lbs of concrete 11.5 Gauge fabric 1-5/8" Toprail 9-gauge bottom tension Includes concrete screw anchors	400	11.50	4,600.00T
	'CCLF- 2.5 terminal, For 6' CL- Galv.	2.5"x9' Terminal for ends/Corners	12	95.00	1,140.00T
	CCLF-3 terminal, For 6' CL-Galv.	3"x9' terminal posts for comers and ends, Includes Hookups.	2	105.00	210.00T
	Sales	6'x20' Roll Gate 1-6" Doubler Wheel Carrier 1-Rolo Latch 2-Pipe Track Rollers 6-Universal Track Brackets 2- 1 5/8" Rear Wheel Brackets Galvanizes 2" Commercial Frame Includes Installation	1	1,700.00	1,700.00T
	Fence Removal	Labor to tear-out and haul away existing fence and prep for new fence.	35	5.7142857	200.00
	Sales	Commercial Grade Chainlink Walk gate Includes all hardware 5' Opening	I	550.00	550.00T
	Concrete Bagged, 80Lbs	80lb Gray Concrete mix -bag, 4000psi Compression rating.	25	6.50	162.50T
	Install 6' Commercial grade chainlink.	Labor to Install 6' chainlink	400	11.00	4,400.00

12,962.50

The second state of the second stat

Section 1848

- R. A. F. &.

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

2572-019-009

GOOGLE Street View

Property Information

SHAFFER MARK N JR SHAFFER CAROL 825 N MAGNOLIA AVE OCALA FL 34475-8875

<u>Taxes / Assessments:</u> Map ID: 178 <u>Millage:</u> 1001 - OCALA

Situs: 29 NE 8TH ST OCALA

2024 Certified Value

 Land Just Value
 \$107,092

 Buildings
 \$86,754

 Miscellaneous
 \$19,987

 Total Just Value
 \$213,833

 Total Assessed Value
 \$196,868

 Exemptions
 \$0

 Total Taxable
 \$196,868

 School Taxable
 \$213,833

Impact Ex Codes:

(\$16,965)

M.S.T.U.

Acres: 1.49

PC: 48

<u>History of Assessed Values</u>

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$107,092	\$86,754	\$19,987	\$213,833	\$196,868	\$0	\$196,868
2023	\$84,375	\$88,033	\$20,092	\$192,500	\$178,971	\$0	\$178,971
2022	\$84,375	\$74,032	\$20,174	\$178,581	\$162,701	\$0	\$162,701

Property Transfer History

Book/Page	Date	Instrument	Code	\mathbf{Q}/\mathbf{U}	V/I	Price
4466/0122	06/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$200,000
4283/0424	12/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3623/1124	01/2004	61 FJDGMNT	0	U	I	\$100
3104/1684	01/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$105,000
CI92/0267	11/1992	EI E I	0	U	I	\$80,839
1833/0879	05/1992	07 WARRANTY	9 UNVERIFIED	U	I	\$60,000
1064/1946	05/1981	07 WARRANTY	0	U	I	\$68,500
<u>1064/1126</u>	04/1981	07 WARRANTY	0	U	I	\$162,500

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK A PAGE 074
ALLREDS ADD OCALA
BLK 19 LOTS 7.8.9 AKA:
COM AT SW COR OF SEC 8 TH N 00-04-30 E 422.30 FT TH
E 204.70 FT TO POB TH E 211.24 FT TH N 00-23-30 E
290.82 FT TH N 89-58-17 W 209.61 FT TH S 00-26-33 W
82.50 FT TH N 89-28-00 W 6.06 FT TH S 00-50-45 E
208.50 FT TO POB SUBJECT TO AN EASEMENT OVER THE
FOLLOWING DESC: COM AT SW COR TH N 00-04-30 E 422.30 FT
TH E 204.70 FT TO POB TH N 00-50-45 W 208.50 FT TH
S 89-28-00 E 6.06 FT TH N 00-26-33 E 82.50 FT TH
S 89-58-17 E 60 FT TH S 00-26-33 W 45 FT TH
N 89-58-17 W 21.90 FT TH S 00-50-45 E 245.93 FT

Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value
GISF 4800 210.0 310.0 M1 64,904.00 SF
Neighborhood 0017 JACKS ONIVILLE BD/NORTH MACNOLIA

Neighborhood 9917 - JACKSONVILLE RD/NORTH MAGNOLIA

Mkt: 2 70

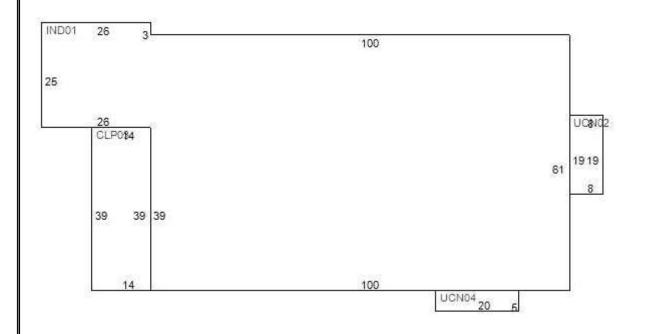
<u>Traverse</u>

Building 1 of 1

TH W 45 FT TO POB

IND01=L100U39L26U25R26D3R100D61.U23 UCN02=R8U19L8D19.L100D23 CLP03=L14U39R14D39.R68





Building Characteristics

Structure6 - PILASTERSYear Built 1920Effective Age9 - 40-99 YRSPhysical Deterioration 0%Condition0Obsolescence: Functional 0%Quality Grade400 - FAIRObsolescence: Locational 0%Inspected on6/29/2021 by 117Base Perimeter 380

Section	Wall Height Storie	es Year Built	Basement %	Ground Flr Area Interior Finish		Sprinkle	r A/C
1	14.0 1.00	1920	0	6,750 M49 STORAGE	10 %	N	N
				M49 STORAGE	86 %	N	N
				M49 STORAGE	4 %	N	Y
2	12.0 1.00	1920	0	152 UCN CANOPY UNFIN	100 %	N	N
3	13.0 1.00	1920	0	546 CLP LOADING-FINISH	100 %	N	N
4	8.0 1.00	2009	0	100 UCN CANOPY UNFIN	100 %	N	Ν

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 2 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 0

	Miscellaneous Improvements						
Grade	Length	Width					
3	0.0	0.0					
3	0.0	0.0					
5	0.0	0.0					
3	0.0	0.0					
3	0.0	0.0					
1	24.0	16.0					
	5 3 3 1	3 0.0 3 0.0					

Appraiser Notes

AUTO BODY CONTRACTORS OLD FOUNDATION OF NO VALUE

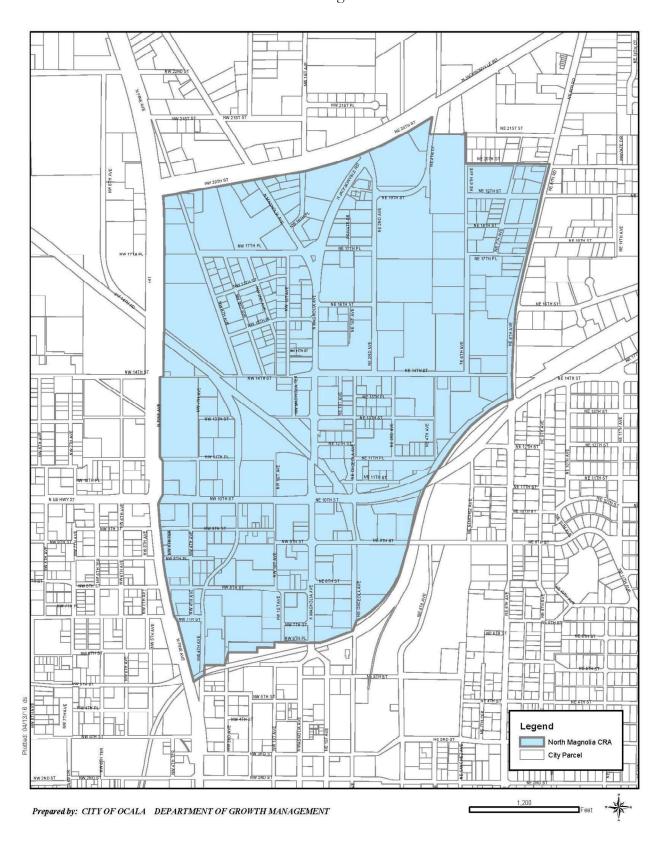
OR BOOK 6096-0474

Planning and Building ** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00355	3/1/1996	-	CMRA
OC01272	8/1/1995	-	DEMO
OC01187	7/1/1994	-	CMRA
OC00869	5/1/1994	-	CMRA
OC01153	7/1/1993	-	CMRA
OC01196	7/1/1993	-	CMRA
OC00796	5/1/1993	-	REROOF
OC00864	5/1/1992	-	ROOF
OC01505	9/1/1990	-	ADD
OC00844	5/1/1987	-	BLDG01= INT REMODEL
OC17043	2/1/1984	8/1/1984	BLDG01= ADD LOADING DOCK
OC16828	1/1/1984	8/1/1984	BLDG01= REPAIRS

NORTH MAGNOLIA CRA SUBAREA COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM SUMMARY Revised: January 2025 ELIGIBLE AREA North Magnolia CRA (see map) **ELIGIBLE** All business in North Magnolia CRA in a B-Business or M-Industrial zoning BUSINESSES are eligible. **ELIGIBLE** Property owner or business owner. APPLICANT **ELIGIBLE** Existing buildings only. **BUILDING ELIGIBLE** Taxable ad valorem properties only. Properties in B-Business and M- Industrial PROPERTY TYPE zoning. **INELIGIBLE** Tax delinquent property; property in litigation; property in condemnation or **PROPERTIES** receivership; property or tenants with outstanding financial obligations to City require City Council approval. ELIGIBLE WORK Eligible work elements are: 1. Exterior painting/paint removal for the entire building. 2. Exterior cleaning of the property/masonry repair/parking lot coating and striping. 3. Repair or replacement of front, side or rear facade details/materials doors, walls, trim and lighting. 4. Repair or replacement of windows for the entire building. 5. New landscaping area (trees and shrubs) visible from street/sidewalk. _ 6. New or replacement wall signage. 7. New or replacement awnings for the entire building. 8. Fencing. **INELIGIBLE WORK** Grant cannot be used to correct outstanding code violations in an active code enforcement case. 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. Reroofing. MAXIMUM GRANT \$20,000 **REQUIRED MATCH** City (75%) – Applicant (25%)

North Magnolia CRA





Ocala

110 SE Watula Avenue Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-1435 Agenda Item #: 5d.

Submitted By: Marie Mesadieu

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Approve a North Magnolia Community Redevelopment Agency Commercial Building Improvement Grant for property located at 1735 NE Jacksonville Road, in an amount not to exceed \$5,787

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

NA

BACKGROUND: The Community Redevelopment Agency (CRA) North Magnolia Ocala subarea Commercial Building Improvement Grant encourages business owners to make exterior facade improvements. This initiative addresses deterioration trends, adding value to the CRA. Priority 2 of the North Magnolia Community Redevelopment Plan (CRA Plan) encourages the identification of potential areas of commercial and residential development and provides funds for façade enhancements to make them aesthetically pleasing.

The attached grant framework outlines the elements of eligible work. The program framework was revised by City staff and was approved by the CRA Board on April 15, 2025, to increase the maximum grant from \$10,000 to \$20,000. Each property owner can submit one application per fiscal year. The maximum amount that can be awarded is now \$20,000, covering up to 75 percent of the project costs.

Below is a summary of the application.

Grant Application ID #: CRA25-0022

Applicant: Hershberger Holdings, LLC/BJ Trophies

Address: 1735 NE Jacksonville Road

Parcel ID: 2614-000-00

Project Description: Replacing the existing lighting on the front porch with LED lights and changing the sheet

rock on the ceiling to vinyl.

Low Ouote: \$7,716 **Recommended Grant Amount:** \$5,787

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

- BJ Trophies is a retail store located in the North Magnolia CRA, specializing in custom trophies, awards, and gifts.
- The business has been at that location for 25 years; the building was constructed in 1984.
- In 2016, the applicant was awarded a facade improvement grant of \$1,175 for the repair and repainting of the building.
- The scope of the proposed project is to replace the existing lighting with LED tubes and to replace the sheet rock on the ceiling with vinyl. These improvements are necessary as the soffit material on the porch exhibits signs of deterioration, and the light fixtures are rusty and outdated.
- This improvement will significantly elevate the façade of the building and increase energy efficiency.
- This establishment is located in one of the North Magnolia corridors, and the proposed project is in line with the priority areas stated in the CRA Plan.
- Mr. Hershberger is a member of the North Magnolia CRA Advisory Committee, presenting a conflict of interest. He completed the required documentation and recused himself from voting on the committee's decision.
- The application meets the requirements of the grant program and is eligible for grant consideration.
- The Grant Review Committee (GRC) visited the site on May 20, 2025, to review the proposed project.
- The North Magnolia CRA Advisory Committee met on May 29, 2025, and recommended approval of the grant.

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 \$5,787.

FISCAL IMPACT: There is adequate funding for the grants being considered at this meeting. The North Magnolia Ocala CRA grants account (622-016-553-559-55-82010) has a balance of \$123,654. 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 Community Redevelopment Agency Project Cost Summary

Application ID: CRA25-0022

Address: 1735 NE Jacksonville Rd

CRA subarea: N. Magnolia Ocala

No.	Eligible work item	Η	High quotes		ow quotes	
1	Façade improvement	\$	6,995.00	\$	6,513.00	
2	Lighting improvement	\$	2,002.00	\$	1,203.00	
	Total	\$	8,997.00	\$	7,716.00	
Maximum CRA grant that can be awarded						
	based	\$	5,787.00			

The maximum grant amount to be awarded was revised to reflect the required 75% match.



City of Ocala Community Redevelopment Agency 500 NE 8th Ave, Ocala, FL 34470

MEMORANDUM

DATE May 29, 2025

TO: North Mongolia CRA Advisory Committee

FROM: Marie F. Mesadieu, Economic Development Specialist

RE: North Magnolia Commercial Building Improvement Grant (CRA2025-0022)

Address: 1735 NE Jacksonville Rd (Parcel: 2614-000-00)

Applicant: Floyd Hershberger/Hershberger Holdings, LLC/BJ Trophies

Project Description: Request for a façade improvement grant. A summary of the work items and quotes received are presented in the table shown on page 7 of this packet.

Findings and Conclusion:

- BJ Trophies is a retail store in the North Magnolia CRA that specializes in custom trophies, awards, and gifts.
- The business has been at that location for 25 years; the building was constructed in 1984.
- In 2016, the applicant awarded a facade improvement grant for repairing and repainting of the building, in the amount of \$1,175.
- The scope of the project is to replace the existing lighting with LED light and to replace the sheet rock on the ceiling with vinyl. These improvements are required as the soffit material on the porch shows deterioration and the light fixtures are rusty and dated.
- This improvement will greatly elevate the façade of the building and increase energy efficiency.
- The application meets the requirements of the grant program and is eligible for grant consideration.
- This establishment is located on one of the North Magnolia Corridors, and the proposed project is in line with the priority areas stated in the CRA plan.
- M. Hershberger is a member of the Advisory Committee, presenting a conflict of interest.
 He will need to complete the required documentation and recuse himself from voting on this item.

The Grant Review Committee (GRC) visited the property on May 20, 2025, to review the proposed project. Please refer to the images below for highlights of the existing condition. Staff recommends approval of this request.

Table 1 attached includes the Application Summary.

Attached – Photographs of existing conditions, property appraiser card, application form and cost estimate.



Image 1 – Front of the building



Image 1. Existing ceiling and light fixture conditions



Image 2- Existing ceiling and light fixture conditions



Image 3- Existing ceiling and light fixture conditions



Image 4- Existing ceiling and light fixture conditions

AERIAL MAP

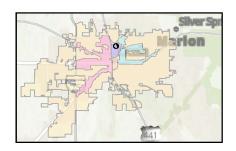
1735 NE Jacksonville Rd Address:

26143-000-00 Parcel:

Case Number: CRA25-0022

Property Size: .54 Acres **CRA** Location North Magnolia

A Request for CRA fund use. Proposal:





200 400

800

CASE MAP

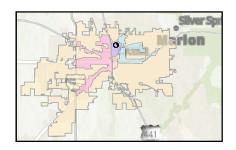
Address: 1735 NE Jacksonville Rd

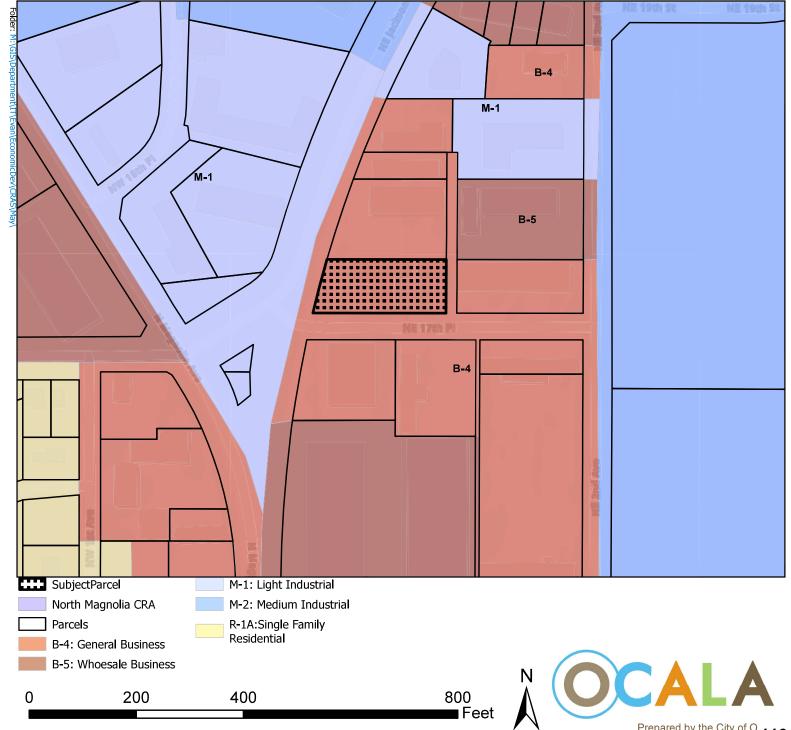
Parcel: 26143-000-00

Case Number: CRA25-0022

Property Size: .54 Acres
CRA Location North Magnolia

Proposal: A Request for CRA fund use.





CITY OF OCALA NORTH MAGNOLIA REDEVELOPMENT AREA COMMERCIAL BUILDING IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

A ANY DELOTE AND A CANADA A COMPANY			
Business / Project Name: MERSHBERGER HOLDINGS, LLC			
Project Address: 1735 NE JACKS DNVILLE Rd.			
Parcel Number: 624683.000 26/4-000-00			
APPLICANT INFORMATION			
Applicant's Name: FLOYD HERSABERGER			
Name of person to receive all correspondence if different from applicant:			
Applicant's Business Name (if applicable): 3-J+ROPHIE			
Type of business: TROPHIESTAWARDS			
Applicant's Mailing Address: 1011 Sw 2976 S+			
City: OCACA State: FZ Zip: 34471			
Phone number: 352.207-4767 Fax:			
E-mail address: FLOYD@BJTROPHY, COM			
Applicant is the Property Owner Business Owner/Tenant			
How long has the business been at the current location? $Z5YEAPS$			
If renter, when does your current lease expire?			

PROPERTY OWNER INFOR			
Property Owner's Name:			
Property Owner's Business Nar			
Property Owner's Mailing Add	lress:		
City:	State:	Zip:	-
Phone number:	Fax:	•	
E-mail address:			
PROJECT DESCRIPTION:			
If necessary, attach additional sh Describe the existing or propose			-ES
Explain the purpose of and need	for the proposed impro	ovements. DETS	ERIATION
PEPLACE WITHVING	L- RERLACE	Existing LI	6HTS WITH LED
Would the proposed improvement explain. \mathscr{VES}			
Number and types of jobs being	created.		4
What will be the business hours	of operation?	8:30 -5:00	M-F
For projects with residential con	monent - number and t	vnes of units being c	reated.

PROJECT COSTS & SCHEDULE
Estimated cost of project based on attached submitted low bid(s).
Required - Attach itemized bid sheets.
How much funding assistance are you requesting?
Anticipated start date: Anticipated completion date: 30 DAYS
SCOPE OF WORK CHECKLIST (Check all that apply)
North Magnolia CRA
[] Exterior painting/paint removal for the entire building - Submit color sample. Paint color subject to approval by the committee.
[] Exterior cleaning of the property/masonry repair/parking lot coating and striping
Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting Submit drawings and/or photos.
[] Repair or replacement of windows for the entire building. Submit drawings and/or photos.
[] New landscaping area (trees and shrubs) visible from the street/sidewalk. Submit landscape plan.
[] New or replacement wall signage. Submit drawings and/or photos.
[] New or replacement awnings for the entire building. Submit drawings and/or photos.
[] Fencing. Submit drawings and/or photos.
Remofing is not eligible for this grant program.

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

- MOULD HEARTHED business	a average/tenant of the building
I, ROYD HERSHBERGER, business at 1735 NE JACKSONVILLERD,	s owner/tenant of the building
and conditions of the Program and agree to the general condition	ons and terms outlined in the
application process and guidelines of the Program.	
Signature Jay D	late 4-4-2025
Signature 7777	****
Owner Approval for Tenant Applicant	
I,	, owner of the building
at	
1	
, nave i	read and understand the terms
and conditions of the Program and agree to the general condition	read and understand the terms ons and terms outlined in the
and conditions of the Program and agree to the general condition process and guidelines of the Program. I give my co	ons and terms outlined in the onsent to the applicant to move
and conditions of the Program and agree to the general condition application process and guidelines of the Program. I give my conforward with improvements on the building as outlined	ons and terms outlined in the onsent to the applicant to move
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	OLIA CRA SUBAREA COMMERCIAL BUILDING IMPROVEMENT GRANT GRANT PROGRAM SUMMARY 3/19/18		
Eligible Area	North Magnolia CRA (see map)		
Eligible Businesses	All business in North Magnolia CRA in a B-Business or M-Industrial zoning are eligible.		
Eligible applicant	Property owner or business owner		
Eligible Building	Existing buildings only		
Eligible Property Type	Taxable ad valorem properties only. Properties in B-Business and M-Industrial zoning.		
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.		
Eligible work	Eligible work elements are:		
	1. Exterior painting/paint removal for the entire building		
	2. Exterior cleaning of the property/masonry repair/parking lot coating and striping		
	3. Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting.		
	4. Repair or replacement of windows for the entire building.		
	5. New landscaping area (trees and shrubs) visible from the street/sidewalk.		
	6. New or replacement wall signage.		
	7. New or replacement awnings for the entire building.		
	8. Fencing.		
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case.		
	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.		
	Reroofing.		
Maximum Grant	\$10,000		
Required Match	1:1; City (50%) – Applicant (50%)		

INVOICE

2 / 16 / 2025

TO:

BJ Trophies / 1735 NE Jacksonville Rd. Ocala, Fl 34470

ESTIMATE / VENDOR MATERIALS PRICING GOOD FOR 7 DAYS

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Gerald	Repairs	Due on Receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Exterior Front Building Area Porch Ceiling		
	Remove Existing Ceiling Drywall, Haul to Dump, Clean all		
	Screws & Nails from Trusses, Clean Up.		
	Install 1x4 Furring Strip Grid around Perimeter With 2 runs		
	Thru center of Perimeter to Create Nailing Grid for White		
	Vinyl Ceiling		
	Install White F Channel around Ceiling Perimeter &		
	J Channel on 1 ft Drop from Ceiling		
	New White Vinyl Ceiling to be Installed on a 6ft Pattern		
	From Building to Face with 1ft Drop for Seamless Install		
	45 Degree in Corner. All Elec Marked for Electricians Lights		
	ESTIMATE, Includes Materials & Labor	SUBTOTAL	
		SALES TAX	
		TOTAL	6995.00

MAKE ALL CHECKS PAYABLE TO WINTONS HANDYMAN SERVICES
Thank you for your business!

WINTONS HANDYMAN SERVICES | OCALA, FL. 34480 | PHONE: 352-427-3846 | WINTONCONSTRUCTION@COX.NET



ot Name	
Hershberger Holdings, LLC w/o Electric	
SPECIFICATIONS SPECIFICATIONS	COST
THE PROJECT may be GENERALLY DESCRIBED as FOLLOWS:	
These General Scope of Work descriptions are subject to further clarifications herein.	
b) Remove and replace the existing front entry ceiling.	
THE WORK TO BE PERFORMED is LIMITED to the FOLLOWING AREAS:	
a) Unless otherwise specified, all work described herein applies only to the new or added areas.	
b) The front entry.	
THIS CONTRACT DOES NOT INCLUDE the FOLLOWING:	
a) Any item listed in Section Eight as being excluded from this Project.	
b) Any work not specifically itemized herein.	
PROJECT DIMENSIONS:	
a) Total Sq. Footage under Roof: 90 SF	
BUILDING PERMIT INFORMATION:	
a) The project will not require a zoning variance.	
GENERAL SITE CONDITIONS:	
a) All work shall be performed in strict accordance with all applicable building codes.	
b) The construction process will destroy a sizable portion of the existing landscaping and sod.	
DANGERS INHERENT to CONSTRUCTION PROJECTS	
to the theta are cortain dangers inherent in remodeling projects largely due to	
OURTONE Discounding of the structure while work is being performed.	
a customer with a system of these dangers and agrees to take all reasonable	
d) precautions to avoid this dangers.	
e) The CUSTOMER agrees not to enter the work area without the BUILDERS escort.	
f) The CUSTOMER is solely responsible for any injuries to the CUSTOMER, members of their family,	
g) invitees, or trespassers on the project during the construction.	
ACCESS to PROJECT	
a) SPECIAL NOTE: BUILDERS insurance company requires the CUSTOMERS refrain from being in the	
b) work area while work is commenced. The CUSTOMER may be escorted in the work area by the BUILDER	
c) at the beginning or the end of the work day to review progress.	
d) The CUSTOMER shall allow the BUILDER and his employees, subcontractors, suppliers and vehicles	
e) free access the project site during all workdays, Monday through Friday 7am to 6pm.	
f) The CUSTOMER shall keep the driveways clear and available for the movement of vehicles during the	
g) working hours enumerated herein.	

	b) Install new battens to attach new vinyl ceiling	
	c) Install new vinyl ceiling and inside beam	
	ADMINISTRATION of FIXED TOTAL COST ALLOWANCES:	
	a) Definition: Fixed Total Cost Allowances are allowances given as a total amount.	
	b) Paid invoice is CUSTOMER'S receipt for allowance item. There is no itemization for fixed cost allowance.	
	c) Allowance amounts include sales tax, delivery and installation unless specifically indicated otherwise.	
	d) If the actual cost exceeds the allowance, the CUSTOMER will pay the BUILDER the additional amount.	
	e) If the actual cost is less than the allowance, the CUSTOMER will pay the BUILDER the lessor amount.	
	f) At the BUILDERS discretion it may re allocate funds from a lessor allowance category to an excess allowance	
	g) category to maintain the overall contract budget and agreed contract price.	
	h) If the CUSTOMER purchases an allowance item or service directly, the CUSTOMER will not be billed, however.	
	i) some related costs could increase.	
	j) The CUSTOMER shall pay all deposits as requested for allowance items and said payments will be	
	k) accounted for in billing and applied to the total allowance cost.	
	Allowances for materials shall include all fasteners, adhesives, hardware, and other related products	
	m) unless specifically stated otherwise.	
205	DESIGN & ENGINEERING REQUIREMENTS:	
	a) Draw Construction Plans.	******
205	DESIGN & ENGINEERING FIXED COST ALLOWANCE:	\$95.00
200	a) Allowance includes Purchase, Delivery, Installation.	
220	INSURANCE REQUIREMENTS:	
	a) Provide General Liability Insurance.	
	b) Provide Workmen's Compensation Insurance. (or qualified exemptions)	
230	GOVERNMENTAL REQUIREMENTS & HOA APPROVALS:	
	a) Prepare and obtain Building Permit.	
	b) Pay for Building Permit.	
	c) Prepare Notice of Commencement. (unless prepared by Lender)	
	d) Pay for Notice of Commencement. (\$8.00) (unless paid by Lender)	
	e) Record Notice of Commencement. (mail to courthouse) (unless recorded by Lender)	
020	GOVERNMENTAL REQUIREMENTS FIXED COST ALLOWANCE:	\$178.0
230	a) Allowance includes Purchase, Delivery, Installation.	
280	DEMOLITION:	2
	a) All demolition work as necessary to perform other work described herein.	
	b) Remove existing sheetrock ceiling and inside beam. c) Clean up demolition debris and haul away from site.	
	c) Clean up demolition debris and flaul away from site.	
381	ROUGH CARPENTRY MATERIALS: Select, Purchase, and Deliver as follows:	
	a) Rough Carpentry Materials: As specified below.	· · · · · · · · · · · · · · · · · · ·
	b) Lumber Type and Grades: As specified by Structural Engineer and Building Code.	
	c) Metal Connectors: As specified by Structural Engineer and Building Code.	
	d) Fastener Type and Spacing: As specified by Structural Engineer and Building Code.	timate - Page 2 of

	e) Exterior Ceiling: 1x4 Battens 16" on center.	
004	ROUGH CARPENTRY MATERIALS FIXED COST ALLOWANCE:	\$225.00
381		
	a) Allowance includes Purchase, Delivery, Installation.	
382	ROUGH CARPENTRY LABOR, as follows:	
	a) Rough Carpentry Labor: As necessary to complete the project.	
	b) Wood Framed Exterior Ceiling: As per plans.	
	- AND AND THE POPULATION AND STATE OF THE COMMANCE.	\$1,275.0
382	ROUGH CARPENTRY LABOR FIXED COST ALLOWANCE:	
	a) Allowance includes Purchase, Delivery, Installation.	
480	VINYL CEILING: Select, Purchase, Deliver and Install, as follows:	
	a) Ceiling: 8" exposure vinyl siding.	
	b) Beam: 8" exposure horizontal vinyl siding.	
	c) Siding Color: White	<u> </u>
	THE COST ALLOWANCE.	\$2,520.0
480	VINYL CEILING FIXED COST ALLOWANCE:	
	a) Allowance includes Purchase, Delivery, Installation.	
800	SITE SUPERVISION:	
	a) Site Supervisor: Provide qualified personnel to monitor the construction process.	
	b) Service Level: As needed to adequately monitor the construction.	
	c) Service Hours: Site Supervisor shall generally be available to CUSTOMER Monday-Friday from 8am-5pm.	
810	GENERAL SITE CLEANUP:	
0.0	a) Debris Control: Pickup site debris on periodic intervals.	
	a) Debris Control. Florage die Control on periodie	
811	TRASH REMOVAL / DUMPSTER:	
	a) Construction Trash Containment: Provide dumpster, trash trailer or temporary trash pile. (as decided by BUILDER)	
815	FINAL CLEANING:	
0.0	a) Areas to be Cleaned: All areas where construction was performed.	,
890	FINAL PUNCHOUT:	
-	a) Inspect project jointly with CUSTOMER and compose Final Punchout List.	
	b) Perform items on Final Punchout List.	
899	BUILDER'S WARRANTY:	
	a) Warranty shall be as described in the Construction Agreement.	
	b) Warranty coverage begins upon date of receipt of final inspection.	
	c) Warranty does not cover any work or materials not furnished by BUILDER.	
	d) Warranty does not cover damage due to CUSTOMER's negligence.	
		1
	e) Warranty does not cover damage due to CUSTOMERs improper maintenance.	
	e) Warranty does not cover damage due to CUSTOMERs improper maintenance.	
	e) Warranty does not cover damage due to CUSTOMERs improper maintenance.	

ESTIMATE SUMMARY	
SUBTOTAL DIRECT COSTS:	\$4,293.00
PROJECT OVERHEAD: (Percentage of direct costs)	
a) Site Supervision	\$429.30
o) General Site Clean-up:	\$42.93
c) Final Punchout:	\$21.47
TOTAL DIRECT COSTS:	\$4,786.70
SELLING COSTS: (Percentage of actual contract price)	
a) Sales Commission	\$98.00
BUILDER'S OVERHEAD:	\$651.00
Includes office rent, utilities, telephones, pagers, mobile radios, copying and printing, postage,	
employee training, employee benefits, bookeeping and accounting, insurance, tool, truck and	
office equipment maintanence, gas and oil, vehicle and equipment depreciation, licensing fees,	
taxes, photography and about 1,000 other expenses that we have to pay to stay in business.	
	\$977.00
BUILDER'S COMPENSATION:	φ9/1.00
TOTAL CONTRACT PRICE:	\$6,512.70

CONSTRUCTION COST ESTIMATE	Market Market Ball
ct Name	
Hershberger Holdings, LLC	
SPECIFICATIONS	COST
THE PROJECT may be GENERALLY DESCRIBED as FOLLOWS:	
a) These General Scope of Work descriptions are subject to further clarifications herein.	
b) Remove and replace the existing front entry ceiling.	
c) Change light fixtures and new outlet.	
THE WORK TO BE PERFORMED is LIMITED to the FOLLOWING AREAS:	
a) Unless otherwise specified, all work described herein applies only to the new or added areas.	
b) The front entry.	
THIS CONTRACT DOES NOT INCLUDE the FOLLOWING:	
a) Any item listed in Section Eight as being excluded from this Project.	
b) Any work not specifically itemized herein.	
PROJECT DIMENSIONS:	
a) Total Sq. Footage under Roof: 90 SF	
BUILDING PERMIT INFORMATION:	
a) The project will not require a zoning variance.	
GENERAL SITE CONDITIONS:	
a) All work shall be performed in strict accordance with all applicable building codes.	
b) The construction process will destroy a sizable portion of the existing landscaping and sod.	
DANGERS INHERENT to CONSTRUCTION PROJECTS	
a) Both parties acknowledge that there are certain dangers inherent in remodeling projects largely due to	
b) the CUSTOMER's occupation of the structure while work is being performed.	
c) The CUSTOMER understands the existence of these dangers and agrees to take all reasonable	
d) precautions to avoid this dangers.	
e) The CUSTOMER agrees not to enter the work area without the BUILDERS escort.	
f) The CUSTOMER is solely responsible for any injuries to the CUSTOMER, members of their family,	
g) invitees, or trespassers on the project during the construction.	
ACCESS to PROJECT	
a) SPECIAL NOTE: BUILDERS insurance company requires the CUSTOMERS refrain from being in the	
b) work area while work is commenced. The CUSTOMER may be escorted in the work area by the BUILDER	
c) at the beginning or the end of the work day to review progress.	
d) The CUSTOMER shall allow the BUILDER and his employees, subcontractors, suppliers and vehicles	
e) free access the project site during all workdays, Monday through Friday 7am to 6pm.	
f) The CUSTOMER shall keep the driveways clear and available for the movement of vehicles during the	
g) working hours enumerated herein.	

	T	
	a) Remove damaged sheetrock from ceiling and inside beam.	
	b) Remove existing 8' lights in the ceiling.	
	c) Delete 2 of the lighting locations.	
	d) Install new battens to attach new vinyl ceiling	
	e) Install new vinyl ceiling and inside beam	
	f) Install 2 new led 8' LED vapor proof lights.	
	g) Install new outlet location in ceiling for accessory lights.	
	ADMINISTRATION of FIXED TOTAL COST ALLOWANCES:	
	a) Definition: Fixed Total Cost Allowances are allowances given as a total amount.	
	b) Paid invoice is CUSTOMER'S receipt for allowance item. There is no itemization for fixed cost allowance.	
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	A CHOTOMED AND DEPOSIT OF THE PROPERTY OF THE	
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	g) category to maintain the overall contract budget and agreed contract price.	
	h) If the CUSTOMER purchases an allowance item or service directly, the CUSTOMER will not be billed, however.	
	i) some related costs could increase.	
	j) The CUSTOMER shall pay all deposits as requested for allowance items and said payments will be	
	k) accounted for in billing and applied to the total allowance cost.	
	l) Allowances for materials shall include all fasteners, adhesives, hardware, and other related products	
	m) unless specifically stated otherwise.	
205	DESIGN & ENGINEERING REQUIREMENTS: a) Draw Construction Plans.	
	U) Dian Gone general transfer of the control of the	
205	DESIGN & ENGINEERING FIXED COST ALLOWANCE:	\$95.00
	a) Allowance includes Purchase, Delivery, Installation.	
	4	
220	INSURANCE REQUIREMENTS:	
	a) Provide General Liability Insurance.	
	b) Provide Workmen's Compensation Insurance. (or qualified exemptions)	
	GOVERNMENTAL REQUIREMENTS & HOA APPROVALS:	
230		***************************************
	a) Prepare and obtain Building Permit.	
	b) Pay for Building Permit.	
	c) Prepare Notice of Commencement. (unless prepared by Lender)	
	d) Pay for Notice of Commencement. (\$8.00) (unless paid by Lender)	
	e) Record Notice of Commencement. (mail to courthouse) (unless recorded by Lender)	
230	GOVERNMENTAL REQUIREMENTS FIXED COST ALLOWANCE:	\$178.00
	a) Allowance includes Purchase, Delivery, Installation.	
000	DEMOLITION:	
280	DEMOLITION:	
	a) All demolition work as necessary to perform other work described herein.	
	b) Remove existing sheetrock ceiling and inside beam.	
	c) Remove existing 8' lights.	
	d) Clean up demolition debris and haul away from site.	timete Page 2 of

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38	ROUGH CARPENTRY MATERIALS: Select, Purchase, and Deliver as follows:	
	a) Rough Carpentry Materials: As specified below.	
	b) Lumber Type and Grades: As specified by Structural Engineer and Building Code.	
	c) Metal Connectors: As specified by Structural Engineer and Building Code.	
	d) Fastener Type and Spacing: As specified by Structural Engineer and Building Code.	
	e) Exterior Ceiling: 1x4 Battens 16" on center.	
381	ROUGH CARPENTRY MATERIALS FIXED COST ALLOWANCE:	\$225.0
	a) Allowance includes Purchase, Delivery, Installation.	
382	ROUGH CARPENTRY LABOR, as follows:	
	a) Rough Carpentry Labor: As necessary to complete the project.	
	b) Wood Framed Exterior Ceiling: As per plans.	
382	ROUGH CARPENTRY LABOR FIXED COST ALLOWANCE:	
	a) Allowance includes Purchase, Delivery, Installation.	\$1,275.00
	Teleco, Solitory, indentation.	
480	VINYL CEILING: Select, Purchase, Deliver and Install, as follows:	
	a) Ceiling: 8" exposure vinyl siding.	
	b) Beam: 8" exposure horizontal vinyl siding.	
	c) Siding Color: White	
480	VINYL CEILING FIXED COST ALLOWANCE:	\$2,520.00
	a) Allowance includes Purchase, Delivery, Installation.	
620	ELECTRICAL GENERAL WIRING: Select, Purchase, Deliver and Install, as follows:	
	a) Perform all standard electrical work as indicated in the Construction Plans, including the following:	
	b) Wiring and installation of Standard Ceiling Receptacles.	
	c) Wiring, switches and installation of Lighting Fixtures.	
620	ELECTRICAL GENERAL WIRING FIXED COST ALLOWANCE:	\$1,000.00
	a) Allowance includes Purchase, Delivery, Installation.	
	b) Ceiling Plugs: Standard white ceiling receptacles.	
21	LIGHT FIXTURES: Select, Purchase, Deliver and Install, as follows:	
	a) Front Entry Light Fixtures: 8' LED vapor proof lights	
21	LIGHTING FIXTURE ALLOWANCE:	
	a) Allowance for Fixtures and Delivery only. (installation already included in Contract Price)	\$320.00
	(motalitation alleady included in Contract Price)	
00	SITE SUPERVISION:	
	a) Site Supervisor: Provide qualified personnel to monitor the construction process.	
	Service Level: As needed to adequately monitor the construction.	
	c) Service Hours: Site Supervisor shall generally be available to CUSTOMER Monday-Friday from 8am-5pm.	
10	GENERAL SITE CLEANUP:	
	Debris Control: Pickup site debris on periodic intervals.	

811	TRASH REMOVAL / DUMPSTER:	
	a) Construction Trash Containment: Provide dumpster, trash trailer or temporary trash pile. (as decided by BUILDER)	
815	FINAL CLEANING:	
	a) Areas to be Cleaned: All areas where construction was performed.	
890	FINAL PUNCHOUT:	
	a) Inspect project jointly with CUSTOMER and compose Final Punchout List.	
	b) Perform items on Final Punchout List.	
899	BUILDER'S WARRANTY:	
	a) Warranty shall be as described in the Construction Agreement.	
	b) Warranty coverage begins upon date of receipt of final inspection.	
	c) Warranty does not cover any work or materials not furnished by BUILDER.	
	d) Warranty does not cover damage due to CUSTOMER's negligence.	
	e) Warranty does not cover damage due to CUSTOMERs improper maintenance.	

ESTIMATE SUMMARY	
SUBTOTAL DIRECT COSTS:	\$5,613.0
PROJECT OVERHEAD: (Percentage of direct costs)	
a) Site Supervision	\$561.5
b) General Site Clean-up:	\$56.
c) Final Punchout:	\$28.
TOTAL DIRECT COSTS:	\$6,258.
SELLING COSTS: (Percentage of actual contract price)	
a) Sales Commission	\$128.
BUILDER'S OVERHEAD:	\$851.
Includes office rent, utilities, telephones, pagers, mobile radios, copying and printing, postage,	
employee training, employee benefits, bookeeping and accounting, insurance, tool, truck and	
office equipment maintanence, gas and oil, vehicle and equipment depreciation, licensing fees,	
taxes, photography and about 1,000 other expenses that we have to pay to stay in business.	
BUILDER'S COMPENSATION:	\$1,277
BUILDER'S COMPENSATION.	
TOTAL CONTRACT PRICE:	\$8,514

ESTIMATE



Prepared For

Hershberger Holdings LLC, B-J Trophies & Awards, 1735 NE Jacksonville

Rd,

Ocala, Fl

(352) 207-4767

VOLTHOM ELECTRIC, INC.

951 NE 16th Street, Suite B

Ocala, FL 34470

Phone: (352) 789-2454

Email: info@volthomelectric.com Web: www.volthomelectric.com

Estimate #

4817

Date

04/04/2025

Business / Tax #

EC#: 13006598

Description

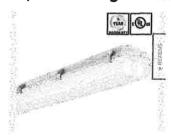
Rate

Remove and replace 3 existing light fixtures

\$1,203.00

Remove and replace 3 light fixtures under the entry soffits with 4 lamp vapor proof fixtures.

Repair of existing issue are NOT included.



Subtotal

\$1,203.00

Total

\$1,203.00

Thank you so much for your business!

OUR PROMISE TO OUR CLIENTS: Volthom Electric, Inc. will provide labor and materials to complete electrical services as described above in this Estimate. We guarantee quality electrical work that is completed efficiently and professionally. We are licensed and insured and remain in compliance with all Florida workers' compensation laws.

WARRANTY: All work shall meet the governing edition of the National Electrical Code as well as local building codes. All material and equipment provided by us is warranted by the manufacturer and will be installed in a manner consistent with respective professional standard practices at this time. Labor is warranted for at least one year. Damage from acts of nature such as lightning strikes, strong winds, and storms is not covered under warranty. Trip charges will apply for non-warranty calls.

EXCLUSIONS AND CHANGE ORDERS: Volthom Electric, inc. is not responsible for repairing drywall, flooring, landscaping, and/or roofing demolition required for contracted electrical work. If concrete must be cut to complete the quoted work, the client understands that dust will be an issue in the immediate area, and the client is responsible for covering and/or removing any or all furniture from the area. Volthom Electric is not responsible for moving obstacles (furniture, boxes, shelves, stored items, etc.) to access necessary areas (including the attic) for contracted electrical work. If the work area is not accessible upon arrival, the client will be charged our standard hourly rate for any time spent removing obstacles.

TERMS: This estimate is valid for 30 days, and payment is due immediately upon work completion and invoicing. Other installment payments may be required and will be detailed in the NOTES section above.

Our cancelation policy requires 24-hour notice. Deposits will be held if proper notice is not given.

A 50% deposit for any job over \$500.00 will be required before the job is scheduled, as well as any work that requires a permit.

Payments for new construction, additions, remodels, and other projects (unless otherwise noted above) are due to 60% due following rough completion; 40% due at trim completion. Credit card payments will be assessed a 3.5% pass-through fee to our processor. Past due invoices will be assessed a service charge of 1.5% (18% annually) per month. If payment has to be collected through suit or attorney, the client agrees to pay reasonable attorney's fees and other costs incurred for collection.

We will be delighted to complete any additional work you desire, if time permits and/or add to this estimate, but those may understandably result in additional material and/or labor charges. Unless noted above, permitting fees are not included and will be added in the event a permit is necessary.

OUR PROMISE TO OUR CLIENTS: Volthom Electric, Inc. will provide labor and materials to complete electrical services as described above in this Estimate. We guarantee quality electrical work that is completed efficiently and professionally. We are licensed and insured and remain in compliance with all Florida workers' compensation laws.

WARRANTY: All work shall meet the governing edition of the National Electrical Code as well as local building codes. All material and equipment provided by us is warranted by the manufacturer and will be installed in a manner consistent with respective professional standard practices at this time. Labor is warranted for at least one year. Damage from acts of nature such as lightning strikes, strong winds, and storms is not covered under warranty. Trip charges will apply for non-warranty calls.

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We will be delighted to complete any additional work you desire, if time permits and/or add to this estimate, but those may understandably result in additional material and/or labor charges. Unless noted above, permitting fees are not included and will be added in the event a permit is necessary.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

26143-000-00

GOOGLE Street View

Property Information

M.S.T.U. PC: 16

Acres: .54

HERSHBERGER HOLDINGS LLC

1011 SW 29TH ST OCALA FL 34471-1322 <u>Taxes / Assessments:</u>
Map ID: 178
<u>Millage:</u> 1001 - OCALA

Situs: 1735 NE JACKSONVILLE RD

Ex Codes:

OCALA

2024 Certified Property Value by Income

Land Just ValueN/ABuildingsN/AMiscellaneousN/ATotal Just Value\$335,257

Total Assessed Value \$335,257 Exemptions \$0

Total Taxable \$335,257

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$41,164	\$292,885	\$9,862	\$335,257	\$335,257	\$0	\$335,257
2023	\$29,402	\$307,431	\$9,862	\$328,693	\$328,693	\$0	\$328,693
2022	\$29,402	\$276,132	\$9,862	\$301,408	\$300,511	\$0	\$300,511

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4599/0756	09/2006	07 WARRANTY	0	U	Ι	\$100
2655/1715	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	Ι	\$175,000
2060/0167	08/1994	07 WARRANTY	0	U	Ι	\$100
1995/1466	09/1993	74 PROBATE	0	U	Ι	\$100
<u>0540/0464</u>	06/1972	02 DEED NC	0	U	I	\$15,000

Property Description

SEC 08 TWP 15 RGE 22 PLAT BOOK D PAGE 073 PINECREST UNIT 1

<u>Land Data - Warning: Verify Zoning</u>

Use	CUse	Front	Depth	Zoning	Units Type Rate Loc Shp Phy Class Value Just Value
GCNF	1610	50.0	235.0	B4	11,761.00 SF
GCNF	4860	50.0	235.0	B4	11,761.00 SF

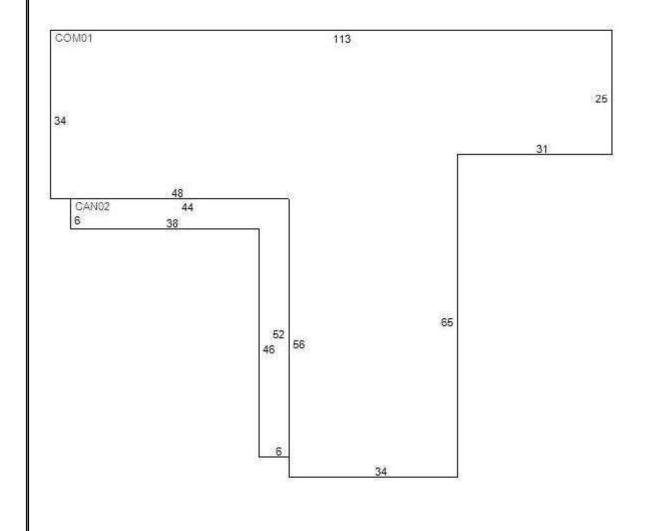
Neighborhood 9917 - JACKSONVILLE RD/NORTH MAGNOLIA

Mkt: 2 70

Traverse

Building 1 of 2

COM01=R34U65R31U25L113D34R48D56.U4 CAN02=L6U46L38U6R44D52.



Building Characteristics

Structure 4 - MASONRY NO PILAST Effective Age 6 - 25-29 YRS

Condition 2

Year Built 1984 Physical Deterioration 0% Obsolescence: Functional 0%

Quality Grad Inspected on		00 - AVERA 1/2020 by 11				Obsoles	cence: Loc Base Per		
	1 24 CONC BL								
	HeightStories 11.0 1.00	Year Built B 1984		% Ground Flr Ar		IOD CTD		rinkle N	
1 2	9.0 1.00	1984	0		67 M16 COMMUNITY SF 40 CAN CANOPY-ATTAC		100 %	N	Y N
ection: 1									
Elevator Sha Elevator Lan		Aprtmen Escalato		Kitchens: 0 Fireplaces: 0	4 Fixture Baths: 0 3 Fixture Baths: 0		ture Baths a Fixtures:		
				Traverse					
wilding 2 of 1 ND01=L51U2									
IND01				51			1		
25						25			
3,0,44									
24				51					

Structure 4 - MASONRY NO PILAST Year Built 1984

Effective Age 6 - 25-29 YRS

Condition 2

Quality Grade 500 - FAIR

Inspected on 5/1/2020 by 117 Base Perimeter 152

Physical Deterioration 0%

Obsolescence: Functional 0%

Obsolescence: Locational 0%

Exterior Wall 24 CONC BLK-PAINT

Section Wall Height Stories Year Built Basement % Ground Flr Area Interior Finish Sprinkler A/C

1 12.0 1.00 1984 0 1,275 S48 MINI STORAGE 100 % N N

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 0

Miscellaneous Improvements

Nbr Units Type Life Year In Grade Length Width Type 144 PAVING ASPHALT 6,329.00 SF 5 1992 0.0 0.0 3 105 FENCE CHAIN LK 164.00 LF 20 1992 4 0.0 0.0 159 PAV CONCRETE SF 20 3 0.0 4,472.00 1992 0.0 5 159 PAV CONCRETE 350.00 SF 20 1992 0.0 0.0

Appraiser Notes

BLDG01= 1 & 2 B J TROPHIES (OWNER OCCUPIED) 3-2FX 3X

TPP #781490

3 1-2X

NEW ADDITION FOR 2008

BLDG02= MINI STORAGE WAREHOUSE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC02541	10/1/2006	-	ADD
OC00561	3/1/1994	-	ROOF
OC18337	10/1/1984	-	DEMOLITION
OC02541 OC00561 OC18337 OC17335	4/1/1984	11/1/1984	BLDG01=COM

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
HERSHBERGER, FLOYD V.	NORTH WAGNULIACRA ADVISORY
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
1011 5w 29th St 34911	CITY COUNTY COTHER LOCAL AGENCY
OCACA MARION	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: □ ELECTIVE

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 relative; or 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)

PAGE 1

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:

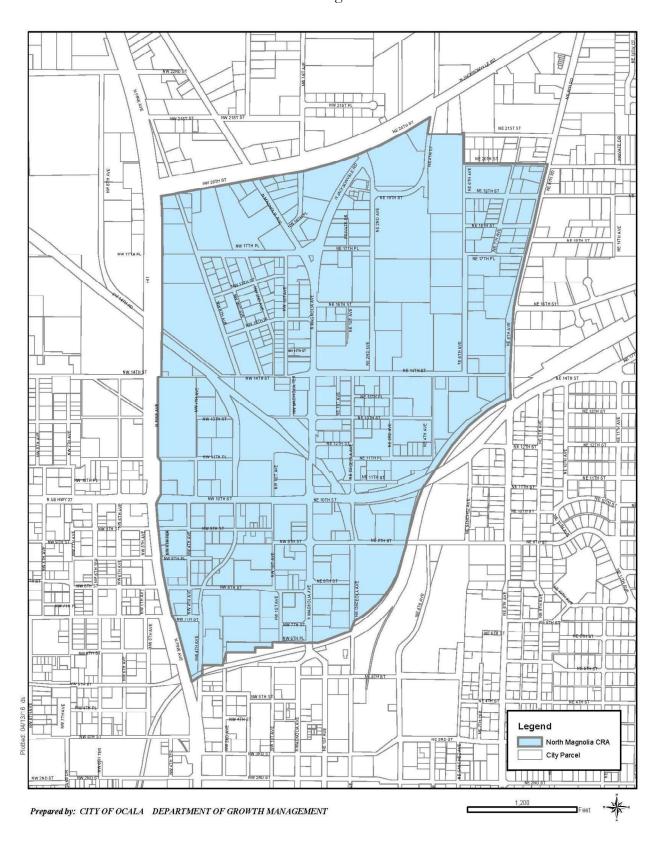
- · You must disclose orally the nature of your conflict in the measure before participating
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the
 meeting, who must incorporate the form in the minutes. A copy of the 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, Roy p HBRS HBBR GBR, hereby disclose that on 5-29- , 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, 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:
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 5 - 29 - 2025 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.

NORTH MAGNOLIA CRA SUBAREA COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM SUMMARY Revised: January 2025 ELIGIBLE AREA North Magnolia CRA (see map) **ELIGIBLE** All business in North Magnolia CRA in a B-Business or M-Industrial zoning BUSINESSES are eligible. **ELIGIBLE** Property owner or business owner. APPLICANT **ELIGIBLE** Existing buildings only. **BUILDING ELIGIBLE** Taxable ad valorem properties only. Properties in B-Business and M- Industrial PROPERTY TYPE zoning. **INELIGIBLE** Tax delinquent property; property in litigation; property in condemnation or **PROPERTIES** receivership; property or tenants with outstanding financial obligations to City require City Council approval. ELIGIBLE WORK Eligible work elements are: 1. Exterior painting/paint removal for the entire building. 2. Exterior cleaning of the property/masonry repair/parking lot coating and striping. 3. Repair or replacement of front, side or rear facade details/materials doors, walls, trim and lighting. 4. Repair or replacement of windows for the entire building. 5. New landscaping and area (trees shrubs) visible from street/sidewalk. _ 6. New or replacement wall signage. 7. New or replacement awnings for the entire building. 8. Fencing. INELIGIBLE WORK Grant cannot be used to correct outstanding code violations in an active code enforcement case. 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. Reroofing. MAXIMUM GRANT \$20,000 **REQUIRED MATCH** City (75%) – Applicant (25%)

North Magnolia CRA





Ocala

110 SE Watula Avenue Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-1445 Agenda Item #: 5e.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

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

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The West 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. Goal 3, Objective 6 of the West Ocala CRA Plan encourages directing CRA funds toward upgrading blighted housing and removing unsafe and unsanitary conditions.

In March 2024, the program framework was approved by the CRA Board and includes several categories for home improvements. The framework was further revised in April 2025, adding termite tenting to the list of work eligible for a grant. Please refer to the attached grant framework for a complete list of eligible work. Each property owner may submit one application per fiscal year. The maximum amount to be awarded is \$20,000, covering up to 75 percent of the project costs.

Below is a summary of the application.

Grant Application ID #: CRA25-0018 **Applicant:** Dennis Johnson

Address: 2405 NW Second Street

Parcel ID: 2260-207-002

Project Description: The applicant is requesting a grant to replace the roof on the

home. A summary of the work items and quotes received is

presented in the table below.

Low Quote: \$14,374

Recommended Grant

Not to exceed \$10,781 **Amount:**

FINDINGS AND CONCLUSIONS:

City staff processed the application following the established grant program guidelines. The key findings are outlined below:

- The home was built in 1958.
- The home is currently vacant but has previously served as a residential rental property.
- The homeowner/applicant resides in the adjacent home.
- Records show that the roof was last replaced in 2008. Over time, it has deteriorated due to aging and sustained damage from weather events.
- The existing shingle roof is proposed to be replaced with a metal roof.
- Replacing the roof will help preserve the home's structural integrity.
- The Grant Review Committee (GRC) visited the property on May 12, 2025, to review the proposed project.
- The West Ocala CRA Advisory Committee (Advisory Committee) met on May 15, 2025, and recommended grant approval.

The attached packet includes the application, cost estimates, and photographs of existing conditions. Staff recommends approval of the grant in the amount not to exceed \$10,781.

FISCAL IMPACT:

There is adequate funding for the grants being considered at this meeting. There is a balance of \$631,821 in the West Ocala CRA grants account (623-016-560-559-55-82010). 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 May 15, 2025

TO: West Ocala CRA Advisory Committee

FROM: Charlita Whitehead, Economic Development/Cultural Arts Project Coordinator

RE: West Ocala CRA Residential Property Improvement Grant

Address: 2405 NW 2nd St (Parcel: 2260-207-002)

Applicant: Dennis Johnson

Project Description: The applicant is requesting a grant to replace the roof on the home. A summary of the work items and quotes received are presented on the table below.

Findings and Conclusion:

- The home was built in 1958.
- The home is currently vacant but has previously served as a residential rental property.
- The homeowner/applicant resides in the adjacent home.
- The existing shingle roof is proposed to be replaced with a metal roof.
- Repairing the roof will help preserve the structural integrity of the home.

The application meets the requirements of the grant program and is eligible for consideration. The Grant Review Committee (GRC) visited the property on May 12, 2025, to review the proposed project. Please refer to the images attached for the existing condition.

Table 1- Application Summary

Application ID	Property Address & Parcel ID #	Scope of Work	High Bid	Low Bid	Grant Award Recommendation (75%)
CRA25-0018	2405 NW 2nd St (Parcel: 2260-207- 002)	Reroofing	\$20,460	\$14,374	\$10,781

Attached - Photographs of existing conditions, application form and cost estimates.

Excerpt from the West Ocala Community Redevelopment Plan Section IV. Current Regulatory Environment

"The Finding of Necessity ... demonstrates the West Ocala Community Redevelopment Area meets the statutory definition of blighted area which has led to economic distress or endangers life or property. It further identifies at least four of the additional factors in the West Ocala Community Redevelopment Area. Specifically,

- Approximately 77 percent of structures in the area have a below-average Quality of Structure, significantly higher than the 43.60 percent of such structures within the City as a whole that have such characteristics. Further, 16.98 percent of all City structures with Quality of Structure issues are located within the West Ocala CRA.
- Over 39 percent of all parcels located within the West Ocala CRA are vacant and/or undeveloped.
- 65.71 percent of the structures in the West Ocala CRA were built before 1979. There is a high correlation between the age of such structures and the Quality of Structure grade for the properties. Of the 758 structures built prior to 1959, 743 (or 98.02 percent) have a substandard Quality of Structure.
- Approximately one in three of all residential and commercial parcels in the West Ocala CRA
 have lot sizes below those required by the City's Code of Ordinances, and do not meet
 contemporary design standards.
- Since 2007, the assessed property values within the West Ocala CRA have declined almost 23 percent (compared to a net decline of only approximately 20 percent within the City as a whole.)
- There are 115 septic tanks in the West Ocala CRA.
- The deteriorated or deteriorating structures have resulted in economic distress, endanger life or property.

The foregoing discussion formed the basis of the acceptance of the Finding of Necessity for the establishment of the West Ocala Community Redevelopment Area in 2013."



CITY OF OCALA – WEST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION
Project Name: Johnson Family Home Project Address: Z405 N.W. Z 7 5+
Project Address: Z405 N.W. Z Z1 St
Parcel Number: 2260 - 207 - 002
APPLICANT INFORMATION
Applicant's Name: DONNIS R. Johnson
Name of person to receive all correspondence if different from applicant:
Agent's Name (if applicable):
Agent's Mailing Address:
City: OCAIA State: F/ Zip: 34475
Phone number: 352620 5557 Fax:
E-mailaddress: DJohnson 5557 Ogmail. Com
How long have you owned / lived at the current location?
PROJECT DESCRIPTION:
If necessary, attach additional sheets addressing the following:
Explain the purpose of and need for the proposed improvements.
Roof Replacement



Would the proposed improvements be made without the assistance of the grant
program? If not, please explain.
Yes
PROJECT COSTS & SCHEDULE
Estimated cost of project based on attached submitted low bid. 14373.
Required Attach itemized bid sheets.
How much funding assistance are you requesting?
Anticipated start date: May 2025 Anticipated completion date: May 2025



Applicant

1, Dennis R. JOhnson, owner	occupant of bu	ilding at	
terms and conditions of the Program and agree to the general the application process and guidelines of the Program. Signature: 9-15-2125	read and al conditions ar —	understand ad terms outlined	the d in
Property Information – For staff use only			
Is the property assessed Marion County property taxes? Are property taxes paid up to date?	Y/ N Y/ N		
Is the property in condemnation or receivership?	Y (N)		
Is there an active City code enforcement case on the proper	rty? Y /N		
Is the building on the National Register of Historic Places?	Y / 🚺		

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

2260-207-002

GOOGLE Street View

Property Information

JOHNSON DENNIS R JOHNSON CLYNELL T 2402 NW 3RD ST OCALA FL 34475-6223

Taxes / Assessments:
Map ID: 162
Millage: 1001 - OCALA

Situs: 2405 NW 2ND ST OCALA

M.S.T.U.

Acres: .32

PC: 01

2024 Certified Value

 Land Just Value
 \$16,660

 Buildings
 \$109,461

 Miscellaneous
 \$0

 Total Just Value
 \$126,121

 Total Assessed Value
 \$55,773

 Exemptions
 \$0

 Total Taxable
 \$55,773

 School Taxable
 \$126,121

Impact (\$70,348)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$16,660	\$109,461	\$0	\$126,121	\$55,773	\$0	\$55,773
2023	\$11,900	\$92,194	\$0	\$104,094	\$50,703	\$0	\$50,703
2022	\$9,520	\$84,827	\$0	\$94,347	\$46,094	\$0	\$46,094

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2408/1651	09/1997	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$25,000
<u>2032/1016</u>	05/1994	25 PER REP	0	U	I	\$100

Property Description

SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 054 WEST END OCALA BLK 207 LOTS 2.4.6 & E 1/2 OF LOT 8 Use **CUse Front Depth Zoning** Units Type Rate Loc Shp Phy Class Value Just Value 140.0 0100 100.0 140.00 FF R2 Neighborhood 4491 - W. END OCA / POINC 200-400 QG Mkt: 8 70 **Traverse** Building 1 of 1 RES01=L25D52R29U13L4U39.D29 FSP02=R8U20L8D20. FOP03=R4D10L4U10.D10R4D13L29 FOP04=L10U20R10D20.L10 FCP05=D4L13U24R13D20.D4L13U24 UST06=U8R13D8L13.R13 FST07=U5R10D5L10. RES01 FSP02 8 20 20 39 UST06 13 52 FST07 10 FO#00 13 FCP05 FOP04 13 10 10 20 20 20 24 13 10 13

Building Characteristics

Improvement Effective Age Condition

1F - SFR- 01 FAMILY RESID 7 - 30-34 YRS

1

Physical Deterioration 0% Obsolescence: Functional 0%

Year Built 1958

	400 - FAI						osolescence: Loca	
spected on	6/2/2021	by 218				Archite	ecture 0 - STAND. Base Peri	
peIDExterior Walls	•	Stories	Year Built	Finished Att	tic Bsmt Area	Bsmt Finish Ground	d Floor Area Tota	ıl Flr Are
S 0132 - CONC BLK-	-STUCO	1.00	1958	N	0 %	0 %	1,352	1,35
P 0201 - NO EXTERI	IOR	1.00	1958	N	0 %	0 %	160	16
P 0301 - NO EXTERI	IOR	1.00	1958	N	0 %	0 %	40	4
P 0401 - NO EXTERI	IOR	1.00	1958	N	0 %	0 %	200	20
P 0501 - NO EXTERI	IOR	1.00	1958	N	0 %	0 %	312	31
T 0632 - CONC BLK-	-STUCO	1.00	1958	N	0 %	0 %	104	10
T 0732 - CONC BLK-	-STUCO	1.00	1958	N	0 %	0 %	50	5
ction: 1								
oof Cover: 08 FBRGL. eat Meth 1: 06 CONV. eat Meth 2: 00			Wall Finish Heat Fuel 1			4 Fixture Baths: 0 3 Fixture Baths: 1	Dishwasher: N Garbage Dispos	
oundation: 7 BLK PERC: N	RIMETER		Heat Fuel 2 Fireplaces:			2 Fixture Baths: 0 Extra Fixtures: 2	Garbage Compa Intercom: N Vacuum: N	actor: N
oundation: 7 BLK PER	RIMETER		Fireplaces:	0	<u>mprovements</u>	Extra Fixtures: 2	Intercom: N	actor: N
oundation: 7 BLK PER	RIMETER		Fireplaces:	cellaneous In	mprovements Year In	Extra Fixtures: 2	Intercom: N	
oundation: 7 BLK PER C: N			Fireplaces:	cellaneous In	Year In	Extra Fixtures: 2	Intercom: N Vacuum: N	Widt
oundation: 7 BLK PER C: N			Fireplaces: Mis Type I	cellaneous In	Year In Notes Building	Extra Fixtures: 2	Intercom: N Vacuum: N	

Tax Roll Property Summary							
Accou	nt Numbe	r R2260-207-002		Туре	REAL ESTATE	Request Future E-Bill	
Address		2405 NW 2ND 3	ST OCALA	Status			
Sec/Tw	n/Rng	13 15 21		Subdivision	4491		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2009	CER	2010-00011176-00	REDEEMED	12/2011	1,584.41	<u>Certificate</u>	
<u>2010</u>	R	2010 R2260-207-002	CER SOLD	06/2011		<u>Tax Bill</u>	
<u>2010</u>	CER	2011-00010881-00	REDEEMED	12/2011	1,331.57	<u>Certificate</u>	
<u>2011</u>	R	2011 R2260-207-002	CER SOLD	06/2012		<u>Tax Bill</u>	
<u>2011</u>	CER	2012-00010985-00	REDEEMED	08/2013	1,159.41	<u>Certificate</u>	
<u>2012</u>	R	2012 R2260-207-002	CER SOLD	06/2013		<u>Tax Bill</u>	
<u>2012</u>	CER	2013-00010961-00	REDEEMED	08/2013	979.96	<u>Certificate</u>	
<u>2013</u>	R	2013 R2260-207-002	PAID	02/2014	779.57	<u>Tax Bill</u>	
<u>2014</u>	R	2014 R2260-207-002	PAID	03/2015	828.82	<u>Tax Bill</u>	
<u>2015</u>	R	2015 R2260-207-002	CER SOLD	06/2016		<u>Tax Bill</u>	
<u>2015</u>	CER	2016-00011251-00	REDEEMED	11/2016	800.56	<u>Certificate</u>	
<u>2016</u>	R	2016 R2260-207-002	PAID	03/2017	691.65	<u>Tax Bill</u>	
<u>2017</u>	R	2017 R2260-207-002	PAID	02/2018	687.11	<u>Tax Bill</u>	
<u>2018</u>	R	2018 R2260-207-002	PAID	01/2019	668.43	<u>Tax Bill</u>	
<u>2019</u>	R	2019 R2260-207-002	PAID	03/2020	674.25	<u>Tax Bill</u>	
<u>2020</u>	R	2020 R2260-207-002	PAID	04/2021	717.45	<u>Tax Bill</u>	
<u>2021</u>	R	2021 R2260-207-002	PAID	03/2022	1,071.05	<u>Tax Bill</u>	
<u>2022</u>	R	2022 R2260-207-002	PAID	04/2023	1,337.84	<u>Tax Bill</u>	
<u>2023</u>	R	2023 R2260-207-002	PAID	03/2024	1,545.60	<u>Tax Bill</u>	
2024	R	2024 R2260-207-002	PAID	12/2024	1,677.15	<u>Tax Bill</u>	

Property Description	Owner Information	
SEC 13 TWP 15 RGE 21 PLAT BOOK A	JOHNSON DENNIS R	
PAGE 054 WEST END OCALA BLK 207	JOHNSON CLYNELL T	
LOTS 2.4.6 & E 1/2 OF LOT 8	2402 NW 3RD ST	
	OCALA FL 34475-6223	
Current Values and Exemptions	Taxes and Fees Levied	
MARKET VALU 126,121	TAXES	1,415.82
COUNTY ASMT 55,773	SP. ASMT	313.20
COUNTY TXBL 55,773		
SCHOOL ASMT 126,121		

CURRENT ACCOUNT DETAILS

R2260-207-002

2024

Account Number

Tax Bill

	SCHOOL TXBI	126,121				
DEC 31 2024	JAN 31 2025	FEB 28 2025	MAR 31 2025	APR 30 2025	PAST DUE ON	
1,677.15	1,694.44	1,711.73	1,729.02	1,780.89	APR 1 2025	
Post Date	Receip	ot # Pmt Ty	pe Status	Disc	Interest	Total
12/31/2024 99	95 2024 0033180	0.0004 Full	Pmt Posted	\$51.87-	\$.00	\$1,677.15

Links of Interest

LINK TO PA GIS
LINK TO PROPERTY APPRAISER WEB

WARRANTY DEED

This instrument was prepared by and Return to: J. B. Walkup, Jr. 18 N.W. Third Avenue Ocala, FL 34475

THIS INDENTURE, made this 12th day of September, 1997

between Eugene Johnson

whose post office address 2091 Hwy. 100-A East, Lake City, FL 32055 of the County of , State of FLORIDA, grantor*,

and Dennis R. Johnson and wife, Clynell T. Johnson

whose post office address is 2402 N.W. 3rd Street, Ocala, FL 34475 of the County of MARION, State of FLORIDA, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in MARION County, Florida, to wit:

Lots 2, 4, 6 and the East 1/2 of Lot 8, in Block 207, West End Ocala, as per Plat Book "A" at page 54, of the Public Records of Marion County, Florida.

Subject to taxes for 1997.

Said lands do not constitute the homestead of grantor, nor any part thereof, grantors permanent place of residence being in Lake City, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sign: BWalkup J. Eugen Johnson

Print: J.B. WALKUP, JR. Eyeene JOHNSON

Sign: Margaretstoold.

Print: Margaretstoold.

STATE OF FLORIDA COUNTY OF MARION

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of <u>September</u>, 1997, EUGENE JOHNSON, who is/are personally known to me or produced as identification ______.

NOTARY PUBLIC:

Sign: Jawalbuf &

Stamp:

J. B. Walkup, Jr MY COMMISSION # CC561401 EXPIRES June 18, 2000 BONDED THRU TROY FAIN INSURANCE, INC.

COPY



Roofing Division - Retail 13624 S US Highway 441 Summerfield, Florida 34491

PBR Metal Roof

Claim Information Other

Claim Number: 228255 Donna Klein (386) 341-6823

Licensed/Insured: EC13013583/CCC1334966/CGC1534618/CCC1331563/CGC1534617

Phone: (352) 857-1469

Company Representative

Jonathan Norman Phone: (352) 844-1961

JonathanN@NextDimensionConstruction.com

Dennis Johnson 2405 Northwest 2nd Street Ocala, FL 34475 (352) 620-5557 Job: Dennis Johnson

Metal Roof Replacement Section

- Color:
- Drip Edge Color
- Accessory Color
- Skylight Size
- Reuse or Replace Skylight
- Solar Panels
- What Company will be doing the solar
- Pool Solar Y/N Keep or Trash
- Gutters Present Y/N
- Gutter Guards Present Y/N
- Gate Code
- Payment Method
- Additional Structures Y/N
-Satellite Dish Keepor Trash
- HOA Y/N
Special Notes for Production:
Only Tear off above garage where the tarp is.

- 26 Gauge PBR Panel
- Life Time Screws for weather tight seals and a durable screw head
- Withstand winds up to 150mph
- Tight Overlapping ribs locking anti-siphon channel provides extra leak protection
- Does not include tearing off existing roofing material. This proposal is to layover existing roof using purlins if purlins are chosen.
- Clean up and haul off all roofing debris from property
- Protect Landscaping
- Roll yard and driveway with magnetic nail bar to ensure removal of nails
- Detach and reset rain sensor if applicable. NDC not responsible for calibration upon resetting
- Includes Permit
- 15 year workmanship warranty

Galvalume

- 26 Gauge Ultra Rib Galvalume
- 26 Gauge Galvalume W-Valley
- 26 Gauge Galvalume Drip Edge 3x3
- 26 Galvalume Transition
- 26 Gauge Galvalume Gable
- 26 Gauge Galvalume Ridge Cap

Accessories

- 1.5 ZACS Galvalume
 - 2 Bags per square
- 2 ZACS Galvalume

Ultra Rib Closures (Outside)

Synthetic Underlayment

Flex O Vent

2 3/8" Sheathing Nails

Roof Sealant

Roof Boot

Permitting

1 X 4 X 12 Purlins

Lahor

Install New Metal Panels

Tear Off Existing Shingles

Tear off existing and dry in.

\$20,460.45

TOTAL \$20,460,45

Starting at \$337/month with Acorn · APPLY

Permitting

- Apply for any applicable permits.
- Apply for inspections per local building codes.

Guarantee

· Roofing - Workmanship warranty (Depending on Which Package was purchased) from completion date under normal weather conditions. Warranty is only valid if all funds owed have been paid in full. The Warranty length is spelled out in the Section Details of the contract.

Repair / Change Order

- Regarding any changes to the original price of the contract, please be aware that there may be extra charges for material and labor once we have completed the tear off (IF INCLUDED) and have evaluated the underlying wood. Any rotten wood or damaged material that needs to be replaced will be charged to you for an extra fee.
- During the course of your project we may run into unforeseen damages. We will go ahead with the necessary changes to comply with the building codes and requirements for the inspection approval from the corresponding building department. Be aware that you will be responsible for these change orders. Please see table below for change order pricing:

Second Layer of Shingles: \$50 Per Square Each additional layer of Felt: \$12 Per Square

Materials Size Pricing

Plywood ½" /OSB ½" | 4 x 8 | \$115.00 Per Sheet

T-11 Siding \$255 Per Sheet

L-Flashing is \$10 Per Linear Foot

Trusses | 2 x 4 | \$7.00 Per Linear Foot

Trusses | 2 x 6 | \$8.00 Per Linear Foot

Fascia | 1 x 2 | \$2.50 Per Linear Foot

Fascia | 1 x 6 | \$5.30 Per Linear Foot

Fascia | 1 x 8 | \$5.30 Per Linear Foot Decking | 1 x 6 | \$5.30 Per Linear Foot

Decking | 1 x 12 | \$9.00 Per Linear Foot

Cedar Lumber: Add \$2.50 Per Linear Foot to pricing above

- Two sheets of plywood/OSB are included (If needed) into this proposal. Anything else will be charged extra. Decking will be replaced in accordance with recommendations by both the National Roofing Contractors Association (NRCA) and the American Plywood Association (APA). New decking shall be APA rated for structural use. Deck fastening will meet or exceed local building code requirements.
- NDC is not responsible for priming, painting, or caulking of any of the above-cited items that are removed and replaced during your project. By signing this agreement, are agreeing to not withhold final payment for any reason.

Next Dimension Terms and Conditions

- 1. Agreement: This agreement is between Next Dimension Construction, INC., (NDC) and the homeowner "the Owner") and/or their agents. NDC agrees to do the work contained herein for the Owner. The work shall not include testimony in court for any reason.
- 2. Payment of Funds and Deposit: Owner agrees to pay NDC for the work in cash equivalents, unless otherwise agreed upon in writing. Owner agrees to pay NDC a non-refundable deposit of 10% immediately upon contract execution. No jobs will be scheduled or started without a deposit without management approval. All payments made pursuant to this Agreement shall only be made to NDC. If the final bill is not paid in full there will be no warranty of any kind. Any difference in final estimate price between insurer and contractor will be sought from insurer and will not change the deductible owed by Homeowner. All amounts paid for roofing related services by the carrier will be due and owed to NDC.
- 3. Late Payment / Service Charge / Credit Card: Any funds owed greater than 15 days beyond the completion date are subject to a service charge of two (2%) per month on the unpaid balance. Payment with a credit card will incur a convenience fee of 3.6%

- 4. Work Schedule: All details of job (shingle style & color, aluminum colors, etc.) must be finalized prior to being placed on our schedule. NDC agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. NDC shall commence work approximately within 21 days of delivery of materials, allowing time for reasonable delays of which NDC is not responsible. NDC is responsible for establishing, scheduling and sequencing the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond NDC's control. Permit-Removal of permit plaque prior to final inspection will result in \$100.00 fee Per Incident for re-inspection cost.
- 5. Materials: NDC shall provide necessary labor, materials, and sales tax on materials to complete the work as specified. NDC shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of NDC until fully paid by the owner. All surplus materials shall remain the property of NDC unless, at NDC's option, turned over to the owner upon the completion of the work. NDC is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this agreement. NDC may, in its own discretion, substitute materials to be used in the work. If determined by NDC during the performance of the work, that additional labor and materials are required beyond what is specified in this agreement in order to complete the work, the cost for additional labor and materials will be borne by Owner.
- 6. Changes in Contract: The owner hereby expressly authorizes any of his joint signatories, if there by any, or any of his agents, servants, employees, attorneys-in-fact, or personal representatives to execute and deliver to NDC. Any written additional change order (hereinafter the "Change Order") and any other documents necessary to consummate this Agreement, which shall be binding and conclusive on said Owner. Owner hereby acknowledges that any Change Orders, requested by Owner and approved by NDC pursuant to this section of this agreement, shall be paid as per the terms of NDC's Change Order policy. Any changes made to this Agreement as required by regulatory agencies will be at additional cost to the Owner, unless such changes and additions are cited in this Agreement. Furthermore, by signing below, Owner acknowledges that no change has been made to this Agreement by any salesperson or agent of NDC on behalf of Owner.
- 7. Owner Responsibilities: Owner warrants to NDC that he is the legal owner of the Property. Owner agrees to provide to NDC at no charge, electric power and water for construction purposes. Owner acknowledges that the removal of permanently attached materials often disturbs and vibrates the existing property. The debris generated from this work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not NDC negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns, small divots in the driveway from equipment such as roll-off trash containers and dump truck, damage to driveways, walkways, and sidewalks. As a precaution, the owner shall remove from walls or ceilings, items such as, but not limited to, chandeliers, paintings, and plates. Owner shall lock away or secure other items of value in or on the property. Owner shall make himself available during construction for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required.
- 8. Cancellation of Agreement: Should owner cancel this agreement for any reason prior to the Recission Date of this agreement (which shall be 3 calendar days after execution of the document0, NDC shall return to owner all payments made under this agreement within ten (10) days of receipt of the Notice of Cancellation of this agreement which is incorporated herein and made a part hereof. If the agreement is cancelled or breached by the owner thereafter without consent of NDC, the parties agree that NDC shall be entitled to payment of 20% of the contract price, plus a proportionate share of all work already performed by NDC if any. The parties agree to the 20% fee given the inherently difficulty in determining damages incurred by NDC is such a breach or cancellation were to happen. To cancel this agreement, mail or deliver a signed and dated copy of the Cancellation notice to NDC at its address noted on this agreement no later than midnight of the third business day from the date of this agreement. The parties agree that NDC shall have the right for 60 days following execution of this agreement to cancel this contract without cause. Should NDC decide to exercise its right to cancel the contract during this time period, NDC shall notify the homeowner in writing and shall refund the homeowner's deposit.
- 9. Default: Owner shall be in default of this Agreement at any time if he does not tender payments as listed in section 2 & 6 of this Agreement. Upon owners' default, NDC may immediately discontinue work and the entire balance shall be immediately due and payable. Waiver or indulgence of any default shall not operate as a waiver of any other default on future occasions.
- 10. Attorney's Fees: In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorney's fees incurred by NDC.
- 11. NDC Warranty: In order for any warranty to be effective against NDC or any other party, owner must (1) have paid all sums owed to NDC under this agreement and any applicable Change Orders: (2) must provide by immediate (or 10 days) written notice, by certified mail, to NDC upon discovering any defect or failure of the work performed and: (3) must not have allowed any third party to, in any way, alter or repair any of the work performed by NDC. NDC shall provide the owner with a warranty against defects in workmanship for the period specified in the Warranty Certificate that is attached here to as Exhibit "A". Any warranty issues pertaining to the material used shall be limited to the manufacturer's warranty only. NDC does not warrant the material or labor for items such as, but not limited to; caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items. NDC's warranty is only effective if gutters are properly cleaned and maintained at least twice a year. Normal maintenance and care of Work installed is the owner's responsibility. If damage occurs to the roof or interior of a house, which is a result of clogged gutters, then any warranty stated herein is void. NDC's warranties as stated in this section of this Agreement shall be null and void for any water ponding beyond forty-eight (48) hours, except as set forth in this Agreement.
- 12. NDC Not Liable: Owner acknowledges that at no time shall NDC's liability exceed the total amount charged for the work performed under this Agreement. NDC shall not be liable for any defects which are characteristic to the particular materials such as cracks, splits, and shrinkage or warping of wood or lumber etc. Due to the nature of the work, damages to the property sometimes occur. Therefore, NDC is not responsible for nail pops, cracks to walls or ceilings of coexisting structures. NDC assumes no liability for damages, including but not limited, to existing landscaping, trees or shrubs. NDC is not liable for damages to air conditioning lines, electrical, or water lines installed in the attic. It is not liable for common occurrence weather related problems or Acts of God. NDC is not liable for any new ponding of water or improper drainage due to incorrect sloping of existing roof structure problems that could cause sagging or unevenness in existing roof deck. NDC is not responsible in the event stucco or siding needs to be removed to replace damaged or deteriorating wall flashing. This is the owners' responsibility to fix, and the owner will bear the cost. Owner acknowledges that NDC is only responsible for damages to the property and the contents therein under NDC's liability insurance. NDC or its employees or servants are held or found to be negligent and, owner notified NDC within forty-eight (48) hours of the occurrence.
- 13. Insurance: Owner agrees to carry homeowner's insurance covering fire, theft, storm, and damage to the property, including, but not limited to, landscaping, trees, shrubs, driveways and walkways in sufficient amounts to cover the Work and Materials under construction by NDC and agrees to compensate NDC for losses sustained by these conditions. NDC shall, in amounts and within carriers subject to NDC sold discretion, provide workers' compensation, public liability and property damage for the Work, unless a general contractor, sub-contractor, or Owner, in whole or in part, supplies such insurance. NDC's maximum liability is limited to the coverage provided.
- 14. Outside Financing: If the work is funded by an outside lending agency, the Owner agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the Work. Upon notice of Substantial Completion of the Work, the Owner will execute a certificate of completion, if required.

- 15. Binding Contract: This Agreement, until approved by NDC Management, is subject to change or revocation by NDC, without notice. Upon approval by NDC, this agreement shall constitute a binding agreement between NDC and the Owner. In the event such approval is not granted within thirty (30) days of the date of this agreement, the deposit paid by the Owner will be refunded without interest and the agreement shall be deemed not approved and neither NDC nor the Owner shall be liable to each other for costs or damages. Notwithstanding anything contained herein to the contrary, NDC reserves the right to reject or cancel all or part of this agreement due to unacceptable payment performance or credit rating of the owner. Any change approved by NDC, shall be communicated to the owner and be subject to acceptance within ten (10) days. If such change is not accepted in writing by the owner within such time, the deposit shall be refunded without interest to the owner in full termination of this agreement.
- 16. Service Calls: Service calls requested by the owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by NDC to be a non-warranted item, the owner will be charged for the service call or work performed at NDC's established rates.
- 17. Entire Agreement: This agreement constitutes the entire agreement between the parties. NDC is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent NDC. Unless such statements, representations, or promises are set forth in this agreement. Any modifications of this agreement must be in writing and signed by both parties.
- 18. Severability: If any provisions, paragraphs, or sub-paragraphs of this agreement are adjudged by any court to be void or unenforceable in whole or in part, this adjudication shall not affect the validity of the remainder of this agreement. Each provision of this agreement is severable from every other provision and constitutes a separate and distinct covenant.
- 19. No Waiver: NDC may accept late payments or partial payment checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this agreement.
- 20. Governing Law: This agreement is made and entered into the State of Florida and the laws of Florida shall govern its validity and interpretation.
- 21. Gender: Wherever in this agreement reference is made to the masculine gender, it shall be construed to include the feminine gender and vice versa unless the context clearly indicates otherwise.
- 22. Copy of Contract: By signing below and/or the above acceptance agreement, the owner acknowledges receipt of a copy of this agreement which has been signed by NDC.
- 713.015 Mandatory provisions for direct contracts.— (1) Any direct contract greater than \$2,500 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units, must contain the following notice provision printed in no less than 12-point, capitalized, boldfaced type on the front page of the contract or on a separate page, signed by the owner and dated: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
- (2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.
- (b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.
- (c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

Standard Features

- 1. NDC to furnish labor and materials.
- 2. All work to conform to today's local building codes.
- 3. General clean up and haul off all work-related debris from property. Clean gutters of roofing debris.
- 4. Roll yard with magnetic nail bar to remove metal debris.
- 5. NDC will maintain both liability and workman's compensation insurance as required by law.

Exclusions

- 1. Any work not listed in the scope of work
- 2. Previous faulty construction

Clarifications

- 1. Change order is not included.
- 2. Price is valid for 30 days from the date of the proposal.
- 3. Payment is due in full upon completion of the work.
- 4. NDC reserves the right to make changes to the scope of work at their discretion when conditions in the field require different accommodations.

Payment Terms

10% due at contract signing and the balance upon completion.

Special Order Materials require 50% deposit at time of scheduling the job. (Metal Roofs, Windows, Trusses, etc.)

Insurance Jobs, ACV payment required before ordering materials.

Company Authorized Signature	Date	
Customer Signature	Date	
Customer Signature		

TJ OF MIAMI INC

CCC 1329102 20589 SW ORIOLE DR

TJ OF MIAMI INC Agent name Chris Samuel

Dunnellon, FL, 34431 Phone: 786-499-9971 Date 4-9-2025 E-Mail: riofmismfine to email com-Owners name: Dennis Johnson ROOFTYPE 26ga, DBR Roofing Panels (metal) SCOPE OF WORK Material Material Cost -Labor Cost — Additional Work Roof Type Flat modified Roof (259) Excluded_ Included Plywood Repair included in price (4pcs Notes: Facial or soffit is not part of the roof work and is an additional cost. Remove and replace unforeseen rotten sheathing (4X8) cost to owner (1/4" \$ __, 1/2" \$ __, 5/8" __3/4" __ 2x4 \$ __ 2x6 \$ __ 2x8 \$ __ 2x10 \$ __ 2x12 \$ __ 2x16 \$ __ Company Guarantee The company will guarantee it materials and workmanship for 2 years. The guarantee does not cover any hurricane or storm damage. Manufacturers shingles & metal (20-25 year life span) Date Accept Owner name Print _____ _Signature _

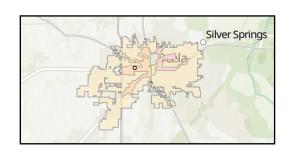
AERIAL MAP

Address: 2405 NW 2nd St **Parcel:** 2260-207-002

Case Number: CRA25-0018

Property Size: .32 Acres
CRA Location West Ocala

Proposal: A Request for CRA fund use.





0

125

250

500 Feet



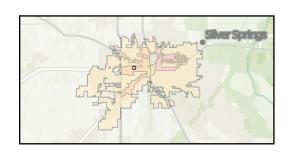
CASE MAP

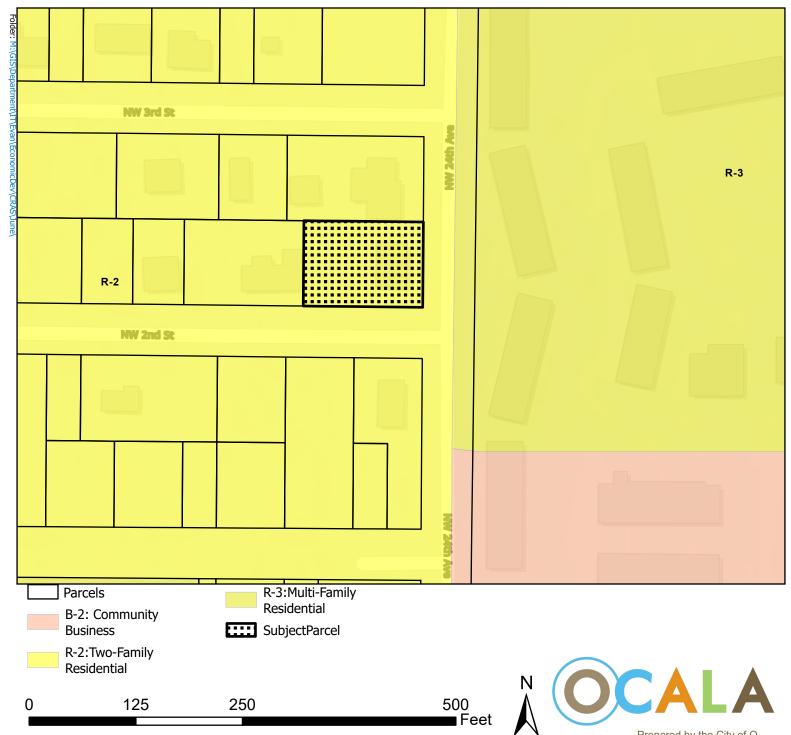
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2405 NW 2nd St. Before Photos



2405 NW 2nd St. Before Photos



2405 NW 2nd St. Before Photos



OCALA CRA – WEST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT

April 2025

Purpose

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

Plan Consistency

West Ocala Vision

Promote redevelopment of West Ocala's housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.

West Ocala CRA Plan

Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.

Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.

Eligible Areas	Neighborhoods within the West Ocala CRA as shown on attached map.		
Eligible Properties	Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.		
Ineligible Properties Eligible Applicant	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. Property owner or tenants with authorization from property owner.		
Eligible Work	Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures 4. New landscaping area visible from the street/sidewalk 5. Fencing 6. Reroofing 7. Weatherization 8. New construction 9. Termite tenting		
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

110 SE Watula Avenue Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-1432 Agenda Item #: 5f.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

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

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The Community Redevelopment Agency (CRA) Board and City Council adopted CRA Resolution 2017-35 on April 18, 2017, to establish the Downtown Ocala Redevelopment Advisory Committee, appointing seven members to serve on the committee. Advisory Committee members are required to be property owners and representatives of downtown Ocala organizations. They serve four-year terms and may be reappointed for additional terms.

There are two vacancies on the Downtown Ocala CRA Advisory Committee.

FINDINGS AND CONCLUSIONS:

Bradford Harper has over 30 years of experience in the food service industry and owns multiple restaurant franchises in Ocala and surrounding areas, including locations in Downtown Ocala. Mr. Harper's understanding of the city's economic landscape, along with his experience, positions him to make meaningful contributions to the committee's mission. Mr. Bradford's application and biography are attached.

This request is also presented in the consent section of the June 17, 2025, Ocala City Council meeting agenda.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

Profile			
Bradford	Harper		
Prefix First Name	Last Name		
bharper@swampdawgllc.com Email Address		_	
3353 SW 4th Ave		Suite or Apt	
Ocala		FL	34471
City		State	Postal Code
Business Name and Address			
Swamp Dawg Restaurant Manage Street; Mooyah- 40 SW Fort King 9		ushroom- 2 Wes	st Fort King
Owner and Operator- Food Service			
	Home: (352) 251-0629 Alternate Phone	_	
Are you a resident of Marior	n County?		
⊙ Yes ○ No			
If you are a resident, state I	ength of time in years:		
30+			
Do you own property within	the City Limits?		
⊙ Yes ○ No			
Do you reside within the City	y Limits?		
○ Yes ⊙ No			
Do you own a business with	in the City Limits?		
⊙ Yes ⊃ No			
Do you hold a public office?			
○ Yes ⊙ No			

Submit Date: May 27, 2025

Are you a registered City voter?

○ Yes ⊙ No

Are you employed by the City?

○ Yes ○ No

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

o Yes o No

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

Which Boards would you like to apply for?

Downtown Redevelopment Advisory Committee: For Review

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

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

o Yes ⊙ No

Interests & Experiences

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

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

With over 30 years of experience as a business owner and operator in Ocala's food service industry, I have developed a deep understanding of the city's economic cycles, demographic shifts, and evolving consumer trends. My long-standing presence in downtown Ocala—through the operation of diverse restaurant concepts—has allowed me to witness and contribute to the growth of our community firsthand. I bring a unique perspective that blends historical context with modern insight, rooted in daily, hands-on engagement with both residents and visitors. Over the years, I've built strong relationships with local business owners, civic leaders, and community members, and I'm passionate about using those connections to foster thoughtful dialogue and proactive solutions that support sustainable development. I believe Ocala's downtown holds immense potential, and I am committed to playing an active role in shaping its future with a focus on inclusivity, economic vitality, and preserving the character that makes our city special.

Brief Resume of Education and Experience:

Owner and Operator of a multi-faceted multi-brand restaurant management company overseeing 14 locations within the Ocala and surrounding areas. 30+ Years experience as a Business Developer, Chief Executive Operator, and Entrepreneur within the Hospitality Industry

Upload a Resume

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

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

SWAMP DAWG RESTAURANT MGMT GROUP LLC

3353 SW 4th Ave Ocala, FL 34474

Brad Harper is an accomplished, multi-entity franchise operator, with seven successfully operating Zaxby's restaurants in Central Florida. A Franchisee of 20 years, Mr. Harper opened his first franchise in 2001 in Ocala, FL which was Zaxby's 124th location. Mr. Harper is under contract to open additional Zaxby's locations in Pasco and Hernando Counties. Currently, construction is underway for another Zaxby's in Pasco county. Mr. Harper is surveying future properties that would facilitate Zaxby's restaurants and other restaurant concepts to be built within the same locale.

Mr. Harper graduated high school in 1985 from Athens Christian School in Athens, GA. He served in the US Air Force from 1986-1990 where he earned multiple military awards. During this time, he received two early promotions. The first was from Airman 1st Class to Sr. Airman and the second was Sr. Airman to Sgt.

Mr. Harper worked for McLane Foods from 1994-2000, driving an 18-wheeler and providing customer service for Taco Bell and convenience stores. During this time, Mr. Harper discovered his passion for restaurants and people and he began exploring his options to become a Franchisee.

In 1999, Mr. Harper left McLane Foods to begin working in Athens, GA within the operations division of Zaxby's with the goal of learning about their new franchise concept. At the time, there were approximately 50 Zaxby's restaurants. In 2000, Zaxby's offered Mr. Harper the opportunity to run his own franchise operation and in 2001 Mr. Harper opened the first Zaxby's in Ocala, FL location # 124. Mr. Harper was an early adopter of the concept and Zaxby's, as a brand, broke the 900-store barrier in 2018.

In 2015, Swamp Dawg Restaurant Management Group LLC was created to support the growth and expansion of Harper's involvement in the fast-casual and full-service industry which opened up the doors for additional concepts and brands to join the SDRMG LLC umbrella. In August of 2018, Brad welcomed new business partners and co-owners James and Sandi Clardy to form Harrdy LLC. SDRMG LLC continues to add multiple franchises under its umbrella including Zaxby's, Shuckin' Shack Oyster Bar, Mellow Mushroom, Eggs Up Grill and Mooyah with others to follow.

Mr. Harper's brand within the restaurant industry precedes him. He is a thought leader who enjoys helping others succeed by sharing his knowledge, building partnerships and collaborating to build and operate multiple restaurants successfully. Mr. Harper is a pillar of the community and has been recognized for his unwavering commitment in giving back to our local schools. Mr. Harper plans to open more restaurants for the six brands that he has partnered with and is committed to furthering his legacy of taking care of people.

Please email Mr. Harper at bharper@swampdawgllc.com for additional information or questions.

RESOLUTION 2017-35

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

WHEREAS:

- A. Pursuant to Resolution Nos. 88-37, 99-121, 2013-41 and 2013-42, City Council found that one or more slum or blighted areas existed within the City and that the rehabilitation, conservation or redevelopment, or combination thereof, of such areas were necessary in the interest of public health, safety, morals or welfare of the residents of the City;
- B. Pursuant to Resolution Nos. 88-48 and 99-01, City Council created the Community Redevelopment Agency ("Agency"), and designated City Council as the Agency pursuant to Section 163.357, Florida Statutes;
- C. Pursuant to Resolution Nos. 88-52, 2000-07 and 2016-10 and 2016-32, City Council adopted a Community Redevelopment Plan and amendments that included changes to the Community Redevelopment Area boundaries designating a part of the Redevelopment Area as the "Downtown Redevelopment Area," "North Magnolia Redevelopment Area," "West Ocala Redevelopment Area," and "East Ocala Redevelopment Area,"; and
- D. Pursuant to Resolution Nos. 2017-09 and 2017-19 and 2017-23, City Council adopted advisory committees for the North Magnolia Redevelopment Subarea, West Ocala Redevelopment Subarea and East Ocala Redevelopment Subarea
 - NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA:
- 1. That the Downtown Ocala Redevelopment Advisory Committee is hereby appointed as an advisory board to the CRA Agency and City Council for the area defined as the Downtown Ocala Redevelopment Subarea. The committee shall advise the CRA Agency and City Council on redevelopment efforts of the established subarea pursuant to Chapter 163, Part III, Florida Statutes.
- 2. The Downtown Ocala Redevelopment Advisory Committee shall consist of seven members appointed by the CRA Agency and City Council from property owners and organizations representing Downtown Ocala. The committee shall meet at least two times a year and adopt bylaws governing voting, officers and procedures.
- 3. Downtown Ocala Redevelopment Advisory Committee members shall serve four year terms and may be reappointed. Any vacancy occurring during any terms shall be filled by the CRA Agency and City Council for the duration of the unexpired term. The initial terms shall be as follows; three members to serve until March 1, 2021; two members to serve until March 1, 2020; one member to serve until March 1, 2019; and one member to serve until March 1, 2018.

The initial members shall be as follows:

<u>Name</u>	Term
Bryce Peek	March 1, 2021
Ted Schatt	March 1, 2021
Tom McDonald	March 1, 2021
Dr. Rhella Murdaugh	March 1, 2020
Jimmy Walton	March 1, 2020
Jaye Baillie	March 1, 2019
Summer Gill	March 1, 2018

4. Effective Date: This Resolution shall take effect immediately upon its adoption.

This resolution adopted this \(\) day of \(\) \(\) \(\) , 2017

CITY OF OCALA

Brent R. Malever

President, Ocala City Council

ATTEST:

Angel B. Jacobs

Approved as to form and legality:

Patrick G. Gilligan City Attorney