



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

MEMORANDUM

DATE January 15, 2025
TO: East Ocala CRA Advisory Committee
FROM: Charlita Whitehead, Economic Development/Cultural Arts Project Coordinator,
Growth Management
RE: East Ocala Commercial Building Improvement Grant Application CRA24-0011

Address: 1279 E. Silver Springs Blvd. (2833-012-122)

Applicant: Atlas Title Agency

Project Description: The applicant is requesting a grant to pressure wash and repaint the building's exterior, apply sealant and restripe the parking area, remove a portion of the fencing, add asphalt milling to expand the parking lot, and install new wheel stops. A summary of the work items and received quotes are provided in Table 1.

Table 1. Application summary.

Work Item(s)	High Quote	Low Quote	Recommended Grant (60%)
Parking lot improvements	\$13,300.25	\$11,265.50	\$ 6,759.30
Pressure washing and repainting the exterior.	\$3,500.00	\$3,300.00	\$ 1,980.00
Total Recommended Grant			\$ 8,739.30

Findings and Conclusion:

- The property is located on E. Silver Springs Blvd. one of the main corridors in the CRA.
- The applicant Atlas Title Agency has been in the location for approximately 3.5 years.
- The improvements will add to the parking capacity for the business, improve vehicle circulation through the parking area, and increase the visual appeal of the building.
- The application meets the requirements of the grant program and is eligible for grant consideration. Our recommendation is subject to appropriate building permits, and the signed letter form the necessary City Engineer for the parking improvements.

Based on the scope of the project the applicant will work with Planning, Building, and City Engineering Departments to address ADA compliance, drainage, and parking requirements.

The Grant Review Committee (GRC) visited the property on December 10, 2024. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application form, Cost estimates, maps, and photographs of existing conditions.



Image 1- Existing conditions.



Image 2- Existing conditions.



Image 3- Existing conditions.



Image 4- Existing conditions.



Image 5- Existing conditions.

1279 E SILVER SPRINGS BLVD - 11/29/2024 - Atlas Title Agency

Ken
MacKay

Summary Report

Project Details

Project Name

1279 E SILVER SPRINGS BLVD - 11/29/2024

Description

Atlas Title Agency Facade improvement through re-painting building; Parking improvement through resurfacing and renovation

Applicant Type

Business Property Owner

Applicant Name

Ken MacKay

Parcels

Parcel ID

2833-012-122

Address

1279 E SILVER SPRINGS BLVD, MARION, OCALA, FL,
34471

Business Profile

Business Name

Atlas Title Agency

Phone

3526334448

Email

marie@atlastitlecompany.com

Physical Address

1279 E Silver Springs Boulevard, Ocala, Florida, 34470

Mailing Address

1279 E Silver Springs Boulevard

Years In Business

3

Relationship To City

Relationship To City - Intention

Existing Business Already Established

Funding Request

Description
Reimbursement

Eligible Costs Total
\$14,566.00

Total Estimated Project Cost
\$14,566.00

Total Funding Amount Requested
\$8,740.00

Timeline

KPI Compliance

Title

KPI Type

Recurrence Type

Compliance Status

No Data

Developer Info

Applicant / Primary Contact Information

Applicant Type
Business Property Owner

Name
Ken MacKay

Business Profile

Business Name
Atlas Title Agency

Phone
3526334448

Email
marie@atlastitlecompany.com

Physical Address
1279 E Silver Springs Boulevard, Ocala, Florida 34470

Mailing Address

Years In Business

Relationship To City

Intention

Existing Business Already Established

Property Information

Proposed Changes

Estimated Future Assessed Value

\$0.00

Parcels

1279 E SILVER SPRINGS BLVD

Parcel ID

2833-012-122

Address

1279 E SILVER SPRINGS BLVD

Current Key Details

Last Assessment:9/15/2023 - \$263,228.00

Exterior Construction Activities

Exterior - Facade - Paint

Exterior - Other

Eligible Costs

Exterior Improvements

No Information Entered

Painting - As part of a major renovation project \$3,300.00

Metal Awnings \$0.00

Doors / Windows - As a part of a major restoration project \$0.00

Signage - As part of a major renovation project \$0.00

Sub Total	\$3,300.00
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Landscaping	
No Information Entered	
Landscaping	\$11,266.00
Streetscape	\$0.00
Wildflowers or Native Plants	\$0.00
Street Level Stormwater Infrastructure / Bioretention	\$0.00
Sub Total	\$11,266.00

Financial Details

Fund Request	
Fund Request	Reimbursement
Eligible Costs Total	\$14,566.00
Total Estimated Project Cost	\$14,566.00
Total Funding Amount Requested	\$8,740.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Sub Total

Additional Notes / Comments

I couldn't find a category for parking improvements, so I put it under 'Landscaping'. The project will be funded with owner equity.

Estimated Timeline

Timelines

No Information Entered

Parties

Contractor

Business Name

Atlas Title Agency

Business EIN

831297125

Contact Name

Ken MacKay

Address

,

Phone Number

3524259165

Property Owner

Business Name

K3CM Properties - Downtown 3, LLC

Business EIN

871959784

Contact Name

Kenneth MacKay

Address

PO Box 5056 Ocala, FL 34478

Phone Number

3524259165

Declarations

?

False

Projected Impacts

BILLED TO:

Ken Mckay
Atlas Title Agency
1279 E silver Springs Blvd,
Ocala FL 34470



Estimate
November 27th, 2024

Job Description	Quantity	Unit Price	Total
Exterior painting & Pressure washing	1	\$ 3,300	\$ 3,300
Includes Eaves, fascia & column painting			

Subtotal \$ 3,300

\$ 0

Paid in advance

Tax (0%) \$0

Total \$ 3,300

Thank you!

PAYMENT INFORMATION

Cinco's PaintWorks & Cleaning LLC

7 Cedar Run, Ocala FL, 34472

Email : Padilla0275@gmailcom



Estimate

Abbott's Paving & Striping LLC

5389 SE 160 AVE
Ocklawaha FL 32179
US

352-425-9755
Abbotts.paving.striping@gmail.com

BILL TO
ken mackay
kenhmackay@gmail.com

Estimate # 213
Date Nov 27, 2024

Item	Quantity	Price	Amount
atlas title asphalt sealcoat two spray coats and stripe to existing layout approximately 3450sqft add asphalt milling parking area patch 11x10 area with hot mix asphalt and compact to existing grade install 5 new wheel stops	1	\$13,300.25	\$13,300.25

Subtotal \$13,300.25

Grand Total

\$13,300.25

SOUTHEASTERN ASPHALT PAVING

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



ADDRESS
Ken Mackay

Estimate 2376

DATE 11/06/2024

P.O. NUMBER
ATLAS TITLE

ACTIVITY	QTY	RATE	AMOUNT
Asphalt millings STRIP GRASS AND DIRT OUT OF SPECIFIED PARKING AREA AND HAUL AWAY DEBRIS. INSTALL 4 INCHES OF ASPHALT MILLINGS AND COMPACT TO A DENSITY NO LESS THAN 98%. MILLINGS WILL BE FINAL GRADED BEFORE TURNING OVER TO OWNER.	5,247	1.50	7,870.50
ASPHALT SEALCOATING APPLY 2 COATS OF ASPHALT SEALER WITH SAND AND LATEX MIXTURE. PARKING LOT TO BE SEALED ON A WEEKEND	3,440	0.50	1,720.00
Striping ALL PAVEMENT MARKINGS TO BE PAINTED TO MATCH EXISTING LAYOUT. HANDICAP STALL WILL BE EXTENDED TO 12 FOOT WHILE STRIPING	1	550.00	550.00
ASPHALT PATCHING CUT OUT DAMAGED AREA AND REPLACE WITH HOT ASPHALT AND COMPACT THIS AREA IS A 10 BY 11 FOOT SECTION 2 FOOT OF PARKING LOT EDGE WILL BE CUT ALSO WHILE DOING ASPHALT PATCHING	1	850.00	850.00
Wheel stops INSTALL NEW 6 FOOT CONCRETE WHEEL STOPS THESE WILL BE FOR EMPLOYEE PARKING SPOTS. WILL PLAN FOR 5 SPOTS	5	55.00	275.00

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

TOTAL

\$11,265.50

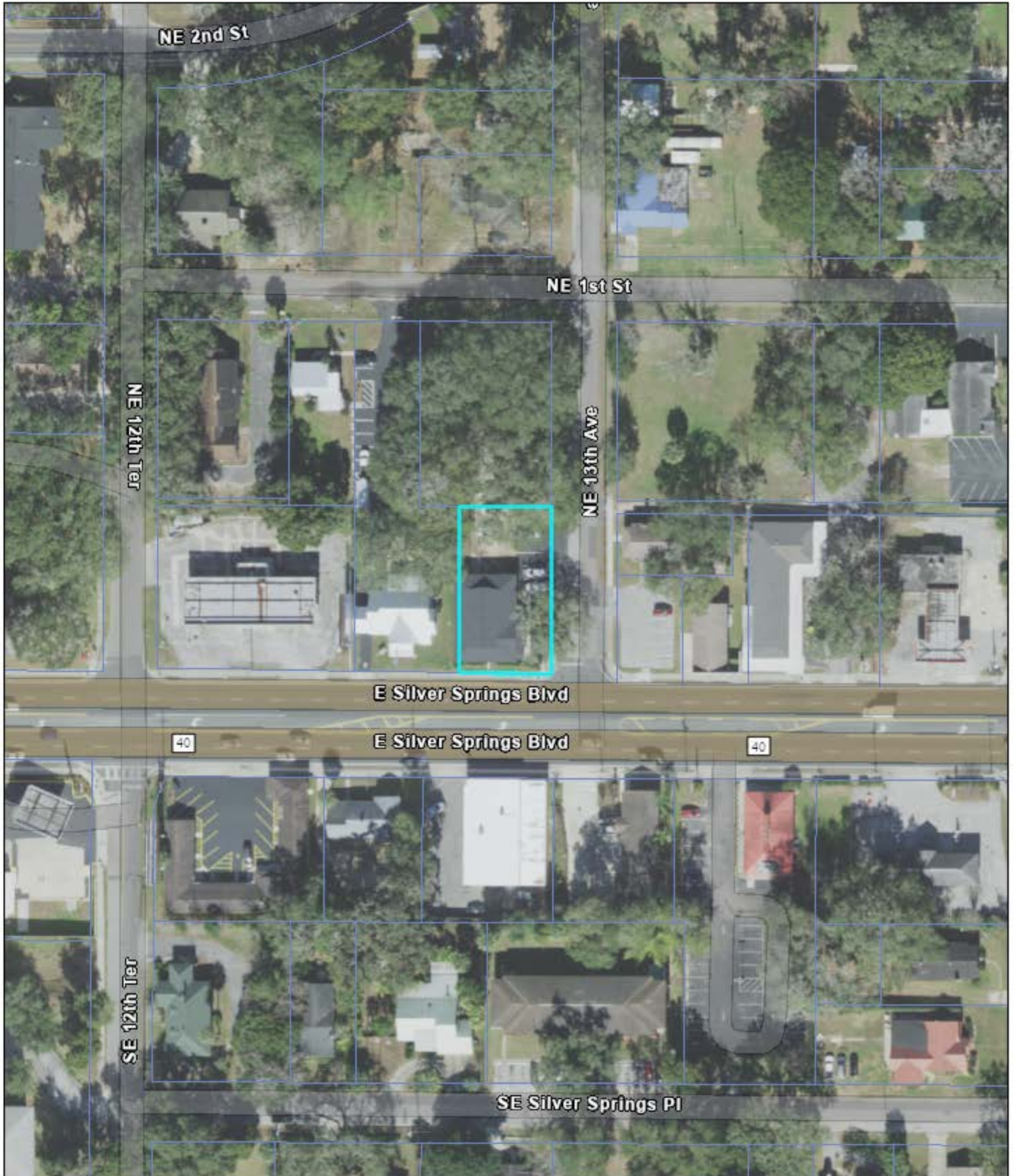
Accepted By

Accepted Date

11/11/2024

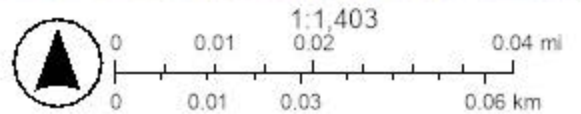
ALL ESTIMATES COULD BE SUBJECT TO AN INCREASE DUE TO RISING ASPHALT PRICES

1279 E SILVER SPRINGS BLVD - AERIAL MAP



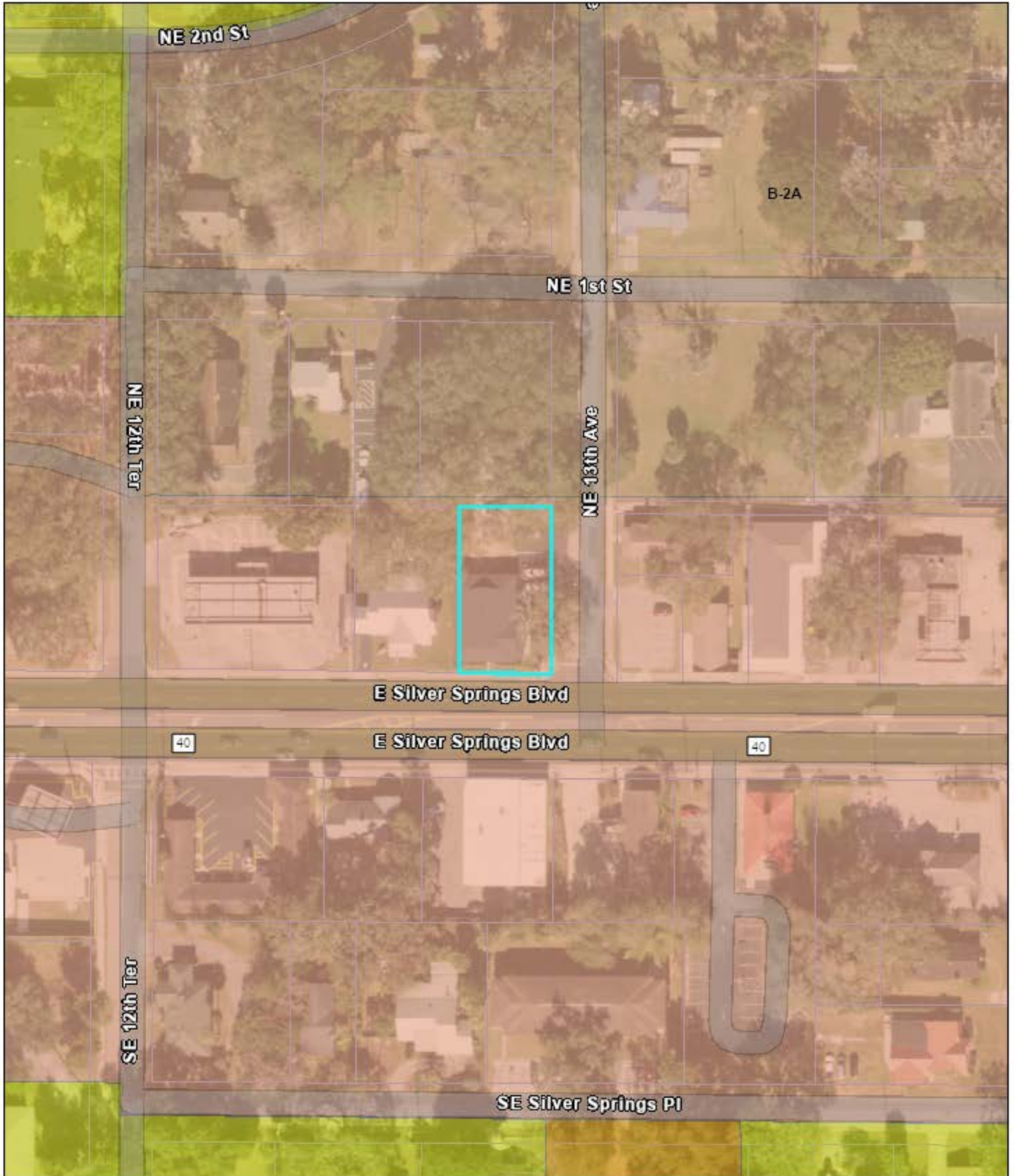
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-  City Limits
-  Parcels



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1279 E SILVER SPRINGS BLVD - CASE MAP

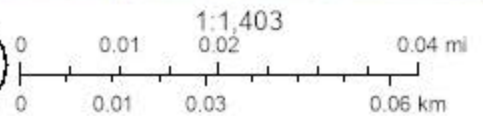


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Zoning

- B-2: Community Business
- B-2A: Limited Community Business
- R-3: Multi-Family Residential

- RO: Residential Office
- City Limits
- Parcels



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