



Ocala Community Redevelopment Area Agency

Board Agenda - Final

Tuesday, October 21, 2025

Meeting Information

Location

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

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

Time

3:30 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

5. Agenda Items

- 5a. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1127 NE Second Street, in an amount not to exceed \\$7,263](#)

Presentation By: Roberto Ellis

- 5b. [East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1525 NE Eighth Avenue, in an amount not to exceed \\$13,590](#)

Presentation By: Roberto Ellis

- 5c. [East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \\$50,000](#)

Presentation By: Roberto Ellis

- 5d. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for the property located at 1122 NE Ninth Street, in an amount not to exceed \\$15,229](#)

Presentation By: Roberto Ellis

- 5e. [East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 2430 NE Second Street, in an amount not to exceed \\$27,777](#)

Presentation By: Roberto Ellis

- 5f. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 207 NE 11th Avenue, in an amount not to exceed \\$8,175](#)

Presentation By: Roberto Ellis

- 5g. [East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1121 NE Second Street, in an amount not to exceed \\$6,868](#)

Presentation By: Roberto Ellis

6. Public Comments

7. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2094

Agenda Item #: 5a.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1127 NE Second Street, in an amount not to exceed \$7,263

BACKGROUND:

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

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

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

Grant ID: CRA25-0032

Applicants: Patrick Hadley and Angela Hadley

Address: 1127 NE Second Street

Parcel ID: 2834-002-108

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

Low Quote: \$14,526

High Quote: \$17,496

Recommended Grant Amount: \$7,263

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner is limited to submitting one application per fiscal year. Mr. and Mrs. Hadley are first-time applicants.
- This 1,546 square foot home is the applicant's primary residence. The scope of work includes removing the existing roof, installing a metal roof, and making roof repairs to the soffit, fascia, and gutters.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala

CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.

- The Grant Review Committee (GRC) visit took place on August 18, 2025. The committee noted that the property was also in need of other improvements, such as window replacement and repainting. The applicant indicated that it would be cost-prohibitive to fund the improvements without the grant's support.
- During the Staff's review of the grant, it was discovered that there was an active code enforcement case due to overgrowth. The violation has since been addressed, and the case has been closed with no further action.
- Per the updated program guidelines, roofing improvements are funded at 50 percent of the quoted project costs. Other work items are funded at 75 percent; however, this is the only improvement being proposed at this time.
- The East Ocala CRA Advisory Committee reviewed the application on August 27, 2025, and recommended approval of the grant.

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

FISCAL IMPACT:

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

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny



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

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

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

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

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

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

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

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

HOW TO GET STARTED

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

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

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

There are three ways to submit an application;

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

APPLICATION DEADLINES - 2024

February 2, 2024

March 29, 2024

May 31, 2024

August 2, 2024

September 27, 2024

November 29, 2024

Email questions to cra@ocalafl.gov

II. **Eligibility and General Requirements**

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

III. Application Materials

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

IV. Application Submittal and Review Process

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

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

V. Application Evaluation

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

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

VI. Reimbursement

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

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



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

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

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

APPLICANT INFORMATION

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

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

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

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

PROJECT COSTS & SCHEDULE

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

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 50%

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

GENERAL CONDITIONS

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

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

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

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

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

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



Applicant

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

Signature: Patrick Hadley

Date: 07-27-2025

Property Information – For staff use only

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

Are property taxes paid up to date? Y / N

Is the property in condemnation or receivership? Y / N

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

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



OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT <i>Revised March 2024</i>	
Purpose	To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.
Plan Consistency	Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	Only work begun <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%). <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.</i>

0188

TJ OF MIAMI INC

CCC 1329102 20589 SW ORIOLE DR

Dunnellon, FL, 34431

Phone: 786-499-9971

E-Mail: tjofmiamiinc@gmail.com

Date 7-27-2025

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

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

SCOPE OF WORK

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

Material

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

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

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

Included _____

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

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

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

Company Guarantee

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

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

Accept Owner name Print _____ Signature Chris Samuel Date 7-27-2025 **16**

**Florida Construction &
Metal Roofing, INC**

ESTIMATE

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

Paul Dickey & Melissa Tallman

ESTIMATE#13280
DATE: 06/30/2025

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

TO Mr. Hadley
1127 NE 2nd ST
Ocala FL
pathad3000@gmail.com

Building License: CBC1256519
Roofing License: CCC1330004

SALESPERSON	JOB		
Melissa	Galvalume roof-over		

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



TRUE GUTTERS LLC
(352)208-1837

truegutters08@gmail.com
www.truegutters.net

Date
Prepared:
Prepared
by:

7-23-25

Jose

PROPOSAL

Name:

Pat Hadney

Total

Feet:

Address:

1127 NE 2nd St

Ocala FL 34470

Total

Downspouts:

6

Contact No:

Email:

Color:

White

specifications and estimates:

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

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

\$4,496.00

Dollars, with payments made as follows:

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

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

ACCEPTANCE

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

Authorized Signatories

Date

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2834-002-108

[GOOGLE Street View](#)

Prime Key: 1239699

[MAP IT+](#)

Current as of 8/7/2025

Property Information

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

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

M.S.T.U.

PC: 01

Acres: .29

Situs: 1127 NE 2ND ST OCALA

2024 Certified Value

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

History of Assessed Values

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

Property Transfer History

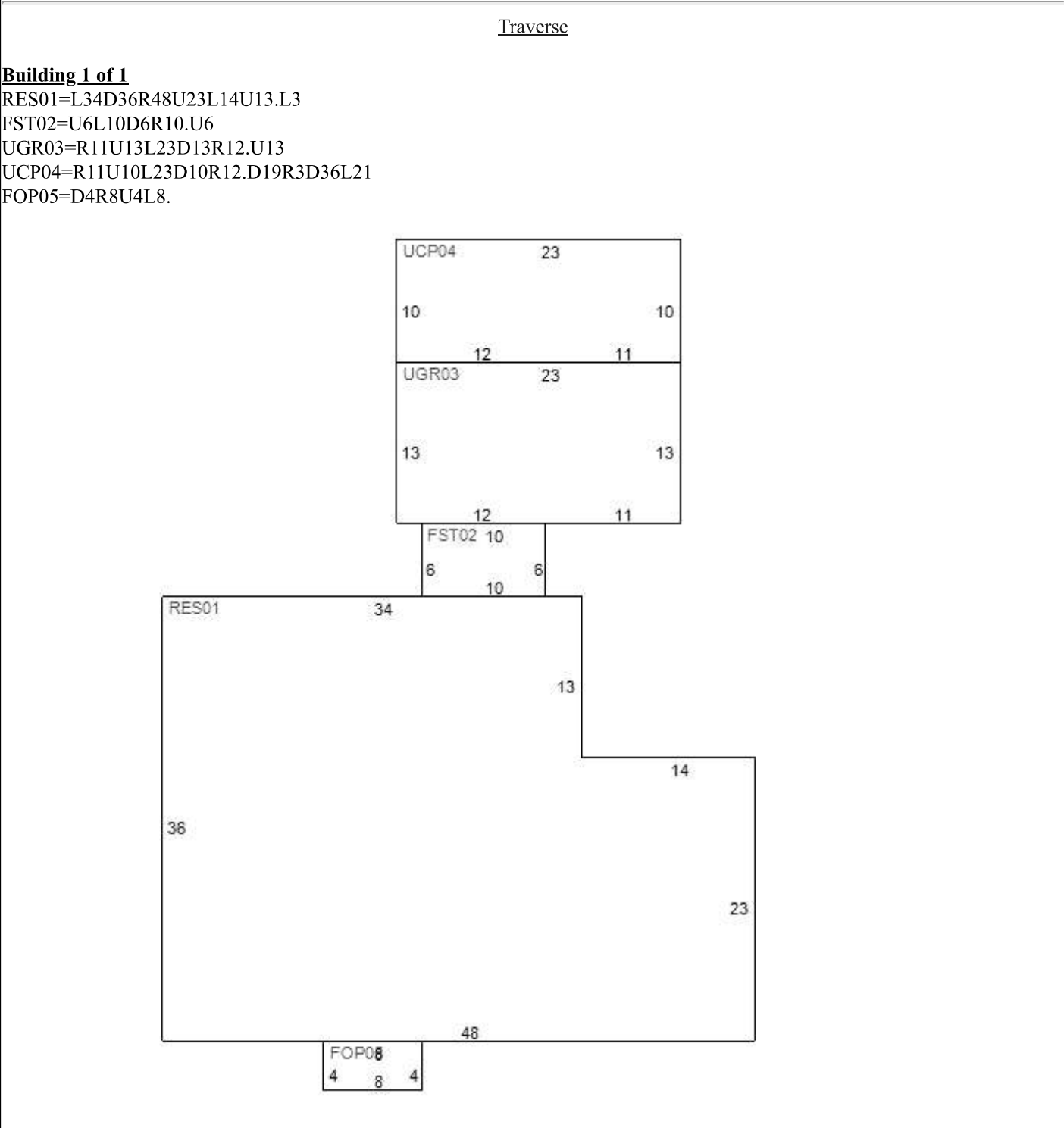
Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6347/0213	02/2016	07 WARRANTY	8 ALLOCATED	Q	I	\$100,000
5840/1920	04/2013	07 WARRANTY	7 PORTIONUND INT	U	I	\$22,500
5267/1309	10/2009	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$134,900
4992/0699	09/2007	74 PROBATE	0	U	I	\$100
1520/1277	08/1988	71 DTH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

Property Description

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

ALLEY LYING N OF & ADJ
TO ABOVE DESCRIBED PROPERTY

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



Building Characteristics

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

Tax Roll Property Summary

Help

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

CURRENT ACCOUNT DETAILS

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

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

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

Site Conditions

1127 NE 2nd Street







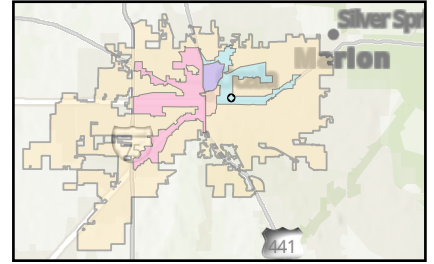




AERIAL MAP

Parcel: 2834-002-108
Case Number: CRA25-0032

Property Size: Approximately .29 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



CASE MAP

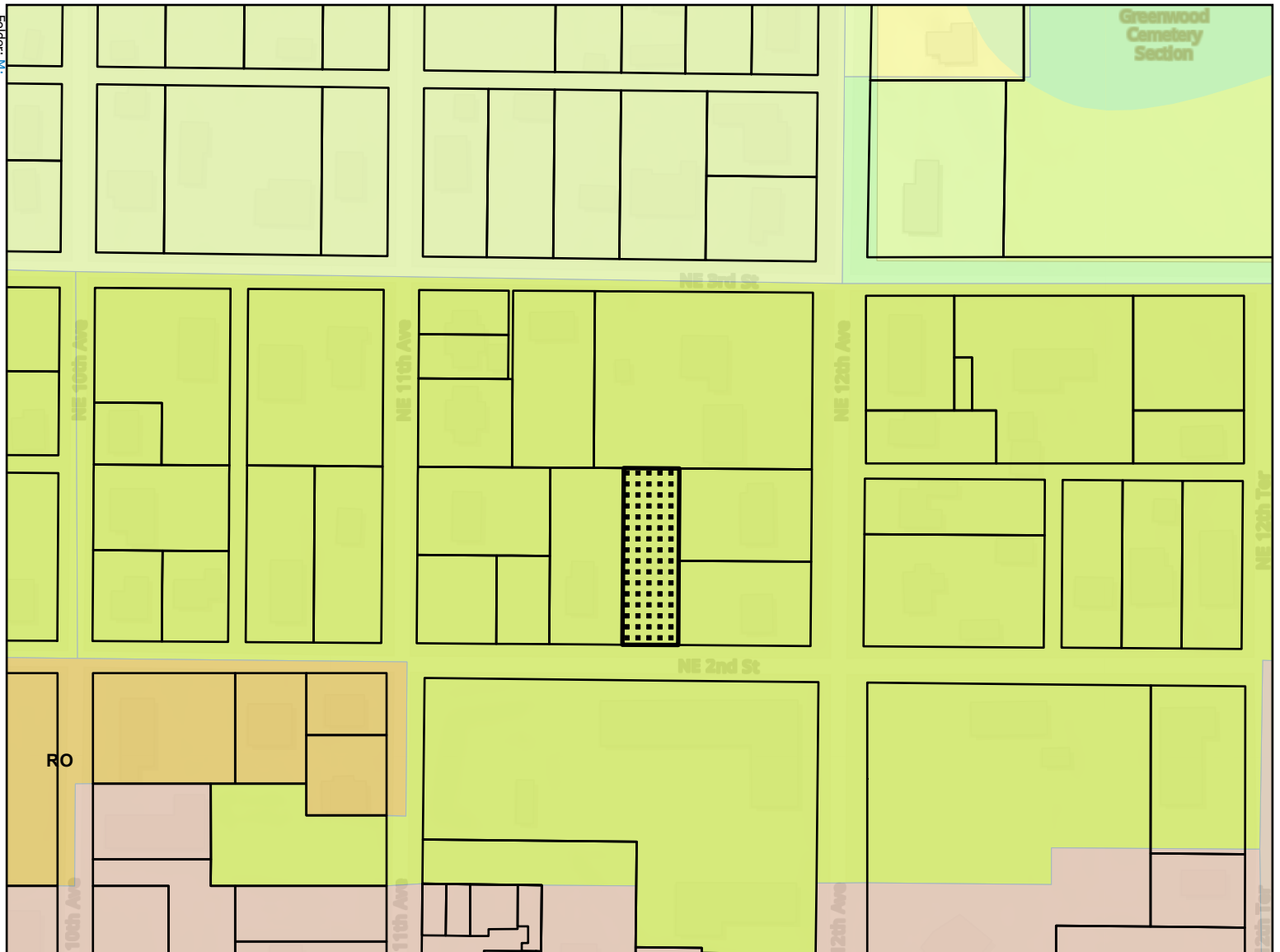
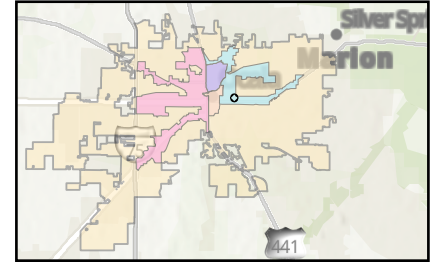
Parcel: 2834-002-108

Case Number: CRA25-0032

Property Size: Approximately .29 acres

CRA Location: East Ocala

Proposal: A Request for CRA fund use.



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

0 200 400 800 Feet



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

April 2025

Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner or tenant with authorization from the property owner.
Eligible work	Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	\$20,000 (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2146

Agenda Item #: 5b.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 1525 NE Eighth Avenue, in an amount not to exceed \$13,590

BACKGROUND:

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

Below is a summary of the application. Please refer to the attached documents for the complete application packet.

Grant ID: CRA25-0035

Applicant: NSC 8th Ave, LLC

Address: 1525 NE Eighth Avenue

Parcel ID: 2600-028-000

Project Description: Installation of a mural on the building façade fronting Eighth Avenue.

Quote: \$22,650

FINDINGS AND CONCLUSIONS:

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

- The property is located within the boundaries of the East Ocala Community Redevelopment Area.
- The building, constructed in 1974, is used for storage units with several active business tenants.
- This is the first mural application to be considered under the new CRA mural program.
- The Ocala Municipal Arts Commission (OMAC) reviewed the application on August 6, 2025, and recommended approval, using their expertise in public art to evaluate the project.
- The selected artist, Justin Alsedek, is already included on the City's Public Artist Roster.
- Normally, two comparable bids are required for each work item; however, since this is an art project

unique to the artist, multiple bids were not required. A project budget and Public Art Project Detail Sheet are included with the application.

- The proposed mural at 1521 NE Eighth Avenue aligns with CRA goals by advancing beautification, placemaking, and economic revitalization. With imagery of local wildlife, native flora, and symbols of growth and community, the mural is intended to celebrate East Ocala's cultural and environmental identity.
- Located on a small business center along a visible corridor, the mural will transform a plain façade into a point of interest that encourages foot traffic, supports existing businesses, and enhances the visual appeal of the neighborhood.
- By promoting public art and improving the aesthetic character of the built environment, the project directly supports the CRA's mission to foster community engagement, attract investment, and stimulate economic activity.
- The East Ocala CRA Advisory Committee recommended approval of this grant on August 27, 2025.

Staff recommend approval, in an amount not to exceed \$13,590.

FISCAL IMPACT:

Adequate funding is available for the grants under consideration at this meeting. Payment will be made in the fiscal year in which the project is completed, using funds from the East Ocala CRA grants account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

7/28/25

Mus 7 25/1

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: NSC 8th Ave, LLC
Project Address: 1525 NE 8th Ave Ocala FL 34470
Parcel Number: 2600-028-000

APPLICANT INFORMATION

Applicant's Name: NSC 8th Ave, LLC
Name of person to receive all correspondence if different from applicant:
Veronica Bass
Applicant's Business Name (if applicable): Neighborhood Storage
Type of business: self storage / workspace
Applicant's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470
Phone number: 352-414-1645 Fax: _____
E-mail address: Storage1@NeighborhoodStorage.com
Applicant is the ☒ Property Owner ☐ Business Owner/Tenant
How long has the business been at the current location? 2008
If renter, when does your current lease expire? _____

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: NSC 8th Ave, LLC
Property Owner's Business Name (if applicable): Neighborhood Storage
Property Owner's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470
Phone number: 352-414-1645 Fax: _____
E-mail address: Storage 1 @ Neighborhood Storage .com

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Multitude of businesses
and neighborhood storage

Explain the purpose of and need for the proposed improvements. _____
see attached

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. no

Number and types of jobs being created. n/a

What will be the business hours of operation? 9-5

For projects with residential component - number and types of units being created. n/a

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$22,660

Required -- Attach itemized bid sheets. ☒

How much funding assistance are you requesting? \$13,500

Anticipated start date: Oct

Anticipated completion date: January

SCOPE OF WORK CHECKLIST

(Check all that apply)

East Ocala CRA

- ☐ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☐ Exterior painting – colors must be approved by Committee
- ☐ Awnings
- ☐ Windows, doors
- ☐ Parking lot pavement sealing & striping
- ☐ Exterior security & safety lighting

☒ mural

Applicant

I, NSC 8th Ave., LLC, business owner/tenant of the building at
1521 NE 8th Avenue, have read and understand the terms and
conditions of the Program and agree to the general conditions and terms outlined in the application
process and guidelines of the Program.

Signature [Signature] Date 7/24/25

Owner Approval for Tenant Applicant

I, NSC 8th Ave., LLC, owner of the building at
1521 NE 8th Ave., LLC, have read and understand the terms and
conditions of the Program and agree to the general conditions and terms outlined in the application
process and guidelines of the Program. I give my consent to the applicant to move forward with
improvements on the building as outlined in the Scope of Work section of this
application.

Signature [Signature] Date 7/24/25

Property Information – For staff use only

Is the property assessed Marion County property taxes?	Y / N
Are property taxes paid up to date?	Y / N
Is the property in condemnation or receivership?	Y / N
Is there an active City code enforcement case on the property?	Y / N
Is the building on the National Register of Historic Places	Y / N

Purpose of Proposed Mural

The proposed mural at 1521 NE 8th Avenue aligns closely with the goals of the East Ocala CRA by advancing beautification, place-making, and economic revitalization efforts in the district. Featuring vivid imagery of local wildlife, native flora, and symbolic elements of growth and community, the mural is designed to celebrate East Ocala's cultural and environmental identity. Positioned on a small business center along a visible corridor, the mural will transform a plain façade into a point of pride that encourages foot traffic, supports existing businesses, and enhances the visual appeal of the neighborhood. By promoting public art and improving the aesthetic character of the built environment, this project supports the CRA's broader mission to foster community engagement, attract investment, and stimulate economic activity in East Ocala.

7/25/25

PROJECT EXPENSE BREAKDOWN

Description

Labor	\$17,000.00
Lift Rental	— \$3,150.00 —
Paint, Varnish, Brushes, Misc supplies	\$2,000.00
Design Fee	\$500.00
Total	\$22,650.00

updated
Page
Because of Lift Rental







AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

NSC 8TH AVE., LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

Statement of Account

Last statement: May 31, 2025
This statement: June 30, 2025
Total days in statement period: 30

XXXXXX0960 Page 1
Customer Number: 3881426

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

3

Summary of Account Balance

Account	Number	Ending Balance
Business Essential Checking	XXXXXX0960	\$16,498.42

Business Essential Checking

Account number
XXXXXX0960

3 Enclosures

Beginning balance	\$10,537.91		
Low balance	\$10,651.37		
Average balance	\$13,225.12		
Total additions	\$13,882.03	Total subtractions	\$-7,921.52

Date	Description	Additions	Subtractions
06-02	#Preauthorized Credit MERCH PROC MERCH DEP 250602 55680171 1075456 NEIGHBORHOOD STORA	280.37	
06-02	#Preauthorized Wd MERCH PROC MTHLY FEES 250602 5568017 11075456 NEIGHBORHOOD STORA		-166.91
06-03	#Preauthorized Credit MERCH PROC MERCH DEP 250603 55680171 1075456 NEIGHBORHOOD STORA	412.34	
06-04	#Preauthorized Credit MERCH PROC MERCH DEP 250604 55680171 1075456 NEIGHBORHOOD STORA	654.11	
06-04	Deposit	24.00	





Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Applicant Name: NSC 8th Ave., LLC Form Completed: 1/20/2025

Applicant Address: 1525 NE 8th Avenue Ocala, FL 34470

Applicant email: storage1@neighborhoodstorage.com Applicant phone: 352-414-1645

Purpose of Proposed Public Art: Continue the positive impact of public art along the 8th Ave Corridor.

Dimensions of surface/area: 100' x 10' Surface type: Corrugated Metal

Artist(s): Justin Alsedek Date(s) of work/installation: TBD

Location of Public Art (including address/site photos): 1521-1543 NE 8th Ave.
Ocala, Florida 34470

Choose: ☐ Indoor ☒ Outdoor

Start Date/Time: TBD End Date/Time: TBD

Working Hours: 8-10 hr. days

Insurance: ☒ Waiver approved Property Owner

☒ Artist COI Attached *Artist will provide COI prior to start of work*

Additional Info

Is artist represented by an agent? ☐ Yes ☒ No

Name: _____ Title: _____

Individual Artist/Collaborative - Provide Details: _____

Has the artist(s) completed projects of this caliber:

☒ Yes ☐ No

Have they worked in this same medium:

☒ Yes ☐ No

Do they have experience applying clear-coating:

☒ Yes ☐ No ☐ NA

Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Provide Product Experience: I have used Golden MSA Varnish for all my outdoor murals.

Its a very High quality product that has UV protection as well as weather protection.

As a part of the project the artist(s) will be applying the clear-coating: ☒ Yes ☐ No

If no, who will be or why is it not needed? _____

As a part of project completion, the artist(s) will secure and provide all product warranties to the Owner? ☒ Yes ☐ No

Is this artist scheduled to work/install additional public art during or near this timeframe?

☐ Yes ☒ No

Where/When: _____

How long has the artist been working on public art of this caliber and size: 5 Years

How many pieces of this caliber and size: 4

Where have they installed public art: Reilly Art Center (Ocala), City Hall (Brookesville)

Awards/Publications: Ocala Mag. Best Visual Artist 2023, He has won 22 awards at a variety of fine art festivals and gallery shows including multiple Best of shows, first place and awards of excellence. Multiple appearances in Star Banner and Ocala Mag.

What other artists were researched/reached out to for this project: NA

How did you find this artist? Tenant at location

Artist Roster _____

Equipment/Assets/Site Preparation

Equipment Required: Boom Lift

Clear-Coating (be specific including number of layers: 1 - 2 coats of Golden MSA Varnish

Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Other Materials: Behr Exterior House Paint, Brushes

Surface/Site Preparations (and who will provide this): Artist will use a Primer for metal

Has the artist provided a concept rendering/notation:

☒

Yes

☐

No

Is the Concept Development part of the proposed project:

☐

Yes

☒

No

Are there Partner Organizations/businesses part of the project:

☐

Yes

☒

No

Organization(s): _____

Is community input a part of the project:

☐

Yes

☒

No

How will this be accomplished: _____

When: _____

Are there any sponsors/donors:

☐

Yes

☒

No

List them: _____

Sponsor/Donor Recognition (Benefits): _____

Does this project require Engineering/other approval:

☐

Yes

☒

No

Why? _____

What type of ownership of the property:

☒

Private

☐

Non-Profit

Has an MOU been secured? Please see Mural Agreement

Is this an FDOT Coordinated Project?

☐

Yes

☒

No

☐

Not Sure

Details: _____

Public Artist Project Detail Sheet

Form should be completed by Business/Organization

Is this replacing an existing Public Art Piece:

☐

Yes

☒

No

What type of maintenance is needed for this piece? reapply varnish in 5-10 years

For how long? 5-10 years

Warranty Period: 3 years

Artist availability/cost for maintenance (if applicable): yes/ Market rate

If maintenance not provided by artist, what is the maintenance plan/timeline? _____

Marketing Materials Requested:

☒

Press Release

☐

Postcard

☐

Brochure

☐

Social Media

☐

FL Mural Trail

☐

FL Assoc. of Public Art

Photography/Videography Details: _____

Other: _____

MURAL AGREEMENT

This Mural Agreement ("Agreement") is entered into as of this 20th day of January, 2025, by and between NSC 8th Ave., LLC, a Florida limited liability company ("Property Owner"), and Justin Aldesek, an independent artist ("Artist").

RECITALS

WHEREAS, the Property Owner wishes to commission a mural at 1521 NE 8th Avenue, Ocala, FL 34470 ("Property"); and

WHEREAS, the Artist agrees to create and install a mural ("Mural") in accordance with the terms of this Agreement; and

WHEREAS, both parties desire to set forth their respective rights and obligations regarding the creation, installation, and maintenance of the Mural.

AGREEMENT

SCOPE OF WORK

- a. The Artist shall design and install the mural depicted in Exhibit A, attached hereto, on the exterior wall of the Property as agreed upon by both parties.
- b. The Mural shall be completed in accordance with the approved design and specifications provided in Exhibit A.
- c. The Artist shall use durable, weather-resistant materials suitable for long-term outdoor display.

COMPENSATION

- a. The Property Owner shall pay the Artist a total fee of \$22,000.00, as outlined in Exhibit B (attached project expense breakdown), payable as follows:
 - i. 30% (\$6,600.00) upon execution of this Agreement.
 - ii. 40% (\$8,800.00) upon completion of 50% of the Mural.
 - iii. 30% (\$6,600.00) upon final completion and acceptance by the Property Owner.
- b. Payments shall be made by check or electronic transfer as agreed by both parties.

TIMELINE

- a. The Artist shall commence after approval of East Ocala CRA Grant.
- b. The Mural shall be completed no later than December 31, 2025, subject to delays caused by weather or unforeseen circumstances.

CONTINGENCY CLAUSE

- a. This Agreement is contingent upon approval of a matching grant from the City of Ocala East Ocala CRA Program.
- b. If the grant is not approved, the Property Owner reserves the right to cancel the contract without penalty or obligation.

MATERIALS & EQUIPMENT

- a. The Artist shall be responsible for providing all materials, tools, and equipment necessary for the completion of the Mural.
- b. The Property Owner shall provide access to the site and necessary utilities (e.g., water and electricity) for the installation of the Mural.

OWNERSHIP & INTELLECTUAL PROPERTY

- a. The Mural shall become the property of the Property Owner upon completion and full payment.
- b. The Artist retains the copyright to the Mural but grants the Property Owner an irrevocable, royalty-free license to use images of the Mural for promotional and commercial purposes.
- c. The Artist may use images of the Mural for portfolio and marketing purposes, provided that such use does not misrepresent ownership rights.

WARRANTY & MAINTENANCE

- a. The Artist warrants that the Mural will be free from defects in materials and workmanship for three (3) years from the date of completion.
- b. The Artist shall review the Mural at five years after completion and provide a quote for necessary maintenance at the then market rate, to be negotiated with the Property Owner.
- d. The Property Owner agrees to take reasonable steps to protect the Mural from vandalism or damage.

INSURANCE REQUIREMENTS

a. The Artist shall maintain the following insurance coverage and provide proof of insurance upon request:

i. General Liability: \$1,000,000 per occurrence; \$2,000,000 aggregate.

ii. Workers' Compensation: In accordance with Florida state requirements.

Employer's Liability (if necessary): \$1,000,000 per Occurrence

Automobile Liability (if necessary): \$500,000 for Owned, non-owned and hired motor vehicles

b. The certificate holder shall be NSC 8th Ave., LLC at 2441 NE 3rd St, Suite 201, Ocala, FL 34470.

c. All insurance certificates must include the following language: "NSC 8th Ave., LLC is named as additional insured with respect to all activities related to insured's business at 1521 NE 8th Avenue, Ocala, FL 34470."

d. All certificates must carry a 30-day cancellation notification requirement.

TERMINATION

a. Either party may terminate this Agreement upon ten (10) days' written notice if the other party materially breaches any provision of this Agreement.

b. In the event of termination by the Property Owner without cause, the Artist shall be compensated for work completed up to the date of termination.

INDEMNIFICATION & LIABILITY

a. Artist agrees to indemnify and hold Property Owner harmless from and against all claims for damages or loss to property or personal injury and all costs including attorney fees arising from Artist's activities on Property, from any activity, work, or thing done, permitted, or suffered by Artist, Artist's employees, or customers in or on Property, or from causes of action arising directly or indirectly from this agreement or any renewal or extension thereof. Should any of Property Owner's employees or representatives perform any services for Artist, such person(s) shall be deemed to be Artist's agent(s), regardless of whether payment for such service is made or not and Artist agrees to hold Property Owner harmless from all liabilities in connection with or arising, directly or indirectly, from such services performed. Notwithstanding that Property Owner shall not be liable for such occurrences; Artist agrees to notify Property Owner immediately upon the occurrence of any injury, damage, or loss suffered by Artist or other person in any such circumstances.

GOVERNING LAW & DISPUTE RESOLUTION

- a. This Agreement shall be governed by the laws of the State of Florida.
- b. Any disputes arising under this Agreement shall first be subject to mediation. If mediation is unsuccessful, disputes shall be resolved in the appropriate court located in Marion County, Florida.

MISCELLANEOUS

- a. This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements or understandings.
- b. Any amendments to this Agreement must be in writing and signed by both parties.
- c. If any provision of this Agreement is found to be invalid, the remainder shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

PROPERTY OWNER:

NSC 8th Ave., LLC

By: 

Name: Todd Rudniak

Title: mgr

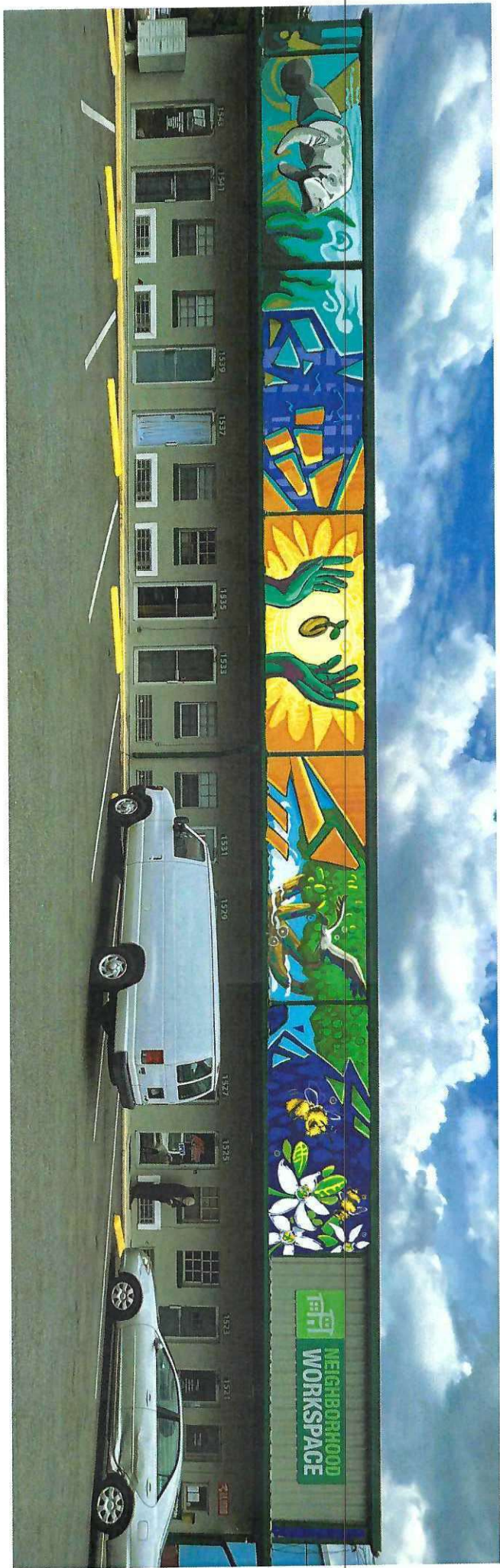
Date: 1/20/25

ARTIST:

By: 

Justin Aldesek

Date: 1/20/25





NEIGHBORHOOD WORKSPACE MURAL PROJECT BUDGET PROPOSAL

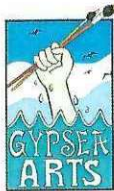
PROJECT EXPENSE BREAKDOWN

Description	
Labor	\$17,000.00
Lift Rental	\$2000.00
Paint, Varnish, Brushes, Misc supplies	\$2,500.00
Design Fee	\$500.00
Total	\$22000.00



The Gypsea Arts Guarantee:

I am an artist consumed with the passion to create, to push myself and improve my skills/quality with each new project. I always strive to exceed the expectations of my client and guarantee a piece of art that you and the people of Ocala can enjoy for a long time.



Email: gypseaarts8318@gmail.com
 Website: Gypsea-Arts.com
 Instagram: @Gypsea_Arts
 Facebook: Gypsea Arts

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2600-028-000

[GOOGLE Street View](#)

Prime Key: 623202

[MAP IT+](#)

Current as of 8/22/2025

Property Information

NSC 8TH AVE LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

Taxes / Assessments:

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 48

Acres: .80

[More Situs](#)

Situs: 1525 NE 8TH AVE OCALA

Current Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$798,775	Impact	
Total Assessed Value	\$777,717	Ex Codes:	(\$21,058)
Exemptions	\$0		
Total Taxable	\$777,717		
School Taxable	\$798,775		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$57,461	\$468,200	\$12,023	\$707,015	\$707,015	\$0	\$707,015
2023	\$45,272	\$496,523	\$17,929	\$667,222	\$657,044	\$0	\$657,044
2022	\$45,272	\$450,050	\$23,835	\$597,313	\$597,313	\$0	\$597,313

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5068/1585	07/2008	07 WARRANTY	8 ALLOCATED	U	I	\$500,000
5068/1568	07/2008	08 CORRECTIVE	0	U	I	\$100
2613/0823	03/1999	07 WARRANTY	8 ALLOCATED	U	I	\$2,029,000
0783/0492	12/1976	02 DEED NC	0	U	I	\$250,000

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK S PAGE 011
ANTHONY INDUSTRIAL PARK
LOT 28

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GISF	4860	175.0	199.0	M1	34,825.00	SF	2.0000	1.00	1.00	1.00	69,650	69,650
Neighborhood 9917											Total Land - Class \$69,650	
Mkt: 2 70											Total Land - Just \$69,650	

[Traverse](#)

Building 1 of 1

IND01=R126D40L126U40.D40

CAN02=D20R126U20L126.D20

IND03=D40R126U40L5D2L8U2L113.D40

CAN04=D5R126U5L126.U40R113

CAN05=D2R8U2L8.



[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 6 - 25-29 YRS
Condition 4

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 668

Quality Grade 500 - FAIR
Inspected on 10/29/2021 by 117

Exterior Wall 32 CONC BLK-STUCO18 PREFINISHED MTL38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	10.0	2.00	1974	0	5,040	S48 MINI STORAGE	100 %	N	N
2	23.0	1.00	1974	0	2,520	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	2.00	1974	0	5,024	S48 MINI STORAGE	68 %	N	N
						F17 OFFICE	32 %	N	Y
4	10.0	1.00	1974	0	630	CAN CANOPY-ATTACHD	100 %	N	N
5	8.0	1.00	1974	0	16	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 11
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 1 **Extra Fixtures:** 3

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	17,789.00		SF	5	2021	3	0.0	0.0
159 PAV CONCRETE	190.00		SF	20	1974	5	0.0	0.0
Total Value - \$12,023								

Appraiser Notes

NEIGHBORHOOD STORAGE #12
TENANT LIST AS OF 10/29/2018
1521= SERVICE MASTER RETORE OFFICE=900SF
1523= NEHS GALLERIES
1-3FX 1-2FX BATH,WASHER HOOK-UP,HOTWATER HEATER
1525-VACANT 225SF,STORAGE 175SF 1-2FX
1527-COONFIELD ELECTRIC 225SF,STORAGE 175SF 1-2FX
1529- ROB WELCH SECURITY SYSTEMS 225SF,STORAGE 175SF 1-2FX
1531- EIGHTH AVE GALLERY 225SF,STORAGE 175SF 1-2FX
1533- JD SKATE SUPPLY 400SF 1-2FX
1535- WINDHSHIELDS 225SF,STORAGE 175SF 1-2FX
1537-VACANT 225SF,STORAGE 175SF 1-2FX
1539-EXPRESS CHEM PAPER OFFICE 225SF,STORAGE 175SF 1-2FX
1541- RED DOT DESIGN CO 225SF,STORAGE 175SF 1-2FX
1543- NOW AUTO SALES 225SF,STORAGE
100SF (PART IS STAIRWELL)
49-5X16 UNITS
23-10X16 UNITS
24-10X20 UNITS
8 OFFICES @ 225SF AND 175SF STORAGE
1 OFFICE @ 225SF AND 100SF STORAGE
1 OFFICE @ 400SF (NO STORAGE)
NET LEASABLE SF 12400/SF STORAGE AND 2425/SF OFFICE
W/1500SF
STORAGE INCLUDED IN OFFICE RENT(3925 SF TOTAL)
SEE PRC FOLDER FOR SCALED DRAWING AND BREAKDOWN OF INTERIOR
OF BLDG

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE20-0064	12/1/2020	1/13/2021	NEIGHBORHOOD STORAGE/PARKING LOT
OC01335	8/1/1992	-	CMRA

Cost Summary

Buildings R.C.N.	\$1,132,637	11/4/2021				
Total Depreciation	(\$656,929)					
Bldg - Just Value	\$475,708		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$12,023	11/4/2021	1	\$1,132,637	(\$656,929)	\$475,708
Land - Just Value	\$69,650	1/16/2020				
Total Just Value	\$557,381	.				

GUIDELINES – MURALS

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

Design and Location Requirements

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

Maintenance and Quality Standards

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

Ineligible Content

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

Consequences of Non-Compliance

- If the applicant fails to meet the guidelines and criteria for mural installation, the application will not be funded.

Submission Requirements

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

Artist Participation

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

Application Review Process

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

OMAC Recommendation

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



Community Redevelopment Agency (CRA)

CRA Subarea: East Ocala

Program Summary

Commercial Building Improvement Grant

ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B-Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

MAXIMUM GRANT

\$50,000 *(Final project costs must be more than \$83,333 to receive maximum amount.)*

REQUIRED MATCH

CRA **(60%)** – Applicant **(40%)**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2147

Agenda Item #: 5c.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 2225 East Silver Springs Boulevard, in an amount not to exceed \$50,000

BACKGROUND:

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

Below is a summary of the application. Please refer to the attached documents for the complete application packet.

Grant ID: CRA25-0012

Applicant: NWS Retail, LLC

Address: 2219 E. Silver Springs Blvd. & 2225 E. Silver Springs Blvd.

Parcel ID: 28333-002-06

Project Description: Building improvements, including interior renovations and façade improvements (stucco and paint, signage, awnings), and parking lot improvements.

Low Quote: \$121,620.33

High Quote: \$154,429.67

Recommended Grant: \$50,000

FINDINGS AND CONCLUSIONS:

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

- The property is located within the boundaries of the East Ocala Community Redevelopment subarea.
- The building, constructed in 1954, sits on 0.60 acres. NWS Retail, LLC, recently bought the property.
- The property has been vacant for several years and was partially demolished before purchase. The grant framework allows for the renovation of a vacant space for productive reuse.
- The applicant proposes interior and exterior improvements, including interior doors, flooring, stucco, and paint, and the addition of awnings to the front façade. These changes significantly improve the

building's street appeal and support the CRA's revitalization goals.

- The Grant Review Committee (GRC) conducted a site visit on August 19, 2025, and determined that the property is a strong candidate for the program and the proposed improvements are appropriate.
- The intent of the CRA program is to address blighted conditions. As this property has been vacant for over five years and is located on Silver Springs Boulevard, a primary corridor in the East Ocala CRA, the improvements will enhance the corridor, encourage reinvestment, and return the property to productive use on the tax rolls.
- Verizon, the current tenant of 2219 E. Silver Springs Boulevard, is in discussions with the owner to relocate to the vacant space. Once that move occurs, the 2219 space will become available for lease to a new tenant, further supporting reinvestment and activation of the property.
- The current owner has already made significant financial investments. The prior owner resolved over \$300,000 in code enforcement fees, positioning the property for redevelopment and long-term viability.
- Over \$392,000 in total improvements are planned for the property, including both exterior and interior work, demonstrating the owner's commitment to comprehensive reinvestment. The project expenses provided in the background cover the improvements that fall within the framework of the grant program.
- The East Ocala CRA Advisory Committee recommended approval of this grant on August 27, 2025. Staff recommends approval of the grant, in an amount not to exceed \$50,000.

FISCAL IMPACT:

Adequate funding is available for the grants under consideration at this meeting. Payment will be made in the fiscal year in which the project is completed, using funds from the East Ocala CRA grants account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

1/21/20
11:55am

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: NWS Retail, LLC
Project Address: 2219-2225 E Silver Springs Blvd Ocala FL 34470
Parcel Number: 28333-002-04

APPLICANT INFORMATION

Applicant's Name: NWS Retail, LLC
Name of person to receive all correspondence if different from applicant:
Veronica Bass

Applicant's Business Name (if applicable): NWS Retail LLC
Type of business: Retail Real Estate (Vacant)
Applicant's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470

Phone number: 352 414-1645 Fax: _____

E-mail address: Vbass@NeighborhoodStorage.com, Storage1@NeighborhoodStorage.com

Applicant is the ☒ Property Owner _____ Business Owner/Tenant

How long has the business been at the current location? Vacant space

If renter, when does your current lease expire? _____

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: NWS Retail, LLC
Property Owner's Business Name (if applicable): NWS Retail, LLC
Property Owner's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470
Phone number: 352 414-1645 Fax: _____
E-mail address: Storage1@NeighborhoodStorage.com

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Currently Vacant space. We are attempting to convert a vacant building to active use.

Explain the purpose of and need for the proposed improvements. Building was partially demolished & has been vacant for several years. New roof, and windows have been installed, and new facade will increase the likelihood of reactivation.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Proposed improvements would be made but not to the level that is being proposed.

Number and types of jobs being created. Unknown

What will be the business hours of operation? Unknown

For projects with residential component - number and types of units being created. N/A

project should take 3-4 months.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$87,263

Required -- Attach itemized bid sheets. V

How much funding assistance are you requesting? \$50,000

Anticipated start date: September Anticipated completion date: December

SCOPE OF WORK CHECKLIST

(Check all that apply)

East Ocala CRA

- ☒ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☒ Exterior painting – colors must be approved by Committee
- ☒ Awnings
- ☐ Windows, doors
- ☒ Parking lot pavement sealing & striping
- ☒ Exterior security & safety lighting

Applicant

I, NWS Retail LLC, ^{future} business owner/tenant of the building at 2219-2225 E Silver Springs Blvd, ^{Ocala FL 34470} have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature [Signature] Date 7/24/25

Owner Approval for Tenant Applicant

I, NWS Retail, LLC, owner of the building at 2219-2225 E Silver Springs Blvd, ^{Ocala FL 34470} have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature [Signature] Date 07/24/25

Property Information – For staff use only

Is the property assessed Marion County property taxes?

☒ Y / N

Are property taxes paid up to date?

☒ Y / N

Is the property in condemnation or receivership?

Y / ☒ N

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

Y / ☒ N

Is the building on the National Register of Historic Places

Y / ☒ N

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA25-0012

Address: 2219 and 2225 E Silver Springs Blvd

CRA subarea: East Ocala

No.	Work Item	High Bid	Low Bid
1	Parking Lot Improvements	\$ 25,387.00	\$ 18,571.00
2	Building Improvements	\$ 129,042.67	\$ 103,049.33
Total		\$ 154,429.67	\$ 121,620.33
60%	Total Eligible Grant Amount:	\$ 50,000.00	\$ 50,000.00

ESTIMATE

Abbotts Paving & Striping LLC
5389 160th Ave
Ocklawaha, FL 32179-4179

abbotts.paving.striping@gmail.com
+1 (352) 425-9755
[https://abbottspavingandstriping.co
m/](https://abbottspavingandstriping.com/)

Bill to
neighborhood workspace

Estimate details

Estimate no.: 1005
Estimate date: 05/15/2025

#	Product or service	Description	Qty	Rate	Amount
1.	2225 E silver springs blvd	install 1.5" of sp 9.5 hot asphalt and compact limerock work striping to be completed as plan permit fees	1	\$13,387.00	\$13,387.00

Total **\$13,387.00**

Accepted date

Accepted by

SOUTHEASTERN ASPHALT PAVING

3810 SE 11th Place
Ocala, FL 34471 US
+13523427536
southeasternflasphalt@gmail.com

**ADDRESS**

VERONICA
NEIGHBORHOOD WORKSPACE
1525 NE 8TH AVE
OCALA, FL 34470

Estimate 2480**DATE 02/25/2025****P.O. NUMBER**

2225 E SILVER SPRINGS BLVD

ACTIVITY	QTY	RATE	AMOUNT
Sp 9.5 1.5" INSTALL 1.5" OF SP 9.5 ASPHALT AND COMPACT 1650 SQFT	1	7,754.00	7,754.00
PREP WORK THIS IS FOR ANY PREP WORK THAT NEEDS TO BE COMPLETED BEFORE WE START OUR JOB INCLUDING LIME ROCK AND COMPACTION	1	2,625.00	2,625.00
Striping STRIPING TO BE COMPLETED PER PLAN INSTALL 1 STOP SIGN AND POST POURED AND MOUNTED IN CONCRETE INSTALL 7 WHEEL STOPS AND STRIPE 7 STALLS	1	1,125.00	1,125.00
PERMIT FEE'S	1	450.00	450.00

TOTAL**\$11,954.00**

Accepted By

Accepted Date

ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

Proposal

Proposal Submitted To:
 NEIGHBORHOOD STORAGE CENTER
 1525 NE 8TH RD
 OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRING BLVD
Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
NSC - 2225 SILVER SPRINGS 2225 E SILVER SPRING BLVD OCALA, FL 34470	
GENERAL REQUIREMENTS 1) Professional Services Rendered to Coordinate and Implement Construction Services. 2) Rework of Plans for Permitting, David King's Office. 3) Building Permits from the City of Ocala - \$4,000 Allowance 4) Required Insurances to Perform Business in the State of Florida. 5) Provide Builders' Risk Insurance Allowance of \$2,500. 6) Mobilization. 7) Provide NOC Required for Permitting. 8) Provide Construction Cleanup for Building.	31,462.00
SITE CONSTRUCTION Includes: 1) Provide Necessary Equipment to Perform Task Relevant to Complete the Project. 6) Connection of Water to City Water Supply - allowance of \$2,500 9) Provide Dumpsters and Port-a-potty.	35,055.00
CONCRETE Includes: 1) Sawcut Concrete for Installation of Floor Boxes 2) Repour Concrete to Repair Floor at Completion of Floor Box Installation.	1,936.00

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Total:

Signature:

Date:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.

SSumner@bdifl.com

Proposal

Proposal Submitted To:
 NEIGHBORHOOD STORAGE CENTER
 1525 NE 8TH RD
 OCALA, FL 34470

Proposal Date: 7/17/2025
Proposal #: 2778
Project: 7834 NSC - 2225 SILVER SPRI...
Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
METALS Includes: 1) Labor and Material to Install Exterior Decorative Bahama Shutters, Powder Coated Flat Black	25,168.00
THERMAL AND MOISTURE Includes: 1) Spray Foam Insulation in Roof with Fire Retardant Coating. 2) New Roof Cap (existing will have to be removed for installation of stucco).	11,514.00
DOORS AND WINDOWS Includes: 1) Provide Five Interior Doors. 2) Installation for Interior Doors	6,474.00
FINISHES - INTERIOR Includes: 1) Interior Framing to Match Layout of New Verizon Buildout. 2) Interior Drywall to Match Layout of New Verizon Buildout. 3) Installation of Acoustical 2x2 Grid and Ceilings. 4) Painting of Interior and Exterior Back of Building. 5) Leveling of the Existing Concrete Floor in Preparation of New Tile Flooring 6) Labor and Material to Install New Tile Flooring, 24x24 203 V Cool Black (New Spec as per Supplier)	136,759.00

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Signature:

Date:

Total:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.

SSumner@bdi.fl.com

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Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
SPECIALTIES - Installation of Sign Box Includes: 1) Provide and Install One 4x4 Sign Box. 2) Permitting for Sign by City of Ocala	4,320.00
FINISHES - Installation of Stucco Systems Includes 1) Labor and Material for Exterior Stucco Finish on Front, East and West Side of Building. Includes 2 Retail Stores. 2) Labor and Material for Installation of Stucco Banding on Front of Building. 3) Labor and Material for Stonework as Drawn on Plans.	33,474.00
SITE CONSTRUCTION - Installation of Bollards with Yellow Plastic Covers Includes 1) Labor and Material to Install Eighteen (18) Bollards and Covers Along Front of Building 5-Feet Apart as Recommended by David King's Office	6,617.00
SPECIAL CONSTRUCTION - Fire Extinguishers Includes: 1) Provide and Hang Three (3) Fire Extinguishers. Note - This is an Estimate as No Life Safety Plan was Included in Plan Set.	521.00
FINISHES - Exterior Painting Includes 1) Labor and Material to Paint the Back Exterior Portions of the Building	9,540.00

ACCEPTANCE OF PROPOSAL:

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Total:

Signature:

Date:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.
 SSumner@bdipl.com

Proposal

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Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

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SCOPE OF WORK	AMOUNT
MECHANICAL Includes: 1) Mechanical - Air Conditioning and Two Restroom Fan. 2) Restroom Plumbing Buildout, Sinks and Toilets. 3) Restroom Accessories - Paper Towel Holders, Soap Dispensers & Toilet Roll Holders 4) Provide - Insta-hot for Restrooms	36,488.00
ELECTRICAL Includes: 1) Electrical Panels, Gear and Electrical Service to Building.- Allowance of \$4500. 2) Installation of Twenty -Five (25) 2x2 LED Flat Panel Lights Located in Acoustical Ceilings. 3) Installation of Two Wall Packs on Rear of Building 4) Installation of Required Switches and Receptacles.. 5) Installation of Wiring to Sign Box. 6) Installation of Three (3) Barn Light Pendant Lights 7) Installation of Floor Boxes as Required for Verizon Plan. Excludes: 1) As-Built Survey not Included, Existing Building. 2) Allowance of \$3,500 for Architectural Services 2) Any Civil Engineering Services Required. 3) Site Plan will Need to be Provided if Required by the City of Ocala. 4) New Roof by Others 5) Glass by Others, Including Front Door. 6) Landscaping and Irrigation. 7) Drinking Fountain Has Been Deleted	53,523.00 \$510.00

ACCEPTANCE OF PROPOSAL:

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Total:

Signature:

Date:

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.
 SSumner@bdifl.com

Proposal

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Location: #7824
 NSC - 2225 SILVER SPRINGS
 2225 E SILVER SPRING BLVD

We are pleased to offer our quotation to furnish the following for the above named project:

SCOPE OF WORK	AMOUNT
8) Allowance of \$20,000 for Exterior Decorative Bahama Shutters. 9) Site Work Not Included. 10) Site Signage Not Included. 11) Knox Box Excluded - No Life Safety Plan.	
$\$25,168 + 33474 + 6,617 + 9540 + 510 = \$75,309$	

ACCEPTANCE OF PROPOSAL:

This proposal is based off the submitted plans. Any deviation from this proposal will be executed only upon written change orders. All prices include material, delivery, installation, and applicable sales tax unless otherwise noted. All civil, architectural, municipality fees, survey fees, and impact fees of any type are the responsibility of the owner unless an authorized change order is executed. Your signature authorizes Beeline Development, Inc. to proceed with work as specified. Pricing is subject to change without notice due to market volatility. Monthly payments are due based on work completed.

Total: \$392,851.00

Signature: _____

Date: _____

RESPECTFULLY SUBMITTED BY:

Scott Sumner

BEELINE DEVELOPMENT, INC.
 SSumner@bdifl.com



Todd Brown Rudnianyn <toddr@neighborhoodstorage.com>

2225 Silver Springs

Craig Johnson <cjohnson@bdifl.com>

Thu, Jul 24, 2025 at 3:51 PM

To: Todd Brown Rudnianyn <toddr@neighborhoodstorage.com>

Todd,

Yes Sir,

The cost for the awnings is \$25,168.

Exterior finishes is \$33,474.

Bollard Installation is \$6,617.

Exterior painting is \$9,540.

Installation of 2 Exterior Wall Packs is \$510.

Total exterior cost is \$75,309.

Let me know if you have any questions.

Craig Johnson

Project Mgr / Purchasing

(352) 867-8850 ext 3

cjohnson@bdifl.com



[Quoted text hidden]

ESTIMATE

Baker Construction &
Management, LLC.
7 East Silver Springs Blvd.
Suite 101
Ocala, FL 34470

Mike@Baker-Builds.com
+1 (352) 266-1194
<https://www.baker-builds.com/>



Bill to
Neighborhood Storage

Ship to
Neighborhood Storage

Estimate details

Estimate no.: 1330
Estimate date: 07/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Facade Renovation	2225 E. Silver Springs Blvd. , Ocala, FL 34470 Exterior facade renovation per plans.	1	\$0.00	\$0.00
2.		Metal Framing	Exterior metal framing per plans.	1	\$18,261.90	\$18,261.90
3.		Electrical	Prewire for building sign. 2- wall pack lights at the rear of the building.	1	\$2,500.00	\$2,500.00
4.		Stucco, Stone and Precast	Provide and install exterior finishes per plan on facade as well as stucco the west side of the building.	1	\$29,752.00	\$29,752.00
5.		Exterior Paint	Provide and apply exterior paint to west, north and east sides of the building.	1	\$11,232.00	\$11,232.00
6.		Break Metal	Parapet wall caps and flashing.	1	\$4,565.47	\$4,565.47
7.		Awning Structure	Aluminum awning with 20 year all aluminum awning 6 @ 8' in length.	1	\$24,000.00	\$24,000.00
8.		Parking Bollard	Provide and install 2 parking bollards with sleeves per space. 16 total. Core drill through asphalt/ concrete, excavate hole, set bollard, infill concrete and sleeve upon completion.	1	\$12,000.00	\$12,000.00
9.		General Conditions	General Conditions.	1	\$3,234.77	\$3,234.77

10.	General Contractor Fee	Facilitation and supervision.	1	\$9,503.19	\$9,503.19
-----	------------------------	-------------------------------	---	------------	------------

Total

\$115,049.33

Accepted date

Accepted by



Community Redevelopment Agency (CRA)

CRA Subarea: East Ocala

Program Summary

Commercial Building Improvement Grant

ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B-Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

MAXIMUM GRANT

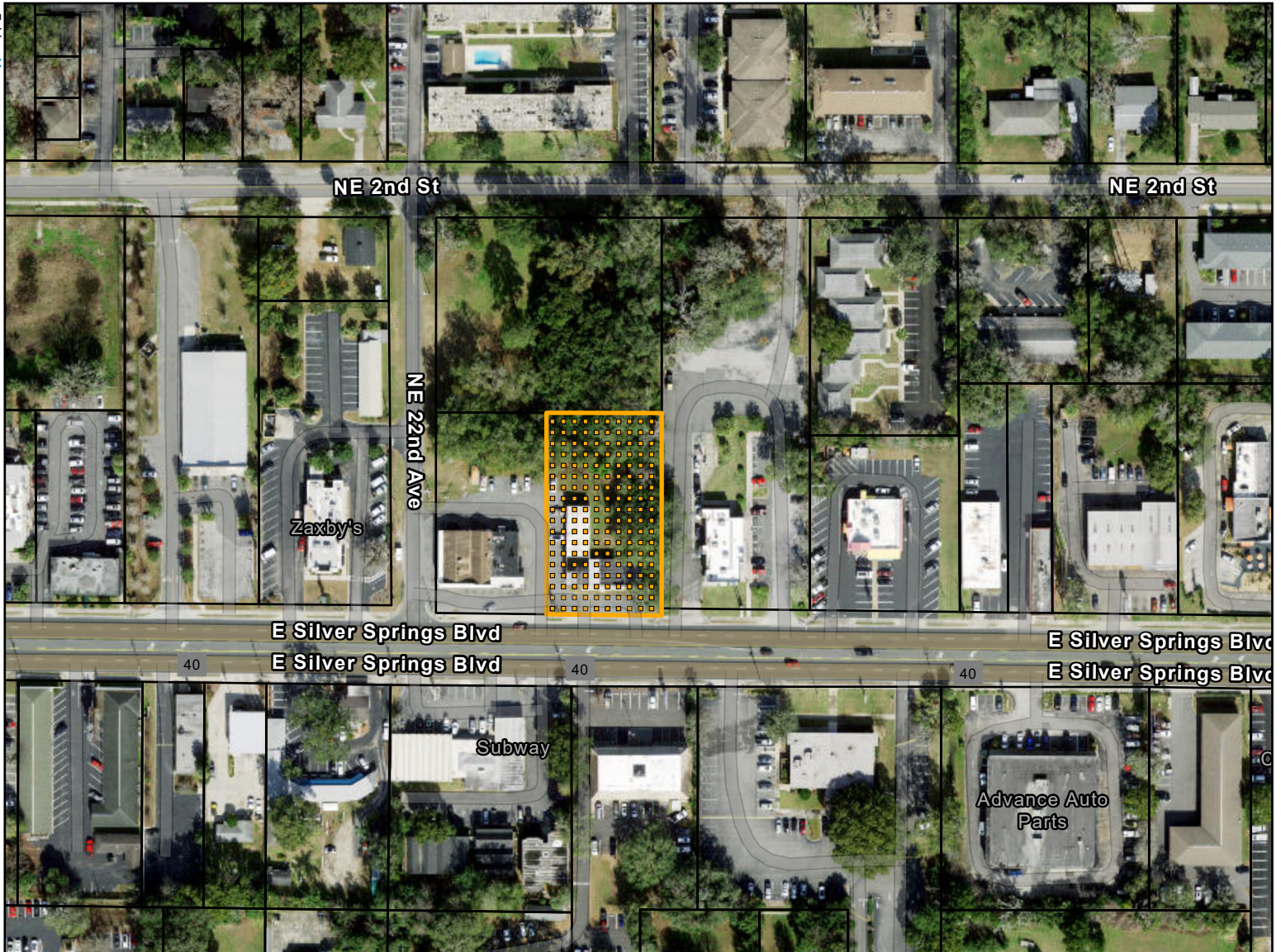
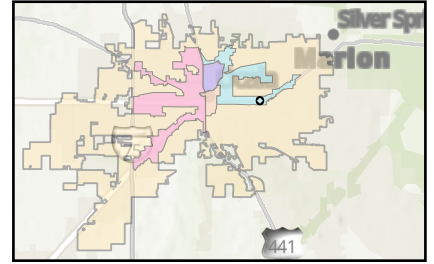
\$50,000 *(Final project costs must be more than \$83,333 to receive maximum amount.)*

REQUIRED MATCH

CRA **(60%)** – Applicant **(40%)**

AERIAL MAP

Parcel: 28333-002-06
Case Number: CRA25-0012
Property Size: Approximately 0.6 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



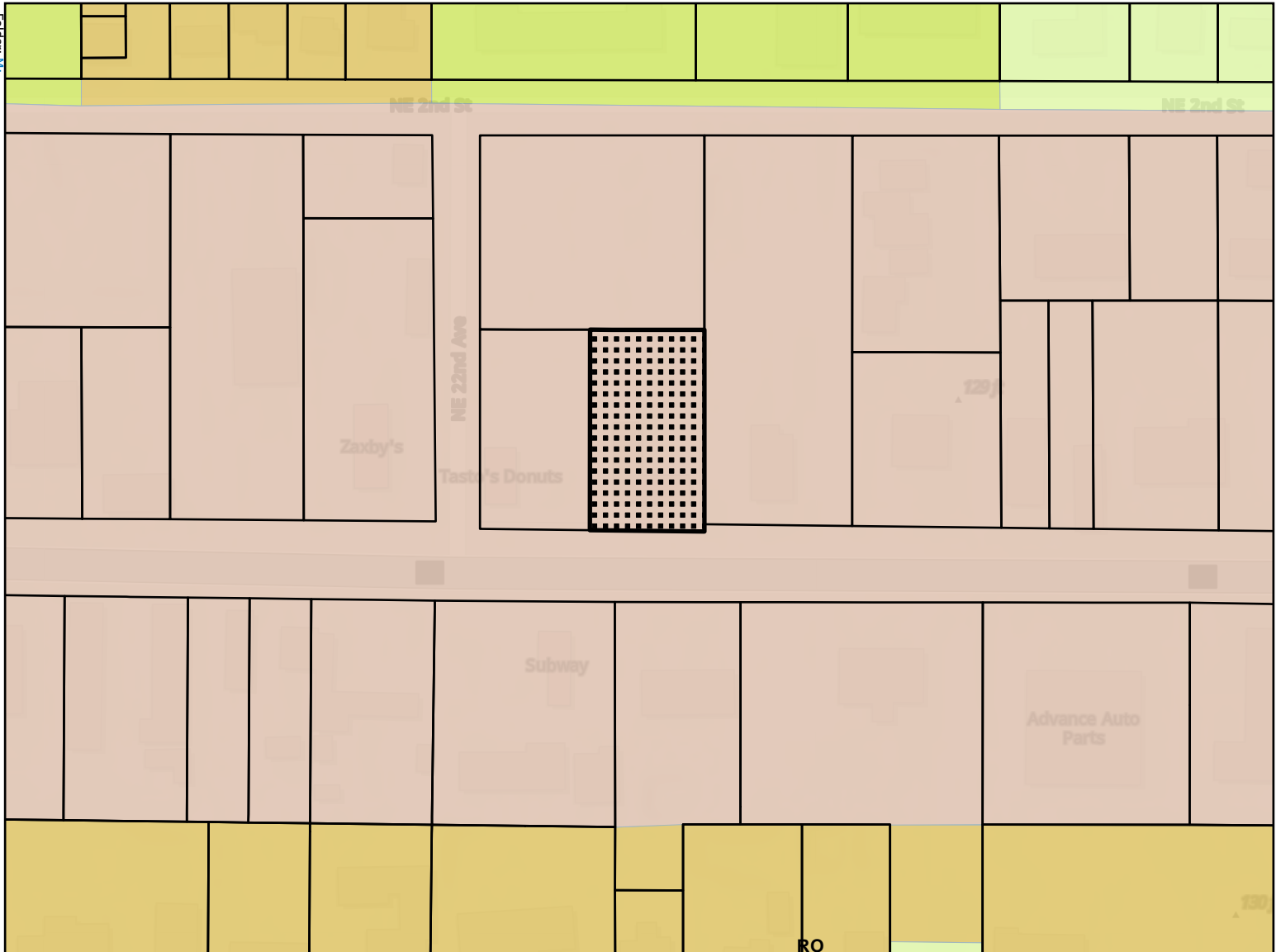
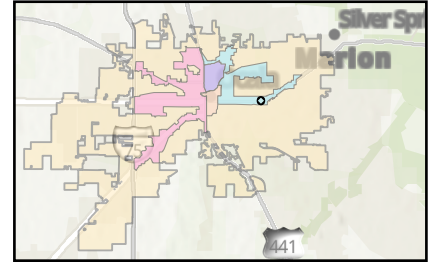
 Subject Parcel

 Parcels



CASE MAP

Parcel: 28333-002-06
Case Number: CRA25-0012
Property Size: Approximately 0.6 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



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

0 200 400 800 Feet



2225 E Silver Springs Blvd. Before Photos



Figure 1



Figure 2



Figure 3

2225 E Silver Springs Blvd. Before Photos



Figure 4



Figure 5

2225 E Silver Springs Blvd. Before Photos



Figure 6

2225 E Silver Springs Blvd. Before Photos



Figure 7

2225 E Silver Springs Blvd. Before Photos



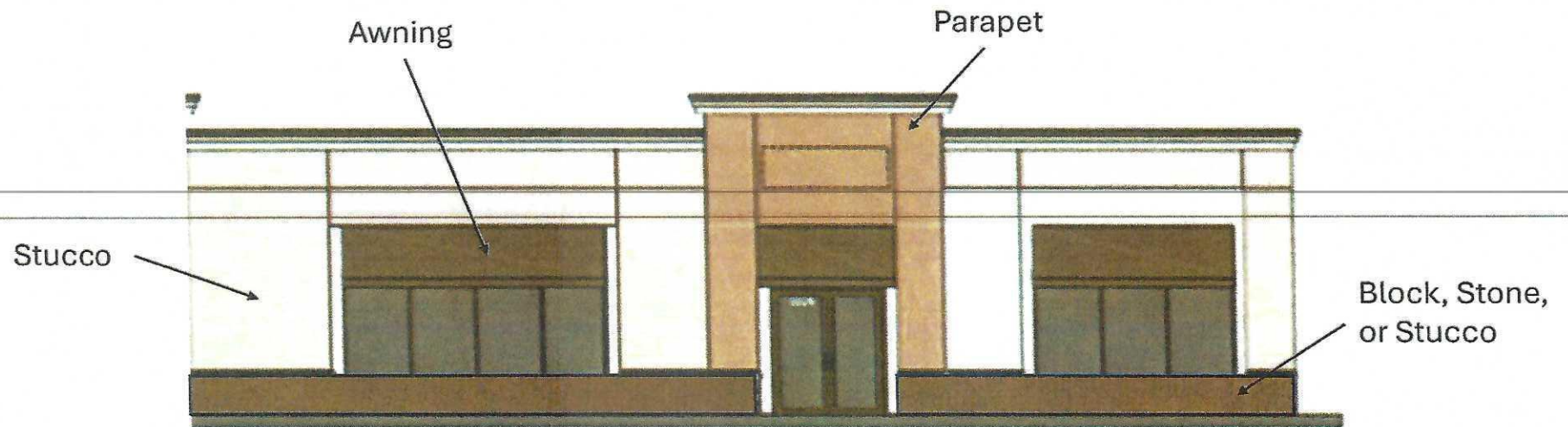
Figure 8

2225 E Silver Springs Blvd. Before Photos



Figure 9

Proposed Improvements



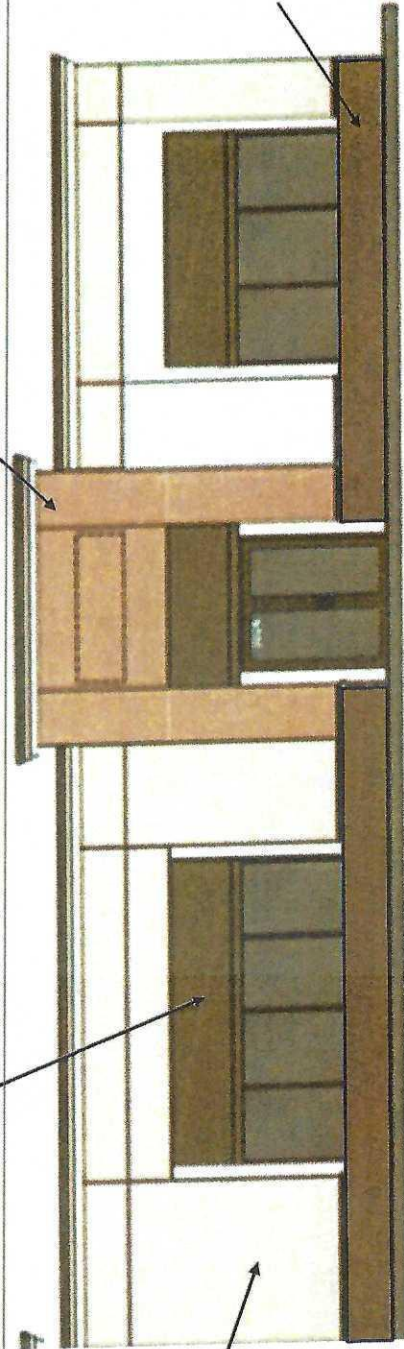


Parapet

Awning

Stucco

Block, Stone,
or Stucco



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

28333-002-06

Prime Key: 4154728

[MAP IT+](#)

Current as of 8/22/2025

Property Information

NWS RETAIL LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

Taxes / Assessments:

Map ID: 196
[Millage:](#) 1001 - OCALA

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

[PC:](#) 11

Acres: .60

Current Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$177,479	Ex Codes:
Total Assessed Value	\$177,479	
Exemptions	\$0	
Total Taxable	\$177,479	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
------	-----------	----------	------------	----------	--------------	------------	-------------

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8660/1515	07/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$403,900

Property Description

SEC 16 TWP 15 RGE 22
PLAT BOOK B PAGE 248
DOZIER & STRIPLING
BLK B LOT 6 & E 25 FT OF LOT 5
EXC RD ROW FOR SR 40
Parent Parcel: 28333-002-04

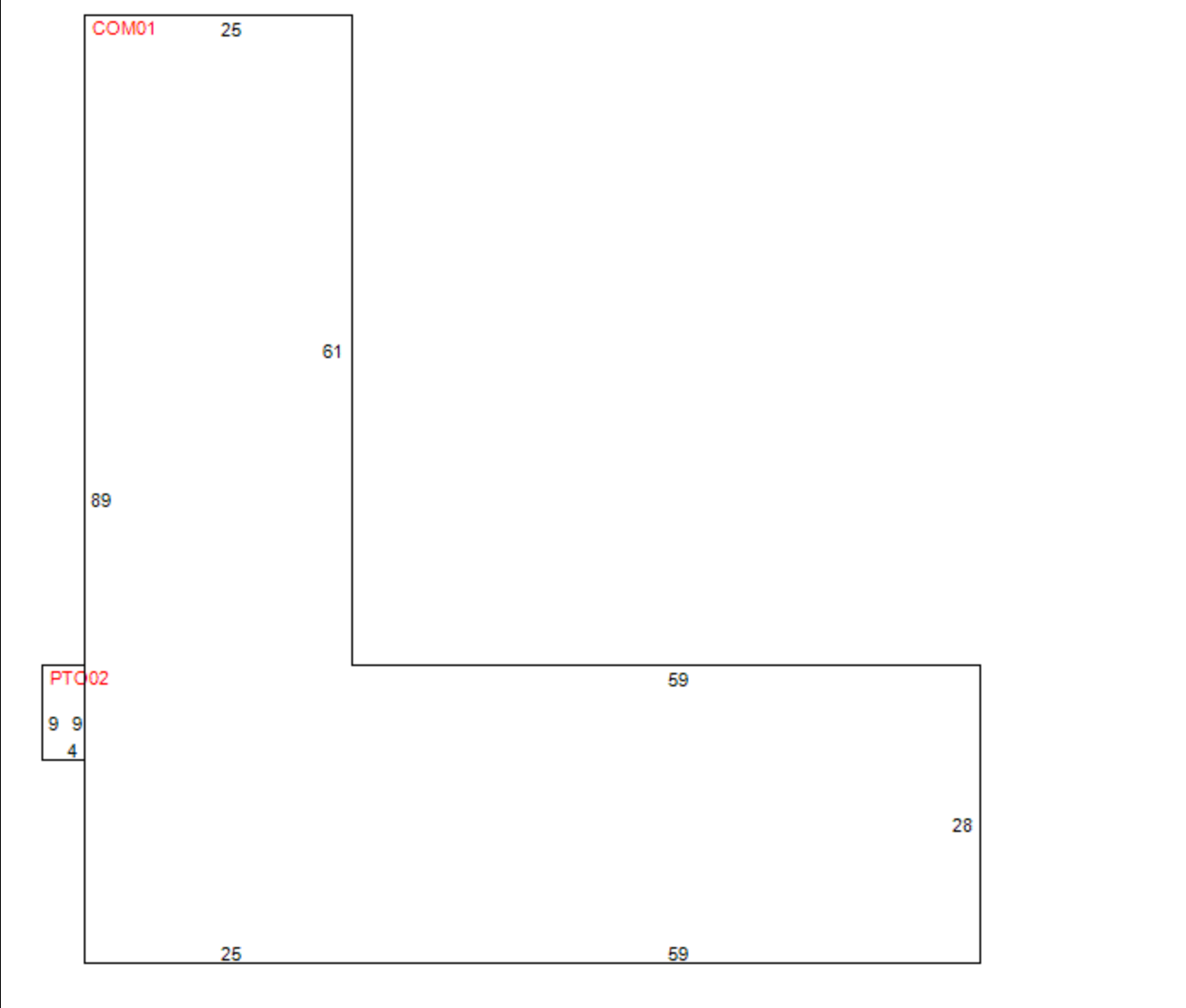
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1143	125.0	209.0	B2	26,125.00	SF	6.0000	1.00	1.00	1.00	156,750	156,750
Neighborhood 9976												
Mkt: 2 70												
Total Land - Class \$156,750												
Total Land - Just \$156,750												

[Traverse](#)

Building 1 of 1

COM01=L25U89R25D61R59D28L59.L25U28
PTO02=L4D9R4U9.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	1954
Effective Age	6 - 25-29 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%
Quality Grade	400 - FAIR	Obsolescence: Locational	0%
Inspected on	8/4/2025 by 117	Base Perimeter	346

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.5	1.00	1954	0	3,877	M00 MINIMUM FINISH	43 %	N
						M11 ONE STORY STORE	57 %	N
2	1.0	1.00	1954	0	36	PTO PATIO	100 %	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 1

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	3,949.00	SF	5	1973	3	0.0	0.0
159 PAV CONCRETE	288.00	SF	20	1986	3	0.0	0.0
Total Value - \$2,941							

Appraiser Notes

2219=VERIZON WIRELESS.....(2225 SF).....2-2FX 1X

2225=BUILDING ADDITION UNDER CONSTRUCTION (1652 SF SHELL)

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE25-0043	6/16/2025	-	VERIZON STORE RESTRIPE
PLM25-0150	4/1/2025	4/23/2025	PG SARRES PLM RENO
BLD24-2450	10/25/2024	12/9/2024	VERIZON STORE REROOF
BLD24-2451	10/25/2024	1/16/2025	VERIZON STORE WINDOW DOOR

Cost Summary

Buildings R.C.N.	\$252,924	8/5/2025				
Total Depreciation	(\$123,933)					
Bldg - Just Value	\$128,991		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$2,941	8/5/2025	1	\$252,924	(\$123,933)	\$128,991
Land - Just Value	\$156,750	8/5/2025				
Total Just Value	\$288,682	.				



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2148

Agenda Item #: 5d.

Submitted By: Charlita Whitehead

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Residential Property Improvement Grant for the property located at 1122 NE Ninth Street, in an amount not to exceed \$15,229

BACKGROUND:

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

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

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

Grant ID: CRA25-0036

Applicants: TC Opportunity IV, LLC

Address: 1122 NE Ninth Street

Parcel ID: 2614-016-007

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

Low Quote: \$20,305

High Quote: \$22,211

Recommended Grant Amount: \$15,229

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Each property owner is limited to submitting one application per fiscal year.
- The scope of work includes replacing the original windows, adding insulation, and adding a white six-foot vinyl privacy fence to the back yard of the property.
- The property is currently an occupied rental unit.
- The home was built in 1951 and is on a 0.26-acre property.
- Replacing the windows and adding insulation will add to the energy efficiency of the home. The

window upgrade will enhance the property's visual appearance from the street.

- The Grant Review Committee (GRC) visit took place on August 19, 2025. The property was identified as a suitable candidate for this program.
- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- The East Ocala CRA Advisory Committee recommended approval of this grant on August 27, 2025.

Staff recommends approval in an amount not to exceed \$15,229.

FISCAL IMPACT:

Adequate funding is available for the grants under consideration at this meeting. Payment will be made in the fiscal year in which the project is completed, using funds from the East Ocala CRA grants account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



7/28/25

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

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

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

APPLICANT INFORMATION

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

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



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

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

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid.

\$20,851.19

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting?

Anticipated start date: July 2025
September 2025?

Anticipated completion date: October 2025
November 2025?



GENERAL CONDITIONS

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

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

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

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

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

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



Applicant

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

Signature: _____

Date: 5/27/2025

Property Information – For staff use only

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

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

Is the property in condemnation or receivership? Y ☒ N

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

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

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

REFERRAL: _____

INSTALLER: _____

Window World

Quote is good for 30 days

LIC. # CBC1258574

 AMERICA'S EXTERIOR REMODELER
 25 SW 57th Ave. • Dade, Florida 33414 • Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-5444
CUSTOMER: Veronica BaggPHONE # 352-414-1645INSTALL ADDRESS: 1122 NE 9 STCELL # 352-239-0444CITY: Dade FlgZIP: 33478

Storage 1. Opp. neighborhood

Storage, Ga.

WINDOWS		WINDOW OPTIONS	
9	"DOUBLE HUNG"	13	PPG Solarban 70 Low-EE Elite Efficiency
3	REGULAR SIZE 52" or less W x 64" or less H		Argon Gas "included with Low-EE Elite"
	\$ 385 \$		\$ 75 \$
	LARGE SIZE > 64" Height		Double locks for windows > 27"
	\$ 525 \$		\$ 45 \$
	"SLIDING WINDOW"		Double Strength Glass
1	> 64" H x 64" W		\$ 95 \$
	2 LITE SLIDER (S) < 96" W		Foam Insulation on Jambas and Head
	\$ 785 \$		\$ 30 \$
	2 LITE SLIDER (S) 96 - 124" W		Lifetime Glass Breakage Warranty
	\$ 985 \$		\$ 125 \$
	2 LITE SLIDER (S) > 124" W		Half Screens
	\$ 985 \$		\$ 30 \$
	3 LITE SLIDER (S) < 120" W		Full Screens
	\$ 1,495 \$		\$ 45 \$
	3 LITE SLIDER (S) > 120" W		Colonial Grids Contoured or Flat
	\$ 1,565 \$		\$ 105 \$
	"PICTURE"		Colonial Grids for Shapes
	PICTURE WINDOW SMALL 0 - 101 LH		\$ 250 \$
	\$ 415 \$		Specialty Grids for Shapes
	PICTURE WINDOW MEDIUM 102 - 140 LH		\$ 265 \$
	\$ 535 \$		Simulated Divided Light
	PICTURE WINDOW LARGE 141 - 154 LH		\$ 285 \$
	\$ 895 \$		Wood Grain Int Slider/Fixed
	"SPECIALTY"		\$ 180 \$
	SINGLE HUNG ARCH TOP 115 LH / 48" MAX W		Wood Grain Int DH
	\$ 875 \$		\$ 145 \$
	CASHEMINT / KARRING		Color Ext Slider/Fixed
	\$ 405 \$		\$ 345 \$
	CUSTOM WINDOW		Color Ext DH
	\$ \$		\$ 285 \$
	CUSTOM WINDOW		One-Corner Style 40/60 or 80/40
	\$ \$		\$ 70 \$
	WINDOW COLOR INSIDE		Tan or Clay
	OUTSIDE		\$ 115 \$
		2	Obscured Glass (Obs) or Frosted (FRO) (750)
			\$ 65 \$
			Tint Gray or Bronze
			\$ 95 \$
MISCELLANEOUS		PATIO DOORS	
	Custom Exterior Cap & Wrap		"VIRT. SLIDING GLASS"
	\$ 95 \$		8ft Tall \$ / Standard \$
	Custom J Channel (WHITE)		Rolling Patio Door 6' 150 5/8 x 79 1/4
	\$ 60 \$		\$2,125 \$1,625 \$
14	Window Removal & Labor		Rolling Patio Door 6' 70 5/8 x 79 1/4
	\$ 180 \$	2310	\$2,625 \$1,725 \$
	Steel or Cut-Out Window Removal		Rolling Patio Door 8' 194 1/4 x 79 1/4
	\$ 30 \$		\$3,125 \$2,125 \$
	2nd Story Window Removal		Rolling Patio Door 9' 106 1/2 x 79 1/4
	\$ 30 \$		\$3,575 \$2,525 \$
	Cut-Out Door Removal		Rolling Patio Door 12' 139 1/2 x 79 1/4
	\$ 110 \$		N/A \$4,000 \$
2	Mult to Form Mult-unit		Specialty Custom Patio Door (SIZ2)
	\$ 105 \$	218	\$ \$
2	Tempered glass (per pane)		Screens For Patio Door
	\$ 125 \$	250	\$ 130 \$
	Temper Specialty - \$18 per sq ft		PPG Solarban 70 Low-EE Elite/Argon Gas (per pane)
	\$ \$		\$ 165 \$
	Repar Sill or Jamb		Colonial Grids for Patio Doors Flat or Contour
	\$ 100 \$		\$ 245 \$
	Remove Storm Windows		Removal and install per 2 panels \$115 ea. Additional
	\$ 30 \$		\$ 315 \$
13	Replaces Trim to Code		Trim To Code
	\$ 75 \$	775	\$ 190 \$
	Replaces Trim to Code - Stucco Plunge		Wood Grain Interior
	\$ 115 \$		\$ 475 \$
	Custom Exterior Trim		Exterior Designer Colors
	\$ 160 \$		\$ 765 \$
	Awnings - (Remove) (Replace)		Tan or Clay
	\$ 35 \$		\$ 475 \$
	Curtain/Blind (Remove) (Replace)		Blinds Between the Glass - Per Panel
	\$ 15 \$		\$ 625 \$
	Net Fil / Wood back		Storm or Catena Door
	\$ 35 \$		\$ \$

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

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

NO EXTRA WORK IF NOT IN WRITING

CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:

Please do not remove this for additional terms & conditions Buyer agrees that WINDOW WORLD has read and understands all terms and conditions for final and final of this contract. and agrees to each and every term and condition.	EXTRA LABOR \$ <u>0</u> LAND DISPOSAL FEE \$ <u>0</u> PERMITS & FEES \$ <u>0</u> TOTAL AMOUNT \$ 11,950 CUSTOM ORDER 50% DEPOSIT \$ <u>5,975</u> REMAINING BALANCE UPON INSTALLATION \$ <u>5,975</u>
--	--

 SALESPERSON: Steve Abbott DATE: 6-26-25 OWNER: _____

DATE: _____

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor License # SCC13115309

TC Opportunity LLC

1122 N. E. 9th St.,

Ocala, FL 34470

(352) 239-0444

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

Window Descriptions:

6@ 43 x 53 double hung

1@ 26 x 37 double hung

2@ 36 x 24 (mulled) twin double hung

3@ 40 x 82 mulled unit tempered glass with grids

1@ 31 x 36 double hung

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

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

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

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

Customer Signature _____



9030 NE Jacksonville RD Anthony FL 32617

352-620-0540

jackie@keepitcoolocala.com

Todd Rudniansyn
1525 NE 8 Ave
Ocala, FL 34479

Proposal

February 25, 2025

Summary: PROPOSAL

Reference #: 2395-19609

Due Date: 2/25/2025

Job Name:

TC Opportunity

1122 NE 9 St

Ocala, FL

239-1555

239-0444 VERONICA

We Hereby Submit Specifications And Estimates For:

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

Total

\$0.00

Payment to be made as follows:

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

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

Authorized
Signature _____

Acceptance
Signature _____

Date _____

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



Wilco Enterprises, Inc. D.B.A.

Suncoast Insulators & Specialties

Our Goals
"Quality First,
Service Always"

PROPOSAL

Date: 3/12/25

Contractor/Homeowner:

Attention: VERONICA BASS

Project: 1122 ^{NE} 9TH ST. Ocala

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

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

\$1,300.⁰⁰

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

Your half down payment of \$650.⁰⁰

Mall the deposit to PO Box 1150. Ocala FL 34478

Final check will be appected by the crew for the balance \$650.⁰⁰

Thank you

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

Customer Signature of Acceptance: X

Date:

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

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



CHARLES WHITE FENCE, INC.

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

828 Ne Jacksonville Road, Ocala FL 34479

Phone: (352)369-9592

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

www.charleswhitefence.com

Customer Name Veronica
Address 1122 NE 9th St
City St Zip Ocala, FL
Contact Name Veronica
Phone 352-219-0444
Auston Sexton (352-401-4508)

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

#1 Type: Vinyl Privacy

Height 6'H
Footage 241' incl. gates

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

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

Height 6'H
Footage 241' incl. gates

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

Gates

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

Total Costs

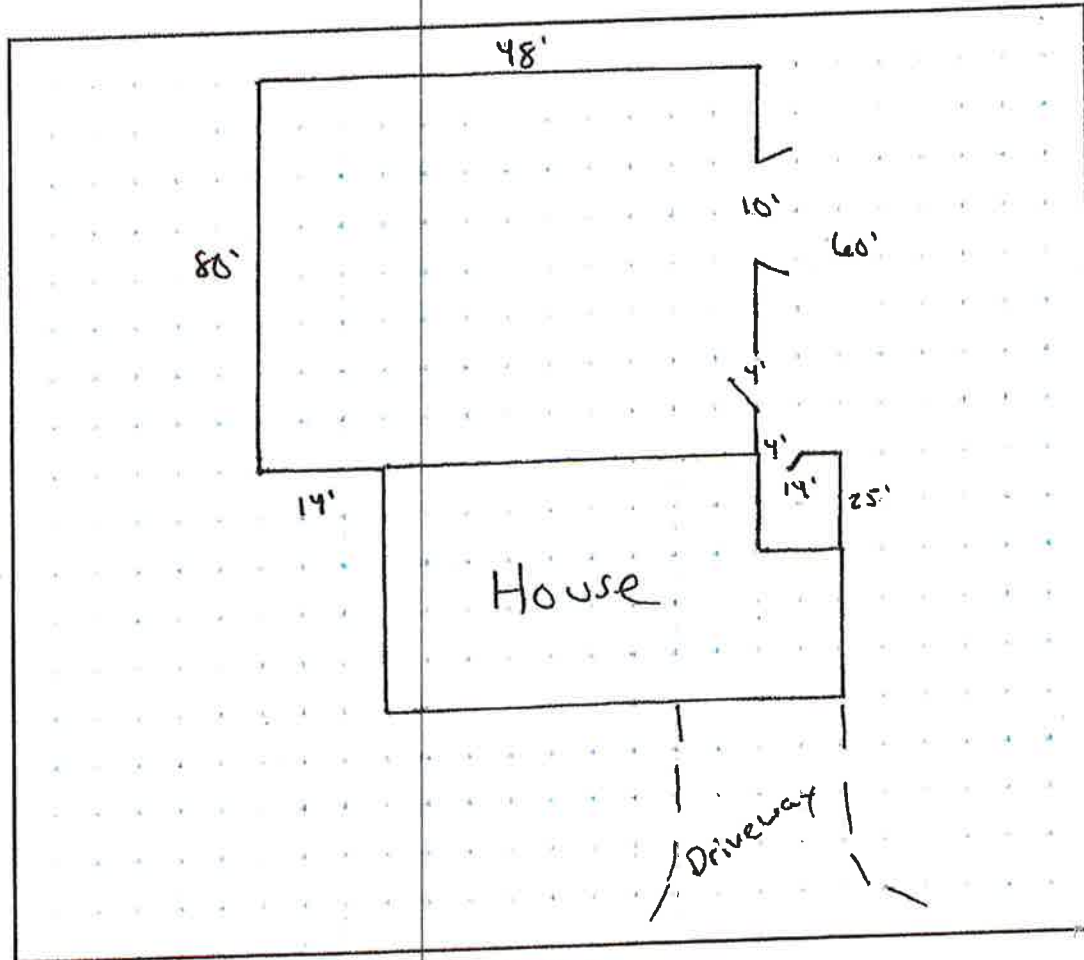
Price \$8365.00 (OP+1)
\$6,650.00 (OP+2)
Balance _____

*Any approved change orders will be added.

Charles White Fence Signature

Auston Sexton

Auston Sexton



Terms of this agreement.

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

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

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

(No Deposit Required)

Remove old fence
& haul away
(161') \$550.00
"Not included"

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

Signature: X

Printed _____

Date: _____

Title: _____

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

Office: 352-274-0823
www.ocalafence.com



Project Proposal

May 09, 2025

This estimate was prepared for:

Veronica Bass
1122 NE 9th St
Ocala, FL 34470

3522390444
storage1@neighborhoodstorage.com

Estimate given by:

Tyler Hand

352-789-5354
tyler@ocalafence.com



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

Date 05-13-2025

Job Number C-14512

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

Client Details

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

Sales Representative

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

Product List

LABOR

*TEAR OUT

GATE INSTALLATION

INSTALLATION - VINYL

GATE COMPONENTS

6' ALUMINUM WELDED FRAME

WHT - RIVETS

H-BEAM

WHT - GATE CAP

SNG GATE LATCH

DD GATE LATCH (4136B)

GATE HANDLE

40" DROP ROD

VINYL GATE HINGE

FENCE COMPONENTS

CONCRETE

VINYL FENCING

6' PRIVACY

WHT - U-CHANNEL 59"

WHT - DURA-RAIL 72"

WHT - T&G PICKET 62"

Quantity

154 ft

3

227 ft

Quantity

3

78

3

6

1

1

2

1

3

Quantity

48

Quantity

227

84

90

495



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

WHT - RAIL 2" X 3.5" X 72"

VINYL POSTS & CAPS

*WHT - FLAT CAP

WHT - POST 102"

WHT - POST 108"

GATE SIZE

6'H X 12'W DBL GATE

6'H X 5'W WALK GATE

6

Quantity

45

42

3

Quantity

1

1

Subtotal

\$7,105.25

Total

\$7,105.25

Additional Information

Estimated Installation Date

10 to 12 weeks

Terms & Conditions

Payment Terms

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

Scheduling

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

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

Warranty Information

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

Licensing and Insurance

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

Lumber Quality

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

Wood Appearance and Shrinkage

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

Nails

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

Property Lines

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

Homeowner's Associations and Permits

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

Clearing a Path

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

Buried Utilities and Irrigation Systems

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

Private lines include but are not limited to:

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

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

Customer Signature

Date

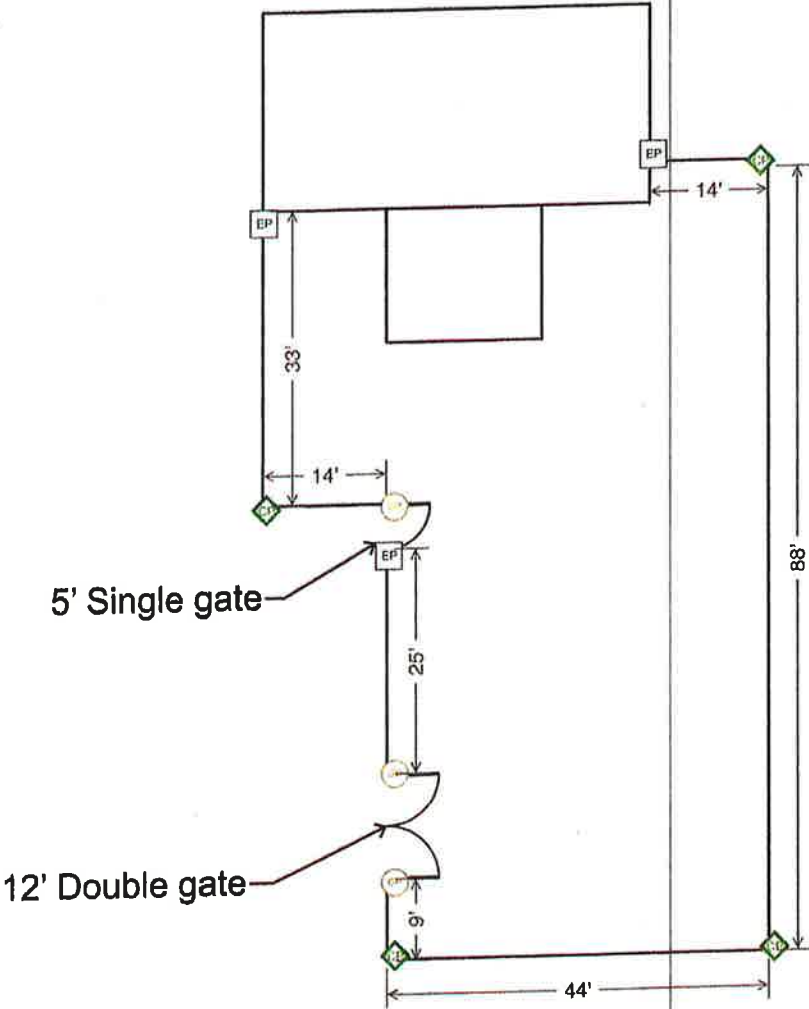
Authorized Rep. Signature

Date

Detail Plan



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



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

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2614-016-007

[GOOGLE Street View](#)

Prime Key: 1264197

[MAP IT+](#)

Current as of 8/22/2025

Property Information

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

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

M.S.T.U.

PC: 01

Acres: .26

Situs: 1122 NE 9TH ST OCALA

Current Value

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

History of Assessed Values

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

Property Transfer History

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

Property Description

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

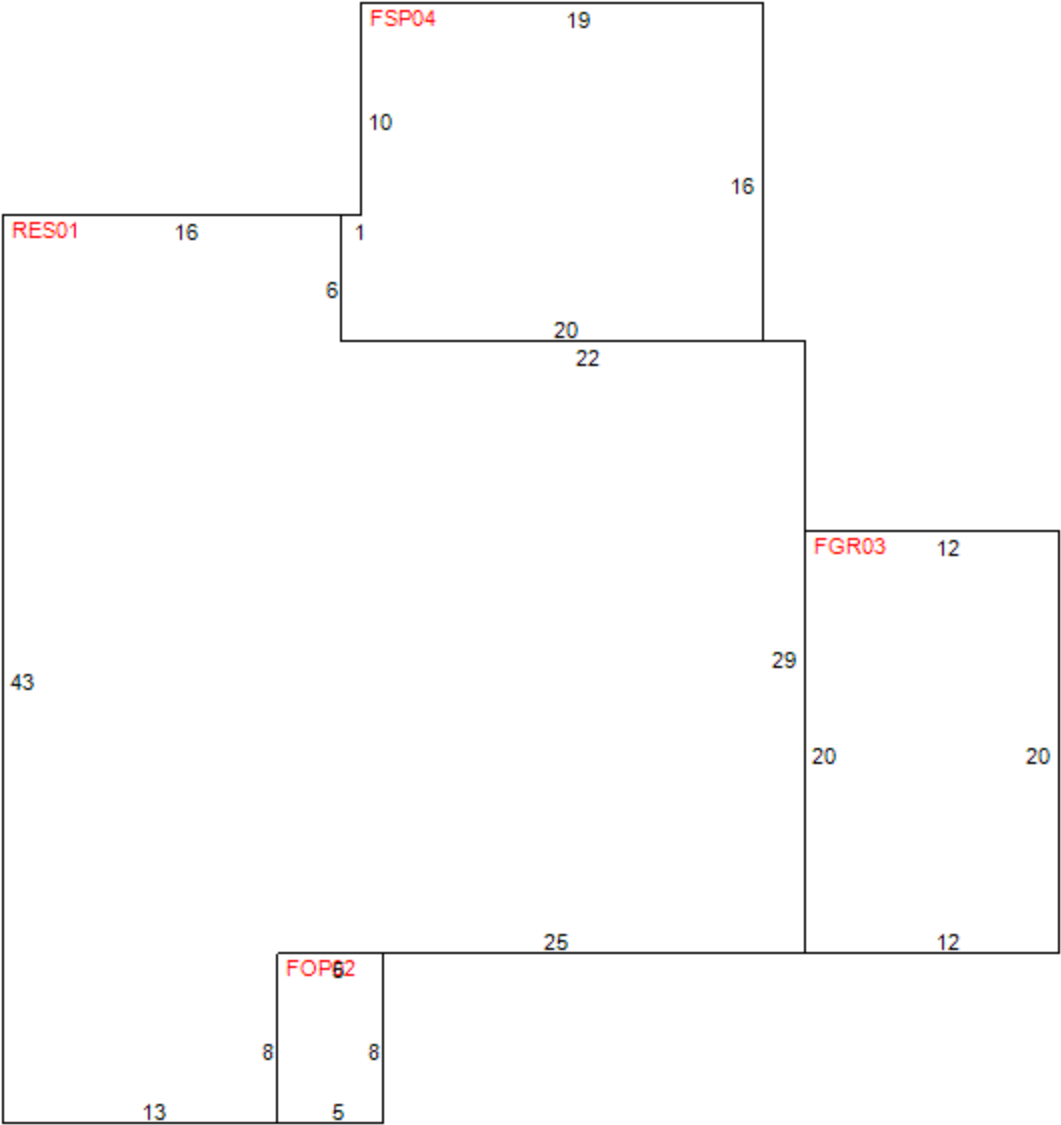
[Land Data - Warning: Verify Zoning](#)

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

[Traverse](#)

Building 1 of 1

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



[Building Characteristics](#)

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

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





















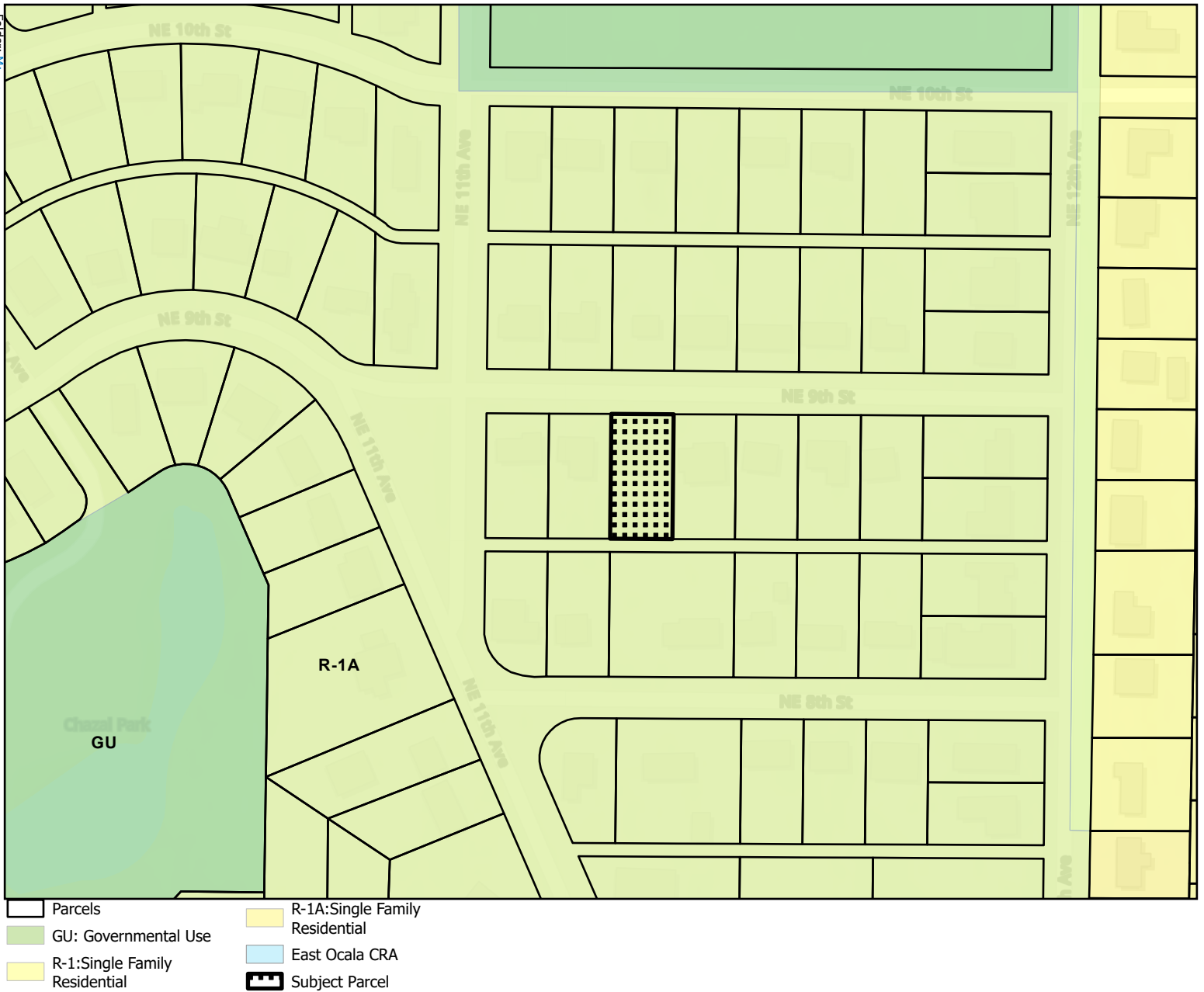
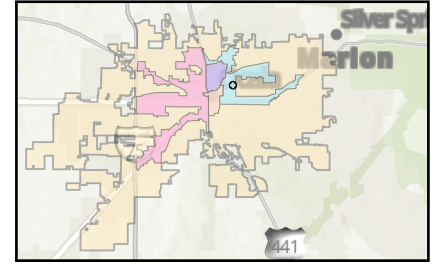






CASE MAP

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

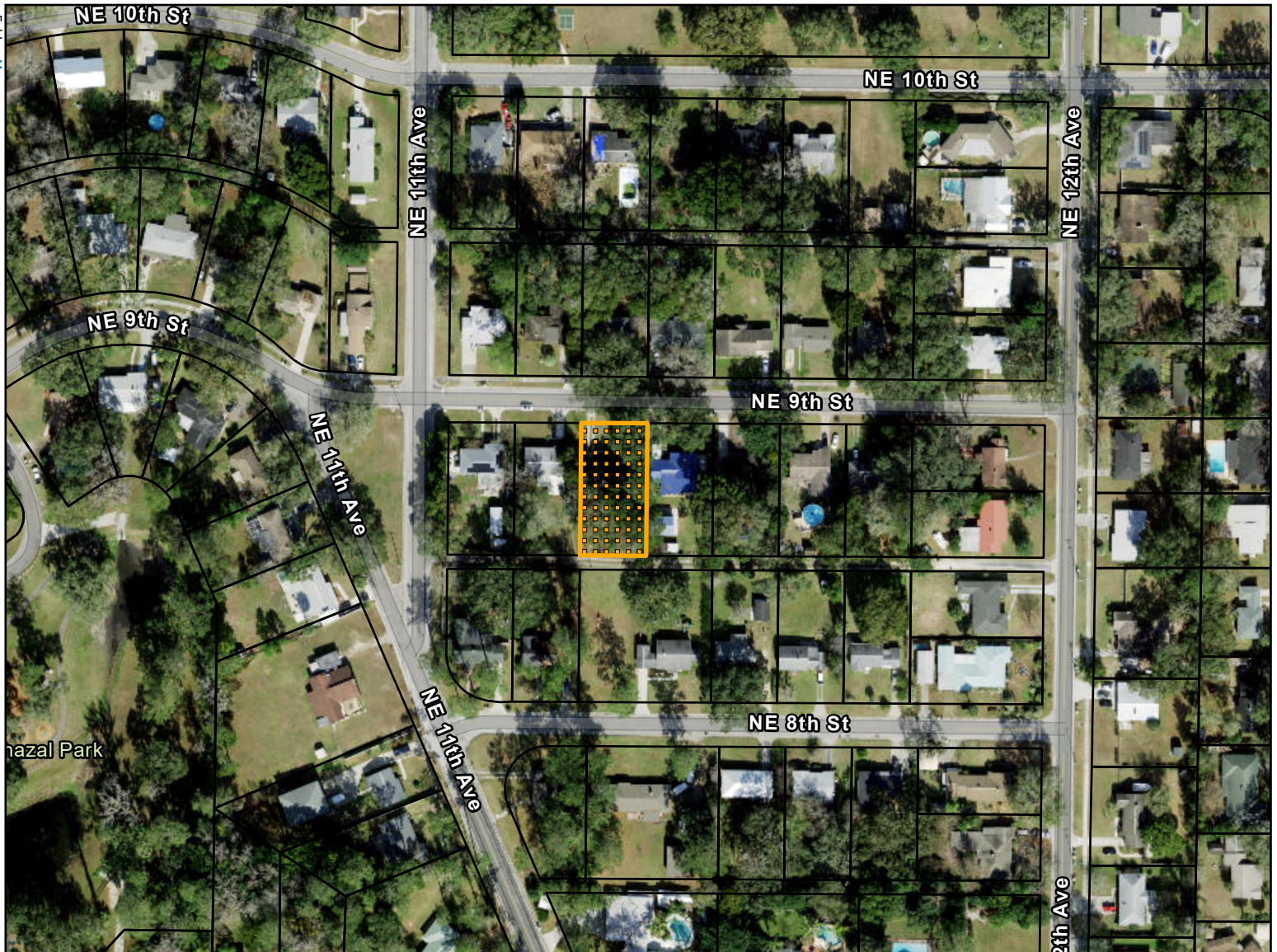
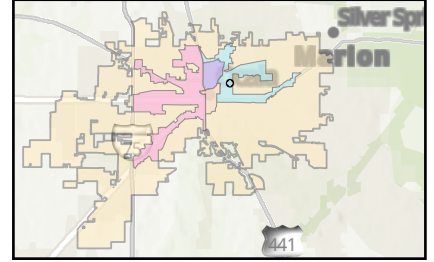


0 200 400 800 Feet



AERIAL MAP

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



 Subject Parcel

 Parcels

0 200 400 800 Feet





Community Redevelopment Agency (CRA)

CRA Subarea: East Ocala

Framework

Residential Property Improvement Grant

ELIGIBLE AREA

Neighborhoods within the East Ocala CRA boundary.

ELIGIBLE APPLICANT

Property owner, or tenant with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – Property taxes must be current and fully paid.
- Property must be used for residential purposes.
- Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.

ELIGIBLE WORK

Improvements Eligible for Grant Funding Include:

- Exterior painting (colors must be approved by the Committee)
- Pressure washing and related work to repair and prepare surfaces for painting
- Repair or replacement of windows and doors (exterior improvements only)
- Demolition of irreparably damaged houses or structures
- Installation of new landscaping visible from the street or sidewalk
- Fencing installation or replacement
- Roofing repairs or upgrades
- Weatherization improvements
- New construction
- Termite tenting

MAXIMUM GRANT

\$20,000

REQUIRED MATCH

Roofing improvements:	City (50%) – Applicant (50%)
All other work elements:	City (75%) - Applicant (25%)



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2153

Agenda Item #: 5e.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 2430 NE Second Street, in an amount not to exceed \$27,777

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

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

Below is a summary of the application. Please refer to the attached documents for the complete application packet.

Grant ID: CRA25-0027

Applicant: Caddiewhompus LLC/ Ocala Suites

Applicant Representative: Nancy Deichman

Address: 2430 NE Second Street

Parcel ID: 29204-001-00

Project Description: Reseal and restripe the parking lot, and repaint the exterior of the building.

Low Quote: \$46,295

High Quote: \$57,710

FINDINGS AND CONCLUSIONS:

- The property is located within the boundaries of the East Ocala Community Redevelopment subarea.

- The 40-bed hotel has operated as Ocala Suites since its construction in 2021. It recently transitioned to a Wyndham franchise, prompting required upgrades to enhance the quality of its offerings.
- The applicant is seeking a grant to improve the property's overall curb appeal. The hotel is visible from NE 25th Avenue and NE Second Street. The applicant emphasized that, given the nature of the business, exterior appearance is critical to its success.
- The building has a total ground floor area of approximately 7,423 square feet. For a building of this size, repainting represents a significant capital investment. The applicant is requesting funding support to improve the property's visual appearance to attract more customers. The applicant stated that the paint is faded compared to the desired standard and is part of the overall push to improve the property. The parking lot shows signs of wear and requires improvement.
- The applicant is also carrying out other interior renovations and property improvements that fall outside of the scope of the grant framework. Over the past nine months, the applicant has invested approximately \$450,000 in improvements, including renovations to guest rooms, new signage, modifications to the lobby area, and the installation of a portico-covered walkway. For more details, refer to the document titled *Applicant Letter to CRA Board*, provided in the attachments.
- Per the East Ocala Community Redevelopment Plan (2016), colors and veneer materials should reflect the desired architectural character of the building and the neighborhood. The proposed color scheme appears to be consistent with the existing color scheme, with a darker gray preferred for the primary color.
- The Grant Review Committee (GRC) conducted a site visit on August 18, 2025. During the visit, the GRC observed that the building was well-maintained and in good condition.
- Per the program guidelines, the applicant is eligible for a grant match of up to 60 percent of the project costs. If the proposed project is approved, the applicant would qualify for a maximum grant of \$27,777.

CRA Advisory Committee Recommendation

The East Ocala CRA Redevelopment Advisory Committee (Advisory Committee) met on August 27, 2025, and, after reviewing the application, voted to recommend denial. The Advisory Committee discussed the current condition of the property and concluded that the proposed improvements do not require immediate attention. Instead, the Advisory Committee recommended prioritizing CRA funds for areas with greater blight. The Advisory Committee suggested that the application may be reconsidered at a later date.

Staff Recommendation

Staff supports the proposed improvements to the property. The planned parking lot enhancements and repainting efforts align with ongoing initiatives aimed at enhancing property value and visual appeal. The intent of the CRA grant program is to stimulate private investment while addressing conditions of blight. According to grant guidelines, improvements funded by the CRA must be maintained for five years before applicants may seek additional funding for the same improvements. However, this requirement does not apply in this case, as the property has not previously received CRA grant funding. Therefore, the proposed improvements are eligible for consideration. The timing of the improvements is driven by recent changes in the Baymont by Wyndham agreement, which necessitate upgrades to meet updated brand standards.

FISCAL IMPACT:

Adequate funding is available for the grants under consideration at this meeting. Payment will be made in the fiscal year in which the project is completed, using funds from the East Ocala CRA grants account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

**CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT PROGRAMS**

Revised February 2023

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function. In an effort to encourage private investment into commercial properties, the Ocala CRA has created Commercial Property Improvement Grant programs for the four CRA subareas. The program addresses key statutorily defined blight conditions that currently exist in the CRA including falling lease rates, vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades.

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

There are four subareas of the Ocala Community Redevelopment Agency (CRA).

- Downtown North Magnolia West Ocala East Ocala

Each subarea has a grant program. All grant programs follow the same general process and requirements. Each program has a separate budget and a slightly different framework, in terms of grant amounts and eligibility requirements.

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

HOW TO GET STARTED

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

<https://ocalafl.maps.arcgis.com/apps/webappviewer/index.html?id=09c9938cf61a41398aee0a4a5431ac7a>

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

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

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

Step 3: Call or email CRA staff with questions: Gus Gianikas, CRA Manager, (352) 629-8311. ggianikas@ocalafl.org.

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	General Conditions	12
	Applicant & Owner Signature Page	13
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I. Eligibility and General Requirements

- (a) Eligible Applicants - Applicants for the Program can be either the property owner or tenant. A tenant must provide a signed form from the property owner allowing the tenant to apply for the grant and make improvement to the property.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
 - 1. Tax delinquent property
 - 2. Property in litigation
 - 3. Property in condemnation or receivership
 - 4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within a grant area in one of the Ocala CRA four subareas and have the proper zoning. **See Grant Program Summary** sheet on page 13.
- (d) Ineligible business. See the Subarea Grant Summary Sheet at end of this document for the list of businesses excluded from the grant program. Places of worship and residential rental properties are not considered as businesses for the purpose of this grant.
- (e) Ineligible Work:
 - 1. Grants **cannot** be used to correct outstanding code violations in an active code enforcement case.
 - 2. **Except as noted in the attached Grant Program Summary** (pg. 13), routine maintenance procedures, such as painting or minor repairs to existing materials, will not, alone, be eligible for a grant, but may be a component of a larger project. (Routine maintenance is defined as minor work to a building or structure, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the structure or part thereof, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.)
- (f) Only project construction costs are eligible for the grant programs. Design and permitting costs are not eligible for the grant programs.
- (g) Owners with multiple properties can apply for a grant for each property.
- (h) All work done must be in accordance with the City of Ocala Code of Ordinances and all required permits and City inspections must be obtained.
- (i) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (j) Any changes to the approved plan and work element will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (k) Grants may be subject to cancellation if not completed or significant progress has not

been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

- (l) All work must comply with the program guidelines and be approved by the CRA.
- (m) The contractor(s) and subcontractor(s) must be licensed to work in the City of Ocala. The City does not warrant or assume responsibility for any issues arising between the applicant and its contractor(s) or subcontractor(s).
- (n) Organizations that own property on which property taxes are not collected or that have not contributed to the CRA Tax Increment Financing Fund (TIFF) are eligible to apply for grants, except for the Downtown Development district Grant; however, properties on which property taxes are collected or have contributed to the TIFF will take priority over those that do not, when ranked for funding.
- (o) Applicants will agree that improvements made using these funds will stay in place for a minimum of five years. If improvements are replaced or removed within five years, the grant recipient must pay a pro-rata share of the grant proceeds invested in the project for the number of months remaining. For example: if \$15,000 is reimbursed and improvements are replaced or removed during month 33 of the 60 month period the recipient pays the City back \$6,750 (Calculated as follows: 60 months - 33 months = 27 months remaining; 27 months divided by 60 months = 45% which is the pro-rata percentage. Multiply the reimbursed amount by the pro-rata percentage to calculate the payback amount (\$15,000 x 45% = \$6,750)). Previous improvements funded by a CRA grant are not eligible for a new grant to alter the improvements within five (5) years of completion, unless the previous grant is paid back as specified above.
- (p) Owners or merchants who are in the contracting business and intend for their company to perform work on their own properties or businesses, must furnish at least 2 proposals other than their own for the work to be done.
- (q) Owners and merchants (as private individuals) may perform work on their own buildings, as provided by law (contact City Building Official for determination); however, they will not be reimbursed for their time while acting as contractor and/or installing material. Material cost and the labor of employees are reimbursable; however, documentation must be produced for the number of hours worked on the project by the employees, the rate of pay, the employee's social security numbers, etc. Any contract over \$2,000 is subjected to Federal Labor standards; therefore, the contractor's employees must be paid the prevailing wage rate.
- (r) The applicant may be required to obtain a building permit for certain types of construction work. Building permit fees are based upon the value of work. Applicants should call the Building Division at (352) 629-8421, if they are interested in receiving an estimate of those fees.
- (s) The American with Disabilities Act requires some handicap upgrades when a building permit is required. Please contact the Building Division about possible additional costs and include these in your submittal.

- (t) Any eligible property owners who intend to pursue State or Federal tax incentives, or energy rebates should contact the appropriate agency prior to beginning the application process. If a Federal Historic Preservation Tax Credit is to be pursued, the project must meet all 10 standards of the Secretary of the Interior's Standards for Rehabilitation. References to such intentions should be included in the grant application.

II. Application Materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:
 - 1. A completed application form.
 - 2. Proof of Ownership or Option to Buy/Leasehold Agreement for at least five years.
 - 3. Color photographs of the existing conditions.
 - 4. Accurate scaled drawings of the proposed improvements. Construction documents do not need to be submitted until project is approved by the CRA and submitted for permitting.
 - 5. Project Schedule
 - 6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
 - 7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
 - 8. Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
 - 9. Any other documentation necessary to illustrate the visual impact of the proposed project.
 - 10. Provide proof of property or liability content insurance (as applicable)
 - 11. Demonstrate source of funding and ability to meet the financial obligations of the program. Applicant funding may include a bank loan, line of credit, equity, or any combination thereof. In addition, startup business applicants must also submit a copy of their business plan.

III. Application Submittal and Review Process

- (a) Applications must be submitted to the CRA Manager in the Growth Management Department, 201 SE Third Street, Ocala, FL 34471, for review and determination of eligibility of improvements. The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (b) City Staff will review, document, and determine if the application meets all eligibility

requirements and is sufficiently complete to review. Staff will meet with applicant to review completed application and complete a walk-through of building interior.

- (c) Applications deemed complete will be reviewed by the Grant Review Committee and the CRA Advisory Committee to recommend if the project should receive a grant and if so, recommend the amount of the award. The Ocala CRA Board makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section IV – Application Evaluation.
- (d) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (e) If Construction Permits are required, permit applications for work funded by a grant must be submitted to the City of Ocala Building Department no later than 60 days after receiving the grant approval. One 60-day extension may be granted upon a written request from the property owner.
- (f) Any deviation from the approved plan must be reviewed and approved by the CRA.
- (g) City staff will review progress during renovation process.
- (h) Upon completion of work, city staff will walk-through building to verify compliance with project application. Final inspection will take place concurrently by Building Department.

IV. Application Evaluation

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

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
- (b) What is the ratio of public to private investment?
- (c) If property has received a previous grant for improvements.
- (d) Will the grant result in an improvement that would not be made otherwise?
- (e) What is the number and type of jobs being created? For residential projects, number and type of units being created.
- (f) What will be the business hours of operation?

V. Reimbursement

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

**CITY OF OCALA EAST OCALA REDEVELOPMENT AREA
COMMERCIAL BUILDING IMPROVEMENT GRANT
APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Business / Project Name: Ocala Suites
Project Address: 2430 NE 2nd Street Ocala, FL 34470
Parcel Number: 29204-001-00

APPLICANT INFORMATION

Applicant's Name: Nancy Deichman

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

Chrissy Garcia

Applicant's Business Name (if applicable): _____

Type of business: Hotel

Applicant's Mailing Address: 1910 SW 18th Court Bldg 100

City: Ocala State: FL Zip: 34471

Phone number: 352-427-5704 Fax: 352-470-0633

E-mail address: Nancydeichman@gmail.com Chrissy@remaxpremier.net

Applicant is the ☒ Property Owner ☐ Business Owner/Tenant

How long has the business been at the current location? 4 years

If renter, when does your current lease expire? N/A

PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner's Name: N/A
Property Owner's Business Name (if applicable): _____
Property Owner's Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone number: _____ Fax: _____
E-mail address: _____

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Hotel

Explain the purpose of and need for the proposed improvements. To enhance the overall curb appeal. As a hospitality business the exterior appearance is the first impression & directly impacts our ability to attract & retain business.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. They would be delayed without the assistance of the grant program. I am currently undertaking some substantial property upgrades that require significant financial investment, & my available capital is being prioritized toward those essential projects.

Number and types of jobs being created. (2) exterior paint & parking lot resurfacing & restripe

What will be the business hours of operation? 24 hrs

For projects with residential component - number and types of units being created. N/A

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). \$46,295.⁰⁰

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 60/40

Anticipated start date: ASAP Anticipated completion date: ASAP

SCOPE OF WORK CHECKLIST

(Check all that apply)

East Ocala CRA

- ☐ Vacant building being converted to active use;
- ☐ New signs following design guidelines; including removal of existing inappropriate signs
- ☐ New landscape area – reimbursement to be made 90 days after installation
- ☒ Exterior painting – colors must be approved by Committee
- ☐ Awnings
- ☐ Windows, doors
- ☒ Parking lot pavement sealing & striping
- ☐ Exterior security & safety lighting

GENERAL CONDITIONS

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

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

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

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

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

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

Applicant

I, Nancy Reichman, business owner/tenant of the building at Ocala Suites, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature Nancy Reichman Date 7/31/2025

Owner Approval for Tenant Applicant

I, _____, owner of the building at _____, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature _____ Date _____

Property Information – For staff use only

Is the property assessed Marion County property taxes?	Y / N
Are property taxes paid up to date?	Y / N
Is the property in condemnation or receivership?	Y / N
Is there an active City code enforcement case on the property?	Y / N
Is the building on the National Register of Historic Places	Y / N

OCALA CRA – EAST OCALA SUBAREA COMMERICAL FAÇADE IMPROVEMENT GRANT PROGRAM <u>Framework</u> February 2023 <u>Revised February 2023</u>	
General	Following are eligibility requirements and priorities. Filing an application and meeting eligibility requirements does not guarantee grant funding.
Eligible Area	Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map. The potentially eligible properties are color coded on the attached map.
Eligible Applicant	Property Owner, or business owner with property owner’s approval
Eligible Properties	1. Taxable ad valorem properties – property taxes must be paid up to date 2. Property must be used for a business, i.e., retail, office, manufacturing 3. If property is occupied, the business must have active current Business Tax Receipt 4. Property must be in one of the following zoning districts - B–Business; O–Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing. 5. Existing commercial buildings only; not for new construction
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. Ineligible Businesses – See list on page 2.
Priority Building Status	Vacant buildings or spaces being converted to active use are priority over occupied buildings or spaces.
Eligible & Priority work	Only work begun <u>after</u> approval by the CRA Agency Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Work elements in order of priority are:</u> 1. Replacement of pole signs with monument signs following Sign Design Guidelines. (See pages 3-5) 2. Windows, doors, awnings and façade enhancements 3. Exterior security & safety lighting 4. Exterior painting – colors must be approved by Committee 5. New wall sign (must meet sign code) 6. New landscaping areas – reimbursement to be made 90 days after installation. Irrigation must be available. 7. Parking lot pavement resurfacing or resealing and restriping

Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Reroofing.
Maximum Grant	\$20,000 (\$ 50,000)
Required Match	City (60%) – Applicant (40%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment

Ineligible Businesses

The following business do not fit the vision for the Ocala CRA subareas and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks.

Required Match	1:1; City (50%) – Applicant (50%); Priority will be given to projects that provide higher level of private investment in relation to CRA investment
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Ineligible Businesses

The following business do not fit the vision for the West Ocala CRA and Community Plan and as such are **not eligible** for the grant.

- Adult Oriented Businesses
- Tattoo Parlors / Shops
- Bail / Bonds
- Check Cashing Service
- Pawn Shops
- Bars; bars as part of restaurant are permissible but restaurant must be primary business
- Electronic or Vapor Cigarette Store

SCHEDULE – Grant applications are processed on a first-come, first serve basis as long as budget funding is available. The East Ocala CRA Advisory Committee makes recommendations to the CRA Board on grant applications. The process typically takes 6 - 8 weeks. The schedule for application deadlines and Advisory Committee meetings is listed below.

Advisory Committee Meeting	Application Deadline
December 18	November 29
February 26	February 7
April 22	April 3
June 24	June 5
August 26	August 7

SIGN DESIGN GUIDELINES FOR EAST OCALA COMMERCIAL PROPERTY IMPROVEMENT GRANT

Monument sign

Monument sign is a sign in which the base of the vertical structural supports are concealed within an enclosed base.

1. The enclosed base shall be a planter structure between two and three feet in height above the ground.
2. The length of the planter structure base shall be equal to at least the length of the face of the sign or a minimum length of three feet.
3. The width of planter structure base shall be equal to at least the horizontal width of the sign surface or at least two feet.
4. The sign shall be of solid material with no air space between individual sign components nor between the base of the sign and the top of the planter base.
5. The planter base shall be of brick or compatible material matching the finish of the primary structure.
6. Alternatively, in lieu of a planter, the sign may be located in a landscaped buffer provided low-growing shrubbery is planted to conceal the base of the sign.

Height, Area and Setbacks

1. Maximum height of the monument sign shall be twenty feet (20') measured from the average grade elevation to the top of the sign.
2. Maximum monument sign copy area shall be as required by Sign Code Sec. 110-151. - Individual businesses or industrial.
3. Monument signs may not be located closer than five feet from the adjacent right-of-way and may not obstruct any sight triangles at intersections or driveways.

Photographs of signs in Ocala illustrating the above will be presented at the meeting.

OCALA SIGN CODE

Sign Definitions

Freestanding sign means any sign with vertical supports placed upon or in the ground and architecturally and aesthetically integrated with the overall development. A freestanding sign shall include a ground or pole sign as defined in this section.

Ground sign means the total square footage of a sign where the bottom of the sign face either: 1) rests upon the ground; 2) extends above the ground with vertical supports a maximum of four feet; or 3) rests upon a base that is embellished to conceal all structural vertical supports. A monument sign is considered a ground sign.

Sec. 110-151. - Individual businesses or industrial uses.

The following are permitted signs for individual businesses or industrial uses:

(1) Maximum sign area for primary street frontage. The maximum total business sign area for the primary street frontage shall be as follows:

a. B-2, B-2A, B-3, B-3A, B-3B, B-3C, B-4, B-5, M-1, M-2 and M-3 zones: 100 square feet, or two square feet for each property front foot, whichever is greater.

b. Reserved.

(2) Permitted types of signs. The maximum total business sign area for signs located in B-2, B-2A, B-4, B-5, M-1, M-2 and M-3 zones shall be as follows:

a. A maximum of two sign structures for each frontage totaling up to 50 percent of total business sign area, with no more than 150 square feet of sign area per structure.

b. Either one roof sign or one projecting sign of no more than 25 percent of total business sign area.

c. Wall signs.

(3) Height, setbacks and spacing. Height, setback and spacing requirements are as follows:

a. Setbacks and maximum height for freestanding signs in B-2, B-2A, B-4, B-5, M-1, M-2 and M-3 zones shall be as follows:

1. The maximum height shall be 30 feet.

2. Freestanding signs shall be set back a minimum of five feet from the public right-of-way.

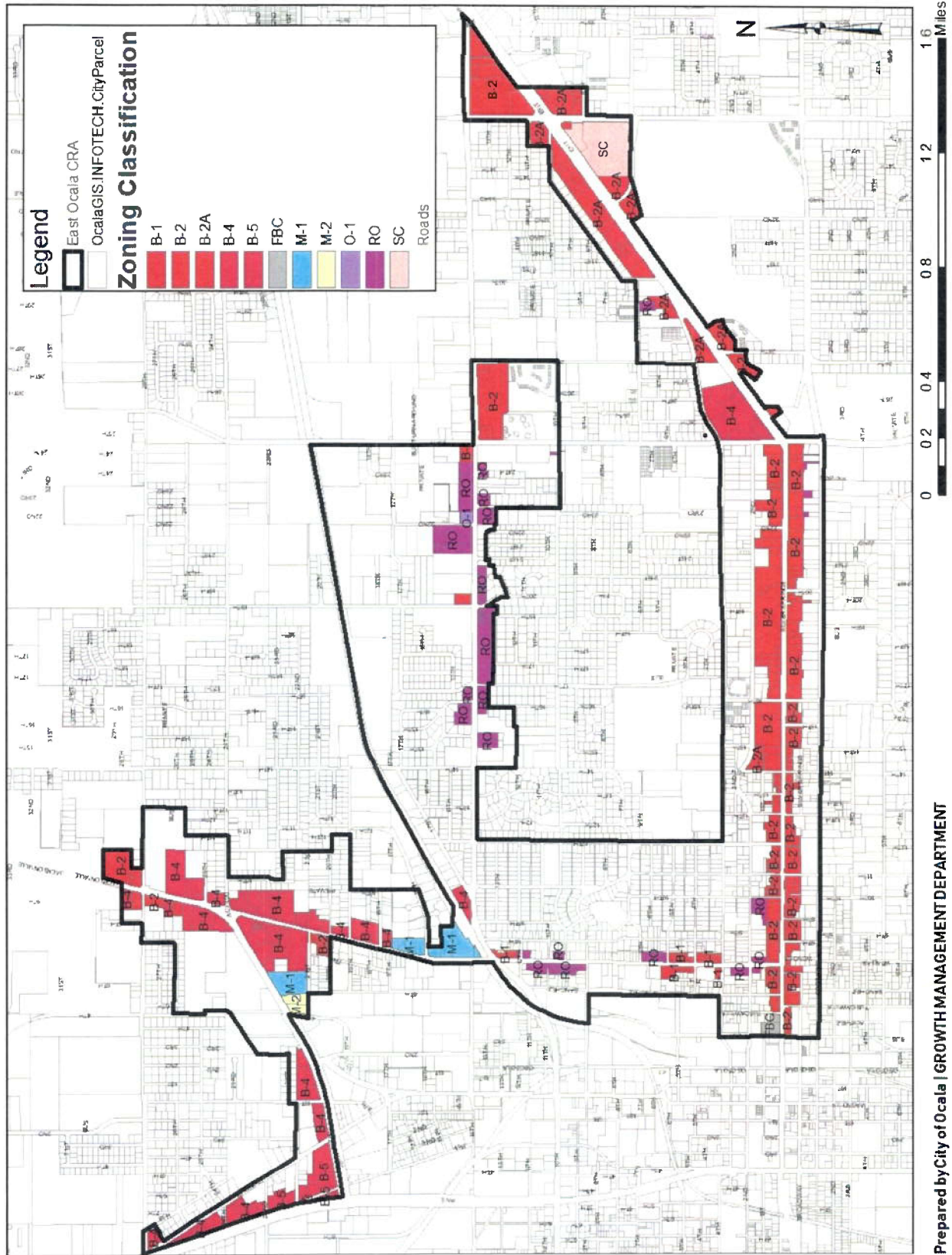
3. Freestanding signs shall be set back a minimum of 25 feet from side lot lines or equidistant between side lot lines.

4. Freestanding sign structures on the same ownership parcel shall be a minimum of 150 feet apart.

b. Setbacks and maximum height for signs in B-3, B-3A, B-3B and B-3C zones shall be as follows, except that signage for properties in these zones with frontage on Pine Avenue from SR 40 to SR 200, or Silver Springs Boulevard between S.W. First and Pine, shall be regulated under subsection (3)a of this section. Setbacks in these zones are subject to review by the downtown development commission, which may allow waiver of certain setback requirements.

1. The maximum height of freestanding signs shall be seven feet.
2. Freestanding signs shall be set back a minimum of five feet from the public right-of-way.
3. Freestanding signs shall be set back a minimum of ten feet from side lot lines.
4. Signs shall be permitted to extend over public sidewalks to a maximum of a point $2\frac{1}{2}$ feet from a line at the back of the curb extended vertically, provided that the minimum clearance of $9\frac{1}{2}$ feet above sidewalk grade is maintained. Signs on approved awnings may be allowed to a minimum clearance of $7\frac{1}{2}$ feet above sidewalk grade with the approval of the building official.

East Ocala CRA Commercial Building Improvement Grant Program



Ocala Community Redevelopment Agency				
Project Cost Summary				
Application ID:		CRA25-0027		
Address:		2430 NE 2nd Street		
CRA subarea:		East Ocala		
No.	Eligible Work	High quote	Low quote	Max Grant
1	Repainting	\$ 52,799.72	\$ 41,900.00	\$ 25,140.00
2	Parking lot improvements	\$ 4,910.13	\$ 4,395.00	\$ 2,637.00
Total		\$ 57,709.85	\$ 46,295.00	\$ 27,777.00



11350 Southeast 156th Avenue | Ocklawaha, Florida 32179
352-288-0658 | grizzlypmgfl@gmail.com

RECIPIENT:

Remax Premier
2430 Northeast 2nd Street
Ocala, Florida 34470

Quote #188	
Sent on	Jul 15, 2025
Total	\$41,900.00

Product/Service	Description	Qty.	Unit Price	Total
BUILDING PAINTING		17000	\$2.20	\$37,400.00
BUILDING PRESSURE WASHING BUILDING PREP		1	\$4,500.00	\$4,500.00

Total	\$41,900.00
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This quote is valid for the next 30 days, after which values may be subject to change.

Chrissy Garcia

chrissy@remaxpremier.net
 (352) 470-0633
 1910 SW 18th Ct
 Ocala, FL 34471



PREMIUM
PAINTING
We Believe in Color!

Proposal # 1785580
 Proposal Date 6/23/2025
 Proposal Amount \$52,799.72
 Job Address 2430 NE 2 Street
 Ocala, Florida 34470

Premium Painting

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

Exterior Preparation & Scope of Work

Exterior Preparation & Scope of Work

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

1. Initial Exterior Assessment

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

2. Pressure Washing or Soft Washing

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

3. Surface Repairs

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

4. Scraping and Sanding

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

5. Caulking and Sealing

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

6. Primer Application

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

7. Warranty Facilitation

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

8. Masking and Protection

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

9. Color Confirmation

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

10. Scheduling

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

11. Weather Considerations

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

Important Note:

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

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

Item					\$
Left Building					\$29,761.07
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	8420sqft	\$2,712.92	\$8,420.00	\$0.00	\$11,132.92
Door - Doors Sherwin-Williams SuperPaint Exterior Satin	32x	\$1,723.12	\$8,000.00	\$0.00	\$9,723.12
Downstairs Ceiling - Ceiling Sherwin-Williams SuperPaint Exterior Satin	872sqft	\$491.68	\$968.89	\$0.00	\$1,460.57
Upstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1158sqft	\$465.89	\$1,286.67	\$0.00	\$1,752.56
Railings - Trim Sherwin-Williams SuperPaint Exterior Satin	798ft	\$899.90	\$3,192.00	\$0.00	\$4,091.90
Prep		\$0.00	\$1,600.00	\$0.00	\$1,600.00
Optional Substrates					
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)

Soffit & Fascia - Trim Sherwin-Williams SuperPaint Exterior Satin Declined	421ft	\$604.53	\$1,403.33	\$0.00	\$2,007.86
Total					\$29,761.07

Right Building \$23,038.65

Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
House Siding & Trim - Siding Sherwin-Williams SuperPaint Exterior Satin	7880sqft	\$2,538.94	\$6,304.00	\$0.00	\$8,842.94
Downstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1125sqft	\$452.62	\$1,250.00	\$0.00	\$1,702.62
Upstairs Ceiling - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	1126sqft	\$453.02	\$1,251.11	\$0.00	\$1,704.13
Railings - Trim Sherwin-Williams SuperPaint Exterior Satin	858ft	\$967.57	\$3,432.00	\$0.00	\$4,399.57
Doors - Doors Sherwin-Williams SuperPaint Exterior Satin	28x	\$789.39	\$4,200.00	\$0.00	\$4,989.39
Prep		\$0.00	\$1,400.00	\$0.00	\$1,400.00

Optional Substrates

Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
Soffit & Fascia - Trim Sherwin-Williams SuperPaint Exterior Satin Declined	394ft	\$592.42	\$1,313.33	\$0.00	\$1,905.75
Total					\$23,038.65

Total **\$52,799.72**

Deposit Required

\$500.00

Note

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

Terms and Conditions

PREMIUM PAINTING INC. SERVICE CONTRACT

TERMS AND CONDITIONS

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

ADDITIONAL PROVISIONS

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

1. Contract, Plans, Specifications, Permits and Fees

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

2. Change Orders

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

3. Payment Terms

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

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

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

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

4. Owner's Responsibilities

Owner is responsible for the following:

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

5. LIMITED WARRANTY

Contractor warrants all labor and materials against **peeling, blistering, or paint failure** due to defective workmanship or materials for a period of **seven (7) years** from the project completion date.

This warranty is **non-transferrable** and applies only to the original property owner.

Exclusions:

This warranty does **not** cover:

- Normal wear and tear
- Fading or damage due to sun exposure or weather conditions
- Damage resulting from abuse, neglect, or improper maintenance
- Failure of underlying substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure caused by water intrusion or leaks
- Damage caused by plants, animals, or irrigation systems
- **Flooring, stained surfaces, concrete coatings, or metal surfaces**

Paint Products:

The paint products used are backed by a **manufacturer's warranty of up to 25 years** (Sherwin-Williams). In the event of a product defect, **we will support the claim process and have our Sherwin-Williams representative facilitate the warranty on your behalf.**

This warranty is exclusive and supersedes all other warranties, expressed or implied, including any implied warranties of merchantability or fitness for a particular purpose.

6. LIMITATION OF LIABILITY

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

7. HAZARDOUS MATERIALS

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

8. Insurance and Indemnification

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

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

9. Delays and Force Majeure

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

10. Subcontractors

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

11. Color and Finish Approval

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

12. Spray Application and Overspray

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

13. Documentation

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

14. Cleanup

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

15. Right to Stop Work

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

16. Dispute Resolution

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

17. Collection

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

18. Integration and Acceptance

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

19. Cancellation Rights

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

20. Severability

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

Sign And Date To Accept Proposal:

Customer Signature:

Date:



11350 Southeast 156th Avenue | Ocklawaha, Florida 32179
352-288-0658 | grizzlypmgfl@gmail.com

RECIPIENT:

Remax Premier
2430 Northeast 2nd Street
Ocala, Florida 34470

Quote #181	
Sent on	Jun 17, 2025
Total	\$4,910.13

Product/Service	Description	Qty.	Unit Price	Total
Seal Coating	Seal Coating 2 phase 1.(19,527) Square Footage area to be Seal Coated 2.Cleaning of area to be sealed 3.Spray application or hand application to be applied of SealMaster or comparable material with 4lbs sand added per 100 gallons, this ensures traction.	19527	\$0.19	\$3,710.13
Line Striping	Scope New Layout, Re-Stripe, Over Seal Coat Primary Space Color White, Yellow Details -We will Start be cleaning off the lines to be painted with brooms and or blowers -Sherwin Williams traffic paint is our paint of choice and mostly used on our job sites. Oil or Water based paint will be based on our techs decision -Techs will Re-Stripe parking lot as existing unless job requires a new layout or you request specific changes.	1	\$1,200.00	\$1,200.00

Total	\$4,910.13
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This quote is valid for the next 30 days, after which values may be subject to change.



June 19, 2025

Ocala Suites Proposal

Submitted to

Chrissy Garcia

Ocala Suites

(352) 470-0633

chrissy@remaxpremier.net

Contact

Devon M Freshwater

(352) 732-0900

devon@asphaltsas.com

Ocala Suites Proposal



About us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt Sealing & Striping provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the Ocala FL and surrounding communities.

Asphalt Sealing & Striping is a local female owned company located in Ocala, FL and has been serving Central Florida since 1967. We're licensed and experienced to better serve the needs of our customers. Our business is also a certified drug-free workplace for your peace of mind. We are fully insured with General Liability and Workers Compensation.

Submitted to	Proposal Date	Contact
Chrissy Garcia	6/19/2025	Devon M Freshwater
(352) 470-0633	Project ID	(352) 732-0900
chrissy@remaxpremier.net	Job Site	devon@asphaltsas.com
	2430 Northeast 2nd	
	Street	
	Ocala, FL 34470	

Services

Ocala Suites Estimate

Standard Sealcoating Specification	\$3,420.00
1. The area under consideration comprises approx. 2,374 square yards. 2. Our firm will complete this project in 2 trip(s). 3. To complete this project with minimal disruption to your operation, we have included the work to be complete on a Weekday. 4. We will barricade all areas where we will be working. 5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place. 6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface. 7. Oil Spots will be wire broomed and treated with Petro Seal to help prevent oil & gas bleeding up through the freshly applied sealant. 8. Sealant Material: Our firm will install 2 coats of pavement sealer. 9. We will install your sealant by broom and spray application. 10. Additive: We will be using silica sand along with 2% polymer latex additive as per the manufacturers specification. This will modify asphalt pavement sealers to achieve faster curing time, outstanding toughness and adhesion, jet-black color, oil and fuel resistance, and reduced power steering and traction marks. 11. This process will carry a (1) year warranty. 12. PLEASE NOTE: Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.	

Line Striping	\$975.00
1. Our firm will restripe the parking lot area as per the existing layout including painting all parking blocks and curbing. 2. All work will be performed so that there is minimal interruption to your facility. 3. PLEASE NOTE: Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.	

Ocala Suites Proposal



control.

Total: \$4,395.00

Payment Terms & Conditions

- Commercial Projects:** Standard terms are Net 30. However, if no deposit is provided or if there is a history of delayed payments, terms may be modified at our discretion.
- Residential Projects:** Payment is due upon receipt of invoice.
- Projects Over \$5,000:** A 50% deposit is required for ALL commercial or residential projects exceeding \$5,000, unless an exception is granted in writing by administration.

Acceptance

Chrissy Garcia Ocala Suites chrissy@remaxpremier.net	Date	Devon M Freshwater Asphalt Sealing devon@asphaltsas.com (352) 732-0900
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Legal Terms & Conditions

A. CHAPTER 558 NOTICE OF CLAIM. CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

B. MANDATORY PROVISION REQUIRED BY FLA. STAT. §713.015. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN

Ocala Suites Proposal



RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. OWNER HEREBY ACKNOWLEDGES AND REPRESENTS THAT: 1) OWNER HAS READ AND UNDERSTANDS THIS CONTRACT, INCLUDING ALL PROVISIONS CONTAINED IN THE CONTRACT, THE BASIC TERMS AND ALL EXHIBITS AND ADDENDA ATTACHED TO THIS CONTRACT; 2) THAT OWNER IS BOUND BY ALL OF ITS TERMS AND 3) THAT OWNER IS NOT RELYING ON ANY STATEMENT, PROMISE, CONDITION, DOCUMENT OR STIPULATION NOT SPECIFICALLY REFERENCED OR SET FORTH IN THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO, ANY MARKETING OR OTHER PROMOTIONAL MATERIALS). OWNER HEREBY UNDERSTANDS AND AGREES THAT CONTRACTOR IS RELYING ON THIS ACKNOWLEDGMENT AND REPRESENTATION AND THAT CONTRACTOR WOULD NOT AGREE TO ENTER INTO THIS AGREEMENT WITHOUT SUCH ACKNOWLEDGMENTS AND REPRESENTATIONS.

C. ATTORNEY FEES. In the event of any disputes arising out of or in connection with this contract the prevailing party therein shall be entitled to recover reasonable attorney fees and costs, whether same were incurred prior to or during any judicial proceedings, including, but not limited to, any trial or appellate proceedings as well as prior to or during any of the alternative dispute resolution mechanisms whether described herein or otherwise ordered by a court of competent jurisdiction.

D. GOVERNING LAW AND VENUE. This Contract shall be construed and enforced in accordance with the laws of the State of Florida and may not be assigned or recorded except with the prior approval of both parties, which approval may be withheld for any reason whatsoever. Venue for any litigation (except for construction lien disputes governed by Chapter 713, Florida Statutes, which must be filed in the County in which the lien property is located) shall be Marion County, Florida.

E. WAIVER OF JURY TRIAL. The parties agree to waive their right to a jury trial with respect to all disputes that relate to or arise from this contract or any engagement between the parties.

F. INTEGRATION CLAUSE. This Contract and any additional contract documents attached hereto, constitute the complete agreement between the parties and may not be modified except in writing signed by all parties hereto. ORAL REPRESENTATIONS BY EITHER PARTY ARE NOT BINDING AND SHOULD NOT BE RELIED UPON.

G. CONTRACT CONSTRUCTION. The parties have both had an opportunity to negotiate and contribute to the content of this agreement. They therefore agree that this contract any alleged ambiguities contained herein shall be construed as if the agreement were drafted by both parties.

Contract Termination Policy

If a contract is canceled by the client—not by the service provider—a cancellation fee of \$250 will be applied. This fee covers administrative, scheduling, and preparation costs incurred prior to the cancellation. The fee is due immediately upon cancellation unless otherwise agreed upon in writing. The service provider reserves the right to cancel this policy at any time if and when necessary.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

29204-001-00

[GOOGLE Street View](#)

Prime Key: 3262913

[MAP IT+](#)

Current as of 8/1/2025

Property Information

CADDIEWHOMPUS LLC
C/O LAWRENCE D BREECH
1910 SW 18TH CT BLDG 100
OCALA FL 34471-7857

Taxes / Assessments:

Map ID: 196

Millage: 1001 - OCALA

M.S.T.U.

PC: 39

Acres: 1.87

Situs: 2430 NE 2ND ST OCALA

2024 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$2,620,590
Total Assessed Value	\$2,620,590
Exemptions	\$0
Total Taxable	\$2,620,590

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$213,821	\$2,348,626	\$49,483	\$2,620,590	\$2,620,590	\$0	\$2,620,590
2023	\$160,373	\$2,407,177	\$56,815	\$2,521,248	\$2,516,033	\$0	\$2,516,033
2022	\$91,412	\$1,931,483	\$64,148	\$2,287,303	\$2,287,303	\$0	\$2,287,303

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7127/0536	01/2020	70 OTHER	0	U	V	\$100
6849/0882	10/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$40,000
5497/0675	03/2011	33 SHERIFF	0	U	V	\$100
5469/1701	01/2011	61 FJGMNT	0	U	I	\$100
5464/0478	01/2011	61 FJGMNT	0	U	V	\$100
5462/0614	12/2010	08 CORRECTIVE	0	U	V	\$100
5411/0055	09/2010	09 EASEMNT	0	U	V	\$100
5348/0563	04/2010	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$40,000
5314/0686	01/2010	05 QUIT CLAIM	0	U	V	\$100
4162/1946	08/2005	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$280,000

Property Description

SEC 16 TWP 15 RGE 22

PLAT BOOK C PAGE 076
SILVERCREST
BLK 2 LOTS 1.3.4.5 & N 33 FT OF LOT 2
Parent Parcel: 29204-000-00

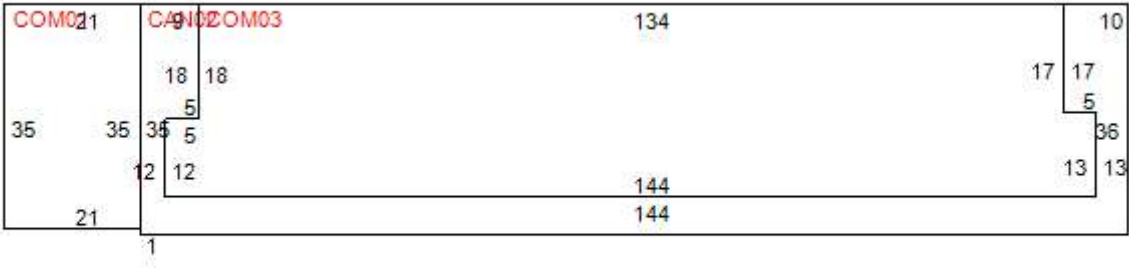
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	3920	200.0	200.0	B2	50,965.00	SF						
DRA	9470	183.0	133.0	B2	.58	AC						
GCNF	9470	30.0	300.0	B2	4,966.00	SF						
Neighborhood 9976												
Mkt: 2 70												

[Traverse](#)

Building 1 of 2

COM01=L21U35R21D35.U35R9
CAN02=D18L5D12R144U13L5U17R10D36L153U1U35R9.
COM03=D18L5D12R144U13L5U17L134.D50
CAN04=1180.
1180



[Building Characteristics](#)

Structure 6 - PILASTERS
Effective Age 1 - 00-04 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 1/20/2021 by 117

Year Built 2021
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 460

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.5	2.00	2021	0	735	M17 OFFICE	20 %	Y	Y
						M25 SERVICE/NON-VEHICLE	30 %	Y	Y
						M01 RESIDENTIAL	50 %	Y	Y
2	8.5	1.00	2021	0	1,363	CAN CANOPY-ATTACHD	100 %	Y	N
3	8.5	1.98	2021	0	4,145	N39 MOTEL NATIONAL CHAIN	100 %	Y	Y
4	8.5	1.00	2021	0	1,180	CAN CANOPY-ATTACHD	100 %	Y	N

Section: 1

Elevator Shafts: 1 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 0 **2 Fixture Baths:** 1
Elevator Landings: 2 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 2 **Extra Fixtures:** 4

[Traverse](#)

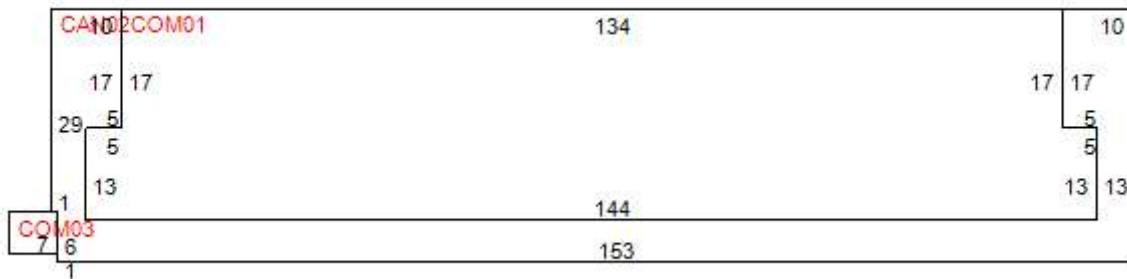
Building 2 of 2

COM01=R134D17R5D13L144U13R5U17.

CAN02=L10D29R1D6D1R153U36L10D17R5D13L144U13R5U17.L10D29

COM03=L6D6R7U6L1.

CAN04=1180.



Building Characteristics

Structure 6 - PILASTERS
Effective Age 1 - 00-04 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 1/20/2021 by 117

Year Built 2021
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 374

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.5	1.98	2021	0	4,150	N39 MOTEL NATIONAL CHAIN	100 %	Y Y
2	8.5	1.00	2021	0	1,387	CAN CANOPY-ATTACHD	100 %	Y N
3	8.5	2.00	2021	0	42	M00 MINIMUM FINISH	100 %	Y N
4	8.5	1.00	2021	0	1,180	CAN CANOPY-ATTACHD	100 %	Y N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 20 **4 Fixture Baths:** 0 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 20 **Extra Fixtures:** 22

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	19,225.00		SF	5	2021	3	0.0	0.0
159 PAV CONCRETE	200.00		SF	20	2021	5	20.0	10.0
159 PAV CONCRETE	418.00		SF	20	2021	3	0.0	0.0
105 FENCE CHAIN LK	240.00		LF	20	2021	1	0.0	0.0
105 FENCE CHAIN LK	710.00		LF	20	2021	3	0.0	0.0
184 RETAIN WALL	3,628.00		SF	50	2021	3	0.0	0.0

Appraiser Notes

STAY & SAVE EXTENDED STAY MOTEL (2022)

-

40 TOTAL RENTABLE ROOMS / ALL ROOMS EQUIPPED WITH A FULL KITCHEN & 1-3FX, 1X

-

4- ADA COMPLIANT RMS

36- REGULAR RMS

CVS D/R/A AND BACK ENTRANCE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN25-0051	5/19/2025	-	BAYMONT SGN RENO
BLD20-2582	1/6/2021	1/19/2021	STAY&SAVE / AWNING
SGN20-0169	12/18/2020	-	STAY & SAVE / NEW MOTEL / SIGN
BLD20-2199	12/2/2020	12/9/2020	CADDIE / AWNING
BLD19-2220	2/4/2020	2/4/2021	STAY AND SAVE/NEW MOTEL
SITE19-0046	2/4/2020	2/3/2021	STAY AND SAVE MOTEL

Re: Update - CRA application for the property at 2430 NE 2nd Street.

From Chrissy Garcia <chrissy@remaxpremier.net>

Date Wed 10/1/2025 3:56 PM

To Roberto Ellis <rellis@ocalafl.gov>

Cc cra <cra@ocalafl.gov>; Charlita Whitehead <cwhitehead@ocalafl.gov>; Nancy Deichman <nancydeichman@gmail.com>

 17 attachments (9 MB)

2023-08-23 (1).webp; 2023-08-21 (1).jpg; 2023-08-23 (1) (1).jpg; 2024-10-27 (4) (1).jpg; 2023-08-23 (2) (1).jpg; IMG_7341 (1).jpg; 6-_Large-6 (1).jpg; 1-_Large-1 (3).jpg; 4-_Large-4 (3).jpg; 12-_Large-12 (1).jpg; 16-_OpulentREMedia-37.jpg; 17-_OpulentREMedia-1.jpg; 19-_OpulentREMedia-4.jpg; 2024-10-28 (1).jpg; Lobby before.png; IMG_7315 (2).jpg; IMG_7322.jpg;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Roberto,

It was a pleasure speaking with you last week. Here is the information you requested to present to the CRA board with our application to support our grant request.

Dear CRA Board,

Thank you for taking the time to review our application for the CRA Commercial Property Improvement Grant. I understand the committee's initial decision was based on the impression that our hotel is in superior condition compared to other applicants. While I greatly respect that perspective, I'd like to provide additional context regarding the substantial investments we have already made and why this grant is critical for us at this stage.

Over the past 9 months, we have completed extensive upgrades to our property, all guest room upgrades will be for a total of 40 guest rooms:

- Brand new guest room furniture in all rooms to include, mattresses, bed frames, headboards, side tables, desks with chairs, arm chairs, area rugs, full length mirrors, irons, ironing boards, luggage racks, hair dryers, shower curtains, tissue box covers and artwork for the walls.
- Brand new access control door locks on 40 guest room doors, lobby door, plus 4 other common area doors.
- Brand new interior door lock bars.
- Three brand new commercial glass doors.

- Installed over the range microwaves in all rooms (replacing the countertop microwaves that were in all the rooms).
- Brand new pillows, pillow cases, sheets, bed top covers, fitted sheets, flat sheets, bed skirts, mattress protectors, pillow protectors, bath towels, wash cloths, hand towels, bath mats, and dish towels.
- Brand new drapes, blackout curtains, sheers, curtain wands, and curtain rods.
- Brand new dishes, coffee mugs, drinking cups, pots and pans, silverware, silverware drawer organizers, cooking utensils, measuring cups, mixing bowls, cookie pans, toasters, ice buckets, ice trays, paper towel holders, and can openers.
- Brand new guest room lighting next to the beds - touch lamps with outlets and new lighting on the walls.
- Gym in a bag for guests x 5
- Portable fans for guests x 4
- Pack and play for guests x 1
- Brand new commercial ice machine.
- Brand new exterior directional signage on the buildings.
- Brand new exterior street signage x 2.
- Brand new universal remote controls for the smart TV's.
- Converted one guest room into a guest continental breakfast common area equip with fresh paint, new cabinets, quartz countertops, workstation kitchen, 3 compartment sink, hand wash sink, dishwasher, mini-split a/c, guest TV, commercial coffee machine, commercial toaster, commercial counter top refrigerators, commercial waffle maker, counter top microwave, dishes (plates, cups, silverware), cereal dispensers, plus several additional misc items.
- Remodeled the front lobby, fresh paint, new quartz countertop, new computers and equipment, new lobby guest furniture, tables, chairs, area rug, bathroom mirror, lighting and artwork.
- Added a guest courtyard with new brick pavers, privacy fence, tables, chairs, and umbrellas.
- Brand new Property Management Software.
- Brand new guest credit card terminal machines.
- Installation of a portico covered walkway for guests from the front lobby door to the end of the sidewalk plus brand new window awning covers.

In total, we have invested approximately \$450,000 in improvements. These efforts were not only to maintain quality for our guests but also to align with the requirements of our recent Wyndham franchise transition. Becoming part of the Wyndham family required us to meet stringent brand standards and make significant capital improvements. While this investment strengthens both our

property and Ocala's visibility to travelers, it has left us with limited capital to complete the final projects still needed.

At this time, the most pressing improvements are resealing the parking lot and repainting the exterior. Both are vital to the property's longevity, guest impression, and the way our hotel reflects the image of Ocala to visitors. While we are proud of what has already been accomplished, the current condition of our parking lot and paint does not represent the standard we strive to uphold nor the welcoming appearance our city deserves.

We view this grant as an opportunity to complete the final steps in ensuring our property continues to elevate the community, attract visitors, and support local economic vitality. With CRA assistance, we can ensure the investments already made are maximized, benefiting not only our hotel but also the city's broader redevelopment goals.

Please find attached before and after photos reflecting the improvements we have made, along with photos of the parking lot and exterior building.

Thank you again for your time and consideration. I would be happy to provide any additional documentation or details the committee may require.

Respectfully,

Chrissy Garcia



352-470-0633 | chrissy@remaxpremier.net

1910 SW 18th Ct. #100 Ocala, FL 34471

On Tue, Sep 23, 2025 at 11:58 AM Roberto Ellis <rellis@ocalafl.gov> wrote:

Good afternoon Ms. Garcia

Thanks for speaking with me on the phone. The application was reviewed by the East Ocala CRA Advisory Committee on August 27, 2025. The Committee recommended denial of the grant as they do not support the project at this time, based on the current appearance of the building/property.

The application and the East Ocala CRA Advisory Committee's recommendation will be presented to the CRA Board on October 21, 2025 for a final decision. This meeting is held at Ocala City Hall, 110 SE Watula Avenue Second Floor - Council Chambers Ocala, Florida. The meeting will begin at 3:30 PM.

Regards,

Roberto Ellis

Economic Development Manager, Growth Management

201 SE 3rd Street, Ocala, FL 34471

(352)-629-8524 | (352)-629-8381

rellis@ocalafl.gov



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

Applicant Photos





2430 NE 2nd Street

Existing Conditions















AERIAL MAP

Parcel:

29203-001-00

Case Number:

CRA25-0027

Property Size:

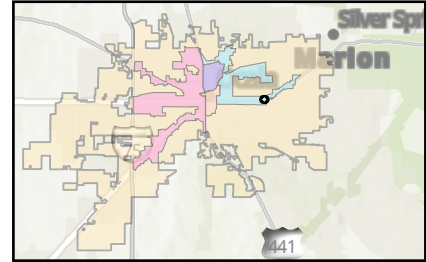
Approximately 1.51 acres

CRA Location

East Ocala

Proposal:

A Request for CRA fund use.



Subject Parcel

Parcels



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



Prepared by the City of Ocala
Growth Management Department
by ekrepps on 8/11/2025

CASE MAP

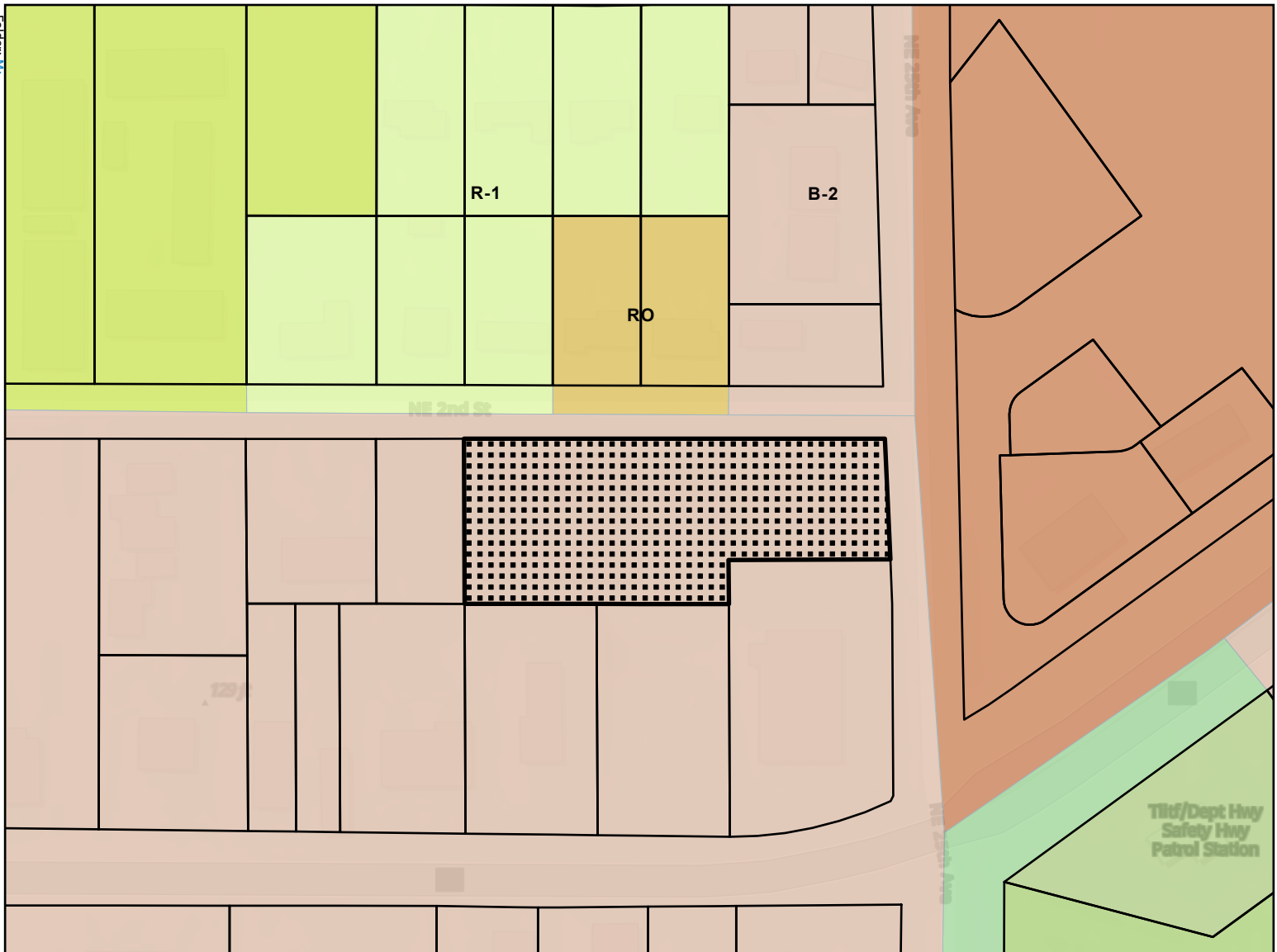
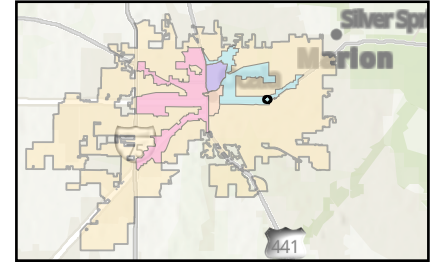
Parcel: 29203-001-00

Case Number: CRA25-0027

Property Size: Approximately 1.51 acres

CRA Location: East Ocala

Proposal: A Request for CRA fund use.



- Parcels
- B-2: Community Business
- B-4: General Business
- GU: Governmental Use
- R-1: Single Family Residential
- R-3: Multi-Family Residential
- RO: Residential Office
- East Ocala CRA
- Subject Parcel

0 200 400 800 Feet





Community Redevelopment Agency (CRA)

CRA Subarea: East Ocala

Program Summary

Commercial Building Improvement Grant

ELIGIBLE AREA

Designated Gateway Corridors (Major Roadways) in East Ocala Redevelopment Area as shown on attached map.

ELIGIBLE APPLICANT

Property Owner, or business owner with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – property taxes must be paid up to date.
- Property must be used for business, i.e., retail, office, and manufacturing.
- Existing businesses must have an active Business Tax Receipt.
- Eligible zoning districts: **B-Business; O-Office; RO – Residential Office, FBC – Form Based Code, SC-Shopping Center, M-Manufacturing.**
- Existing commercial buildings only; not for new construction.

ELIGIBLE & PRIORITY WORK

Work elements in order of priority are:

- Vacant building being converted to active use.
- New signs following design guidelines; including removal of existing inappropriate signs.
- Creative incorporation of public murals
- Windows, doors, awnings and façade enhancements.
- Security & Safety lighting (Exterior)
- Repainting (Exterior)
- New landscaping areas.
- Parking lot pavement resurfacing or resealing and restriping.

MAXIMUM GRANT

\$50,000 *(Final project costs must be more than \$83,333 to receive maximum amount.)*

REQUIRED MATCH

CRA **(60%)** – Applicant **(40%)**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2095

Agenda Item #: 5f.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 207 NE 11th Avenue, in an amount not to exceed \$8,175

BACKGROUND:

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

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

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

Grant ID: CRA25-0016

Applicants: Tracy Alderson and Randy Alderson

Address: 207 NE 11th Avenue

Parcel ID: 2834-002-105

Project Description: Replacement of the existing window air conditioning (AC) units with a centralized heating, ventilation, and cooling (HVAC) system.

Low Quote: \$10,899

High Quote: \$11,545

Recommended Grant Amount: \$8,175

FINDINGS AND CONCLUSIONS:

- The application meets all eligibility requirements and qualifies for grant consideration. Property owners may submit one application per fiscal year. The homeowners are first-time applicants.
- The home, constructed in 1933, is a non-contributing structure in the wider East Ocala historic neighborhood and serves as the owners' primary residence.
- The proposed scope of work includes installation of new air ducts and a three-ton 13.4 SEER2 HVAC

system. Refer to the attached documents for photos of the existing window AC units.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The GRC noted that maintenance and improvement of the property contribute to the positive image of the neighborhood. The proposed improvement will improve the living conditions of the occupants.
- The East Ocala CRA Advisory Committee reviewed the application on August 27, 2025, and recommended approval of the grant.
- Per the program guidelines, the proposed work items are eligible to be funded at a 75 percent match. Staff recommends approval of the grant, in an amount not to exceed \$8,175.

FISCAL IMPACT:

Adequate funding is available for the grants under consideration at this meeting. Payment will be made in the fiscal year in which the project is completed, using funds from the East Ocala CRA grants account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

207 NE 11TH AVE - 03/28/2025

Applicant Information

Applicant / Primary Contact Information

Name	Type
Tracy Alderson	Residential Property Owner

Questions

1. How long have you owned / lived at the current location?
- Ans. 11 years

Property Information

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

Project Details

Details

Proposed Use
No information entered No
information entered

Public Improvements
No information entered

**Estimated Future Assessed
Value**
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Construction Activities - 207 NE 11TH AVE OCALA FL 34471

New Construction

✓ Interior - HVAC

Eligible Costs

Exterior Painting

Estimated cost of Paint \$0.00

Sub Total: \$0.00

Repair/repalcement of exterior windows and/or doors

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Other \$0.00

Sub Total: \$0.00

Demolition

Estimated cost of demoliton \$0.00
and cleanup

Sub Total: \$0.00

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

Estimated cost of
landscaping \$0.00

Sub Total: \$0.00

Fencing (sides and rear only)

Estimated cost of fencing \$0.00

Sub Total: \$0.00

Reroofing

Estimated cost of reroofing \$0.00

Sub Total: \$0.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

New Construction

Should not include building permit and impact fees.

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

Financing Details

Fund Request

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

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

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

Project Description and Bids

Questions

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

Ans. Replace HVAC system and damaged ductwork

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

Ans. No

3. If not, please explain

Ans. Not able to afford at this time.

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

Ans. Portal.pdf

5. Bid 1 Amount

Ans. 19512

6. Bid 1 Upload

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

7. Bid 2 Amount

Ans. 11545

8. Bid 2 Upload

Ans. No information entered

Timeline

Anticipated start date

Date

06/11/2025

Description

Replace damaged ductwork & HVAC

Anticipated completion date

Date

06/14/2025

Description

Estimated date of the completion of the project

Parties

Authorized Representative

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

Tracy

Last Name

Alderson

Phone Number

3108807827

Email

tracyalderson7@gmail.com

Address

207 NE 11th ave, Ocala, FL, 34470

Authorized Representative

Business Name**EIN**

No information entered

First Name

Randy

Last Name

alderson

Phone Number

3107099798

Email

dallas.princeville@gmail.com

Address

207 NE 11th Ave, Ocala, Florida, 34470

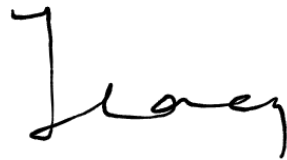
Documentation Collection

Questions

1. Document Checklist

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

Declarations



Name: Tracy Alderson
Date: 03/28/2025



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

BILL TO

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

ESTIMATE
49882682

ESTIMATE DATE
Mar 20, 2025

JOB ADDRESS

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

Job: 49882950

ESTIMATE DETAILS

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

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

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

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

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

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

SCOPE OF WORK:

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

ALSO INCLUDED:

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

SYSTEM WARRANTIES:

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

FINANCING PROMOTIONS:

FLCU Premium Financing

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

Wells Fargo Financing

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

Wells Fargo Options:

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

Discounts/Rebates:

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

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

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

maintenance visits per year for a home with one system.

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

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

Benefits Of Our Advantage Maintenance Membership Include:

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

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

Additional Benefits:

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

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

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

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

Highlights:

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

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

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

Honeywell Honeywell TH4210U2002

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

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

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

CUSTOMER AUTHORIZATION

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

Sign here	Date
-----------	------



Hello, these are your estimates

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

Apply
For

JOB ID
1307273473

3 Ton Basic

As Low As \$117.46/mo

Your Price
\$10,899.00

Accept Estimate

3 Ton Deluxe

As Low As \$164.46/mo

Your Price
\$15,259.00

View

Ductwork replacement

As Low As \$92.83/mo

Your Price
\$8,613.05

Member Price
\$7,600.05

View

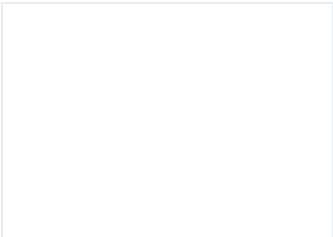
Summary



GPHP-38811

Your Price
\$10,899.00

System Warranties & Features:
> 5 Year Labor Warranty
> 10 Year Manufacturer Compressor...
[View More](#)



AC-1001

Your Price
\$0.00

Condenser



Subtotal	\$10,899.00
Tax	\$0.00
Total	\$10,899.00

POWERED BY  **ServiceTitan**

[Contact Us](#)

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2834-002-105

[GOOGLE Street View](#)

Prime Key: 1239681

[MAP IT+](#)

Current as of 8/21/2025

[Property Information](#)

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

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

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

[PC:](#) 01

Acres: .21

Situs: 207 NE 11TH AVE OCALA

[2024 Certified Value](#)

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

[History of Assessed Values](#)

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

[Property Transfer History](#)

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

[Property Description](#)

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

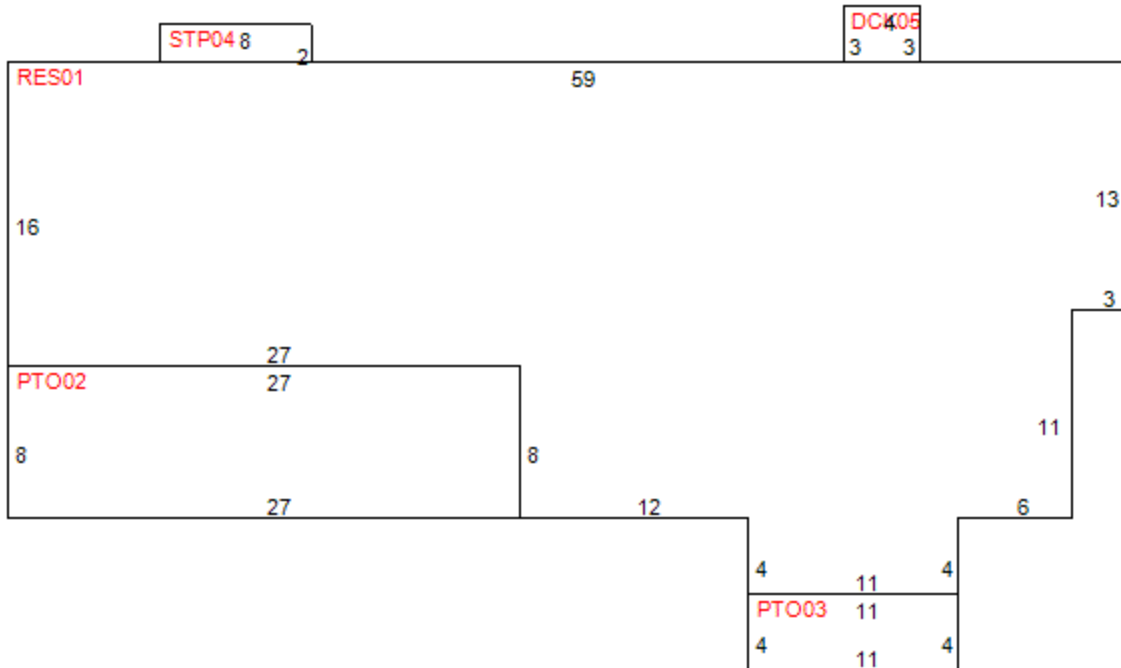
[Land Data - Warning: Verify Zoning](#)

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

[Traverse](#)

Building 1 of 1

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



Building Characteristics

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

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

Section: 1

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

Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

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

Appraiser Notes

Planning and Building
** Permit Search **

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

Site Conditions

207 NE 11th Ave









CASE MAP

Case Number: CRA25-0016

Parcel Number: 2834-002-105

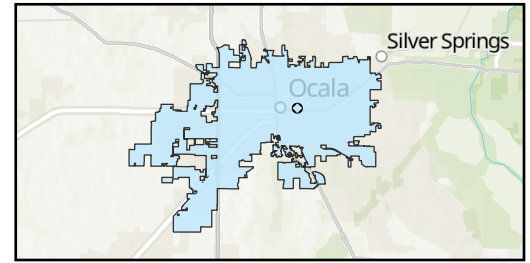
Property Size: .21 Acres

CRA Location: East Ocala

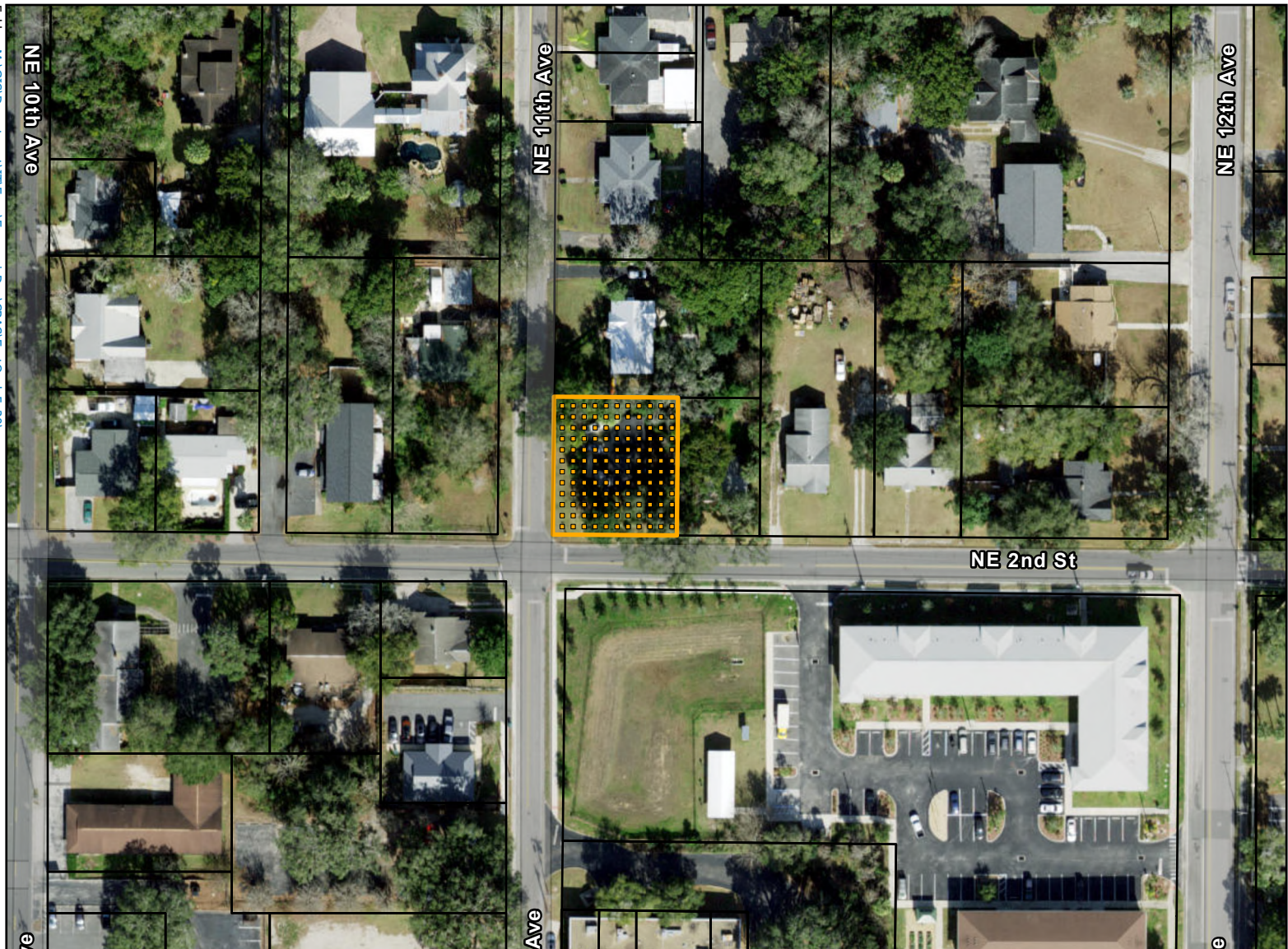
Land Use Designation: Neighborhood

Zoning: R-3, Multi-Family Residential

Proposal: A request for use of CRA funds.



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



 Subject Parcel

 Parcels

0 125 250 500 Feet



CASE MAP

Case Number: CRA25-0016

Parcel Number: 2834-002-105

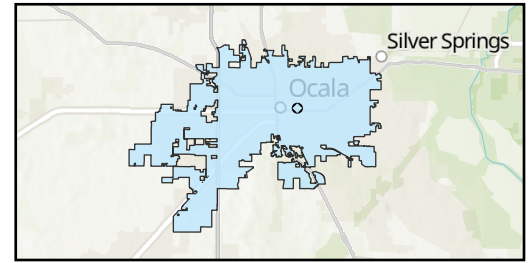
Property Size: .21 Acres

CRA Location: East Ocala

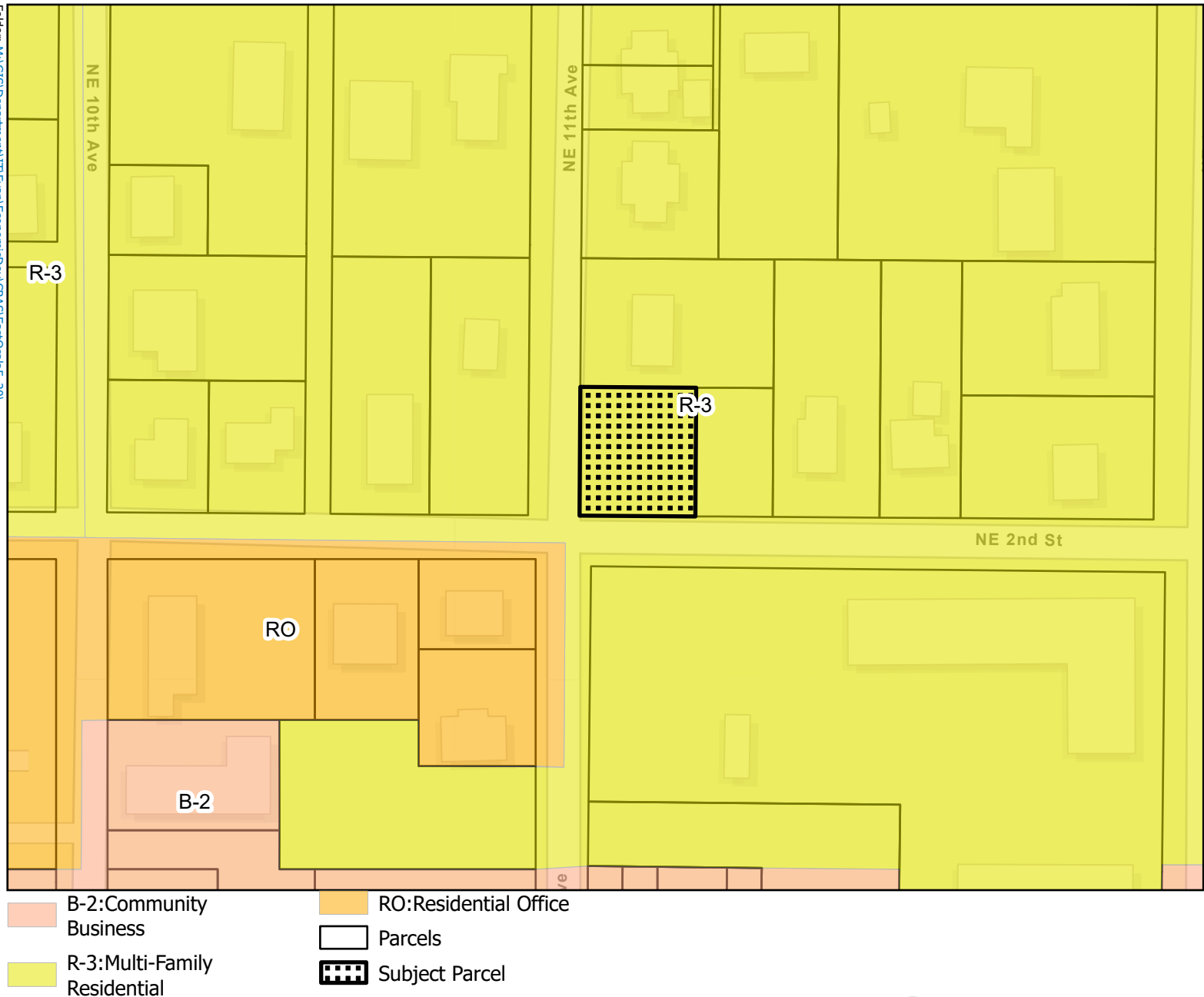
Land Use Designation: Neighborhood

Zoning: R-3, Multi-Family Residential

Proposal: A request for use of CRA funds.



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



0 125 250 500 Feet



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

April 2025

Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner or tenant with authorization from the property owner.
Eligible work	Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	\$20,000 (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2100

Agenda Item #: 5g.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:

East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1121 NE Second Street, in an amount not to exceed \$6,868

BACKGROUND:

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

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

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

Grant ID: CRA25-0033

Applicants: Patrick Hadley and Angela Hadley

Address: 1121 NE Second Street

Parcel ID: 2834-002-006

Project Description: Replacing the existing shingle roof with a metal roof.

Low Quote: \$13,735

High Quote: \$16,906

Recommended Grant Amount: \$6,868

FINDINGS AND CONCLUSIONS:

- The application meets eligibility requirements and qualifies for grant consideration. Each property owner is limited to submitting one application per fiscal year. Mr. and Mrs. Hadley are first-time applicants.
- This home is situated next to the property owner's primary residence and currently serves as a rental unit.
- The scope of work includes removing the existing roof, installing a metal roof, and roof repairs to the soffit, fascia, and gutters. The home was built in 1952, necessitating ongoing improvements to maintain

its good structural quality. In addition to potential insurance benefits, replacing the roof will improve the home's visual appeal.

- The proposed improvement aligns with the objectives of the grant program and supports the East Ocala Community Redevelopment Area Plan (2016). As noted in the Findings of Necessity, the East Ocala CRA contains numerous structures of substandard quality, and this project contributes to the area's revitalization.
- The Grant Review Committee (GRC) visit took place on August 18, 2025. The committee noted that the property also required other improvements, such as window replacement and repainting. The Applicant indicated that it would be cost-prohibitive to fund the improvements without the grant's support.
- Per the updated program guidelines, roofing improvements are funded at 50 percent of the quoted project costs. Other work items are funded at 75 percent; however, this is the only improvement proposed at this time.
- The East Ocala CRA Advisory Committee reviewed the application on August 27, 2025, and recommended approval of the grant.
- Staff recommend approval of the grant, in an amount not to exceed \$6,868.

FISCAL IMPACT:

Adequate funding is available for the grants under consideration at this meeting. Payment will be made in the fiscal year in which the project is completed, using funds from the East Ocala CRA grants account (620-016-559-559-55-82010).

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



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

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

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

APPLICANT INFORMATION

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

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

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

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

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

PROJECT COSTS & SCHEDULE

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

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 50%

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



Applicant

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

Signature: Patricia Hadley
Date: 7-28-2025

Property Information – For staff use only

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

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

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

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

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

0188

TJ OF MIAMI INC

CCC 1329102 20589 SW ORIOLE DR

Dunnellon, FL, 34431

Phone: 786-499-9971

E-Mail: tjofmiamiinc@gmail.com

Date 7-27-2025

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

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

SCOPE OF WORK

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

Material

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

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

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

Excluded _____

Included _____

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

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

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

Company Guarantee

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

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

Accept Owner name Print Chris Samuel Signature Chris Samuel Date 7-27-2025 **218**

For 1121 NE 2nd st

**Florida Construction &
Metal Roofing, INC**

ESTIMATE

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

ESTIMATE#13281
DATE: 06/30/2025

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

TO Mr. Hadley
1121 NE 2nd ST
Ocala FL
pathad3000@gmail.com

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

SALESPERSON	JOB		
Melissa	Galvalume roof-over		

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



TRUE GUTTERS LLC
(352)208-1837

truegutters08@gmail.com
www.truegutters.net

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

PROPOSAL

Name: Pat HADLEY Total Feet: _____
Address: 1121 NE 2nd St
Ocala FL 34470 Total Downspouts: 5
Contact No: _____ Email: _____ Color: White

specifications and estimates:

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

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

\$3,735.00

Dollars, with payments made as follows:

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

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

ACCEPTANCE

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

Authorized Signatories

Date

Tax Roll Property Summary

Help

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

CURRENT ACCOUNT DETAILS			
Account Number	2024	R2834-002-108	Tax Bill

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

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

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2834-002-108

[GOOGLE Street View](#)

Prime Key: 1239699

[MAP IT+](#)

Current as of 8/7/2025

Property Information

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

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

M.S.T.U.

PC: 01

Acres: .29

Situs: 1127 NE 2ND ST OCALA

2024 Certified Value

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

History of Assessed Values

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

Property Transfer History

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

Property Description

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

ALLEY LYING N OF & ADJ
TO ABOVE DESCRIBED PROPERTY

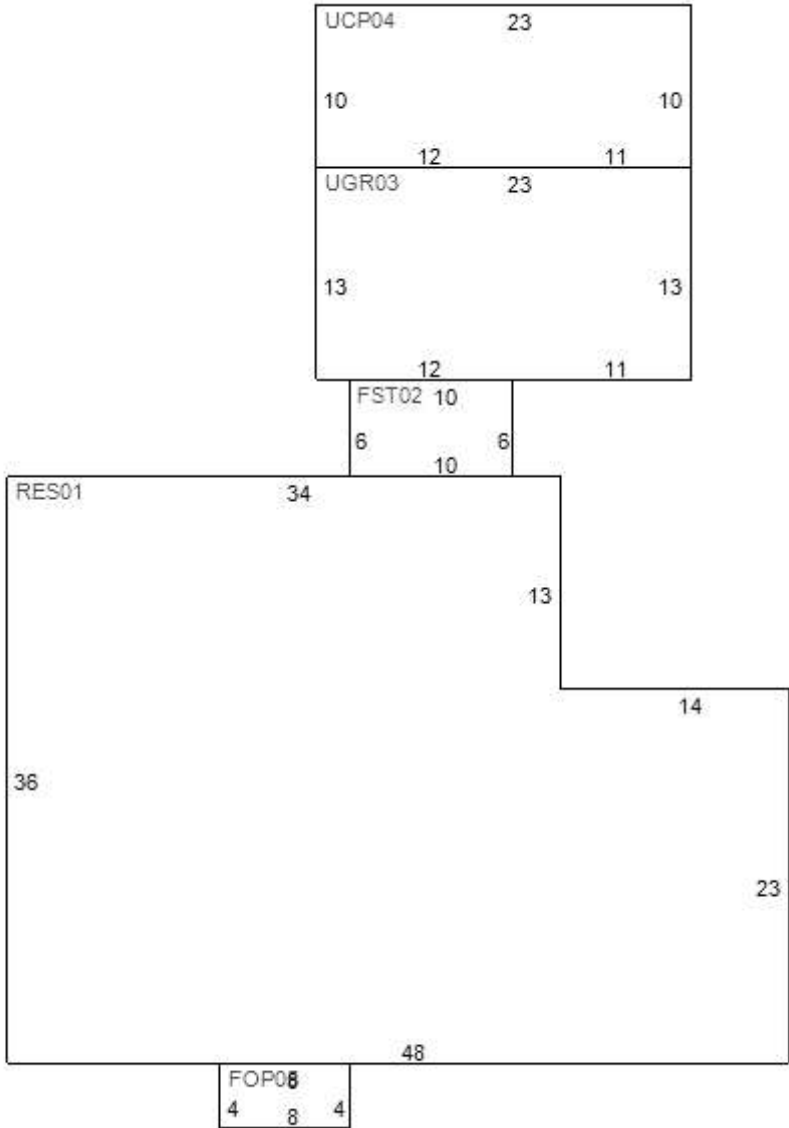
Land Data - Warning: Verify Zoning

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

Traverse

Building 1 of 1

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

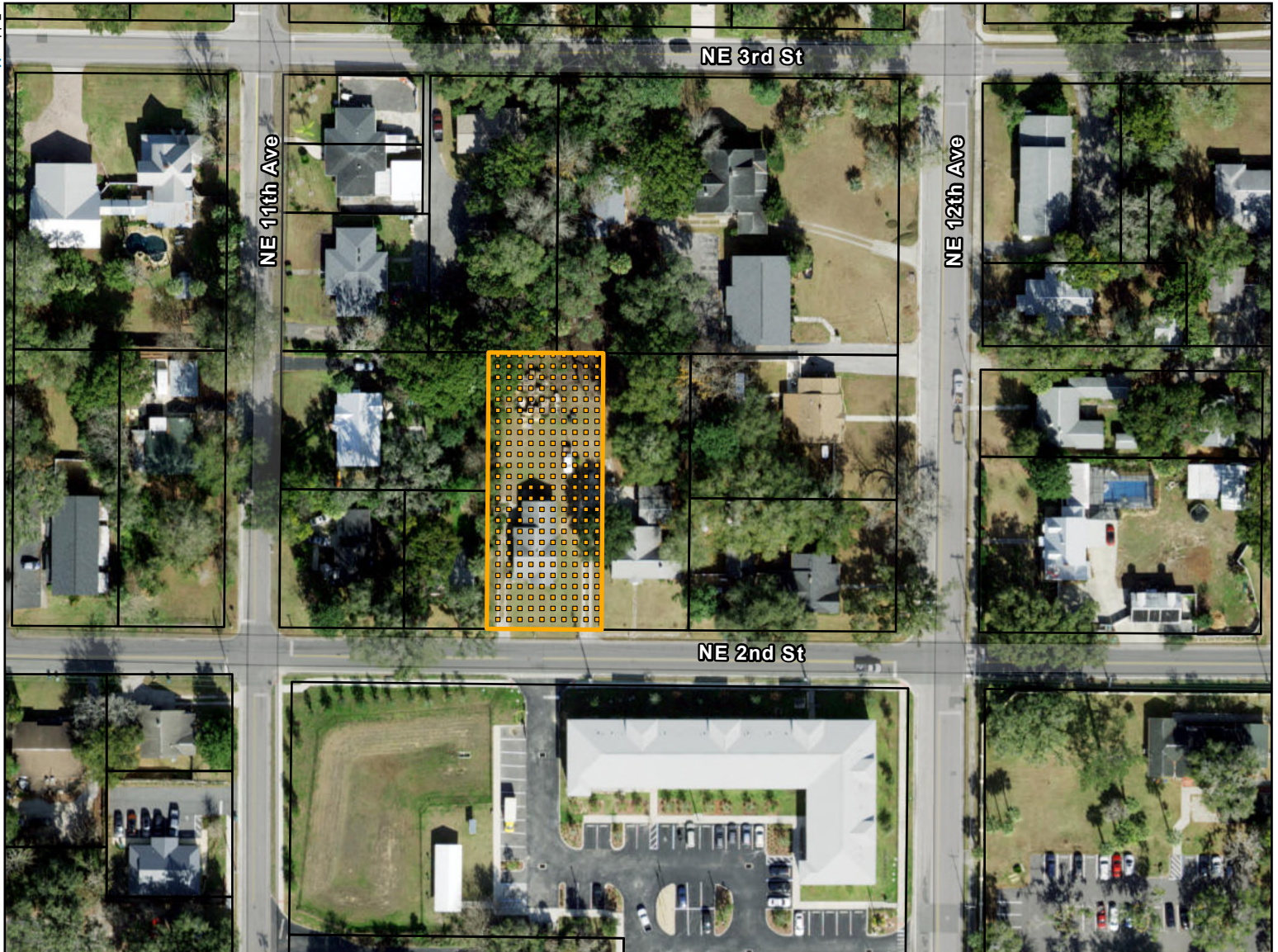
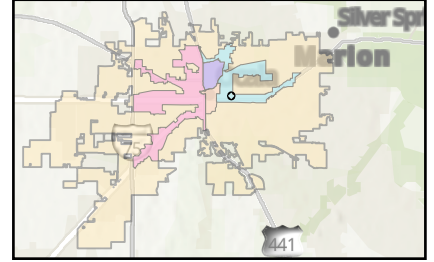


Building Characteristics

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

AERIAL MAP

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



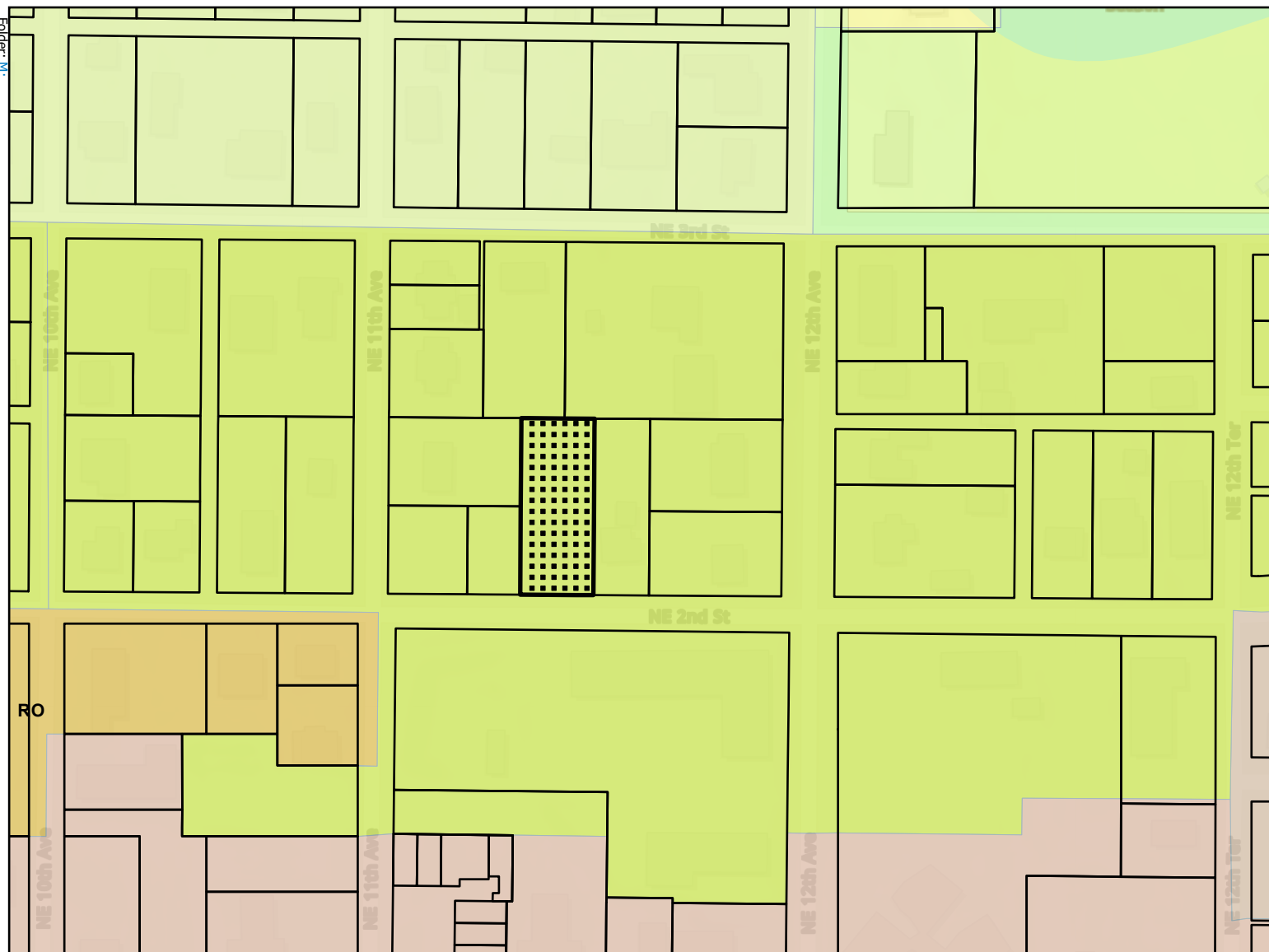
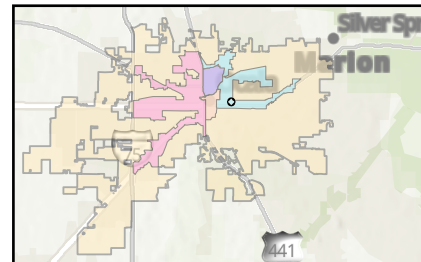
-  Parcels
 Subject Parcel

0 125 250 500 Feet



CASE MAP

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



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

0 200 400 800 Feet



Site Conditions

1121 NE 2nd Street









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

April 2025

Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
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Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.	
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner or tenant with authorization from the property owner.
Eligible work	Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> 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. Roofing improvements 7. Weatherization 8. New construction 9. Termite tenting
Maximum Grant	\$20,000 (Reimbursement)
Required Match	Roofing improvements: City (50%) – Applicant (50%). All other work elements: City (75%) - Applicant (25%)