Ocala Community Redevelopment Area Agency
Board Agenda - Final
Tuesday, June 16, 2026

Meeting Information

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

https://www.ocalafl.gov/meetings

Time
3:45 PM

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

Mayor
Ben Marciano

City Manager
Peter Lee

Mission Statement

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

Community Redevelopment Area Agency Board's Strategic Priorities

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

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

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

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

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

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

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

1. **Call To Order**
2. **Roll Call**
3. **Public Notice**
4. **Minutes Approval**

   4a. Minutes from May 19, 2026

5. **Agenda Items**

   5a. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1138 NE Ninth Street, in an amount not to exceed $20,000

   Presentation By: Roberto Ellis

   5b. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 414 NE Seventh Terrace, in an amount not to exceed $17,208

   Presentation By: Roberto Ellis

   5c. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 428 NE Seventh Terrace, in an amount not to exceed $18,372

   Presentation By: Roberto Ellis

   5d. East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 420 NE Seventh Terrace, in an amount not to exceed $15,235

   Presentation By: Roberto Ellis

   5e. North Magnolia Community Redevelopment Area Commercial Property Improvement Grant for property located at 1811 NE Jacksonville Rd, in an amount not to exceed $17,233

   Presentation By: Roberto Ellis

   5f. West Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 3711 SW College Road, in an amount not to exceed $50,000

   Presentation By: Roberto Ellis

6. **Public Comments**
7. **Adjournment**

File #: 2026-1636 Agenda Item #: 4a.

Submitted By: Pamela Omichinski

Presentation By: Angel Jacobs

Department: City Clerk

FORMAL TITLE:
Minutes from May 19, 2026

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
N/A

BACKGROUND:

File #: 2026-1094 Agenda Item #: 5a.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 1138 NE Ninth Street, in an amount not to exceed $20,000

BACKGROUND:
Program Objective:
The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Project Summary:

Grant ID: CRA26-0009
Applicant: TC Opportunity IV, LLC
Applicant Representative: Veronica Bass/Robert Jenkins Jr.
Address: 1138 NE Ninth Street
Parcel ID: 2614-016-005
Scope of Work: The proposed project involves the complete replacement and installation of the roof and windows, the installation of insulation, and repainting.
High Quote(s): $50,155
Low Quote(s): $31,986
Recommended Grant Amount: $20,000

Property Information:
This property is a single-family residence built in 1954. It has a taxable value of $142,635, a structure size of 2,306 square feet, and sits on a 0.26-acre lot. The home includes three bedrooms and two bathrooms.

Maximum Grant Amount:
The maximum grant amount is $20,000, covering up to 75 percent of project costs and 50 percent of roofing improvement costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review:

Staff verified the property location within the CRA, compliance with the program guide, and confirmed that work will begin after approval.

The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Site Visit Review:
Staff completed a site visit on March 31, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given that:

- The existing windows are in poor condition. Many of them do not open properly or are completely inoperable, creating safety issues, reducing ventilation, and limiting emergency egress. In addition, the frames and seals are deteriorated, allowing air and moisture to intrude and leading to further structural damage. Replacing deteriorated windows improves safety, energy efficiency, and street-facing aesthetics, aligning with CRA residential improvement goals.

- The current roof is significantly worn and no longer provides adequate protection from the elements. There are visible signs of aging, including material deterioration, potential leaks, and compromised areas of the roofing structure. Without replacement, these issues can lead to water intrusion, mold, and long-term structural damage. Roof repairs or full reroofing address water intrusion and structural integrity. A new roof is necessary to prevent further deterioration and restore the property to a safe and secure condition.

- The insulation throughout the structure is inadequate and no longer performs to maintain proper temperature control or energy efficiency. The existing insulation shows signs of deterioration, gaps, and settling, which allow heat, moisture, and air to infiltrate the building. This contributes to higher energy costs, inconsistent indoor temperatures, and unnecessary strain on the heating and cooling systems. Installing new insulation improves energy efficiency and livability, consistent with CRA residential program goals for aging housing stock.

- Exterior surfaces require pressure washing and repairs to ensure paint adhesion and durability; worn paint exposes materials, so repainting restores protection, longevity, and CRA-aligned property improvement.

This is a 2,306-square-foot home. The owners acquired the home in February 2026 and have made some improvements on their own. The current scope of work includes the complete replacement of the roof, windows, and insulation, as well as pressure washing to prepare surfaces for interior and exterior painting.

Property taxes are current and fully paid.

CRA Plan Compliance:
The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character. In accordance with **Goal 3** - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and **Objective 4** - Establishing programs to remediate these conditions for property reuse, this

property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

Staff recommends approval.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0009
Address: 1138 NE 9th Street
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)	CRA Maximum Grant 75%	CRA Maximum Grant 50%	Total Maximum Grant based on both grant % matches
1	Windows Replacements	$ 26,910.00	$ 14,641.46	$ 10,981.10	$ -	
2	Exterior Painting & pressure washing to prepare surfaces	$ 6,090.00	$ 2,950.00	$ 2,212.50	$ -	
3	Weatherization Improvements -Insulation	$ 4,075.00	$ 3,350.00	$ 2,512.50	$ -	
4	**Roofing repairs or upgrades**	**$ 13,079.89**	**$ 11,045.00**	**$ -**	**$ 5,522.50**	
	Total	**$ 50,154.89**	**$ 31,986.46**	**$ 15,706.10**	**$ 5,522.50**	**$ 21,228.60**
	Maximum allowed CRA Grant that can be awarded based on the percentages match.					**$ 20,000.00**

4-Roofing repairs or upgrades on East Ocala CRA are only 50% reimbursable.

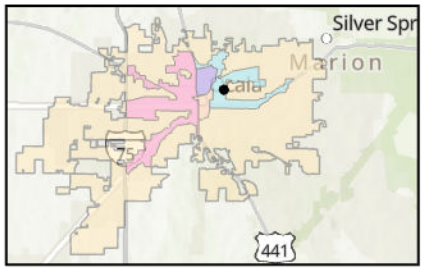
High Quote	**$**	**50,155**
Low Quote	**$**	**31,986**

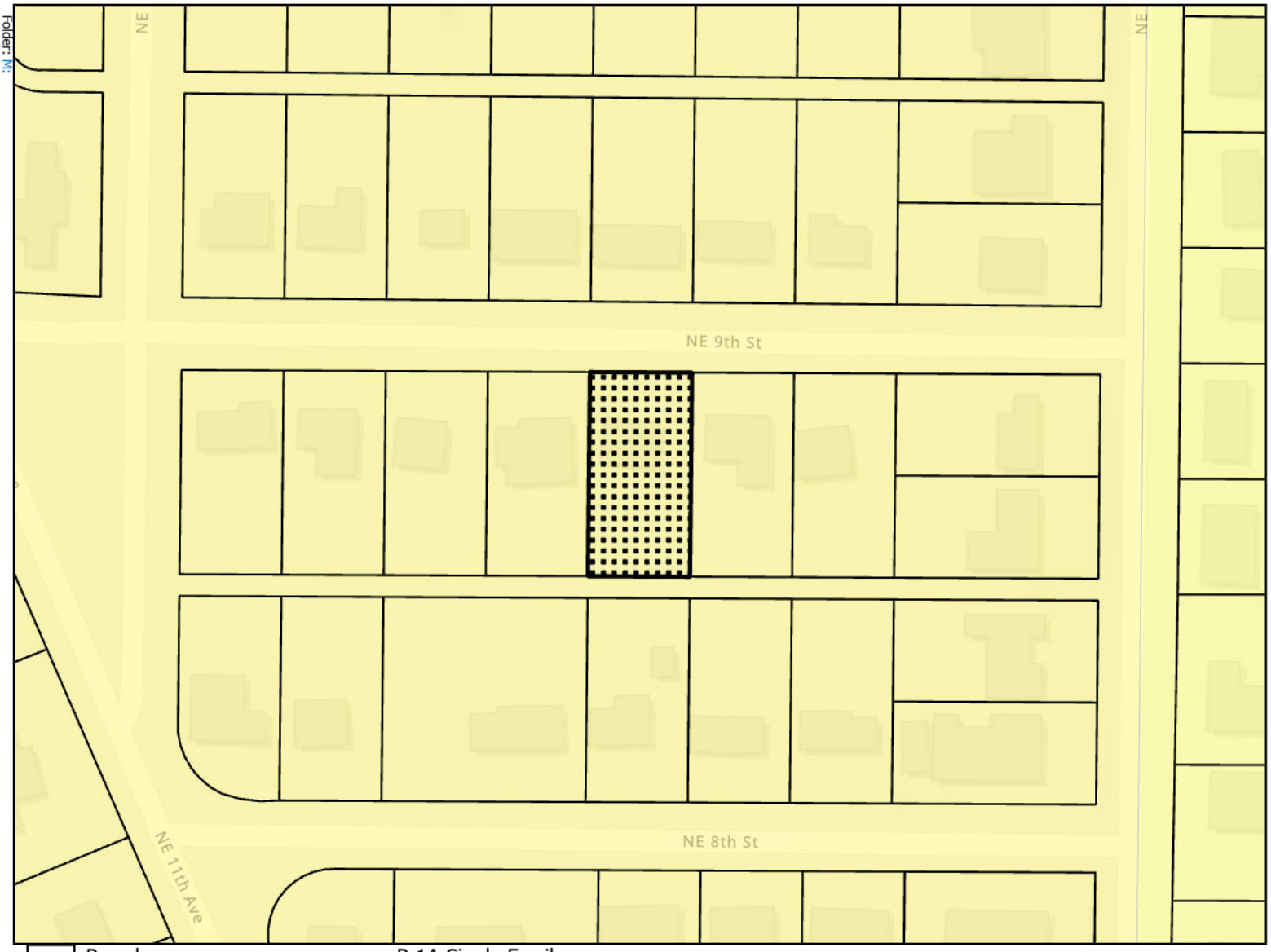
CASE MAP

Parcel: 2614-016-005

Case Number: CRA26-0009

Property Size: Approximately 0.26 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





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

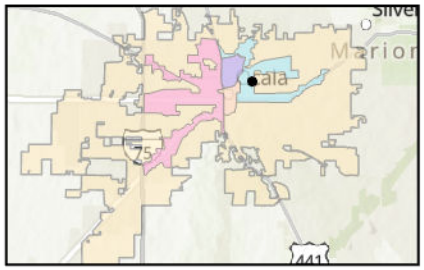
Prepared by the City of Ocala Growth Management Department by ekrepps on 3/27/2026

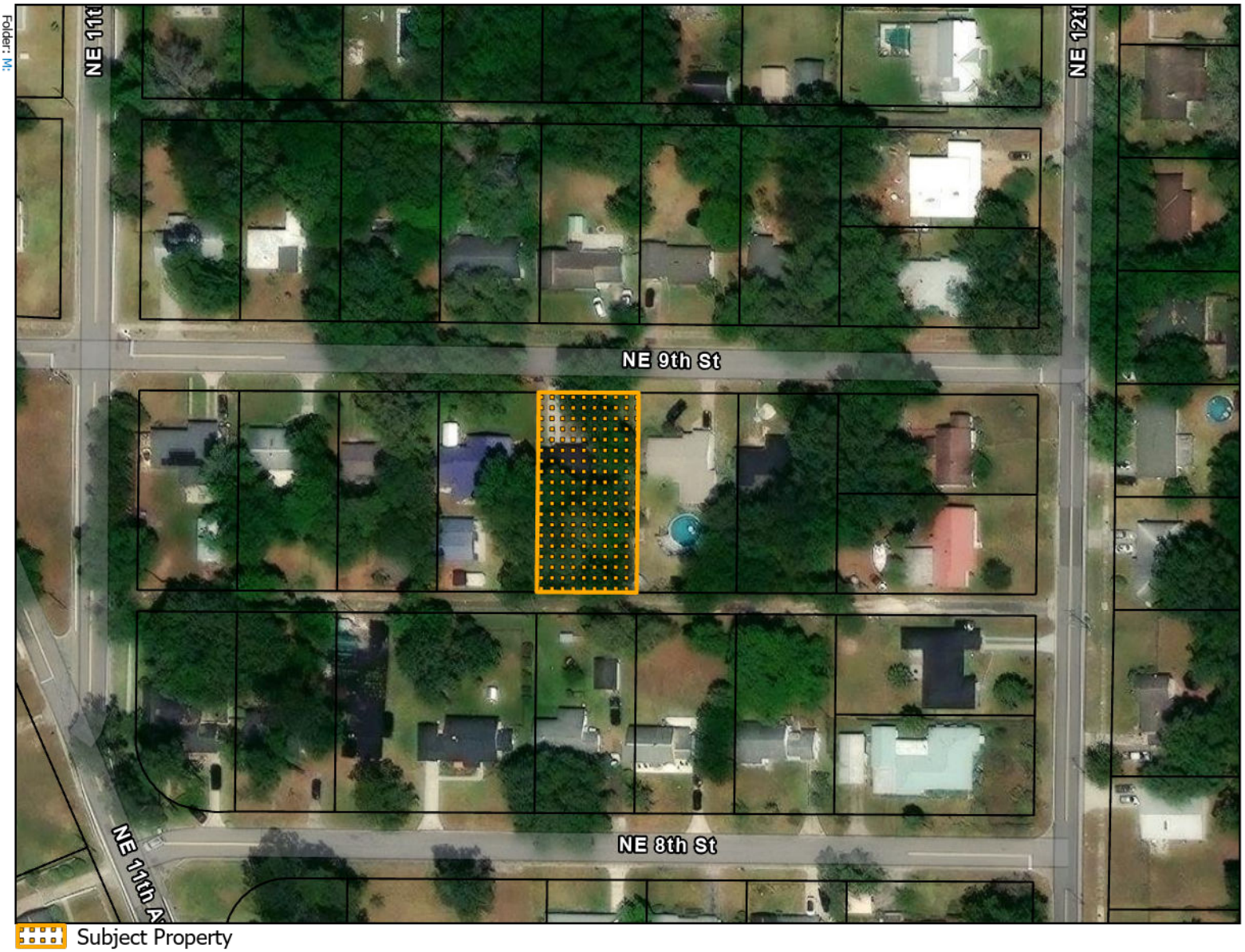
AERIAL MAP

Parcel: 2614-016-005

Case Number: CRA26-0009

Property Size: Approximately 0.26 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\April\CRA26_0009\

Subject Property

Parcels

0 125 250 500 Feet

N

OCALA

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 3/27/2026

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

ECONOMIC DEVELOPMENT DIVISION RECEIVED: MAR 23 2026 STAFF: DELIVERED BY:

DATE SUBMITTED: 3/23/2026

GRANT ID: (STAFF ONLY) CRA26-0009

☑ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name TC Opportunity IV, LLC
Property Owner Mailing Address 1525 NE 5th Ave Ocala, FL 34470
E-mail storage@neighborhoodstorage.com Phone No. 352-414-1645
Authorized Representative *(If different from property owner)* Veronica Bass
E-mail vbass@neighborhoodstorage.com Phone No. 352-414-1645

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name _____
Type of Business _____
Business Address _____
Business E-mail _____ Business Phone No. _____
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? _____
If the business is a tenant, what are the start and end date of the lease? _____

3. CRA SUBAREA

☐ West Ocala ☑ East Ocala ☐ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☑ Residential ☐ Commercial ☐ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 1135 NE 9th St Ocala, FL 34470 Parcel ID 2614-016-005
Current Use of Property vacant residential Proposed Use residential
Proposed Scope of Work *(Attach additional sheets if needed)*
replace roof / replace windows / insulation install / paint exterior
see attached quotes for detailed information.

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
The proposed improvements will enhance the aesthetic of the house and the surrounding area, improve the efficiency and energy usage for tenants, and continue to help improve livability and values in the East Ocala CRA.

RESIDENTIAL PROPERTIES ONLY

Rental Property ☑ Yes ☐ No Is this your primary residence? ☐ Yes ☑ No
How long have your resided at the home? n/a What is the size of your household? n/a

GRANT ID: CRA26-0009

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1	Windows	High Quote 1:	26,910.00	Low Quote 1:	14341.46
Work Item 2	Roof	High Quote 2:	19879.86	Low Quote 2:	11045.00
Work Item 3	Insulation	High Quote 3:	2,750.00	Low Quote 3:	1,630.00
		Total:		Total:	

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: 6/1/26

Estimated Time For Completion *(Weeks/Months)*: 2 months

8. APPLICATION CHECKLIST

- ☑ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☑ COMPLETED APPLICATION
- ☑ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☑ PROOF OF PROPERTY OWNERSHIP
- ☑ PROOF OF CURRENT PROPERTY TAXES
- ☑ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☑ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☑ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRA26-0009

GENERAL TERMS AND 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.

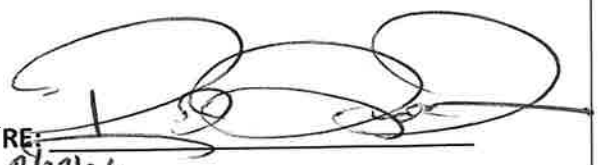
It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, Robert Jenkins Jr, MGR Topportunity! V, LLC, property owner/authorized representative of the property at 1138 NE 4th 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: 3/23/26	I, _____, owner of the property 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 property as outlined in the Project Description section of this application. SIGNATURE _____ DATE _____

GRANT ID: CRA26-0009

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?	☐ Yes ☑ No
Are property taxes paid and up to date?	☑ Yes ☐ No
Is the property currently in condemnation or receivership?	☐ Yes ☑ No
Is there an active City code enforcement case on the property?	☐ Yes ☑ No
Is the building listed on the National Register of Historic Places?	☐ Yes ☑ No ☐ N/A
Is this the first application submitted for the Fiscal Year?	☑ Yes ☐ No
Is the property within the CRA subarea boundary?	☑ Yes ☐ No
Was the proof of ownership verified?	☑ Yes ☐ No
Is the applicant applying for the first time? First time with this property. SLL	☑ Yes ☐ No
Is the property zoned correctly?	☑ Yes ☐ No
Does the business have an active business license? The owner is a business company. Active standing. SLL	☑ Yes ☐ No ☐ N/A
Is the business/property owner registered in the State of Florida?	☑ Yes ☐ No ☐ N/A

Date Received: 3/25/2026

Signature (Staff Member): _____

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
TC OPPORTUNITY IV, LLC

Filing Information

Document Number	L25000088194
FEI/EIN Number	N/A
Date Filed	02/20/2025
Effective Date	02/20/2025
State	FL
Status	ACTIVE

Principal Address

1525 NE 8TH AVE
OCALA, FL 34470

Mailing Address

1525 NE 8TH AVE
OCALA, FL 34470

Registered Agent Name & Address

JENKINS, ROBERT J, JR.
1140 E FORT KING ST
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGR

JENKINS, ROBERT J, JR.
1140 E FORT KING ST
OCALA, FL 34470

Title Manager

Rudnianyn, Todd Brown
1525 NE 8th Avenue
Ocala, FL 34470

Annual Reports

Report Year	Filed Date

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Document Number

Florida Limited Liability Company
TC OPPORTUNITY IV, LLC

Filing Information

Document Number	L25000088194
FEI/EIN Number	N/A
Date Filed	02/20/2025
Effective Date	02/20/2025
State	FL
Status	ACTIVE

Principal Address

1525 NE 8TH AVE
OCALA, FL 34470

Mailing Address

1525 NE 8TH AVE
OCALA, FL 34470

Registered Agent Name & Address

JENKINS, ROBERT J, JR.
1140 E FORT KING ST
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGR

JENKINS, ROBERT J, JR.
1140 E FORT KING ST
OCALA, FL 34470

Title Manager

Rudnianyn, Todd Brown
1525 NE 8th Avenue
Ocala, FL 34470

Annual Reports

Report Year	Filed Date
2026	03/04/2026

Document Images

03/04/2026 -- ANNUAL REPORT	View image in PDF format
02/20/2025 -- Florida Limited Liability	View image in PDF format

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 04, 2026
Secretary of State
8616801821CC

DOCUMENT# L25000088194

Entity Name: TC OPPORTUNITY IV, LLC

Current Principal Place of Business:

1525 NE 8TH AVE
OCALA, FL 34470

Current Mailing Address:

1525 NE 8TH AVE
OCALA, FL 34470 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JENKINS, ROBERT J JR.
1140 E FORT KING ST
OCALA, FL 34470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MANAGER
Name	JENKINS, ROBERT J JR.	Name	RUDNIANYN, TODD BROWN
Address	1140 E FORT KING ST	Address	1525 NE 8TH AVENUE
City-State-Zip:	OCALA FL 34470	City-State-Zip:	OCALA FL 34470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TODD RUDNIANYN MGR 03/04/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

Electronic Articles of Organization For Florida Limited Liability Company

L25000088194
FILED 8:00 AM
February 20, 2025
Sec. Of State
klovelace

Article I

The name of the Limited Liability Company is:

TC OPPORTUNITY IV, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1525 NE 8TH AVE
OCALA, FL. US 34470

The mailing address of the Limited Liability Company is:

1525 NE 8TH AVE
OCALA, FL. US 34470

Article III

The name and Florida street address of the registered agent is:

ROBERT J JENKINS JR.
1140 E FORT KING ST
OCALA, FL. 34470

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ROBERT J JENKINS JR.

L25000088194
FILED 8:00 AM
February 20, 2025
Sec. Of State
klovelace

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
ROBERT J JENKINS JR.
1140 E FORT KING ST
OCALA, FL. 34470 US

Article V

The effective date for this Limited Liability Company shall be:

02/20/2025

Signature of member or an authorized representative

Electronic Signature: ROBERT J JENKINS JR.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

This instrument was prepared by:
Robert R. Hoose, Esq.
Clunk, Hoose Co., LPA
495 Wolf Ledges Parkway
Akron, OH 44311
Phone: 330-436-6700

After Recording Mail To:
Omega Title Agency, LLC
495 Wolf Ledges Parkway, Suite 1
Akron, OH 44311

File No.: FL2025-26183 REO ID: A2500JD

Permanent Parcel No. 2614-016-005

SPECIAL WARRANTY DEED

Exempt from Grantor tax pursuant to Florida Code Section 12B-4..014(8)

THIS SPECIAL WARRANTY DEED made and entered into on this 3rd day of February, 2026, by and between **Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America**, a mailing address of P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR,** and **TC Opportunity IV, LLC**, a Florida Limited Liability Company, whose tax mailing address is **1138 Ne 9th St, Ocala, FL 34470**, GRANTEE,

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: that said Grantor, for and in consideration of the sum of **ONE HUNDRED FIFTY-TWO THOUSAND THREE HUNDRED FIFTY-THREE AND NINETY-FIVE HUNDREDTHS Dollars $152,353.95**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Prior Deed Reference: Certificate of Title recorded August 26, 2025 as Official Records Book 8696, Page 1678.

MORE commonly known as: 1138 Ne 9th St, Ocala, FL 34470, together with all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as the "Premises"),

SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2) any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2026028571 BK 8846 Pgs 1736-1738 03/06/2026 11:23:09 AM
REC FEE 27.00 INDEX DEED DOC 1,066.80

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

EXECUTED this 3rd **day of** February, **2026**

Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America
by: Omega Title Agency, LLC, its Attorney-in-Fact

By: _____
Print Name: John D. Clunk II
Title: Assistant Secretary

Signed, sealed and delivered in presence of:

_____
Witness Signature
Leslie Diggs
Printed Name of First Witness
495 Wolf Ledges Parkway, Akron, OH 44311

_____
Witness Signature
Ernest Keith
Printed Name of Second Witness
495 Wolf Ledges Parkway, Akron, OH 44311

STATE OF OHIO)
COUNTY OF SUMMIT) SS

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 3rd day of February, 2026, by John D. Clunk, the **Assistant Secretary of Omega Title Agency, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America,** the Grantor in the foregoing deed.

NOTARY STAMP/SEAL

_____
NOTARY PUBLIC

My Commission Expires: 8/10/30

Leslie E Diggs Stewart
Notary Public, State of Ohio
My Commission Expires:
August 10, 2030

Type of Identification Produced: ____

Power of Attorney recorded _____
2026 as Book _____, **Page** _____ **in**
Marion County, Florida records.

EXHIBIT A
(LEGAL DESCRIPTION)

Lot 5, Block P, Wyomina Crest, according to the Plat thereof, recorded in Plat Book C, Page(s) 12, of the Public Records of Marion County, Florida.

Parcel No.: **2614-016-005**

Property Address.:**1138 Ne 9th St, Ocala, FL 34470**

Prior Deed Reference: **Certificate of Title recorded August 26, 2025 as Official Records Book 8696, Page 1678.**

GREGORY C HARRELL MARION COUNTY FL
CFN# 2026028571 OR BK 8846 PG 1738 Pgs 1736-1738 03/06/2026 11:23:09 AM

1525 NE 8th Ave, Ocala, FL 34470
(352) 629-6101
www.NeighborhoodStorage.com

March 27, 2026

To Whom It May Concern:

This letter serves as authorization for Veronica Bass and Neighborhood Storage Center Co. to act as legal agent on behalf of all TC Opportunity entities as listed below for the purposes of CRA grant applications.

Please feel free to contact me if you have any questions.

Respectfully,

Robert Jenkins
Manager
941-735-4704

TC Opportunity LLC
TC Opportunity II LLC
TC Opportunity III LLC
TC Opportunity IV LLC
TC Opportunity V LLC

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

2614-016-005

GOOGLE Street View

Prime Key: 1264171 | MAP IT+ | Current as of 3/26/2026

Property Information

TC OPPORTUNITY IV LLC
1138 NE 9TH ST
OCALA FL 34470-5934

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

M.S.T.U.
PC: 01
Acres: .26

Situs: 1138 NE 9TH ST OCALA

2025 Certified Value

Land Just Value	$37,500
Buildings	$148,764
Miscellaneous	$959
Total Just Value	$187,223
Total Assessed Value	$142,635
Exemptions	$0
Total Taxable	$142,635
School Taxable	$187,223

Impact Ex Codes: ($44,588)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$37,500	$148,764	$959	$187,223	$142,635	$0	$142,635
2024	$35,625	$123,435	$894	$159,954	$129,668	$0	$129,668
2023	$35,625	$128,268	$1,078	$164,971	$117,880	$0	$117,880

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8846/1736	02/2026	06 SPECIAL WARRANTY- NEW OWNER	9 UNVERIFIED	U	I	$152,400
8696/1678	08/2025	31 CERT TL → FNMA	0	U	I	$100
6829/0612	08/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$135,000
6667/1732	11/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$56,000
5264/1232	10/2009	05 QUIT CLAIM	0	U	I	$100
5214/1857	06/2009	07 WARRANTY	2 V-SALES VERIFICATION	U	I	$10,000
0798/0592	03/1977	02 DEED NC	0	Q	I	$16,500

Property Description

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

Privacy - Terms

BLK P LOT 5

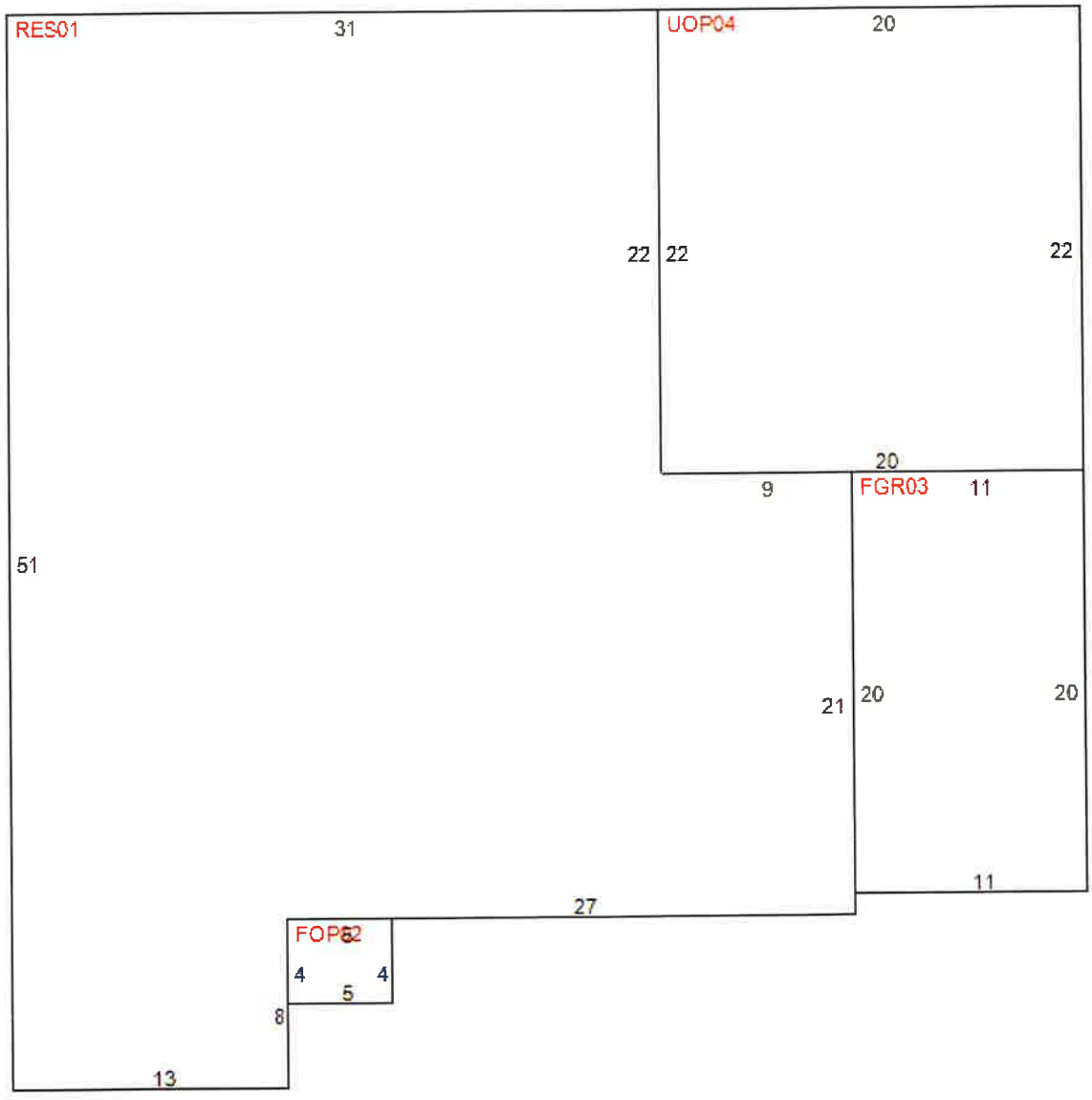
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		75.0	150.0	R1A	75.00	FF						

Neighborhood 5144
Mkt: 8 70

Traverse

Building 1 of 1
RES01=R13U8R27U21L9U22L31D51.R13U4
FOP02=U4R5D4L5.U4R27U1
FGR03=R11U20L11D20.R11U20
UOP04=U22L20D22R20.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	1

Year Built 1954
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade	400 - FAIR	**Obsolescence: Locational** 0%	
Inspected on	9/22/2021 by 218	**Architecture** 0 - STANDARD SFR	
		Base Perimeter 182	

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132 - CONC BLK-STUCO	1.00	1954	N	0 %	0 %	1,626	1,626
FOP	0201 - NO EXTERIOR	1.00	1954	N	0 %	0 %	20	20
FGR	0324 - CONC BLK-PAINT	1.00	1954	N	0 %	0 %	220	220
UOP	0401 - NO EXTERIOR	1.00	1954	N	0 %	0 %	440	440

2,306 sqft

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	80.00	LF	20	1954	1	0.0	0.0
159 PAV CONCRETE	616.00	SF	20	2013	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD09-1740	12/7/2009	-	REPAIR

Main Menu ▼ | Search and Pay Taxes/Certificates ▼ | Support ▼

Zoom: 100%

Tax Roll Search Results
Click Add to Cart Icon to Continue

Next Previous

Tax Roll Search Results			Help
Search by Account Number R2614-016-005			**Tax Year** 2025
Owner/Business Name	FEDERAL NATIONAL MORTGAGE ASSOCIATION	**Account Number**	R2614-016-005 Request Future E-Bill
Physical Property Address	1138 NE 9TH ST OCALA	**Status**	PAID
Legal Description	SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK P LOT 5		

Next Previous

Next for Next Page
Previous for Previous Page

Tax Roll Property Summary

Help

Account Number	R2614-016-005	**Type**	REAL ESTATE
Address	1138 NE 9TH ST OCALA	**Status**	
Sec/Twn/Rng	8 15 22	**Subdivision**	5144

Request Future E-Bill

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2011	R	2011 R2614-016-005	PAID	11/2011	75.13	Tax Bill
2012	R	2012 R2614-016-005	PAID	11/2012	819.15	Tax Bill
2013	R	2013 R2614-016-005	PAID	11/2013	782.20	Tax Bill
2014	R	2014 R2614-016-005	PAID	11/2014	825.52	Tax Bill
2015	R	2015 R2614-016-005	PAID	11/2015	920.57	Tax Bill
2016	R	2016 R2614-016-005	PAID	11/2016	1,014.62	Tax Bill
2017	R	2017 R2614-016-005	PAID	11/2017	1,065.56	Tax Bill
2018	R	2018 R2614-016-005	PAID	11/2018	1,072.57	Tax Bill
2019	R	2019 R2614-016-005	PAID	11/2019	1,373.33	Tax Bill
2020	R	2020 R2614-016-005	PAID	11/2020	1,500.67	Tax Bill
2021	R	2021 R2614-016-005	PAID	11/2021	2,231.50	Tax Bill
2022	R	2022 R2614-016-005	PAID	11/2022	2,259.29	Tax Bill
2023	R	2023 R2614-016-005	PAID	11/2023	2,624.01	Tax Bill
2024	R	2024 R2614-016-005	PAID	11/2024	2,700.63	Tax Bill
2025	R	2025 R2614-016-005	PAID	11/2025	2,966.66	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R2614-016-005	Tax Bill

Property Description	Owner Information
SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK P LO T 5	FEDERAL NATIONAL MORTGAGE ASSOCIATION PO BOX 650043 DALLAS TX 75265-0043

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	187,223	TAXES	2,726.12
COUNTY ASMT	142,635	SP. ASMT	364.15
COUNTY TXBL	142,635		
SCHOOL ASMT	187,223		
SCHOOL TXBL	187,223		

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/05/2025	995 2025 0006693.0001	Full	Pmt Posted	$123.61-	$.00	$2,966.66

George Albright
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R2614-016-005 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 142,635 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 142,635

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	142,635	0	142,635	440.74
	FINE & FORFEITURE	.8300	142,635	0	142,635	118.39
	COUNTY HEALTH	.1000	142,635	0	142,635	14.26
SCHOOL	SCHOOL R.L.E.	3.0720	187,223	0	187,223	575.15
	SCHOOL VOTE	1.0000	187,223	0	187,223	187.22
	SCHOOL DISCRETIONARY	.7480	187,223	0	187,223	140.04
	SCHOOL CAPITAL IMPR	1.5000	187,223	0	187,223	280.83
WATER	ST JOHNS MANAGEMENT DIST	.1793	142,635	0	142,635	25.57
MUNIC	OCALA BASIC	6.6177	142,635	0	142,635	943.92
			COUNTY ASSESSED:	142,635	SCHOOL ASSESSED:	187,223

EXEMPTION:NONE

17.13700 2,726.12

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	PER ASMT UNIT	364.15
			NON AD VALOREM ASSESSMENTS:	364.15
			COMBINED TAXES & ASSESSMENTS TOTAL:	3,090.27

R2614-016-005 2025
FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265-0043

*** PAID *** PAID *** PAID ***
11/05/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

George Albright
REAL ESTATE

Marion County

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED
		1001	

REMIT PAYMENT IN U.S. FUNDS TO:

VALUES AND EXEMPTIONS TAXES 2,726.12
MARKET VALU 187,223 SP. ASMT 364.15
COUNTY ASMT 142,635
COUNTY TXBL 142,635
SCHOOL ASMT 187,223
SCHOOL TXBL 187,223

George Albright
503 SE 25TH AVENUE
Ocala Fl 34471

8 15 22
SEC 08 TWP 15 RGE 22 PLAT BOOK C
PAGE 012 WYOMINA CREST BLK P LOT
5
*** PAID *** PAID *** PAID ***
11/05/25 PERIOD 01
995-2025-0006693.0001
$2,966.66 CH

R2614-016-005 2025
FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265-0043



Befor Trees
Removed
Feb 2026



After
Trees
Removed
March 17th 2006



1138 NE 9th St
Ocala fl 34470

3/5/2026

Photos

Color Examples



Accessible Beige (SW 7036)



Urbane Bronze (SW 7048)

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor Licensee # SCC13115309

TC Opportunity LLC

1138 NE 9th St.

Ocala, Fl. 34470

(352) 239-0444

This window proposal is for the installation of 17 windows. The manufacture is MI Industries 3540 series. Windows come with Low E and Argon gas, white frames, with screens.

Window Descriptions:

4@ 44 X 54 single hung

2@ 24 X 54 single hung

1@ 59 X 55 Picture window

1@ 24 X 24 single hung

1@ 70 X 59 twin single hung

2@ 35 X 46 single hung

2@ 35 X 49 single hung

2@ 36 X 38 single hung

1@ 46 X 59 single hung

15 single
1 twin
17 windows

$10,941.46 - Material
3,400.00 - Labor
300.00 - Permit
$14,641.46

The total cost to order materials and windows is $10,941.46 and is due before start of job.

The total cost for the windows installation labor is $3,400.00 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 MI 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 _____

NorthStar Aluminum
1715 Independence Boulevard
b4
Sarasota, Florida 34234
(941) 398-0590
Admin@northstaraluminumfl.com |
www.northstaraluminumfl.com

NORTHSTAR ALUMINUM
Aluminum Enclosures, Re-Screens, Railings & More

Product/Service	Description	Total
Window Install - 18 windows 1 Twin window	1. Preparation: * Protect the work area (floors, furniture) with drop cloths or plastic sheeting. * Verify window dimensions and specifications to match the order and opening. * Obtain necessary permits and inspections as required by local building codes. 2. Opening Preparation: * Inspect window openings for structural integrity and ensure they meet code requirements. * Make necessary repairs or modifications to the opening to ensure proper fit and performance of the new windows (additional costs may apply for significant repairs). * Apply flashing and sealant to create a weather-tight barrier. 3. Window Installation: * Carefully set the new impact windows into the prepared openings. * Ensure windows are level, plumb, and square. * Secure windows with appropriate fasteners according to manufacturer's specifications and local codes. * Apply sealant and caulk around the window perimeter for a weather-tight seal. 4. Finishing: * Install interior trim and exterior trim as needed. * Clean the windows and surrounding area. * Remove all debris and dispose of properly. 5. Inspection and Testing: * Conduct a final inspection to ensure proper operation and sealing. * Schedule and pass any required inspections by local building officials.	$26,910.00

Total **$26,910.00**

This quote is valid for the next 30 days, after which values may be subject to change.

View Terms & Conditions Here: https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:7f28168e-c7f0-44f7-abae-62d838b8e6cd

Signature: _____ **Date:** _____

NorthStar Aluminum

1715 Independence Boulevard
b4
Sarasota, Florida 34234
(941) 398-0590
Admin@northstaraluminumfl.com |
www.northstaraluminumfl.com

NORTHSTAR ALUMINUM

Aluminum Enclosures, Re-Screens, Railings & More

RECIPIENT:

Veronica Bass

1138 Northeast 9th Street
Ocala, Florida 34470

Estimate #1648	
Sent on	Feb 24, 2026
Total	**$26,910.00**

Window Removal

1. Preparation:
* Cover and protect the work area (floors, furniture) with drop cloths or plastic sheeting.
2. Window Removal:
* Carefully remove interior and exterior trim.
* Detach and remove any fasteners (screws, nails) securing the window.
* Gently extract the old window from the frame.
3. Opening Preparation:
* Clean the window opening, removing old caulk, debris, and any protruding nails or screws.
* Inspect the frame for damage and make minor repairs if needed (note: significant repairs may incur additional costs).
4. Disposal:
* Properly dispose of the old window, trim, and related materials.

CCC1330059

AGM ROOFING
Residential & Commercial
Licensed & Insured

A GOOD MAN AROUND THE HOUSE LLC
DBA: AGM Roofing
Mailing: 6730 NW 1st Ave, Ocala, FL 34475
Office Phone: (352) 622-2766 *Fax:* (352) 622-2763

2/5/2026

Thomas R Lea III, Owner
CCC1330059

JOB ESTIMATE

CUSTOMER: Veronica Bass
1138 NE 9th St
Ocala, FL 34470
352-239-0444

DESCRIPTION OF WORK

Remove single layer roof system down to a smooth surface. Inspect deck for proper nailing pattern and for rotten
or damaged plywood. The deck will be renailed if needed to bring up to current code. All rotten or damaged plywood
will be replaced on an as per sheet basis as described below. New architectural shingles will be installed over a
moisture barrier. New ridge vent, drip edge, valley metal (if needed) and vent pipe flashings (excluding gas vents) will
be installed. All debris and any left over material will be removed and a magnetic cleanup will be done upon
completion.

QTY.	MATERIAL	AMOUNT
	Atlas Pinnacle Pristine Roof System	
	***Includes:**	
	Flat roof area.	
	Up to 4 sheets of plywood.	

MISCELLANEOUS CHARGES		
1/2in Plywood at $80ea.		
Renailing deck $300 *(if needed)*		
Cricket behind chimney		
$15/sq if double layer of felt		

Lumber	LF	RATE	AMOUNT
2x4's		$7.00	
2x6's		$7.50	
1x4's		$6.50	
1x6's		$7.00	

BASE PRICE	**$11,045.00**
TOTAL MATERIAL	
TOTAL MISCELLANEOUS	
TOTAL LUMBER	
GRAND TOTAL	

Pricing Notice: *The base price listed is an estimate based on our initial inspection. Additional materials or repairs may be required if hidd en or previously undetectable damage is discovered once work begins. Any such findings may result in an adjustment to the final total. The base price is not a guarantee of the final amount due.*

_____ ***Customer Initials***

Contractor_____ Customer_____

Estimate valid for 30 days.

Next Dimension Construction - Commercial Division
13624 S US Hwy 441
Summerfield, Florida 34491

Licensed/Insured:
EC13013583
CCC1334966
CGC1534618
CCC1331563
CGC1534617

Phone: (855) 643-7663

Company Representative
Jonathan Norman
Phone: (352) 844-1961
JonathanN@NextDimensionConstruction.com

Tood Rudnianyn
TC Opportunities IV LLC
1138 Northeast 9th Street
Ocala, FL 34470
(352) 414-1645

Roofing Section

- Shingle Color_____?__
-Flat roof color_____?
- Drip Edge Color_____?
- Accessory Color_____black
- Skylight Size_____n/a
- Reuse or Replace Skylight_____n/a
- Solar Panels_____n/a
- What Company will be doing the solar_____n/a
- Pool Solar Y/N_____ Keep or Trash_____n/a
- Gutters Present Y/N_____no
- Gutter Guards Present Y/N_____no
- Gate Code_____n/a
- Payment Method_____?
- Additional Structures Y/N_____no
-Satellite Dish Keep_____or Trash_____n/a
- HOA Y/N_____?
-G:_____ Y:_____ R:_____

- Special Notes for production

- Replace wood going vertical at transition above garage.
- Install rolled roofing on front 1/12 Pitch (.3 SQ) above front entrance
- Tear off one layer of existing roof and accessories
- If extra layer of shingles or felt will be charged as a Change Order at $50 per square
- Inspect decking and sheathing for structural integrity, if found to be deficient it will be rebuilt or replaced and charged as a change order upon customer approval
- Re-nail roof deck to meet current code
- Detach and set aside existing satellite dish. NDC is not responsible for re-installation or calibration
- Provide and install new drip edge where gutters are not installed
- Provide and install all new pipe penetration boots
- Detach and dispose of existing off ridge vents; Provide and install new shingle over ridge ventilation
- Provide and install new valleys, using peel and stick Self Adhering polymer modified underlayment using a closed valley system
- Roof is a 3/12 Pitch the deck will be covered by Ice and Water
- Provide and install new Seal-A-Ridge Hip and Ridge cap shingles according to manufacturer's specifications
- Provide and install new CertainTeed Swift Start Starter Strip according to manufacturer's specifications
- Provide and install new CertainTeed architectural-style algae-resistant shingles according to manufacturer's specifications
- NDC to furnish material and labor
- Clean up and haul off all roofing debris from property
- Protect Landscaping
- Roll yard with magnetic nail bar to ensure removal of nails
- Detach and reset rain sensor if applicable. NDC not responsible for calibration upon resetting
-5 Year Workmanship warranty

Materials

Certainteed Landmark AR (3 BD/SQ)

Certainteed SwiftStart - 7 5/8" (116')

Tri Built Ice & Water Shield (2 sq)

Certainteed Shadow Ridge (Class 3 IR) (30')

Lomanco Lo-OmniRoll Ridge Vent (30')

Galvanized Steel Drip Edge (10')

DME Bullet Boot 2"

DME Bullet Boot 4"

Roofing Coil Nails - 1 1/4" - Distributor Specific (7200 Cnt)

2 3/8" Sheathing Nails

Stinger Nail Pack - 1" (2000 Cnt)

Plastic Cap Nails - 1" (3000 Cnt)

5GL Wet/Dry Roof Cement

Tri-Built SA Base Sheet (2 sq)

Tri-Built SA SBS Cap Sheet (1 sq)

Permitting

26 Galvalume Transition

Install Plywood

Labor

Tear off and Install Laminated Shingles

$13,079.89

TOTAL $13,079.89

Starting at $215/month with Acorn FINANCE · APPLY

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

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

Repair / Change Order
- Regarding any changes to the original price of the contract, please be aware that there may be extra charges for material and labor once we have completed the tear off (IF INCLUDED) and have evaluated the underlying wood. Any rotten wood or damaged material that needs to be replaced will be charged to you for an extra fee.

- During the course of your project we may run into unforeseen damages. We will go ahead with the necessary changes to comply with the building codes and requirements for the inspection approval from the corresponding building department. Be aware that you will be responsible for these change orders. Please see table below for change order pricing:

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

Materials Size Pricing
Plywood 5/8" /CDX 5/8" | 4 x 8 | $120.00 Per Sheet
Trusses | 2 x 4 | $7.00 Per Linear Foot
Trusses | 2 x 6 | $8.00 Per Linear Foot
Fascia | 1 x 2 | $4.50 Per Linear Foot
Fascia | 1 x 6 | $7.00 Per Linear Foot
Fascia | 1 x 8 | $8.00 Per Linear Foot
Decking | 1 x 6 | $7.00 Per Linear Foot
Decking | 1 x 12 | $12.000 Per Linear Foot

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

Next Dimension Terms and Conditions
1. Agreement: This agreement is between Next Dimension Construction, INC., (NDC) and the homeowner "the Owner") and/or their agents. NDC agrees to do the work contained herein for the Owner. The work shall not include testimony in court for any reason.

2. Payment of Funds and Deposit: Owner agrees to pay NDC for the work in cash equivalents, unless otherwise agreed upon in writing. Owner agrees to pay NDC a non-refundable deposit of 10% for all jobs with the balance due upon either the completion date as defined herein or upon Substantial Completion. Substantial completion shall mean if only certain minor items of work are incomplete; the cost of those items may be withheld from the final payment at the Owner's option until such items are completed. No jobs will be withheld from the final payment at the Owner's option until such items are completed. No jobs will be scheduled or started without a deposit without management approval. All payments made pursuant to this Agreement shall only be made to NDC. If the final bill is not paid in full there will be no warranty of any kind. Any difference in final estimate price between insurer and contractor will be sought from insurer and will not change the deductible owed by homeowner. All amounts paid for roofing related services by the carrier will be due and owed to NDC.

3. Late Payment / Service Charge / Credit Card: Any funds owed greater than 15 days beyond the completion date are subject to a service charge of two (2%) per month on the unpaid balance. Payment with a credit card will incur a convenience fee of 3.6%

4. Work Schedule: All details of job (shingle style & color, aluminum colors, etc.) must be finalized prior to being placed on our schedule. NDC agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. NDC shall commence work approximately within 21 days of delivery of materials, allowing time for reasonable delays of which NDC is not responsible. NDC is responsible for establishing, scheduling and sequencing the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond NDC's control. Permit-Removal of permit plaque prior to final inspection will result in $100.00 fee Per Incident for re-inspection cost.

5. Materials: NDC shall provide necessary labor, materials, and sales tax on materials to complete the work as specified. NDC shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of NDC until fully paid by the owner. All surplus materials shall remain the property of NDC unless, at NDC's option, turned over to the owner upon the completion of the work. NDC is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this agreement. NDC may, in its own discretion, substitute materials to be used in the work. If determined by NDC during the performance of the work, that additional labor and materials are required beyond what is specified in this agreement in order to complete the work, the cost for additional labor and materials will be borne by Owner.

6. Changes in Contract: The owner hereby expressly authorizes any of his joint signatories, if there by any, or any of his agents, servants, employees, attorneys-in-fact, or personal representatives to execute and deliver to NDC. Any written additional change order (hereinafter the "Change Order") and any other documents necessary to consummate this Agreement, which shall be binding and conclusive on said Owner. Owner hereby acknowledges that any Change Orders, requested by Owner and approved by NDC pursuant to this section of this agreement, shall be paid as per the terms of NDC's Change Order policy. Any changes made to this Agreement as required by regulatory agencies will be at additional cost to the Owner, unless such changes and additions are cited in this Agreement. Furthermore, by signing below, Owner acknowledges that no change has been made to this Agreement by any salesperson or agent of NDC on behalf of Owner.

7. Owner Responsibilities: Owner warrants to NDC that he is the legal owner of the Property. Owner agrees to provide to NDC at no charge, electric power and water for construction purposes. Owner acknowledges that the removal of permanently attached materials often disturbs and vibrates the existing property. The debris generated from this work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not NDC negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns, small divots in the driveway from equipment such as roll-off trash containers and dump truck, damage to driveways, walkways, and sidewalks. As a precaution, the owner shall remove from walls or ceilings, items such as, but not limited to, chandeliers, paintings, and plates. Owner shall lock away or secure other items of value in or on the property. Owner shall make himself available during construction for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required.

8. Cancellation of Agreement: Should owner cancel this agreement for any reason prior to the Recession Date of this agreement, NDC shall return to owner all payments made under this agreement within ten (10) days of receipt of the Notice of Cancellation of this agreement which is incorporated herein and made a part hereof. If the agreement is breached thereafter without consent of NDC, liquidated damages of 20% of the cash price of the work, plus a proportionate share of all work already performed will be due to NDC. To cancel this agreement, mail or deliver a signed and dated copy of the Cancellation notice or other written notice to NDC at its address noted on this agreement no later than midnight of the third business day from the date of this agreement. The parties agree that NDC shall have the right for 60 days following execution of this agreement to cancel this contract without cause. Should NDC decide to exercise its right to cancel the contract during this time period, NDC shall notify the homeowner in writing and shall refund the homeowner's deposit.

9. Default: Owner shall be in default of this Agreement at any time if he does not tender payments as listed in section 2 & 6 of this Agreement. Upon owners' default, NDC may immediately discontinue work and the entire balance shall be immediately due and payable. Waiver or indulgence of any default shall not operate as a waiver of any other default on future occasions.

10. Attorney's Fees: In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorney's fees incurred by NDC.

11. NDC Warranty: In order for any warranty to be effective against NDC or any other party, owner must (1) have paid all sums owed to NDC under this agreement and any applicable Change Orders: (2) must provide by immediate (or 10 days) written notice, by certified mail, to NDC upon discovering any defect or failure of the work performed and: (3) not allowed any third party to, in any way, alter or repair any of the work performed by NDC. NDC shall provide the owner with a warranty against defects in workmanship for a period contained herein from the Completion date. Material warranty shall be limited manufacturer's warranty of materials. NDC does not warrant the material or labor of items such as, but not limited to; caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items. NDC's warranty is only effective if gutters are properly cleaned and maintained at least twice a year. Normal maintenance and care of Work installed is the owner's responsibility. If damage occurs to the roof or interior of a house, which is a result of clogged gutters, then any warranty stated herein is void. NDC's warranties as stated in this section of this Agreement shall be null and void for any water ponding beyond forty-eight (48) hours, except as set forth in this Agreement.

12. NDC Not Liable: Owner acknowledges that at no time shall NDC's liability exceed the total amount charged for the work performed under this Agreement. NDC shall not be liable for any defects which are characteristic to the particular materials such as cracks, splits, and shrinkage or warping of wood or lumber etc. Due to the nature of the work, damages to the property sometimes occur. Therefore, NDC is not responsible for nail pops, cracks to walls or ceilings of coexisting structures. NDC assumes no liability for damages, including but not limited, to existing landscaping, trees or shrubs. NDC is not liable for damages to air conditioning lines, electrical, or water lines installed in the attic. It is not liable for common occurrence weather related problems or Acts of God. NDC is not liable for any new ponding of water or improper drainage due to incorrect sloping of existing roof structure problems that could cause sagging or unevenness in existing roof deck. NDC is not responsible in the event stucco or siding needs to be removed to replace damaged or deteriorating wall flashing. This is the owners' responsibility to fix, and the owner will bear the cost. Owner acknowledges that NDC is only responsible for damages to the property and the contents therein under NDC's liability insurance. NDC or its employees or servants are held or found to be negligent and, owner notified NDC within forty-eight (48) hours of the occurrence.

13. Insurance: Owner agrees to carry homeowner's insurance covering fire, theft, storm, and damage to the property, including, but not limited to, landscaping, trees, shrubs, driveways and walkways in sufficient amounts to cover the Work and Materials under construction by NDC and agrees to compensate NDC for losses sustained by these conditions. NDC shall, in amounts and within carriers subject to NDC sole discretion, provide workers' compensation, public liability and property damage for the Work, unless a general contractor, sub-contractor, or Owner, in whole or in part, supplies such insurance. NDC's maximum liability is limited to the coverage provided.

14. Outside Financing: If the work is funded by an outside lending agency, the Owner agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the Work. Upon notice of Substantial Completion of the Work, the Owner will execute a certificate of completion, if required.

15. Binding Contract: This Agreement, until approved by NDC Management, is subject to change or revocation by NDC, without notice. Upon approval by NDC, this agreement shall constitute a binding agreement between NDC and the Owner. In the event such approval is not granted within thirty (30) days of the date of this agreement, the deposit paid by the Owner will be refunded without interest and the agreement shall be deemed not approved and neither NDC nor the Owner shall be liable to each other for costs or damages. Notwithstanding anything contained herein to the contrary, NDC reserves the right to reject or cancel all or part of this agreement due to unacceptable payment performance or credit rating of the owner. Any change approved by NDC, shall be communicated to the owner and be subject to acceptance within ten (10) days. If such change is not accepted in writing by the owner within such time, the deposit shall be refunded without interest to the owner in full termination of this agreement.

16. Service Calls: Service calls requested by the owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by NDC to be a non-warranted item, the owner will be charged for the service call or work performed at NDC's established rates.

17. Entire Agreement: This agreement constitutes the entire agreement between the parties. NDC is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent NDC. Unless such statements, representations, or promises are set forth in this agreement. Any modifications of this agreement must be in writing and signed by both parties.

18. Severability: If any provisions, paragraphs, or sub-paragraphs of this agreement are adjudged by any court to be void or unenforceable in whole or in part, this adjudication shall not affect the validity of the remainder of this agreement. Each provision of this agreement is severable from every other provision and constitutes a separate and distinct covenant.

19. No Waiver: NDC may accept late payments or partial payment checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this agreement.

20. Governing Law: This agreement is made and entered into the State of Florida and the laws of Florida shall govern its validity and interpretation.

21. Gender: Wherever in this agreement reference is made to the masculine gender, it shall be construed to include the feminine gender and vice versa unless the context clearly indicates otherwise.

22. Copy of Contract: By signing below and/or the above acceptance agreement, the owner acknowledges receipt of a copy of this agreement which has been signed by NDC.

713.015 Mandatory provisions for direct contracts.— (1) Any direct contract greater than $2,500 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units, must contain the following notice provision printed in no less than 12-point, capitalized, boldfaced type on the front page of the contract or on a separate page, signed by the owner and dated: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, 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 RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.
(b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.
(c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

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

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

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

Payment Terms

1. 20% due at contract signing and the balance upon completion.
2. 30% due within 5 days of mobilization (Mobilization is defined when work actually begins and materials have been delivered)
3. 40% due upon substantial completion. (Substantial completion is defined as the day Next Dimension Construction Inc. demobilizes from the site and the project is complete, except for punch list items, and final inspections. If the project extends longer than one month, Next Dimension Construction Inc will submit a monthly progress invoice based on a percentage of project completion. Progress invoice will be submitted on the last day of the month, and is made payable no later than the 10th day of the following month.
4. FINAL 10% is due in exchange of signed off permit, delivery of specified warranty, and final release of lien.
5. 100% of change order(s) will be paid upon receipt of invoice for said items.
6. Late Payment / Service Charge / Credit Card: Any funds owed greater than 15 days beyond the completion date are subject to a service charge of two (2%) per month on the unpaid balance. Payment with a credit card will incur a convenience fee of 3.6%

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

ESTIMATE	#93
EXPIRATION DATE	Mar 31, 2026

Keep It Cool Ocala

TC Opportunity
1138 NE 9th St
Ocala, FL 34470

vbass@neighborhoodstorage.com

CONTACT US

9030 NE Jacksonville Rd
Anthony, FL 32617

(352) 620-0540
jackie@keepitcoolocala.com

ESTIMATE

Option #1

Service completed by: Tony Freeman

Services	qty	unit price	amount
Blow In Insulation. Est to Blow in 22 Bags at $125.00 per Bag	22.0	$125.00	$2,750.00

Services subtotal: $2,750.00

Total **$2,750.00**

Option #2

Service completed by: Tony Freeman

Services	qty	unit price	amount
Estimate to pull & clean ac coil. Unit is 2022 so it should be okay. If not has warranty til 2027. Will check out unit further at time of coil clean-when power is on.	1.0	$600.00	$600.00

Services subtotal: $600.00

Total **$600.00**

2,750
600
3,350

OUR MISSION: To glorify GOD by being a faithful steward of all that has been entrusted to us. By going the extra mile thru Hardwork, Honesty, & Teamwork.

Terms and Conditions

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

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

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

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

REMOVALS-
Insulation removals- Please note when contracted to remove existing attic insulation in a home with vacuum extractions we aim to remove 90% of existing insulation. There will be trace amounts of existing insulation and attic material left behind. Area's with low clearance may also have more material left behind in this process that we cannot safely obtain. Please make sure any and all storage items are removed from attic prior to our arrival. ***Due to weather conditions, this scope may not be contracted year round and subject to availability in cooler months ***

REQUIREMENTS-
1.(Blown in fiberglass) Soffit must be installed prior to installation to keep material from escaping the attic
2.(All Insulation Applications) Framing, electrical rough-in, plumbing top out, security wires, other cables, hvac equipment and duct work must be completed before the application process. All wires and pipes need to be securely fastened to prevent incidental damage.
3. (Blown in fiberglass)- Owner must provide adequate access to attic space, New construction homes with low clearance / sloped ceilings or non blow-able area's will be quoted with batt insulation as applicable. (Existing homes with the same conditions, Suncoast cannot guarantee max efficiency without access to these areas.)
4.(Some Specialties products) Owner must provide wood backing/ reinforcement to install products to.
5.(All Applications) Owner is responsible for making sure all provisions and installations are done against surfaces that are up to their manufactures code. Suncoast is not responsible for sheet rock/ drywall/ tile/ driveways/ect. Some examples are; removal of old shower enclosure- old tile may break/ fall; sheet rock/ drywall when blowing insulation if existing drywall is not properly fastened/ secure material could potentially break loose.

RESPONSIBILITY -
1.Owner is responsible for obtaining necessary approvals for projects, including permits and other related approvals.
2.Only an authorized person to the property can request our services be provided
3. Owner is responsible for making sure requested material meets any codes or standards required (including energy calculations for insulation R-Value)

DEPOSIT-

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

Please initial that you have read and understand the terms _____

Terms and Conditions Cont.

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

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

NON-PAYMENT-
1.A late fee of 18% can be added to all unpaid invoices still open more than 30 days after completion.
2. Customer is responsible to cover all expenses in association with a lien being placed on a property due to nonpayment of completed work.
3. Customer is responsible to cover all attorney fees if this agreement is placed in the hands of an attorney for collection or collected by suite or through any probate, bankruptcy or any other legal proceedings.

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

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

SPRAY FOAM-
1.All spray foam bids are provided in nominal terms. This is in relation to the thickness of the material sprayed there can be variances of +/- .25 to 1.5" or greater depending on the application
2.We do not full fill cavities with spray foam, if you want the cavity filled you must contact a representative to discuss the extra cost for over spray of material and the extra cost of labor for scarfing and the proposal MUST note that this service is being done.
3. Even a trained eye cannot always identify problematic areas, therefore Suncoast is not to be held liable for areas that are not properly sealed. Owner is responsible for making sure the surface we are spraying against be free of non visible gaps.
4. We recommend that all removed items from work space being moved at least 40' from the structure in case over spray does occur.
5. Attic storage or open areas require a Thermal barrier or Ignition Barrier over the spray foam per

manufacture, and we can provide this at an additional charge. This is for your safety should a fire arise the barrier will provide extra time to get out of the structure before the fire reaches the spray foam product.
6. When applying the product, one side of the proposed area must have wood/ drywall/ sheet rock backing to spray foam against.
7. All residents per manufactures specifications should vacate the premises for a period of 24 hours after spray foam is complete. (This includes pets as well)
8.Surface must meet temperature, moisture and compatibility type needed for spray foam material.

Please initial that you have read and understand the terms _____

Terms and Conditions Cont.

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

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

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

_____ _____
Customer Signature **Date**

Proposal

WILCO ENTERPRISES INC. DBA
SUNCOAST
INSULATORS & SPECIALTIES
3790 N. U.S. 441 Ocala, Fl 34475 (352) 629-8157

SOLD TO: T.C. Opportunity IV LLC C/O Veronica Bass DATE: 03/23/2026

PROJECT: 1138 N.E. 9th St. Ocala, Fl. 34470

In the attic space over the ceiling deck of the main climate-controlled living area of your house we will remove the old insulation, package it, haul it away and dispose of it. NOTE: Removal is done with vacuum, which will leave small amounts behind which is unavoidable. This process does not involve cleaning or disinfecting any surfaces. After removal we will insulate the attic ceiling deck with an R-30 blow-in insulation. **Please ensure safe accessibility to all areas of the attic space for our crew.** Please be advised also that the duct work is currently damaged. This entire process may take 2 days (give or take).

Total price: $4,075.00

Please read this proposal and the attached terms and conditions. If you accept this proposal and terms, please follow these instructions: print all forms and sign / initial in spaces provided. We understand that some of this will not apply to your situation, so please disregard those sections. Scan all completed forms back into your computer and email to Melissa at suncoastfrontdesk3790@gmail.com as a PDF file. Send a check or money order for 50% down of $2,037.50 as a deposit to us using the mailing address at the top of this page at which time we will call you to schedule your job. For a 3% service charge you may opt to use a credit card and pay over the phone by calling us at (352) 629-8157. We appreciate in advance the balance in full in the amount of $2,037.50 be paid to our crew upon arrival prior to installing your insulation.

SUNCOAST INSULATORS

ACCEPTED

Steve Morris

Customer's Signature

Steve Morris

Veronica Bass <vbass@neighborhoodstorage.com>

Reference 1138 N.E. 9th St. Ocala, Fl. 34470 remodel project for T.C. Opportunity IV LLC

1 message

Steve Morris <smorris2021@yahoo.com> Mon, Mar 23, 2026 at 12:53 PM
To: "vbass@neighborhoodstorage.com" <vbass@neighborhoodstorage.com>

Follow up information: The price for the removal, packaging, hauling and disposal of old insulation is $2,445.00

The price for replacement R-30 blow-in insulation is

$1,630.00
Thank you.

Steve.

2445.00
1630
4075

Estimate

Chinese Connection Painting, Inc
43 Redwood Run Loop
Ocala, FL 34472
Cell: (352) 427-3386

Name/Address
TC OpportunitiesIV, LLC 1138 NE 9th street Ocala, Florida 34470

Date	Estimate No.	Project
02/09/26	76	

Description	Quantity	Cost	Total
Pressure clean the exterior and porches. Prep house , repair cracks and caulk windows. Paint two coats on walls and trim.	1	2,950.00	2,950.00
Driveway Put a self leveling on the driveway to fix cracks . Put wo coats of epoxy on driveway.	1	3,150.00	3,150.00
Sales Tax		0.00%	0.00
Acceptance Of Estimate		Total	$6,100.00

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.: 1388
Estimate date: 03/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Exterior Upgrades**	We propose the following work to be performed at 1138 NE 9th Street Ocala, FL 34470	1	$0.00	$0.00
2.		**Exterior Paint**	Provide labor as needed to pressure wash exterior of the home. Prep as needed for any existing cracks and blemishes. Provide and apply 2 coats of exterior paint (Client to choose color) 2,030 sq ft of wall space.	1	$6,090.00	$6,090.00

Total **$6,090.00**

Accepted date

Accepted by

2-2

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0009
Address: 1138 NE 9th Street
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)	CRA Maximum Grant 75%	CRA Maximum Grant 50%	Total Maximum Grant based on both grant % matches
1	Windows Replacements	$ 26,910.00	$ 14,641.46	$ 10,981.10	$ -	
2	Exterior Painting & pressure washing to prepare surfaces	$ 6,090.00	$ 2,950.00	$ 2,212.50	$ -	
3	Weatherization Improvements -Insulation	$ 4,075.00	$ 3,350.00	$ 2,512.50	$ -	
4	**Roofing repairs or upgrades**	**$ 13,079.89**	**$ 11,045.00**	**$ -**	**$ 5,522.50**	
	Total	**$ 50,154.89**	**$ 31,986.46**	**$ 15,706.10**	**$ 5,522.50**	**$ 21,228.60**
	Maximum allowed CRA Grant that can be awarded based on the percentages match.					**$ 20,000.00**

4-Roofing repairs or upgrades on East Ocala CRA are only 50% reimbursable.

High Quote	**$**	**50,155**
Low Quote	**$**	**31,986**

Before Pictures -Parcel : 2614-016-005
Address: 1138 NE 9th Street



















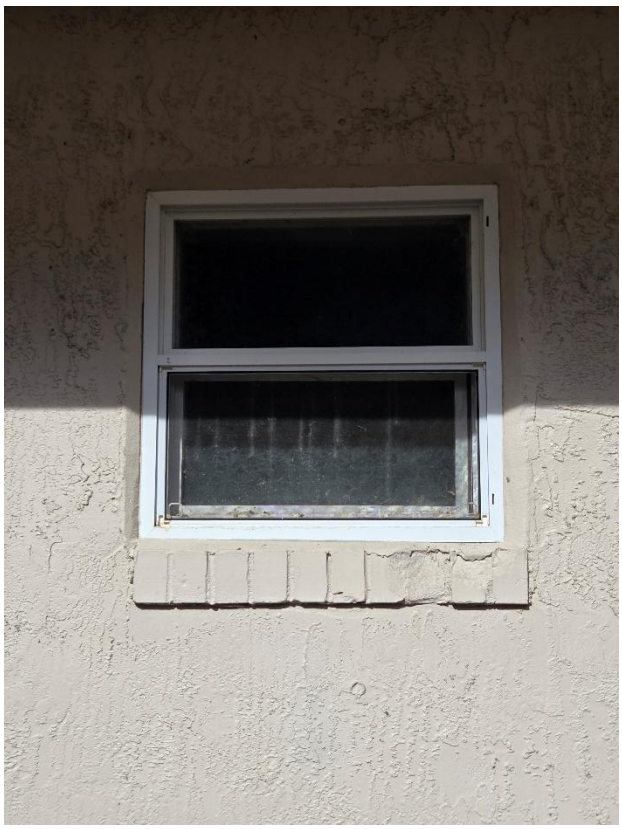














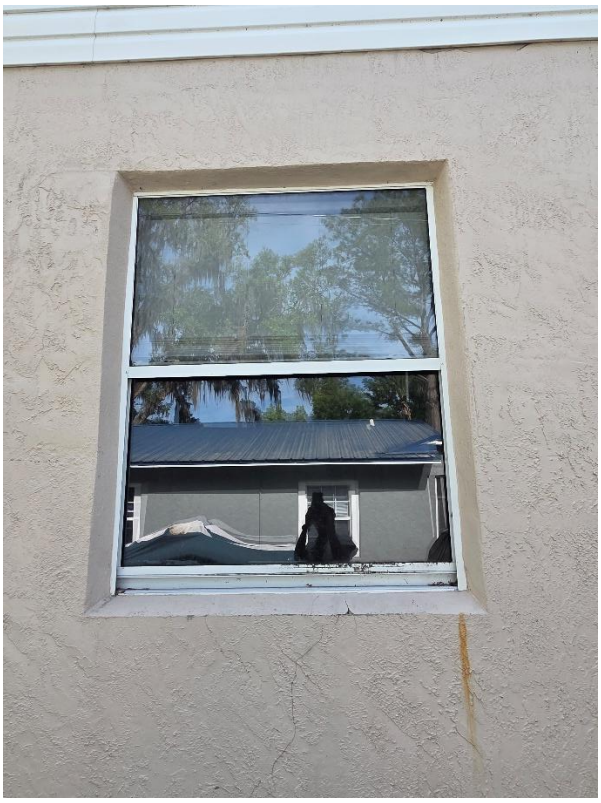












OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 2025*	
Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing 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 joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).

File #: 2026-1446 Agenda Item #: 5b.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 414 NE Seventh Terrace, in an amount not to exceed $17,208

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:
Program Objective: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Project Summary:

Grant ID: CRA26-0011
Applicant: JFG Properties LLC
Applicant Representative: Joyce Gamache
Address: 414 NE Seventh Terrace
Parcel ID: 2826-016-003
Scope of Work: The proposed project involves replacing the windows and perimeter fence.
Quote(s): Low Quote(s): $22,943.42 High Quote(s): $29,314.68
Recommended Grant Amount: $17,208

Property Information: This is an 1,173 square foot, two-bedroom, one-bath single-family residence built in 1938. The home sits on a 0.11-acre parcel. The owners acquired the home in September 2006 and have completed some improvements independently. Property taxes are current and fully paid.

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs and 50 percent of roofing

improvements. The attached grant framework outlines the elements of eligible work**.**

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Site Visit Review: Staff completed a site visit on April 14, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given:

- The applicant owns three contiguous properties associated with Case CRA26-0011 **(414 NE Seventh Terrace)**, Case CRA26-0012 (428 NE Seventh Terrace), and Case CRA26-0013 (420 NE Seventh Terrace).
- Although these parcels share common fence lines, each application and scope of work addresses a different fence section. Every fence segment requested for reimbursement is located solely within its respective parcel, ensuring that no portion of the work is being duplicated. Each application, therefore, reflects the separate, distinct, and necessary fence replacements for each property, consistent with the safety and visual enhancement goals of the East Ocala CRA.
- In addition to the fencing needs, the existing windows on the subject property are in poor condition. Many windows do not open properly or are completely inoperable, creating safety concerns, reducing ventilation, and limiting emergency egress. The deteriorated frames and seals allow air and moisture intrusion, which may result in additional structural damage.
- Replacing the windows is essential to restore function, improve energy efficiency, and ensure the building meets basic safety and habitability standards. Window replacement also improves safety, energy performance, and street-facing aesthetics, consistent with CRA residential improvement goals.

CRA Plan Compliance: The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with Goal 3 - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation: The application was brought directly to the CRA Board.

Staff recommends approval. Refer to the attached Case Map and Aerial Map, staff supporting documents, the grant framework, and the application packet.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. The CRA

Board approved the appropriation of additional grant funds on May 19, 2026. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0011
Address: 414 NE 7th Terrace
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	$ 13,448.24	$ 8,798.42
2	Windows Replacement	$ 15,866.44	$ 14,145.00
	Total	**$ 29,314.68**	**$ 22,943.42**
	Maximum CRA grant that can be awarded based on 75% match.		**$ 17,207.57**

PHOTOS BEFORE – 414 NE 7th Terrace (Windows Replacement)
Parcel: 2826-016-003







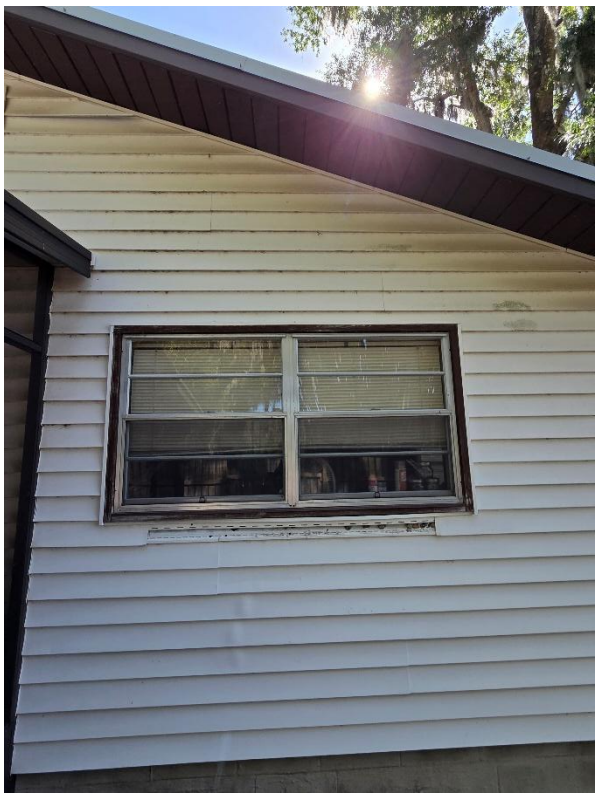


















PHOTOS BEFORE – 414 NE 7th Terrace (Fence Replacement)
Parcel: 2826-016-003






414



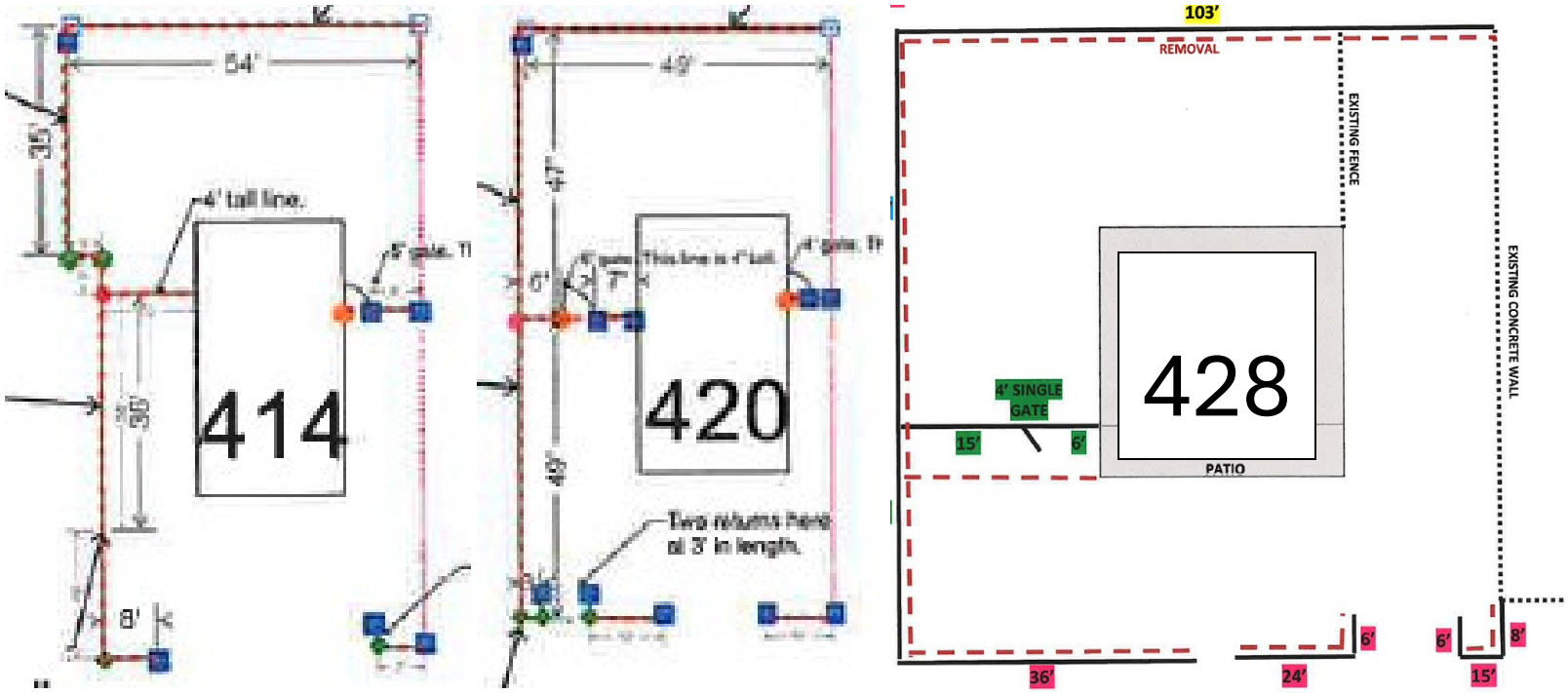












The applicant owns three contiguous properties, and the fencing replacements proposed for each parcel—Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and Case CRA26-0013 (420 NE)—are unique to each individual property. The fence lines do not repeat, overlap, or duplicate one another across the parcels. Each fence segment is located solely within the boundaries of its respective property.

Accordingly, the applicant is not requesting funding multiple times for the same fence, but rather for separate and distinct fence replacements required for each property.CRA26-0011, CRA26-0012 & CRA26-0013.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE

1251141.0000

DUPLICATE

TOTAL TAXES IF PAID BY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,245.90	1,258.74	1,271.59	1,284.43	1,322.96	APR 1 2026

ACCOUNT NUMBER	EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200
R2826-016-003 2025			1001	

MARKET VALU	83,520	TAXES	971.23
COUNTY ASMT	40,990	SP. ASMT	313.20
COUNTY TXBL	40,990		
SCHOOL ASMT	83,520		
SCHOOL TXBL	83,520		

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 008 SMITH & DAUGHERTY ADD
OCALA SE 1/4 OF LOT 16

R2826-016-003 2025
JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
12/31/25 PERIOD 02
129-2025-0001537.0001
$1,245.90 CK

Paid By: JFG PROPERTIES LLC

Return Bottom Section with Payment - Keep remaining portion for your records.

PLEASE READ INSTRUCTIONS AND IMPORTANT INFORMATION

If you have sold any of the property assessed to you, please forward this Tax Notice to the new owner(s) or return to sender. Please verify description of property. If any errors are found on this Tax Notice, notify the Property Appraiser's Office immediately. This Tax Notice covers taxes for the calendar year as described hereon.

Please remit payment by mail, in person, or by visiting our website at www.mariontax.com. Do not staple, fold or write on the bottom portion of this Tax Notice. If paying current taxes by mail, discounts are determined by the POSTMARK date. Discounts are calculated as follows:

ANNUAL PAYMENT

4% IF PAID IN NOVEMBER
3% IF PAID IN DECEMBER
2% IF PAID IN JANUARY
1% IF PAID IN FEBRUARY

INSTALLMENT PAYMENT

1st IF PAID IN JUNE	6%	DISCOUNT
2nd IF PAID IN SEPTEMBER	4½%	DISCOUNT
3rd IF PAID IN DECEMBER	3%	DISCOUNT
4th IF PAID IN MARCH	NO	DISCOUNT

Taxes are due November 1 and become delinquent April 1, at which time the law imposes 3% interest plus advertising fees on Real Estate taxes and 1½% interest per month plus advertising and late fees on Tangible Personal Property taxes. Once taxes are delinquent on April 1, the amount due is determined when the payment is RECEIVED in our office.

Tax Sale Certificates will be sold on all unpaid Real Estate taxes on or before June 1st. Tax Warrants will be issued on all unpaid Tangible Personal Property taxes pursuant to Chapter 197 F.S. This Tax Notice becomes a receipt only when validated by the Tax Collector's Office and the actual transfer of funds is completed.

To Better Serve You . . . PAY ONLINE At www.mariontax.com

Or At These Locations:

OCALA - McPherson Governmental Complex, 503 SE 25th Ave
BELLEVIEW - Belleview Regional Shpg Ctr, 10445 S US Hwy 441
DUNNELLON - Rainbow Spgs. Gov. Complex, 19995 SW 86th St.
NORTH - Ocala Springs Shopping Center, 7135 N US Hwy 441
FOREST - Forest Center, 15956 E SR 40
SR 200 - Jasmine Square, 6154 SW SR 200
SUMMERFIELD - Spruce Creek Terrace Shops, 17860 SE 109th Ave.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE

1251141.0000

DUPLICATE

TOTAL TAXES IF PAID BY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,245.90	1,258.74	1,271.59	1,284.43	1,322.96	APR 1 2026

ACCOUNT NUMBER	EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200
R2826-016-003 2025			1001	

MARKET VALU	83,520	TAXES	971.23
COUNTY ASMT	40,990	SP. ASMT	313.20
COUNTY TXBL	40,990		
SCHOOL ASMT	83,520		
SCHOOL TXBL	83,520		

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 008 SMITH & DAUGHERTY ADD
OCALA SE 1/4 OF LOT 16

R2826-016-003 2025
JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
12/31/25 PERIOD 02
129-2025-0001537.0001
$1,245.90 CK

Paid By: JFG PROPERTIES LLC

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments:	1284.43	Prime Key:	1251141
Map ID:	179	PC:	01
Millage	1001	Acres:	0.11
Situs			414 NE 7TH TER

Working Values

Land Just Value	11,980			6/15/2023	187
Buildings	71,802			04/20/2017	11
Miscellaneous	339				
Total Just	84,121				
Total Assessed	45,089	Impact	39,032		
Exemptions	0	Ten %	39,032		
Total Taxable	45,089				
School Taxable	84,121				

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	10,782	72,609	129	83,520	40,990	0	40,990 T%
2024 1	10,782	72,762	129	83,673	37,264	0	37,264 T%
2023 1	4,792	67,894	129	72,815	33,876	0	33,876 T%
2022 1	4,792	58,263	129	63,184	30,796	0	30,796 T%
2021 1	4,792	44,677	129	49,598	27,996	0	27,996 T%
2020 1	4,792	39,574	129	44,495	25,451	0	25,451 T%
2019 1	4,250	38,485	129	42,864	23,137	0	23,137 T%
2018 1	2,125	37,035	129	39,289	21,034	0	21,034 T%
2017 1	2,125	35,524	129	37,778	19,122	0	19,122 T%
2016 1	2,125	15,130	129	17,384	17,384	0	17,384
2015 1	2,125	13,592	129	15,846	15,846	0	15,846
2014 1	2,125	13,071	140	15,336	15,336	0	15,336
2013 1	2,125	13,716	150	15,991	15,991	0	15,991
2012 1	2,125	14,687	161	16,973	16,973	0	16,973
2011 1	2,125	15,239	171	17,535	17,535	0	17,535
2010 1	9,562	16,211	182	25,955	25,955	0	25,955
2009 1	13,813	23,202	191	37,206	37,206	0	37,206
2008 1	20,188	41,686	347	62,221	62,221	0	62,221
2007 1	20,188	37,020	347	57,555	57,555	0	57,555
2006 1	18,063	32,020	347	50,430	50,430	0	50,430
2005 1	8,500	28,017	347	36,864	36,864	0	36,864
2004 1	8,500	25,781	247	34,528	34,528	0	34,528
2003 1	4,250	24,643	247	29,140	29,140	0	29,140
2002 1	4,250	23,386	274	27,910	27,910	0	27,910
2001 1	4,250	23,124	274	27,648	27,648	0	27,648
2000 1	4,250	21,881	274	26,405	26,405	0	26,405
1999 1	4,250	21,096	274	25,620	25,620	0	25,620
1998 1	4,250	20,158	274	24,682	24,682	0	24,682
1997 1	4,250	18,395	274	22,919	22,919	0	22,919
1996 1	4,250	18,395	274	22,919	22,919	0	22,919
1995 1	4,250	18,395	274	22,919	22,919	0	22,919
1994 1	4,250	11,065	90	15,405	******	0	15,405
1993 1	4,250	10,283	77	14,610	******	0	14,610
1992 1	4,250	10,283	77	14,610	******	0	14,610
1991 1	4,250	9,031	0	13,281	******	0	13,281
1990 1	4,250	9,031	0	13,281	******	0	13,281
1989 1	4,250	9,031	0	13,281	******	0	13,281
1988 1	4,250	9,031	0	13,281	******	0	0
1987 1	4,250	9,031	0	13,281	******	0	0

1986	1	4,250	8,239	0	12,489	******	0	0
1985	1	2,763	8,239	0	11,002	******	0	0
1984	1	2,763	8,239	0	11,002	******	0	0
1983	1	2,763	8,239	0	11,002	******	0	0
1982	1	2,763	7,695	0	10,458	******	10,458	0
1981	1	2,763	5,475	0	8,238	******	0	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
4568	1296	9/2006	07 WARRANTY	0	U Unqualified	I Improved	100
2122	0277	3/1995	07 WARRANTY	0	U Unqualified	I Improved	100
1368	0077	7/1986	07 WARRANTY	0	U Unqualified	I Improved	8,000
1154	0096	6/1983	07 WARRANTY	0	U Unqualified	I Improved	21,800
1074	0522	7/1981	07 WARRANTY	0	U Unqualified	I Improved	21,000
0417	0580	6/1970	02 DEED NC	0	U Unqualified	I Improved	2,750

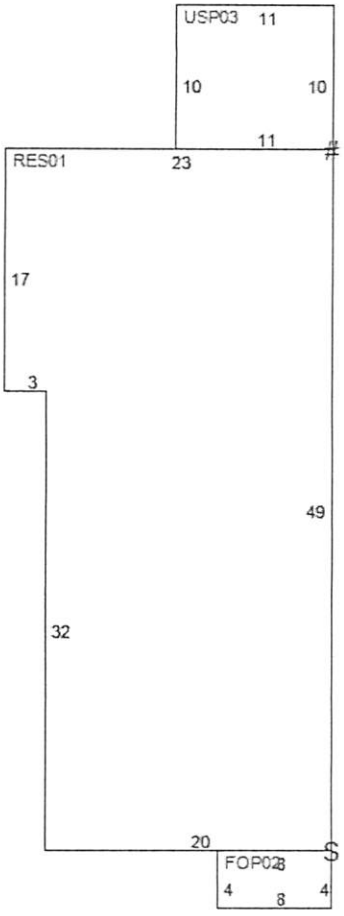
Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 008
SMITH & DAUGHERTY ADD OCALA
SE 1/4 OF LOT 16

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	0100	50.0	100.0	R3	4792.00	SF	2.50	100	100	100	11,980	11,980

Neighborhood: 9981 **Total Land Classified Value:** 11,980
Market Area: 2 70 **Total Land Just Value:** 11,980



RES01=L20U32L3U17R23D49.
FOP02=D4L8U4R8.U49
USP03=U10L11D10R11.

Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID		**Phy. Deter**	0%
Effective Age	5	20-24 YRS	**Obsolesence:**	**Functional**	0%
Condition	0	0		**Locational**	0%
Quality Grade	400	FAIR	**Year Built**	1938	
Inspected on	6/15/2023	187 - STEVE KIRKLAND	**Architecture**	0 STANDARD SFR	
			Base Perimeter	144	

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Basement Data Finishd	Ground Floor Area
RES	01	Y	29 VINYL SIDING	1.00	1938	N	0	0	1,031 SF
FOP	02	Y	01 NO EXTERIOR	1.00	1938	N	0	0	32 SF
USP	03	Y	01 NO EXTERIOR	1.00	2003	N	0	0	110 SF

Section: RES 01

Roof Style	10	GABLE	**Floor Finish**	24	CARPET	**Bedrooms**	2	**Blt-In Kitch**	Y
Roof Cover	16	GALVANIZED	**Wall Finish**	16	DRYWALL-PAI	**4FixBath**	0	**Dishwasher**	Y
Heat Meth 1	06	CONVECTION	**Heat Fuel 1**	06	GAS	**3FixBath**	1	**Garb Disp**	N
Heat Meth 2	00		**Heat Fuel 2**	00		**2FixBath**	1	**Garb Comp**	N
Foundation	03		**Fireplaces**	00		**XFixture**	2	**Intercom**	N
A/C	Y					**Security**	N	**Vacuum**	N

Miscellaneous Improvements

Type	C	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
105 FENCE CHAIN LK	Y	80.00	LF	20	2003	1	0.0	0.0	250
114 FENCE BOARD	Y	24.00	LF	10	2003	4	0.0	0.0	89
Total									339

Public Notes

INTERIOR INFORMATION ESTIMATED

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC01149	7,800	6/1/1989		RENEWAL
2	OC01167	7,800	6/1/1988		INTERIOR, WINDOWS
3	OC02109	900	12/1/1993		ROOF

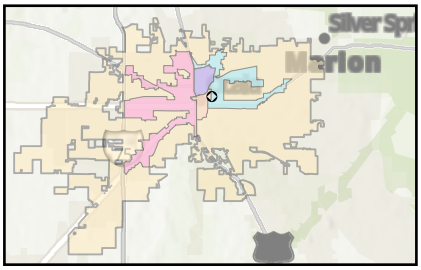
Cost Summary

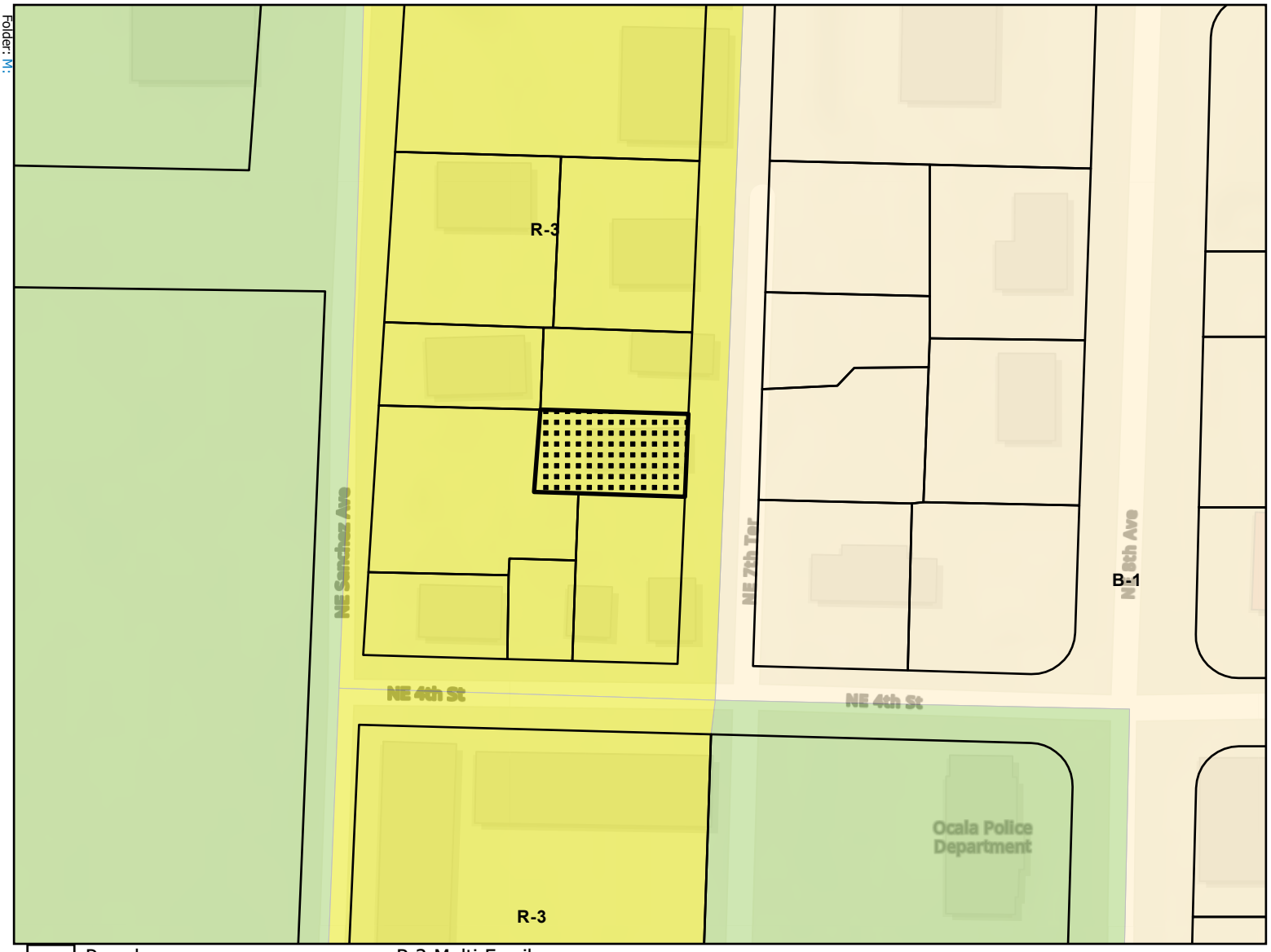
Buildings RCN	110465	6/15/2023	**Bldg**	**Reproduction**		**RCN Less**
Bldg - Just Value	71802		**Nbr**	**Cost New**	**Depr.**	**Depreciation**
Misc - Just Value	339	3/11/2011	01	110,465	38,663	71,802
Land - Just Value	11980	4/20/2026				
Total - Just Value	84121					

CASE MAP

Case Number: CRA26-0011

Property Size: Approximately 0.11 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.





Folder: M:\GIS\Department\LT\Evan\EconomicDev\CRAS\2026\May\CRA26_0011\

Parcels
B-1: Neighborhood Business
GU: Governmental Use
R-3:Multi-Family Residential
Subject Property

0 100 200 400 Feet

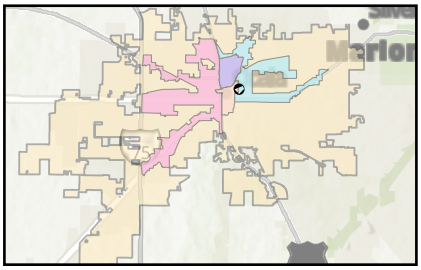
N

OCALA

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 Oca
Growth Management Departme
by ekrepps on 4/15/2026

AERIAL MAP



Case Number: CRA26-0011

Property Size: Approximately 0.11 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\May\CRA26_0011\



Parcels
Subject Property

0 100 200 400 Feet

N

OCALA

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 Oca
Growth Management Departme
by ekrepps on 4/15/2026

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

CRA2e0011

Community Redevelopment Agency (CRA)
Grant Application Instructions

This checklist is designed to assist you in completing your application thoroughly. For questions, contact the Growth Management Department at **352-629-8524 or cra@ocalafl.gov**

GETTING STARTED	1. Confirm Property Eligibility - Determine whether the property is located within one of the four designated Community Redevelopment Areas (CRAs). To view the CRA subarea boundaries, use the Ocala Map Experience - Growth Management to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility. 2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria. 3. Fill out the grant application in full and include all required supporting documentation.
BUSINESS INFORMATION	This section must only be completed by applicants proposing improvements to non-residential property. All business must have an active City of Ocala Business license.
CRA SUBAREA & PROGRAM TYPE	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. **PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.**
PROJECT DESCRIPTION	Failure to provide a comprehensive scope of work may result in the application being considered incomplete. If additional space is needed, you may submit an extra sheet or include further details in **Section 9: Supplemental Information.**
PROJECT COSTS	All submitted quotes must reflect the full scope of work, including both materials and labor. The final quoted amount should represent the total cost to be paid by the property owner. • If a quote includes multiple product or pricing options, applicants must clearly indicate their selected option. Grants are calculated based on the lowest quotes provided. • For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit **two separate quotes** from **two different vendors**. **Example**: *Roof Replacement*: Submit two quotes from two roofing contractors. *Repainting*: Submit two quotes from two painting service providers.
INCOMPLETE APPLICATIONS	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
APPLICATION DEADLINES	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. **Applications submitted after the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.**
SUBMITING YOUR APPLICATION	1. In-Person Submittal Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471 2. By Mail or Email *Email:* Scan and email the application to cra@ocalafl.gov *Mail:* Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471 3. Online Portal Submission An online application form is provided within the portal and must be submitted directly through the system. Apply through Ocala's Economic Development Portal (CivicServe): https://ocalafl.civicserve.com/

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

DATE SUBMITTED: _____

GRANT ID: (STAFF ONLY) CRA2200011

☒ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name JFG Properties, LLC
Property Owner Mailing Address 1010 SW 29 Street Ocala, FL 34471
E-mail JFGProperties@outlook.com Phone No. 3528161833
Authorized Representative *(If different from property owner)* _____
E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name _____
Type of Business _____
Business Address _____
Business E-mail _____ Business Phone No. _____
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? _____
If the business is a tenant, what are the start and end date of the lease? _____

3. CRA SUBAREA

☐ West Ocala ☒ East Ocala ☐ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☒ Residential ☐ Commercial ☐ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 1114 NE 7 Terrace Parcel ID 3826-016-003
Current Use of Property Residential Proposed Use Residential
Proposed Scope of Work *(Attach additional sheets if needed)*

Install fencing ; new windows

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*

Cost Prohibitive. Benefits: adding new energy efficient windows ; new fencing

RESIDENTIAL PROPERTIES ONLY

Rental Property ☒ Yes ☐ No Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? _____ What is the size of your household? _____

GRANT ID: CLA22004

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Fence	High Quote 1: 13498	Low Quote 1: 8798
Work Item 2 Window J	High Quote 2: 15866	Low Quote 2: 14145
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: 29314	Total: 22943

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: As soon as we Receive grant Approval

Estimated Time For Completion *(Weeks/Months)*: 90 days After grant Approval

8. APPLICATION CHECKLIST

- ☑ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☑ COMPLETED APPLICATION
- ☑ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☑ PROOF OF PROPERTY OWNERSHIP
- ☑ PROOF OF CURRENT PROPERTY TAXES
- ☑ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☑ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☑ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRA26-0011

GENERAL TERMS AND 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	**OWNER APPROVAL FOR TENANT APPLICANT**
I, Joyce Gamache, property owner/authorized representative of the property at 414 NE 7 Terrace, 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:** Joyce Gamache **DATE:** 12-29-25	I, _____, owner of the property 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 property as outlined in the Project Description section of this application. **SIGNATURE**_____ **DATE** _____

GRANT ID: CRA26011

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?	☐ Yes ☐ No
Are property taxes paid and up to date?	☐ Yes ☐ No
Is the property currently in condemnation or receivership?	☐ Yes ☐ No
Is there an active City code enforcement case on the property?	☐ Yes ☐ No
Is the building listed on the National Register of Historic Places?	☐ Yes ☐ No ☐ N/A
Is this the first application submitted for the Fiscal Year?	☐ Yes ☐ No
Is the property within the CRA subarea boundary?	☐ Yes ☐ No
Was the proof of ownership verified?	☐ Yes ☐ No
Is the applicant applying for the first time?	☐ Yes ☐ No
Is the property zoned correctly?	☐ Yes ☐ No
Does the business have an active business license?	☐ Yes ☐ No ☐ N/A
Is the business/property owner registered in the State of Florida?	☐ Yes ☐ No ☐ N/A

Date Received: _____

Signature (Staff Member): _____

Detail by Entity Name

Florida Limited Liability Company
JFG PROPERTIES, LLC

Filing Information

Document Number	L06000070782
FEI/EIN Number	20-5411928
Date Filed	07/13/2006
Effective Date	07/12/2006
State	FL
Status	ACTIVE

Principal Address

1531 NE 2ND STREET
OCALA, FL 34470

Mailing Address

1531 NE 2ND STREET
OCALA, FL 34470

Registered Agent Name & Address

GAMACHE, JOYCE
1531 NE 2ND STREET
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGRM

GAMACHE, JOYCE
1531 NE 2ND STREET
OCALA, FL 34470

Title MGR

GAMACHE, FRANCIS
1531 NE 2 ST
OCALA, FL 34470

Annual Reports

Report Year	**Filed Date**

2024	02/08/2024
2025	02/14/2025
2026	02/05/2026

Document Images

02/05/2026 -- ANNUAL REPORT	View Image in PDF format
02/*4/2025 -- ANNUAL REPORT	View Image in PDF format
02/08/2024 -- ANNUAL REPORT	View Image in PDF format
02/02/2023 -- ANNUAL REPORT	View Image in PDF format
01/26/2022 -- ANNUAL REPORT	View Image in PDF format
02/05/202* -- ANNUAL REPORT	View Image in PDF format
03/*2/2020 -- ANNUAL REPORT	View Image in PDF format
04/**/2019 -- ANNUAL REPORT	View Image in PDF format
04/06/2018 -- ANNUAL REPORT	View Image in PDF format
03/09/2017 -- ANNUAL REPORT	View Image in PDF format
03/02/2016 -- ANNUAL REPORT	View Image in PDF format
03/21/2015 -- ANNUAL REPORT	View Image in PDF format
01/24/2014 -- ANNUAL REPORT	View Image in PDF format
03/*9/2013 -- ANNUAL REPORT	View Image in PDF format
02/07/2012 -- ANNUAL REPORT	View Image in PDF format
02/02/2011 -- ANNUAL REPORT	View Image in PDF format
02/*6/2010 -- ANNUAL REPORT	View Image in PDF format
01/20/2009 -- ANNUAL REPORT	View Image in PDF format
02/*2/2008 -- ANNUAL REPORT	View Image in PDF format
02/08/2007 -- ANNUAL REPORT	View Image in PDF format
07/*3/2006 -- Florida Limited Liability	View Image in PDF format

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments: 1284.43 **Prime Key:** 1251141
Map ID: 179 **PC:** 01
Millage 1001 **Acres:** 0.11
Situs 414 NE 7TH TER

Working Values

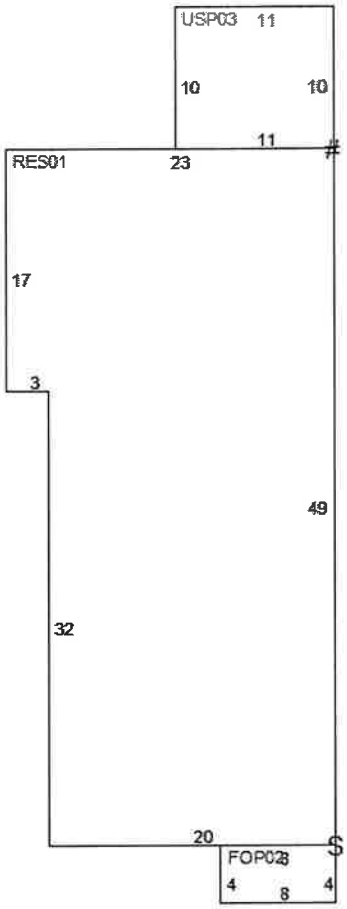
Land Just Value	10,782			6/15/2023	187
Buildings	71,509			04/20/2017	11
Miscellaneous	129				
Total Just	82,420				
Total Assessed	45,089	**Impact**	37,331		
Exemptions	0	**Ten %**	37,331		
Total Taxable	45,089				
School Taxable	82,420				

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	10,782	72,609	129	83,520	40,990	0	40,990 T%
2024 1	10,782	72,762	129	83,673	37,264	0	37,264 T%
2023 1	4,792	67,894	129	72,815	33,876	0	33,876 T%
2022 1	4,792	58,263	129	63,184	30,796	0	30,796 T%
2021 1	4,792	44,677	129	49,598	27,996	0	27,996 T%
2020 1	4,792	39,574	129	44,495	25,451	0	25,451 T%
2019 1	4,250	38,485	129	42,864	23,137	0	23,137 T%
2018 1	2,125	37,035	129	39,289	21,034	0	21,034 T%
2017 1	2,125	35,524	129	37,778	19,122	0	19,122 T%
2016 1	2,125	15,130	129	17,384	17,384	0	17,384
2015 1	2,125	13,592	129	15,846	15,846	0	15,846
2014 1	2,125	13,071	140	15,336	15,336	0	15,336
2013 1	2,125	13,716	150	15,991	15,991	0	15,991
2012 1	2,125	14,687	161	16,973	16,973	0	16,973
2011 1	2,125	15,239	171	17,535	17,535	0	17,535
2010 1	9,562	16,211	182	25,955	25,955	0	25,955
2009 1	13,813	23,202	191	37,206	37,206	0	37,206
2008 1	20,188	41,686	347	62,221	62,221	0	62,221
2007 1	20,188	37,020	347	57,555	57,555	0	57,555
2006 1	18,063	32,020	347	50,430	50,430	0	50,430
2005 1	8,500	28,017	347	36,864	36,864	0	36,864
2004 1	8,500	25,781	247	34,528	34,528	0	34,528
2003 1	4,250	24,643	247	29,140	29,140	0	29,140
2002 1	4,250	23,386	274	27,910	27,910	0	27,910
2001 1	4,250	23,124	274	27,648	27,648	0	27,648
2000 1	4,250	21,881	274	26,405	26,405	0	26,405
1999 1	4,250	21,096	274	25,620	25,620	0	25,620
1998 1	4,250	20,158	274	24,682	24,682	0	24,682
1997 1	4,250	18,395	274	22,919	22,919	0	22,919
1996 1	4,250	18,395	274	22,919	22,919	0	22,919
1995 1	4,250	18,395	274	22,919	22,919	0	22,919
1994 1	4,250	11,065	90	15,405	******	0	15,405
1993 1	4,250	10,283	77	14,610	******	0	14,610
1992 1	4,250	10,283	77	14,610	******	0	14,610
1991 1	4,250	9,031	0	13,281	******	0	13,281
1990 1	4,250	9,031	0	13,281	******	0	13,281
1989 1	4,250	9,031	0	13,281	******	0	13,281
1988 1	4,250	9,031	0	13,281	******	0	0
1987 1	4,250	9,031	0	13,281	******	0	0

RES01=L20U32L3U17R23D49.
FOP02=D4L8U4R8.U49
USP03=U10L11D10R11.



Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID		**Phy. Deter**	0%
Effective Age	5	20-24 YRS	**Obsolesence:**	**Functional**	0%
Condition	0	0		**Locational**	0%
Quality Grade	400	FAIR	**Year Built**	1938	
Inspected on	6/15/2023	187 - STEVE KIRKLAND	**Architecture**	0 STANDARD SFR	
			Base Perimeter		144

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES	01	Y	29 VINYL SIDING	1.00	1938	N	0	0	1,031 SF
FOP	02	Y	01 NO EXTERIOR	1.00	1938	N	0	0	32 SF
USP	03	Y	01 NO EXTERIOR	1.00	2003	N	0	0	110 SF

Section: RES 01

Roof Style	10	GABLE	**Floor Finish**	24	CARPET	**Bedrooms**	2	**Blt-In Kitch**	Y
Roof Cover	16	GALVANIZED	**Wall Finish**	16	DRYWALL-PAI	**4FixBath**	0	**Dishwasher**	Y
Heat Meth 1	06	CONVECTION	**Heat Fuel 1**	06	GAS	**3FixBath**	1	**Garb Disp**	N
Heat Meth 2	00		**Heat Fuel 2**	00		**2FixBath**	1	**Garb Comp**	N
Foundation	03		**Fireplaces**	00		**XFixture**	2	**Intercom**	N
A/C	Y					**Security**	N	**Vacuum**	N

Miscellaneous Improvements

Type	C	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
105 FENCE CHAIN LK	Y	80.00	LF	20	2003	1	0.0	0.0	84
114 FENCE BOARD	Y	24.00	LF	10	2003	4	0.0	0.0	45
Total									129

Public Notes

INTERIOR INFORMATION ESTIMATED

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

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

Project Proposal

November 05, 2025

This estimate was prepared for:

JFG Properties
1531 NE 2nd St
Ocala, FL 34470

jfgproperties@outlook.com

Estimate given by:

Tyler Hand

tyler@ocalafence.com

Date 11-06-2025 **Job Number** C-16170

Site Address 414 NE 7th Ter., Ocala, FL 34470

Client Details

JFG Properties
/ 3528160303
jfgproperties@outlook.com
1531 NE 2nd St
Ocala, FL 34470

Sales Representative

Tyler Hand
tyler@ocalafence.com

Product List

LABOR	Quantity
GATE INSTALLATION	1
INSTALLATION - ALUMINUM	143 ft
INSTALLATION - WOOD	54 ft
TEAR OUT	200 ft

ALUMINUM FENCING	Quantity
363 RES ALUM	9
RAKE BOTTOM	143
603 RES ALUM	8
BRONZE	143
BELLA RAE	143
483 RES ALUM	11

ALUMINUM POSTS	Quantity
36" RES ALUM CORNER POST	2
36" RES ALUM END POST	3
36" RES ALUM LINE POST	5
48" RES ALUM BLANK POST	1
48" RES ALUM END POST	2
48" RES ALUM LINE POST	8
48" RES GATE POST	1
60" RES ALUM CORNER POST	2

Client Details:
JFG Properties
jfgproperties@outlook.com
Ocala, FL 34470

60" RES ALUM END POST	1
60" RES ALUM LINE POST	5
RES ALUMINUM GATES	**Quantity**
*48" x 5' RES GATE	1
WOOD FENCING	**Quantity**
2" X 4" X 8' PT	20.25
6' STOCKADE WOOD	54
NAILS	756
PRE-STAINED WOOD PICKET	126
SCREWS (WOOD)	126
WOOD POSTS	**Quantity**
WOOD POST	8
GATE COMPONENTS	**Quantity**
RES ALUM HINGES	1
DD GATE LATCH (4136B)	1
FENCE COMPONENTS	**Quantity**
CONCRETE	39
ALUMINUM CAPS	**Quantity**
2" FLAT POST CAP	30
GATE SIZE	**Quantity**
4'H X 5'W WALK GATE	1

Subtotal	$8,798.42
Total	**$8,798.42**

Additional Information

Estimated Installation Date
See Additional Notes

Fence Installation
Have Fence Follow Grade of Land

ADDITIONAL NOTES
Installation date to be determined.

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.

Fence Installation and Ground Grade Disclaimer

Fencing may be installed either to follow the natural contour of the land (grade) or to maintain a consistent top height (level installation), at the discretion of the customer. In the event the customer elects a level installation, it is expressly acknowledged that gaps may exist between the bottom of the fence and the ground due to variations in terrain.

The presence of such gaps shall not be considered a defect in workmanship or materials, and Ocala Fence shall bear no responsibility or liability for them. Remediation of these gaps, including but not limited to the use of soil, fill material, or other structural or cosmetic solutions, shall be the sole responsibility of the customer. Any such work is not included in the scope of the original agreement and, if requested, will incur additional charges. Ocala Fence shall not be liable for any costs or damages associated with such remedial measures.

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:

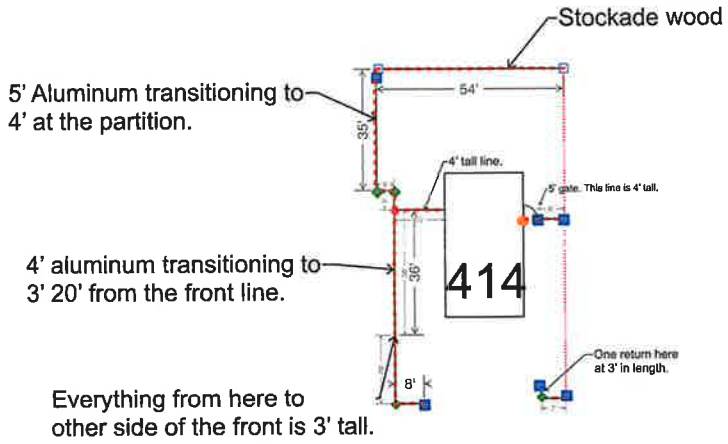
- Underground sprinkler and irrigation lines
- Water lines feeding pools or other structures
- Underground electric lines for outdoor lighting, pools, sheds, etc.
- French drains or similar systems

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 unmarked 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

JFG Properties
414 NE 7th Ter.
Ocala, FL, 34470
jfgproperties@outlook.com
Nov. 6, 2025



TEAR OUT	200 ft		363 RES ALUM	9
603 RES ALUM	8		483 RES ALUM	11
CP	36" RES ALUM CORNER POST	2	EP	36" RES ALUM END POST	3
LP	36" RES ALUM LINE POST	5	BP	48" RES ALUM BLANK POST	1
EP	48" RES ALUM END POST	2	LP	48" RES ALUM LINE POST	8
GP	48" RES GATE POST	1	CP	60" RES ALUM CORNER POST	2
EP	60" RES ALUM END POST	1	LP	60" RES ALUM LINE POST	5
*48" x 5' RES GATE		1	EP	WOOD POST	8

Initials: _____

Prepared for:

JFG Properties
Joyce Gamache
414 ne 7th terrace
ocala, FL 34470

(352) 816-0303 | jfgproperties@outlook.com



Evaluated on:

Tuesday, November 25, 2025

Evaluated By:

Jonathan Bohdal

(352) 844-2677 | jbohdal@gdfencepro.com

Getter Done Fence
2500 NW 6th st Suite 105
Ocala, FL 34475
Main (352) 789-4314
www.gdfencepro.com

Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

Section 1

Aluminum Fence

Fencing

Product	Quantity
3' X 6' BRONZE 3 RAIL BELLA RAE	8
4' X 6' BRONZE 3 RAIL BELLA RAE	6
5' X 6' BRONZE 3 RAIL BELLA RAE	13
Fence Removal *Take down and dispose of old fence*	1

Gates

Product	Quantity
5' X 5' BRONZE 3 RAIL BELLA RAE GATE	1

Notes

N/A

Vinyl Fence

Fencing

Product	Quantity
Vinyl Privacy Tan ND *6x6 Sections* *1.75"x5.5"x6' rails* *posts spaced evenly (NO LITTLE SECTIONS)* *u channel screwed to post per manufacturer's installation requirements* *2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post* *w/ high density stiffeners to securely adapt the vinyl post* *NO-DIG NO MESS STRONGER AND CLEANER*	10
Fence Removal *Take down and dispose of old fence*	1

Gates

Product	Quantity
No gate	0

Notes

N/A

Costs

Section: Section 1

Description	Quantity
Fence Removal	1.00
5' X 6' BRONZE 3 RAIL BELLA RAE	13.00
4' X 6' BRONZE 3 RAIL BELLA RAE	6.00
3' X 6' BRONZE 3 RAIL BELLA RAE	8.00
5' X 5' BRONZE 3 RAIL BELLA RAE GATE	1.00
Vinyl Privacy Tan ND	10.00
Fence Removal	1.00

Total Cost: $13,448.24

Total: $13,448.24

Payment Terms

Deposit	*Due at bid acceptance*	$6,724.12
Final Payment	*Due at project completion*	$6,724.12

Or finance $13,448.24 with Wisetack

As low as **$291.73/mo**
Pay over time with **Wisetack***

See Financing Options

*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a $1,200 purchase could cost $104.89 a month for 12 months, based on an 8.9% APR, or $400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. State interest rate caps may apply. No other financing charges or participation fees. See additional terms at https://wisetack.com/faqs

CGC#1528777 CCC#1332469

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
www.nationalhomecraft.com
352-622-7051

Agreement

Prepared For:

JFG Properties LLC
414 NE 7th Ter
Ocala, Florida 34470
352) 816-0303 / jfgproperties@outlook.com

Prepared By:

Twila Koon-McKinney
tkoon@nationalhomecraft.com
352-207-9839

CGC#1528777 CCC#1332469

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
Phone: 352-622-7051

Date	Agreement
11/18/2025	414 NE 7th Ter JFG

Sales Rep

Twila Koon-McKinney
Phone: 352-207-9839
Email: tkoon@nationalhomecraft.com

Agreement

JFG Properties LLC
414 NE 7th Ter
Ocala, Florida 34470
352) 816-0303 / jfgproperties@outlook.com

Included

	Product	Quantity
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Single Hung 74.5" X 51" Unit 1: Operation = Operating, Unit 2: Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard This is (2) 37"W x 51"H Mulled One Fixed One Single Hung.	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 37" X 63" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 37" X 63" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Single / Double Hung Single Hung** perfeXion Contractor Single Hung 37" X 39" Operation = Operating, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

perfeXion Contractor Single Hung 19" X 39"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Picture / Stationary 1 ea

perfeXion Contractor Picture 74" X 39" Operation =
Fixed, Frame = Deluxe J-Channel, Ext. Color =
White, Int. Color = White, Glass Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

perfeXion Contractor Single Hung 37" X 63"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Slider Single Glider 1 ea

perfeXion Contractor Single Slider 37" X 27"
Operation = Left Opening (XO), Frame = Deluxe J
Channel, Ext. Color = White, Int. Color = White,
Glass Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

perfeXion Contractor Single Hung 37" X 63"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

perfeXion Contractor Single Hung 74.5" X 51" Unit
1: Operation = Operating, Unit 2: Operation = Fixed,
Frame = Deluxe J-Channel, Ext. Color = White, Int.
Color = White, Glass Package = Standard
This is (2) 37"W x 51"H Mulled Fixed and Single Hung.



National HomeCraft PerfeXion by NORANDEX Picture / Stationary 1 ea

perfeXion Contractor Picture 96" X 51" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard

Tax and Freight 1 ea

Tax and Freight

Customer Information

JFG Properties LLC	352) 816-0303	**Date: 11/18/2025**
414 NE 7th Ter	jfgproperties@outlook.com	Rep: Twila Koon-McKinney
Ocala, Florida 34470		

Total Order

Total Contract Amount	$15,866.44

Payment Schedule

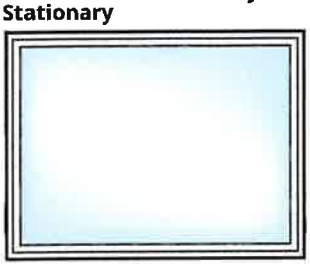
Cash - Deposit (50%)	$7,933.22
Upon Start of Project (25%)	$3,966.61
Upon Substantial Completion (25%)	$3,966.61

Homeowner 1 Signature	Homeowner 1 Name	Date
Homeowner 2 Signature	Homeowner 2 Name	Date
National HomeCraft, LLC Representative		Date

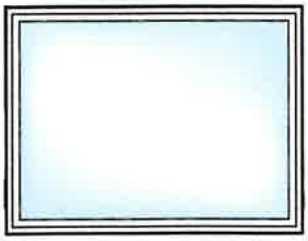
Product Images - Included

Below is a listing of photos for the products selected.

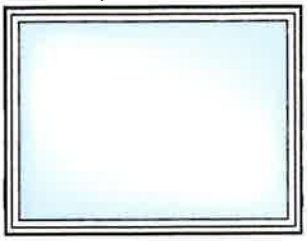
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



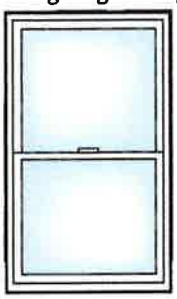
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



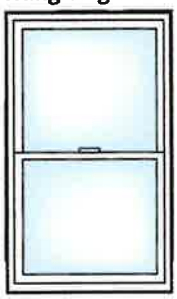
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



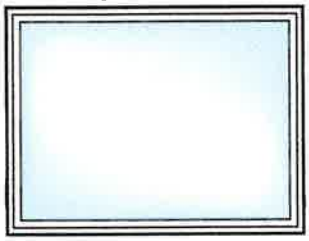
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



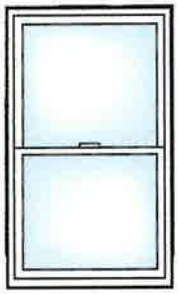
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



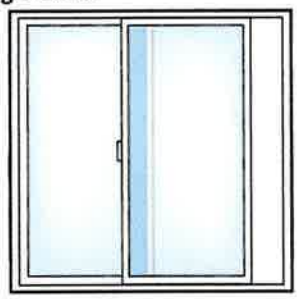
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



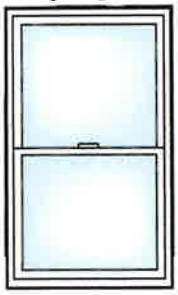
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



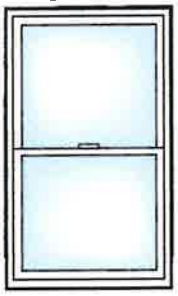
National HomeCraft PerfeXion by NORANDEX
Slider Single Glider



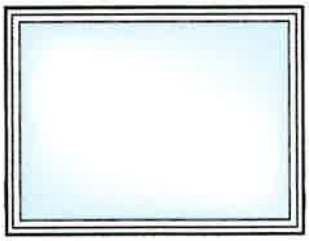
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



REFERALL: _____

INSTALLER: _____

Window World

AMERICA'S EXTERIOR REMODELER

Quote is good for 30 days

LIC. # CBC1258574

35 SW 57th Ave. • Ocala, Florida 34474-Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER: 414 PHONE #_____

INSTALL ADDRESS: _____ CELL #_____

CITY: _____ ZIP: _____ WORK #_____

WINDOWS

> 52 W or >70 H = CUSTOM ***DOUBLE HUNG***

4	REGULAR SIZE 52' or less W x 64' or less H		$ 385	$ 1540
	LARGE SIZE > 64' Height		$ 525	$

> 3 lite 110 W = CUSTOM ***SLIDING WINDOW ***

		> 54' H	/ ≤ 54' H	
1	2 LITE SLIDER (S)	< 90UI $ 765	1 $ 415	$ 415
3	2 LITE SLIDER (M)	90 – 124UI $ 885	3 $ 535	$ 1605
	2 LITE SLIDER (L)	> 124UI $ 985	$ 635	$
	3 LITE SLIDER (M)	< 120UI $1,485	$ 785	$
	3 LITE SLIDER (L)	> 120UI $1,565	$ 865	$

>84 W = CUSTOM ***PICTURE***

5	PICTURE WINDOW SMALL	0 – 101 UI	$ 415	$ 2075
	PICTURE WINDOW MEDIUM	102 – 140 UI	$ 535	$
	PICTURE WINDOW LARGE	141 – 154 UI	$ 695	$

SPECIALTY

	SINGLE HUNG ARCH TOP 115UI / 48' MAX W	$ 1,050	$
	CASEMENT / AWNING	$ 695	$
	CUSTOM WINDOW_____	$_____	$
	CUSTOM WINDOW_____	$_____	$

WINDOW COLOR INSIDE: _____ OUTSIDE: _____

WINDOW OPTIONS

13	Triple Silver Low-EE Elite Efficiency	$ 165	$ 2145
13	Argon Gas *Included with Low-EE Elite*	$ 75	$
13	Double locks for windows >27"	$ 45	$
13	Double Strength Glass	$ 95	$
13	Foam Insulation on Jambs and Head	$ 30	$
13	Lifetime Glass Breakage Warranty	$ 125	$
8	Half Screens	$ 30	$
	Full Screens	$ 45	$
	Colonial Grids Contoured or Flat	$ 105	$
	Colonial Grids for Shapes	$ 250	$
	Specialty Grids for Shapes	$ 265	$
	Simulated Divided Light	$ 265	$
	Wood Grain Int Slider/Fixed	$ 180	$
	Wood Grain Int DH	$ 145	$
	Color Ext Slider/Fixed	$ 345	$
	Color Ext DH	$ 285	$
	Oriel/Cottage Style 40/60 or 60/40	$ 70	$
	Tan or Clay	$ 115	$
2	Obscured Glass Rain or Frosted (BSO) (TSO)	$ 65	$ 130
	Tint Gray or Bronze	$ 95	$

MISCELLANEOUS

	Custom Exterior Cap & Wrap	$ 95	$
	Custom J Channel (WHITE)	$ 90	$
16	Window Removal & Labor	$ 165	$ 2640
16	Steel or Cut-Out Window Removal	$ 30	$ 480
	2nd Story Removal / Elevated height	$100	$
2	Mull to Form Multi-unit.	$ 105	$ 210
8	Tempered glass (per sash)	$ 125	$ 1000
	Temper Specialty - $18 per sq ft.	$_____	$
	Remove Storm Windows	$ 30	$
13	Ext/Int Trim to Code	$ 75	$ 975
	Ext/Int Trim to Code – Stucco Flange	$ 115	$
	Custom Exterior Trim - Paintable wood	$ 150	$
	Custom Exterior Trim – PVC	$ 315	$
	Awnings – per 24'-52' - (Remove) (Replace)	$ 35	$
	Curtain/Blind (Remove) (Replace)	$ 15	$
13	Nail Fin / Wood buck	$ 35	$ 455
	Glass block removal	$ 300	$

PATIO DOORS

VINYL SLIDING GLASS

		8ft Tall $ / Standard $		
	Rolling Patio Door 5'	*58 5/8 x 79 ½	$2,125 $1,625	$
	Rolling Patio Door 6'	*70 5/8 x 79 ½	$2,525 $1,725	$
	Rolling Patio Door 8'	*94 1/4 x 79 ½	$3,125 $2,125	$
	Rolling Patio Door 9'	*105 1/2 x 79 ½	$3,525 $2,525	$
	Rolling Patio Door 12'	*139 1/2 x 79 ½	N/A $4,000	$
	Specialty/Custom Patio Door [SIZE] _____ x _____			$
	Triple Silver Low-EE Elite/Argon Gas (per pan)		$ 165	$
	Cut-Out Door Removal		$ 110	$
	Colonial Grids for Patio Doors Flat or Contour		$ 245	$
	Removal and install per 2 panels $150 ea. Additional		$ 400	$
	Trim To Code		$ 300	$
	Build out large Door Frame		$ 600	$
	Wood Grain Interior		$ 475	$
	Exterior Designer Colors		$ 765	$
	Tan or Clay		$ 475	$
	Blinds Between the Glass - Per Panel		$ 825	$
	Storm or Cabana Door - model_____			$

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

You 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!

EXTRA LABOR $_____

10.294 you INSTALL

Estimated time of Install : _____

Please see reverse side for additional terms & conditions

Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract. and agrees to each and every term and condition.

CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:

~ 3% on CC Payments ~ ***SALES TAX $_____***

LAND DISPOSAL FEES $ 200

PERMITS & FEES $ 275

TOTAL AMOUNT $ 14145

(CUSTOM ORDER) 50 % DEPOSIT $_____

REMAINING BALANCE UPON INSTALLATION $_____

SALESPERSON: _____ DATE: _____ OWNER: _____ DATE: _____

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

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

File #: 2026-1448 Agenda Item #: 5c.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 428 NE Seventh Terrace, in an amount not to exceed $18,372

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

Program Objective: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Project Summary:

Grant ID: CRA26-0012
Applicant: JFG Properties, LLC
Applicant Representative: Joyce Gamache
Address: 428 NE Seventh Terrace
Parcel ID: 2826-017-002
Scope of Work: The proposed project involves replacing the windows and perimeter fence.
Quote(s): Low Quote(s)**:** $24,495 High Quote(s)**:** $30,016.44
Recommended Grant Amount: $18,372

Property Information: This 1,496 square-foot, single-family residence was built in 1918 and sits on a 0.18-acre lot. It is a two-bedroom, two-bath house with a taxable value of $47,423. The owner acquired the home in 2014 and has completed some improvements. Property taxes are current and fully paid.

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs and 50 percent of roofing

improvements. The attached grant framework outlines the elements of eligible work**.**

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Site Visit Review: Staff completed a site visit on April 14, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given:

- The applicant owns three contiguous properties associated with Case CRA26-0011 (414 NE), **Case CRA26-0012 (428 NE)**, and Case CRA26-0013 (420 NE). Although these parcels share common fence lines, each application includes only the fence sections that belong to that specific property. Each application, therefore, reflects the separate, distinct, and necessary fence replacements for each property, consistent with the safety and visual enhancement goals of the East Ocala CRA.

- In addition to the fencing needs, the existing windows on the subject property are in poor condition. Many windows do not open properly or are completely inoperable, creating safety concerns, reducing ventilation, and limiting emergency egress.

- The deteriorated frames and seals allow air and moisture intrusion, which may result in additional structural damage. Replacing the windows is essential to restore function, improve energy efficiency, and ensure the building meets basic safety and habitability standards. Window replacement also improves safety, energy performance, and street-facing aesthetics, consistent with CRA residential improvement goals.

- The property was previously awarded a CRA Residential Improvement Grant on July 15, 2025, under CRA25-0009. That award covered roof replacement, exterior painting, and the removal of trees and debris. The project's total cost was **$26,850**, and the CRA reimbursed **$20,000** of that amount.

CRA Plan Compliance: The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character.

- In accordance with Goal 3 - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation: The application was brought directly to the CRA Board.

Staff recommends approval. Refer to the attached Case Map and Aerial Map, staff supporting documents, the grant framework, and the application packet.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. The CRA Board approved the appropriation of additional grant funds on May 19, 2026. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

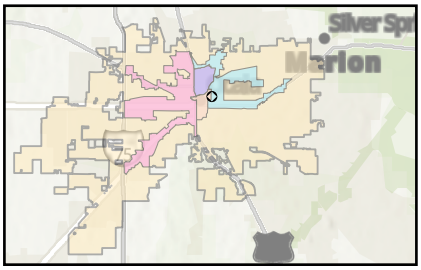
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

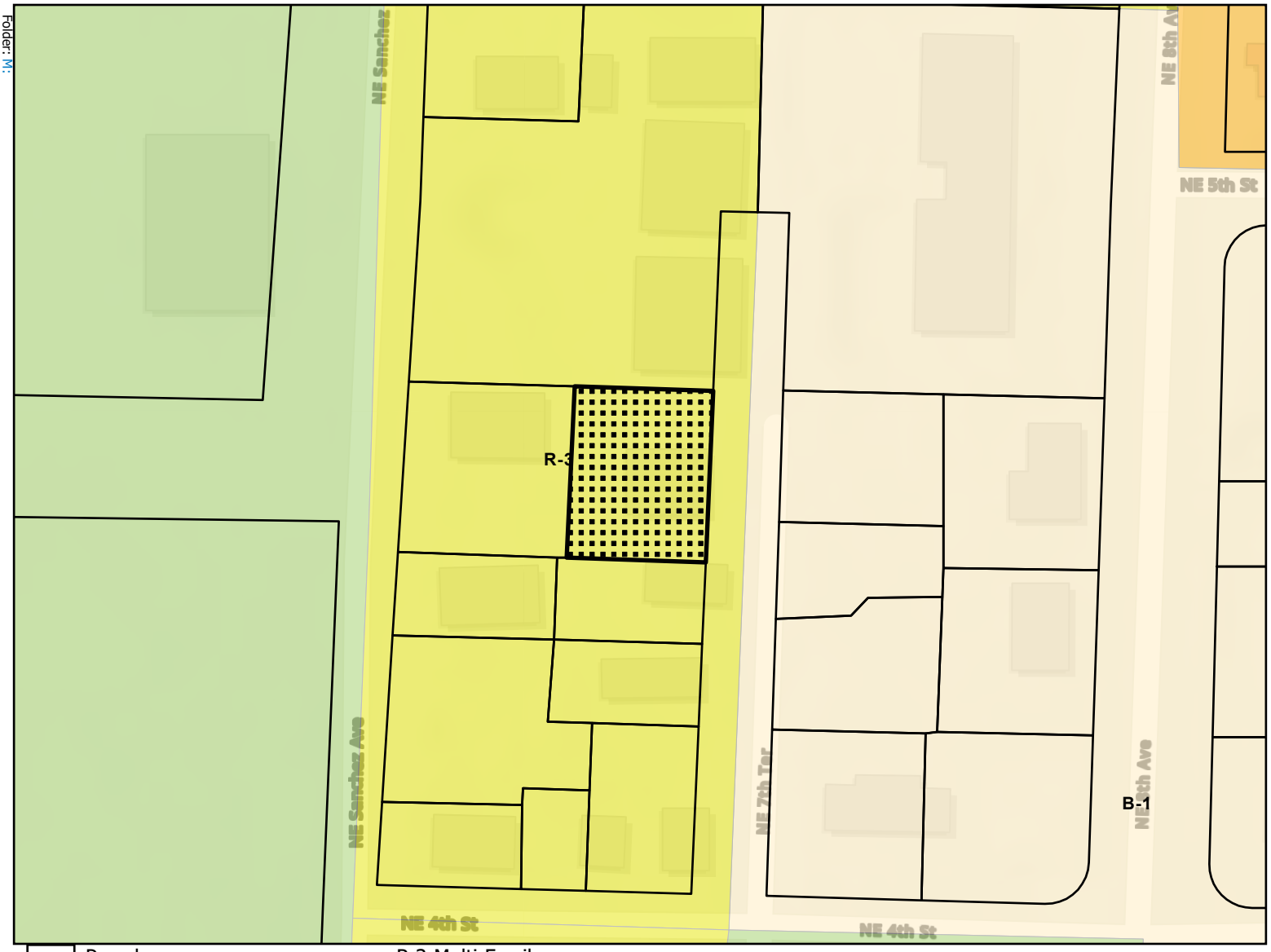
- Approve
- Approve with Changes
- Table
- Deny

CASE MAP



Case Number: CRA26-0012

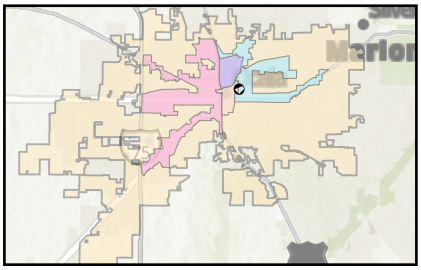
Property Size: Approximately 0.18 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



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

Prepared by the City of O
Growth Management Departr
by ekrepps on 4/15/2026

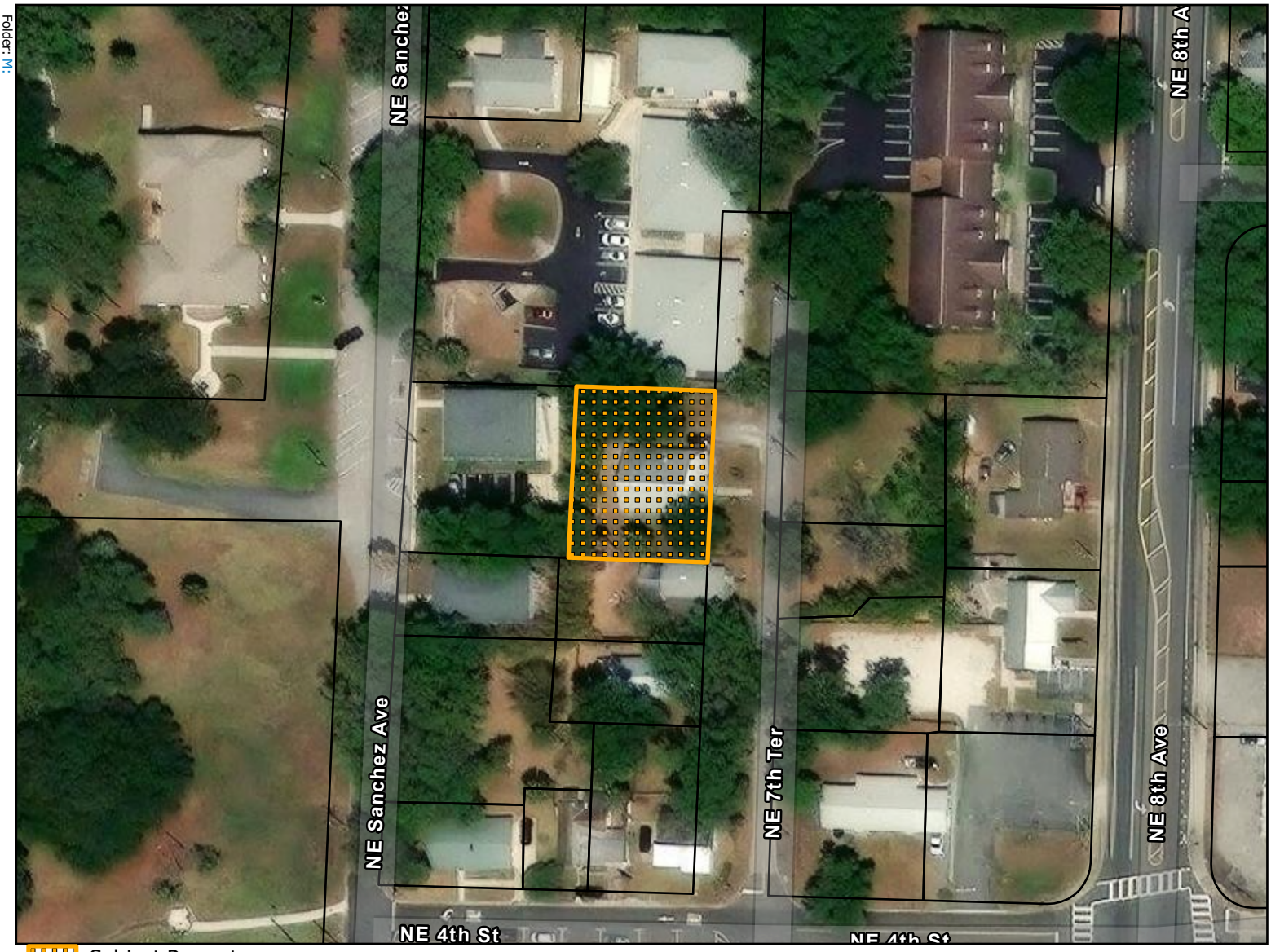
AERIAL MAP



Case Number: CRA26-0012

Property Size: Approximately 0.18 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\May\CRA26_0012\



Subject Property

Parcels

0 100 200 400 Feet

N

OCALA

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 O
Growth Management Departr
by ekrepps on 4/15/2026

Ocala Community Redevelopment Agency
Project Cost Summary

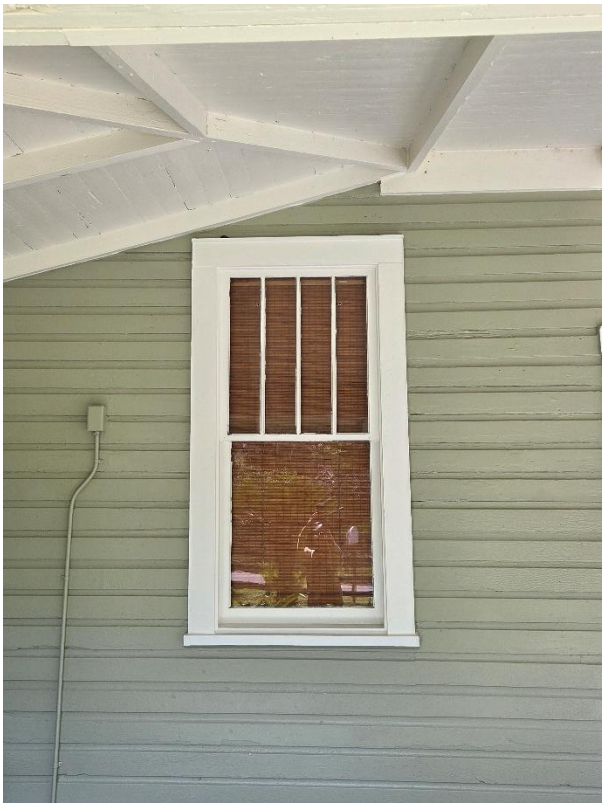
Application ID: CRA26-0012
Address: 428 NE 7th Terrace
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	$ 17,619.19	$ 13,485.00
2	Windows Replacement	$ 12,397.25	$ 11,010.00
	Total	**$ 30,016.44**	**$ 24,495.00**
	Maximum CRA grant that can be awarded based on 75% match.		**$ 18,371.25**

PHOTOS BEFORE – 428 NE 7th Terrace (Windows)
Parcel: 2826-017-002



























PHOTOS BEFORE – 428 NE 7th Terrace (Fence)
Parcel: 2826-017-002







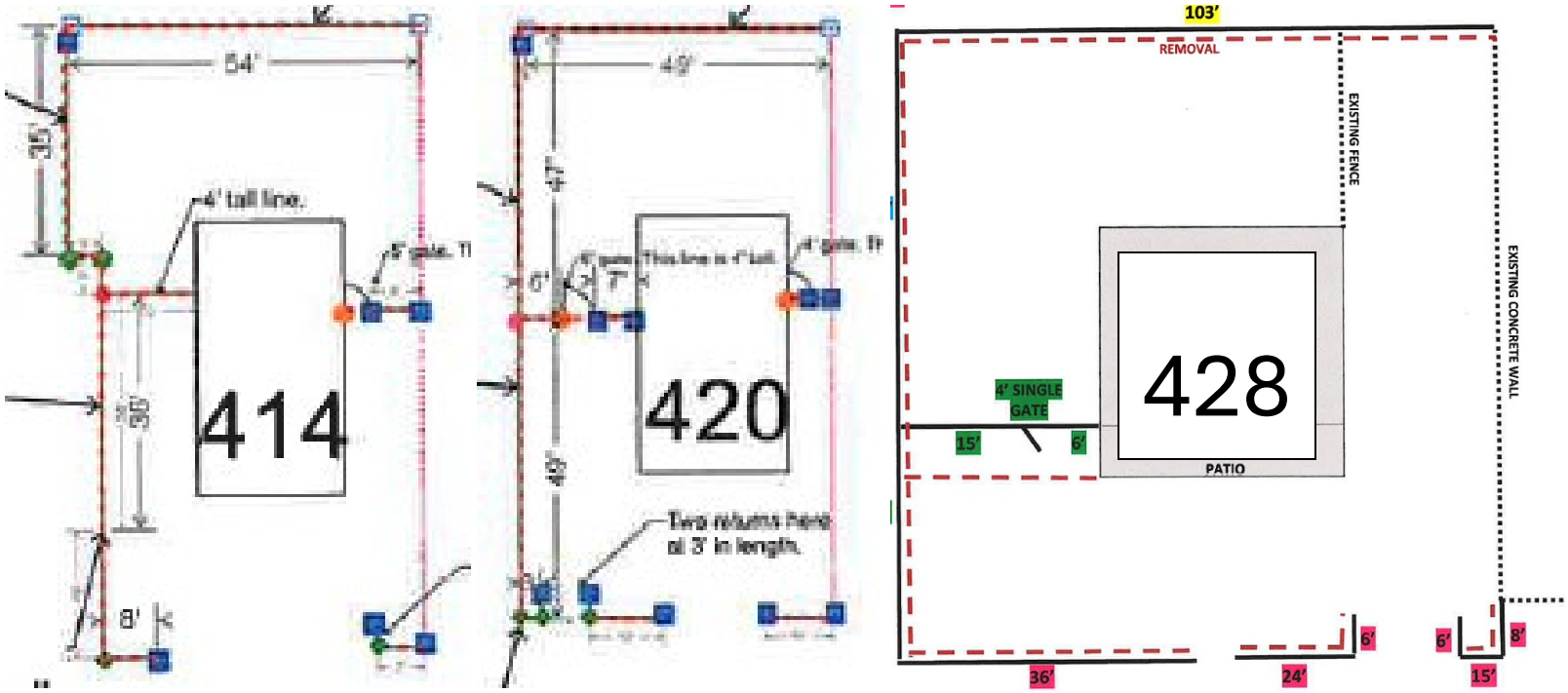












The applicant owns three contiguous properties, and the fencing replacements proposed for each parcel—Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and Case CRA26-0013 (420 NE)—are unique to each individual property. The fence lines do not repeat, overlap, or duplicate one another across the parcels. Each fence segment is located solely within the boundaries of its respective property.

Accordingly, the applicant is not requesting funding multiple times for the same fence, but rather for separate and distinct fence replacements required for each property.CRA26-0011, CRA26-0012 & CRA26-0013.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE 1251214.0000

DUPLICATE

TOTAL TAXES IF PAID BY

JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,328.59	1,342.14	1,355.70	1,396.37	APR 1 2026

ACCOUNT NUMBER	EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200
R2826-017-002 2025			1001	

MARKET VALU	91,164	TAXES	1,042.50
COUNTY ASMT	43,112	SP. ASMT	313.20
COUNTY TXBL	43,112		
SCHOOL ASMT	91,164		
SCHOOL TXBL	91,164		

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 011 SMITH & DAUGHERTY ADD
OCALA E 90 FT OF LOT 17

R2826-017-002 2025
JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
01/28/26 PERIOD 03
047-2025-0000910.0012
$1,328.59 CK

Paid By: JFG PROPERTIES LLC

Return Bottom Section with Payment - Keep remaining portion for your records.

PLEASE READ INSTRUCTIONS AND IMPORTANT INFORMATION

If you have sold any of the property assessed to you, please forward this Tax Notice to the new owner(s) or return to sender. Please verify description of property. If any errors are found on this Tax Notice, notify the Property Appraiser's Office immediately. This Tax Notice covers taxes for the calendar year as described hereon.

Please remit payment by mail, in person, or by visiting our website at www.mariontax.com. Do not staple, fold or write on the bottom portion of this Tax Notice. If paying current taxes by mail, discounts are determined by the POSTMARK date. Discounts are calculated as follows:

ANNUAL PAYMENT

4% IF PAID IN NOVEMBER
3% IF PAID IN DECEMBER
2% IF PAID IN JANUARY
1% IF PAID IN FEBRUARY

INSTALLMENT PAYMENT

1st IF PAID IN JUNE	6%	DISCOUNT
2nd IF PAID IN SEPTEMBER	4½%	DISCOUNT
3rd IF PAID IN DECEMBER	3%	DISCOUNT
4th IF PAID IN MARCH	NO	DISCOUNT

Taxes are due November 1 and become delinquent April 1, at which time the law imposes 3% interest plus advertising fees on Real Estate taxes and 1½% interest per month plus advertising and late fees on Tangible Personal Property taxes. Once taxes are delinquent on April 1, the amount due is determined when the payment is RECEIVED in our office.

Tax Sale Certificates will be sold on all unpaid Real Estate taxes on or before June 1st. Tax Warrants will be issued on all unpaid Tangible Personal Property taxes pursuant to Chapter 197 F.S. This Tax Notice becomes a receipt only when validated by the Tax Collector's Office and the actual transfer of funds is completed.

To Better Serve You . . . PAY ONLINE At www.mariontax.com

Or At These Locations:

OCALA - McPherson Governmental Complex, 503 SE 25th Ave
BELLEVIEW - Belleview Regional Shpg Ctr, 10445 S US Hwy 441
DUNNELLON - Rainbow Spgs. Gov. Complex, 19995 SW 86th St.
NORTH - Ocala Springs Shopping Center, 7135 N US Hwy 441
FOREST - Forest Center, 15956 E SR 40
SR 200 - Jasmine Square, 6154 SW SR 200
SUMMERFIELD - Spruce Creek Terrace Shops, 17860 SE 109th Ave.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE 1251214.0000

DUPLICATE

TOTAL TAXES IF PAID BY

JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,328.59	1,342.14	1,355.70	1,396.37	APR 1 2026

ACCOUNT NUMBER	EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200
R2826-017-002 2025			1001	

MARKET VALU	91,164	TAXES	1,042.50
COUNTY ASMT	43,112	SP. ASMT	313.20
COUNTY TXBL	43,112		
SCHOOL ASMT	91,164		
SCHOOL TXBL	91,164		

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 011 SMITH & DAUGHERTY ADD
OCALA E 90 FT OF LOT 17

R2826-017-002 2025
JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
01/28/26 PERIOD 03
047-2025-0000910.0012
$1,328.59 CK

Paid By: JFG PROPERTIES LLC

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments:	1355.70	Prime Key:	1251214
Map ID:	179	PC:	01
Millage	1001	Acres:	0.18
Situs			428 NE 7TH TER

Working Values

Land Just Value	19,602			6/15/2023	187
Buildings	72,454			04/20/2017	13
Miscellaneous	1,002				
Total Just	93,058				
Total Assessed	47,423	Impact	45,635		
Exemptions	0	Ten %	45,635		
Total Taxable	47,423				
School Taxable	93,058				

10% Cap Base Year 2015

History of Assessed Value

Year		Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	1	17,642	73,134	388	91,164	43,112	0	43,112 T%
2024	1	17,642	71,934	388	89,964	39,193	0	39,193 T%
2023	1	7,841	66,290	388	74,519	35,630	0	35,630 T%
2022	1	7,841	57,085	388	65,314	32,391	0	32,391 T%
2021	1	7,841	44,295	388	52,524	29,446	0	29,446 T%
2020	1	7,841	40,238	388	48,467	26,769	0	26,769 T%
2019	1	7,700	38,736	388	46,824	24,335	0	24,335 T%
2018	1	3,850	36,838	388	41,076	22,123	0	22,123 T%
2017	1	3,850	35,876	388	40,114	20,112	0	20,112 T%
2016	1	3,850	14,095	339	18,284	18,284	0	18,284
2015	1	3,850	12,990	339	17,179	17,179	0	17,179
2014	1	3,850	12,252	339	16,441	16,441	0	16,441
2013	1	3,850	12,466	317	16,633	16,633	0	16,633
2012	1	3,850	13,709	317	17,876	17,876	0	17,876
2011	1	3,850	14,811	326	18,987	18,987	0	18,987
2010	1	17,325	13,183	333	30,841	30,841	0	30,841
2009	1	25,025	31,675	231	56,931	56,931	0	56,931
2008	1	36,575	35,515	231	72,321	72,321	0	72,321
2007	1	36,575	31,266	231	68,072	68,072	0	68,072
2006	1	32,725	26,899	231	59,855	59,855	0	59,855
2005	1	15,400	23,536	231	39,167	39,167	0	39,167
2004	1	15,400	21,832	165	37,397	28,736	25,500	3,236
2003	1	7,700	20,735	165	28,600	28,201	25,500	3,100
2002	1	7,700	19,676	165	27,541	27,541	25,500	2,041
2001	1	7,700	23,456	165	31,321	28,519	25,500	5,821
2000	1	7,700	22,195	165	30,060	27,689	25,500	4,560
1999	1	7,700	20,596	165	28,461	26,962	25,500	2,961
1998	1	7,700	19,681	165	27,546	26,538	25,500	2,046
1997	1	7,700	18,230	165	26,095	26,095	25,500	595
1996	1	7,700	18,230	165	26,095	26,095	25,500	595
1995	1	7,700	18,230	165	26,095	26,095	25,500	595
1994	1	7,700	18,230	165	26,095	******	25,000	1,095
1993	1	7,700	11,137	0	18,837	******	18,837	0
1992	1	7,700	11,137	0	18,837	******	18,837	0
1991	1	7,700	11,137	0	18,837	******	18,837	0
1990	1	7,700	11,137	0	18,837	******	18,837	0
1989	1	7,700	11,137	0	18,837	******	18,837	0
1988	1	7,700	11,137	0	18,837	******	18,837	0
1987	1	7,700	11,137	0	18,837	******	18,837	0

1986	1	7,700	10,181	0	17,881	******	17,881	0
1985	1	5,265	10,181	0	15,446	******	15,446	0
1984	1	5,265	10,181	0	15,446	******	15,446	0
1983	1	5,265	10,181	0	15,446	******	15,446	0
1982	1	5,265	10,936	0	16,201	******	16,201	0
1981	1	5,265	7,548	0	12,813	******	12,813	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
6063	1820	6/2014	07 WARRANTY	0	U Unqualified	I Improved	100
5440	0146	11/2010	60 CRT ORD	0	U Unqualified	I Improved	100
5435	0180	11/2010	56 TRANSFER	0	U Unqualified	I Improved	100
5430	1757	10/2010	07 WARRANTY	4 V-APPRAISERS OPINIO	Q Qualified	I Improved	23,000
4479	0351	6/2006	07 WARRANTY	2 V-SALES VERIFICATIO	Q Qualified	I Improved	100,000
3903	0801	12/2004	07 WARRANTY	2 V-SALES VERIFICATIO	Q Qualified	I Improved	40,000
3906	0799	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3896	1540	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3903	0797	1/2004	71 DTH CER	0	U Unqualified	I Improved	100
3903	0798	5/1992	71 DTH CER	0	U Unqualified	I Improved	100

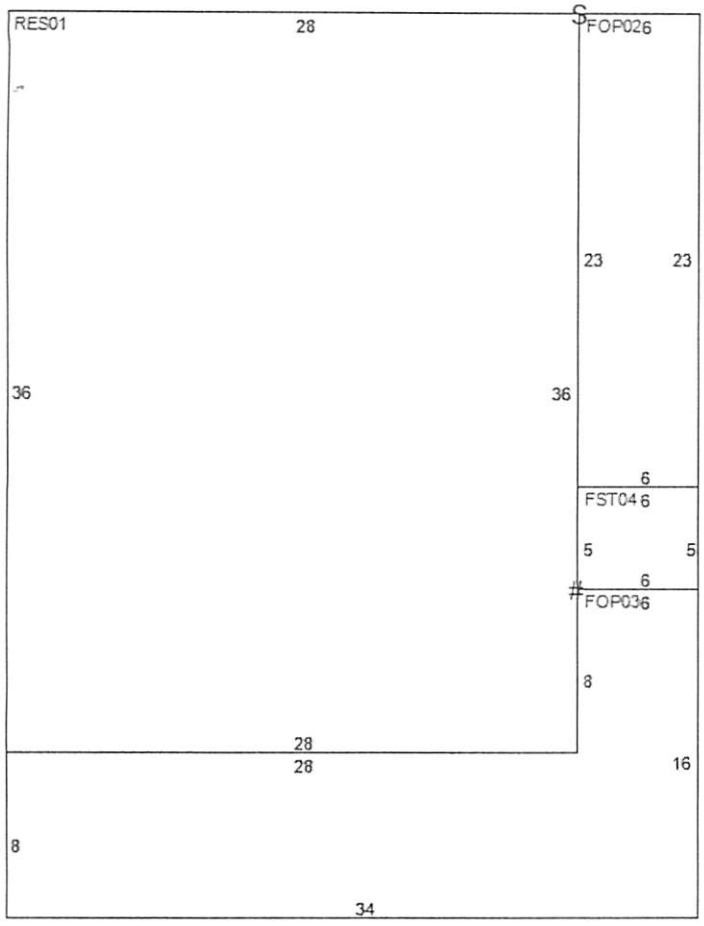
Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 011
SMITH & DAUGHERTY ADD OCALA
E 90 FT OF LOT 17

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	0100	100.0	80.0	R3	7841.00	SF	2.50	100	100	100	19,602	19,602

Neighborhood: 9981 **Total Land Classified Value:** 19,602
Market Area: 2 70 **Total Land Just Value:** 19,602



RES01=L28D36R28U36.
FOP02=R6D23L6U23.D28
FOP03=D8L28D8R34U16L6.
FST04=R6U5L6D5.

Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID		Phy. Deter	0%
Effective Age	5	20-24 YRS	Obsolesence:	Functional	0%
Condition	1	1		Locational	0%
Quality Grade	400	FAIR	Year Built	1918	
Inspected on	6/15/2023	187 - STEVE KIRKLAND	Architecture	0 STANDARD SFR	
			Base Perimeter	128	

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES	01	Y	38 WD SIDING-SHTG	1.00	1918	N	0	0	1,008 SF
FOP	02	Y	01 NO EXTERIOR	1.00	1918	N	0	0	138 SF
FOP	03	Y	01 NO EXTERIOR	1.00	1918	N	0	0	320 SF
FST	04	Y	24 CONC BLK-PAINT	1.00	1918	N	0	0	30 SF

Section: RES 01

Roof Style	10	GABLE	Floor Finish	32	HARDWD ON	Bedrooms	2	Blt-In Kitch	Y
Roof Cover	16	GALVANIZED	Wall Finish	16	DRYWALL-PAI	4FixBath	0	Dishwasher	Y
Heat Meth 1	10	FLOOR FURNA	Heat Fuel 1	06	GAS	3FixBath	2	Garb Disp	N
Heat Meth 2	00		Heat Fuel 2	00		2FixBath	0	Garb Comp	N
Foundation	03		Fireplaces	01		XFixture	2	Intercom	N
A/C	Y					Security	N	Vacuum	N

Miscellaneous Improvements

Type		C	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
159	PAV CONCRETE	Y	96.00	SF	20	1918	3	24.0	4.0	164
105	FENCE CHAIN LK	Y	220.00	LF	20	1980	1	0.0	0.0	687
048	SHED OPEN	Y	80.00	SF	15	2003	1	10.0	8.0	151
Total										1002

Public Notes

INTERIOR INFORMATION ESTIMATED

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC14191	644	3/1/1982		REMODEL
2	OC11050	800	11/1/1979		REMODEL
3	BLD25-2220	17,850	10/6/2025	1/1/1900	PROTECTED REROOF

Cost Summary

Buildings RCN	109778	6/15/2023	**Bldg**	**Reproduction**		**RCN Less**
Bldg - Just Value	72454		**Nbr**	**Cost New**	**Depr.**	**Depreciation**
Misc - Just Value	1002	5/2/2017	01	109,778	37,324	72,454
Land - Just Value	19602	4/20/2026				
Total - Just Value	93058					

CRA26-0012

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

Community Redevelopment Agency (CRA)
Grant Application Instructions

This checklist is designed to assist you in completing your application thoroughly. For questions, contact the Growth Management Department at **352-629-8524 or cra@ocalafl.gov**

GETTING STARTED	1. Confirm Property Eligibility - Determine whether the property is located within one of the four designated Community Redevelopment Areas (CRAs). To view the CRA subarea boundaries, use the Ocala Map Experience - Growth Management to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility. 2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria. 3. Fill out the grant application in full and include all required supporting documentation.
BUSINESS INFORMATION	This section must only be completed by applicants proposing improvements to non-residential property. All business must have an active City of Ocala Business license.
CRA SUBAREA & PROGRAM TYPE	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. **PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.**
PROJECT DESCRIPTION	Failure to provide a comprehensive scope of work may result in the application being considered incomplete. If additional space is needed, you may submit an extra sheet or include further details in **Section 9: Supplemental Information.**
PROJECT COSTS	All submitted quotes must reflect the full scope of work, including both materials and labor. The final quoted amount should represent the total cost to be paid by the property owner. • If a quote includes multiple product or pricing options, applicants must clearly indicate their selected option. Grants are calculated based on the lowest quotes provided. • For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit **two separate quotes** from **two different vendors.** **Example**: *Roof Replacement*: Submit two quotes from two roofing contractors. *Repainting*: Submit two quotes from two painting service providers.
INCOMPLETE APPLICATIONS	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
APPLICATION DEADLINES	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. **Applications submitted after the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.**
SUBMITING YOUR APPLICATION	1. In-Person Submittal Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471 2. By Mail or Email *Email:* Scan and email the application to cra@ocalafl.gov *Mail:* Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471 3. Online Portal Submission An online application form is provided within the portal and must be submitted directly through the system. Apply through Ocala's Economic Development Portal (CivicServe): https://ocalafl.civicserve.com/

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

DATE SUBMITTED: _____

GRANT ID: CRA26-0012
(STAFF ONLY)

☑ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name JFG Properties LLC
Property Owner Mailing Address 1010 SW 29 St, Ocala Fl 34470
E-mail JFGProperties@outlook.com Phone No. 352-816-1833
Authorized Representative *(If different from property owner)* _____
E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name _____
Type of Business _____
Business Address _____
Business E-mail _____ Business Phone No. _____
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? _____
If the business is a tenant, what are the start and end date of the lease? _____

3. CRA SUBAREA

☐ West Ocala ☑ East Ocala ☐ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☑ Residential ☐ Commercial ☐ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 928 NE 7 Terrace Parcel ID 2826-017-002
Current Use of Property Residential Proposed Use Residential
Proposed Scope of Work *(Attach additional sheets if needed)*

Install New Windows and Fencing

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*

Need for grant assistance - Cost Prohibitive

Benefits - New energy efficient windows
New Fencing

RESIDENTIAL PROPERTIES ONLY

Rental Property ☑ Yes ☐ No Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? _____ What is the size of your household? _____

GRANT ID: CR126-0012

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 WINDOWS	High Quote 1: 12397	Low Quote 1: 11010
Work Item 2 Fencing	High Quote 2: 17619	Low Quote 2: 13485
Work Item 3	High Quote 3:	Low Quote 3:
	Total: 30016	Total: 24,495

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: As soon as we Receive Grant Approval

Estimated Time For Completion *(Weeks/Months)*: 90 days

8. APPLICATION CHECKLIST

- ☐ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☐ COMPLETED APPLICATION
- ☐ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☐ PROOF OF PROPERTY OWNERSHIP
- ☐ PROOF OF CURRENT PROPERTY TAXES
- ☐ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☐ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☐ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRA26-0012

GENERAL TERMS AND 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	**OWNER APPROVAL FOR TENANT APPLICANT**
I, Joyce Gamache, property owner/authorized representative of the property at 428 NE 7 Terrace, 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:** Joyce Gamache **DATE:** 12-29-25	I, _____, owner of the property 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 property as outlined in the Project Description section of this application. **SIGNATURE**_____ **DATE** _____

GRANT ID: CRA26-0012

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?	☐ Yes ☐ No
Are property taxes paid and up to date?	☐ Yes ☐ No
Is the property currently in condemnation or receivership?	☐ Yes ☐ No
Is there an active City code enforcement case on the property?	☐ Yes ☐ No
Is the building listed on the National Register of Historic Places?	☐ Yes ☐ No ☐ N/A
Is this the first application submitted for the Fiscal Year?	☐ Yes ☐ No
Is the property within the CRA subarea boundary?	☐ Yes ☐ No
Was the proof of ownership verified?	☐ Yes ☐ No
Is the applicant applying for the first time?	☐ Yes ☐ No
Is the property zoned correctly?	☐ Yes ☐ No
Does the business have an active business license?	☐ Yes ☐ No ☐ N/A
Is the business/property owner registered in the State of Florida?	☐ Yes ☐ No ☐ N/A

Date Received: _____

Signature (Staff Member): _____

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
JFG PROPERTIES, LLC

Filing Information

Document Number	L06000070782
FEI/EIN Number	20-5411928
Date Filed	07/13/2006
Effective Date	07/12/2006
State	FL
Status	ACTIVE

Principal Address

1531 NE 2ND STREET
OCALA, FL 34470

Mailing Address

1531 NE 2ND STREET
OCALA, FL 34470

Registered Agent Name & Address

GAMACHE, JOYCE
1531 NE 2ND STREET
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGRM

GAMACHE, JOYCE
1531 NE 2ND STREET
OCALA, FL 34470

Title MGR

GAMACHE, FRANCIS
1531 NE 2 ST
OCALA, FL 34470

Annual Reports

Report Year	**Filed Date**

2024	02/08/2024
2025	02/14/2025
2026	02/05/2026

Document Images

02/05/2026 -- ANNUAL REPORT	V ew mage in PDF format
02/*4/2025 -- ANNUAL REPORT	V ew mage in PDF format
02/08/2024 -- ANNUAL REPORT	V ew mage in PDF format
02/02/2023 -- ANNUAL REPORT	V ew mage in PDF format
01/26/2022 -- ANNUAL REPORT	V ew mage in PDF format
02/05/202* -- ANNUAL REPORT	V ew mage in PDF format
03/*2/2020 -- ANNUAL REPORT	V ew mage in PDF format
04/**/2019 -- ANNUAL REPORT	V ew mage in PDF format
04/06/2018 -- ANNUAL REPORT	V ew mage in PDF format
03/09/2017 -- ANNUAL REPORT	V ew mage in PDF format
03/02/2016 -- ANNUAL REPORT	V ew mage in PDF format
03/21/2015 -- ANNUAL REPORT	V ew mage in PDF format
01/24/2014 -- ANNUAL REPORT	V ew mage in PDF format
03/*9/2013 -- ANNUAL REPORT	V ew mage in PDF format
02/07/2012 -- ANNUAL REPORT	V ew mage in PDF format
02/02/2011 -- ANNUAL REPORT	V ew mage in PDF format
02/*6/2010 -- ANNUAL REPORT	V ew mage in PDF format
01/20/2009 -- ANNUAL REPORT	V ew mage in PDF format
02/*2/2008 -- ANNUAL REPORT	V ew mage in PDF format
02/08/2007 -- ANNUAL REPORT	V ew mage in PDF format
07/*3/2006 -- Flo ida Limited Liability	V ew mage in PDF format

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments:	1316.58	Prime Key:	1251214
Map ID:	179	PC:	01
Millage	1001	Acres:	0.18
Situs		428 NE 7TH TER, OCALA,	

Working Values

Land Just Value	17,642			6/15/2023	187
Buildings	72,473			04/20/2017	13
Miscellaneous	388				
Total Just	90,503				
Total Assessed	43,112	Impact	47,391		
Exemptions	0	Ten %	47,391		
Total Taxable	43,112				
School Taxable	90,503				

10% Cap Base Year 2015

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024 1	17,642	71,934	388	89,964	39,193	0	39,193 T%
2023 1	7,841	66,290	388	74,519	35,630	0	35,630 T%
2022 1	7,841	57,085	388	65,314	32,391	0	32,391 T%
2021 1	7,841	44,295	388	52,524	29,446	0	29,446 T%
2020 1	7,841	40,238	388	48,467	26,769	0	26,769 T%
2019 1	7,700	38,736	388	46,824	24,335	0	24,335 T%
2018 1	3,850	36,838	388	41,076	22,123	0	22,123 T%
2017 1	3,850	35,876	388	40,114	20,112	0	20,112 T%
2016 1	3,850	14,095	339	18,284	18,284	0	18,284
[illegible] 1	3,850	12,990	339	17,179	17,179	0	17,179
[illegible] 1	3,850	12,252	339	16,441	16,441	0	16,441
2013 1	3,850	12,466	317	16,633	16,633	0	16,633
2012 1	3,850	13,709	317	17,876	17,876	0	17,876
2011 1	3,850	14,811	326	18,987	18,987	0	18,987
2010 1	17,325	13,183	333	30,841	30,841	0	30,841
2009 1	25,025	31,675	231	56,931	56,931	0	56,931
2008 1	36,575	35,515	231	72,321	72,321	0	72,321
2007 1	36,575	31,266	231	68,072	68,072	0	68,072
2006 1	32,725	26,899	231	59,855	59,855	0	59,855
2005 1	15,400	23,536	231	39,167	39,167	0	39,167
2004 1	15,400	21,832	165	37,397	28,736	25,500	3,236
2003 1	7,700	20,735	165	28,600	28,201	25,500	3,100
2002 1	7,700	19,676	165	27,541	27,541	25,500	2,041
2001 1	7,700	23,456	165	31,321	28,519	25,500	5,821
2000 1	7,700	22,195	165	30,060	27,689	25,500	4,560
1999 1	7,700	20,596	165	28,461	26,962	25,500	2,961
1998 1	7,700	19,681	165	27,546	26,538	25,500	2,046
1997 1	7,700	18,230	165	26,095	26,095	25,500	595
1996 1	7,700	18,230	165	26,095	26,095	25,500	595
1995 1	7,700	18,230	165	26,095	26,095	25,500	595
1994 1	7,700	18,230	165	26,095	******	25,000	1,095
1993 1	7,700	11,137	0	18,837	******	18,837	0
1992 1	7,700	11,137	0	18,837	******	18,837	0
1991 1	7,700	11,137	0	18,837	******	18,837	0
[illegible] 1	7,700	11,137	0	18,837	******	18,837	0
[illegible] 1	7,700	11,137	0	18,837	******	18,837	0
1988 1	7,700	11,137	0	18,837	******	18,837	0
1987 1	7,700	11,137	0	18,837	******	18,837	0
1986 1	7,700	10,181	0	17,881	******	17,881	0

1985	1	5,265	10,181	0	15,446	******	15,446	0
1984	1	5,265	10,181	0	15,446	******	15,446	0
1983	1	5,265	10,181	0	15,446	******	15,446	0
1982	1	5,265	10,936	0	16,201	******	16,201	0
[illegible]	1	5,265	7,548	0	12,813	******	12,813	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
6063	1820	6/2014	07 WARRANTY	0	U Unqualified	I Improved	100
5440	0146	11/2010	60 CRT ORD	0	U Unqualified	I Improved	100
5435	0180	11/2010	56 TRANSFER	0	U Unqualified	I Improved	100
5430	1757	10/2010	07 WARRANTY	4 V-APPRAISERS OPINIO	Q Qualified	I Improved	23,000
4479	0351	6/2006	07 WARRANTY	2 V-SALES VERIFICATIO	Q Qualified	I Improved	100,000
3903	0801	12/2004	07 WARRANTY	2 V-SALES VERIFICATIO	Q Qualified	I Improved	40,000
3906	0799	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3896	1540	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3903	0797	1/2004	71 DTH CER	0	U Unqualified	I Improved	100
3903	0798	5/1992	71 DTH CER	0	U Unqualified	I Improved	100

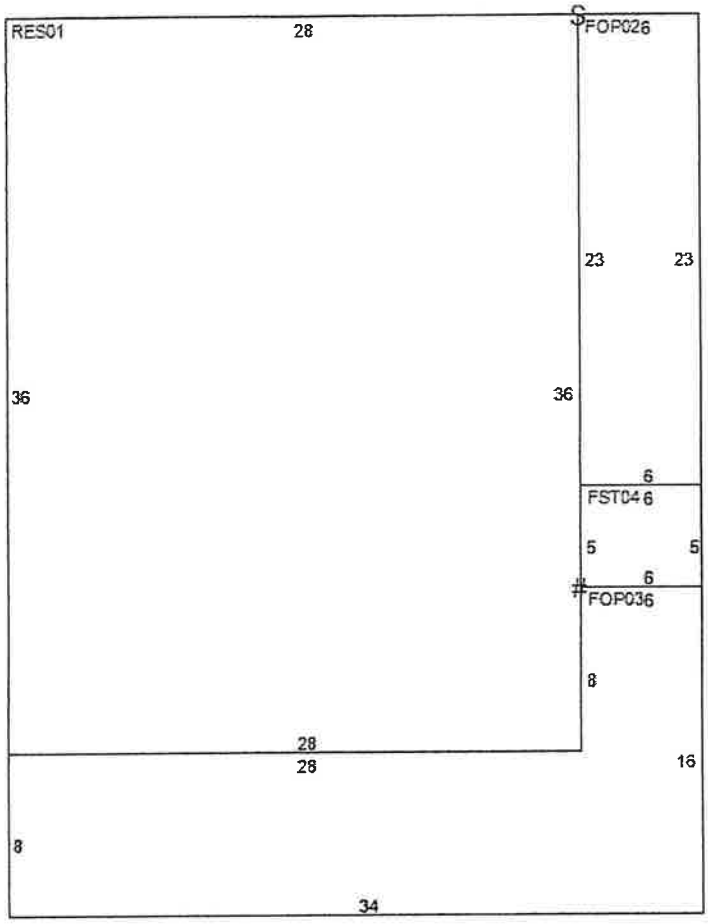
Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 011
SMITH & DAUGHERTY ADD OCALA
E 90 FT OF LOT 17

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	0100	100.0	80.0	R3	7841.00	SF	2.25	100	100	100	17,642	17,642

Neighborhood: 9981 COMM-NE 8TH AVE **Total Land Classified Value:** 17,642
Market Area: 2 70 **Total Land Just Value:** 17,642



RES01=L28D36R28U36.
FOP02=R6D23L6U23.D28
FOP03=D8L28D8R34U16L6.
FST04=R6U5L6D5.

Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID		**Phy. Deter**	0%
Effective Age	5	20-24 YRS	**Obsolesence:**	**Functional**	0%
Condition	2	2		**Locational**	0%
Quality Grade	400	FAIR	**Year Built**	1918	
Inspected on	6/15/2023	187 - STEVE KIRKLAND	**Architecture**	0 STANDARD SFR	
			Base Perimeter	128	

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES	01	Y	38 WD SIDING-SHTG	1.00	1918	N	0	0	1,008 SF
FOP	02	Y	01 NO EXTERIOR	1.00	1918	N	0	0	138 SF
FOP	03	Y	01 NO EXTERIOR	1.00	1918	N	0	0	320 SF
FST	04	Y	24 CONC BLK-PAINT	1.00	1918	N	0	0	30 SF

Section: RES 01

Roof Style	10	GABLE	**Floor Finish**	32	HARDWD ON	**Bedrooms**	2	**Blt-In Kitch**	Y
Roof Cover	16	GALVANIZED	**Wall Finish**	16	DRYWALL-PAI	**4FixBath**	0	**Dishwasher**	Y
Heat Meth 1	10	FLOOR FURNA	**Heat Fuel 1**	06	GAS	**3FixBath**	2	**Garb Disp**	N
Heat Meth 2	00		**Heat Fuel 2**	00		**2FixBath**	0	**Garb Comp**	N
Foundation	03		**Fireplaces**	01		**XFixture**	2	**Intercom**	N
A/C	Y					**Security**	N	**Vacuum**	N

Miscellaneous Improvements

Type		C	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
159	PAV CONCRETE	Y	96.00	SF	20	1918	3	24.0	4.0	106
	FENCE CHAIN LK	Y	220.00	LF	20	1980	1	0.0	0.0	231
040	SHED OPEN	Y	80.00	SF	15	2003	1	10.0	8.0	51
Total										388

Public Notes

INTERIOR INFORMATION ESTIMATED

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC14191	644	3/1/1982		REMODEL
2	OC11050	800	11/1/1979		REMODEL

Cost Summary

Buildings RCN	108168	6/15/2023	**Bldg**	**Reproduction**		**RCN Less**
Bldg - Just Value	72473		**Nbr**	**Cost New**	**Depr.**	**Depreciation**
Misc - Just Value	388	5/2/2017	01	108,168	35,695	72,473
Land - Just Value	17642	12/31/2019				
Total - Just Value	90503					

CGC#1528777 CCC#1332469

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
www.nationalhomecraft.com
352-622-7051

Agreement

Prepared For:

JFG Properties LLC
428 NE 7th Ter
Ocala, Florida 34470
352-816-0303 / jfgproperties@outlook.com

Prepared By:

Twila Koon-McKinney
tkoon@nationalhomecraft.com
352-207-9839

CGC#1528777 CCC#1332469

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
Phone: 352-622-7051

Date	Agreement
11/18/2025	428 SE 7th Ter JFG

Sales Rep

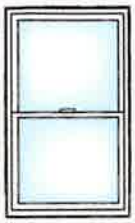
Twila Koon-McKinney
Phone: 352-207-9839
Email: tkoon@nationalhomecraft.com

Agreement

JFG Properties LLC
428 NE 7th Ter
Ocala, Florida 34470
352-816-0303 / jfgproperties@outlook.com

Included

	Product	Quantity
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 30" X 65" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Single / Double Hung** **Single Hung** perfeXion Contractor Picture 30" X 62" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 28" X 62" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 28" X 54" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 27" X 38" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

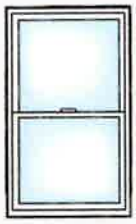
perfeXion Contractor Single Hung 29" X 48" Operation = Operating, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

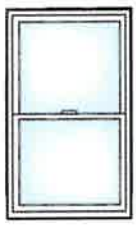
perfeXion Contractor Single Hung 29" X 55" Operation = Operating, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

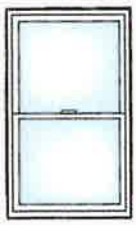
perfeXion Contractor Single Hung 28" X 55" Operation = Operating, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

perfeXion Contractor Single Hung 28" X 55"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea

Single Hung

perfeXion Contractor Single Hung 30" X 59"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Picture / Stationary 1 ea

perfeXion Contractor Single Hung 30" X 66"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard

Tax and Freight 1 ea

Tax/Freight

Customer Information

JFG Properties LLC	352-816-0303	**Date: 11/18/2025**
428 NE 7th Ter	jfgproperties@outlook.com	Rep: Twila Koon-McKinney
Ocala, Florida 34470		

Total Order

Total Contract Amount	$12,397.25

Payment Schedule

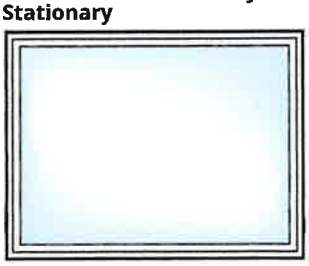
Cash - Deposit (50%)	$6,198.63
Upon Start of Project (25%)	$3,099.31
Upon Substantial Completion (25%)	$3,099.31

Homeowner 1 Signature	Homeowner 1 Name	Date
Homeowner 2 Signature	Homeowner 2 Name	Date
National HomeCraft, LLC Representative		Date

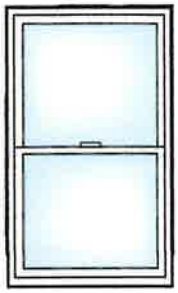
Product Images - Included

Below is a listing of photos for the products selected.

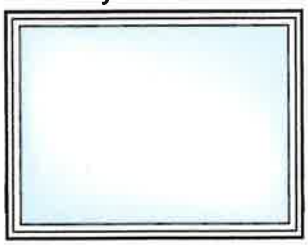
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



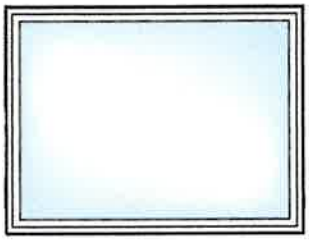
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



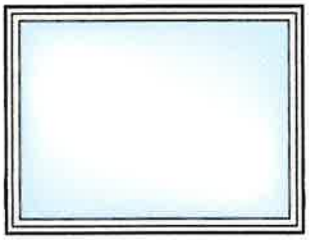
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



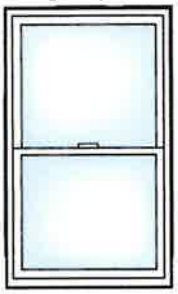
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



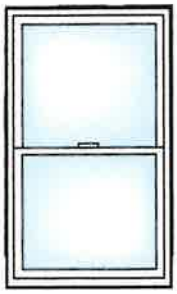
National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



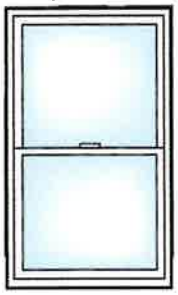
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



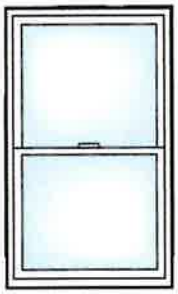
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



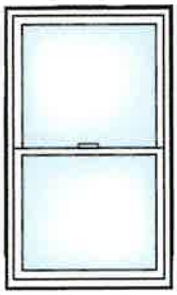
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



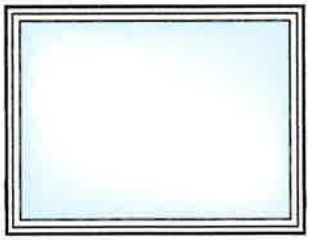
National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



National HomeCraft PerfeXion by NORANDEX
Single / Double Hung Single Hung



National HomeCraft PerfeXion by NORANDEX
Picture / Stationary



REFERALL: _____

INSTALLER: _____

Window World

AMERICA'S EXTERIOR REMODELER

Quote is good for 30 days

LIC. # CBC1258574

35 SW 57th Ave. • Ocala, Florida 34474-Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER: 428 PHONE #: _____

INSTALL ADDRESS: _____ CELL #: _____

CITY: _____ ZIP: _____ WORK #: _____

WINDOWS

> 52 W or >70 H = CUSTOM ***DOUBLE HUNG***

7	REGULAR SIZE 52' or less W x 64' or less H	$ 385	$ 2695
	LARGE SIZE > 64' Height	$ 525	$

> 3 lite 110 W = CUSTOM ***SLIDING WINDOW ***

		> 54' H	/ < 54' H	
	2 LITE SLIDER (S)	< 90UI $ 765	$ 415	$
	2 LITE SLIDER (M)	90 – 124UI $ 885	$ 535	$
	2 LITE SLIDER (L)	> 124UI $ 985	$ 635	$
	3 LITE SLIDER (M)	< 120UI $1,485	$ 785	$
	3 LITE SLIDER (L)	> 120UI $1,565	$ 865	$

>84 W = CUSTOM ***PICTURE***

4	PICTURE WINDOW SMALL 0 – 101 UI	$ 415	$ 1660
	PICTURE WINDOW MEDIUM 102 – 140 UI	$ 535	$
	PICTURE WINDOW LARGE 141 – 154 UI	$ 695	$

SPECIALTY

	SINGLE HUNG ARCH TOP 115UI / 48' MAX W	$ 1,050	$
	CASEMENT / AWNING	$ 695	$
	CUSTOM WINDOW _____	$ _____	$
	CUSTOM WINDOW _____	$ _____	$

WINDOW COLOR INSIDE: _____ OUTSIDE: _____

WINDOW OPTIONS

11	Triple Silver Low-EE Elite Efficiency	$ 165	$ 1815
11	Argon Gas *Included with Low-EE Elite*	$ 75	$ INC
11	Double locks for windows >27'	$ 45	$
11	Double Strength Glass	$ 95	$
11	Foam Insulation on Jambs and Head	$ 30	$
1	Lifetime Glass Breakage Warranty	$ 125	$
11	Half Screens	$ 30	$
	Full Screens	$ 45	$
	Colonial Grids Contoured or Flat	$ 105	$
	Colonial Grids for Shapes	$ 250	$
	Specialty Grids for Shapes	$ 265	$
	Simulated Divided Light	$ 265	$
	Wood Grain Int Slider/Fixed	$ 180	$
	Wood Grain Int DH	$ 145	$
	Color Ext Slider/Fixed	$ 345	$
	Color Ext DH	$ 285	$
	Oriel/Cottage Style 40/60 or 60/40	$ 70	$
	Tan or Clay	$ 115	$
4	Obscured Glass Rain or Frosted (BSO) (TSO)	$ 65	$ 260
	Tint Gray or Bronze	$ 95	$

MISCELLANEOUS

	Custom Exterior Cap & Wrap	$ 95	$
	Custom J Channel (WHITE)	$ 80	$
11	Window Removal & Labor	$ 165	$ 1815
11	Steel or Cut-Out Window Removal	$ 30	$ 330
	2nd Story Removal / Elevated height	$100	$
	Mull to Form Multi-unit.	$ 105	$
6	Tempered glass (per sash)	$ 125	$ 750
	Temper Specialty - $18 per sq ft.	$ _____	$
	Remove Storm Windows	$ 30	$
11	Ext/Int Trim to Code	$ 75	$ 825
	Ext/Int Trim to Code – Stucco Flange	$ 115	$
	Custom Exterior Trim - Paintable wood	$ 150	$
	Custom Exterior Trim – PVC	$ 315	$
	Awnings – per 24'-52' - (Remove) (Replace)	$ 35	$
	Curtain/Blind (Remove) (Replace)	$ 15	$
11	Nail Fin / Wood buck	$ 35	$ 385
	Glass block removal	$ 300	$

PATIO DOORS

VINYL SLIDING GLASS

		8ft Tall $	/ Standard $	
	Rolling Patio Door 5' *58 5/8 x 79 ½	$2,125	$1,625	$
	Rolling Patio Door 6' *70 5/8 x 79 ½	$2,525	$1,725	$
	Rolling Patio Door 8' *94 1/4 x 79 ½	$3,125	$2,125	$
	Rolling Patio Door 9' *105 1/2 x 79 ½	$3,525	$2,525	$
	Rolling Patio Door 12' *139 1/2 x 79 ½	N/A	$4,000	$
	Specialty/Custom Patio Door [SIZE] _____ x _____			$
	Triple Silver Low-EE Elite/Argon Gas (per pan)		$ 165	$
	Cut-Out Door Removal		$ 110	$
	Colonial Grids for Patio Doors Flat or Contour		$ 245	$
	Removal and Install per 2 panels $150 ea. Additional		$ 400	$
	Trim To Code		$ 300	$
	Build out large Door Frame		$ 600	$
	Wood Grain Interior		$ 475	$
	Exterior Designer Colors		$ 765	$
	Tan or Clay		$ 475	$
	Blinds Between the Glass - Per Panel		$ 825	$
	Storm or Cabana Door - model _____			$

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

You 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!

EXTRA LABOR $_____

9143 you install

Estimated time of install : _____

CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:

Please see reverse side for additional terms & conditions

Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract. and agrees to each and every term and condition.

– 3% on CC Payments – ***SALES TAX $*** _____

LAND DISPOSAL FEES $ 200

PERMITS & FEES $ 275

TOTAL AMOUNT $ 11010

(CUSTOM ORDER) 50 % DEPOSIT $ _____

REMAINING BALANCE UPON INSTALLATION $ _____

SALESPERSON: _____ DATE: _____ OWNER: _____ DATE: _____

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

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date	Estimate #
11/17/2025	58295

Name / Address

JFG Properties
Joyce Gamache
1531 NE 2nd St
Ocala, FL 34470

Ship To

JFG Properties
428 NE 7th Terrace
Ocala, FL 34470

Office	Terms	Rep	Project
813-413-7844	50% down and 50% Complete	AG	428 NE 7th Terrace

Description	Qty	U/M	Rate	Total
Removal and disposal of existing fence to a certified recycling center. GO GREEN!	318	l/ft.	3.50	1,113.00
Furnish & Install 6'H Wood Semi-Privacy Fence w/ Facia Board (1) 60lb bag of concrete per post	103		32.95	3,393.85
5'H 3-Rail Aluminum Fence, 5'H x 6'W Panels Color: BRONZE 5/8" PICKET Style: BELLA RAE/Flush Top/Rake Bottom 30lbs of concrete per post	61	l/ft.	43.95	2,680.95
4'H Bronze 3-Rail Aluminum Fence, 4'H x 6'W Panels Color: BRONZE 5/8" PICKET Style: BELLA RAE/Flush Top/Rake Bottom 30lbs of concrete per post	55	l/ft.	34.95	1,922.25
4'h x 4'w Bronze 3-rail Aluminum Walk Gate Color: Bronze 5/8 Picket Style: BELLA RAE Self Closing Hinges & Locking Latch	1	ea	675.00	675.00

Price is good for 30 days. Cash, Check, or ACH only.
Convenience Electronic fee will apply.
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

*Signature:*_____

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date	Estimate #
11/17/2025	58295

Name / Address

JFG Properties
Joyce Gamache
1531 NE 2nd St
Ocala, FL 34470

Ship To

JFG Properties
428 NE 7th Terrace
Ocala, FL 34470

Office	Terms	Rep	Project
813-413-7844	50% down and 50% Complete	AG	428 NE 7th Terrace

Description	Qty	U/M	Rate	Total
3'H Bronze 3-Rail Aluminum Fence, 4'H x 6'W Panels Color: BRONZE 5/8" PICKET Style: BELLA RAE/Flush Top/Rake Bottom 30lbs of concrete per post *Copy of property survey or signed release of liability required.	95	l/ft.	38.95	3,700.25
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a $600.00 remobilization charge. 7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit.	1	ea	0.00	0.00

Price is good for 30 days. Cash, Check, or ACH only.
Convenience Electronic fee will apply.
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

*Signature:*_____

4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date	Estimate #
11/17/2025	58295

Name / Address

JFG Properties
Joyce Gamache
1531 NE 2nd St
Ocala, FL 34470

Ship To

JFG Properties
428 NE 7th Terrace
Ocala, FL 34470

Office	Terms	Rep	Project
813-413-7844	50% down and 50% Complete	AG	428 NE 7th Terrace

Description	Qty	U/M	Rate	Total
9. Florida State Fence does NOT warranty any of our wood products. 10. One Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials. 13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.				

Price is good for 30 days. Cash, Check, or ACH only.
Convenience Electronic fee will apply.
Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total $13,485.30

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

*Signature:*_____

"Fences Make Better Neighbors"

MATERIAL:

6'H SEMI-PRIVACY WOOD WITH TOP CAP

5'H 3-RAIL FLAT TOP BRONZE ALUMINUM

4'H 3-RAIL FLAT TOP BRONZE ALUMINUM

3'H 3-RAIL FLAT TOP BRONZE ALUMINUM

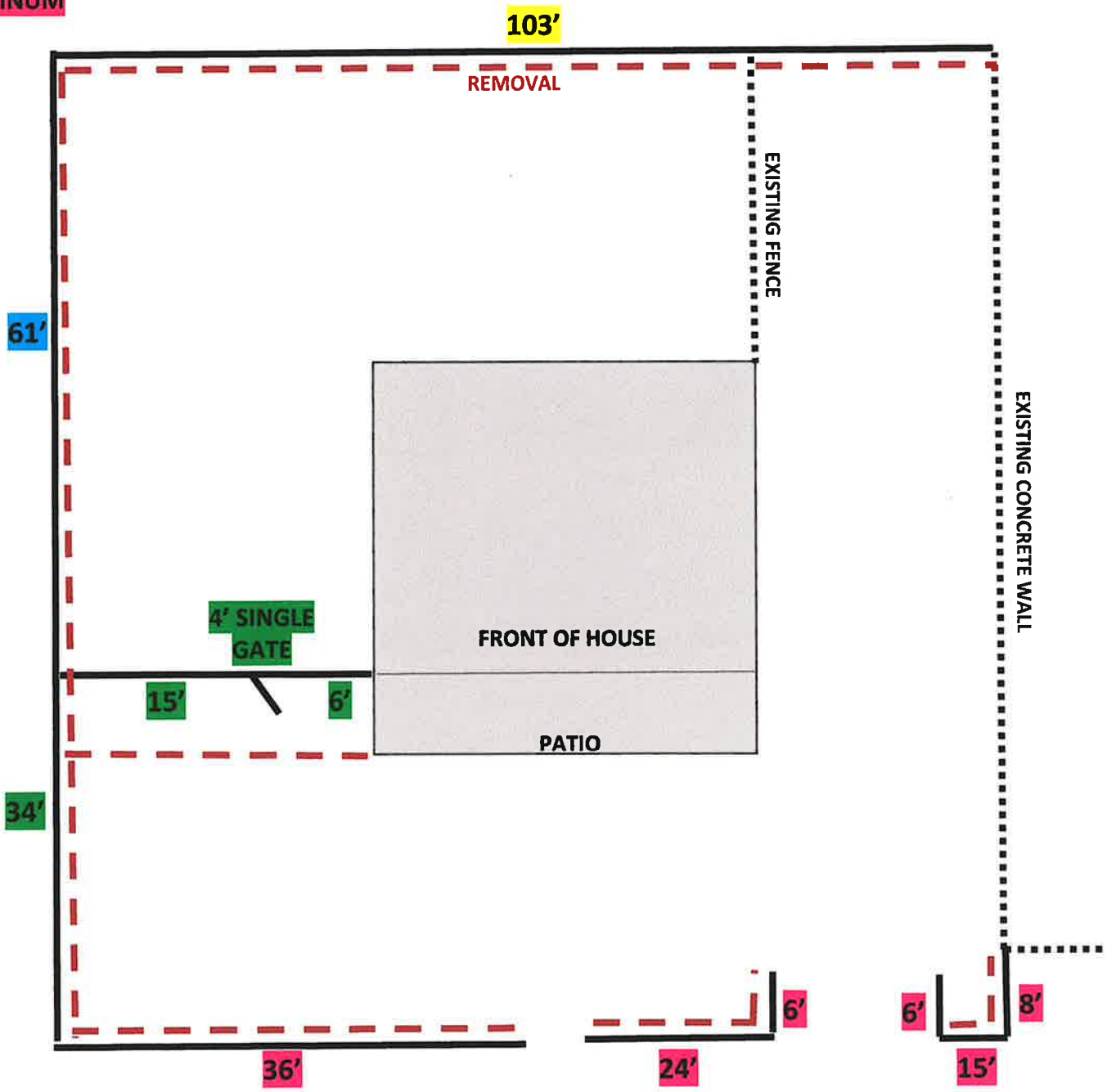
Florida State Fence

INSTALL FENCE TO GROUND

REMOVAL – 318'

Drawing is not to scale

Customer: **JFG Properties – 428 NE 7th Terrace**



Prepared for:

JFG Properties
Joyce Gamache
428 NE 7th Terrace
Ocala, FL 34470

(352) 816-0303 | jfgproperties@outlook.com



Evaluated on:
Tuesday, November 25, 2025

Evaluated By:
Jonathan Bohdal
(352) 844-2677 | jbohdal@gdfencepro.com

Getter Done Fence
2500 NW 6th st Suite 105
Ocala, FL 34475
Main (352) 789-4314
www.gdfencepro.com

Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

Section 1

Aluminum Fence

Fencing

Product	Quantity
3' X 6' BRONZE 3 RAIL BELLA RAE	19
4' X 6' BRONZE 3 RAIL BELLA RAE	3
5' X 6' BRONZE 3 RAIL BELLA RAE	14
Fence Removal *Take down and dispose of old fence*	1

Gates

Product	Quantity
5' X 4' BRONZE 3 RAIL BELLA RAE GATE	1

Notes

N/A

Vinyl Fence

Fencing

Product	Quantity
Vinyl Privacy Tan ND *6x6 Sections* *1.75"x5.5"x6' rails* *posts spaced evenly (NO LITTLE SECTIONS)* *u channel screwed to post per manufacturer's installation requirements* *2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post* *w/ high density stiffeners to securely adapt the vinyl post* *NO-DIG NO MESS STRONGER AND CLEANER*	18
Fence Removal *Take down and dispose of old fence*	1

Gates

Product	Quantity
No gate	0

Notes

N/A

Costs

Section: Section 1

Description	Quantity
5' X 4' BRONZE 3 RAIL BELLA RAE GATE	1.00
3' X 6' BRONZE 3 RAIL BELLA RAE	19.00
4' X 6' BRONZE 3 RAIL BELLA RAE	3.00
5' X 6' BRONZE 3 RAIL BELLA RAE	14.00
Vinyl Privacy Tan ND	18.00
Fence Removal	1.00
Fence Removal	1.00

Total Cost: $17,619.19

Total: $17,619.19

Payment Terms

Deposit	*Due at bid acceptance*	$8,809.59
Final Payment	*Due at project completion*	$8,809.60

Or finance $17,619.19 with Wisetack

As low as **$382.21/mo**
Pay over time with **Wisetack***

See Financing Options

*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a $1,200 purchase could cost $104.89 a month for 12 months, based on an 8.9% APR, or $400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. State interest rate caps may apply. No other financing charges or participation fees. See additional terms at https://wisetack.com/faqs

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 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 joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).

File #: 2026-1449 Agenda Item #: 5d.

Submitted By: Edwin R. Carreras Rivera

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
East Ocala Community Redevelopment Area Residential Property Improvement Grant for property located at 420 NE Seventh Terrace, in an amount not to exceed $15,235

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

Program Objective: The East Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is designed to incentivize reinvestment in aging structures, address blight conditions, and enhance livability and taxable value. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Project Summary:

Grant ID: CRA26-0013
Applicant: JFG Properties, LLC
Applicant Representative: Joyce Gamache
Address: 420 NE Seventh Terrace
Parcel ID: 2826-016-002
Scope of Work: The proposed project involves replacing windows and fencing.
Quote(s): Low Quote(s)**:** $20,312.32 High Quote(s)**:** $27,082.80
Recommended Grant Amount: $15,235

Property Information: This 1,166 square-foot, two-bedroom, one-bath single family residence sits on a 0.10-acre lot. The house was built in 1938 and has a taxable value of $33,074. Property taxes are current and fully paid.

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs and 50 percent on roofing improvements. The attached grant framework outlines the elements of eligible work**.**

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval. The scope addresses conditions of slum and blight in an area with a high share of aging housing stock and substandard structures, improving livability, visual quality, and economic development prosperity.

Site Visit Review: Staff completed a site visit on April 14, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given:

- The applicant owns three contiguous properties associated with Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and **Case CRA26-0013 (420 NE)**.
- Although these parcels share common fence lines, each application includes only the fence sections that belong to that specific property. Every fence segment requested for reimbursement is located solely within its respective parcel, ensuring that no portion of the work is being claimed more than once. Each application, therefore, reflects the separate, distinct, and necessary fence replacements for each property, consistent with the safety and visual enhancement goals of the East Ocala CRA.
- In addition to the fencing needs, the existing windows are in poor condition. Many windows do not open properly or are completely inoperable, creating safety concerns, reducing ventilation, and limiting emergency egress. The deteriorated frames and seals allow air and moisture intrusion, which may result in additional structural damage.
- Replacing the windows is essential to restore function, improve energy efficiency, and ensure the building meets basic safety and habitability standards. Window replacement also improves safety, energy performance, and street-facing aesthetics, consistent with CRA residential improvement goals.
- The home is a 1,166-square-foot rental property. The owners acquired the home in September 2006 and have completed some improvements independently.

CRA Plan Compliance: The proposed project aligns with the East Ocala CRA Redevelopment Plan by advancing goals to revitalize key corridors, stabilize residential neighborhoods, and preserve historic character. In accordance with Goal 3 - Improving vacant, dilapidated, and nuisance properties that are barriers to corridor and neighborhood redevelopment, and Objective 4 - Establishing programs to remediate these conditions for property reuse, this property presents an opportunity for targeted reinvestment to restore functionality and support neighborhood revitalization. Funding will be provided through the CRA Trust Fund, consistent with the adopted CRA Plan and the requirements of Florida Statutes, Chapter 163, Part III.

CRA Advisory Committee Recommendation: The application was brought directly to the CRA Board.

Staff recommends approval. Refer to the attached Case Map and Aerial Map, staff supporting documents, the grant Framework, and the application packet.

FISCAL IMPACT:
Adequate funding is available in the East Ocala CRA Grants account 620-016-559-559-55-82010. Disbursement occurs as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:
- Approve
- Approve with Changes
- Table
- Deny

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0013
Address: 420 NE 7th Terrace
CRA subarea: East Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	$ 14,762.80	$ 9,538.12
2	Windows Replacements	$ 12,320.00	$ 10,774.20
	Total	**$ 27,082.80**	**$ 20,312.32**
	Maximum CRA grant that can be awarded based on 75% match.		**$ 15,234.24**

PHOTOS BEFORE – 420 NE 7th Terrace (Windows)
Parcel: 2826-016-002










420























PHOTOS BEFORE – 420 NE 7th Terrace (Fence)
Parcel: 2826-016-002



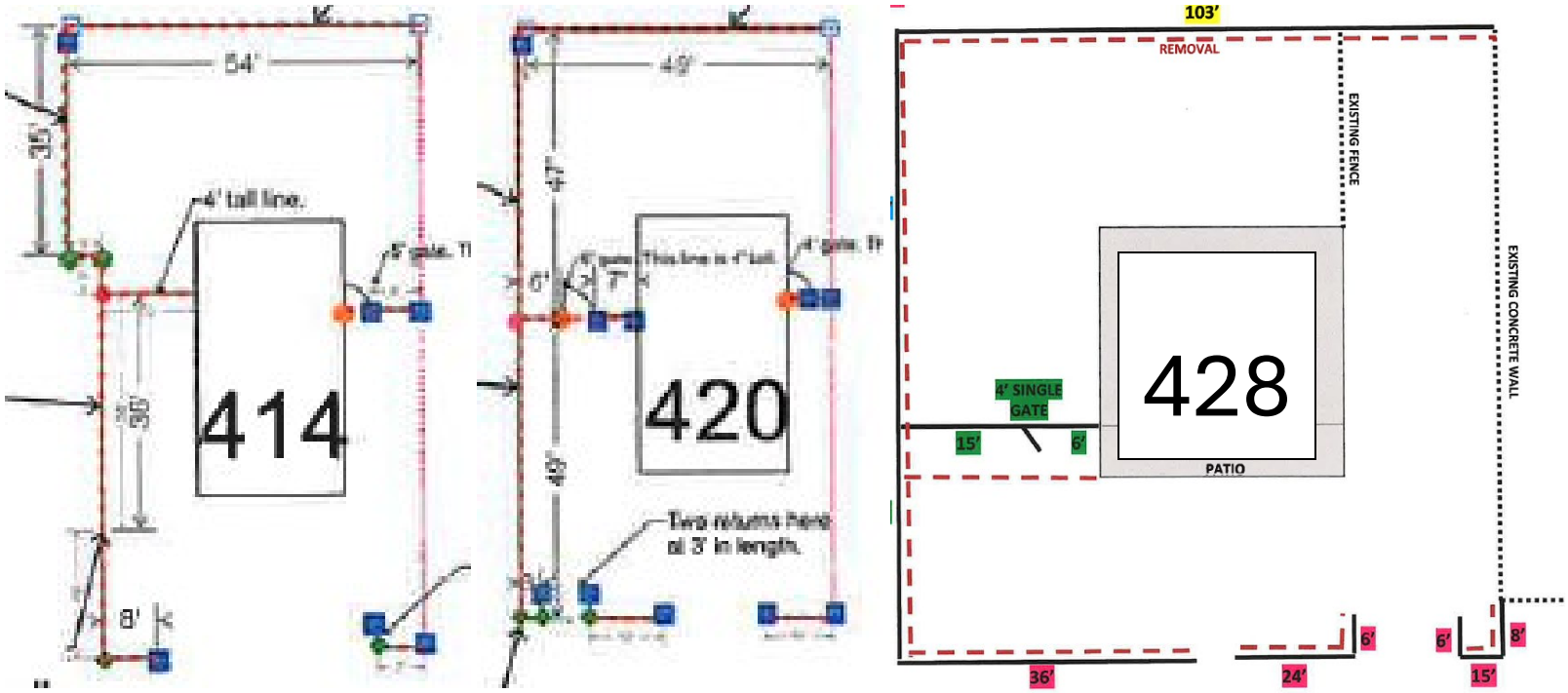












The applicant owns three contiguous properties, and the fencing replacements proposed for each parcel—Case CRA26-0011 (414 NE), Case CRA26-0012 (428 NE), and Case CRA26-0013 (420 NE)—are unique to each individual property. The fence lines do not repeat, overlap, or duplicate one another across the parcels. Each fence segment is located solely within the boundaries of its respective property.

Accordingly, the applicant is not requesting funding multiple times for the same fence, but rather for separate and distinct fence replacements required for each property.CRA26-0011, CRA26-0012 & CRA26-0013.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE

1251192.0000

DUPLICATE

TOTAL TAXES IF PAID BY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
954.41	964.25	974.09	983.93	1,013.45	APR 1 2026

ACCOUNT NUMBER	EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200
R2826-016-002 2025			1001	

MARKET VALU	60,500	TAXES	707.60
COUNTY ASMT	30,067	SP. ASMT	276.33
COUNTY TXBL	30,067		
SCHOOL ASMT	60,500		
SCHOOL TXBL	60,500		

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 008 SMITH & DAUGHERTY ADD
OCALA NE 1/4 OF LOT 16

R2826-016-002 2025
JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
12/31/25 PERIOD 02
129-2025-0001537.0004
$954.41 CK

Paid By: JFG PROPERTIES LLC

Return Bottom Section with Payment - Keep remaining portion for your records.

PLEASE READ INSTRUCTIONS AND IMPORTANT INFORMATION

If you have sold any of the property assessed to you, please forward this Tax Notice to the new owner(s) or return to sender. Please verify description of property. If any errors are found on this Tax Notice, notify the Property Appraiser's Office immediately. This Tax Notice covers taxes for the calendar year as described hereon.

Please remit payment by mail, in person, or by visiting our website at www.mariontax.com. Do not staple, fold or write on the bottom portion of this Tax Notice. If paying current taxes by mail, discounts are determined by the POSTMARK date. Discounts are calculated as follows:

ANNUAL PAYMENT

4% IF PAID IN NOVEMBER
3% IF PAID IN DECEMBER
2% IF PAID IN JANUARY
1% IF PAID IN FEBRUARY

INSTALLMENT PAYMENT

1st IF PAID IN JUNE	6%	DISCOUNT
2nd IF PAID IN SEPTEMBER	4½%	DISCOUNT
3rd IF PAID IN DECEMBER	3%	DISCOUNT
4th IF PAID IN MARCH	NO	DISCOUNT

Taxes are due November 1 and become delinquent April 1, at which time the law imposes 3% interest plus advertising fees on Real Estate taxes and 1½% interest per month plus advertising and late fees on Tangible Personal Property taxes. Once taxes are delinquent on April 1, the amount due is determined when the payment is RECEIVED in our office.

Tax Sale Certificates will be sold on all unpaid Real Estate taxes on or before June 1st. Tax Warrants will be issued on all unpaid Tangible Personal Property taxes pursuant to Chapter 197 F.S. This Tax Notice becomes a receipt only when validated by the Tax Collector's Office and the actual transfer of funds is completed.

To Better Serve You . . . PAY ONLINE At www.mariontax.com

Or At These Locations:

OCALA - McPherson Governmental Complex, 503 SE 25th Ave
BELLEVIEW - Belleview Regional Shpg Ctr, 10445 S US Hwy 441
DUNNELLON - Rainbow Spgs. Gov. Complex, 19995 SW 86th St.
NORTH - Ocala Springs Shopping Center, 7135 N US Hwy 441
FOREST - Forest Center, 15956 E SR 40
SR 200 - Jasmine Square, 6154 SW SR 200
SUMMERFIELD - Spruce Creek Terrace Shops, 17860 SE 109th Ave.

GEORGE ALBRIGHT
MARION COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE

1251192.0000

DUPLICATE

TOTAL TAXES IF PAID BY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
954.41	964.25	974.09	983.93	1,013.45	APR 1 2026

ACCOUNT NUMBER	EX-TYPE	ESCROW	MILL CD	REMIT U.S. FUNDS TO: GEORGE ALBRIGHT, T. C. PO BOX 970, OCALA, FL 34478 PH (352) 368-8200
R2826-016-002 2025			1001	

MARKET VALU	60,500	TAXES	707.60
COUNTY ASMT	30,067	SP. ASMT	276.33
COUNTY TXBL	30,067		
SCHOOL ASMT	60,500		
SCHOOL TXBL	60,500		

17 15 22
SEC 17 TWP 15 RGE 22 PLAT BOOK E
PAGE 008 SMITH & DAUGHERTY ADD
OCALA NE 1/4 OF LOT 16

R2826-016-002 2025
JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

*** PAID *** PAID *** PAID ***
12/31/25 PERIOD 02
129-2025-0001537.0004
$954.41 CK

Paid By: JFG PROPERTIES LLC

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments:	983.93	Prime Key:	1251192
Map ID:	179	PC:	01
Millage	1001	Acres:	0.10
Situs			420 NE 7TH TER

Working Values

Land Just Value	10,890			6/15/2023	187
Buildings	49,297			04/20/2017	12
Miscellaneous	1,706				
Total Just	61,893				
Total Assessed	33,074	Impact	28,819		
Exemptions	0	Ten %	28,819		
Total Taxable	33,074				
School Taxable	61,893				

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	9,801	49,886	813	60,500	30,067	0	30,067 T%
2024 1	9,801	48,900	817	59,518	27,334	0	27,334 T%
2023 1	4,356	41,174	821	46,351	24,849	0	24,849 T%
2022 1	4,356	37,527	740	42,623	22,590	0	22,590 T%
2021 1	4,356	29,172	740	34,268	20,536	0	20,536 T%
2020 1	4,356	26,642	740	31,738	18,669	0	18,669 T%
2019 1	3,950	25,673	740	30,363	16,972	0	16,972 T%
2018 1	1,975	23,129	740	25,844	15,429	0	15,429 T%
2017 1	1,975	22,627	740	25,342	14,026	0	14,026 T%
2016 1	1,975	10,036	740	12,751	12,751	0	12,751
2015 1	1,975	9,447	760	12,182	12,182	0	12,182
2014 1	1,975	8,827	780	11,582	11,582	0	11,582
2013 1	1,975	9,397	800	12,172	12,172	0	12,172
2012 1	1,975	10,885	825	13,685	13,685	0	13,685
2011 1	1,975	12,286	849	15,110	15,110	0	15,110
2010 1	8,888	13,719	875	23,482	23,482	0	23,482
2009 1	12,838	20,514	899	34,251	34,251	0	34,251
2008 1	18,763	39,852	0	58,615	58,615	0	58,615
2007 1	18,763	34,804	0	53,567	53,567	0	53,567
2006 1	16,788	30,114	0	46,902	46,902	0	46,902
2005 1	7,900	26,349	0	34,249	34,249	0	34,249
2004 1	7,900	25,029	0	32,929	32,929	0	32,929
2003 1	3,950	23,838	0	27,788	27,788	0	27,788
2002 1	3,950	22,621	0	26,571	26,571	0	26,571
2001 1	3,950	21,633	0	25,583	25,583	0	25,583
2000 1	3,950	20,471	0	24,421	24,421	0	24,421
1999 1	3,950	19,527	0	23,477	23,477	0	23,477
1998 1	3,950	18,660	0	22,610	22,610	0	22,610
1997 1	3,950	17,326	0	21,276	21,276	0	21,276
1996 1	3,950	17,326	0	21,276	21,276	0	21,276
1995 1	3,950	17,326	0	21,276	21,276	0	21,276
1994 1	3,950	12,934	149	17,033	******	0	17,033
1993 1	3,950	12,071	155	16,176	******	0	16,176
1992 1	3,950	10,990	155	15,095	******	0	15,095
1991 1	3,950	10,990	155	15,095	******	0	15,095
1990 1	3,950	10,990	155	15,095	******	0	15,095
1989 1	3,950	10,990	155	15,095	******	0	15,095
1988 1	3,950	10,990	155	15,095	******	0	0
1987 1	3,950	10,990	155	15,095	******	0	0

1986	1	3,950	10,051	160	14,161	******	14,161	0
1985	1	2,568	10,051	160	12,779	******	12,779	0
1984	1	2,568	10,051	160	12,779	******	12,779	0
1983	1	2,568	10,051	160	12,779	******	12,779	0
1982	1	2,568	10,945	206	13,719	******	13,719	0
1981	1	2,568	7,762	0	10,330	******	10,330	0

Property Transfer History

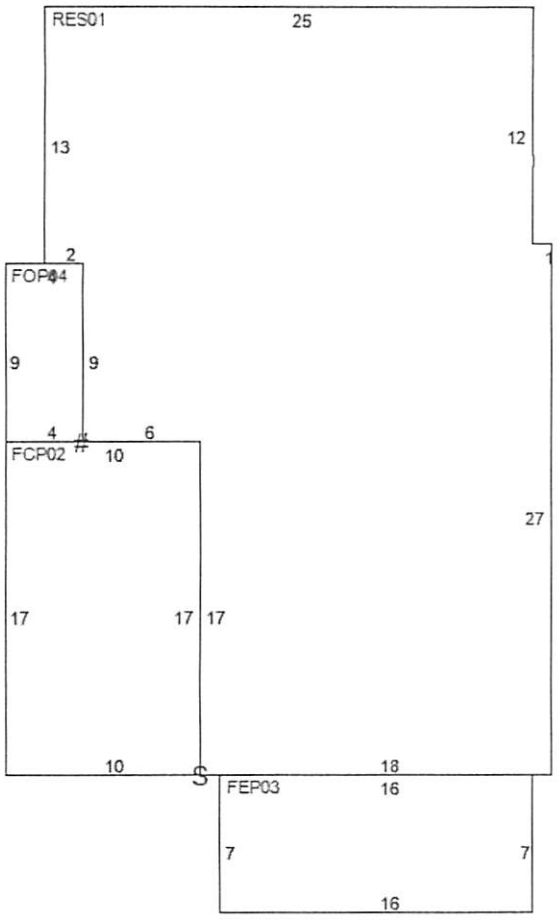
Book	Page	Date	Instrument	Code	Qualified	Improved	Price
4568	1296	9/2006	07 WARRANTY	0	U Unqualified	I Improved	100
1444	1034	7/1987	07 WARRANTY	0	Q Qualified	I Improved	20,000
1426	0010	4/1987	51 AGR-DED	0	Q Qualified	I Improved	20,000
1401	1425	12/1986	71 DTH CER	0	U Unqualified	I Improved	100
1401	1419	3/1975	74 PROBATE	0	U Unqualified	I Improved	100

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 008
SMITH & DAUGHERTY ADD OCALA
NE 1/4 OF LOT 16

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	0100	50.0	83.0	R3	4356.00	SF	2.50	100	100	100	10,890	10,890
Neighborhood:			9981					**Total Land Classified Value:**					10,890
Market Area:			2 70					**Total Land Just Value:**					10,890



RES01=R18U27L1U12L25D13R2D9R6D17.
FCP02=L10U17R10D17.R1
FEP03=D7R16U7L16.L1U17L6
FOP04=L4U9R4D9.

Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID	**Obsolesence:**	**Phy. Deter**	0%
Effective Age	5	20-24 YRS		**Functional**	0%
Condition	0	0	**Year Built**	1938	**Locational** 0%
Quality Grade	400	FAIR	**Architecture**	0 STANDARD SFR	
Inspected on	6/15/2023	187 - STEVE KIRKLAND		**Base Perimeter**	130

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES	01	Y	28 SF ALUM SIDING	1.00	1938	N	0	0	848 SF
FCP	02	Y	01 NO EXTERIOR	1.00	1938	N	0	0	170 SF
FEP	03	Y	28 SF ALUM SIDING	1.00	1938	N	0	0	112 SF
FOP	04	Y	01 NO EXTERIOR	1.00	1938	N	0	0	36 SF

Section: RES 01

Roof Style	10	GABLE	**Floor Finish**	24	CARPET	**Bedrooms**	2	**Blt-In Kitch**	Y
Roof Cover	08	FBRGLASS SH	**Wall Finish**	20	PLASTER	**4FixBath**	0	**Dishwasher**	N
Heat Meth 1	06	CONVECTION	**Heat Fuel 1**	06	GAS	**3FixBath**	1	**Garb Disp**	N
Heat Meth 2	00		**Heat Fuel 2**	00		**2FixBath**	0	**Garb Comp**	N
Foundation	07		**Fireplaces**	00		**XFixture**	2	**Intercom**	N
A/C	N					**Security**	N	**Vacuum**	N

Miscellaneous Improvements

Type		C	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
UDU	UTILITY-UNFINS	Y	64.00	SF	40	1938	1	8.0	8.0	406
105	FENCE CHAIN LK	Y	80.00	LF	20	1980	1	0.0	0.0	250
111	FENCE WOOD	Y	35.00	LF	10	1980	3	0.0	0.0	230
114	FENCE BOARD	Y	80.00	LF	10	1980	4	0.0	0.0	298
156	PAVING BRICK	Y	84.00	SF	20	2004	1	0.0	0.0	326

UOP	PORCH-OPEN-UN Y	48.00 SF	40	2004	1	8.0	6.0	196
Total								1706

Public Notes

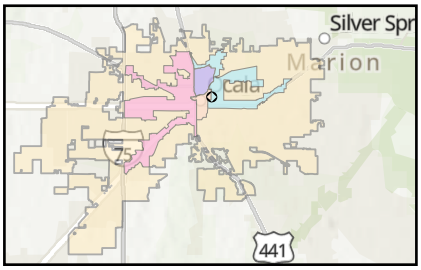
Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC00942	1	6/1/1991		RES R/A

Cost Summary

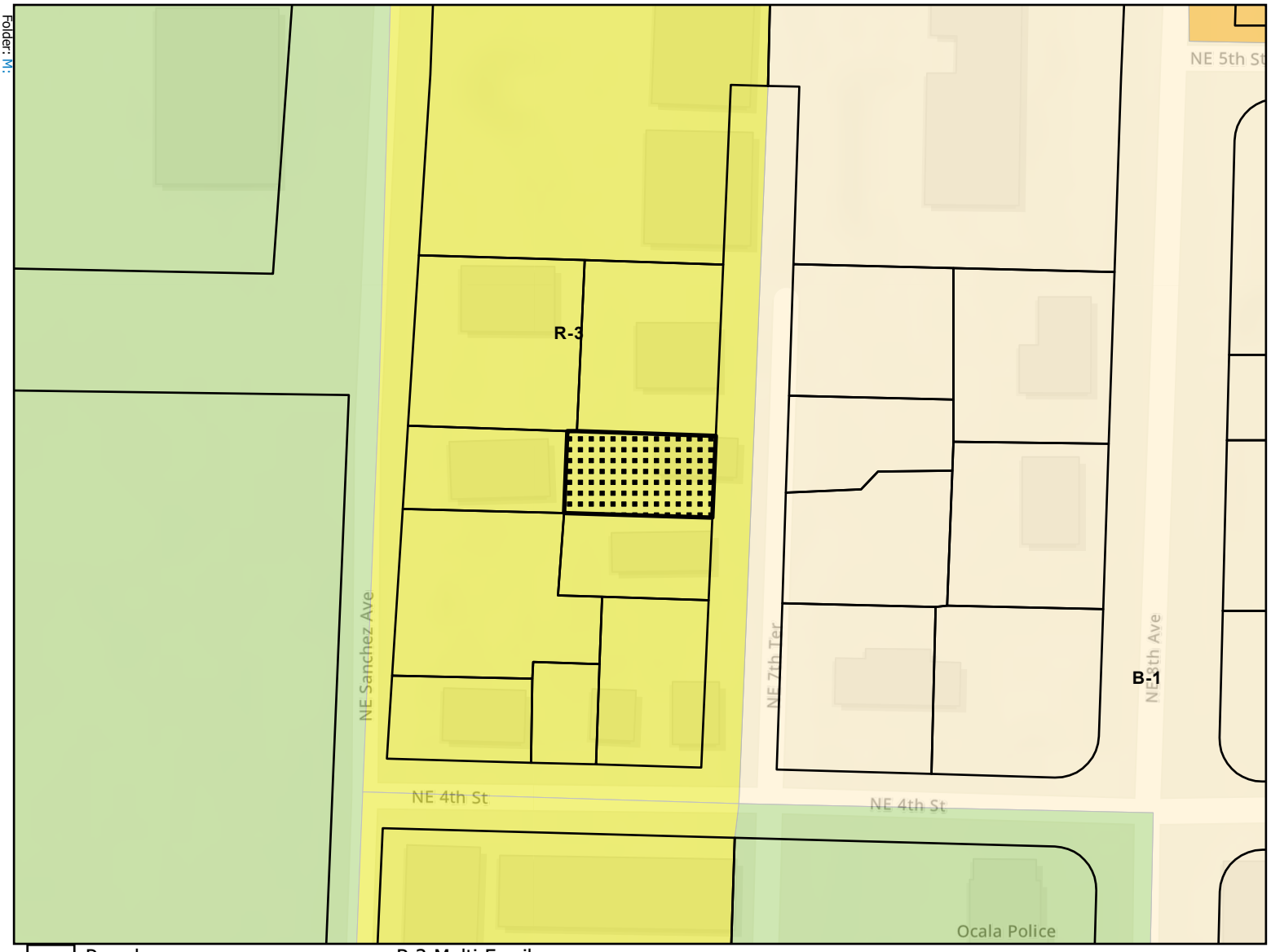
Buildings RCN	75841	6/15/2023	**Bldg**	**Reproduction**		**RCN Less**
Bldg - Just Value	49297		**Nbr**	**Cost New**	**Depr.**	**Depreciation**
Misc - Just Value	1706	6/15/2023	01	75,841	26,544	49,297
Land - Just Value	10890	4/20/2026				
Total - Just Value	61893					

CASE MAP



Case Number: CRA26-0013

Property Size: Approximately 0.10 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.



Folder: M:\GIS\Department\JT\Evan\EconomicDev\CRAS\2026\June\CRA26_0013\

Parcels
B-1: Neighborhood Business
GU: Governmental Use
R-3:Multi-Family Residential
RO:Residential Office
Subject Property

0 100 200 400 Feet

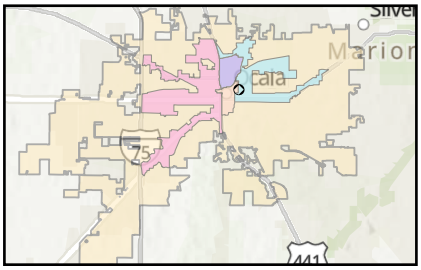
N

OCALA

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 O
Growth Management Departr
by ekrepps on 5/20/2026

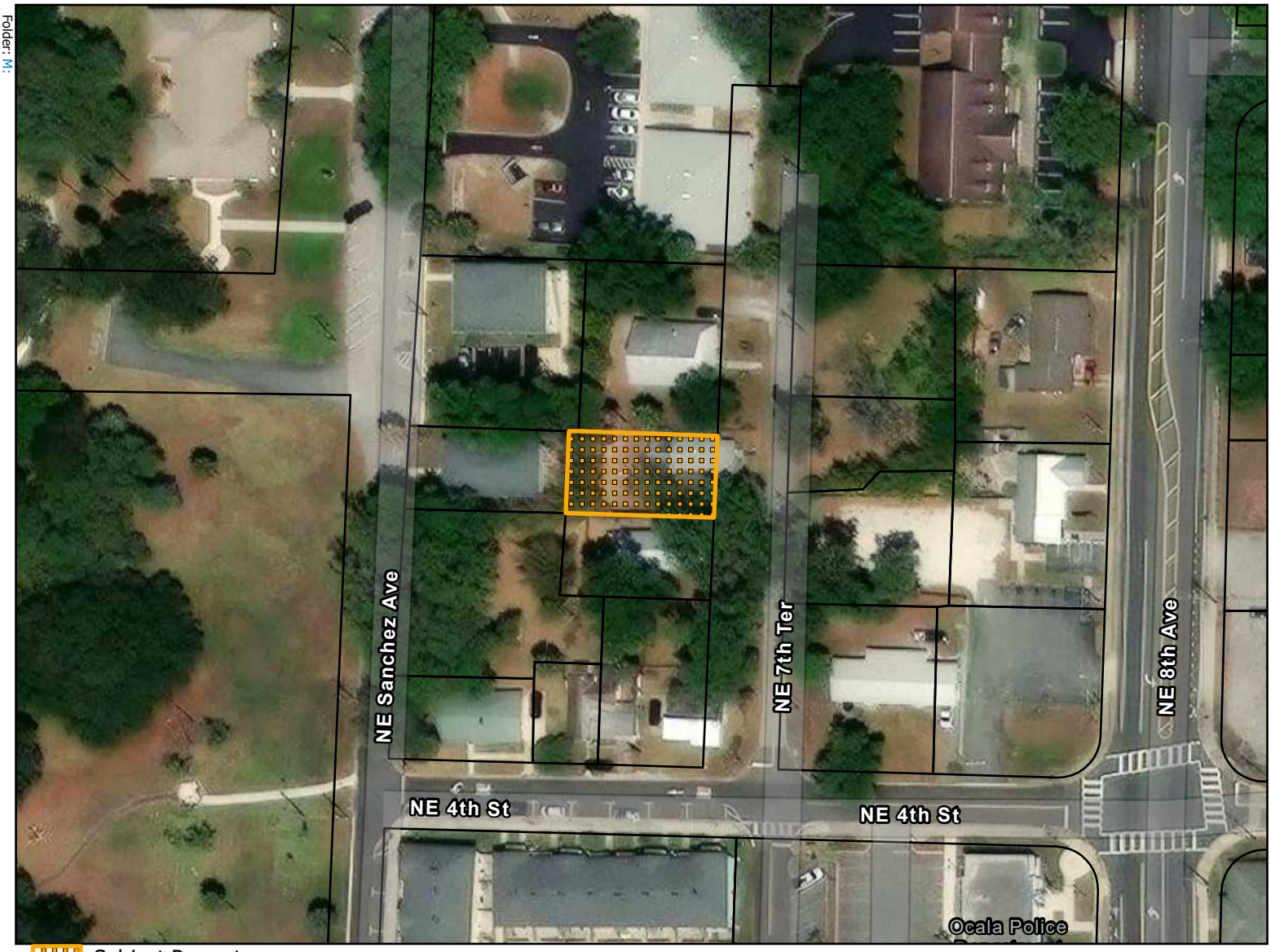
AERIAL MAP



Case Number: CRA26-0013

Property Size: Approximately 0.10 acres
CRA Location East Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\CRA26_0013\



Subject Property
Parcels

0 100 200 400 Feet

N

OCALA

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 O
Growth Management Departr
by ekrepps on 5/20/2026

CRA26-013

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

Community Redevelopment Agency (CRA)
Grant Application Instructions

This checklist is designed to assist you in completing your application thoroughly. For questions, contact the Growth Management Department at **352-629-8524 or cra@ocalafl.gov**

GETTING STARTED	1. Confirm Property Eligibility - Determine whether the property is located within one of the four designated Community Redevelopment Areas (CRAs). To view the CRA subarea boundaries, use the Ocala Map Experience - Growth Management to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility. 2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria. 3. Fill out the grant application in full and include all required supporting documentation.
BUSINESS INFORMATION	This section must only be completed by applicants proposing improvements to non-residential property. All business must have an active City of Ocala Business license.
CRA SUBAREA & PROGRAM TYPE	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. **PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.**
PROJECT DESCRIPTION	Failure to provide a comprehensive scope of work may result in the application being considered incomplete. If additional space is needed, you may submit an extra sheet or include further details in **Section 9: Supplemental Information.**
PROJECT COSTS	All submitted quotes must reflect the full scope of work, including both materials and labor. The final quoted amount should represent the total cost to be paid by the property owner. • If a quote includes multiple product or pricing options, applicants must clearly indicate their selected option. Grants are calculated based on the lowest quotes provided. • For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit **two separate quotes** from **two different vendors**. **Example**: *Roof Replacement*: Submit two quotes from two roofing contractors. *Repainting*: Submit two quotes from two painting service providers.
INCOMPLETE APPLICATIONS	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
APPLICATION DEADLINES	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. **Applications submitted after the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.**
SUBMITING YOUR APPLICATION	1. In-Person Submittal Drop off the application at: 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471 2. By Mail or Email *Email:* Scan and email the application to cra@ocalafl.gov *Mail:* Send to: Economic Development Manager 201 SE 3rd Street, 2nd Floor Ocala, FL 34471 3. Online Portal Submission An online application form is provided within the portal and must be submitted directly through the system. Apply through Ocala's Economic Development Portal (CivicServe): https://ocalafl.civicserve.com/

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

DATE SUBMITTED: _____

GRANT ID: (STAFF ONLY) CRA26-003

☑ RESIDENTIAL
☐ COMMERCIAL

CRA GRANT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name JFG PROPERTIES, LLC
Property Owner Mailing Address 1010 SW 29 St, OCALA, FL 34471
E-mail JFG-Properties@outlook.com Phone No. 3528161833
Authorized Representative *(If different from property owner)* _____
E-mail _____ Phone No. _____

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name _____
Type of Business _____
Business Address _____
Business E-mail _____ Business Phone No. _____
Primary Contact *(If different from applicant)* _____
How long has the business been at its current location? _____
If the business is a tenant, what are the start and end date of the lease? _____

3. CRA SUBAREA

☐ West Ocala ☑ East Ocala ☐ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☑ Residential ☐ Commercial ☐ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address 420 NE 7 TERRACE Parcel ID 3626-016-002
Current Use of Property RESIDENTIAL Proposed Use RESIDENTIAL
Proposed Scope of Work *(Attach additional sheets if needed)*
INSTALL FENCING, Remove & Replace existing windows.

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*
Job would be cost Prohibitive - we will be installing A NEW Fence AROUND home AND putting in new energy efficient windows

RESIDENTIAL PROPERTIES ONLY
Rental Property ☑ Yes ☐ No Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? _____ What is the size of your household? _____

GRANT ID: CRAZE-0013

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1 Windows	High Quote 1: $12,320	Low Quote 1: $10,774
Work Item 2 Fence	High Quote 2: 14,762	Low Quote 2: 9,538
Work Item 3	High Quote 3:	Low Quote 3:
	Total: $27082	Total: $20,312

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

7. SCHEDULE

Start Date: Depending on Grant Approval

Estimated Time For Completion *(Weeks/Months)*: 90 days after grant approval

8. APPLICATION CHECKLIST

- ☐ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☐ COMPLETED APPLICATION
- ☐ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☐ PROOF OF PROPERTY OWNERSHIP
- ☐ PROOF OF CURRENT PROPERTY TAXES
- ☐ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☐ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☐ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

GRANT ID: CRA22-0013

GENERAL TERMS AND 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	**OWNER APPROVAL FOR TENANT APPLICANT**
I, Joyce Gamache, property owner/authorized representative of the property at 420 NE 7 Terrace, 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:** Joyce Gamache **DATE:** 12-29-25	I, _____, owner of the property 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 property as outlined in the Project Description section of this application. **SIGNATURE**_____ **DATE** _____

GRANT ID: CRTRE-0013

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?	☐ Yes ☐ No
Are property taxes paid and up to date?	☐ Yes ☐ No
Is the property currently in condemnation or receivership?	☐ Yes ☐ No
Is there an active City code enforcement case on the property?	☐ Yes ☐ No
Is the building listed on the National Register of Historic Places?	☐ Yes ☐ No ☐ N/A
Is this the first application submitted for the Fiscal Year?	☐ Yes ☐ No
Is the property within the CRA subarea boundary?	☐ Yes ☐ No
Was the proof of ownership verified?	☐ Yes ☐ No
Is the applicant applying for the first time?	☐ Yes ☐ No
Is the property zoned correctly?	☐ Yes ☐ No
Does the business have an active business license?	☐ Yes ☐ No ☐ N/A
Is the business/property owner registered in the State of Florida?	☐ Yes ☐ No ☐ N/A

Date Received: _____

Signature (Staff Member): _____



Detail by Entity Name

Florida Limited Liability Company
JFG PROPERTIES, LLC

Filing Information

Document Number	L06000070782
FEI/EIN Number	20-5411928
Date Filed	07/13/2006
Effective Date	07/12/2006
State	FL
Status	ACTIVE

Principal Address

1531 NE 2ND STREET
OCALA, FL 34470

Mailing Address

1531 NE 2ND STREET
OCALA, FL 34470

Registered Agent Name & Address

GAMACHE, JOYCE
1531 NE 2ND STREET
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGRM

GAMACHE, JOYCE
1531 NE 2ND STREET
OCALA, FL 34470

Title MGR

GAMACHE, FRANCIS
1531 NE 2 ST
OCALA, FL 34470

Annual Reports

Report Year	**Filed Date**

2024	02/08/2024
2025	02/14/2025
2026	02/05/2026

Document Images

02/05/2026 -- ANNUAL REPORT	V ew mage in PDF format
02/*4/2025 -- ANNUAL REPORT	V ew mage in PDF format
02/08/2024 -- ANNUAL REPORT	V ew mage in PDF format
02/02/2023 -- ANNUAL REPORT	V ew mage in PDF format
01/26/2022 -- ANNUAL REPORT	V ew mage in PDF format
02/05/202* -- ANNUAL REPORT	V ew mage in PDF format
03/*2/2020 -- ANNUAL REPORT	V ew mage in PDF format
04/**/2019 -- ANNUAL REPORT	V ew mage in PDF format
04/06/2018 -- ANNUAL REPORT	V ew mage in PDF format
03/09/2017 -- ANNUAL REPORT	V ew mage in PDF format
03/02/2016 -- ANNUAL REPORT	V ew mage in PDF format
03/21/2015 -- ANNUAL REPORT	V ew mage in PDF format
01/24/2014 -- ANNUAL REPORT	V ew mage in PDF format
03/*9/2013 -- ANNUAL REPORT	V ew mage in PDF format
02/07/2012 -- ANNUAL REPORT	V ew mage in PDF format
02/02/2011 -- ANNUAL REPORT	V ew mage in PDF format
02/*6/2010 -- ANNUAL REPORT	V ew mage in PDF format
01/20/2009 -- ANNUAL REPORT	V ew mage in PDF format
02/*2/2008 -- ANNUAL REPORT	V ew mage in PDF format
02/08/2007 -- ANNUAL REPORT	V ew mage in PDF format
07/*3/2006 -- Flo ida Limited Liability	V ew mage in PDF format

JFG PROPERTIES LLC
1010 SW 29TH ST
OCALA FL 34471-1322

Taxes/Assessments: 983.93 **Prime Key:** 1251192
Map ID: 179 **PC:** 01
Millage 1001 **Acres:** 0.10
Situs 420 NE 7TH TER

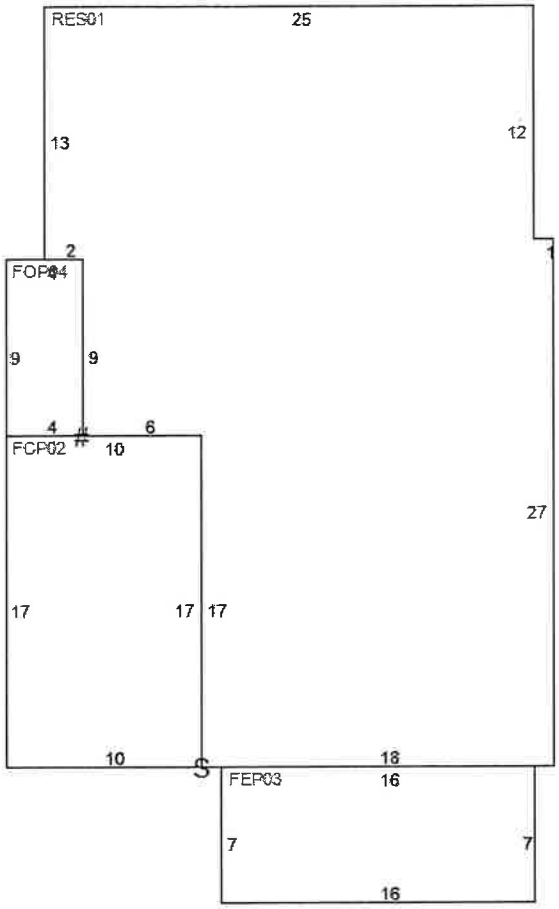
Working Values

Land Just Value	9,801			6/15/2023	187
Buildings	49,130			04/20/2017	12
Miscellaneous	806				
Total Just	59,737				
Total Assessed	33,074	**Impact**	26,663		
Exemptions	0	**Ten %**	26,663		
Total Taxable	33,074				
School Taxable	59,737				

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025 1	9,801	49,886	813	60,500	30,067	0	30,067 T%
2024 1	9,801	48,900	817	59,518	27,334	0	27,334 T%
2023 1	4,356	41,174	821	46,351	24,849	0	24,849 T%
2022 1	4,356	37,527	740	42,623	22,590	0	22,590 T%
2021 1	4,356	29,172	740	34,268	20,536	0	20,536 T%
2020 1	4,356	26,642	740	31,738	18,669	0	18,669 T%
2019 1	3,950	25,673	740	30,363	16,972	0	16,972 T%
2018 1	1,975	23,129	740	25,844	15,429	0	15,429 T%
2017 1	1,975	22,627	740	25,342	14,026	0	14,026 T%
2016 1	1,975	10,036	740	12,751	12,751	0	12,751
2015 1	1,975	9,447	760	12,182	12,182	0	12,182
2014 1	1,975	8,827	780	11,582	11,582	0	11,582
2013 1	1,975	9,397	800	12,172	12,172	0	12,172
2012 1	1,975	10,885	825	13,685	13,685	0	13,685
2011 1	1,975	12,286	849	15,110	15,110	0	15,110
2010 1	8,888	13,719	875	23,482	23,482	0	23,482
2009 1	12,838	20,514	899	34,251	34,251	0	34,251
2008 1	18,763	39,852	0	58,615	58,615	0	58,615
2007 1	18,763	34,804	0	53,567	53,567	0	53,567
2006 1	16,788	30,114	0	46,902	46,902	0	46,902
2005 1	7,900	26,349	0	34,249	34,249	0	34,249
2004 1	7,900	25,029	0	32,929	32,929	0	32,929
2003 1	3,950	23,838	0	27,788	27,788	0	27,788
2002 1	3,950	22,621	0	26,571	26,571	0	26,571
2001 1	3,950	21,633	0	25,583	25,583	0	25,583
2000 1	3,950	20,471	0	24,421	24,421	0	24,421
1999 1	3,950	19,527	0	23,477	23,477	0	23,477
1998 1	3,950	18,660	0	22,610	22,610	0	22,610
1997 1	3,950	17,326	0	21,276	21,276	0	21,276
1996 1	3,950	17,326	0	21,276	21,276	0	21,276
1995 1	3,950	17,326	0	21,276	21,276	0	21,276
1994 1	3,950	12,934	149	17,033	******	0	17,033
1993 1	3,950	12,071	155	16,176	******	0	16,176
1992 1	3,950	10,990	155	15,095	******	0	15,095
1991 1	3,950	10,990	155	15,095	******	0	15,095
1990 1	3,950	10,990	155	15,095	******	0	15,095
1989 1	3,950	10,990	155	15,095	******	0	15,095
1988 1	3,950	10,990	155	15,095	******	0	0
1987 1	3,950	10,990	155	15,095	******	0	0



RES01=R18U27L1U12L25D13R2D9R6D17.
FCP02=L10U17R10D17.R1
FEP03=D7R16U7L16.L1U17L6
FOP04=L4U9R4D9.

Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID		**Phy. Deter**	0%
Effective Age	5	20-24 YRS	**Obsolesence:**	**Functional**	0%
Condition	0	0		**Locational**	0%
Quality Grade	400	FAIR	**Year Built**	1938	
Inspected on	6/15/2023	187 - STEVE KIRKLAND	**Architecture**	0 STANDARD SFR	
			Base Perimeter		130

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES	01	Y	28 SF ALUM SIDING	1.00	1938	N	0	0	848 SF
FCP	02	Y	01 NO EXTERIOR	1.00	1938	N	0	0	170 SF
FEP	03	Y	28 SF ALUM SIDING	1.00	1938	N	0	0	112 SF
FOP	04	Y	01 NO EXTERIOR	1.00	1938	N	0	0	36 SF

Section: RES 01

Roof Style	10	GABLE	**Floor Finish**	24	CARPET	**Bedrooms**	2	**Blt-In Kitch**	Y
Roof Cover	08	FBRGLASS SH	**Wall Finish**	20	PLASTER	**4FixBath**	0	**Dishwasher**	N
Heat Meth 1	06	CONVECTION	**Heat Fuel 1**	06	GAS	**3FixBath**	1	**Garb Disp**	N
Heat Meth 2	00		**Heat Fuel 2**	00		**2FixBath**	0	**Garb Comp**	N
Foundation	07		**Fireplaces**	00		**XFixture**	2	**Intercom**	N
A/C	N					**Security**	N	**Vacuum**	N

Miscellaneous Improvements

Type		C	Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
UDU	UTILITY-UNFINS	Y	64.00	SF	40	1938	1	8.0	8.0	202
105	FENCE CHAIN LK	Y	80.00	LF	20	1980	1	0.0	0.0	84
111	FENCE WOOD	Y	35.00	LF	10	1980	3	0.0	0.0	114
114	FENCE BOARD	Y	80.00	LF	10	1980	4	0.0	0.0	149
156	PAVING BRICK	Y	84.00	SF	20	2004	1	0.0	0.0	160

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

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

Project Proposal

November 05, 2025

This estimate was prepared for:

JFG Properties
1531 NE 2nd St
Ocala, FL 34470

jfgproperties@outlook.com

Estimate given by:

Tyler Hand

tyler@ocalafence.com

Date 11-06-2025 **Job Number** C-16170

Site Address 420 NE 7th Ter., Ocala, FL 34470

Client Details

JFG Properties
/ 3528160303
jfgproperties@outlook.com
1531 NE 2nd St
Ocala, FL 34470

Sales Representative

Tyler Hand
tyler@ocalafence.com

Product List

LABOR	Quantity
GATE INSTALLATION	2
INSTALLATION - ALUMINUM	144 ft
INSTALLATION - WOOD	49 ft
TEAR OUT	194 ft

ALUMINUM FENCING	Quantity
363 RES ALUM	7
RAKE BOTTOM	144
603 RES ALUM	8
BRONZE	144
BELLA RAE	144
483 RES ALUM	13

ALUMINUM POSTS	Quantity
36" RES ALUM CORNER POST	3
36" RES ALUM END POST	5
36" RES ALUM LINE POST	2
48" RES ALUM BLANK POST	1
48" RES ALUM END POST	4
48" RES ALUM LINE POST	9
48" RES GATE POST	2
60" RES ALUM END POST	1

Client Details:
JFG Properties
jfgproperties@outlook.com
Ocala, FL 34470

60" RES ALUM LINE POST	7
RES ALUMINUM GATES	**Quantity**
*48" x 4' RES GATE	1
*48" x 5' RES GATE	1
WOOD FENCING	**Quantity**
2" X 4" X 8' PT	18.38
6' STOCKADE WOOD	49
NAILS	756
PRE-STAINED WOOD PICKET	126
SCREWS (WOOD)	126
WOOD POSTS	**Quantity**
WOOD POST	8
GATE COMPONENTS	**Quantity**
RES ALUM HINGES	2
DD GATE LATCH (4136B)	2
FENCE COMPONENTS	**Quantity**
CONCRETE	44
ALUMINUM CAPS	**Quantity**
2" FLAT POST CAP	34
GATE SIZE	**Quantity**
4'H X 4'W WALK GATE	1
4'H X 5'W WALK GATE	1

Subtotal	$9,538.12
Total	**$9,538.12**

Additional Information

Estimated Installation Date
See Additional Notes

Fence Installation
Have Fence Follow Grade of Land

ADDITIONAL NOTES
Installation date to be determined.

Client Details:
JFG Properties
jfgproperties@outlook.com
Ocala, FL 34470

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.

Fence Installation and Ground Grade Disclaimer

Fencing may be installed either to follow the natural contour of the land (grade) or to maintain a consistent top height (level installation), at the discretion of the customer. In the event the customer elects a level installation, it is expressly acknowledged that gaps may exist between the bottom of the fence and the ground due to variations in terrain.

The presence of such gaps shall not be considered a defect in workmanship or materials, and Ocala Fence shall bear no responsibility or liability for them. Remediation of these gaps, including but not limited to the use of soil, fill material, or other structural or cosmetic solutions, shall be the sole responsibility of the customer. Any such work is not included in the scope of the original agreement and, if requested, will incur additional charges. Ocala Fence shall not be liable for any costs or damages associated with such remedial measures.

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:

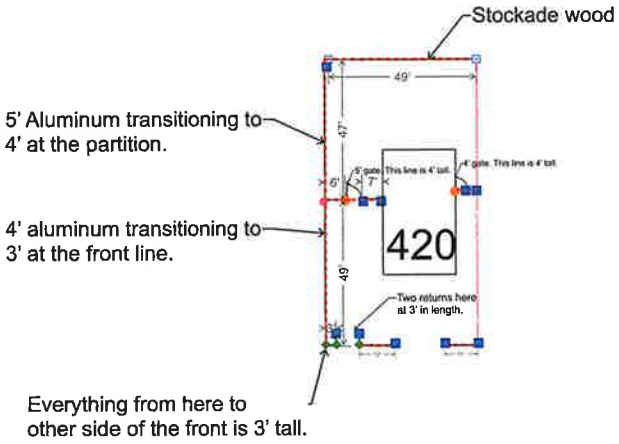
- Underground sprinkler and irrigation lines
- Water lines feeding pools or other structures
- Underground electric lines for outdoor lighting, pools, sheds, etc.
- French drains or similar systems

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 unmarked 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

JFG Properties
420 NE 7th Ter.
Ocala, FL, 34470
jfgproperties@outlook.com
Nov. 6, 2025



TEAR OUT	194 ft		363 RES ALUM		7
603 RES ALUM	8		483 RES ALUM		13
CP	36" RES ALUM CORNER POST	3	EP	36" RES ALUM END POST	5
LP	36" RES ALUM LINE POST	2	BP	48" RES ALUM BLANK POST	1
EP	48" RES ALUM END POST	4	LP	48" RES ALUM LINE POST	9
GP	48" RES GATE POST	2	EP	60" RES ALUM END POST	1
LP	60" RES ALUM LINE POST	7		*48" x 4' RES GATE	1
	*48" x 5' RES GATE	1	EP	WOOD POST	8

Initials: _____

Prepared for:

JFG Properties
Joyce Gamache
420 NE 7th terrace
ocala, FL 34470

(352) 816-0303 | jfgproperties@outlook.com



Evaluated on:

Tuesday, November 25, 2025

Evaluated By:

Jonathan Bohdal

(352) 844-2677 | jbohdal@gdfencepro.com

Getter Done Fence
2500 NW 6th st Suite 105
Ocala, FL 34475
Main (352) 789-4314
www.gdfencepro.com

Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

Section 1

Aluminum Fence

Fencing

Product	Quantity
3' X 6' BRONZE 3 RAIL BELLA RAE	8
4' X 6' BRONZE 3 RAIL BELLA RAE	3
5' X 6' BRONZE 3 RAIL BELLA RAE	17
Fence Removal *Take down and dispose of old fence*	1

Gates

Product	Quantity
5' X 4' BRONZE 3 RAIL BELLA RAE GATE	1
5' X 5' BRONZE 3 RAIL BELLA RAE GATE	1

Notes

N/A

Vinyl Fence

Fencing

Product	Quantity
Vinyl Privacy Tan ND *6x6 Sections* *1.75"x5.5"x6' rails* *posts spaced evenly (NO LITTLE SECTIONS)* *u channel screwed to post per manufacturer's installation requirements* *2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post* *w/ high density stiffeners to securely adapt the vinyl post* *NO-DIG NO MESS STRONGER AND CLEANER*	10
Fence Removal *Take down and dispose of old fence*	1

Gates

Product	Quantity
No gate	0

Notes

N/A

Costs

Section: Section 1

Description	Quantity
Fence Removal	1.00
5' X 6' BRONZE 3 RAIL BELLA RAE	17.00
4' X 6' BRONZE 3 RAIL BELLA RAE	3.00
3' X 6' BRONZE 3 RAIL BELLA RAE	8.00
5' X 5' BRONZE 3 RAIL BELLA RAE GATE	1.00
5' X 4' BRONZE 3 RAIL BELLA RAE GATE	1.00
Vinyl Privacy Tan ND	10.00
Fence Removal	1.00

Total Cost: $14,762.80

Total: $14,762.80

Payment Terms

Deposit	*Due at bid acceptance*	$7,381.40
Final Payment	*Due at project completion*	$7,381.40

Or finance $14,762.80 with Wisetack

As low as **$320.24/mo**
Pay over time with **Wisetack***

See Financing Options

*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a $1,200 purchase could cost $104.89 a month for 12 months, based on an 8.9% APR, or $400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. State interest rate caps may apply. No other financing charges or participation fees. See additional terms at https://wisetack.com/faqs

CGC#1528777 CCC#1332469

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
www.nationalhomecraft.com
352-622-7051

Agreement

Prepared For:

JFG Properties LLC
420 NE 7th Ter
Ocala, Florida 34470
352) 816-0303 / jfgproperties@outlook.com

Prepared By:

Twila Koon-McKinney
tkoon@nationalhomecraft.com
352-207-9839

CGC#1528777 CCC#1332469

National HomeCraft, LLC
4441 SE 53rd Avenue
Ocala, Florida 34480
Phone: 352-622-7051

Date	Agreement
11/18/2025	420 NE 7th Ter JFG

Sales Rep

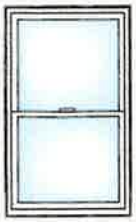
Twila Koon-McKinney
Phone: 352-207-9839
Email: tkoon@nationalhomecraft.com

Agreement

JFG Properties LLC
420 NE 7th Ter
Ocala, Florida 34470
352) 816-0303 / jfgproperties@outlook.com

Included

	Product	Quantity
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 36" X 36" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 81" X 52" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 37" X 39" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 36" X 36" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
	**National HomeCraft PerfeXion by NORANDEX Picture / Stationary** perfeXion Contractor Picture 36" X 36" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea



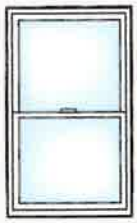
National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea
Single Hung

perfeXion Contractor Single Hung 36" X 36"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



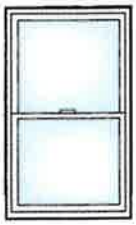
National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea
Single Hung

perfeXion Contractor Single Hung 29" X 55"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



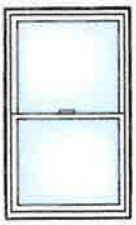
National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea
Single Hung

perfeXion Contractor Single Hung 37" X 38"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



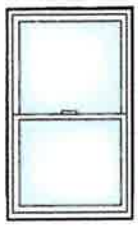
National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea
Single Hung

perfeXion Contractor Single Hung 28" X 33"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea
Single Hung

perfeXion Contractor Single Hung 29" X 55"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard



National HomeCraft PerfeXion by NORANDEX Single / Double Hung 1 ea
Single Hung

perfeXion Contractor Single Hung 39" X 36"
Operation = Operating, Frame = Deluxe J-Channel,
Ext. Color = White, Int. Color = White, Glass
Package = Standard

Tax and Freight	1 ea
Tax/Freight	

Customer Information

JFG Properties LLC	352) 816-0303	**Date: 11/18/2025**
420 NE 7th Ter	jfgproperties@outlook.com	Rep: Twila Koon-McKinney
Ocala, Florida 34470		

Total Order

Total Contract Amount	$10,774.20

Payment Schedule

Cash - Deposit (50%)	$5,387.10
Upon Start of Project (25%)	$2,693.55
Upon Substantial Completion (25%)	$2,693.55

Homeowner 1 Signature	Homeowner 1 Name	Date
Homeowner 2 Signature	Homeowner 2 Name	Date
National HomeCraft, LLC Representative		Date

REFERALL: _____

INSTALLER: _____

Window World

AMERICA'S EXTERIOR REMODELER

Quote is good for 30 days

LIC. # CBC1258574

35 SW 57th Ave. • Ocala, Florida 34474-Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER: 470 PHONE #_____

INSTALL ADDRESS: _____ CELL #_____

CITY: _____ ZIP: _____ WORK #_____

WINDOWS

> 52 W or >70 H = CUSTOM ***DOUBLE HUNG***

7	REGULAR SIZE 52' or less W x 64' or less H	$ 385	$ 2695
	LARGE SIZE > 64' Height	$ 525	$

> 3 lite 110 W = CUSTOM ***SLIDING WINDOW ***

		> 54' H	< 54' H	
	2 LITE SLIDER (S)	< 90UI $765	$415	$
	2 LITE SLIDER (M)	90 – 124UI $885	$535	$
	2 LITE SLIDER (L)	> 124UI $985	$635	$
	3 LITE SLIDER (M)	< 120UI $1,485	$785	$
	3 LITE SLIDER (L)	> 120UI $1,565	$865	$

>84 W = CUSTOM ***PICTURE***

4	PICTURE WINDOW SMALL 0 – 101 UI	$ 415	$ 2490
	PICTURE WINDOW MEDIUM 102 – 140 UI	$ 535	$
	PICTURE WINDOW LARGE 141 – 154 UI	$ 695	$

SPECIALTY

	SINGLE HUNG ARCH TOP 115UI / 48' MAX W	$ 1,050	$
	CASEMENT / AWNING	$ 695	$
	CUSTOM WINDOW_____	$_____	$
	CUSTOM WINDOW_____	$_____	$

WINDOW COLOR INSIDE: _____ OUTSIDE: _____

WINDOW OPTIONS

13	Triple Silver Low-EE Elite Efficiency	$ 165	$ 2145
13	Argon Gas *Included with Low-EE Elite*	$ 75	$ Exc
13	Double locks for windows >27"	$ 45	$
13	Double Strength Glass	$ 95	$
13	Foam Insulation on Jambs and Head	$ 30	$
13	Lifetime Glass Breakage Warranty	$ 125	$
13	Half Screens	$ 30	$
	Full Screens	$ 45	$
	Colonial Grids Contoured or Flat	$ 105	$
	Colonial Grids for Shapes	$ 250	$
	Specialty Grids for Shapes	$ 265	$
	Simulated Divided Light	$ 265	$
	Wood Grain Int Slider/Fixed	$ 180	$
	Wood Grain Int DH	$ 145	$
	Color Ext Slider/Fixed	$ 345	$
	Color Ext DH	$ 285	$
	Oriel/Cottage Style 40/60 or 60/40	$ 70	$
	Tan or Clay	$ 115	$
2	Obscured Glass Rain or Frosted (BSO) (TSO)	$ 65	$ 130
	Tint Gray or Bronze	$ 95	$

MISCELLANEOUS

	Custom Exterior Cap & Wrap	$ 95	$
	Custom J Channel (WHITE)	$ 90	$
13	Window Removal & Labor	$ 165	$ 2145
13	Steel or Cut-Out Window Removal	$ 30	$ 390
	2nd Story Removal / Elevated height	$100	$
	Mull to Form Multi-unit.	$ 105	$
7	Tempered glass (per sash)	$ 125	$ 875
	Temper Specialty - $18 per sq ft.	$_____	$
	Remove Storm Windows	$ 30	$
13	Ext/Int Trim to Code	$ 75	$ 975
	Ext/Int Trim to Code – Stucco Flange	$ 115	$
	Custom Exterior Trim - Paintable wood	$ 150	$
	Custom Exterior Trim – PVC	$ 315	$
	Awnings – per 24'-52' - (Remove) (Replace)	$ 35	$
	Curtain/Blind (Remove) (Replace)	$ 15	$
	Nail Fin / Wood buck	$ 35	$
	Glass block removal	$ 300	$

PATIO DOORS

VINYL SLIDING GLASS

		8ft Tall $	/ Standard $	
	Rolling Patio Door 5'	*58 5/8 x 79 ½	$2,125	$1,625 $
	Rolling Patio Door 6'	*70 5/8 x 79 ½	$2,525	$1,725 $
	Rolling Patio Door 8'	*94 1/4 x 79 ½	$3,125	$2,125 $
	Rolling Patio Door 9'	*105 1/2 x 79 ½	$3,525	$2,625 $
	Rolling Patio Door 12'	*139 1/2 x 79 ½	N/A	$4,000 $
	Specialty/Custom Patio Door [SIZE]_____x_____			$
	Triple Silver Low-EE Elite/Argon Gas (per pan)		$ 165	$
	Cut-Out Door Removal		$ 110	$
	Colonial Grids for Patio Doors Flat or Contour		$ 245	$
	Removal and install per 2 panels $150 ea. Additional		$ 400	$
	Trim To Code		$ 300	$
	Build out large Door Frame		$ 600	$
	Wood Grain Interior		$ 475	$
	Exterior Designer Colors		$ 765	$
	Tan or Clay		$ 475	$
	Blinds Between the Glass - Per Panel		$ 825	$
	Storm or Cabana Door - model_____			$

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

You 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!

EXTRA LABOR $_____

939.00 You Install

Estimated time of Install : 4 weeks

CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:

Please see reverse side for additional terms & conditions

Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract. and agrees to each and every term and condition.

~ 3% on CC Payments ~ ***SALES TAX $_____***

LAND DISPOSAL FEES $ 200

PERMITS & FEES $ 275

TOTAL AMOUNT $ 12,320

(CUSTOM ORDER) 50 % DEPOSIT $_____

REMAINING BALANCE UPON INSTALLATION $_____

SALESPERSON: Geo DATE: 10-14-25 OWNER: _____ DATE: _____

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

OCALA CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT *Revised January 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 joint Property Owner/ Tenant application.
Eligible work	Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. Project work elements are: 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting. 2. Repair and replacement of windows, doors (Exterior improvements only). 3. Demolition of irreparable damaged houses or structures. 4. New landscaping area visible from the street/sidewalk. 5. New perimeter fencing. 6. Reroofing and roof repairs. * 7. Weatherization (HVAC and Insulation). 8. New construction 9. Termite tenting.
Maximum Grant	**$20,000** (Reimbursement paid after project completion.)
Required Match	***Reroofing** and roof repairs: City (50%) – Applicant (50%). All other work elements: City (75%) – Applicant (25%).

File #: 2026-1402 Agenda Item #: 5e.

Submitted By: Edwin R. Carreras Rivera, Esq.

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
North Magnolia Community Redevelopment Area Commercial Property Improvement Grant for property located at 1811 NE Jacksonville Rd, in an amount not to exceed $17,233

OCALA'S RELEVANT STRATEGIC GOALS:
Economic Hub, Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

Program Objective: The North Magnolia Community Redevelopment Area (CRA) Commercial Property Improvement Grant supports façade modernization, signage, awnings, ADA compliance, and other exterior improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Project Summary:

Grant ID: CRA26-0021
Applicant: Exit Plan Investment, LLC
Applicant Representative: Davis Dinkins
Address: 1811 NE Jacksonville Rd
Parcel ID: 26141-000-00
Scope of Work: The proposed project involves renovating and modernizing the building to accommodate a new engineering firm. The scope of work includes replacement of the front doors and windows, updating light and electrical fixtures, and painting the exterior of the building.
High Quotes: $33,820
Low Quotes: $22,977
Recommended Grant Amount: $17,233

Property Information: This property is a commercial building constructed in 1950. It has a taxable value of $125,271, a structure size of 3,780 square feet, and is situated on a 0.19-acre lot. The building layout includes office spaces, bathrooms, and an open area. On August 7, 2018, a different business owned the property. Rusty Nails of Ocala operated at this location and was awarded a Commercial Improvement Grant (CRA18-0011) in the amount of $2,250 for improvements that included the installation of an awning, signage, and resealing/restriping of the parking lot.

Maximum Grant Amount: $20,000, covering up to 75 percent of project costs. The attached grant framework outlines the elements of eligible work.

FINDINGS AND CONCLUSIONS:

Eligibility Review: Staff verified the property's location within the CRA, compliance with the program guide, and confirmed that work will begin after approval.

The scope addresses conditions of slum and blight in an area with a high share of aging stock and substandard structures, as well as visual quality, economic development, and prosperity.

Site Visit Review:

- Staff conducted a site visit on May 11, 2026, and confirmed that the scope of work and contractor estimates accurately reflect the improvements required to renovate the building and convert it into a fully functional commercial office.

- The proposed project consists of a comprehensive renovation and modernization of the building to support the occupancy of a new engineering firm. Planned improvements include replacing exterior doors and windows, installing updated lighting and electrical fixtures, and repainting the exterior.

- Cleaning and preparing exterior surfaces for painting will enhance durability and visual quality, directly supporting CRA façade improvement objectives. Repainting the commercial façade will further elevate corridor aesthetics and strengthen tenant attraction, aligning with the CRA's broader commercial improvement goals.

- These upgrades are essential to enhancing the building's functionality, safety, energy efficiency, and overall aesthetic appeal. Collectively, the improvements will ensure the property is fully prepared for commercial use and capable of supporting long-term business operations.

- The new owners acquired the property in April 2026 and are constructing a professional engineering office on the site. In addition to the work proposed in this grant application, they will also complete further improvements, including roof replacement, interior electrical upgrades, and office build-out, representing a total private investment of $115,895. Property taxes are current and fully paid.

CRA Plan Compliance: The proposed project is consistent with the North Magnolia CRA Redevelopment Plan and advances goals to stabilize commercial corridors, encourage redevelopment, and improve neighborhood aesthetics. In alignment with **Goal 4** - Economic Development: Maintain an economically sound industrial/business area, Objective 4.1 - Enhance the commercial tax base and promote business development. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

CRA Advisory Committee Recommendation: North Magnolia CRA Advisory Committee recommended approval on May 28, 2026.

Staff Recommendation: Staff recommends approval. Refer to the attached materials for this case, including the CRA26-0021 Case Map and Aerial Map, the Staff Supporting Documents, the North Magnolia CRA Commercial Framework, and the CRA26-0021 Application Packet.

FISCAL IMPACT:
Adequate funding is available in the North Magnolia CRA Grants account 622-016-553-559-55-82010. Disbursement will be provided as reimbursement after completion and verification of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

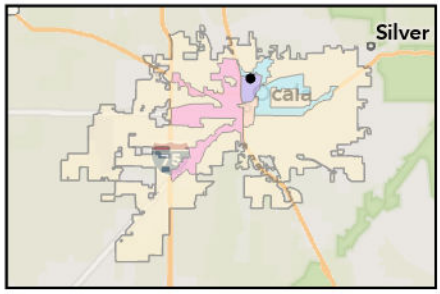
PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

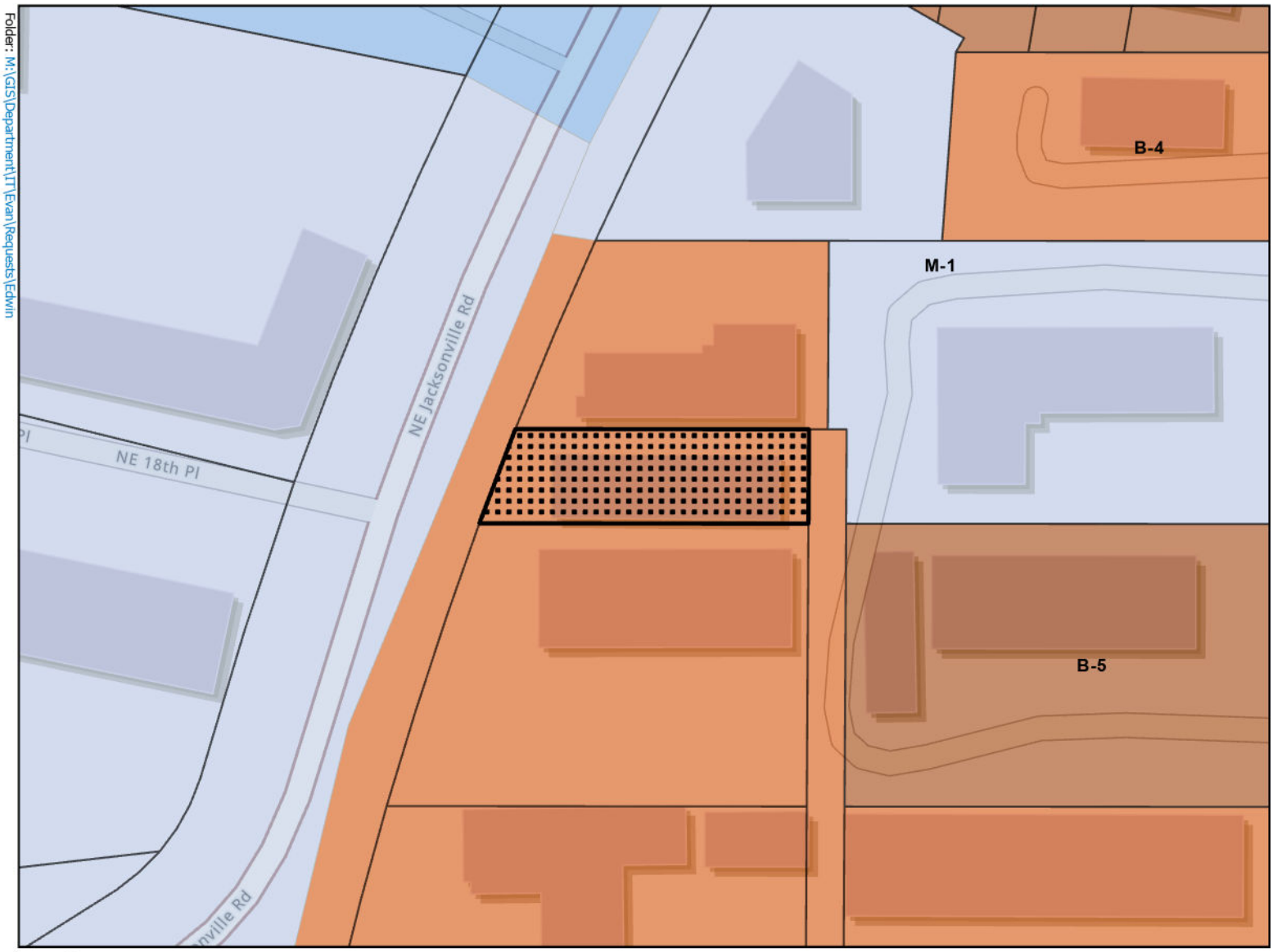
- Approve
- Approve with Changes
- Table
- Deny

CASE MAP



Parcel: 26141-000-00
Case Number: CRA26-0021

Property Size: Approximately 0.19 Acres
CRA Location: North Magnolia
Proposal: A Request for CRA fund use.



0 87.5 175 350 Feet

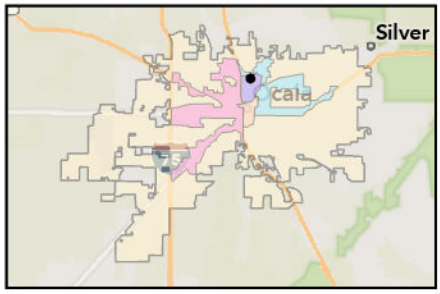
N

OCALA

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 Oc
Growth Management Departm
by mnorthey on 5/5/2026

AERIAL MAP



Parcel: 26141-000-00
Case Number: CRA26-0021

Property Size: Approximately 0.19 Acres
CRA Location: North Magnolia
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JT\Evan\Requests\Edwin

Project Area
Parcels

0 87.5 175 350 Feet

N

OCALA

Prepared by the City of Ocala Growth Management Department by mnorthey on 5/5/2026

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.

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

ECONOMIC DEVELOPMENT DIVISION
RECEIVED:
APR 27 2026
STAFF: CRW
DELIVERED BY: Security

DATE SUBMITTED: 4/24/2026

GRANT ID: (STAFF ONLY) CRA26-0021

CRA GRANT APPLICATION

☐ RESIDENTIAL
☒ COMMERCIAL

1. PROPERTY OWNER INFORMATION

Property Owner Name: Exit Plan Investment, LLC
Property Owner Mailing Address: 1137 SE 7th Street, Ocala, FL 34471
E-mail: davis@dinkinsengineering.com Phone No.: 352-895-8677
Authorized Representative *(If different from property owner)*: Same - Davis Dinkins, Manager
E-mail: davis@dinkinsengineering.como Phone No.: 352-895-8677

2. BUSINESS INFORMATION

REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY

Business Name: Davis Dinkins Engineering, P.A.
Type of Business: Consulting Civil Engineering
Business Address: Currently at 125 NE 1st Ave, Suite 2 - Business will occupy 1811 NE Jax when reno completed
Business E-mail: davis@dinkinsengineering.com Business Phone No.: 352-854-5961
Primary Contact *(If different from applicant)*: Same - Davis Dinkins
How long has the business been at its current location?: Will occupy upon renovation completion (Est 4th Q 2026)
If the business is a tenant, what are the start and end date of the lease?: 04/15/2026

3. CRA SUBAREA

☐ West Ocala ☐ East Ocala ■ North Magnolia ☐ Downtown

4. PROGRAM TYPE

☐ Residential ■ Commercial ☐ Historic Building
☐ New Construction Incentive

APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE

5. PROJECT DESCRIPTION

Project Site Address: 1811NE Jacksonville Rd Parcel ID: 26141-000-00
Current Use of Property: Vacant - was last used as Office/Warehouse for cabinet company Proposed Use: Office w/ storage
Proposed Scope of Work *(Attach additional sheets if needed)*

The front office will be renovated and modernized to house engineering firm. Work will include exterior renovations including new doors and windows, stucco repair and upgrade, paint, exterior lighting at appropriate architectural locations. Future plans include new/replacement awnings, sign improvements and potentially fence upgrade.

Explain your need for grant assistance and the expected benefits of your project *(Attach additional sheets if needed)*

The aesthetic investment in the building is not fully supported or financially viable without the assistance of the CRA grant funds. The upgrades to the building will accomplish the goals of the CRA by elevating the surrounding property values and encourage additional investment(s) in the North Magnolia CRA. This trend has started with the adjacent building to the south (now a CPA office), and will continue but the current costs of construction of needed upgrades (roof, elec, etc) as required by insurance, discourage the optional exterior renovations without the CRA grant program. However, the optional exterior beautification will enhance the subject and surrounding properties and contribute to the further revitalization in the area.

RESIDENTIAL PROPERTIES ONLY

Rental Property ■ Yes ☐ No Is this your primary residence? ☐ Yes ☐ No
How long have your resided at the home? N/A What is the size of your household? N/A

GRANT ID: CRA26-0021

6.PROJECT COSTS

APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM

Work Item 1	New windows and doors	High Quote 1: 17,820.00	Low Quote 1: 11,097.00
Work Item 2	New paint	High Quote 2: 7,500.00	Low Quote 2: 7,080.00
Work Item 3	New Exterior Lighting	High Quote 3: 8,500.00	Low Quote 3: 4,800.00
		Total: $33,820.00	Total: $22,977.00

*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

These are only the quotes for the requested assistance items, other improvements and costs are extra (such as roof, etc.)

7. SCHEDULE

Start Date: 6/17/26

Estimated Time For Completion *(Weeks/Months)*: 3 Months

8. APPLICATION CHECKLIST

- ☐ REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- ☐ COMPLETED APPLICATION
- ☐ APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- ☐ PROOF OF PROPERTY OWNERSHIP
- ☐ PROOF OF CURRENT PROPERTY TAXES
- ☐ IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- ☐ AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- ☐ COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

9. SUPPLEMENTAL INFORMATION

USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION

Due to the age of the building, a new roof (already contracted for replacement) and electrical upgrades are required insurance coverages. Accordingly these costs make the facade improvements unachievable as they are unnecessary for building occupancy. However, the facade improvements will make a big impact for this area and the neighboring properties and encourage further investment into the CRA.

We plan to continue with additional exterior property improvements such as potentially replacing street facing fencing with more decorative option, window/door awnings, upgrading the sign for more appropriate appearance, and potentially resurfacing of parking area. These other potential options will be contingent on future grant application pending the success of initial investment(s)/grant and future grant application as well.

The rendering shown is conceptual and we are investigating pre-fabricated versus custom awning options, final storefront door and window selection may vary depending on availability (i.e. divided or clear glass). The brick stucco accent is also undetermined as a simpler banding may be applied in lieu. Accordingly the rendering is subject to modifications to meet budgetary constraints.

GRANT ID: CRA24-0021

GENERAL TERMS AND 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, Exit Plan Investment, LLC (Davis Dinkins, Manager), property owner/authorized representative of the property at 1811 NE Jacksonville Rd, 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:** 4/27/26	I, Exit Plan Investment, LLC (Davis Dinkins, Manager), owner of the property at 1811 NE Jacksonville Rd 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 property as outlined in the Project Description section of this application. **SIGNATURE** [signature] **DATE** 4/27/26

GRANT ID: CRA26-0021

FOR STAFF USE ONLY

Is the property fully exempt from Marion County property taxes?	☐ Yes ☑ No
Are property taxes paid and up to date?	☑ Yes ☐ No
Is the property currently in condemnation or receivership?	☐ Yes ☑ No
Is there an active City code enforcement case on the property?	☐ Yes ☑ No
Is the building listed on the National Register of Historic Places?	☐ Yes ☑ No ☐ N/A
Is this the first application submitted for the Fiscal Year?	☑ Yes ☐ No
Is the property within the CRA subarea boundary?	☑ Yes ☐ No
Was the proof of ownership verified?	☑ Yes ☐ No
Is the applicant applying for the first time?	☑ Yes ☐ No
Is the property zoned correctly?	☑ Yes ☐ No
Does the business have an active business license?	☑ Yes ☐ No ☐ N/A
Is the business/property owner registered in the State of Florida?	☑ Yes ☐ No ☐ N/A

Date Received: _____

Signature (Staff Member): _____

note: 8 years ago was approved another CRA grant for other business in place. Rusty nails of Ocala. (CRA18-0011). However, the applicant just purchase the property on April 2026. Is consider 1st time applicant. RR.

Detail by Entity Name

Florida Limited Liability Company
EXIT PLAN INVESTMENT, LLC

Filing Information

Document Number	L26000162981
FEI/EIN Number	NONE
Date Filed	03/19/2026
State	FL
Status	ACTIVE

Principal Address

1137 S.E. 7TH STREET
OCALA, FL 34471

Mailing Address

1137 S.E. 7TH STREET
OCALA, FL 34471

Registered Agent Name & Address

DINKINS, DAVIS L
1137 S.E. 7TH STREET
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

DINKINS, DAVIS L
1137 S.E. 7TH STREET
OCALA, FL 34471

Annual Reports

No Annual Reports Filed

Document Images

03/19/2026 -- Florida Limited Liability View image in PDF format

Electronic Articles of Organization
For
Florida Limited Liability Company

L26000162981
FILED 8:00 AM
March 19, 2026
Sec. Of State
mhhitchcock

Article I

The name of the Limited Liability Company is:

EXIT PLAN INVESTMENT, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1137 S.E. 7TH STREET
OCALA, FL. US 34471

The mailing address of the Limited Liability Company is:

1137 S.E. 7TH STREET
OCALA, FL. US 34471

Article III

The name and Florida street address of the registered agent is:

DAVIS L DINKINS
1137 S.E. 7TH STREET
OCALA, FL. 34471

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVIS L. DINKINS

Article IV

L26000162981
FILED 8:00 AM
March 19, 2026
Sec. Of State
mhhitchcock

The name and address of person(s) authorized to manage LLC:

Title: MGR
DAVIS L DINKINS
1137 S.E. 7TH STREET
OCALA, FL. 34471 US

Signature of member or an authorized representative

Electronic Signature: DAVIS L. DINKINS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

PROOF OF OWNERSHIP

After Recording Return to:
Beverly B Schrenker
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471

This Instrument Prepared by:
Beverly B Schrenker
Stewart Title Company
1727 E Fort King Street
Ocala, FL 34471
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
26141-000-00
File No.: 2869934

WARRANTY DEED

This Warranty Deed, Made the **16th day of April, 2026,** by **Larry J James and Lisa A James, husband and wife,** whose post office address is: **33522 Picciola Dr, Fruitland Park, FL 34731,** hereinafter called the "Grantor", to **Exit Plan Investment, LLC, a Florida Limited Liability Company,** whose post office address is: **1137 SE 7th Street, Ocala, FL 34471,** hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents ($320,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Marion** County, Florida, to wit:

LOT 12, BLOCK 1, PINECREST, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "D," PAGE 73, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH THE WEST 10 FEET OF THAT CERTAIN ALLEY LYING BETWEEN LOTS 10, 11, 12, 23, 24 AND 25, BLOCK 1, PINECREST, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "D," PAGE 73, AS ABROGATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 705, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2026048171 BK 8882 Pgs 0527-0528 04/16/2026 04:29:21 PM

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Beverly Schrenker
1727 E Fort King St
Ocala, Fl 34471

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Joshua Markham
1727 E Fort King St
Ocala, Fl 34471

Larry J James

Lisa A James

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **15th day of April, 2026** by **Larry J James and Lisa A James**, who has produced _____ as identification.

Notary Public Signature
Printed Name: Beverly B Schrenker
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

BEVERLY SCHRENKER
Notary Public, State of Florida
My Comm. Expires Sept 24, 2028
Commission No. HH 590207

PROOF OF TAXES

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 Certified Assessment Roll

26141-000-00

GOOGLE Street View

Prime Key: 624659

MAP IT+

Property Information

JAMES LARRY J
JAMES LISA A
33522 PICCIOLA DR
FRUITLAND PARK FL 34731-6122

Taxes / Assessments: $3,056.77
Map ID: 178
Millage: 1001 - OCALA

M.S.T.U.
PC: 11
Acres: .19

Situs: 1811 NE JACKSONVILLE RD
OCALA

Current Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	$125,271
Total Assessed Value	$125,271
Exemptions	$0
Total Taxable	$125,271

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$16,728	$94,803	$3,550	$125,271	$125,271	$0	$125,271
2024	$14,637	$90,976	$3,550	$121,921	$121,921	$0	$121,921
2023	$10,455	$97,269	$3,550	$118,821	$118,821	$0	$118,821

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3668/1339	03/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$120,000
2991/0977	07/2001	41 CORP	2 V-SALES VERIFICATION	Q	I	$105,000
2784/1826	04/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$75,000
2383/0317	06/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$75,000
2105/0005	01/1995	41 CORP	2 V-SALES VERIFICATION	Q	I	$75,000

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK D PAGE 073
PINECREST UNIT 1
BLK 1 LOT 12

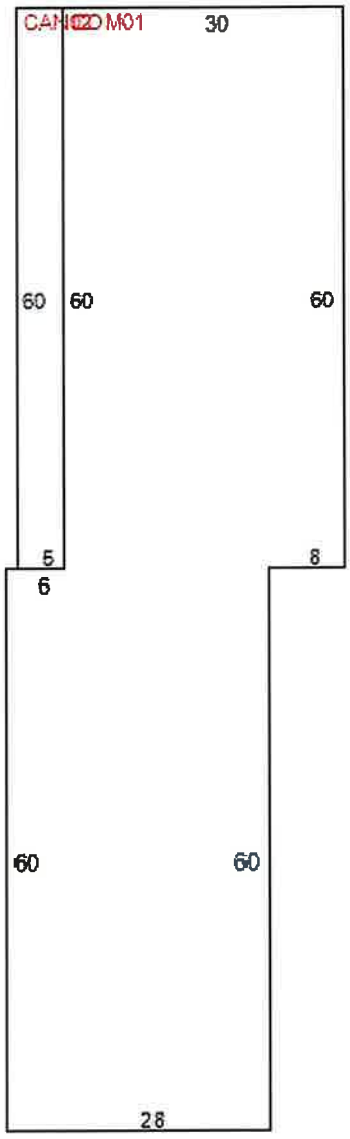
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	1123	51.0	164.0	B4	8,364.00	SF	2.0000	1.00	1.00	1.00	16,728	16,728
Neighborhood 9917											Total Land - Class	$16,728
Mkt: 2 70											Total Land - Just	$16,728

Traverse

Building 1 of 1

COM01=R28U60R8U60L30D60L6D60.U60R1
CAN02=U60R5D60L5.



Building Characteristics

Structure	6 - PILASTERS	**Year Built**	1950
Effective Age	8 - 35-39 YRS	**Physical Deterioration**	0%
Condition	3	**Obsolescence: Functional**	0%
Quality Grade	500 - FAIR	**Obsolescence: Locational**	0%
Inspected on	3/11/2021 by 117	**Base Perimeter**	312

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	12.0	1.00	1950	0	3,480	F41 LIGHT MANUFACTURING	52 %	N	Y
						M11 ONE STORY STORE	48 %	N	Y
2	11.0	1.00	1950	0	300	CAN CANOPY-ATTACHD	100 %	N	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:** 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	4,402.00	SF	5	1966	3	0.0	0.0
159 PAV CONCRETE	392.00	SF	20	1966	3	0.0	0.0
105 FENCE CHAIN LK	100.00	LF	20	1982	4	0.0	0.0
						Total Value -	$3,550

Appraiser Notes

MAGNUSON`S CUSTOM WOODWORKS

Planning and Building

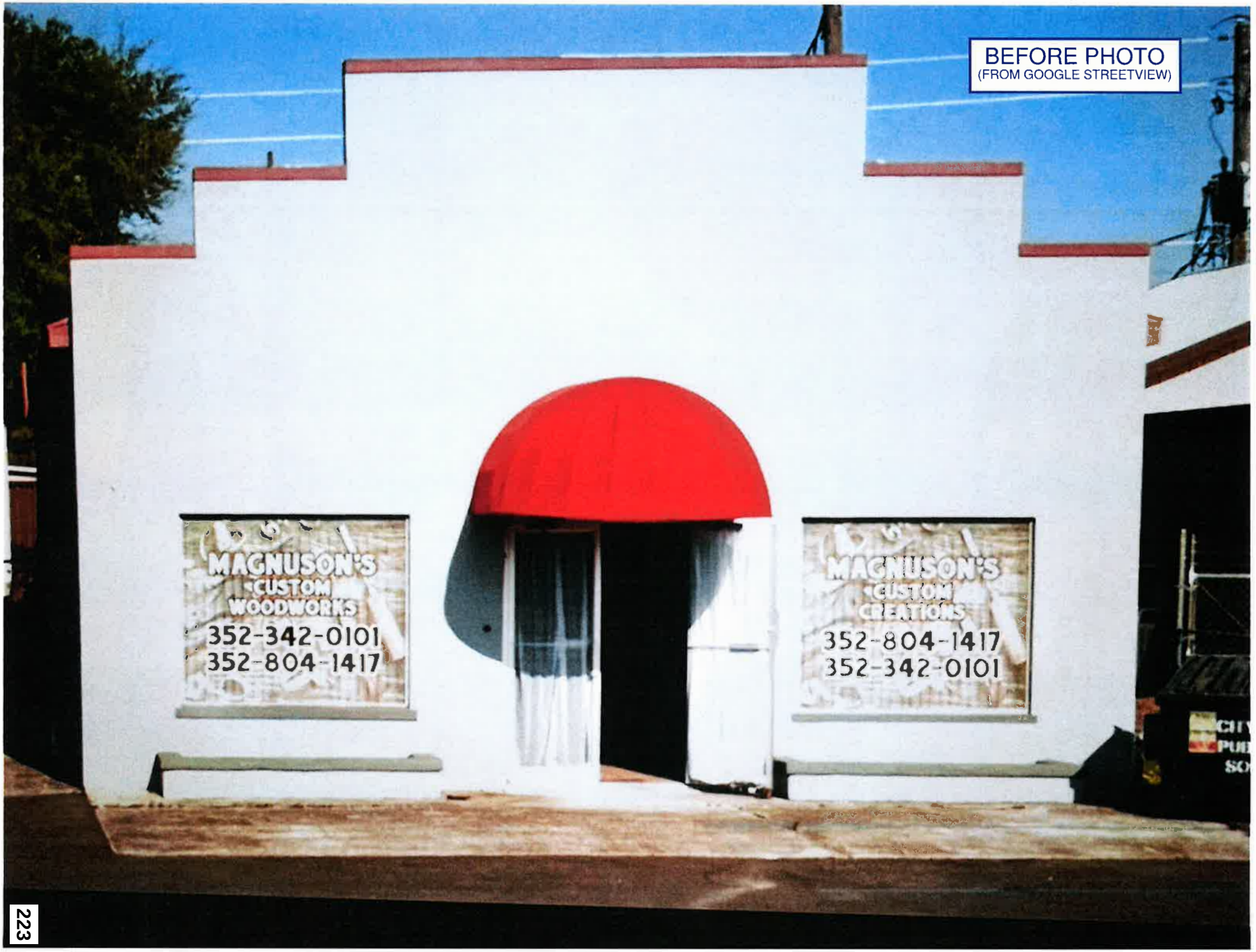
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD20-1020	6/30/2020	-	MAGNUSON/INT FIRE DOOR

Cost Summary

Buildings R.C.N.	$270,864	3/12/2021
Total Depreciation	($176,061)	
Bldg - Just Value	$94,803	
Misc - Just Value	$3,550	3/12/2021
Land - Just Value	$16,728	12/12/2019
Total Just Value	$115,081	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$270,864	($176,061)	$94,803


BEFORE PHOTO
(FROM GOOGLE STREETVIEW)
MAGNUSON'S
CUSTOM
WOODWORKS
352-342-0101
352-804-1417
MAGNUSON'S
352-804-1417
352-342-0101


PROPOSED
CONCEPTUAL RENDERING
New paint and trim colors to compliment.
Building Sign T.B.D.
Window/Door Awnings in Future Phase
New windows/doors - style of either clear glass or divided T.B.D.
Stucco banding or brick accent T.B.D.
New accent lighting.

UNITED GLASS & MIRROR

United Sales of Ocala

543 NW 21st STREET
OCALA, FLORIDA 34475
(352)867-7290 OFFICE
www.unitedsalesocala.net

ESTIMATE

Date	Estimate #
4/22/2026	LA26114
Terms	Net 30

Name / Address	Project
EMPIRE CONSTRUCTION 910 NE 8TH AVE OCALA, FLORIDA 34470	DAVIS DINKINS
	Rep
	LEE A

Description	Total
STOREFRONT ENTRANCE & WINDOWS we propose to provide two (2) fixed windows and one (1) pair doors. the storefront will be 2" x 4-1/2" anodized or painted aluminum. the door will include overhead closers, tubular push/pull hardware, thumb turn lock and mill finish threshold. the finish will be matte black. the glazing will be 1" clear insulated tempered glass. (1) 60"x84" door (2) 74"x64 1/2" windov	7,768.00
INSTALLATION we propose to install the storefront door and windows in your ready opening.	3,329.00
QUALIFICATIONS > ALLOW 6 - 8 WEEKS LEAD TIME > ALL OPENINGS TO BE FIELD MEASURED > SHOP DRAWINGS PROVIDED AFTER CONTRACT AWARD	

Total $11,097.00

X

Signature

We thank you for the opportunity in providing this estimate for you and look forward to working with you.

Prices quoted are good for 60 days.

WINDOWMAN 352
125 NW 23rd Ave Ste 21
Gainesville, FL 32609

352-375-6575
Admin@windowman.com
www.windowman.com

PROPOSAL

JOB NAME: 1811 NE Jax Road Remodel
LOCATION: Ocala, FL
BID DATE: April 24, 2026
****

We will Furnish and Install all Material necessary to complete the following:

All material will be Black anodized finish.
1 pair of 60" x 84" Medium Stile doors with 10" Bottom rails to meet ADA requirements. Hardware will include 1 pair of butt hinges, standard locking with a cylinder and thumb-turn, 1" Dia. Push/Pull Handles, Surface closers with drop plates for parallel arm mounting, threshold and bug-sweeps.

We include 2 storefront frames approx. 74" x 62-1/2" on the front of the building.
We include 8 each storefront frames approx. 18" x 25" on the side of the building.

We will caulk our frames with Dow 795 Silicone sealant Black to match storefront finish.

We cannot get black muntins between the glass. We can buy black muntins to apply to the glass but they most Times they lead to failure by falling off the glass.
We can get Bronze muntins and they are included in the price. The applied muntins are not included in this pricing.

Please sign and return this proposal indicating your approval and our notice to proceed.
A 50% deposit may be required prior to ordering any materials on projects over $500.00.

If Job requires specific insurance coverages or submittals, additional fees may apply.

Furnished and Installed for the amount of $17,820.00

Material:	**$10,692.00**
Labor:	**$ 7,128.00**
Total:	**$17,820.00**

STANDARD EXCLUSIONS:
Cleaning and protection of installed items
Warranties and extended warranties post installation, including but not limited to glass breakage
Permits
Painting, Plastering, and patching
Any work materials not specifically mentioned in the general scope of work.
Final construction cleaning (Installers will leave site in "broom swept" Condition
Damage to Surrounding areas or property despite contractor's good faith efforts to minimize damage
Exact matching of existing finishes.

****

Notes:
Changes in this proposal will result in a different price according to cost. All agreements contingent upon delays beyond our control.
Payment in Full is required at time services are rendered
All glass is subject to a cutting tolerance of +/- 1/8" depending on glass thickness and cutting procedures
Estimate is based upon acceptance of all scopes as one package. Pricing for separate parts of work may lead to increased prices for those parts.

****

Eric Sikking
Estimator/Project Manager
Admin@windowman.com

PRICE GOOD FOR (30) DAYS
ACCEPTANCE OF PROPOSAL _____

AUTHORIZED SIGNATURE: DATE:

PAINT #1

ALEJO
PAINTING & TRADES

Alejo painting and trades INC

Alejandro Acevedo
5200 nw 54th pl Ocala,Fl 34482
+1 (352) 5379459
alejo@alejopainting.com

EST0785

DATE
04/24/2026

TOTAL
USD $7,080.00

TO

Empire construction

910 NE 8th Ave Ocala, FL 34470
3525987560

DESCRIPTION	RATE	QTY	AMOUNT
EXTERIOR WALLS (3540 SQF) Preparation and application of pressure wash, primer, and paint to exterior wall surfaces.	$2.00	3,540 SQF	$7,080.00

TOTAL **USD $7,080.00**

ADDRESS OF THE HOUSE :1811 NE Jacksonville Rd

PAINT #2

Johnsons Painting Services, Inc.

Commercial & Residential
Phone#: 352-843-9585
Email: johnsonspainting55@gmail.com
P.O. Box 102 Ocala Fl 34478

Job proposal

We proposed to supply the labor and provide the material necessary for the job below

Empire Const.

Project: 1811 NE Jacksonville Rd.

Scope of work: pressure wash exterior, paint exterior of building, excluding rollup doors.

Total: $7,500.00

Gmail

EXTERIOR ELECTRIC #1

Re:Invitation: SCOPE MEETING - 1811 NE Jacksonville Rd @ Fri Apr 17, 2026 9am - 10am (EDT) (keith@bramlettelectric.com)

Keith Bramlett <keith@bramlettelectric.com> Mon, Apr 27, 2026 at 7:46 AM
To: Stephen Sims <stephen@empirefl.org>

***Install six RAB 120W LED photocell controlled wall packs with related wiring

Labor and materials $4,800.00 or less

Thank you,

Keith Bramlett
Bramlett Electric, Inc.
2550 NE 200th Ave.
Williston, FL 32696
Ph: 352-629-7295
Fax: 352-629-1680
Cell: 352-266-1072
keith@bramlettelectric.com
EC#13006501
EC#0001537

[Quoted text hidden]

EXTERIOR ELECTRIC #2

ESTIMATE

Ground2Code, LLC
2640 SW 154th Place Rd
Ocala, FL 34473-3487

ground2code@gmail.com
+1 (352) 216-7010
www.ground2code.com

GROUND 2CODE

Bill to
Empire Construction

Estimate details
Estimate no.: G2C1004
Estimate date: 04/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**1811 NE Jacksonville road ocala fl**	Install 6 wall packs Lift Materials and Labor	1	$8,500.00	$8,500.00

Total **$8,500.00**

Accepted date **Accepted by**

EMPIRE CONSTRUCTION

EMPIRE CONSTRUCTION
910 N.E. 8th Avenue
Ocala FL 34470
CGC1530110
(352) 598-7560
office@empirefl.org

- ☐ INVOICE
- ☑ ESTIMATE
- ☐ SERVICE CALL
- ☐ CHANGE ORDER

Owner Name, Address & Phone	Date Written	Date Scheduled	EC Rep
Dinkins Engineering Remodel 1811 NE Jacksonville Rd. Ocala, Fl	04/24/2026	TBD	SS

Job Site D tions

Description		Amount
01 General Conditions		$11,950.00
02 Demo		$6,500.00
03 Concrete		$0.00
04 Masonry / Stucco		$18,700.00
05 Metals / Awnings		$18,600.00
06 Woods and Plastics		$0.00
07 Thermal and Moisture Protection		$0.00
08 Openings (Storefront & Windows)		$17,820.00
09 Finishes (Paint)		$7,080.00
10 Specialties		$0.00
11 Equipment		$0.00
12 Furnishings		$0.00
13 Special Construction		$0.00
14 Conveying Systems		$0.00
15 Mechanical Systems		$0.00
16 Electrical (Lighting)		$8,500.00
23 Fire Suppression		$0.00
SPECIAL INSTRUCTIONS Demolition: Remove Storefr ll exterior architectural components - Pressure wash all exterio olition debris Storefront: Install new s equired by approved drawings - Install new awnings as appr Finishes: Apply stuc ont of building - Paint all exterior components as re ecifications		
SUBTOTAL		$89,150.00
FUEL		
OH&P	30%	$26,745.00
TOTAL		$115,895.00

DRAFT
(EXAMPLE TO ILLUSTRATE POTENTIAL OTHER PROPERTY IMPROVEMENTS (N.I.C. ROOF REPLACEMENT WHICH IS OVER $7,500 EXTRA)

Agreed

Stephen Si
Empire Construct

Owner Signature

April 24, 2026
Date

50% deposit on any project over $1000.
Standard payment terms are due in full upon completion.
Checks payable to Empire Construction.

Standard Material Rates	
Cost + 15%	
Standard Labor Rates	
1st Hour Service Call	$100.00
Additional Hours	$75.00/hr
Contracted Hours	$45.00/hr
Standard Subcontractor Rates	
Cost + 15%	
Standard Fuel Surcharge	
$0.65/mile roundtrip	
Standard Rates	
Overhead 10% and Profit 5%	

Table 1 - Project Cost Summary

Application ID: CRA26-0021
Address: 1811 NE Jacksonville Rd
CRA subarea: North Magnolia

Ocala Community Redevelopment Agency

No.	Eligible work item	High quotes	Low quotes
1	Windows/Doors	$ 17,820.00	$ 11,097.00
2	Exterior Painting	$ 7,500.00	$ 7,080.00
3	Exterior Electric/Lighting	$ 8,500.00	$ 4,800.00
	Total	**$ 33,820.00**	**$ 22,977.00**

Maximum CRA grant allowed that can be awarded based on 75% match. $ 17,232.75

PHOTOS BEFORE – 1811 NE Jacksonville Road
Parcel: 26141-000-00








1811



Tax Roll Property Summary

Help

Account Number	R26141-000-00	**Type**	REAL ESTATE	Request Future E-Bill
Address	1811 NE JACKSONVILLE RD OCALA	**Status**		
Sec/Twn/Rng	8 15 22	**Subdivision**	9917	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2011	R	2011 R26141-000-00	PAID	11/2011	1,712.47	Tax Bill
2012	R	2012 R26141-000-00	PAID	11/2012	1,596.94	Tax Bill
2013	R	2013 R26141-000-00	PAID	11/2013	1,552.20	Tax Bill
2014	R	2014 R26141-000-00	PAID	11/2014	1,543.04	Tax Bill
2015	R	2015 R26141-000-00	PAID	11/2015	1,683.78	Tax Bill
2016	R	2016 R26141-000-00	PAID	11/2016	1,661.98	Tax Bill
2017	R	2017 R26141-000-00	PAID	11/2017	1,669.06	Tax Bill
2018	R	2018 R26141-000-00	PAID	10/2018	1,711.32	Tax Bill
2019	R	2019 R26141-000-00	PAID	10/2019	1,901.82	Tax Bill
2020	R	2020 R26141-000-00	PAID	11/2020	1,901.12	Tax Bill
2021	R	2021 R26141-000-00	PAID	11/2021	2,382.93	Tax Bill
2022	R	2022 R26141-000-00	PAID	11/2022	2,398.03	Tax Bill
2023	R	2023 R26141-000-00	PAID	11/2023	2,872.75	Tax Bill
2024	R	2024 R26141-000-00	PAID	11/2024	2,911.34	Tax Bill
2025	R	2025 R26141-000-00	PAID	11/2025	2,934.50	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2025	R26141-000-00	Tax Bill

Property Description	Owner Information
SEC 08 TWP 15 RGE 22 PLAT BOOK D	JAMES LARRY J
PAGE 073 PINECREST UNIT 1 BLK 1	JAMES LISA A
LOT 12	33522 PICCIOLA DR
	FRUITLAND PARK FL 34731-6122

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	125,271	TAXES	2,146.77
TAXABLE	125,271	SP. ASMT	910.00

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,934.50	2,965.07	2,995.63	3,026.20	3,056.77	3,148.47

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/17/2025	998 2025 3009626.0001		Pmt Posted	$122.27-	$.00	$2,934.50

Links of Interest

LINK TO PA GIS

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R26141-000-00 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 125,271 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 125,271

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	125,271	0	125,271	387.09
	FINE & FORFEITURE	.8300	125,271	0	125,271	103.97
	COUNTY HEALTH	.1000	125,271	0	125,271	12.53
SCHOOL	SCHOOL R.L.E.	3.0720	125,271	0	125,271	384.83
	SCHOOL VOTE	1.0000	125,271	0	125,271	125.27
	SCHOOL DISCRETIONARY	.7480	125,271	0	125,271	93.70
	SCHOOL CAPITAL IMPR	1.5000	125,271	0	125,271	187.91
WATER	ST JOHNS MANAGEMENT DIST	.1793	125,271	0	125,271	22.46
MUNIC	OCALA BASIC	6.6177	125,271	0	125,271	829.01
EXEMPTION:NONE						
		17.13700				2,146.77

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X902	OCALA FIRE	COMMERCIAL FIRE	PER ASMT UNIT	910.00
			NON AD VALOREM ASSESSMENTS:	910.00
			COMBINED TAXES & ASSESSMENTS TOTAL:	3,056.77

R26141-000-00 2025
JAMES LARRY J
JAMES LISA A
33522 PICCIOLA DR *** PAID *** PAID *** PAID ***
FRUITLAND PARK FL 34731-6122 11/17/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,934.50	2,965.07	2,995.63	3,026.20	3,056.77	3,148.47

George Albright Marion County
REAL ESTATE

NOV 30 2025 DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 PastDue Apr 1
2,934.50 2,965.07 2,995.63 3,026.20 3,056.77 3,148.47

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 2,146.77 George Albright
ASSESSMENT 125,271 SP. ASMT 910.00 503 SE 25TH AVENUE
TAXABLE 125,271 Ocala Fl 34471

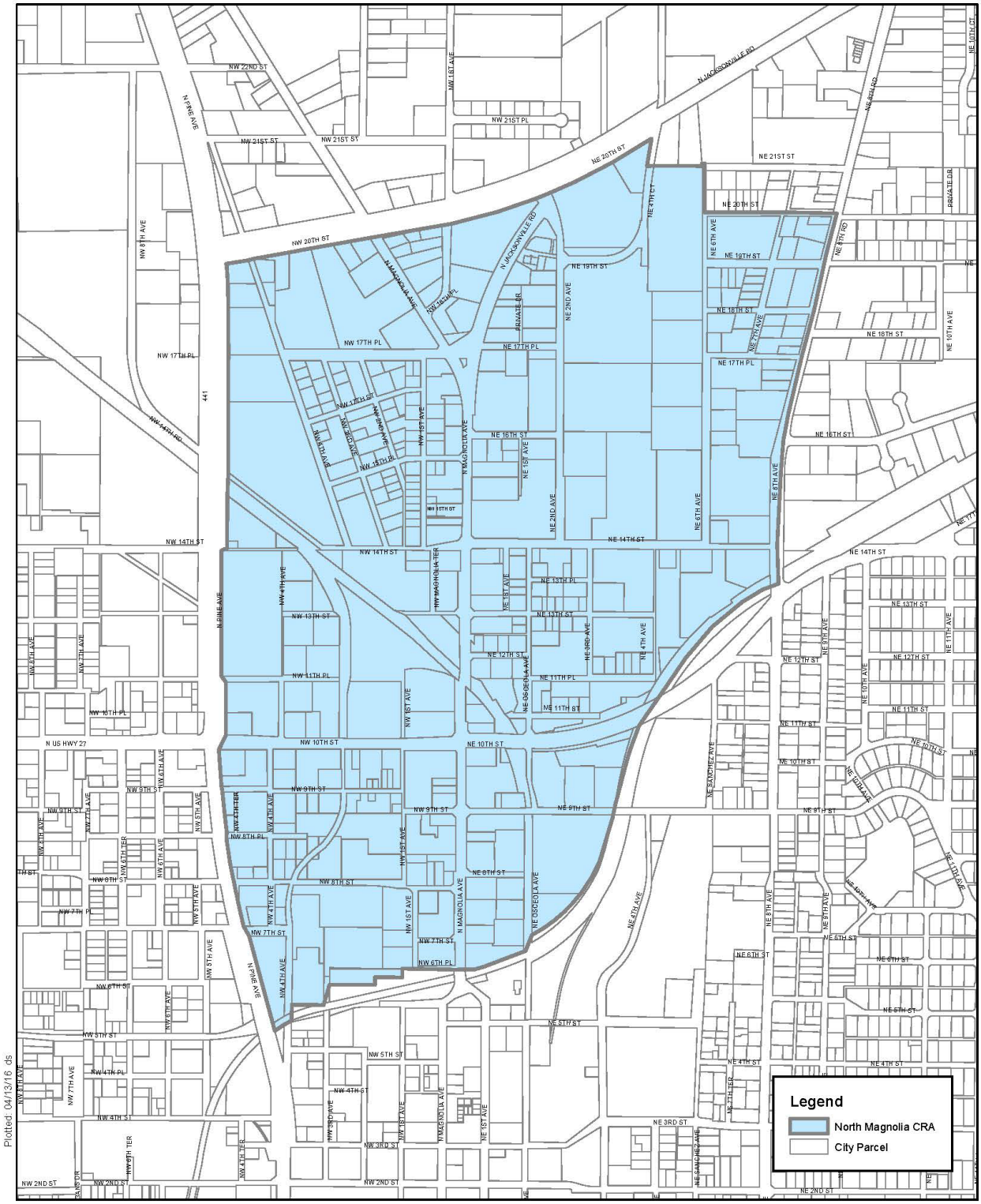
8 15 22
SEC 08 TWP 15 RGE 22 PLAT BOOK D
PAGE 073 PINECREST UNIT 1 BLK 1
LOT 12

R26141-000-00 2025
JAMES LARRY J
JAMES LISA A
33522 PICCIOLA DR
FRUITLAND PARK FL 34731-6122

*** PAID *** PAID *** PAID ***
11/17/25 PERIOD 01
998-2025-3009626.0001
$2,934.50 CK

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

North Magnolia CRA



Prepared by: CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

File #: 2026-1504 Agenda Item #: 5f.

Submitted By: Roberto Ellis

Presentation By: Roberto Ellis

Department: Growth Management

FORMAL TITLE:
West Ocala Community Redevelopment Area Commercial Property Improvement Grant for property located at 3711 SW College Road, in an amount not to exceed $50,000

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place, Economic Hub

PROOF OF PUBLICATION:
N/A

BACKGROUND:
Program Objective: The West Ocala Community Redevelopment Area (CRA) Commercial Property Improvement Grant Program supports façade modernization, signage, awnings, ADA compliance, and other improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

Project Summary:

Grant ID: CRA26-0024
Applicant: Walla Coffee CO, LLC
Applicant Representative: Jordan Matson/Kendall Drake
Address: 3711 SW College Road, Ocala, FL 34471
Parcel ID: 23754-000-00
Scope of Work: New construction on vacant property - site work improvements for a modular coffee shop. The scope includes, but is not limited to, entrances, pavement, sidewalks, landscaping, site lighting, utilities, the foundation for the modular unit, and parking lot signage.
Low Quote: $220,748
High Quote: $248,058
Recommended Grant Amount: $50,000

Property Information: This property is currently vacant and is located along a major corridor in the CRA, SR 200, in close proximity to Interstate 75 (I-75). The property is owned by RITI Investments LLC, which has

authorized the applicant to submit the grant request. The property will be leased to the applicant. It totals 0.84 acres and has a taxable value of $583,610, contributing approximately $4,656 in ad valorem taxes to the CRA annually.

FINDINGS AND CONCLUSIONS:

- Staff completed a site visit on May 13, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given the site's existing conditions.

- The proposed scope of work is eligible for a CRA grant, as the successful completion of improvements to the vacant property will lead to a projected increase in taxable value. The property fronts along SR 200 and is located in close proximity to the I-75 gateway. The proposed site improvements will enhance the area's visual appearance as viewed from the street. Refer to the renderings provided by the applicant.

- Walla Coffee will bring a new business establishment to the CRA that attracts customers, supports nearby businesses, increases activity, and strengthens overall corridor revitalization.

- The property is currently zoned B2: Community Business. The applicant submitted a site plan, which is currently under review by the staff.

- The previous building, a convenience store and gas station, was demolished in 2016, and the owner later removed gas storage tanks in 2019. This project marks the final step to redeveloping the site.

- West Ocala: The proposed project aligns with the West Ocala CRA Redevelopment Plan, supporting goals to enhance gateways and remediate blighted properties. In accordance with Goal 1 - Coordinate public and private resources to increase private capital investment on commercial corridors, and Objective 4 - Expand the City’s business revitalization grant program, this project promotes reinvestment in residential and commercial properties. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

West Ocala CRA Advisory Committee Recommendation: The Advisory Committee recommended approval of the grant at the meeting held on May 21, 2026.

Staff recommends approval. Refer to the attached application packet and staff supporting documentation.

FISCAL IMPACT:
Adequate funding is available in the West Ocala CRA Grants account 623-016-560-559-55-82010. The payment will be made in the fiscal year when the project is completed and verified.

PROCUREMENT REVIEW:
N/A

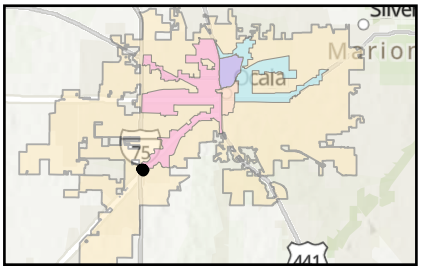
LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve
- Approve with Changes
- Table
- Deny

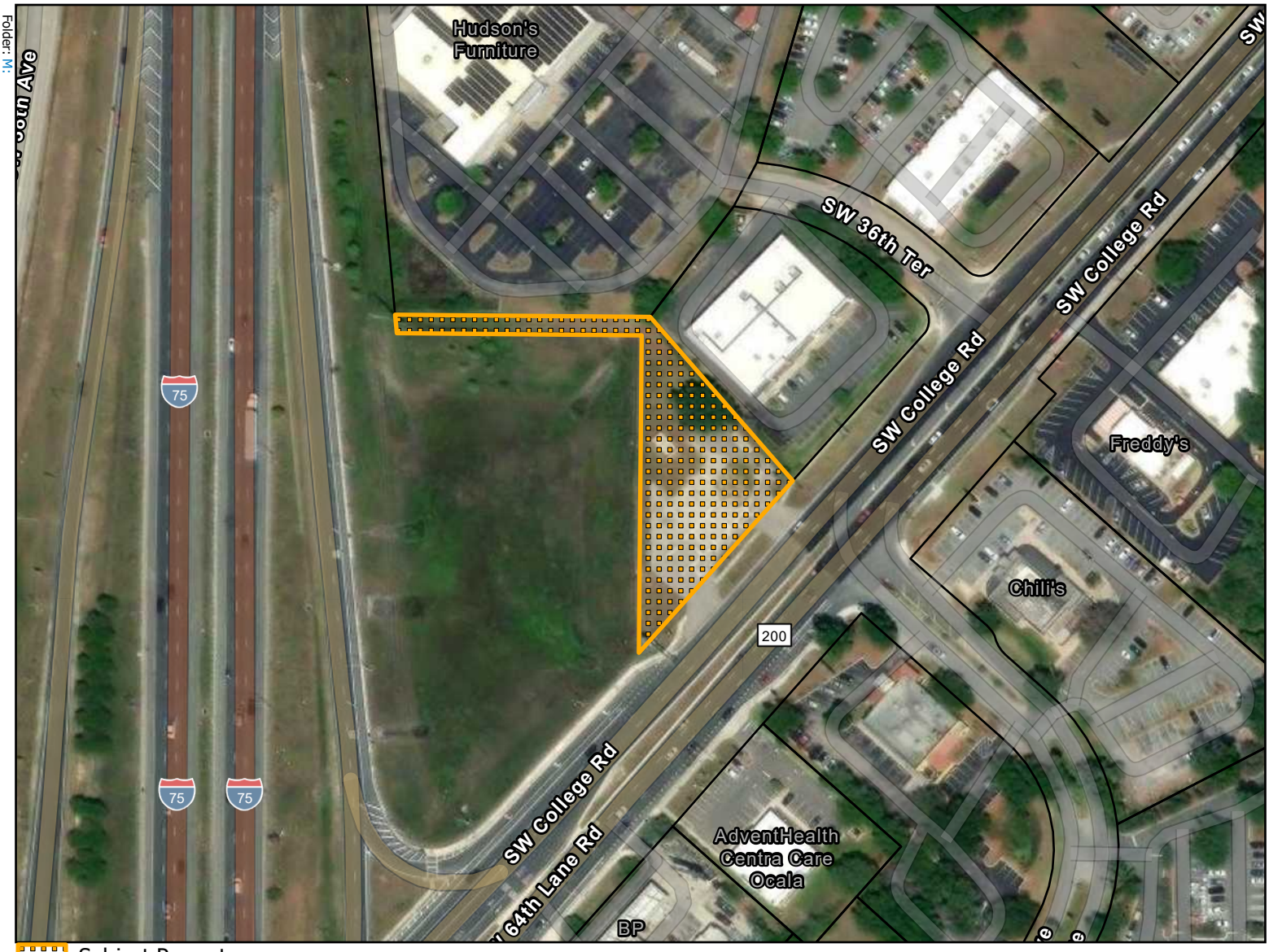
AERIAL MAP



Case Number: CRA26-0024

Property Size: Approximately 0.84 acres
CRA Location West Ocala
Proposal: A Request for CRA fund use.

Folder: M:\GIS\Department\JTEvan\EconomicDev\CRAS\2026\June\CRA26_0024\



Subject Property

Parcels

0 187.5 375 750 Feet

N

OCALA

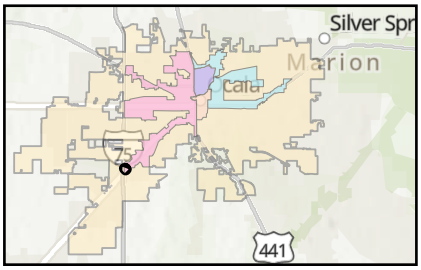
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature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

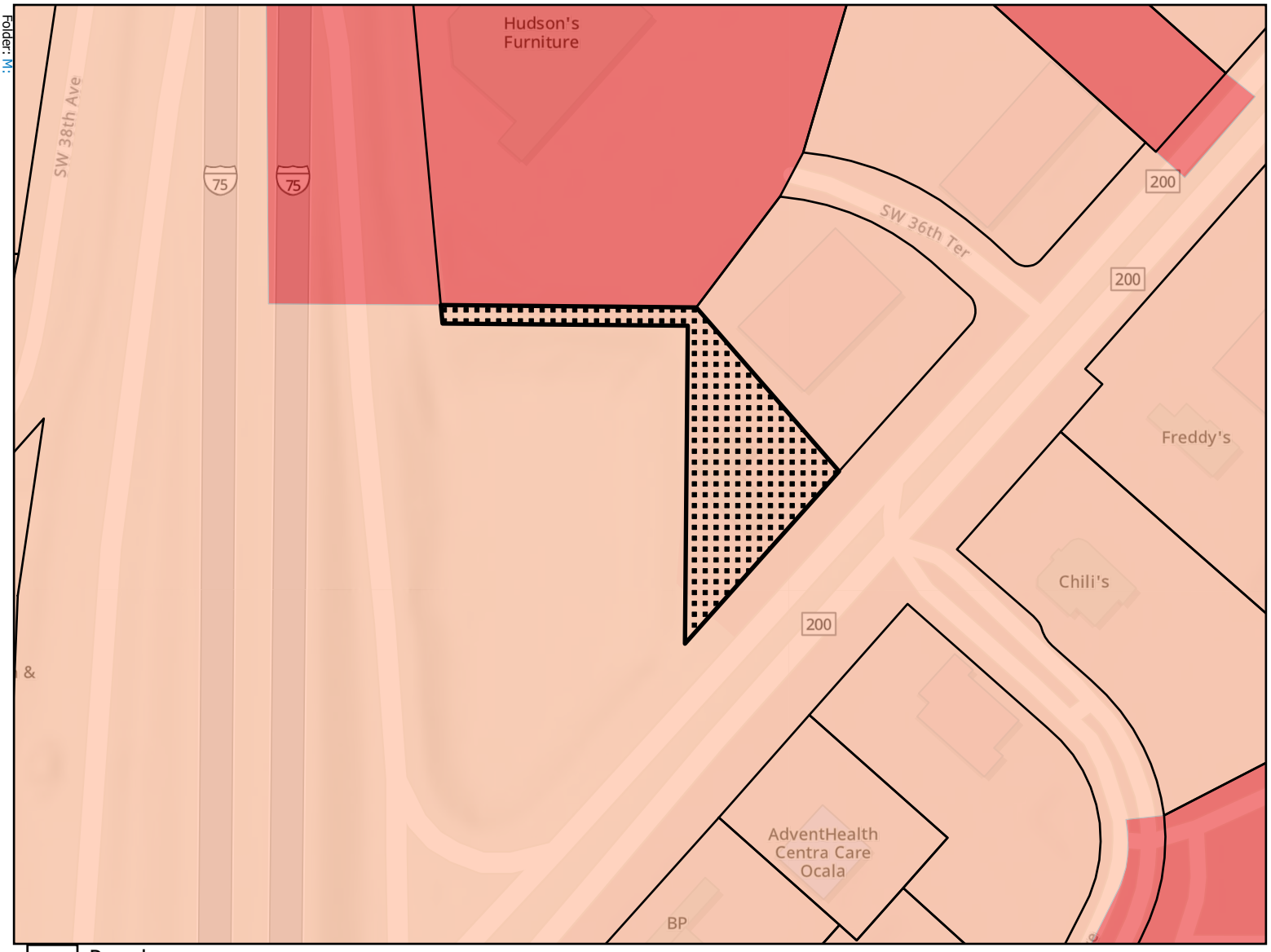
Prepared by the City of O
Growth Management Departr
by ekrepps on 5/19/2026

CASE MAP

Case Number: CRA26-0024

Property Size: Approximately 0.84 acres
CRA Location West Ocala
Proposal: A Request for CRA fund use.





Folder: M:\GIS\Department\TT\Evan\EconomicDev\CRAS\2026\June\CRA26_0024\

Parcels
B-2: Community Business
SC:Shopping Center
Subject Property

0 187.5 375 750 Feet

N

OCALA

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 O
Growth Management Departr
by ekrepps on 5/19/2026

PHOTOS FROM THE SITE VISIT - MAY 13, 2026



View of the site looking East along SR 200.



Existing site conditions.



View of the site looking West towards the I-75 gateway.

PHOTO – DEMOLISHED STRUCTURE FROM PREVIOUS USE




11/29/2016 11:06

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Feb 17, 2026
Secretary of State
4817752527CC

DOCUMENT# L07000097170

Entity Name: RITI INVESTMENTS, L.L.C.

Current Principal Place of Business:

1820 SE 18TH AVENUE
SUITE 4
OCALA, FL 34471

Current Mailing Address:

1820 SE 18TH AVENUE
SUITE 4
OCALA, FL 34471 US

FEI Number: 26-1123952

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

PATEL, BHARAT P
1820 SE 18TH AVENUE SUITE 4
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	PATEL, TRUPTI B	Name	PATEL, BHARAT P
Address	1820 SE 18TH AVENUE SUITE 4	Address	1820 SE 18TH AVENUE SUITE 4
City-State-Zip:	OCALA FL 34471	City-State-Zip:	OCALA FL 34471

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BHARAT P PATEL MGRM 02/17/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Feb 25, 2026
Secretary of State
0814655047CC

DOCUMENT# L24000169052

Entity Name: WALLA COFFEE CO, LLC

Current Principal Place of Business:

3933 SE 13TH ST
OCALA, FL 34471

Current Mailing Address:

PO BOX 1871
OCALA, FL 34478 US

FEI Number: 99-2588925

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MATSON, JORDAN D
3933 SE 13TH ST
OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JORDAN MATSON 02/25/2026

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	MATSON, JORDAN D	Name	WALTER, JADEN C
Address	3933 SE 13TH ST	Address	10203 W 18TH PL
City-State-Zip:	OCALA FL 34471	City-State-Zip:	KENNEWICK WA 99338

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JORDAN D MATSON MEMBER 02/25/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

George Albright **Marion County**
REAL ESTATE

Ad Valorem Taxes

ACCOUNT NUMBER: R23754-000-00 2025 **TAX DISTRICT:** 1001
ASSESSED VALUE: 583,610 **EXEMPTIONS:** * NONE * **TAXABLE VALUE:** 583,610

TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXES
COUNTY	GENERAL COUNTY	3.0900	583,610	0	583,610	1,803.35
	FINE & FORFEITURE	.8300	583,610	0	583,610	484.40
	COUNTY HEALTH	.1000	583,610	0	583,610	58.36
SCHOOL	SCHOOL R.L.E.	3.0720	585,440	0	585,440	1,798.47
	SCHOOL VOTE	1.0000	585,440	0	585,440	585.44
	SCHOOL DISCRETIONARY	.7480	585,440	0	585,440	437.91
	SCHOOL CAPITAL IMPR	1.5000	585,440	0	585,440	878.16
WATER	ST JOHNS MANAGEMENT DIST	.1793	583,610	0	583,610	104.64
MUNIC	OCALA BASIC	6.6177	583,610	0	583,610	3,862.16
			COUNTY ASSESSED:	583,610	SCHOOL ASSESSED:	585,440

EXEMPTION:NONE

17.13700 10,012.89

Non-Ad Valorem Assessments

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
X905	OCALA FIRE	VACANT	PER ASMT UNIT	55.69
			NON AD VALOREM ASSESSMENTS:	55.69
			COMBINED TAXES & ASSESSMENTS TOTAL:	10,068.58

R23754-000-00 2025
RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 3
OCALA FL 34471

*** PAID *** PAID *** PAID ***
11/06/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
9,665.84	9,766.52	9,867.21	9,967.89	10,068.58	10,370.64

George Albright Marion County
REAL ESTATE

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
9,665.84	9,766.52	9,867.21	9,967.89	10,068.58	10,370.64

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 10,012.89 George Albright
MARKET VALU 585,440 SP. ASMT 55.69 503 SE 25TH AVENUE
COUNTY ASMT 583,610 Ocala Fl 34471
COUNTY TXBL 583,610
SCHOOL ASMT 585,440
SCHOOL TXBL 585,440

26 15 21
SEC 26 TWP 15 RGE 21 COM AT SW
COR OF SEC TH S 89-33-08 E 90.88
FT TO CENTER LINE OF SR 200 TH N
41-48-42 E ALONG CENTER LINE
918.03 FT TH N 48-11-18 W 75 FT
SEE TAX ROLL FOR MORE LEGAL

R23754-000-00 2025
RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 3
OCALA FL 34471

*** PAID *** PAID *** PAID ***
11/06/25 PERIOD 01
082-2025-0000244.0021
$9,665.84 CK

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2026 Property Record Card

23754-000-00

GOOGLE Street View

Prime Key: 592781 | MAP IT+ | Current as of 5/19/2026

Property Information

RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 3
OCALA FL 34471

Taxes / Assessments:
Map ID: 163
Millage: 1001 - OCALA

M.S.T.U.
PC: 10
Acres: .84

Situs: 3711 SW COLLEGE RD OCALA

2025 Certified Value

Land Just Value	$585,440
Buildings	$0
Miscellaneous	$0
Total Just Value	$585,440
Total Assessed Value	$583,610
Exemptions	$0
Total Taxable	$583,610
School Taxable	$585,440

Impact Ex Codes: ($1,830)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$585,440	$0	$0	$585,440	$583,610	$0	$583,610
2024	$530,555	$0	$0	$530,555	$530,555	$0	$530,555
2023	$530,555	$0	$0	$530,555	$530,555	$0	$530,555

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6518/1437	01/2017	70 OTHER	0	U	I	$100
6194/0909	08/2010	08 CORRECTIVE	0	U	I	$100
5401/1702	08/2010	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$800,000
5347/1170	02/2010	02 DEED NC	7 PORTIONUND INT	U	I	$100
4124/0204	05/2005	07 WARRANTY	7 PORTIONUND INT	U	I	$176,000
2120/0548	03/1995	61 FJDGMNT	0	U	I	$100
1936/0995	08/1993	09 EASEMNT	0	U	V	$100
1931/0118	06/1993	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	$417,550

Property Description

SEC 26 TWP 15 RGE 21
COM AT SW COR OF SEC TH S 89-33-08 E 90.88 FT TO CENTER

LINE OF SR 200 TH N 41-48-42 E ALONG CENTER LINE 918.03 FT
TH N 48-11-18 W 75 FT TO POB ON W W/RAY OF SR 200 TH
N 00-31-12 E ALONG THE E R/WAY OF I-75 343.65 FT TH
N 89-28-48 W 265 FT TH N 05-11-26 W 20.10 FT TH S 89-28-48 E
275.98 FT TH S 41-03-35 E 235.04 FT TO W R/WAY OF SR 200 TH
S 41-48-42 W ALONG R/WAY 250 FT TO POB
SUBJECT TO AN EASEMENT FOR THE 230KV TRANSMISSION
SYSTEM DESC AS COM SW COR S 89-33-08 E 90.88 FT N
41-48-42 E 918.03 FT N 48-11-18 W 75 FT TO W`LY ROW
SR 200 N 00-28-06 E 343.14 FT N 89-22-26 W 229.12
FT TO POB N 89-22-26 W 35.19 FT N 05-32-09 W 19.84
FT S 89-28-28 E 35.27 FT S 05-16-02 E 19.89 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B2	36,590.00	SF						
Neighborhood 9932												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD20-0685	5/27/2020	-	RITI INVEST/GAS TANK REMEDIATION
DEMO17-0079	10/9/2017	-	DEMO
OC00997	6/1/1993	-	CMRA
OC00816	5/1/1993	-	CMRA
OC01398	9/1/1985	-	NEVER DONE
OC00109	1/1/1985	-	ADD TANK

CRA26-0024 3711 SW COLLEGE RD

SUMMARY REPORT

Parcel Id: 23754-000-00
Parcel Address: 3711 SW COLLEGE RD, OCALA, FL 34471

BUSINESS PROFILE

Business Name: WALLA COFFEE CO, LLC
Location: OCALA, FL
Years in Business: No information entered
Relationship to City: New Business Establishment

FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: $165,407.00
Total Estimated Project Cost: $220,418.00
Total Funding Requested: $50,000.00
Funding Requested Ratio: 4.41

PROJECT DETAILS

Project Name: CRA26-0024 3711 SW COLLEGE RD
Description: Modular Coffee shop to take over over-grown vacant gas station site. Will provide new entrances, landscaping, site lighting, fill in missing pavement & drive-through coffee shop.
Applicant Type: Developer
Applicant Name: Kendall Drake

PROJECT TIMELINE

Site & Modular
01 Jun 2026

Application Started
10 Mar 2026

3711 SW COLLEGE RD - 03/10/2026

Applicant Information

Applicant / Primary Contact Information

Name
Kendall Drake

Type
Developer

Relationship To City
New Business Establishment

Business Profile

Name
WALLA COFFEE CO, LLC

Phone
(352) 840-3620

Ext
No information entered

Email
support@wallacoffee.com

Physical Address
3711 SW College Rd OCALA FL 34471

Mailing Address
PO BOX 1871 Ocala FL 34478

Questions

1. How long has the business been at the current location?

Ans. 0

2. If renters, when does your current lease expires?

Ans. No information entered

3. What will be the business hours of operation?

Ans. 5:00 AM to 8:00 PM

Property Information

Parcel Id
23754-000-00

Parcel Address
3711 SW COLLEGE RD, OCALA, FL, 34471

Last Assessment

Previous Year Assessment

Districts

2022 - $530,555.00	No recent assessments	West 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 - **3711 SW COLLEGE RD OCALA FL 34471**

Exterior

- ✓ Exterior - Landscaping
- ✓ Exterior - Facade - Paint
- ✓ Exterior - Facade - General Renovation
- ✓ Exterior – Door/Entry Replacement
- ✓ Exterior - Architectural Restoration
- ✓ Exterior - Facade - Awning or Signage
- ✓ Exterior - Lighting
- ✓ Exterior - Utility Improvements

Interior

- ✓ Interior - Electrical

Structural

- ✓ Structural - Square Footage - Addition
- ✓ Structural - Foundation

Questions

1. Explain the purpose of and need for the proposed improvements.

Ans. To bring site up to today's Major Site Plan standards - Site, Landscaping, Lighting, Underground Electric, ROW Entrances, etc. for a coffee shop.

Eligible Costs

Exterior Improvements

Painting - As part of a major renovation project	$4,000.00
Metal Awnings	$1,500.00
Doors / Windows - As a part of a major restoration project	$5,000.00
Signage - As part of a major renovation project	$5,500.00
Sub Total:	$16,000.00

Interior Improvements

Structural	$26,763.00
HVAC, Plumbing, Electric	$41,000.00
Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety	$4,500.00
Conversion of upper floor space to residential	$0.00
Sub Total:	$72,263.00

Other

Other	$77,144.00
Sub Total:	$77,144.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	$165,407.00
Total Estimated Project Cost	$220,418.00
Total Funding Amount Requested	$50,000.00

Loans / Funding

Sub Total	No information entered

Questions

1. If applicable, startup business applicants must also submit a copy of their business plan.

Ans. No information entered

Additional Notes / Comments

"Other" was for the Landscaping and parking lot improvements

Project Description and Bid Proposals

Questions

1. Bid Proposal 1 Amount

Ans. Drake Construction Services

2. Bid Proposal 1 Upload

Ans. Proposal_DCS-260213_WallaCoffee-LS.pdf

3. Bid Proposal 2 Amount

Ans. Boyle Construction Inc.

4. Bid Proposal 2 Upload

Ans. Boyle Bid WallaCoffee 4-23-26.pdf

5. Please describe the existing or proposed business.

Ans. Existing – Vacant parking lot from an old gas station. Proposed – Repair pavement, new entrances, sidewalks, site lighting, landscaping, overall site cleanup, modular coffee shop.

6. Explain the purpose of and need for the proposed improvements.

Ans. Overall curb appeal for a new coffee shop and to bring the site up to city code.

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

Ans. Some of the aesthetics would be reduced to meet the budget.

8. If not, please explain.

Ans. No information entered

Property Owner Affidavit

Questions

1. Explain the purpose of and need for the proposed improvements.

Ans. Site & landscape improvements for a new coffee shop on vacant property.

2. Name

Ans.



Projections

Timeline

Site & Modular

Date
06/01/2026

Description
Site work & modular coffe shop setup

Parties

Contractor

Business Name
Drake Construction Services, Inc.

EIN
263989969

First Name
Trusten

Last Name
Drake

Phone Number
+1 (352) 286-7001

Ext
No information entered

Email
kendall@drakeconstructionservices.com

Address
302 SE Broadway St., STE 100, Ocala, FL, 34471-2126

Property Owner

Business Name
Riti Investments, LLC

EIN

First Name
No information entered

Last Name
No information entered

Phone Number
No information entered

Ext

Email

No information entered

No information entered

Address
No information entered

Documentation Collection

Documents

1. Name: Owner Approval for Tenant Applicant-ex.pdf **Uploaded Date:** 4/30/2026 3:38:50 PM

2. Name: Boyle Bid WallaCoffee 4-23-26.pdf **Uploaded Date:** 4/30/2026 3:39:23 PM

3. Name: Proposal_DCS-260213_WallaCoffee-LS.pdf **Uploaded Date:** 4/30/2026 3:39:25 PM

4. Name: 260406-Walla Coffee - Complete Site Plan - Ocala.pdf

Uploaded Date: 4/30/2026 3:41:04 PM

5. Name: Renderings.pdf

Uploaded Date: 4/30/2026 3:41:23 PM

6. Name: Walla Rendering.jpg **Uploaded Date:** 4/30/2026 3:42:01 PM

7. Name: IMG_1010.jpeg

Uploaded Date: 4/30/2026 3:43:22 PM

8. Name: IMG_1019.jpeg

Uploaded Date: 4/30/2026 3:43:23 PM

Questions

1. Application Documents

Ans. No information entered

2. Reimbursement Documents

Ans. No information entered

Declarations

Disclosure Of Interests

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body (West Ocala Commercial Building Improvement)

Applicant Answer: No

Relationship: No information entered



Name: Kendall Drake
Date: 04/30/2026

GRANT ID: _____

GENERAL TERMS AND 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 Community Redevelopment Agency Board, 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.

I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
I, _____, property owner/authorized representative of the property 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. **SIGNATURE:** _____ **DATE:**_____	I, Riti Investments LLC, owner of the property at 3711 SW COLLEGE RD, OCALA FL 34474 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 property as outlined in the Project Description section of this application. **SIGNATURE** Bharat P. Patel **DATE** 4/29/2026

Owner Approval for Tenant Applicant

I, Riti Investments LLC, owner of the building

At 3711 SW COLLEGE RD, OCALA FL 34474, 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 Bharat P. Patel Date 4/29/2026

Applicant Renderings





Applicant’s Photos




Lake City

BOYLE CONSTRUCTION INC.

Michael P. Boyle
License #CG C034244

Date: 04-23-26

Project: Walla Coffee- Site Improvements & Drive-through for a Coffee shop.

Scope of Work:

Provide all labor, materials and supervision to complete the site improvements of the existing 3711 SW College Rd site to be a drive-through coffee shop. Per plans dated February 6th, 2026, by Mathew Baldwin. Work includes pavement repairs, landscaping, new entrances, utilities to building, sidewalks, site lighting, parking lot striping & signage and all necessary improvements for modular coffee shop by others. Proposal includes all permits, insurance and general requirements necessary for project execution.

Lump SumTotal $248,058.42

Michael P. Boyle

2702 SE 19th Court, Ocala, Fl. 34471
Cell (352) 816-0456

Quote: 1002 / Date: 4/23/2026
Project Number: 260219

Drake Construction Services, Inc.
302 SE Broadway ST, STE 100
Ocala, FL
34471, US
3528678101

Prepared By:
Kendall Drake
+1 3528678101
kendall@drakeconstructionservices.com

Customer

Walla Coffee Co.

Jordan Matson
352.840.3620
jordan.matson@compass.com

Project: **Walla Coffee**

Scope of Work

Site work impovements for modular coffee shop per Mark Doods Drafting & Designs Civil Plans. Scope includes but not limited to: Entrances, Pavement, sidewalks, landscaping, site lighting, utilities, foundation for modular, parking lot signage.

Notes

Summary

Subtotal	$220,748.12

$220,748

Accepted By .....

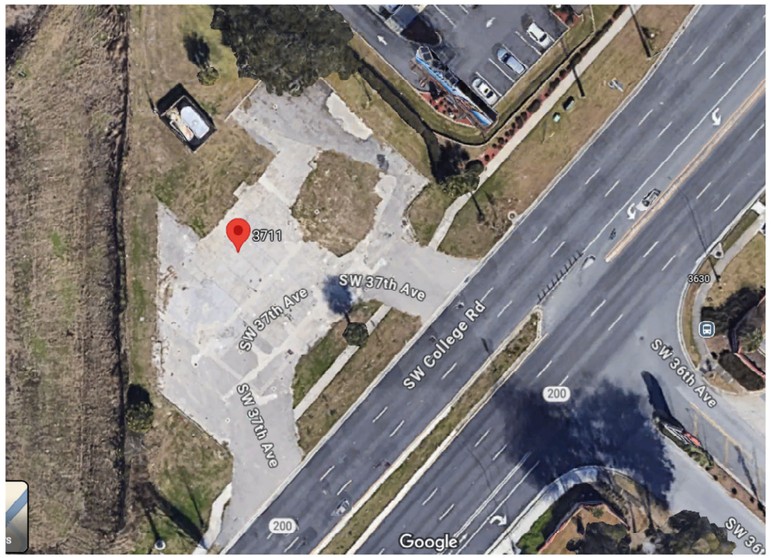
Date .....

WALLA COFFEE

CONCEPTUAL RENDERING



SITE LOCTION



LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 26, S.89°33'08"E. 40.08 FEET TO THE CENTERLINE OF STATE ROAD NO. 200, THENCE ALONG THE SAID CENTERLINE N.41°48'42"E.918.03 FEET (CROSSING THE CENTERLINE OF STATE ROAD NO. 93 AT 127.98 FEET), THENCE N.48°11'18"W. 75.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID ROAD NO. 200, THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD NO. 93, N.0°31'12"E. 343.65 FEET, THENCE N.89°28'48"W. 265.00 FEET, THENCE N.5°11'26"W. 20.10 FEET, THENCE DEPARTING FROM SAID EAST RIGHT OF WAY LINE S.89°28'48"E. 275.98 FEET, THENCE S.41°03'35"E. 235.04 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.41°48'42"W. 250.0 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THAT MAY LIE WITHIN THE RIGHT-OF-WAY OF STATE ROAD NO. 200 AS NOW ESTABLISHED. ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

PARCEL ID: 23754-000-00
ADDRESS #3711
LAND USE: GCSF ZONED B2
TOTAL LOT SQUARE FOOTAGE: 36,590
TOTAL CURRENT IMPERVIOUS: 16,541
TOTAL FUTURE IMPERVIOUS: 20,308

TRAFFIC DATA:

WEEKDAY DAILY - 393
AM/PM PEAK - 46

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICIAONS, LASTEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
11. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
13. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
14. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
15. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
16. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
17. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
18. RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE.
19. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
20. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
21. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
22. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
23. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
24. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
25. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
26. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
27. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
28. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
29. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
30. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
31. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT OF WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.

MAINTENANCE OF IMPROVEMENT_____

SHEET INDEX

C01- COVER SHEET / SITE PLAN	C09 - SLAB REPAIR DETAILS
G01 - GENERAL NOTES	C10 - DRIVEWAY RESURFACING DETAILS
G01 - GENERAL NOTES	C10.1 - DRIVEWAY DETAILS
C02 - SITE PLAN	C11 - CONSTRUCTION DETAILS
C02.1 - IMPERVIOUS AREAS	C12 - CONSTRUCTION DETAILS
C02.2 - AUTO TURN PLAN	C13 - PAVEMENT MARKING DETAIILS
C03 - EROSION CONTROL DETAILS	C14 - LANDSCAPE DETAILS
C04- - PEDESTRIAN DETOUR DETAILS	C15 - ADA RAMP DETAILS
C04.1- - PEDESTRIAN DETOUR DETAILS	C16 - FOUNDATION / ANCHOR PLAN
C05 - SIDEWALK CONSTRUCITON DETAILS	C17 - CONST. NOTES/ENTRANCE
C06 - SIDEWALK CURB RAMP DETAILS	C18 - CONST. BARRIERS
C07 - CURB & GUTTER ENDING DETAILS	C19 - WATER DETAILS
C08 - CURB TYPE DETAILS	C20 - SEWER DETAILS
	C21 - DUMPSTER PAD DETAILS

PROJECT & CODE DATA

CODE VERSION	2023 FBC, 8th Edition FDOT Standard Plans FY 25-26
MANUFACTURER	CORNERSTONE DESIGN BUILD
BUILDING TYPE	MANUFACTURED BUILDING
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NONE
FIRE SUPPRESSION	NONE
RISK CATEGORY	II
OCCUPANCY	B
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	180mph
EXPOSURE	D
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300LBS
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	40PSF
"R" RATING OF WALLS, FLOOR, ROOF	13,19,20
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	300 SQFT
LAND USE	"LOW INTENSITY"
DEVELOPMENT DESCRIPTION	DRIVE-THRU COFFEE SHOP
FAR	300:36140.6359
BUILDING COVERAGE %	0.83%

DRIVE-THROUGH ONLY MODULAR COFFEE SHOP TO USE ALREADY EXISTING PREVIOUS GAS STATION SITE.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE — Ocala, Florida

REVISIONS

# / DATE	DESCRIPTION
4/8/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

COVER SHEET

SHEET #

C.01

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.

4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.

5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.

6. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.

7. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

8. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

9. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. ANCHOR CEI, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

10. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. ANCHOR CEI, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

11. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

13. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

14. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

15. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

16. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

17. ALL DISTURBED AREAS WITHIN RIGHT OF WAYS SHALL HAVE SOD COVER.

18. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

19. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

20. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED. 10. "AS-BUILT" INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE UP TO SIX COPIES AND THE CAD FILE OF AS-BUILT DRAWINGS TO THE ENGINEER. ALL UNDERGROUND FITTINGS MUST BE REFERENCED TO AT LEAST TWO VISIBLE REFERENCE POINTS ON THE AS-BUILT DRAWINGS. AS-BUILT PLANS ARE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UN-STABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

PAVING, SIDEWALKS, & CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

2. ROADWAY PAVING, BASE, AND SUB-GRADE THICKNESS SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.

3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.

4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

SIGNS & PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.

3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.

4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETRO-REFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.

5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETRO-REFLECTIVE.

6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.

7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.

8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.

9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

GENERAL NOTES

SHEET #

G.01

EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOODPLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOODPLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE ETHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

MINIMUM STANDARDS:

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTRIBUTING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.

2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.

8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.

9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT. CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTRIBUTING ACTIVITIES.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.

21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.

22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102 AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.

EARTHWORK & DRAINAGE SPECIFICATIONS

1. CLEARING AND GRUBBING: CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF THE PROJECT WORK IN ACCORDANCE WITH SECTION 110, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THIS ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND OTHER UNDESIRABLE MATERIAL TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS LOWER. THE AREAS TO BE CLEARED GENERALLY CONSIST OF THE ENTIRE SITE WITH THE EXCEPTION OF AREAS SPECIFICALLY NOTED ON THE LANDSCAPE PLANS AS PRESERVE AREAS OR AS AREAS TO REMAIN UN-CLEARED. CARE SHALL BE TAKEN TO INSURE THAT NO PRESERVE AREAS OR WETLAND AREAS ARE IMPACTED BY THE CLEARING OPERATION. PRIOR TO INITIATING THE CLEARING OPERATION, ALL ADJACENT WETLAND AND PRESERVE AREAS SHALL BE MARKED AND FLAGGED IN ACCORDANCE WITH THE CITY OF OKEECHOBEE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS ALL SUCH AREAS IMMEDIATELY ADJACENT TO THE CLEARING OPERATION SHALL ALSO BE PROTECTED BY THE INSTALLATION OF TEMPORARY SILT BARRIERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OKEECHOBEE AND THE SFWMD. FURTHER EROSION CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING ALL DISTURBED AREAS AS SOON AS THEY ARE AT FINAL GRADE, PER THE SPECIFICATIONS FOR SEEDING AND MULCHING FOUND ELSEWHERE ON THIS SHEET.
ALL MATERIAL SHALL BE REMOVED FROM THE SITE AND SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. EARTHWORK AND GRADING: ALL EARTHWORK AND GRADING SHALL BE PERFORMED AS REQUIRED TO ACHIEVE THE FINAL GRADES, TYPICAL SECTIONS AND ELEVATIONS SHOWN ON THE PLANS. IN ALL OTHER RESPECTS, MATERIALS AND CONSTRUCTION METHODS FOR EARTHWORK, EMBANKMENT, EXCAVATION AND GRADING SHALL CONFORM TO THE REQUIREMENTS OF FDOT SPECIFICATIONS, SECTION 120. ANY PLASTIC OR OTHERWISE UNDESIRABLE MATERIAL WITHIN 36 INCHES OF FINISHED ROAD GRADE SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE CONTRACTOR SHALL ALSO REFER TO THE SOILS REPORT, IF AVAILABLE. THE SPECIFICATIONS AND RECOMMENDATIONS INCLUDED IN THAT REPORT SHALL BE CONSIDERED AS A PART OF THESE PLANS AND SPECIFICATIONS. SHOULD THERE BE ANY CONFLICT BETWEEN THAT DOCUMENT AND ANY REQUIREMENTS OF THESE DRAWINGS OR SPECIFICATIONS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

3. PAVING IMPROVEMENTS: ALL AREAS PROPOSED FOR PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN GRADES AND TYPICAL SECTIONS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE TO THE REQUIREMENTS OF THE CITY OF OKEECHOBEE AND FLORIDA DEPARTMENT OF TRANSPORTATION.

A. ASPHALT: PRIME COAT AND TACK COAT FOR BASE COURSE AND BETWEEN LIFTS OF ASPHALT SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF THE FDOT SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD AND TACK COAT AT A RATE OF 0.10 GALLONS PER SQUARE YARD, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ASPHALT SURFACE COURSE THICKNESS AND MATERIAL SHALL BE AS SHOWN ON THE TYPICAL SECTIONS AND SHALL IN ALL WAYS CONFORM TO THE REQUIREMENTS OF FDOT.

B. BASE: LIMEROCK BASE MATERIAL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. ALL LIMEROCK SHALL MEET THE MINIMUM REQUIREMENTS OF FDOT SECTION 911. AS AN ALTERNATE, CEMENTED COQUINA CONFORMING TO FDOT SECTION 915 MAY BE SUBSTITUTED AND SHALL BE SUBJECT TO THE COMPACTION SPECIFICATIONS DETAILED ABOVE AND INCLUDED IN THE SOILS ENGINEER'S REPORT.

C. SUB-GRADE: SUB-GRADE SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180, AND STABILIZED TO A MINIMUM FBV OF 50PSI. SUB-GRADE SHALL BE THOROUGHLY ROLLED WITH A PNEUMATIC TIRED ROLLER PRIOR TO SCHEDULING ANY SUB-GRADE INSPECTION.

D. VALLEY GUTTER/ F-CURB/D-CURB/FLUSH CURB: SHALL BE CONSTRUCTED PER THE TYPICAL SECTION BY EXTRUDING MACHINE OR FORMS AS SHOWN ON THE PLANS. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000PSI AFTER 28 DAYS. SUB-GRADE SHALL BE MOISTENED AT THE TIME CONCRETE IS PLACED TO INSURE A UNIFORMLY DAMP SURFACE. READY-MIX CONCRETE SHALL HAVE A SLUMP OF BETWEEN 2 AND 4 INCHES. NO WATER SHALL BE ADDED TO INCREASE WORKABILITY. TEST CYLINDERS SHALL BE MADE FOR THE STRENGTH TESTING OF EACH BATCH OF CONCRETE FOR AT LEAST 7 AND 28 DAY TESTING.

E. SOD: A MINIMUM OF A TWO-FOOT WIDE STRIP OF SOD, OR AS OTHERWISE SHOWN ON THE PLANS, SHALL BE PLACED ALONG THE BACK OF CURB OF ALL CONSTRUCTED PAVEMENT TO AID IN PREVENTION OF EROSION AND SOIL STABILITY. SOD SHALL BE PLACED IN CONFORMANCE TO FDOT SECTION 570, 575 AND 981. GENERALLY, THE SODDING REQUIREMENTS SHALL BE AS SPECIFIED ON THE LANDSCAPE PLANS, PREPARED BY OTHERS.

F. SEED, FERTILIZE AND MULCH: ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, FERTILIZER AND MULCH UPON COMPLETION AND ACCEPTANCE BY ENGINEER OF FINAL GRADING. SEED, FERTILIZER AND MULCH SHALL BE IN CONFORMANCE TO FDOT SECTIONS 570, 575 AND 981. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A STAND OF GRASS SUFFICIENT TO PREVENT EROSION PRIOR TO REMOVAL OF THE TEMPORARY SILT FENCES. THIS APPLIES ONLY TO THOSE AREAS NOT COVERED BY THE SODDING SPECIFIED IN THE LANDSCAPE PLANS, PREPARED BY OTHERS.

G. TESTING: THE CONTRACTOR SHALL SECURE THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTING ON SUB-GRADE, BASE, ASPHALT AND CONCRETE. LOCATIONS REQUIRED FOR THESE TESTS SHALL BE AS REQUIRED BY THE CITY OF OKEECHOBEE, AND/OR IN THE CASE OF THE TURN-LANE IMPROVEMENTS AS REQUIRED BY THE CITY OF OKEECHOBEE. AT A MINIMUM, TESTING SHALL BE AS RECOMMENDED BY FDOT. SHOULD ANY TESTS FAIL, CONTRACTOR SHALL AT HIS OWN EXPENSE, REPAIR THE DEFICIENCIES AND RETEST THE WORK UNTIL COMPLIANCE WITH THE SPECIFICATIONS IS DEMONSTRATED.

H. TRAFFIC CONTROL: THE INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CITY OF OKEECHOBEE. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE AS REQUIRED BY FDOT.

CONT'

4. DRAINAGE IMPROVEMENTS: ALL LABOR, MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE TO THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS OF THE CITY OF OKEECHOBEE AND FDOT SPECIFICATIONS. TRENCH EXCAVATION AND BACK-FILLING OPERATIONS SHALL MEET OR EXCEED THE REQUIREMENTS OF FDOT SPECIFICATIONS, SECTION 125. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BACK-FILL COMPACTION TESTING REQUIRED TO DEMONSTRATE COMPLIANCE WITH THIS SECTION. THE PIPE TRENCH SHALL BE DRY WHEN PIPE IS LAID AND THE PIPE SHALL BE BEDDED PER THE DETAILS AND PER FDOT SPECIFICATIONS.

THE CONTRACTOR SHALL COMPLY WITH CHAPTER 90-96, LAWS OF FLORIDA, WHICH REQUIRES THE CONTRACTOR PERFORMING TRENCH EXCAVATIONS OVER FIVE FEET IN DEPTH COMPLY WITH ALL APPLICABLE TRENCH SAFETY STANDARDS AND SHORING REQUIREMENTS AS SET FORTH IN THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) EXCAVATION AND SAFETY STANDARDS, 29 C.F.R. 19926.650, SUB-PART P AND INCORPORATED AS THE STATE OF FLORIDA STANDARD, AS REVISED AND/OR UPDATED. THE COST OF COMPLIANCE WITH THIS REQUIREMENT SHALL BE INCLUDED AS A SEPARATE LINE ITEM ON THE CONTRACTOR'S BID. OTHERWISE, CONTRACTOR CERTIFIES THAT THE COST OF COMPLIANCE IS INCLUDED IN THE UNIT COST OF ALL ITEMS OF WORK TO WHICH THIS REQUIREMENT APPLIES.

A. REINFORCED CONCRETE PIPE (RCP): RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATIONS C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. ALL JOINTS SHALL BE SOIL-TIGHT. PIPE GASKET SHALL CONFORM TO FDOT SPECIFICATIONS, SECTION 942.

B. CORRUGATED METAL PIPE (CMP): ALL CMP SHALL BE STEEL, ROUND, HELICAL-WOUND CORRUGATED PIPE CONFORMING TO AASHTO-M 36 AND FDOT SECTION 943. PIPE ENDS AT JOINTS SHALL BE REFORMED TO A MINIMUM OF 2 ANNULAR CORRUGATIONS FOR THE COMPLETE BAND WIDTH. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNULAR COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL CMP SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.

C. CORRUGATED ALUMINUM PIPE (CAP): ALL CAP SHALL BE ALUMINUM ALLOY, ROUND, HELICAL-WOUND CORRUGATED PIPE CONFORMING TO AASHTO-M 196 AND FDOT SECTION 945. PIPE ENDS AT JOINTS SHALL BE REFORMED TO A MINIMUM OF 2 ANNULAR CORRUGATIONS FOR THE COMPLETE BAND WIDTH. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNULAR COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL CAP SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.

D. CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE): ALL HDPE PIPE SHALL BE RESIN CONFORMING TO ASTM D3350 MINIMUM CELL CLASSIFICATION 435400C, ROUND, ONLY ANNULAR CORRUGATIONS AND CONFORMING TO FDOT SECTION 948-2.3. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNULAR COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL HDPE SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.

E. CONTECH A-2000 PVC DRAINAGE PIPE (A-2000): ALL A-2000 CORRUGATED PIPE WITH A SMOOTH INTERIOR SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION F949 & F794 DUAL WALL CORRUGATED PROFILE (DWCP) PIPE. PIPE AND FITTINGS SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER INJURIOUS DEFECTS. PIPE SHALL BE MANUFACTURED TO 46 PSI STIFFNESS WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD D2412. THERE SHALL BE NO EVIDENCE OF SPLITTING, CRACKING OR BREAKING WHEN THE PIPE IS TESTED PER ASTM TEST METHOD D2412 AND F949 SECTION 7.5. THE PIPE SHALL BE MADE OF PVC COMPOUND HAVING A MINIMUM CELL CLASSIFICATION OF 12454B AS DEFINED IN ASTM SPECIFICATION D1784.

F. PVC DRAINAGE PIPE: PVC DRAINAGE PIPE SHALL BE C-900 WITH PUSH-ON JOINTS (NO GLUED JOINTS) AND SHALL BE AS SPECIFIED FOR SANITARY SEWER CONSTRUCTION, EXCEPT THAT IT SHALL BE WHITE IN COLOR. ANY PORTION OF THE PVC STORM PIPE THAT MAY BE EXPOSED TO SUNLIGHT, SUCH AS ITS OUTLET TO THE DETENTION POND, SHALL BE PAINTED TO PROTECT IT FROM UV LIGHT.

G. INLETS, MANHOLES, AND JUNCTION BOXES: ALL DRAINAGE INLETS, MANHOLES, AND JUNCTION BOXES SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND 64T. ALL CONCRETE SHALL HAVE NOT LESS THAN 4000-PSI COMPRESSIVE STRENGTH AT 28 DAYS. STRUCTURE SECTIONS SHALL BE JOINED WITH A MASTIC SEALING COMPOUND. THE REMAINING SPACE SHALL BE FILLED WITH THE CEMENT MORTAR AND FINISHED SO AS TO PRODUCE A SMOOTH CONTINUOUS SURFACE INSIDE AND OUTSIDE THE WALL SECTIONS. ALL OPENINGS IN PRECAST STRUCTURES SHALL BE CAST AT THE TIME OF MANUFACTURE. HOLES FOR PIPING SHALL BE SIX INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE. ALL SPACES BETWEEN THE MANHOLE AND THE PIPE SHALL BE COMPLETELY FILLED WITH MORTAR AND FINISHED SMOOTH. MORTAR USED FOR CONCRETE STRUCTURES SHALL CONFORM TO M C-270. MORTAR MATERIAL SHALL BE MIXED ONE PART TYPE 2 PORTLAND CEMENT TO TWO PARTS AGGREGATE BY VOLUME. PORTLAND CEMENT SHALL CONFORM TO ASTM C-144 AND AGGREGATE SHALL CONFORM TO ASTM C-144. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF ALL PRECAST STRUCTURES FOR HIS APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW ALL DIMENSION, REINFORCING STEEL AND SPECIFICATIONS. STORM MANHOLES SHALL BE CONSTRUCTED WITH A TRAFFIC BEARING CAST-IRON SLOTTED GRATE.

H. TRENCH BACKFILL SHALL BE AS SHOWN IN THE DRAINAGE DETAILS. IN ADDITION, TESTING UNDER PAVED AREAS SHALL BE AS FOLLOWS: ONE TEST LOCATION MIDWAY BETWEEN STRUCTURES AND ONE TEST LOCATION ADJACENT TO EACH STRUCTURE. ENGINEER MAY REQUEST ADDITIONAL LOCATIONS. TESTING IN EACH LOCATION SHALL BEGIN IN THE FIRST FOOT ABOVE THE CULVERT WITH TESTS EVERY TWO FEET TO WITHIN TWO FEET OF THE SUB-GRADE. DENSITY SHALL BE TO 100 PERCENT OF MAXIMUM AS DETERMINED BY AASHTO T-99.

I. CONTROL STRUCTURES: SHALL BE CONSTRUCTED PER THE ABOVE SPECIFICATIONS FOR INLETS, MANHOLES, AND JUNCTION BOXES EXCEPT THAT THE STRUCTURES SHALL INCLUDE THE BLEEDERS AND WEIRS AS SHOWN ON THE DETAIL.

J. RIP-RAP ENERGY DISSIPATERS: SHALL BE CONSTRUCTED PER THE DETAILS AND AS SHOWN ON THE DRAWINGS AT THE CONTROL STRUCTURES AND THE DOWNSTREAM BUBBLE-UP STRUCTURES. THE RUBBLE SHALL BE OF MATERIAL AND PLACED IN ACCORDANCE TO FDOT SECTION 530-2.3 (MATERIAL) AND FDOT SECTION 530-3.3 (CONSTRUCTION METHODS). SHOULD BROKEN CONCRETE BE USED AS THE RUBBLE, IT SHALL BE FREE FROM REINFORCING BARS OR WIRE MESH. THE CONTRACTOR SHALL USE CARE I THE PLACEMENT OF THE STONE SO THAT IT IS NOT DROPPED ON THEN FABRIC IN SUCH A FASHION THAT TEARS THE FABRIC. THE FABRIC SHALL BE AS SPECIFIED IN FDOT SECTION 985 AND SHALL BE OF THE WOVEN DESIGN AND AS SPECIFIED FOR USE WITH RIPRAP PER TABLE 1 OF THIS SECTION. THE BEDDING STONE SHALL BE OF THE TYPE TYPICALLY USED FOR DRAINFIELD ROCK AND SHALL MEET THE REQUIREMENTS OF FDOT FOR DRAINFIELD ROCK.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE CO.
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

EROSION CONTROL NOTES

SHEET #

G.02

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GRAPHIC SCALE: 1" = 30'

0' 15' 30' 60'

*CONTRACTOR TO TIE INTO EXISTING 1" WATER METER. BACKFLOW PREVENTER INSTALLED BY CONTRACTOR, MAINTAINED BY OWNER. MIN 18" FROM FINAL GRADE.

4 EMPLOYEES MAX. + ZERO SEATS = 2
REQUIRED PARKING SPACES: 4 SPACES
PROVIDED + 1 HANDICAP SPACE

N 00°31'12" E 343.65'(D)
N 00°31'58" E 343.15'(M)

METER POLE

6' CHAIN LINK FENCE

EXISTING WOODEN FENCE / DUMPSTER ENCLOSURE

NEW UTILITY / SEWER LINES

PALM (12')

DOUBLE SWEEP U.G.

(x3) NEW 10' WIDE EMPLOYEE PARKING SPACE MARKINGS PER FDOT 711-001 SEE SHEET C13 FOR DETAILS

OAK (35')

OAK (25')

128'

17.6'

16.2'

9.1'

48.6'

12.4' CONCRETE

4' CONCRETE

12.3'

12'

NEW ASPHALT TO BE ADDED

ASPHALT

SAFETY BOLLARDS AT BUILDING / RAMP CORNERS

NEW CONCRETE RAMP 1:12 MAX SLOPE W/ 12" HIGH ENTRY LANDING (13'-4"L x 5'-4"W x 12"H) SEE DETAILS ON SHEET C14

PROPOSED MANUFACTURED BUILDING DBPR #42991 FFE: 78.25'

EXISTING CURB

EXISTING ASPHALT LOT

YELLOW LANE STRIPING, TYP. SEE SHEET C13

CONCRETE

ONLY

STOP

DRIVE THRU ENTRY

DO NOT ENTER

SIGNAGE PER FDOT 700-010, 700-101, 700-102 SEE SHEET C12 FOR DETAILS REFER TO FDOT RECORDS FOR EXISTING OR FUTURE SIGNAGE NOT SHOWN ON THESE PLANS

LANDSCAPE BUFFER PER CITY ORD.

EXTEND SIDEWALK PER FDOT INDEX 522. WIDTH TO MATCH EXISTING (FULL-SECTIONS, NO CUTS)

*MAINTAIN 2% CROSS-SLOPE MAX. FOR ENTIRE CROSSWALK. REMOVE/REPLACE ONLY FULL SECTIONS. NO SAW-CUTS.

NEW CROSSWALK PER FDOT INDEX 711

CURB RAMP CR-E TYPICAL AT EACH SIDE OF THE DRIVEWAY CROSSING

NEW SIDEWALK PER FDOT INDEX 522. WIDTH TO MATCH EXISTING (FULL-SECTIONS, NO CUTS)

S 41°54'35" W 249.69'(M)
S 41°48'42" W 250.00'(D)

ALL LANDSCAPING TO BE REMOVED

EXISTING CONCRETE SIDEWALK

THE CONTRACTOR SHALL SEAL ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION WHICH DO NOT REQUIRE SOD. ALL GRASSING SHALL BE COMPLETED IN CONFORMANCE WITH FDOT SPECIFICATIONS SECTIONS 570 AND 981. THE GRASSED

2% CROSS-SLOPE MAX.

R25' MIN

R6'

EXISTING CONCRETE CURB / GUTTER

EDGE OF PAVEMENT

NEW CURB TYPE F

>40MPH CLEAR SIGHT PER 212.11

NEW PAVED DRIVEWAY PER FDOT INDEX 330

NEW FULLY REPLACED PAVED DRIVEWAY PER FDOT INDEX 330

SAWCUT AND REMOVE EXISTING PAVEMENT. DROP CURB TO REMAIN

CONSTRUCTION ENTRANCE
WITH SOIL TRACKING - FDOS TRACKOUT CONTROL MATS. TO STAY ASPHALT UNTIL REMOVED AND REPLACED WITH ASPHALT. SWEEP AS NEEDED BOTH ENTRANCE AND SR200.

18'

126.2'

EXISTING CONCRETE SIDEWALK

EXISTING CONC. CURB / GUTTER

(X2) NEW 10' WIDE EMPLOYEE PARKING SPACE MARKINGS PER FDOT 711-001 SEE SHEET C13 FOR DETAILS

NEW CONTINUOUS CURB TYPE F

WATER METER

CITY WATER MAIN

4" UNDERGROUND CONDUIT FROM L598 FP

SANITARY MANHOLE RIM ELEVATION: 77.60' SE INVERT: 72.80' (8" PVC) NW INVERT: 72.80' (8" PVC)

CURB INLET RIM ELEVATION: 76.27' SE INVERT: 71.71' (16" RCP)

NEW CROSSWALK PER FDOT INDEX 711

NEW FULLY REPLACED PAVED DRIVEWAY PER FDOT INDEX 330

SAWCUT AND REMOVE EXISTING PAVEMENT. DROP CURB TO REMAIN

S 41°45'02" W 215.55'(M)
S 41°48'42" W 215.47'(D)

EXISTING CURB

EXTEND SIDEWALK PER FDOT INDEX 522. WIDTH TO MATCH EXISTING (FULL-SECTIONS, NO CUTS)

FND. 4" X 4" CM (NO IDENTIFICATION)

FND. 4" X 4" CM (NO IDENTIFICATION) 5.3'S

POINT OF BEGINNING

5" CONCRETE BASE FOR HIGHWAY SIGN

12.5'N 2.0'W

N 48°11'13" W 75.00'(D)

TR 0.35'

DRAIN INLET TOP: 78.28' NW INVERT: 72.38' (16" RCP)

L1 "BB"

9' C.B.S. WALL (TYP.)

2' CONCRETE CURB

0.5' BACK OF CURB

CONCRETE

FARCEL ID: 23792-004-00
OWNER NAME: COLLEGE RD OCALA LLC

Y SEWER EASEMENT 2 PAGES 153 + 154

FND. 4

53' WIDENING SETBACK

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE CO. Ocala, Florida

REVISIONS	
# / DATE	DESCRIPTION
4/8/26	OCALA

PROJECT #:	6B101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

SITE PLAN

SHEET #

C.02

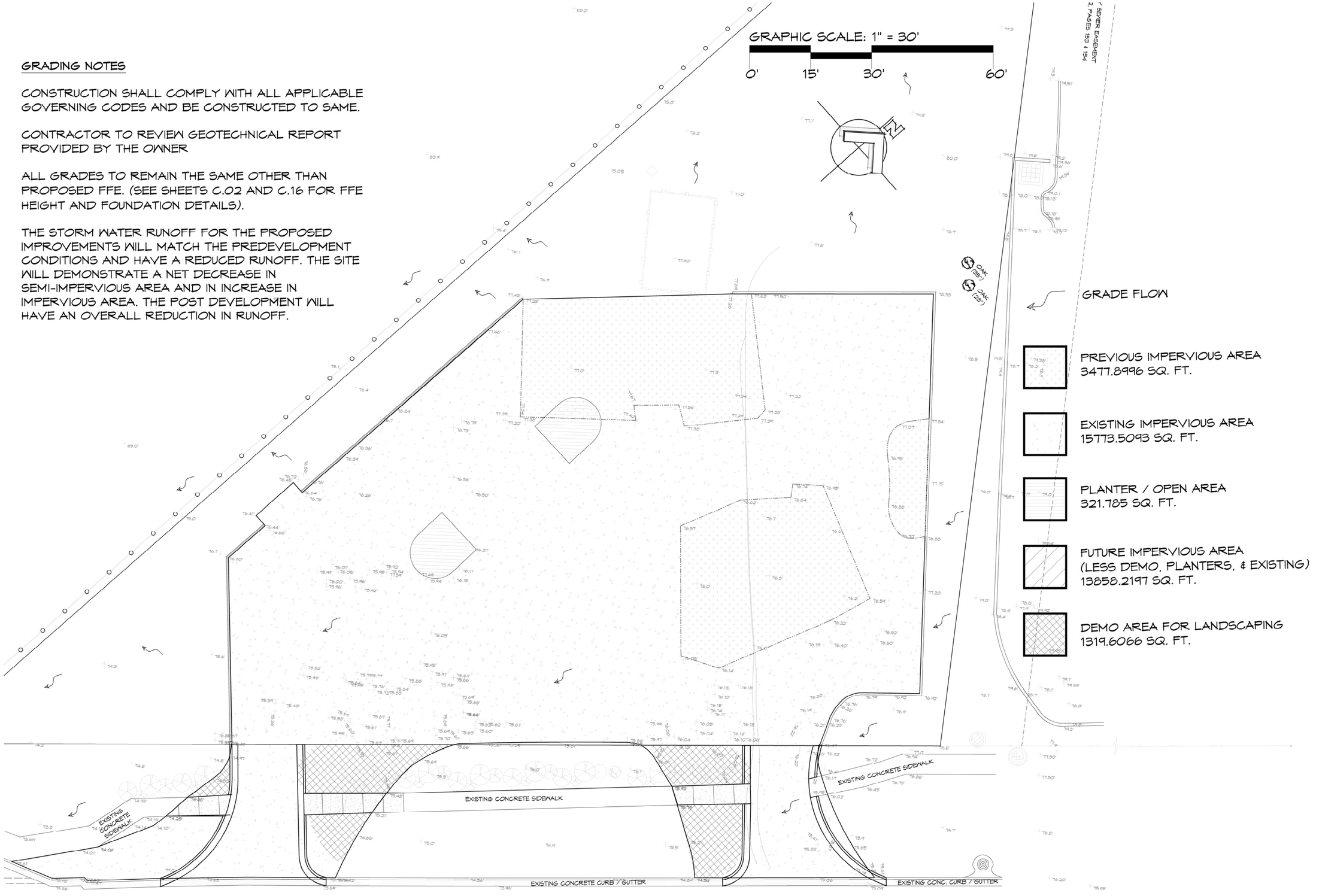
GRADING NOTES

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER

ALL GRADES TO REMAIN THE SAME OTHER THAN PROPOSED FFE. (SEE SHEETS C.02 AND C.16 FOR FFE HEIGHT AND FOUNDATION DETAILS).

THE STORM WATER RUNOFF FOR THE PROPOSED IMPROVEMENTS WILL MATCH THE PREDEVELOPMENT CONDITIONS AND HAVE A REDUCED RUNOFF. THE SITE WILL DEMONSTRATE A NET DECREASE IN SEMI-IMPERVIOUS AREA AND IN INCREASE IN IMPERVIOUS AREA. THE POST DEVELOPMENT WILL HAVE AN OVERALL REDUCTION IN RUNOFF.



GRADE FLOW

PREVIOUS IMPERVIOUS AREA
3477.8996 SQ. FT.

EXISTING IMPERVIOUS AREA
15773.5093 SQ. FT.

PLANTER / OPEN AREA
321.785 SQ. FT.

FUTURE IMPERVIOUS AREA
(LESS DEMO, PLANTERS, & EXISTING)
13858.2197 SQ. FT.

DEMO AREA FOR LANDSCAPING
1319.6066 SQ. FT.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE CO. Ocala, Florida

REVISIONS

#	DATE	DESCRIPTION
	4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

IMPERVIOUS AREAS / GRADING

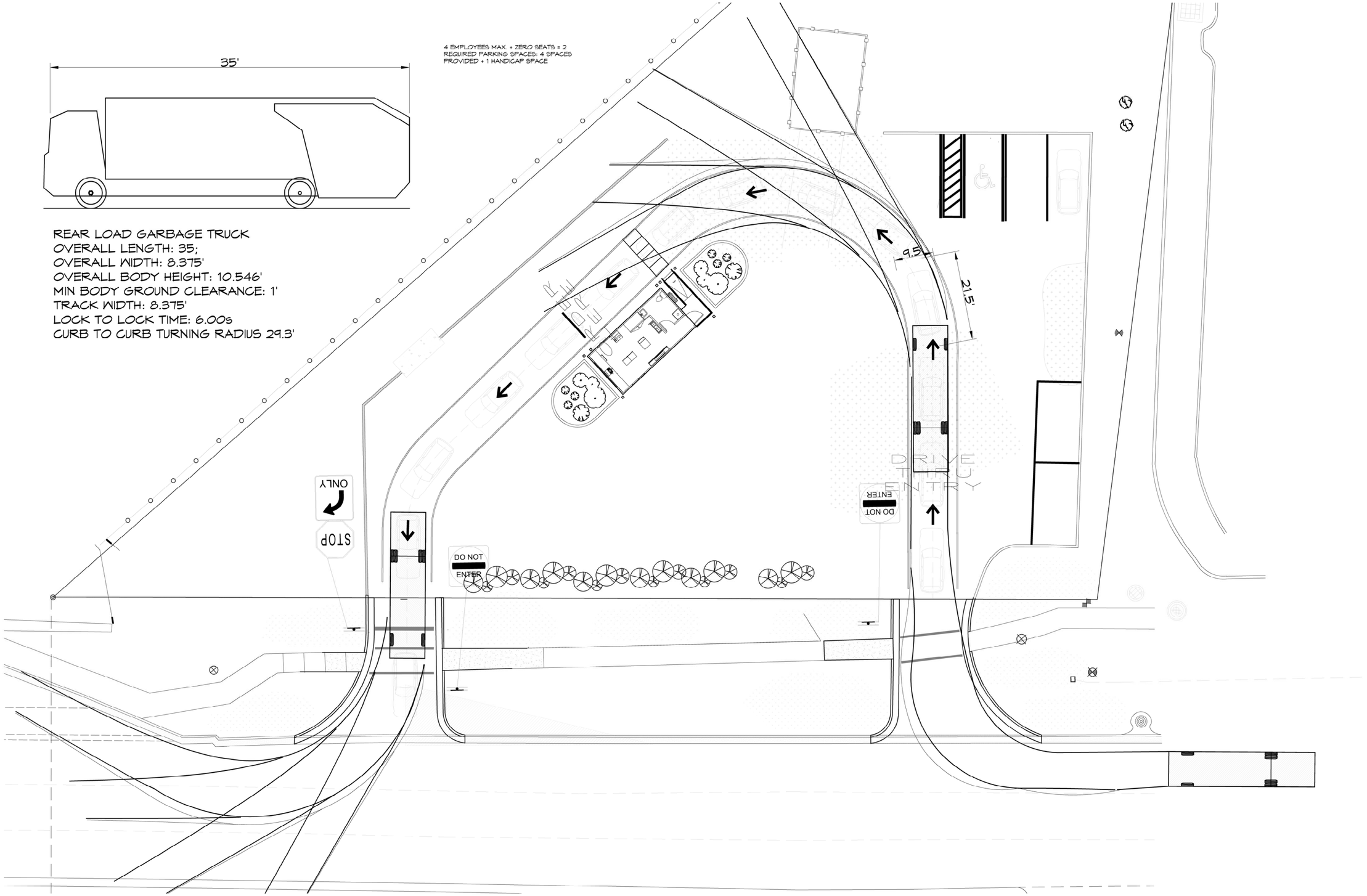
SHEET #

C.021

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REAR LOAD GARBAGE TRUCK
OVERALL LENGTH: 35;
OVERALL WIDTH: 8.375'
OVERALL BODY HEIGHT: 10.546'
MIN BODY GROUND CLEARANCE: 1'
TRACK WIDTH: 8.375'
LOCK TO LOCK TIME: 6.00s
CURB TO CURB TURNING RADIUS 29.3'

4 EMPLOYEES MAX. + ZERO SEATS = 2
REQUIRED PARKING SPACES: 4 SPACES
PROVIDED + 1 HANDICAP SPACE



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

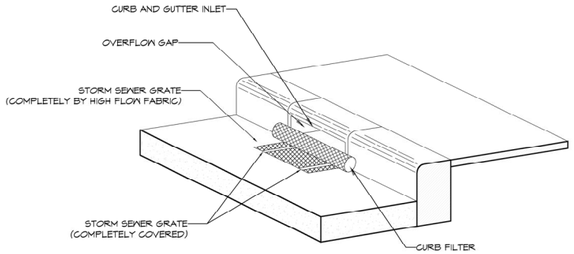
# / DATE	DESCRIPTION
4/3/26	OCALA

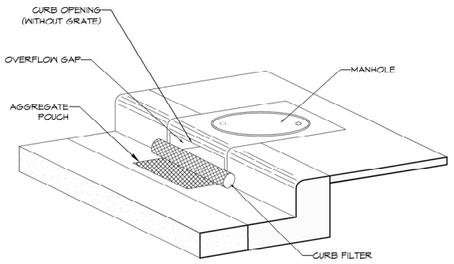
PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

AUTO-TURN PLAN

SHEET #

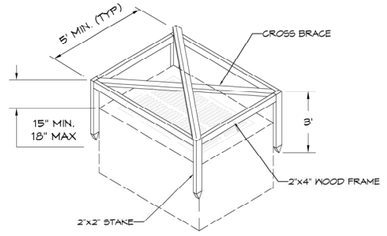
C.02.2



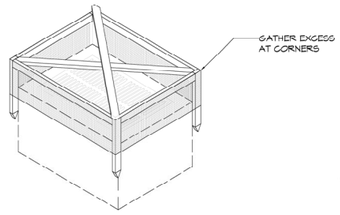


CURB INLET SEDIMENT CONTROL

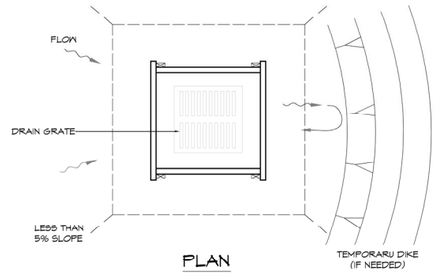
LOW TO MODERATE FLOW GEO TEXTILE FABRIC TABLE		
FABRIC PROPERTY	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D 4632	300 LBS
GRAB TENSILE ELGONGATION	ASTM D 4632	20%
PUNCTURE	ASTM D 4833	120 LBS
MULLEN BURST	ASTM D 3786	800 PSI
TRAPEZOID TEAR	ASTM D 4533	120 LBS
UV RESISTANCE	ASTM D 4355	80%
APPARENT OPENING SIZE	ASTM D 4751	40 US SIEVE
FLOW RATE	ASTM D 4491	40 GAL/MIN/SQFT
PERMITTIVITY	ASTM D 44911	0.55 SEC-1
MODERATE TO HIGH FLOW GEO TEXTILE FABRIC TABLE		
FABRIC PROPERTY	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D 4632	265 LBS
GRAB TENSILE ELGONGATION	ASTM D 4632	20%
PUNCTURE	ASTM D 4833	135 LBS
MULLEN BURST	ASTM D 3786	420 PSI
TRAPEZOID TEAR	ASTM D 4533	45 LBS
UV RESISTANCE	ASTM D 4355	90%
APPARENT OPENING SIZE	ASTM D 4751	20 US SIEVE
FLOW RATE	ASTM D 4491	200 GAL/MIN/SQFT
PERMITTIVITY	ASTM D 44911	1.5 SEC-1



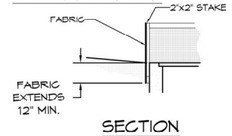
VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



PLAN



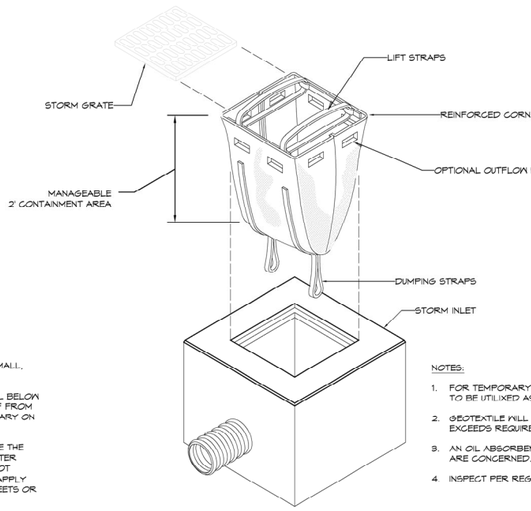
SECTION

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS

2. THE TOP OF THE FRAME (POUNDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

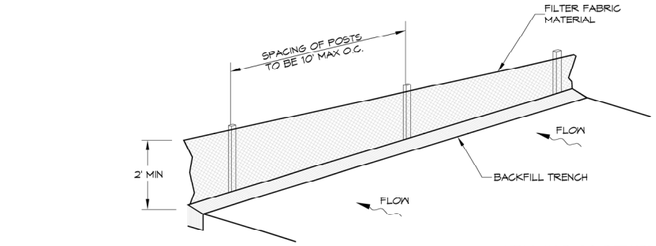
3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS STREETS OR HIGHWAY MEDIANS.

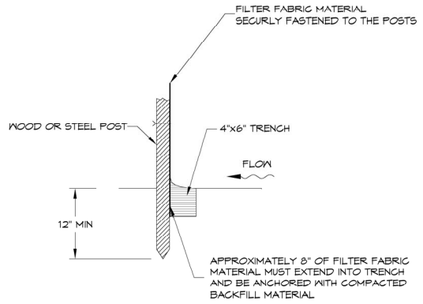
SILT FENCE INLET PROTECTION

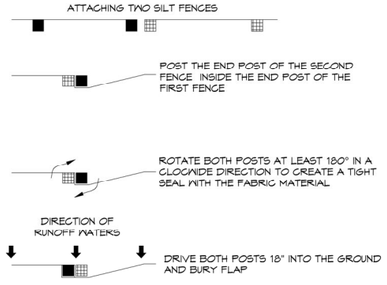


NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIXED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
2. GEOTEXTILE FILL BE A WOVEN POLYPROPTLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATION TABLE.
3. AN OIL ABSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE CONCERNED.
4. INSPECT PER REGULATORY REQUIREMENTS.

INLET INSERT





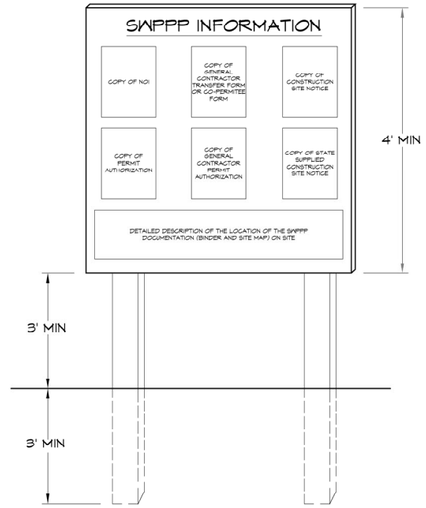


SILT FENCE INSTALLATION

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STROM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF SITE AND CAN BE PERMANENTLY STABILIZED.

3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SWPPP INFORMATION SIGN

NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINETNLY ACROOS THE TOP OF THE SIGN AS SHOWN IN THE DETAIL.

2. SIGN TO BE CONSTRUCTED OF RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER, WIND, SUN, MOISTURE, ETC.

3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRACE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PERMIT.

5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.

6. SIGN SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND EASMEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.N.

EROSION CONTROL DETAILS

SHEET #

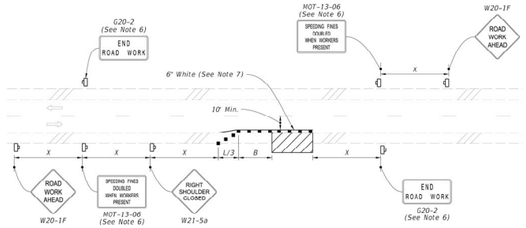
C.03

NOTE:

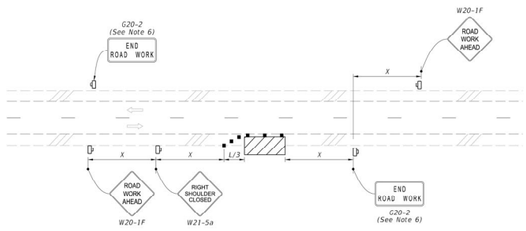
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

Work Area
Channelizing Device (See Index 102-600)
Work Zone Sign
Lane Identification and Direction of Traffic

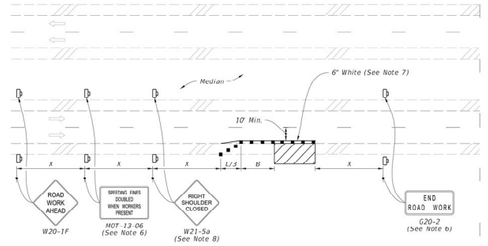


TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

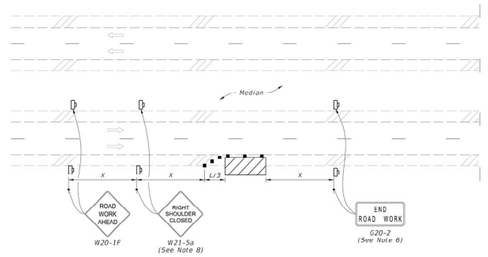
LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS

SYMBOLS:

Work Area
Channelizing Device (See Index 102-600)
Work Zone Sign
Lane Identification and Direction of Traffic



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

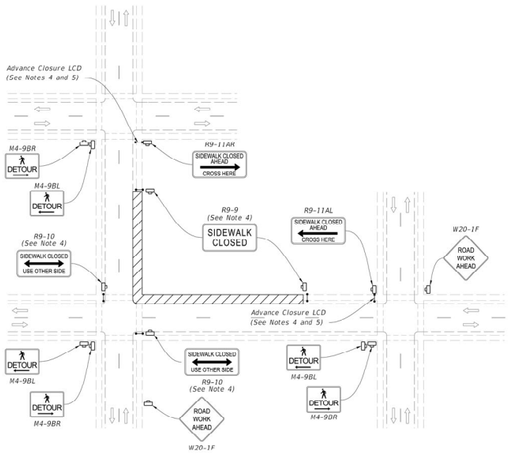
LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 2 of 2

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

Work Area
Work Zone Sign
Pedestrian Longitudinal Channelizing Device (LCD)
Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2

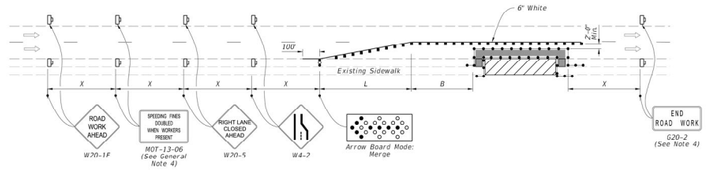
NOTES:

1. L = Taper Length
   B = Buffer Length
   x = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

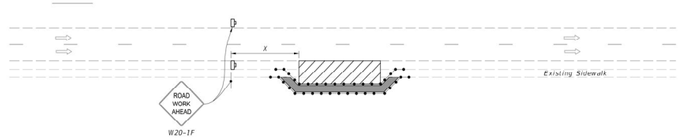
SYMBOLS:

Work Area
Temporary Pedestrian Way
Channelizing Device (See Index 102-600)
Pedestrian Longitudinal Channelizing Device (LCD)
Work Zone Sign
Arrow Board
Crash Cushion
Lane Identification and Direction of Traffic

PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/23	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

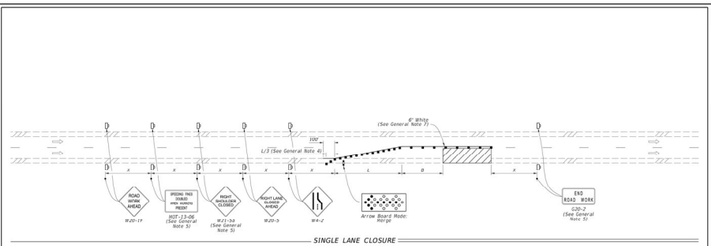
REVISIONS

# / DATE	DESCRIPTION
4/8/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

TYP. PEDESTRIAN DETOUR

SHEET #
C.04



SINGLE LANE CLOSURE

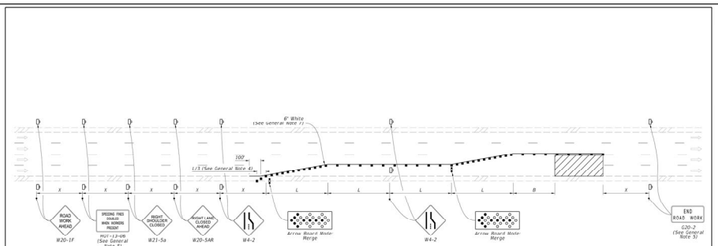
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (RDT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5

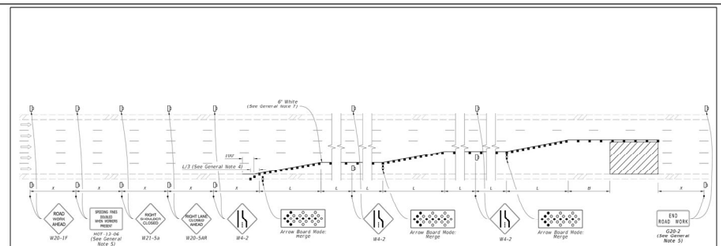


DOUBLE LANE CLOSURE

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 2 of 5

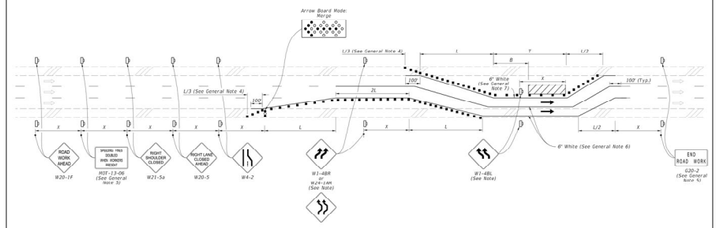


TRIPLE LANE CLOSURE

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 3 of 5



LANE CLOSURE WITH LANE SHIFT

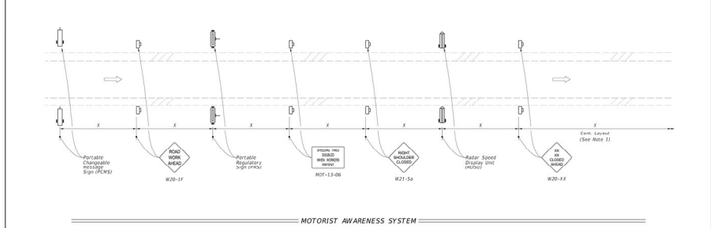
NOTE:

If the tangent distance "T" is less than 600', then use "Double Reverse Curve" signs (W24-1A) instead of the first pair of "Reverse Curve" signs (W1-4B) and omit the second pair of "Reverse Curve" signs.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 4 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RSDU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-XX) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 5 of 5

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE CO. Double Florida

REVISIONS

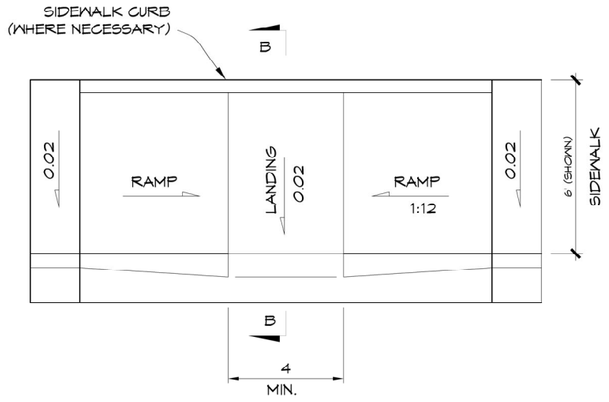
#	DATE	DESCRIPTION
	4/3/26	OCALA

PROJECT #:	25101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

TYP. PEDESTRIAN DETOUR

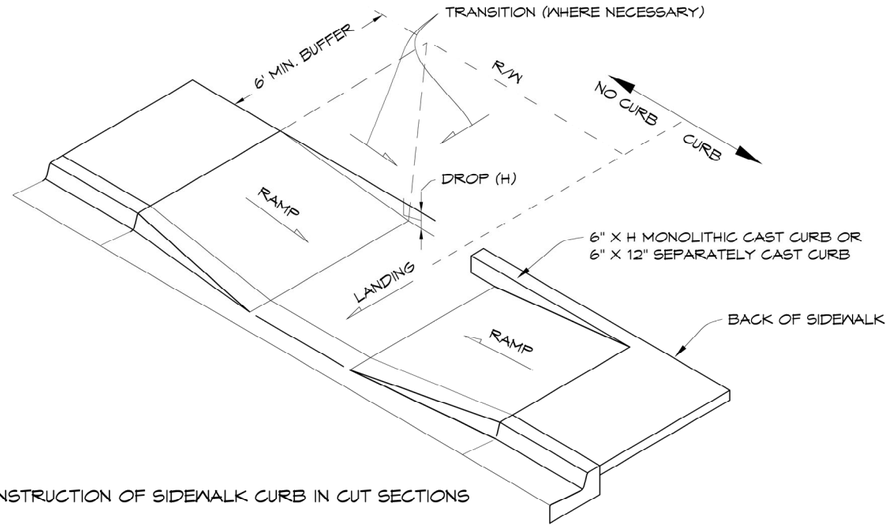
SHEET #

C.041

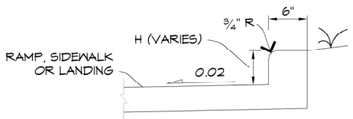


PLAN VIEW

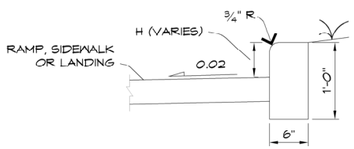
CR-C



CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS



MONOLITHIC CAST CURB

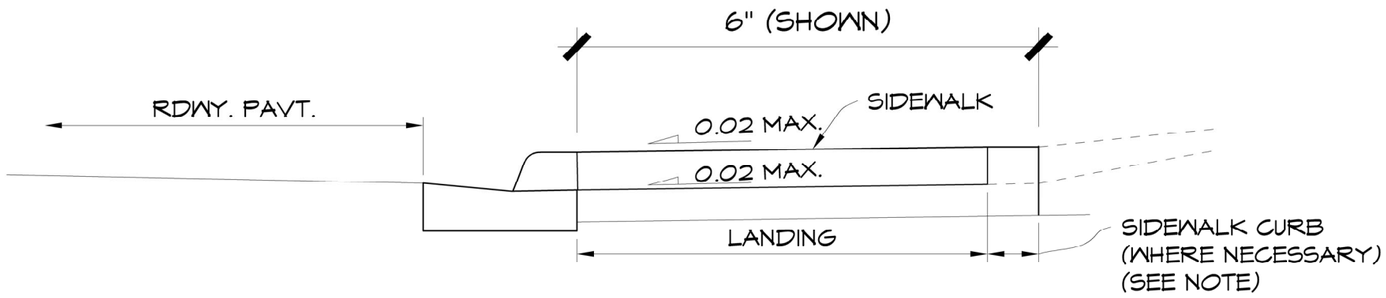


SEPARATELY CAST CURB

SIDEWALK CURB OPTIONS

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

SIDEWALK CURB OPTIONS



NOTE: FOR ADDITIONAL INFORMATION ON SIDEWALK CURB CONSTRUCTION, SEE SIDEWALK CURB OPTIONS DETAILS.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

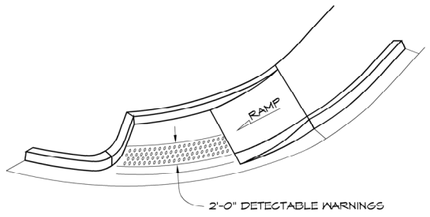
PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

SIDEWALK CONSTRUCTION DETAILS

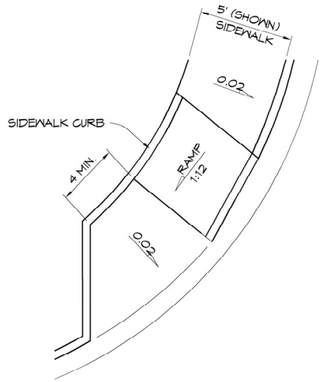
SHEET #

C.05

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

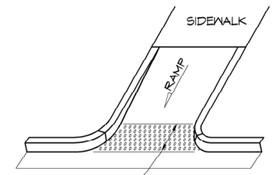


ISOMETRIC VIEW

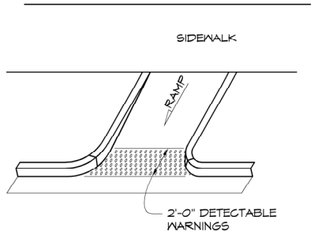


PLAN VIEW

CR-D

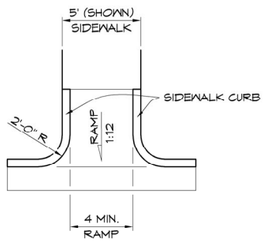


OPTION A



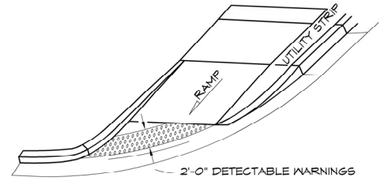
OPTION B

ISOMETRIC VIEW

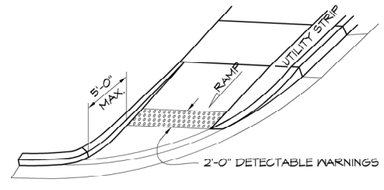


PLAN VIEW

CR-E

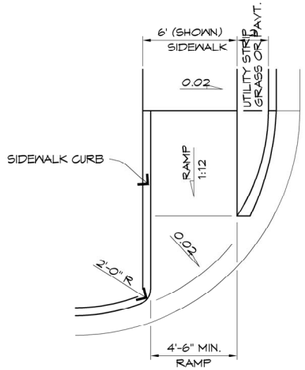


OPTION A



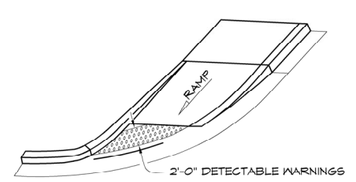
OPTION B

ISOMETRIC VIEW

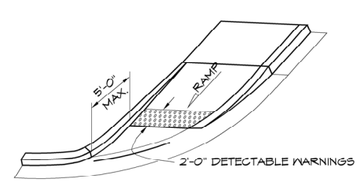


PLAN VIEW

CR-F

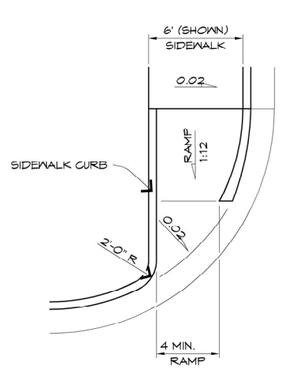


OPTION A



OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

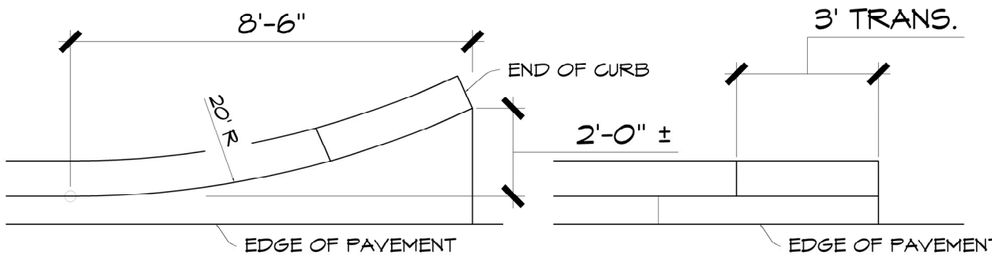
# / DATE	DESCRIPTION
4/3/26	OCALA

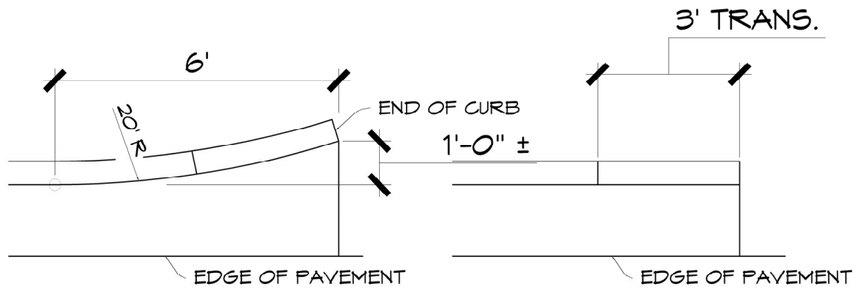
PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

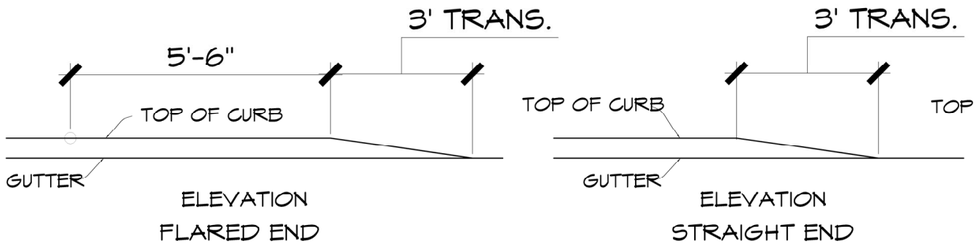
SIDEWALK RAMP DETAILS

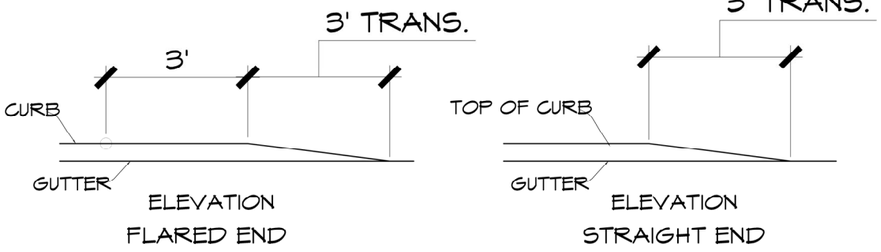
SHEET #

C.06







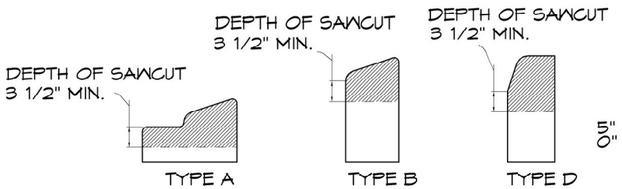


CURB TYPE A

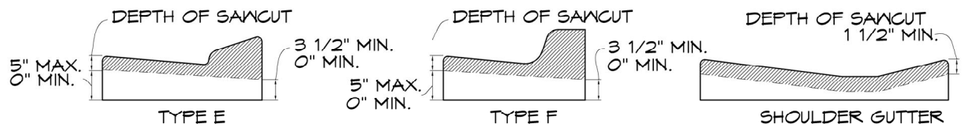
CURB AND GUTTER TYPE E AND TYPE F

NOTE: ENDS OF TYPE B AND D CURB TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FT.

CURB AND CURB & GUTTER ENDINGS



CONTRACTION JOINTS IN CURB

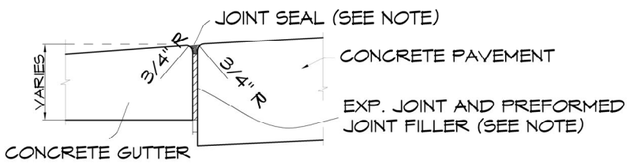


CONTRACTION JOINTS IN CURB & GUTTER

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

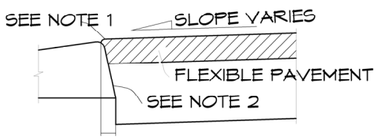
NOTE: SAWCUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTER AND WITHIN CURB AND GUTTER ENDINGS.

EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED



NOTE: JOINT SEAL APPLICATION APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



NOTES:
1. SURFACE ON LOW SIDE OF PAVEMENT TO BE 1/4" ABOVE LIP OF GUTTER. SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.
2. APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN. APPLIES TO SHOULDER GUTTER ONLY WHERE ADJOINING TRAFFIC LANES.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

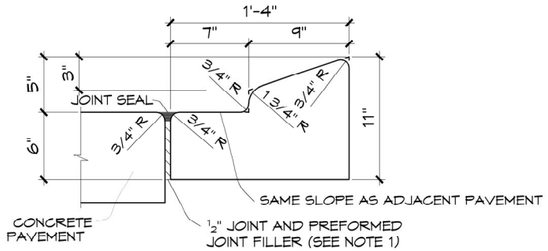
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

CURB& GUTTER ENDINGS

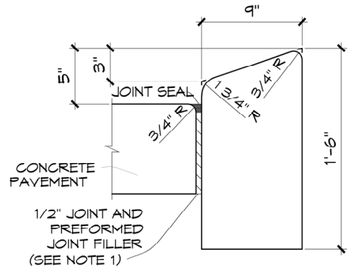
SHEET #

C.07



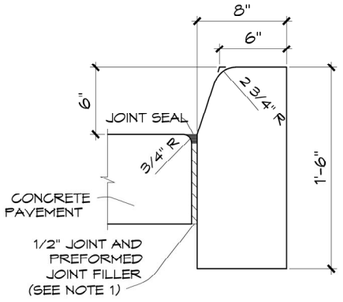
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN (SEE NOTE 4).

TYPE A



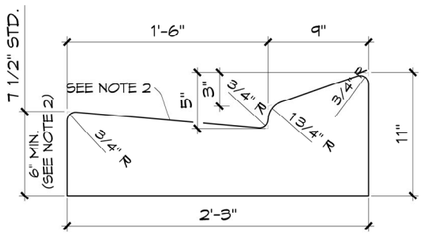
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN.

TYPE B

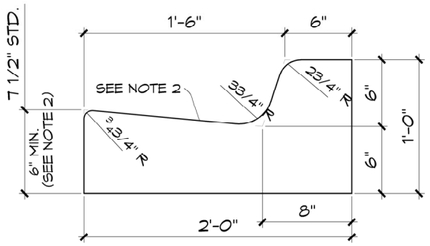


NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN.

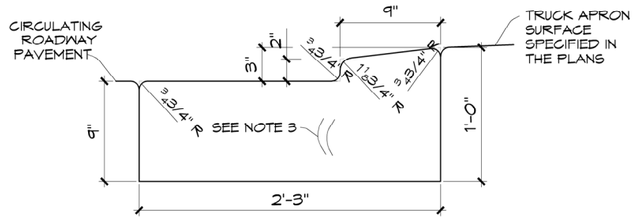
TYPE D



TYPE E

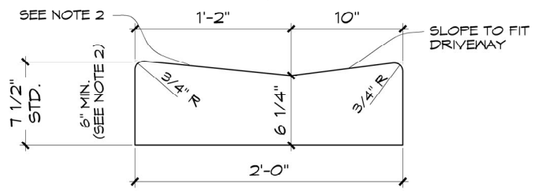


TYPE F

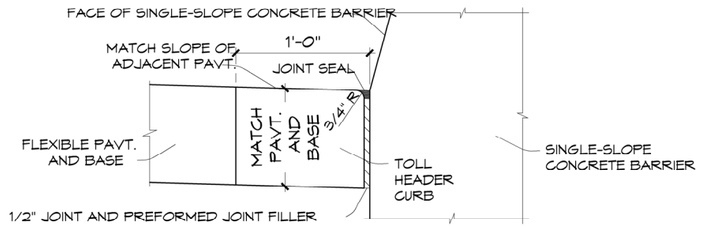


NOTE: TRAFFIC BEARING SECTIONS FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION.

TYPE RA

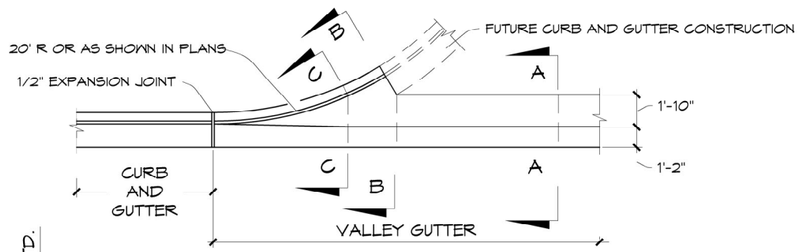


DROP CURB

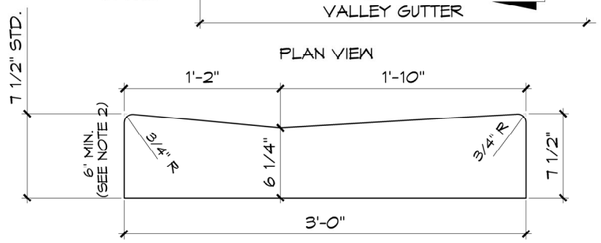


NOTE:
SEE THE TOLL SITE DETAILS FOR CONDUIT REQUIREMENTS.

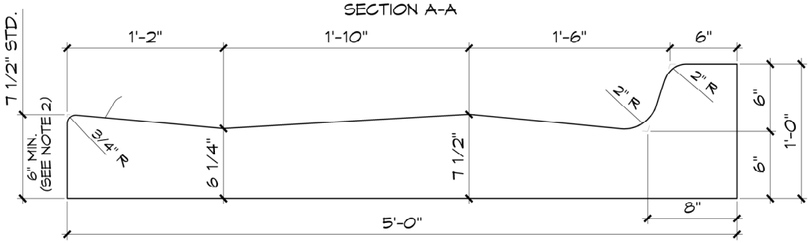
TOLL HEADER CURB



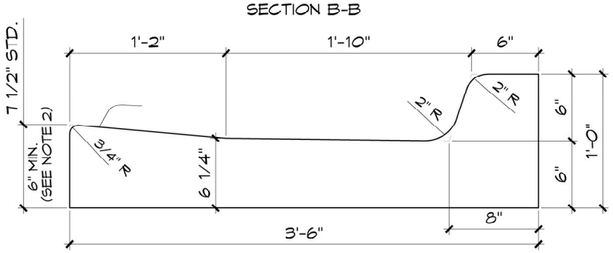
PLAN VIEW



SECTION A-A

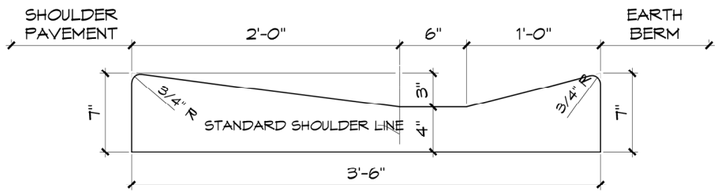


SECTION B-B



SECTION C-C

VALLEY GUTTER



SHOULDER GUTTER

CONCRETE CURB AND GUTTER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

CURB TYPE DETAILS

SHEET #

C.08

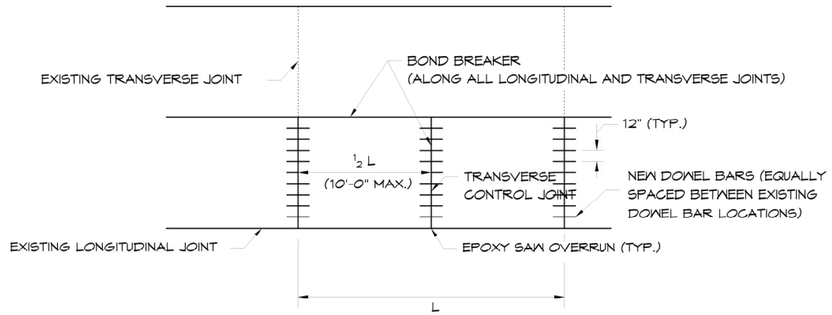


FIGURE 10.3 - FULL SLAB FULL DEPTH REPLACEMENT

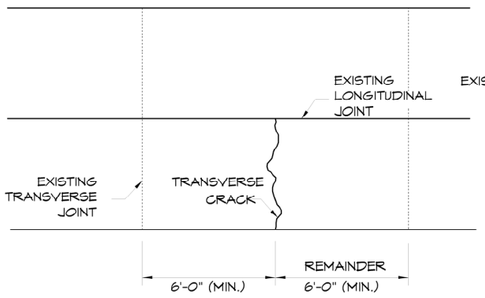


FIGURE 10.2 - REPAIR METHOD: NONE OR CLEAN AND SEAL

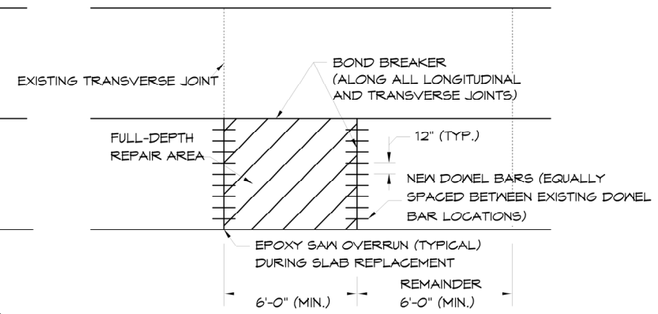


FIGURE 10.4 - PARTIAL SLAB FULL DEPTH REPLACEMENT

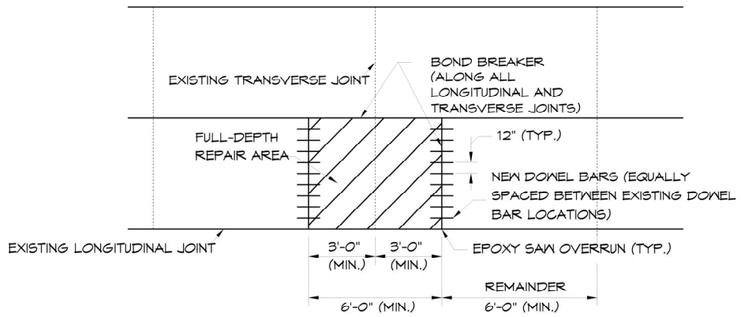


FIGURE 10.5 - FULL-DEPTH REPAIR ON BOTH SIDES OF THE JOINT

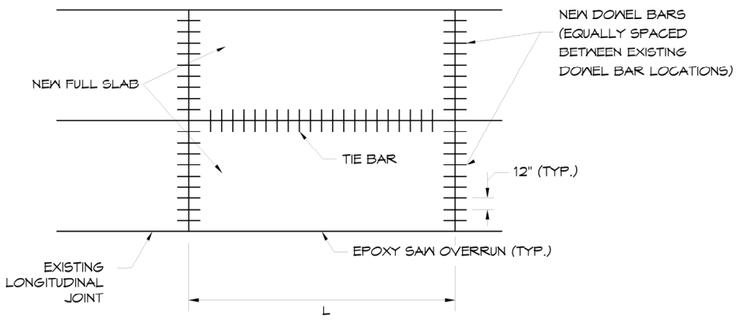


FIGURE 10.6 - MULTIPLE SLAB FULL DEPTH REPLACEMENT

CONCRETE SLAB REPAIR AND REPLACEMENT CRITERIA

DISTRESS PATTERN	SEVERITY/DESCRIPTION		REPAIR METHOD	REFERENCE
CRACKING				
LONGITUDINAL	LIGHT	< 1/8", NO FAULTING, SPALLING≤3"WIDE	NONE	FIGURE 10.2
	MODERATE	1/8" <WIDTH < 1/2", SPALLING <3" WIDE	CLEAN AND SEAL	FIGURE 10.2
	SEVERE	WIDTH >1/2", SPALLING >3" FAULTING>1/8"	REPLACE	FIGURE 10.3
TRANSVERSE	LIGHT	< 1/8", NO FAULTING, SPALLING≤3"WIDE	NONE	FIGURE 10.2
	MODERATE	1/8" <WIDTH < 1/2", SPALLING <3" WIDE	CLEAN AND SEAL	
	SEVERE	WIDTH >1/2", SPALLING >3" FAULTING>1/8"	REPLACE	FIGURE 10.3, 10.4 AND 10.5
CORNER BREAKS	A CORNER OF THE SLAB IS SEPARATED BY A CRACK THAT INTERSECTS THE ADJACENT LONGITUDINAL AND TRANSVERSE JOINT, DESCRIBING AN APPROXIMATE 45° ANGLE WITH THE DIRECTION OF TRAFFIC.		FULL DEPTH	FIGURE 10.4 AND 10.5
INTERSECTING RANDOM CRACKS (SHATTERED SLAB)	CRACKING PATTERNS THAT DIVIDE THE SLAB INTO THREE OR MORE SEGMENTS.		FULL DEPTH	FIGURE 10.3 AND 10.4
JOINT DEFICIENCIES				
SPALL NONWHEEL PATH	LIGHT	SPALL WIDTH ≤3", < 1/3 SLAB DEPTH, <12" IN LENGTH	NONE	FIGURE 10.4 AND 10.5
	MODERATE	1 1/2" <SPALL WIDTH <3", < 1/3 SLAB DEPTH, <12" IN LENGTH	NONE	FIGURE 10.4 AND 10.5
	SEVERE	SPALL WIDTH >3" OR LENGTH >12"	FULL DEPTH	FIGURE 10.4 AND 10.5
SPALL WHEEL PATH	LIGHT	SPALL WIDTH ≤3", <THAN 1/3 SLAB DEPTH, <12" IN LENGTH	NONE	FIGURE 10.4 AND 10.5
	MODERATE	1 1/2" <SPALL WIDTH <3", < 1/3 SLAB DEPTH, <12" IN LENGTH	FULL DEPTH	FIGURE 10.4 AND 10.5
	SEVERE	SPALL WIDTH >3" OR LENGTH >12"	FULL DEPTH	FIGURE 10.4 AND 10.5
SURFACE DETERIORATION				
POP OUTS NONWHEEL PATH	SMALL PIECES OF SURFACE PAVEMENT BROKEN LOOSE, NORMALLY RANGING FROM 1 TO 4 IN. DIAMETER AND 1/2 TO 2 IN. IN DEPTH.			
	LIGHT	NOT DEEMED TO BE A TRAFFIC HAZARD	KEEP UNDER OBSERVATION	
	SEVERE	FLYING DEBRIS DEEMED A TRAFFIC HAZARD	FULL DEPTH	FIGURE 10.4
POP OUTS WHEEL PATH	SMALL PIECES OF SURFACE PAVEMENT BROKEN LOOSE, NORMALLY >3" DIAMETER AND 2" IN DEPTH.			
	LIGHT	DEEMED TO BE A TRAFFIC HAZARD	FULL DEPTH	FIGURE 10.4
	SEVERE	FLYING DEBRIS DEEMED A TRAFFIC HAZARD	FULL DEPTH	FIGURE 10.4
MISCELLANEOUS DISTRESS				
FAULTING	ELEVATION DIFFERENCES ACROSS JOINTS OR CRACKS.			
	LIGHT	FAULTING <4/32"	NONE	
	MODERATE	4 <FAULTING <16/32"	GRIND	
	SEVERE	FAULTING >16/32"	GRIND	
LANE TO SHOULDER DROP-OFF	LIGHT	0 <DROP-OFF <1"	NONE	N/A
	MODERATE	1" <DROP-OFF <3"	BUILD UP	
	SEVERE	DROP-OFF >3 "	BUILD UP	
WATER BLEEDING OR PUMPING	SEEPING OR EJECTION OF WATER THROUGH JOINTS OR CRACKS.		INSTALL APPROPRIATE DRAINAGE, EDGE DRAIN, PERMEABLE SUBBASE, RESEAL JOINTS, ETC.	N/A
BLOWUPS	UPWARD MOVEMENT AT TRANSVERSE JOINTS OR CRACKS OFTEN ACCOMPANIED BY SHATTERING OF THE CONCRETE.		FULL DEPTH	FIGURE 10.3 AND 10.4

GENERAL NOTES

1. FOR REPAIR AND REPLACEMENT CRITERIA SEE SLAB REPAIR SCHEDULE ON THIS PAGE
2. FULL DEPTH REPAIRS CONSIST OF REMOVING AND REPLACING AT LEAST A PORTION OF THE EXISTING SLAB TO THE BOTTOM OF THE CONCRETE.
3. REPAIR BOUNDARIES SHALL BE SAWED FULL-DEPTH WITH DIAMOND SAW BLADES. ON HOT DAYS, IT MAY NOT BE POSSIBLE TO MAKE THIS CUT WITHOUT FIRST MAKING A WIDE, PRESSURE RELIEF CUT WITHIN THE REPAIR BOUNDARIES. A CARBIDE-TIPPED WHEEL SAW MAY BE USED FOR THIS PURPOSE, BUT THE WHEEL SAW MUST NOT INTRUDE ON THE ADJACENT LANE, UNLESS THE LANE IS SLATED FOR REPAIR. THE WHEEL SAW CUTS PRODUCE A RAGGED EDGE THAT PROMOTES EXCESSIVE SPALLING ALONG JOINTS. HENCE, IF WHEEL SAW CUTS ARE MADE, DIAMOND SAW CUTS MUST BE MADE 18 IN. OUTSIDE THE WHEEL SAW CUTS. TO PREVENT DAMAGE TO THE BASE, THE WHEEL SAW MUST NOT BE ALLOWED TO PENETRATE MORE THAN 0.5 IN. INTO THE BASE.
4. NO ADDITIONAL BASE OR SUBGRADE MATERIAL SHALL BE ADDED AND ALL LOOSE BASE OR SUBGRADE MATERIAL SHALL BE REMOVED PRIOR TO PLACEMENT OF THE NEW CONCRETE SLAB. THE CONCRETE SLAB SHALL BE PLACED TO THE FULL DEPTH OF THE MATERIAL REMOVED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ADDITIONAL CONCRETE REQUIRED TO BRING PROPOSED CONCRETE SLAB UP TO FINISHED GRADE.
5. REMOVAL OF THE DAMAGED CONCRETE PAVEMENT SHALL BE BY LIFTING. ANY GOOD CONCRETE PAVEMENT WHICH IS DAMAGED DURING REMOVAL OF DAMAGED AREAS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
6. IF THE ROADWAY CONTRACT INCLUDES GRINDING, THEN THE SLAB REPLACEMENT SHALL BE PERFORMED FIRST.
7. DURING SLAB REPLACEMENT OPERATIONS, FILL ANY SAW CUT OVER RUNS INTO ADJACENT SLABS WITH EPOXY.
8. INSTALL TIE BARS AT LONGITUDINAL JOINTS WHEN TWO FULL ADJACENT OR MULTIPLE REPLACED SLABS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

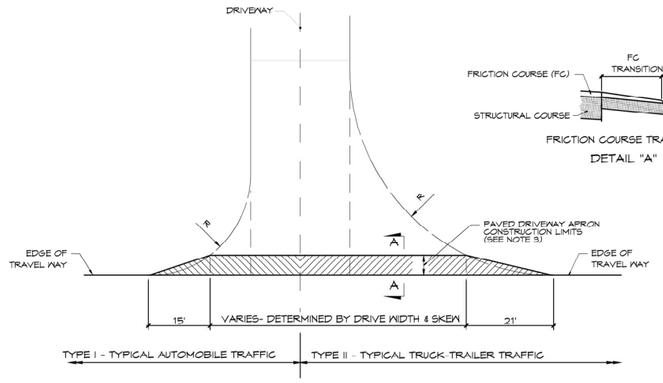
# / DATE	DESCRIPTION
4/8/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.N.

SLAB REPAIR DETAILS

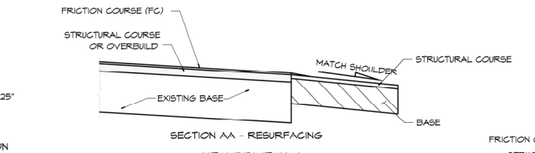
SHEET #

C.09

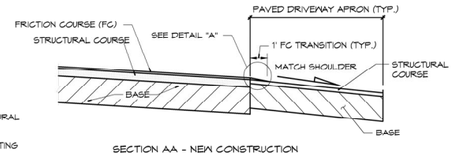


FRICTION COURSE TRANSITION
DETAIL "A"

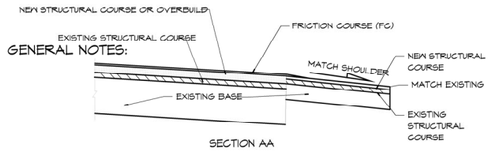
DRIVEWAY TYPES



SECTION AA - RESURFACING
NEW DRIVEWAY



SECTION AA - NEW CONSTRUCTION



SECTION AA

RESURFACING EXISTING DRIVEWAY

AREAS FOR ONE 5' DEEP DRIVEWAY APRON (SY)

DRIVE WIDTH (FT.)	INTERSECTION			
	NORMAL		SKEWED	
	TYPE I	TYPE II	TYPE I	TYPE II
12	26	51	31	60
14	27	52	33	61
16	28	53	34	63
18	29	54	35	64
20	31	55	37	65
22	32	56	38	67
24	33	57	39	68
26	34	58	40	69
28	35	59	42	70
30	36	61	43	72
32	37	62	44	73
34	38	63	46	74
36	39	64	47	76
38	41	65	48	77
40	42	66	49	78
42	43	67	51	79
44	44	68	52	81
46	45	69	53	82
48	46	71	55	83
50	47	72	56	85
52	48	73	57	86
54	49	74	58	87
56	51	75	60	88
58	52	76	61	90
60	53	77	62	91

MATERIAL TYPES AND THICKNESSES FOR PAVED CONNECTIONS

COURSE	MATERIALS	MINIMUM THICKNESS (IN.)	
		CONNECTIONS	ROADWAY*
STRUCTURAL	ASPHALTIC CONCRETE	1½"	1½"
BASES	OPT. BASE (SEE SPECIFICATION 285)	O.B.G. 2	O.B.G. 3

* TRAVEL WAY FLARES (BYPASS LANES), AUXILIARY LANES SERVING MORE THAN A SINGLE CONNECTION, AND ALL MEDIAN CROSSOVERS INCLUDING THEIR AUXILIARY LANES AND/OR TRANSITION TAPERS.

NOTES

1. USE SAME MATERIAL FOR DRIVEWAY STRUCTURAL COURSE AND ROADWAY OVERBUILD OR STRUCTURAL COURSE. EXCEPT AS APPROVED BY THE ENGINEER FOR GRADED CONNECTIONS, OTHER DEPARTMENT-APPROVED EQUIVALENT PAVEMENTS MAY BE USED AT THE DISCRETION OF THE ENGINEER.
2. AUXILIARY LANES AND THEIR TRANSITION TAPERS SHALL BE THE SAME STRUCTURE AS THE ABUTTING TRAVEL WAY PAVEMENT THICKNESS OR ANY OF THE ROADWAY STRUCTURES TABULATED ABOVE, WHICHEVER IS THICKER.
3. IF AN ASPHALT BASE COURSE IS USED FOR A DRIVEWAY, ITS THICKNESS MAY BE INCREASED TO MATCH THE EDGE OF TRAVEL WAY PAVEMENT THICKNESS IN LIEU OF A SEPARATE STRUCTURAL COURSE. 6" OF PORTLAND CEMENT CONCRETE WILL BE ACCEPTABLE IN LIEU OF THE ASPHALT BASE AND STRUCTURAL COURSES. SEE NOTES 4 AND 5 BELOW.
4. A STRUCTURAL COURSE IS REQUIRED FOR FLEXIBLE PAVEMENTS WHEN THEY ARE USED FOR AUXILIARY LANES SERVING MORE THAN A SINGLE CONNECTION.
5. USE CLASS NS CONCRETE AT LEAST 6" THICK FOR DRIVEWAYS PAVED WITH PORTLAND CEMENT CONCRETE. CONSTRUCT IN ACCORDANCE WITH SPECIFICATIONS 347, 350, AND 522.
6. THE DEPARTMENT MAY REQUIRE OTHER PAVEMENT CRITERIA WHERE LOCAL CONDITIONS WARRANT.

GENERAL NOTES:

1. DRIVEWAYS ARE TO BE CONSTRUCTED OR RESURFACED FOR LOW VOLUME (SINGLE FAMILY, DUPLEX, FARM, ETC.) RESIDENTIAL CONNECTIONS AS DIRECTED BY THE ENGINEER.
2. DRIVEWAY'S CONSTRUCTION IS NOT REQUIRED FOR LOW VOLUME RESIDENTIAL CONNECTIONS WHERE ROADWAY SHOULDERS ARE PAVED.
5. MATCH EXISTING PAVED SHOULDER WIDTHS, 4' FOR ALL OTHER SHOULDERS CONDITIONS, CONSTRUCT AT 5' WIDE.
4. CONNECTIONS BEYOND THE SHOULDER WIDTH ARE TO BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. CONSTRUCT DRIVEWAY BASE IN ACCORDANCE WITH SPECIFICATION 286.
6. PAYMENT FOR STRUCTURAL COURSE AND FRICTION COURSE IS TO BE INCLUDED IN ROADWAY PAVEMENT PAY ITEM.
7. FOR DEFINITIONS AND DESCRIPTIONS OF ACCESS CONNECTION "CATEGORIES" AND ACCESS "CLASSIFICATIONS" OF HIGHWAY SEGMENTS, AND FOR OTHER DETAILED INFORMATION ON ACCESS TO THE STATE HIGHWAY SYSTEM, REFER TO FOOT RULE CHAPTER 14-96, "STATE HIGHWAY CONNECTION PERMITS ADMINISTRATIVE PROCESS" AND RULE CHAPTER 14-97, "STATE HIGHWAY SYSTEM ACCESS MANAGEMENT CLASSIFICATION SYSTEM AND STANDARDS.
8. FOR THIS INDEX THE TERM TURNOUT APPLIES TO THAT PORTION OF DRIVEWAYS OR SIDE ROADS ADJOINING THE OUTER ROADWAY. FOR THIS INDEX THE TERM 'CONNECTION' ENCOMPASSES A DRIVEWAY OR SIDE ROAD AND THEIR APPURTENANT ISLANDS, SEPARATORS, TRANSITION TAPERS, AUXILIARY LANES, TRAVELWAY FLARES, DRAINAGE PIPES AND STRUCTURES, CROSSOVERS, SIDEWALKS, CURB CUT RAMPS, SIGNING, PAVEMENT MARKING, REQUIRED SIGNALIZATION, MAINTENANCE OF TRAFFIC OR OTHER MEANS OF ACCESS TO OR FROM CONTROLLED ACCESS FACILITIES. THE TURNOUT REQUIREMENTS SET FORTH IN THIS INDEX DO NOT PROVIDE COMPLETE INTERSECTION DESIGN, CONSTRUCTION OR MAINTENANCE REQUIREMENTS. THE LOCATION, POSITIONING, ORIENTATION, SPACING AND NUMBER OF CONNECTIONS AND MEDIAN OPENINGS SHALL BE IN CONFORMANCE WITH FOOT RULE CHAPTER 14-97.
9. ON DEPARTMENT CONSTRUCTION PROJECTS ALL DRIVEWAYS NOT SHOWN ON THE PLANS SHALL BE RECONSTRUCTED AT THEIR EXISTING LOCATION IN CONFORMANCE TO THESE STANDARDS, OR, IN CONFORMANCE TO PERMITS ISSUED DURING THE CONSTRUCTION PROJECT.
10. DRIVEWAYS SHALL HAVE SUFFICIENT LENGTH AND SIZE FOR ALL VEHICULAR QUEEING, STAGING, MANEUVERING, STANDING AND PARKING TO BE CARRIED OUT COMPLETELY BEYOND THE RIGHT OF WAY LINE. EXCEPT FOR VEHICLES STOPPING TO ENTER THE HIGHWAY. THE TURNOUT AREAS AND DRIVES WITHIN THE RIGHT OF WAY SHALL BE USED ONLY FOR MOVING VEHICLES ENTERING OR LEAVING THE HIGHWAY.
11. CONNECTIONS WITH EXPECTED DAILY TRAFFIC OVER 4000 VPD SHALL BE CONSTRUCTED AS INTERSECTING SIDE ROADS. THE DESIGN REQUIREMENT OF THIS INDEX AND THAT OF THE LOCAL GOVERNMENT WILL BE USED TO SELECT APPROPRIATE CONNECTION WIDTHS, RADII AND INTERSECTION DESIGN, SUBJECT TO THE APPROVAL OF THE DEPARTMENT. FOR CONNECTIONS WITH EXPECTED DAILY TRAFFIC LESS THAN 4000 VPD, THE DEPARTMENT WILL DETERMINE IF A DROP CURB OR RADIUS RETURNS ARE REQUIRED IN ACCORDANCE WITH EXISTING OR PLANNED CONNECTIONS. WHERE RADIUS RETURNS APPLY, THE DESIGN REQUIREMENTS OF THIS INDEX AND THAT OF THE LOCAL GOVERNMENT WILL BE USED TO SELECT APPROPRIATE CONNECTION WIDTHS, RADII AND INTERSECTION DESIGN, SUBJECT TO THE APPROVAL OF THE DEPARTMENT.
12. FOR CONNECTIONS THAT ARE INTENDED TO DAILY ACCOMMODATE EITHER MULTI-UNIT VEHICLES OR SINGLE UNIT VEHICLES EXCEEDING 30' IN LENGTH, RETURNS WITH 50' RADII SHALL BE USED, UNLESS OTHERWISE CALLED FOR IN THE PLANS OR OTHERWISE STIPULATED BY PERMIT. WHERE LARGE NUMBERS OF MULTI-UNIT VEHICLES WILL USE THE CONNECTION, THE CONNECTION WIDTH AND RADII SHALL BE INCREASED AND AUXILIARY LANES, TAPERS, LANE FLARES, SEPARATORS AND/OR ISLANDS CONSTRUCTED, AS DETERMINED BY THE DEPARTMENT TO BE NECESSARY FOR SAFE TURNING MOVEMENTS.
13. ANY CONNECTION REQUIRING OR HAVING A SPECIFIED MEDIAN OPENING WITH LEFT TURN STORAGE AND SERVED DIRECTLY BY THAT OPENING SHALL HAVE RADIAL RETURNS.
14. WHERE A CONNECTION IS INTENDED TO ALIGN WITH A CONNECTION ACROSS THE HIGHWAY, THE THROUGH LANES SHALL ALIGN DIRECTLY WITH THE CORRESPONDING THROUGH LANES.
15. FOR NEW CONNECTIONS AND FOR CONNECTIONS ON ALL NEW CONSTRUCTION AND RECONSTRUCTION PROJECTS, PAVEMENT MATERIALS AND THICKNESSES SHALL MEET THE REQUIREMENTS APPLICABLE TO EITHER THAT DETAILED FOR "CURBED ROADWAY-FLARED TURNOUTS", OR, THAT DESCRIBED IN "TABLE 515-1" FOR CONNECTIONS WITH RADIAL RETURNS AND/OR AUXILIARY LANES.
16. THE RESPONSIBILITY FOR THE COST OF CONSTRUCTION OR ALTERATION TO AN ACCESS CONNECTION SHALL BE IN ACCORDANCE WITH FOOT RULE CHAPTER 14-96.

Figure 214.4.2 Curbed Roadway Driveway Profiles

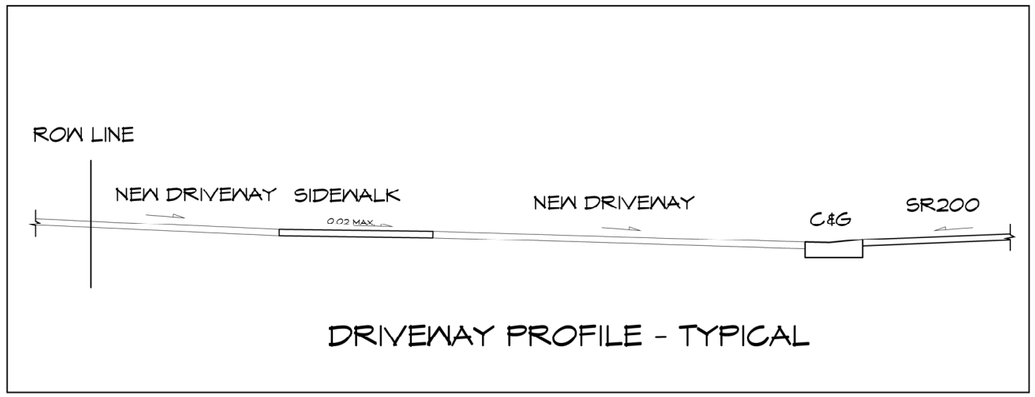


214.4.2 Driveway Profile on Flush Shoulder Roadways

Requirements for driveway profiles connected to flush shoulder roadways are provided in Figure 214.4.3 and Table 214.4.1. Two profile options are included in Figure 214.4.3. Option 1 is intended for locations where roadway, driveway taper, and auxiliary lane stormwater runoff volumes are relatively large. Option 2 is intended for locations where the runoff volumes are relatively small or there is no roadside ditch.

Slope or crown the transition (L) nearest the roadway to direct stormwater runoff to the roadside ditch.

Provide driveway profile grades adjacent to superelevated roadways (see G2 in Figure 214.4.3) with the slopes and break-overs shown in Figure 214.4.4.



DRIVEWAY PROFILE - TYPICAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE CO. Ocala, Florida

REVISIONS

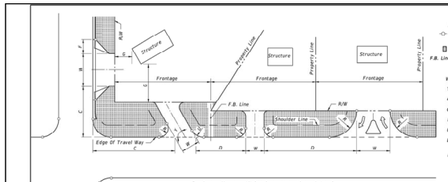
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	25101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.N.

DRIVEWAY RESURFACING DETAILS

SHEET #

C.10



LEGEND

- Return Radius Point Or Flare Point
- Buffer Areas
- F.B. Line — Frontage Boundary Line
- W — Driveway Width
- Y — Driveway Angle
- C — Corner Clearance
- G — Setback
- R — Outside Radius
- U — Inside Radius
- D — Distance Between Connections
- F — Flare

GENERAL NOTES

1. For definitions and descriptions of access connection "Categories" and access "Classifications" of highway segments, and for other detailed information on access to the State Highway System, refer to FDOT Rule Chapter 14-96, "State Highway Connection Permits Administrative Process" and Rule Chapter 14-97, "State Highway System Access Management Classification System And Standards".
2. For this index the term 'turnout' applies to that portion of driveway or side roads adjoining the outer roadway. For this index the term 'connection' encompasses a driveway, street, side road, or other opening between business areas and the highway, auxiliary lanes, roadway flares, drainage pipes and structures, crossovers, sidewalks, curb cut ramps, signing, pavement marking, required signalization, maintenance of traffic or other means of access to or from controlled access facilities. The turnout requirements set forth in this index do not provide complete intersection design, construction or maintenance requirements.
3. The location, positioning, orientation, spacing and number of connections and median openings shall be in conformance with FDOT Rule Chapter 14-97.
4. On Department construction projects all driveways not shown on the plans shall be reconstructed at their existing location in conformance to these standards, or, in conformance to permits issued during the construction project.
5. Driveways shall have sufficient length and size for all vehicular queueing, stacking, maneuvering, standing and parking to be carried out completely beyond the right of way line. Except for vehicles stopping to enter the highway, the turnout areas and drives within the right of way shall be used only for moving vehicles entering or leaving the highway.
6. Connections with expected daily traffic over 4000 vpd shall be constructed as intersecting side roads. The design requirement of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department. For connections with expected daily traffic of 4000 vpd or less, either flares, tapers, or simple curb or radius returns are required in accordance with existing or planned connections. Where radius returns apply, the design requirements of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department.

   For connections that are intended to daily accommodate either multi-unit vehicles or single unit vehicles exceeding 30' in length, returns with 50' radii shall be used, unless otherwise called for in the plans or otherwise stipulated by permit. Where large numbers of multi-unit vehicles will use the connection, the connection width and radii shall be increased and auxiliary lanes, tapers, lane flares, separators and/or islands constructed, as determined by the Department to be necessary for safe turning movements.
7. Any connection requiring or having a specified median opening with left turn storage and served directly by that opening shall have radial returns.
8. Where a connection is intended to align with a connection across the highway, the through lanes shall align directly with and be compatible through lanes.
9. For new connections and for connections on all new construction and reconstruction projects, pavement materials and thicknesses shall meet the requirements applicable to either that detailed for "Curbed Roadway-Flared Turnouts" or, that described in "Index 515-1" for connections with radial returns and/or auxiliary lanes.
10. The responsibility for the cost of construction or alteration to an access connection shall be in accordance with FDOT Rule Chapter 14-96.

DESIGN NOTES

1. Prior to the adoption of FDOT Rules Chapters 14-96 and 14-97, connections to the State Highway System were defined and permitted by Classes. Connections have been redefined by Categories under Rule 14-96; and, the term "Class" has been applied to highway segments of the State Highway System as defined under Rule 14-97.

SIGHT TRIANGLE

SIGHT TRIANGLE

Structure

Property Line

Structure

Structure

Property Line

Frontage

Frontage

Frontage

F.B. Line

R/W

Shoulder Line

Edge Of Travel Way

n

n

n

w

w

For Corner Clearance (C) Requirements see General Note 3.

For Additional Information Refer To FDOT Rules Chapters 14-96 And 14-97.

SKETCH ILLUSTRATING DEFINITIONS

ELEMENT DESCRIPTION	CURBED ROADWAYS			FLUSH SHOULDER ROADWAYS		
	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day ◪ or 61-400 Trips/Hour	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day ◪ or 61-400 Trips/Hour
	2-Way □		2-Way □	2-Way □		2-Way □
CONNECTION WIDTH W	12' Min. 24' Max.	24' Min. 36' Max. ◇	24' Min. 36' Max. ◇	12' Min. 24' Max.	24' Min. 36' Max. ◇	24' Min. 36' Max. ◇
FLARE (Drop Curb) F	10' Min.	10' Min.	N/A	N/A	N/A	N/A
RETURNS (Radius) R & U	N/A	△	25' Min. 50' Std. 75' Max.	15' Min. 25' Std. 50' Max.	25' Min. 50' Std. 75' Max.	25' Min. 50' Std. (Or 3-Centered Curves)
ANGLE OF DRIVE Y		60°-90°	60°-90°		60°-90°	60°-90°
DIVISIONAL ISLAND (Throat Median)		4'-22' Wide	4'-22' Wide		4'-22' Wide	4'-22' Wide
SETBACK G	12' Min. All categories. See General Note No. 5.					

◪ Side road intersection design, with possible auxiliary lanes and channelization, may be necessary. Intersection design, with possible auxiliary lanes and channelization, should be considered for connections with more than 4000 trips/days.

□ Where flares are not used, pavement and the "out" pavement (or, not exclusive left or right turn lanes on the connection.

◇ Where the connection is to a two-way left turn lane, that 36' max. width may be increased to relieve interference between entering and exiting traffic which adversely affects traffic flow. These cases require documented site specific study and design.

△ Small radii may be used in lieu of flares as approved by the Department.

DESIGN NOTE: 1-way connections will be designed to attractively eliminate unpermitted movements.

NOT INTENDED FOR FULL INTERSECTION DESIGN

SUMMARY OF GEOMETRIC REQUIREMENTS FOR DRIVEWAY TURNOUTS

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 1 of 7

Footnotes:

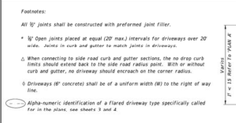
All 'Q' joints shall be constructed with preformed joint filler.

* 'Q' Open joints placed at equal (20' max.) intervals for driveways over 20 wide. Joints in curb and gutter to match joints in driveways.

△ When connecting to side road curb and gutter sections, the no drop curb limits should extend back to the side road radius point. With or without curb and gutter, no driveway should encroach on the corner radius.

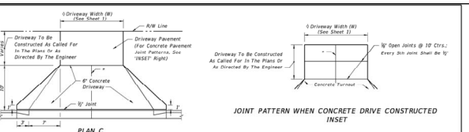
◊ Driveways (6" concrete) shall be of a uniform width (W) to the right of way line.

(xx) Alpha-numeric identification of a flared driveway type specifically called for in the plans, see sheets 5 and 6.

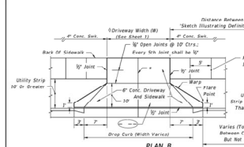


PLAN C

TURNOUT WITHOUT SIDEWALK

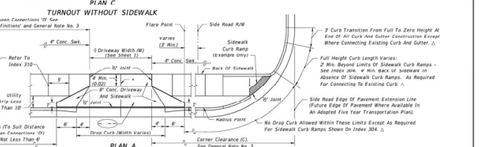


JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET



PLAN B

TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)



PLAN A

TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')

△ Curb Transition From Full To Zero Height At End Of All Curb And Gutter Construction Except Where Connecting Existing Curb And Gutter. △

Full Height Curb Length Varies: 2' Min.Beyond Limits Of Sidewalk Curb Ramps - see Index 304. 4' Min. back of sidewalk in Absence Of Sidewalk Curb Ramps. As Required For Connecting To Existing Curb. △

Side Road Edge Of Pavement Extension Line (Future Edge Of Pavement Where Available In An Adopted Five Year Transportation Plan).

SPECIAL NOTES FOR CURBED ROADWAYS - FLARED TURNOUTS

1. Drop curb, concrete sidewalks (6" thick) and driveways (6" thick) shall meet Specification Sections 520 and 522. The driveway foundation shall meet the requirements of Subarticle 522-4.
2. For details of drop curb and sidewalk curb ramps refer to Indexes 300 and 304 respectively.
3. Where turnouts are constructed within existing curb and gutter, the existing curb and gutter shall be removed either to the nearest joint beyond the flare point or to the extent that no remaining section is less than 5' long; and, drop curb constructed in accordance with Notes Nos. 1 and 2.
4. For turnouts with radial returns see the requirements under the "Summary Of Geometric Requirements For Turnouts", the "General Notes", the details of "Flush Shoulder Roadway-Turnout Construction" and the detail of "Limits Of Clearing & Grubbing, Stabilization And Base At Intersections".
5. Maintenance of pavement shall extend out to the right of way or 2' beyond the back of sidewalk, whichever distance is less.
6. The maintenance and operation of highway lighting, traffic signals, associated equipment, and other necessary devices shall be the responsibility of a public agency.
7. All pavement markings on the State highways, including acceleration and deceleration lane markings, and signing installed for the operation of the State highway shall be maintained by the Department.
8. All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.
9. All sidewalk surfaces crossing driveways with a cross slope shown in this Index to be 0.02 shall be 0.03 Maximum.

CURBED ROADWAY - FLARED TURNOUTS

DESIGN NOTES FOR CURBED ROADWAY - FLARED TURNOUTS

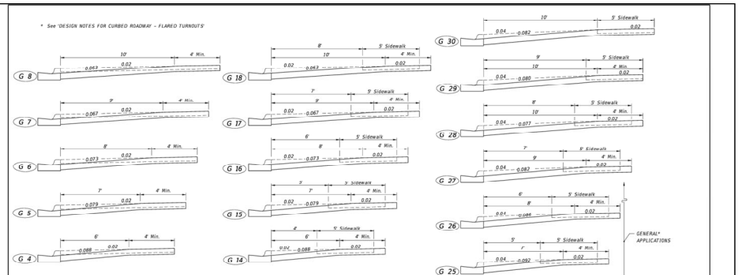
1. Driveways indicated as 'Adverse Applications' are those with slopes that can cause overlong drag for representative standard passenger vehicles under fully loaded conditions; or, those with slopes that can cause drivers who are leaving the roadway to slow or pause to the extent that traffic flow and safety could be impeded.

   Driveways indicated as 'Marginal Applications' are those with slopes that can cause overlong drag for representative standard passenger vehicles under fully loaded conditions when the driveway is located on the low side of fully superelevated roadways.

   Driveways indicated as 'General Applications' are those with slopes that can readily accommodate representative standard passenger vehicles and those that can accommodate representative standard trucks, vans, buses and recreational vehicles operating under normal crown and superelevation conditions.
2. The standard flared driveways on this index may not accommodate vehicles with low beds, low undercarriage or low appendage features. Where such vehicles are design vehicles, driveways shall have site specific flare designs or Category III designs.
3. When specific flare type driveways shall be constructed, the type shall be designated in the plans using the assigned alpha-numeric designation.

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 2 of 7

* See 'DESIGN NOTES FOR CURBED ROADWAY – FLARED TURNOUTS'



SIDEWALK ADJACENT TO CURB — SIDEWALK WITH UTILITY STRIP ON 0.02 SLOPE — SIDEWALK WITH UTILITY STRIP ON 0.04 SLOPE

DRIVEWAY SECTIONS ON CURBED FACILITIES WITH SIDEWALKS

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 3 of 7

* See 'DESIGN NOTES FOR CURBED ROADWAY – FLARED TURNOUTS'

MODIFICATIONS TO ADVERSE AND MARGINAL SECTIONS

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 4 of 7

FLUSH SHOULDER ROADWAY - TURNOUT CONSTRUCTION

INTERSECTIONS NOTES:

◇ Return Radius Point or Transition Point.

DRIVE ENTRANCES NOTES:

◇ Drainage pipe size and length shall be that shown on the plans, or as stipulated by permit, or, as determined by the Engineer during construction. The size shall be at least that established by the FDOT District, but not less than 15" diameter or equivalent. For minimum cover over drainage pipe see Specification Section 125. Pipe arch or elliptical pipe may be required to obtain necessary cover. At minimal cover applications a modified pavement apron is permitted. See "PERMISSIBLE PAVEMENT MODIFICATION" Index 273. For spacing between adjacent pipe end treatments see Index 273.

◇ Stable material may be required for graded turnouts to private property as directed by the Engineer in accordance with Section 102-8 of the Standard Specifications.

◇ The 5' pavement at graded connections is not required where there is paved shoulder 4' or more in width. The 5' pavement requirement may be waived for connections serving one or two homes or field entrances with less than 20 trips per day, or 5 trips per hour as approved by permit or by the Engineer, or when not itemized in the plans.

Paved turnouts shall be constructed for all paved connecting facilities. The connecting point will be determined by the engineer.

Paved turnouts shall be constructed for all business, commercial, industrial or high volume residential graded connecting facilities. The connecting point shall be 30' from edge of travel way or at R/W line, whichever is less.

Paved turnouts shall be constructed for all connecting facilities over 4000 vehicles per day. The connecting point shall be at the R/W line.

◇ See 'Summary Of Geometric Requirements For Turnouts' chart for return radii lengths and supplemental information.

◇ Return Radius Point or Flare Point.

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 5 of 7

MATERIAL TYPES AND THICKNESSES IN DRIVING AREAS FOR ALL CONNECTIONS

Course	Materials ①	Thickness (in.) ② Connections ③	Roadway ④
Structural	Asphaltic Concrete	7"	10"
Bases	Optional Base (See 'Spec. Section 285)	O.B.C. 1	O.B.C. 1

① Minimum thickness.
② All materials shall be approved by the Department prior to being placed.
③ Connection structure other than traffic lanes. See Notes 1 and 2 below.
④ Travel way flares (bypass lanes), auxiliary lanes serving more than a single connection, and all median crossovers including their auxiliary lanes and/or transition tapers. See Notes 1 and 2 below.

NOTES

1. The pavement should be structurally adequate to meet the expected traffic loads and should not be less than that shown above, except as approved by the Department for graded connections. Other Department-approved equivalent pavements may be used at the discretion of the Engineer.
2. Auxiliary lanes and their transition tapers shall be the same structure as the abutting travel way pavement thickness or any of the roadway structures tabulated above, whichever is thicker.
3. If an asphalt base course is used for a turnout, its thickness may be increased to match the edge of travel way pavement thickness in lieu of a separate structural course. A 4" Portland cement concrete section will be acceptable in lieu of an asphalt base and structural courses. See Notes 4 and 5 below.
4. A structural course is required for flexible pavements when they are used for auxiliary lanes serving more than a single connection.
5. Connections paved with Portland cement concrete shall be Class NS concrete at least 6" thick. The Department may require greater thickness when called for in the plans or stipulated by permit. Pavements and expansion joints shall conform with FDOT Standard Specifications Sections 347, 350 and 352.
6. The Department may require other pavement criteria where local conditions warrant.

PAVEMENT STRUCTURE FOR TURNOUTS AND AUXILIARY LANES TABLE 515-1

NOTES

1. Auxiliary lane pavements and crossover pavements shall be maintained by the Department.
2. Department maintenance of turnout pavement extends 5' from edge of the travel way or to the edge of paved shoulder, whichever is greater. The remainder of any turnout paved area on the right of way shall be maintained by the owner or his authorized agent. As a function of routinely reworking shoulders, the Department may grade and shape existing material on nonpaved areas beyond the maintained pavement.
3. Control and maintenance of drainage facilities within the right of way shall be solely the responsibility of the Department, unless specified differently by Department permit.
4. The maintenance and operation of highway lighting, traffic signals, associated equipment, and other necessary devices shall be the responsibility of a public agency.
5. All pavement markings on the State highways, including acceleration and deceleration lane markings, and signing installed for the operation of the State highway shall be maintained by the Department.
6. All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.

LIMITS OF CONSTRUCTION AND MAINTENANCE FOR FLUSH SHOULDER ROADWAY CONNECTIONS

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 6 of 7

DESIGN NOTES

1. The information shown on this index is intended solely for the purpose of clear sight development and maintenance at intersecting highways, roads and streets, and is not intended to be used to establish roadway and roadside safety except as related to clear sight corridors. An analysis of sight distances shall be documented for all intersections.
2. Details are based on the AASHTO 'A Policy on Geometric Design of Highways And Streets, 2001', CHAPTER 9, INTERSECTION SIGHT DISTANCE, CASES B and F, and Department practices for channelized median openings (left turns from major roadways).
3. The minimum driver eye setback of 14.5' from the edge of the traveled way may be adjusted on any intersection by any entity when justified by a documented, site specific field study of vehicle stopping position and driver eye position.
4. For SIGNALIZED INTERSECTIONS sight distances should be developed based on AASHTO 'Case D-Intersections With Traffic Signal Control'. At signalized intersections, the first vehicle stopped on one approach should be visible to the driver of the first vehicle stopped on each of the other approaches. Left- turning vehicles should have sufficient sight distance to select gaps in oncoming traffic and complete left turns. Apart from these sight conditions, there are generally no other approach or departure sight triangles needed for signalized intersections. However, if the traffic signal is to be signaled on two "way flashing operation (i.e. flashing yellow on the major "road" approaches and flashing red on the minor -road approaches) under off- peak or nighttime conditions, then the appropriate departure sight triangles for Case B, both to the left and to the right, should be provided for the minor -road approaches. In addition, if right turns on red signals are to be permitted from any approach, then the appropriate departure sight triangle to the left for Case B0 should be provided to accommodate right turns from that approach.
5. Where curvature, superelevation, adverse sight profiles or other conditions preclude the use of standard tree sizes and spacing, proof of view and shadowing restraints must be documented and the size and location of trees in medians detailed in the plans.
6. Intersection sight distance values are provided for Passenger Vehicles, SU Vehicles and Combination Vehicles. Intersection sight distance for a Passenger Vehicle is suitable for most intersections. Where substantial volumes of heavy vehicles enter the major -road, such as dump terminals with stop control or roadways serving truck terminals, the use of tabulated values for SU Vehicles or Combination Vehicles should be considered.

GENERAL NOTES

1. Details apply to both rural and urban intersections under stop sign control or flashing beacon control. For fun signal controlled intersections see design Note No 4. At intersections listed in the Department's High Crash Intersection Report, designers shall give attention to keeping to a minimum, objects that distract or affect sight distance.
2. Sight distance 'a' applies to normal and severe intersections (intersecting angles between 60° and 120°), and where vertical and/or horizontal curves are not present. Sight distance 'd' is measured along the major roadway from the center of the entrance lane of the minor roadway to the center of the near approach lane (right or left) of the major roadway. Distances 'd$_L$' and 'd$_R$' are measured from the centerline of the entrance lane of the minor roadway to a point on the edge of the near side outer traffic lane on the major roadway. Distance 'd$_M$' is measured from the centerline of the entrance lane of the minor roadway to a point on the median clear zone limit or horizontal clearance limit for the far side roadway of the major roadway.
3. A. The limits of clear sight define a corridor throughout which a clear sight window must be preserved. See WINDOW DETAIL, Sheet 2.

   B. Clear sight must be provided between vehicles at intersection stop locations, and vehicles on the major roadway within dimension 'd'.

   C. Since observations are made in both directions along the line of sight, the sight window might occur, shall be located to provide the least adverse effect practical.
4. Barrier systems within intersection sight corridors, where penetration into the sight window might occur, shall be located to provide the least adverse effect practical.
5. The corridor defined by the limits of clear sight is a restricted planting area. Drivers of vehicles on the intersecting roadway and vehicles on the major roadway must be able to see each other clearly throughout the limits of 'd' and 'a'. If in the Engineers judgement, landscaping interferes with the line of sight corridor prescribed by these standards the Engineer may rearrange, relocate or eliminate plantings. Plants within the restricted areas are limited to selections as follows:

(Cont.) Ground Cover & Trimmed Plants (separate or combined)

Ground Covers – Plant selection of low growing vegetation which at maturity does not attain a height greater than 18" below the sight line datum. For ground cover in combination with trees and palms; the following heights below the sight line datum will apply:

24" for trees and palms ≤ 11" dia.; and, 18" for sabal palms >11" but ≤ 18" dia. (dia.-within Sight Window).

Trunked Plants – Plan selection of a mature trunk diameter 4' or less measured at 6' above the ground. Canopy or high borne foliage shall never be lower than 5' above the sight line datum. These selections shall be spaced no closer than 20'.

Trees – Trees can be installed with sod; pavers; gravel, mulch; ground covers or other Department approved material. The clear sight window must be in conformance with the 'WINDOW DETAIL' modified to attain the height requirements listed in 'Ground Cover' above.

A. Size and spacing shall conform to the Tree Spacing Table.

B. Requirements for placement within medians at median openings and at unsignalized and signalized intersections:

   a. Horizontal clearance for the mature specimen shall be maintained as specified in Index 546. Specimens whose mature trunk diameter is greater than 18 inches shall not be permitted.

   b. Where left turns from the major road are permitted, no trees shall be located within the distance 'd$_R$', Sheet 2 of 6; and not less than the distances called for in (c) or (d), as applicable.

   c. For safety, these additional setbacks are required:

      1. Where no left turn lane is present, size and spacing shall conform to the Tree Spacing Table. No trees shall be permitted within 100' of the restricted median nose (measured from the edge of pavement).
      2. Where left turn lane(s) are present, the following requirements apply:
         - For low speed facilities (design speed less than 50 mph), size and spacing shall conform to the Tree Spacing Table. No trees shall be permitted within 200' of the restricted median nose (measured from the edge of pavement).
         - For high speed facilities (design speed 50 mph or greater), no trees shall be permitted within 200' of the restricted median nose. Beyond this limit, size and spacing shall conform to the Tree Spacing Table.

TREE SPACING TABLE**

Description Diameter (Within Limits Of Sight Window) (Inches)	Speed (mph) 30	35	40	45	50	55	60
	>4=D	>D=D	>4=D	>D=D	>4=D	>D=D	>4=D	>D=D	>4=D	>D=D	>4=D	>D=D	>4=D	>D=D
Spacing (c to c, Of Trunk) (Feet)	22	93	27	108	33	126	40	146	45	165	52	173	60	193

** Sizes and spacings are based on the following conditions:

a. A single line of trees in the median parallel to but not necessarily colinear with the centerline,

b. A straight approaching mainline, within skew limits as described in No. 2 above.

c. 1. Trees and palms ≤ 11"in diameter casting a vertical 6' wide shadow band on a vehicle entering at stop bar location when viewed by mainline driver beginning at distance 'd'; see SHADOW DIAGRAM, Sheet 2.

   2. Sabal palms with diameters >11" to ≤ 18" spaced at intervals providing a 2 second full view of entering vehicle at stop bar location when viewed by mainline driver beginning at distance 'd'; see PERCEPTION DIAGRAM, Sheet 2.

d. Trees with diameters ≤ 11" intermixed with trees with diameters >11" ≤ 18" are to be spaced based on trees with diameters >11"≤ 18".

For any other conditions the tree sizes, spacings and locations shall be detailed in the plans; see Design Note 5.

LAST REVISION 07/01/10	DESCRIPTION:	FDOT DESIGN STANDARDS 2013	SIGHT DISTANCE AT INTERSECTIONS	INDEX NO. 546	SHEET NO. 1

da (Feet)

Design Speed MPH	1 Lane Crossed P	1 Lane Crossed SU	1 Lane Crossed Comb.	2 Lanes Crossed P	2 Lanes Crossed SU	2 Lanes Crossed Comb.
30	335	415	415	390	470	470
35	375	465	465	435	525	525
40	420	520	520	485	585	585
45	465	580	580	540	650	650
50	515	635	635	595	715	715
55	565	700	700	655	785	785
60	620	770	770	715	860	860

See Note.

☆ The d_R values in this table were established by the method referenced in Design Note 2, and are applicable to skew, perpendicularly curbed roadways. For flared, or for skew, or for curbed roadways with parabolic curves defined in Index No. 700. For horizontal clearance (H') of six feet (6'), the values for d_R may be determined by the equation $d_R = d_L$ (active)2.0. For roadways with nonrestricted conditions, d_R and d_L should be based on the geometry for the left turn storage and on clear zone widths (See Index No. 700).

For wide medians where the turning vehicle can approach the through lanes at or near 90°, use d_R values from tables on sheets 5 or 6. (The clear sight line origin is assumed to be 14.5' from the edge of the near lane.)

CHANNELIZED DIRECTIONAL MEDIAN OPENINGS

LAST REVISION 07/01/10	DESCRIPTION:	FDOT DESIGN STANDARDS 2013	SIGHT DISTANCE AT INTERSECTIONS	INDEX NO. 546	SHEET NO. 2

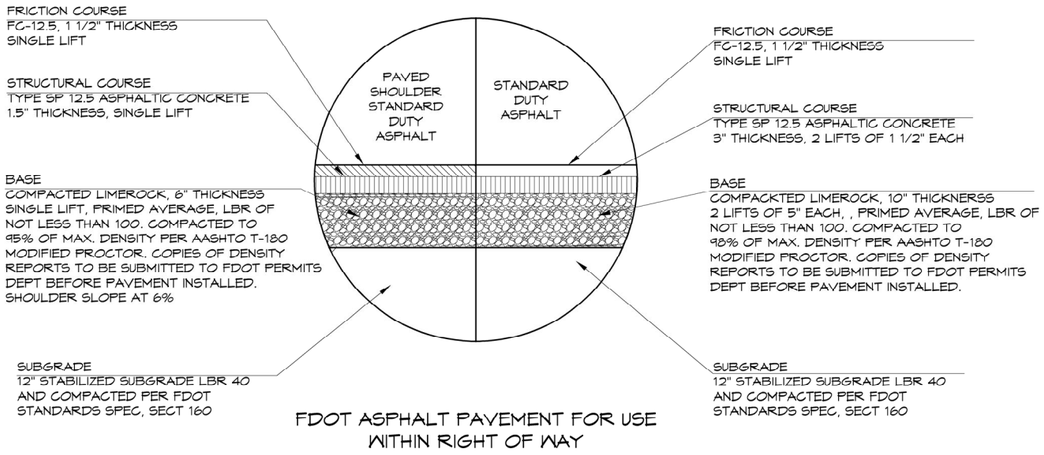
LENGTHS (L) (FT.)

A	CREST STRAIGHT Desirable	CREST STRAIGHT Minimum	CREST ROUNDED Desirable	CREST ROUNDED Minimum	SAGS STRAIGHT Desirable	SAGS STRAIGHT Minimum	SAGS ROUNDED Desirable	SAGS ROUNDED Minimum
K ≤ 3%	3	0	8	0	3	0	8	0
4%	3	0	10	0	3	0	10	0
5%	3	3	10	5	5	5	10	5
6%	5	3	10	6	6	4	10	6
7%	6	3.5	10	7	8	5	10	7
8%	6	4	10	8	9	6	10	8
9%	7	4.5	10	9	11	7	12	9
10%	8	5	11	8	12	8	13	10
11%	9	5.5	12	9	13	8.5	14	11
12%	10	6	13	10	14	9	16	12
13%	10	6.5	14	10.5	14	9.5	16	12.5
14%	11	7	15	11	15	10	17	13
15%	12	7.5	16	12	16.5	10.5	18	13.5
16%	12	8	16	12	17	11	18	14
17%	13	8.5	17	12.5	17	11.5	19	14.5
18%	14	9	17	13	18	12	20	15
19%	NA	NA	22	14	NA	NA	21	16
20-21%	NA	NA	23	15	NA	NA	22	18
22-33%	NA	NA	24	16	NA	NA	23	20
34-38%	NA	NA	26	17	NA	NA	25	21
39-38%	NA	NA	27	18	NA	NA	26	22
39-41%	NA	NA	29	19	NA	NA	28	24
42-43%	NA	NA	30	20	NA	NA	29	25
44-46%	NA	NA	32	21	NA	NA	31	26
47-48%	NA	NA	33	22	NA	NA	32	27
49-51%	NA	NA	34	23	NA	NA	34	28
52-54%	NA	NA	36	24	NA	NA	35	30
55-58%	NA	NA	37	25	NA	NA	36	31

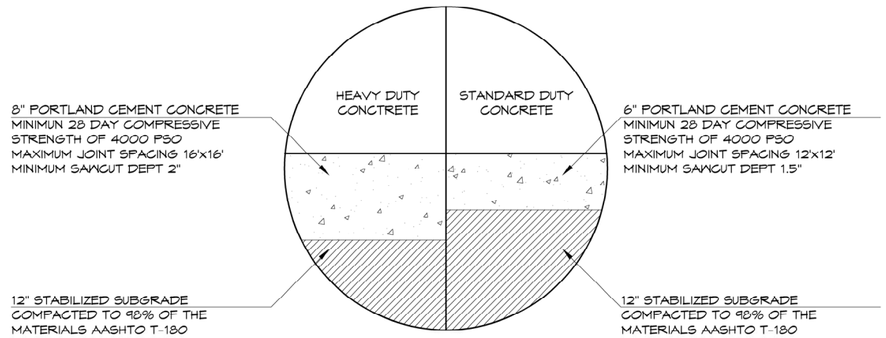
Rounded: Either circular, parabolic, or spline curvature. The plans or the Engineer may specify a particular type of curvature.

Desirable: Desirable minimum lengths Minimum: Absolute minimum lengths

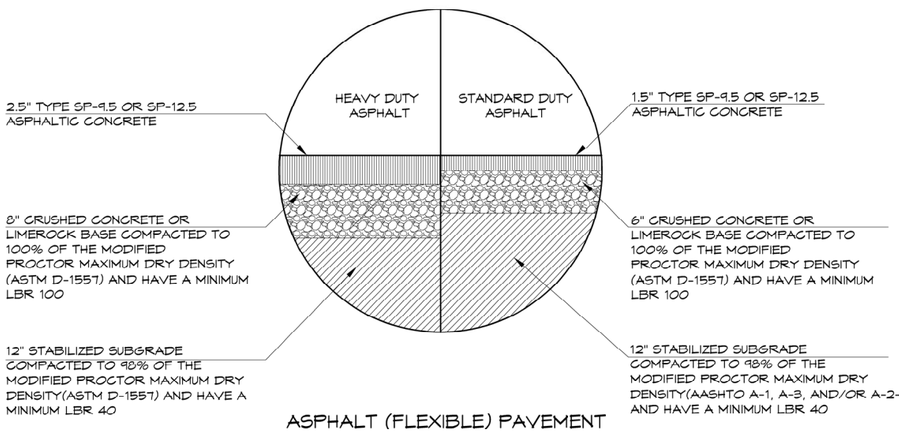
(Greater lengths than minimum and desirable are recommended where practical for smoother



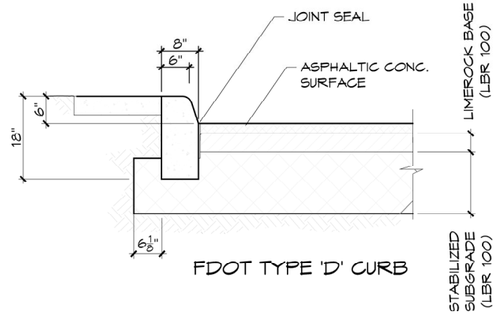
FDOT ASPHALT PAVEMENT FOR USE WITHIN RIGHT OF WAY



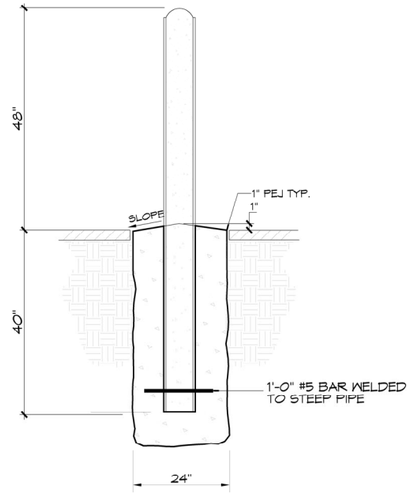
CONCRETE (RIGID) PAVEMENT



ASPHALT (FLEXIBLE) PAVEMENT



FDOT TYPE 'D' CURB



TYP. GUARD RAIL DETAIL

6" DIA., SCH 40, STL PIPE

FILL PIPE WITH 4000 PSI CONCRETE

4000 PSI CONCRETE

FLL W/ CONCRETE. SET IN 18" SQ. CONC. FOOTING, SLOPE TOP TO DRAIN. PRIOR TO INSTALLATION PAINT WITH TWO COATS RUST PROOF PRIMER. THEN WITH TWO COATS BRIGHT YELLOW ENAMEL.

NOTES:
1. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF RED TOP COAT

2. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5

3 PLACE BOLLARD AT SAME TIME APPROACH PADS ARE CONSTRUCTED.

4. SAW CUT AROUND BOLLARD FOOTING

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

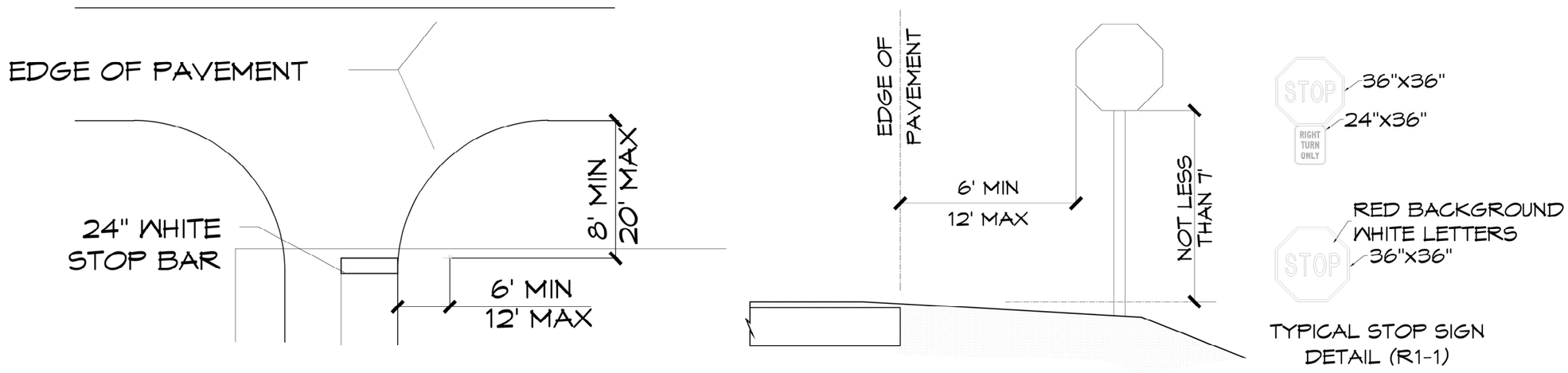
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVEIWED BY:	B.H / J.M.

CONSTRUCTION DETAILS

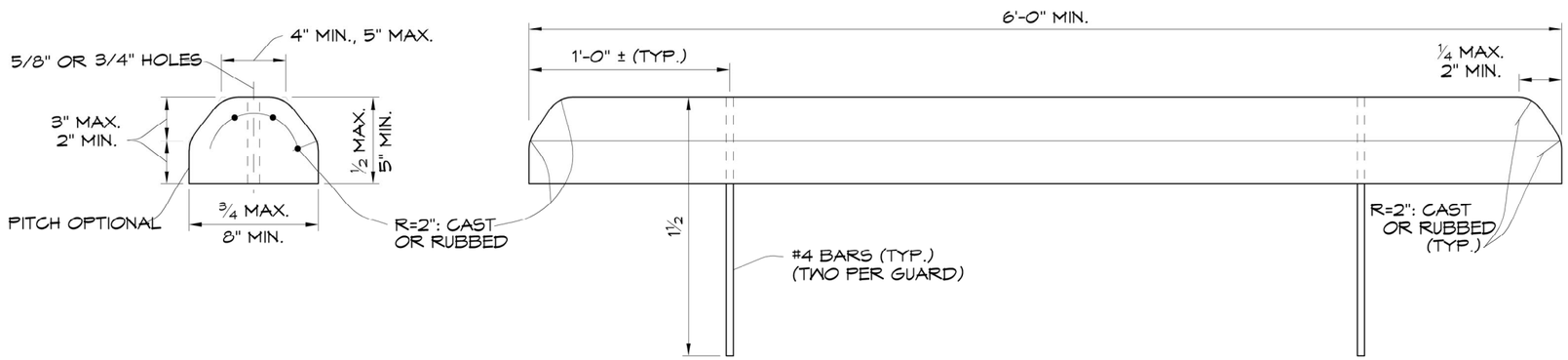
SHEET #

C.11



TYPICAL STOP SIGN
DETAIL (R1-1)

STOP SIGN LOCATION DETAIL



CONCRETE BUMPER GUARD

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

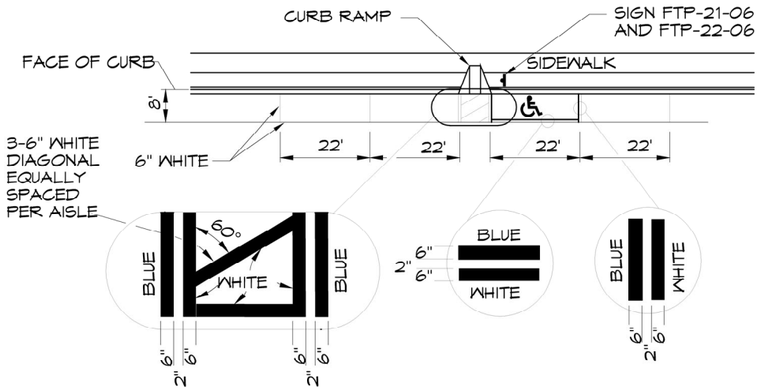
PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

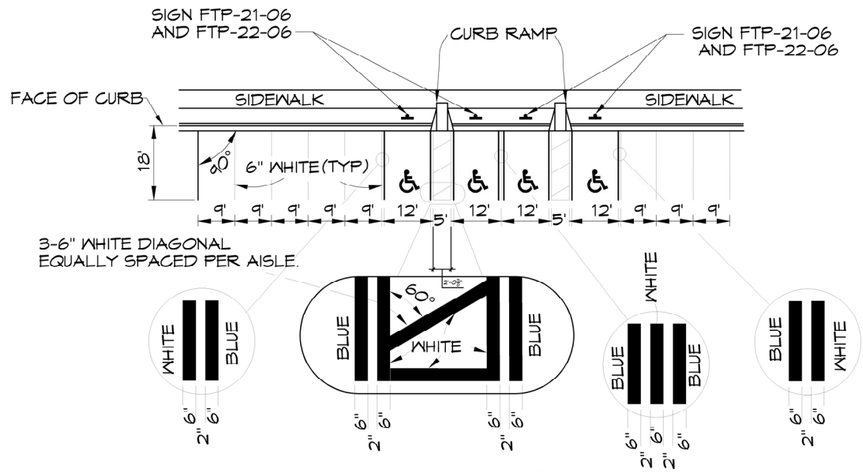
CONSTRUCTION DETAILS

SHEET #

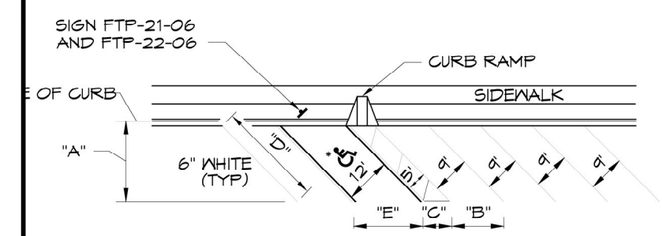
C.12

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

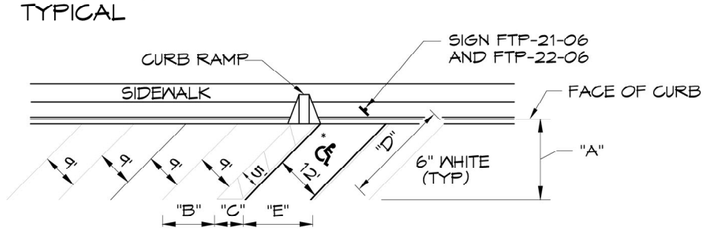




TYPICAL



FORWARD-IN PARKING



REVERSE-IN PARKING

NOTES:

1. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
2. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
3. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
4. MOUNT FTP-22-06 SIGN BELOW THE FTP-21-06 SIGN.
5. USE OF THE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL. WHEN PAVEMENT SYMBOL IS USED, THE SYMBOL IS EITHER 3'-0" OR 5'-0" HIGH AND WHITE IN COLOR.

DIMENSIONS					
∠θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

PAVEMENT MARKING FOR PARKING

SOLID EDGE LINE OR LANE LINE — 6"

SOLID CHANNELIZING LINE — 8", 12" OR 18"

TWO-LANE PASSING PROHIBITED LINES — 6" / 6", 4"

DOUBLE SOLID LINES — 6" / 6", 4"

12" SOLID PEDESTRIAN CROSSWALK LINE
24" SOLID STOP LINE — 12" OR 24"

2'-4' DOTTED GUIDE LINE — 6"

2'-2' DOTTED EXTENSION LINE — 12"

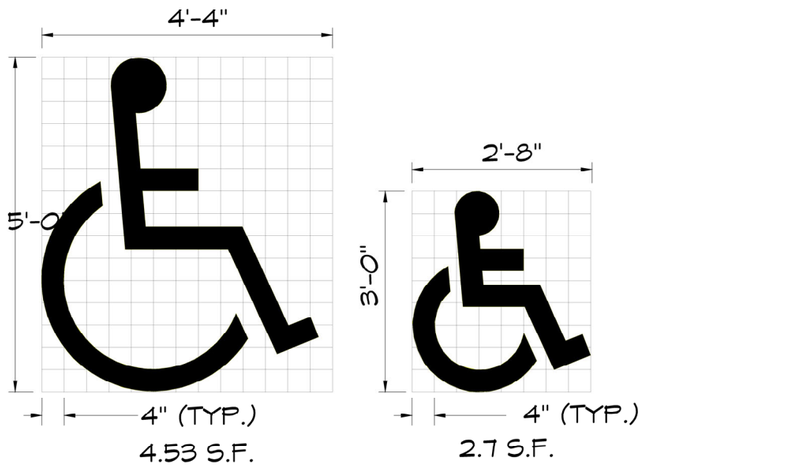
6'-10' DOTTED EXTENSION LINE — 6"
10' 10' 10' 10' 10' 10' 10' 10' 10' 10' 10' 10'
6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6'

3'-9' DOTTED INTERCHANGE LINE — 6"
9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9'
3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3'

3'-9' DOTTED LANE DROP LINE — 12"
9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9' 9'
3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3'

10'-30' SKIP LINE — 6"
10' 30' 10' 30' 10' 30' 10' 30' 10'

PAVEMENT MARKING LINES



(SEE NOTE 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE CO. Ocala, Florida

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

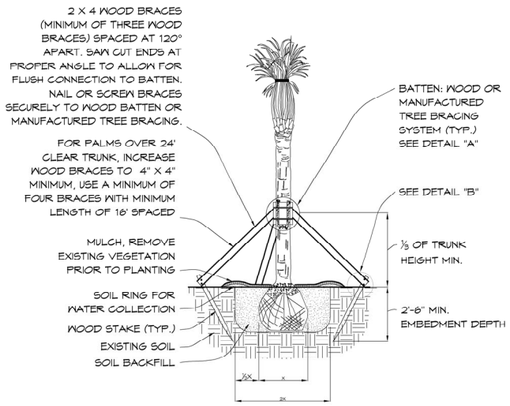
PAVEMENT MARKING DETAILS

SHEET #

C.13

290

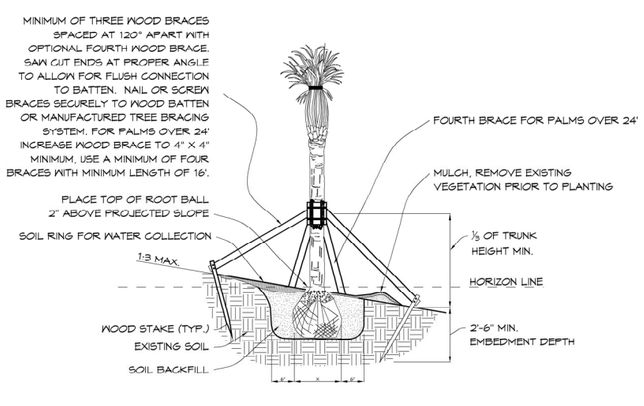
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ELEVATION

NOTE: MAY BE USED ON LARGE CALIPER CANOPY TREES, ADJUST BANDING EVERY 6 MONTHS OR AS NEEDED (FOR FAST GROWING SPECIES) TO PREVENT GIRDLING.

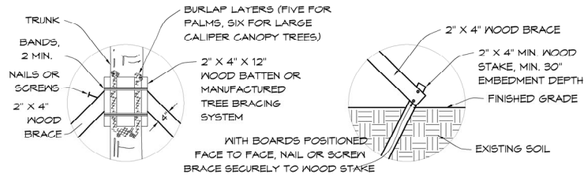
PALM PLANTING



ELEVATION

NOTE: MAY BE USED ON LARGE CALIPER CANOPY TREES PENDING SLOPE AND ROOTBALL WIDTH, ADJUST BANDING EVERY 6 MONTHS OR AS NEEDED (FOR FAST GROWING SPECIES) TO PREVENT GIRDLING.

PALM PLANTING ON SLOPE

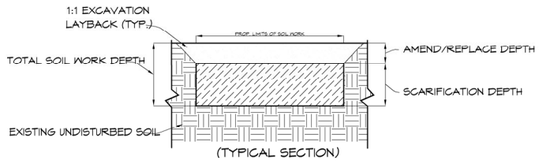


NOTE: INSTALL BANDS AND COUPLINGS THAT ARE RATED A MIN. 900 LB. TENSILE STRENGTH, AND ARE CORROSION AND UV RESISTANT.

DETAIL "A"

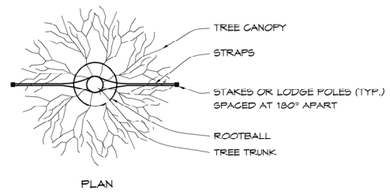
NOTE: STAKE INTO FIRM, EXISTING SOIL.

DETAIL "B"

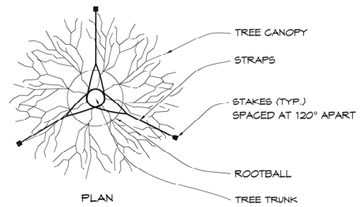


(TYPICAL SECTION)

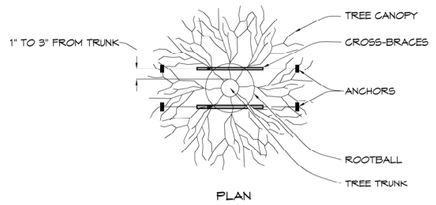
LANDSCAPE SOIL WORK



PLAN

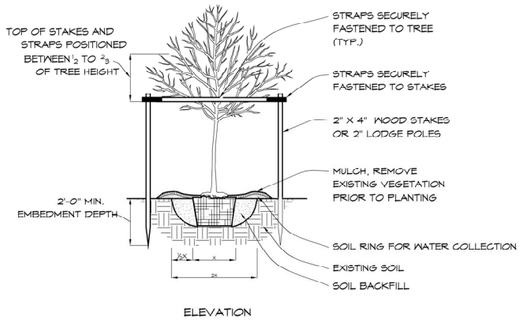


PLAN



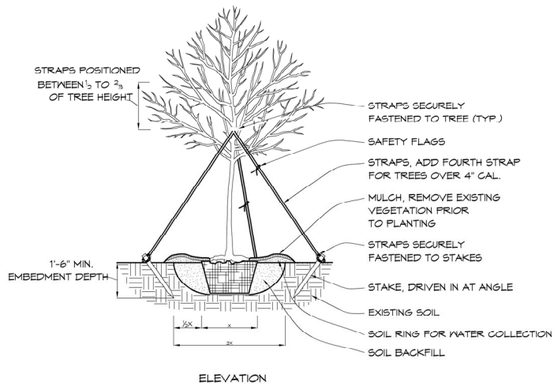
PLAN

LANDSCAPE CONTRACTOR TO MANUALLY WATER VEGETATION UNTIL ESTABLISHED VS TEMPORARY IRRIGATION SYSTEM



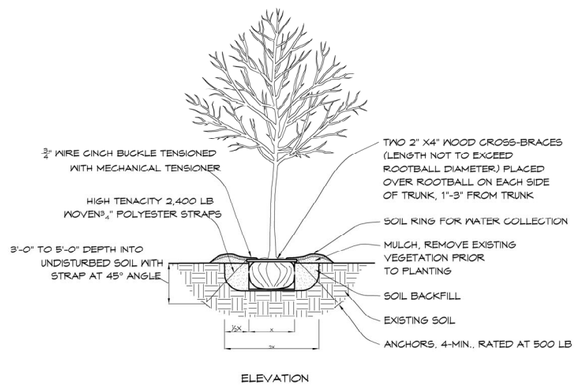
ELEVATION

UNDER 2½" CALIPER TREE PLANTING



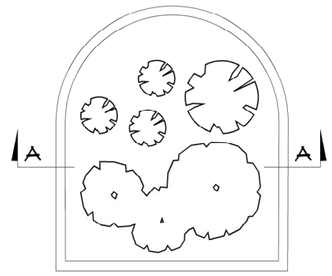
ELEVATION

2½" TO 6" CALIPER TREE PLANTING

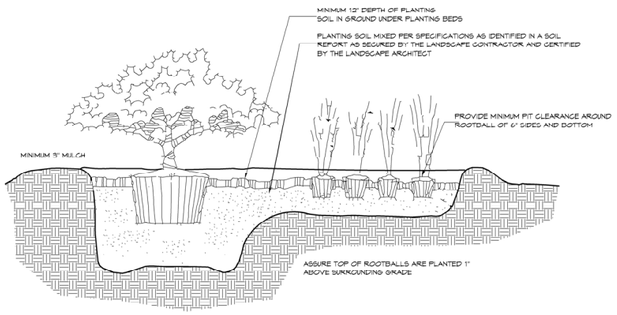


ELEVATION

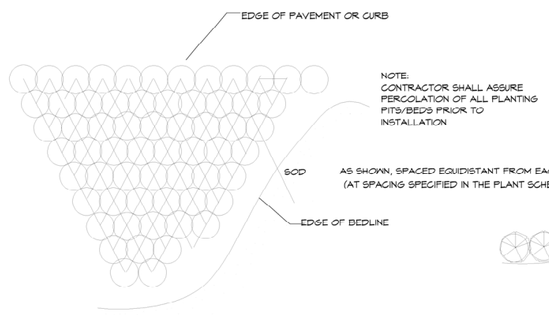
UNDER 4" CALIPER TREE PLANTING WITH UNDERGROUND BRACING



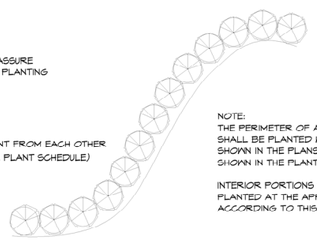
CURB PLANTER FEATURE



SHRUB / GROUND COVER PLANTING DETAIL

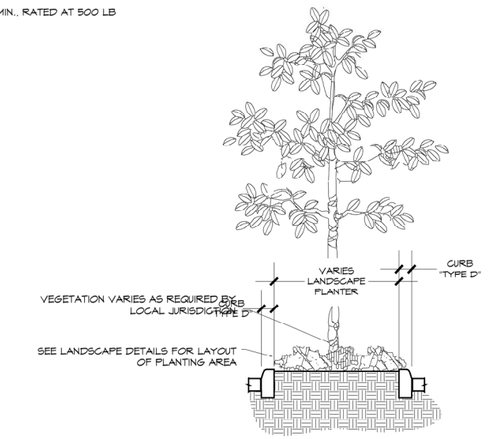


SHRUB/GROUNDCOVER SPACING PLAN



NOTE:
THE PERIMETER OF ALL CURVED PLANTING BED SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST.

INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT THE APPROPRIATE SPACING ACCORDING TO THIS SPACING DETAIL.



CURB FEATURE SECTION "A"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

PAVEMENT MARKING DETAILS

SHEET #

C.14

STANDARDS FOR ADA

304.3.2 T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1525 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (915 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

FIGURE 302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES 303.2 VERTICAL. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

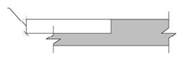


FIGURE 303.2 VERTICAL CHANGE IN LEVEL

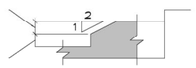


FIGURE 303.3 BEVELED CHANGE IN LEVEL

303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

304 TURNING SPACE 304.3.1
CIRCULAR SPACE. THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1525 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

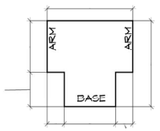


FIGURE 304.3.2 T-SHAPED TURNING SPACE

405 RAMPS

405.2 SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

405.3 CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

405.5 CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (915 MM) MINIMUM.

405.6 RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760 MM) MAXIMUM.

405.7 LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH 405.7.

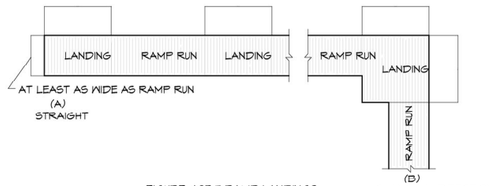


FIGURE 405.7 RAMP LANDINGS

405.7.1 SLOPE. LANDINGS SHALL HAVE SLOPE NO STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED.

405.7.2 WIDTH. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

405.7.3 LENGTH. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1525 MM) LONG MINIMUM.
405.7.4 CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM.
405.7.5 DOORWAYS. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 404.2.4 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING

405.8 HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH 505.

405.9 EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH 405.9.1 OR 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

405.9.1 EXTENDED FLOOR OR GROUND SURFACE. THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL COMPLYING WITH 505.

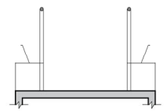


FIGURE 405.9.1 EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION

405.9.2 CURB OR BARRIER.
A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (100 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (100 MM OF THE FINISH FLOOR OR GROUND SURFACE.

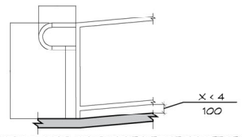


FIGURE 405.9.2 CURB OR BARRIER EDGE PROTECTION

406 CURB RAMPS 406.1 GENERAL. CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 406, 405.2 THROUGH 405.5, AND 405.10.

406.2 COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

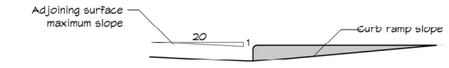
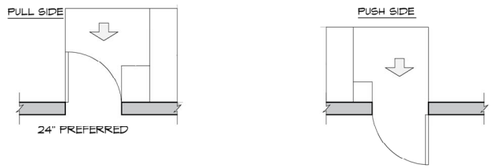


FIGURE 406.2 COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS 406.3 SIDES OF CURB RAMPS. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

ACCESSIBLE DOOR DIAGRAMS

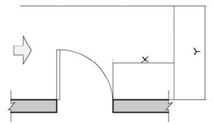
FRONT APPROACHES - SWINGING DOORS



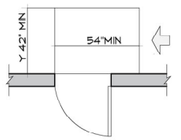
404.2.4.3 RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (455 MM) OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES (205 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

HINGE SIDE APPROACHES - SWINGING DOORS

PULL SIDE
X=36" MINIMUM IF Y=60"
Y=42" MINIMUM IF Y=54"



PUSH SIDE
NOTE: Y= 48" MINIMUM IF DOOR HAS BOTH A LATCH AND A CLOSER.



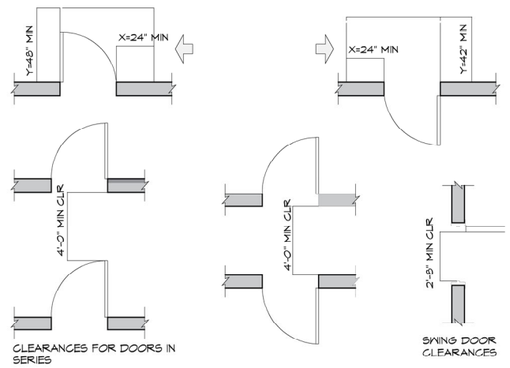
LATCH SIDE APPROACHES - SWINGING DOORS

PULL SIDE

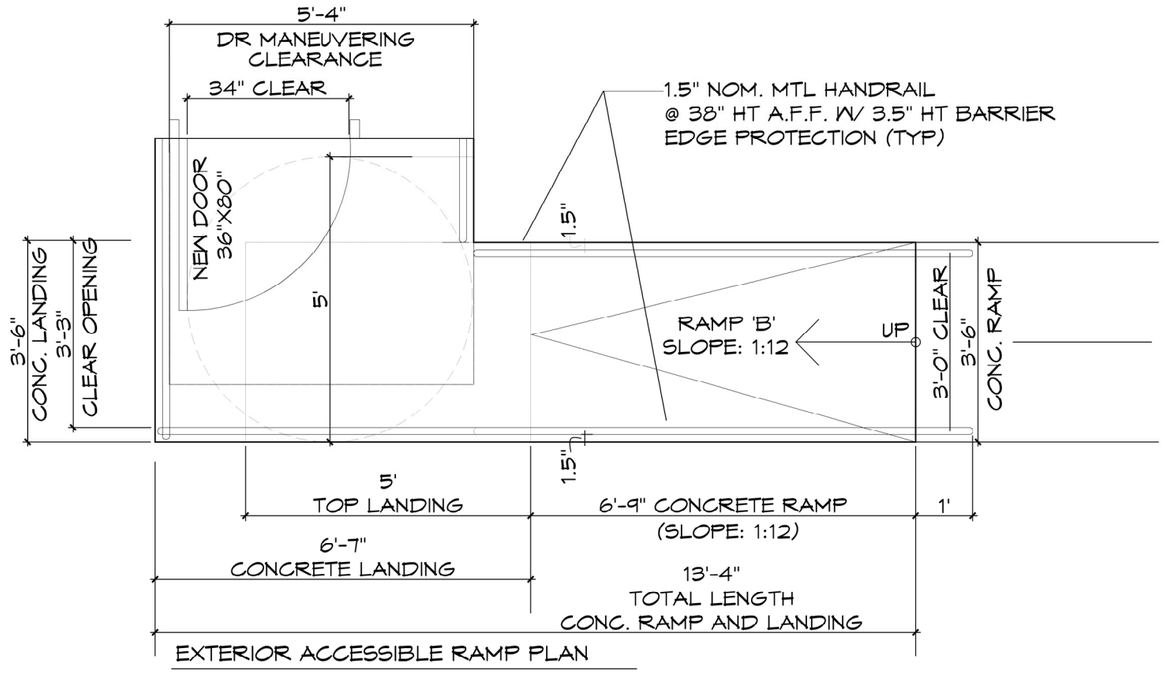
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES. Y=54" MINIMUM IF DOOR HAS A CLOSER

PUSH SIDE

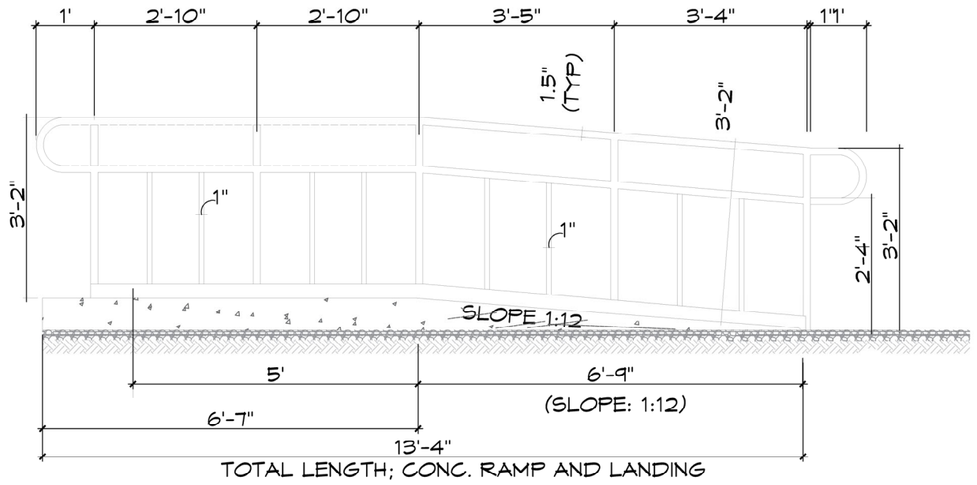
NOTE: Y= 48" MINIMUM IF DOOR HAS BOTH A LATCH AND A CLOSER



SEE SECTION 3304 OF TITLE 24 & 4.13 OF THE A.D.A. ACCESSIBILITY GUIDELINES FOR ADDITIONAL INFORMATION



EXTERIOR ACCESSIBLE RAMP PLAN



EXTERIOR ACCESSIBLE RAMP ELEVATION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

WALLA COFFEE CO. Ocala, Florida

REVISIONS

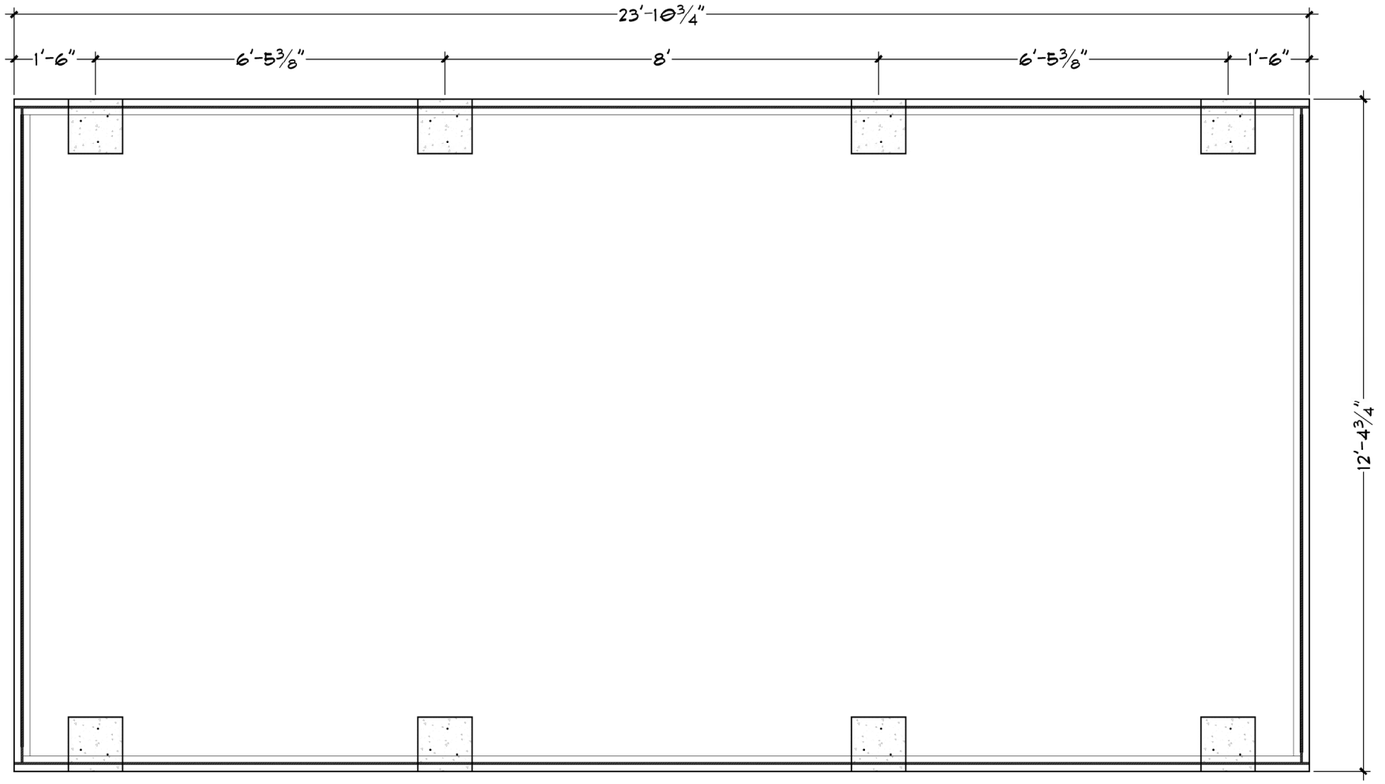
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

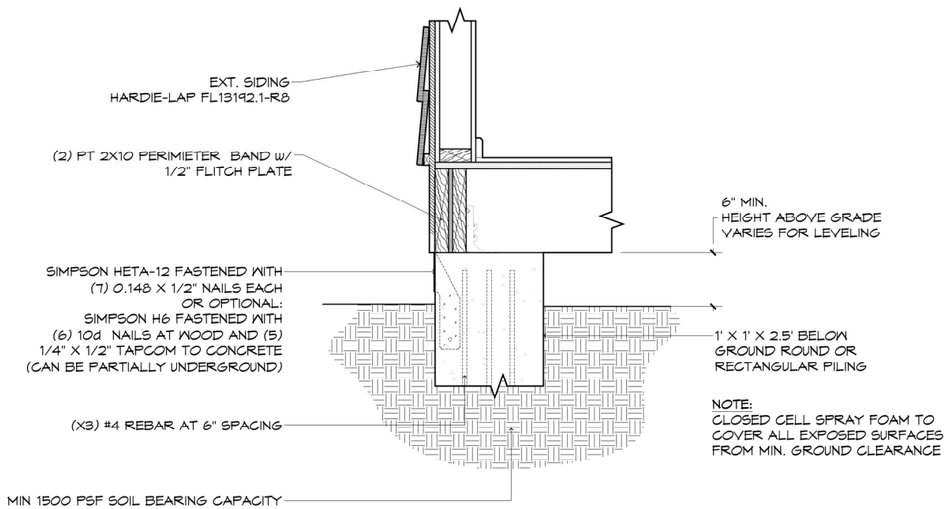
ADA RAMPA DETAILS

SHEET #

C.15



FOUNDATION PLAN



FOUNDATION DETAIL

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVEIWED BY:	B.H / J.M.

ANCHOR PLAN

SHEET #

C.16

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER, SEWER, AND REUSE SYSTEM CONSTRUCTION, INSPECTION, AND OWNERSHIP NOTES:

UNDERGROUND WATER, SEWER, FIRE, REUSE AND IRRIGATION SYSTEMS CONSTRUCTED ON THIS SITE SHALL BE CONSTRUCTED, TESTED, INSPECTED, OWNED, AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

SEWER SYSTEM:

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL GRAVITY SEWERS 8" AND ABOVE, INCLUDING MANHOLES AND ALL SEWER SERVICES 6" OR LESS TO THE FIRST CLEANOUT UPSTREAM FROM THE 8" OR ABOVE SEWER MAIN WITHIN THE RIGHTS-OF-WAY, TO CITY STANDARDS. THESE ELEMENTS SHALL BE OWNED, MAINTAINED, AND INSPECTED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT.

ALL GRAVITY SEWER SERVICE 8" OR MORE, INCLUDING MANHOLES, LOCATED ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT AND SHALL BE BUILT IN ACCORDANCE WITH THESE STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CITY OF OCALA WATER RESOURCES DEPARTMENT WILL INSPECT ALL SUCH SERVICES TO WITHIN 5 FEET OF THE BUILDING.

STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL GRAVITY SEWER SERVICES 6" OR LESS LOCATED ON THE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT. THE CITY OF OCALA BUILDING DEPARTMENT WILL INSPECT ALL SUCH SERVICES ON PRIVATE PROPERTY.

WATER SYSTEM:

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL POTABLE WATER MAINS AND SERVICES IN THE RIGHT-OF-WAY, UP TO THE POINT OF METERING, TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

ALL FIRE MAINS AND HYDRANTS, FROM THE CITY WATER MAIN TO WITHIN FIVE FEET (5') OF THE BUILDING, SHALL BE CONSTRUCTED TO CITY STANDARDS OR NFPA 24 AS REQUIRED. FIRE MAINS LOCATED WITHIN PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY, AND ALL FIRE MAINS LOCATED ON PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT. INSPECTION AND TESTING OF ALL FIRE MAINS UP TO THE DOUBLE DETECTOR CHECK (DDC) WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT.

STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL WATER SERVICES ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTIONS AND TESTING WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

REUSE SYSTEM:

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL REUSE MAINS AND SERVICES IN THE RIGHT-OF-WAY, UP TO THE POINT OF METERING, TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL REUSE SERVICES ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTIONS AND TESTING WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

IRRIGATION SYSTEM:

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL IRRIGATION MAINS AND SERVICES IN THE RIGHT-OF-WAY, UP TO THE POINT OF METERING, TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

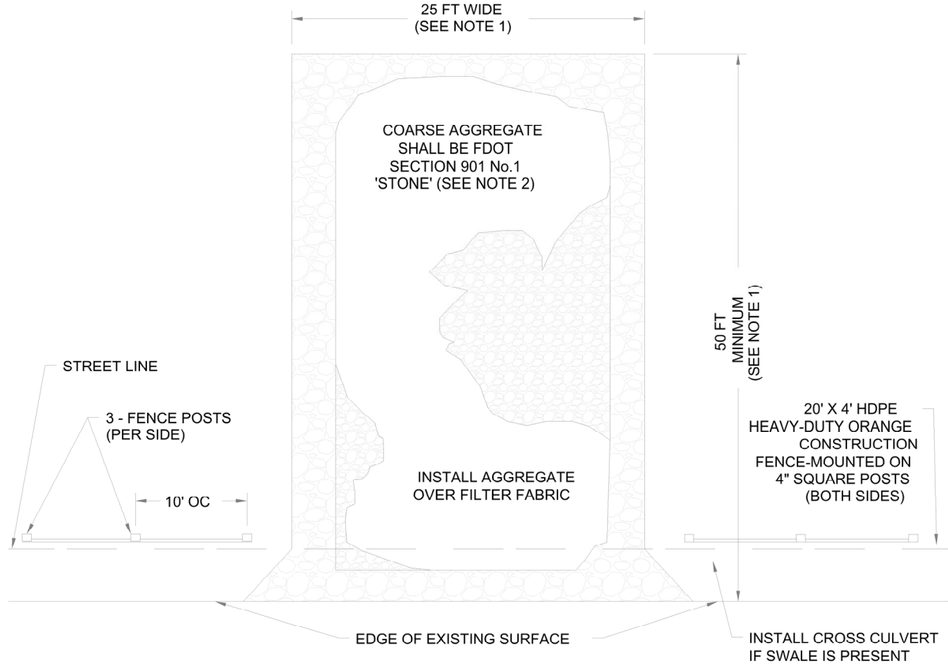
STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL IRRIGATION PIPING ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

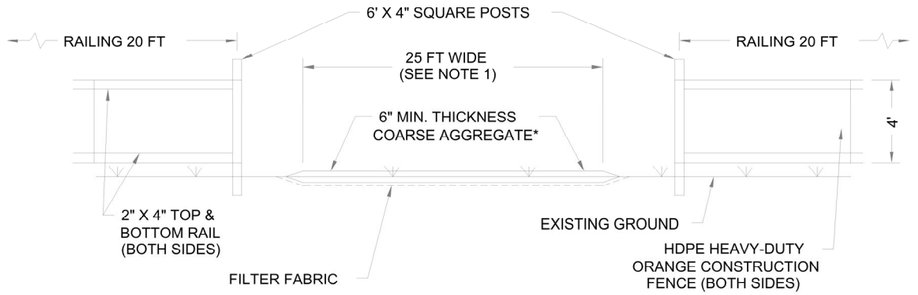
PRE-CONSTRUCION MEETING REQUIRED:

PRIOR TO ANY UNDERGROUND WATER, SEWER, REUSE, OR IRRIGATION CONSTRUCTION ON THIS SITE THE CONTRACTOR SHALL SET UP AN ON-SITE MEETING WITH THE CITY OF OCALA PROJECT INSPECTORS (352) 401-6935 OR (352) 351-6712 TO DISCUSS SHOP DRAWINGS, INSTALLATION, INSPECTION, TESTING AND AS-BUILT REQUIREMENTS.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**SITE OWNERSHIP AND INSPECTION** GENERAL NOTES	SECTION: GENERAL **G-7** REVISION DATE: DEC 2020



PLAN



ELEVATION

NOTES:

1. CITY MAY REDUCE THIS DIMENSION IF CONDITIONS PERMIT AND IF REQUESTED BY THE CONTRACTOR.
2. CITY MAY ALLOW NO. 57 STONE, OR CLEAN, WASHED RECYCLED CONCRETE MEETING THE MINIMUM SIZE OF NO. 1 STONE AS AN ALTERNATE IF REQUESTED BY THE CONTRACTOR.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**TYPICAL CONSTRUCTION ENTRANCE TRACKING PAD**	SECTION: GENERAL **G-22** REVISION DATE: DEC 2020

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

ANCHOR PLAN

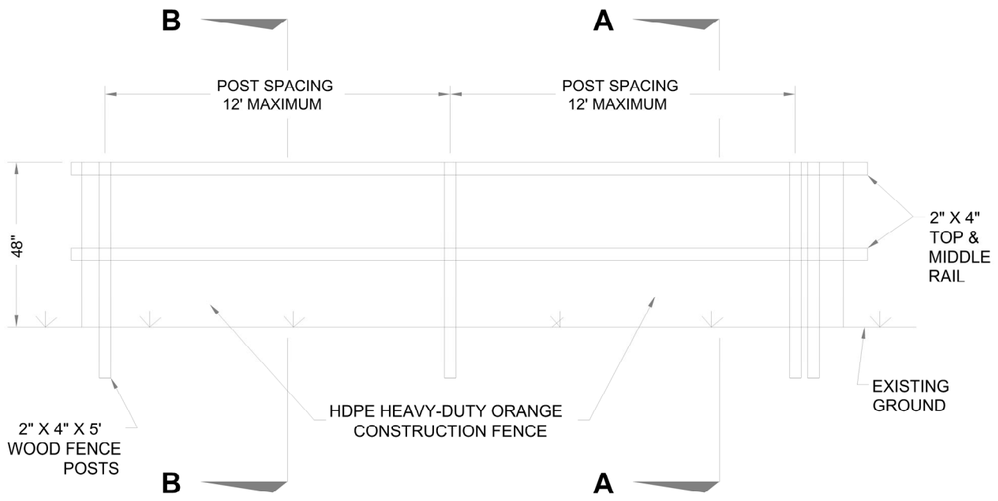
SHEET #

C.17

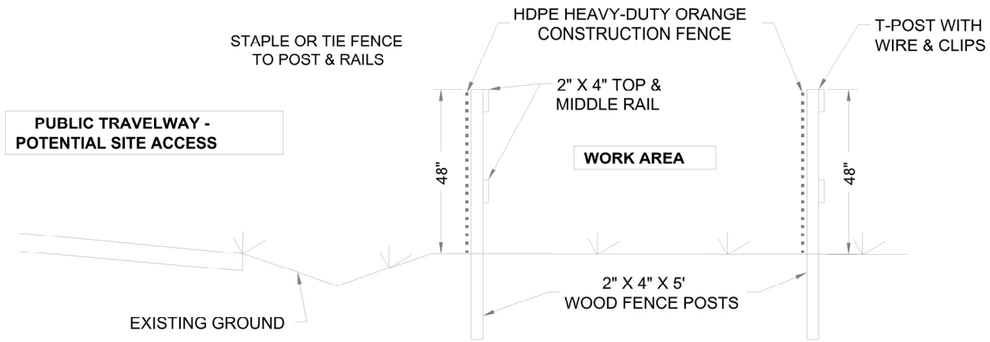
294

PRE-CONSTRUCTION MEETING REQUIRED: PRIOR TO ANY UNDERGROUND WATER, SEWER, OR REUSE CONSTRUCTION ON THIS SITE THE CONTRACTOR SHALL SET UP AN ON-SITE MEETING WITH THE CITY OF OCALA PROJECT INSPECTORS (352) 401-6935 OR (352) 351-6712 TO DISCUSS SHOP DRAWINGS, INSTALLATION, INSPECTION, TESTING AND AS-BUILT REQUIREMENTS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ELEVATION



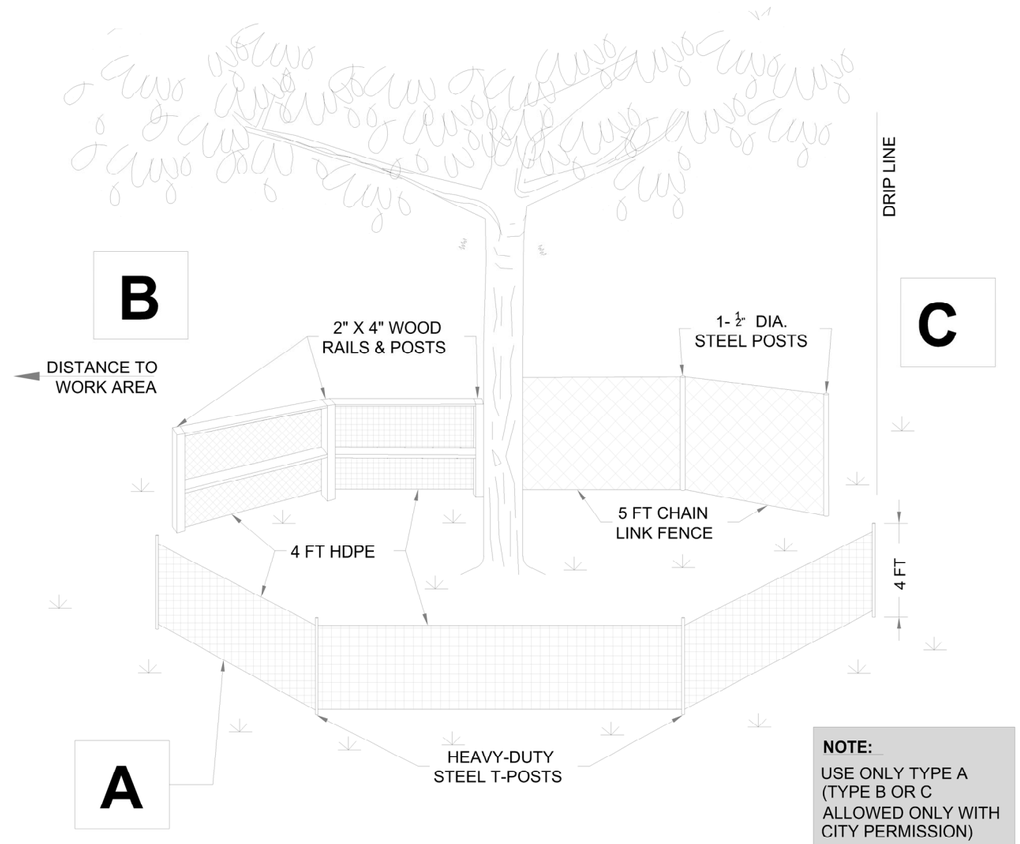
SECTION A
(OPTION WITH 2" x 4" POSTS AND RAILS)

SECTION B
(OPTION WITH T-POSTS AND 16 GAUGE WIRES)

NOTES:

1. T-POSTS WITH 16 GAUGE TOP AND MIDDLE WIRES (SECTION B) ARE CITY STANDARD.
2. CITY MAY REQUIRE 2" X 4" WOOD POSTS & RAILS IN LIEU OF THE THE CITY STANDARD (SECTION B) IF REQUIRED BY SITE CONDITIONS.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**TYPICAL CONSTRUCTION BARRIER FENCE**	SECTION: GENERAL **G-23** REVISION DATE: DEC 2020



NOTE:
USE ONLY TYPE A (TYPE B OR C ALLOWED ONLY WITH CITY PERMISSION)

TREE PROTECTION FENCE TYPE CHART

FENCE TYPE	FENCE FABRIC MATERIAL	SET FENCE AT:	DISTANCE TO WORK AREA	FENCE HEIGHT (MIN.)	POST TYPE	POST SPACING (MAX.)	MIDDLE & TOP RAIL
A **STANDARD**	HDPE HEAVY-DUTY ORANGE CONSTRUCTION BARRIER	DRIP LINE	10 FEET OR MORE	4 FEET	H-DUTY T-POST	8 FEET	16-GAUGE WIRE
B	HDPE HEAVY-DUTY ORANGE CONSTRUCTION BARRIER	90% OF DRIP LINE	5 FEET	4 FEET	2" X 4" WOOD	12 FEET	2" X 4" WOOD
C	GALVANIZED STEEL CHAIN LINK	75% OF DRIP LINE	3 FEET OR LESS	5 FEET	1- ½" DIA. STEEL	12 FEET	NONE

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**TYPICAL TREE PROTECTION**	SECTION: GENERAL **G-24** REVISION DATE: DEC 2020

ALL MATERIALS, MACHINERY, VEHICLES STORED ON-SITE IN ORDERLY FASHION. LDR 102-312

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

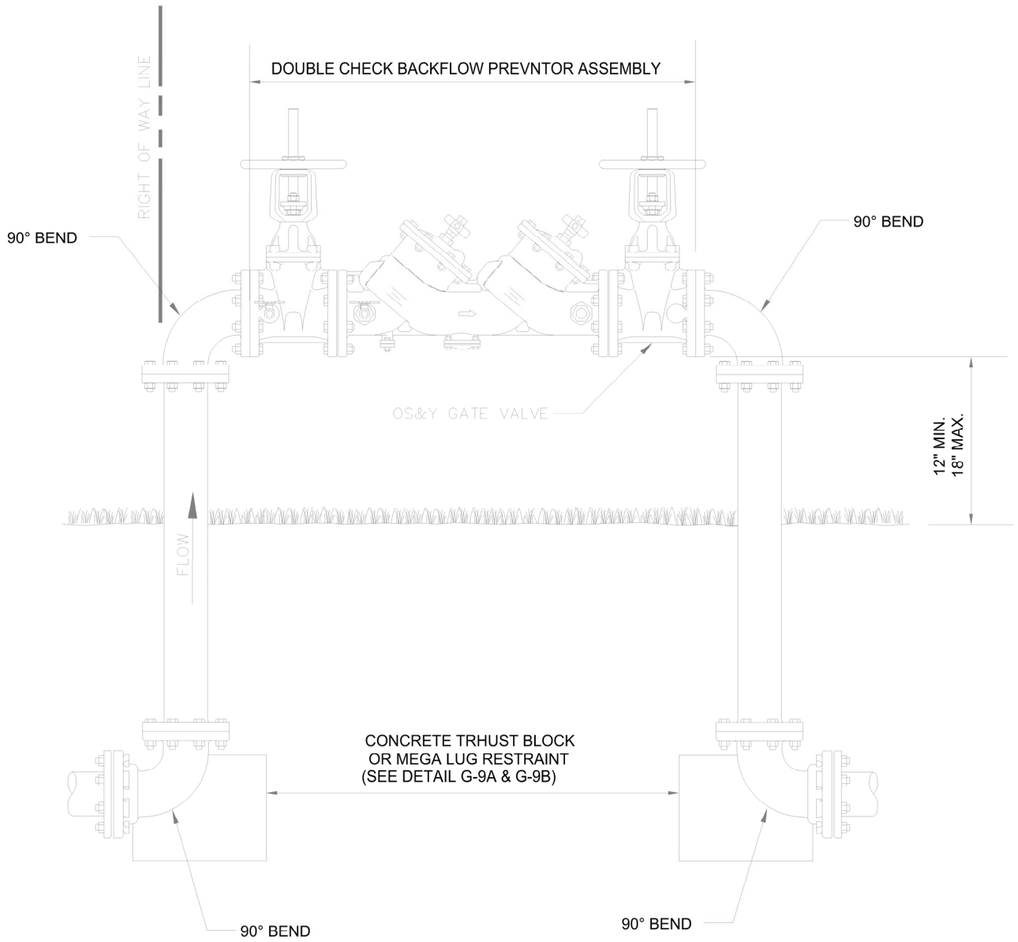
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	GS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

ANCHOR PLAN

SHEET #
C.18

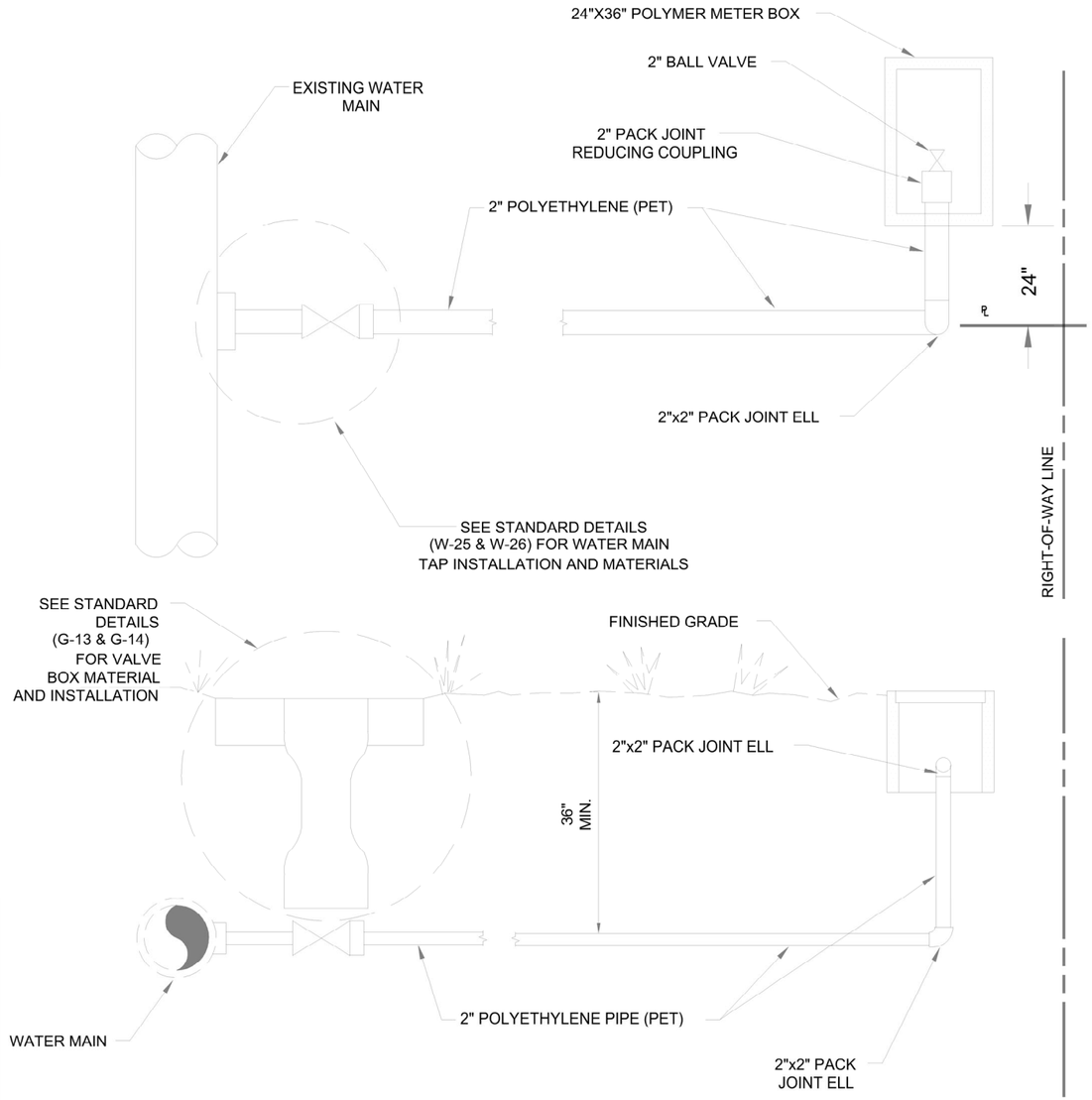
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



NOTE

1. UNLESS OTHERWISE NOTED, ALL EXPOSED FITTINGS SHALL BE FLANGED AND ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT.
2. ALL MECHANICAL JOINT PIPING TO BE PROPERLY RESTRAINED PER DETAIL G-11.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**BACK FLOW PREVENTER** 4" OR GREATER	SECTION: WATER **W-13** REVISION DATE: DEC. 2020



NOTES

1. WATER SERVICE TO BE INSTALLED WITH A SOLID COPPER LOCATING WIRE. SEE STANDARD DETAIL #G-15 (A-H) FOR LOCATING WIRE INSTALLATION.
2. LONG SERVICES UNDER PAVEMENT SHALL INCLUDE 4" CASING OF PVC, HDPE, OR STEEL.
3. CONTRACTOR SHALL INSTALL ALL ELEMENTS OF THIS DETAIL. THE CITY SHALL INSTALL THE METER ONLY.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**SINGLE COMMERCIAL WATER SERVICE**	SECTION: WATER **W-19** REVISION DATE: DEC. 2020

WATER DEMAND - 150GPD

All W/S/reuse appurtenances affected by development raised to final grade prior to C.O.

All W/S construction shall conform to current Water and Sewer Construction Manual.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

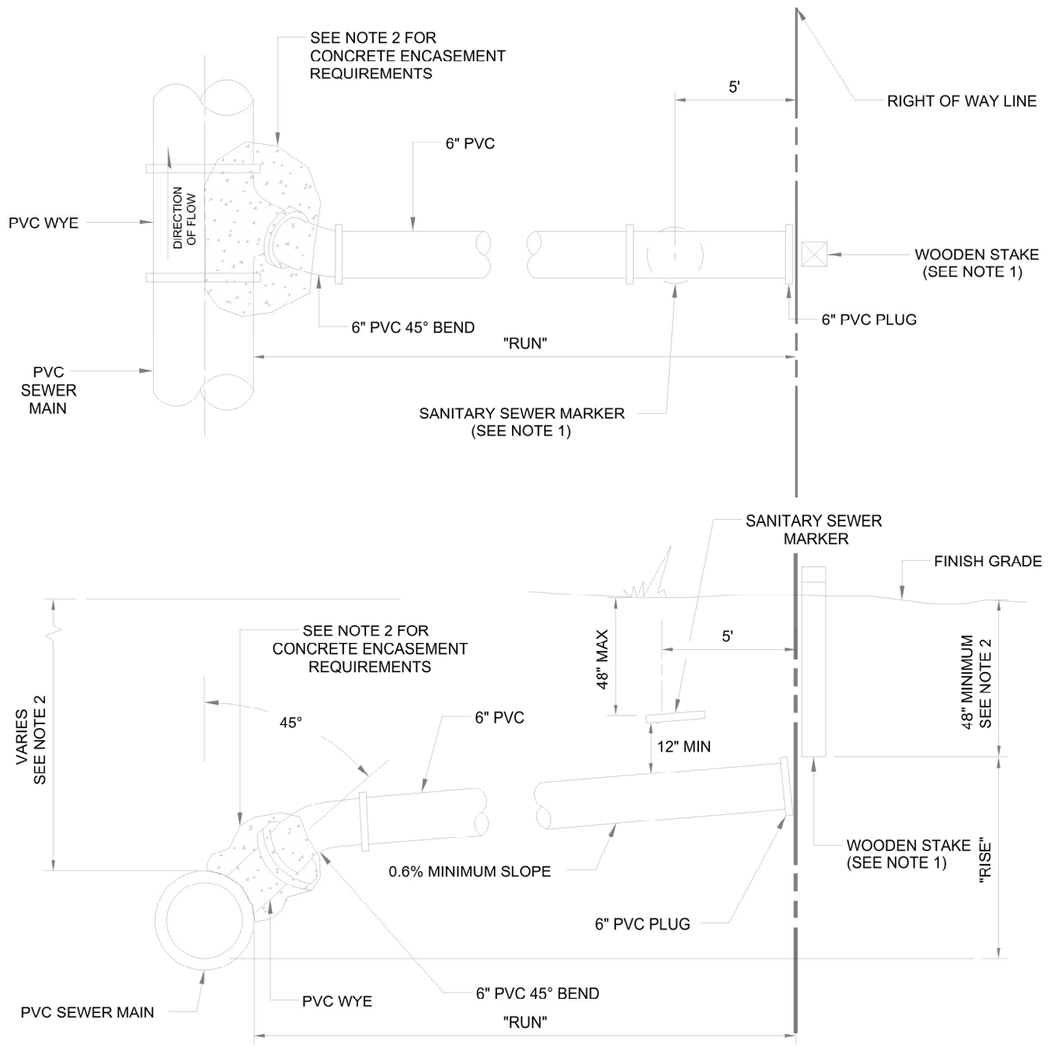
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

ANCHOR PLAN

SHEET #

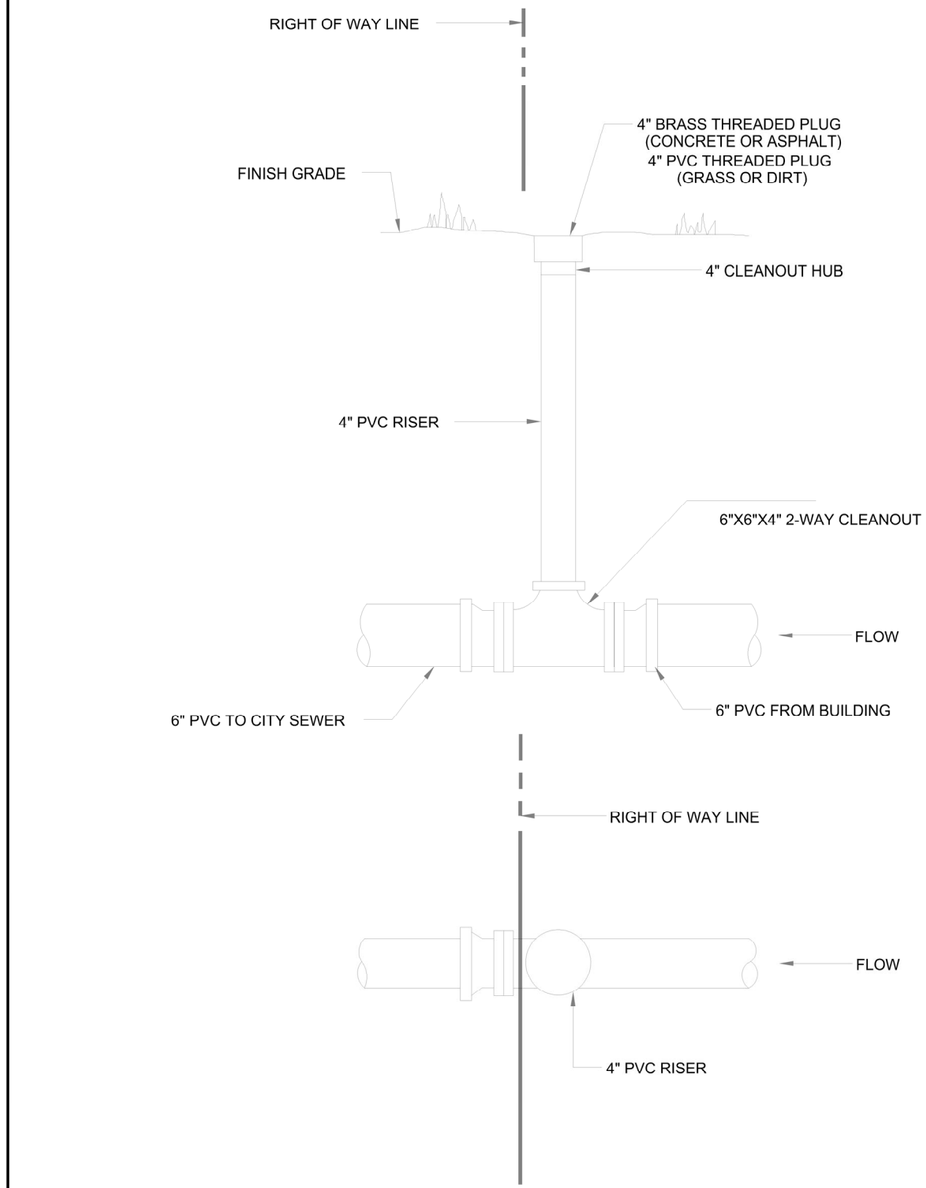
C.19



NOTES

1. SEWER SERVICE TO BE REFERENCED AS INDICATED ON DETAIL SS-12
2. FOR ANY SEWER SERVICES WHERE THE PIPE SLOPE EQUALS OR EXCEEDS A 1:5 (Rise/Run) OR 20% SLOPE, ENCASE SEWER WYE AND BEND IN CONCRETE. CONCRETE ENCASEMENT TO BE 2 CUBIC FEET MINIMUM WHERE REQUIRED.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**SINGLE SEWER SERVICE CONNECTION**	SECTION: SEWER **SS-10** REVISION DATE: DEC 2020



NOTES

1. ALL CLEANOUTS ON SITE NEED TO HAVE CONCRETE PADS.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**COMMERCIAL SEWER CLEANOUT**	SECTION: SEWER **SS-15** REVISION DATE: DEC 2020

SEWER DEMAND = 250GPD

All W/S/reuse appurtenances affected by development raised to final grade prior to C.O.

All W/S construction shall conform to current Water and Sewer Construction Manual.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

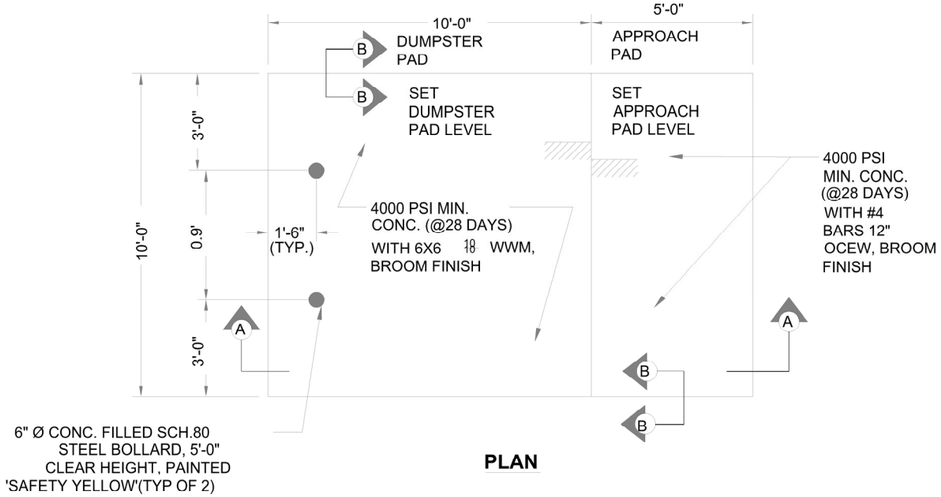
# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

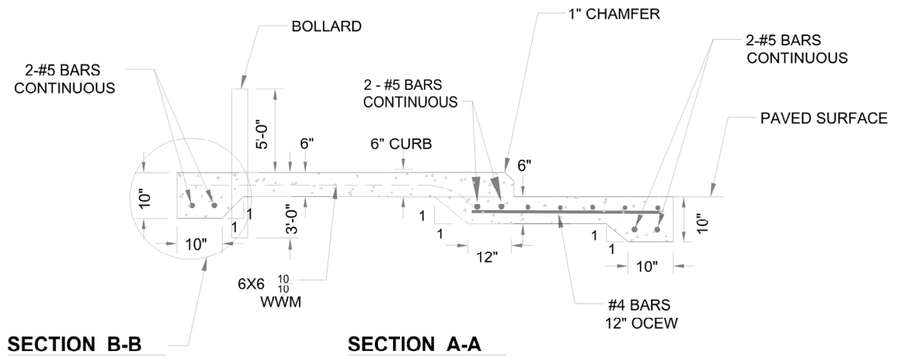
ANCHOR PLAN

SHEET #

C.20



PLAN

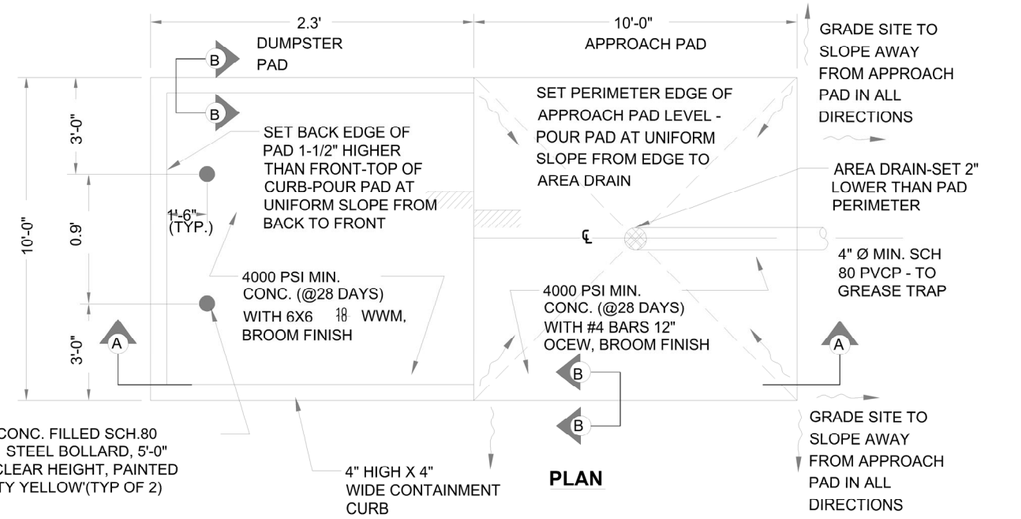


SECTION B-B **SECTION A-A**

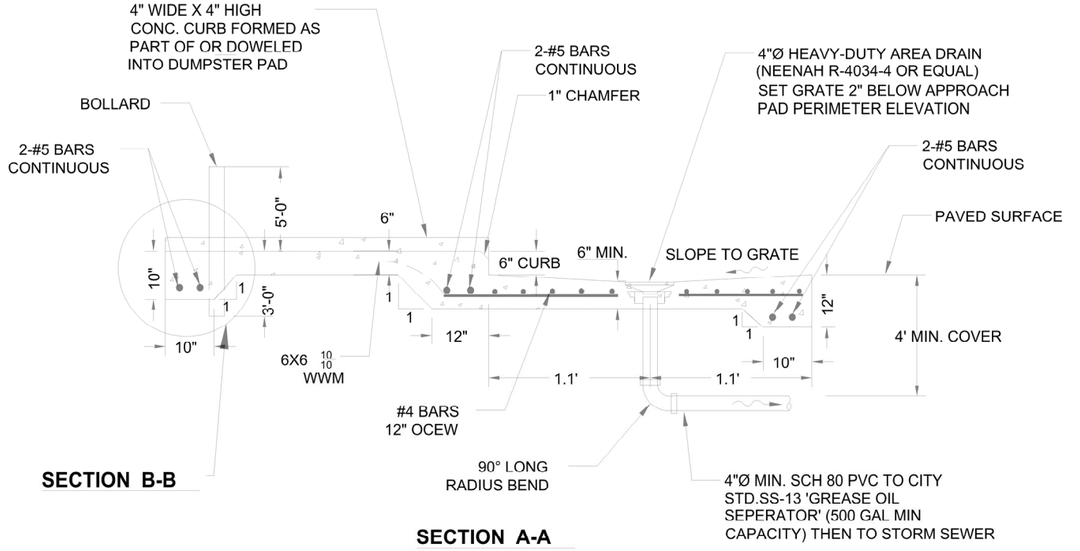
NOTES:

1. DUMPSTER PAD IS FOR ALL GENERAL PURPOSES INCLUDING RESTAURANT DRY RECYCLABLES APPLICATIONS.
2. USE DETAIL SW-12B FOR DUMPSTER PADS FOR RESTAURANT FOOD-WASTE APPLICATIONS ONLY.
3. ENGINEER SHALL USE THE CURRENT VERSION OF THE FL. BUILDING CODE AND PREPARE A COMPLETE STRUCTURAL DESIGN FOR THE DUMPSTER PAD AND APPROACH PAD MEETING THE MINIMUM CRITERIA SET FORTH IN THIS CITY STANDARD.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**TYPICAL DUMPSTER PAD**	SECTION: STORM
			SW-12A
		GENERAL USE	REVISION DATE: DEC 2020



PLAN



SECTION B-B **SECTION A-A**

NOTES:

1. DUMPSTER PAD IS FOR RESTAURANT FOOD-WAST APPLICATIONS ONLY.
2. USE DETAIL SW-12A FOR DUMPSTER PADS FOR ALL GENERAL USE PURPOSES INCLUDING RESTAURANT DRY RECYCLABLES APPLICATIONS.
3. ENGINEER SHALL USE THE CURRENT VERSION OF THE FL. BUILDING CODE AND PREPARE A COMPLETE STRUCTURAL DESIGN FOR THE DUMPSTER PAD AND APPROACH PAD MEETING THE MINIMUM CRITERIA SET FORTH IN THIS CITY STANDARD.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	**TYPICAL DUMPSTER PAD**	SECTION: STORM
			SW-12B
		RESTAURANT FOOD WASTE USE	REVISION DATE: DEC 2020

DRAWINGS PREPARED BY:
MARK DODDS DRAFTING & DESIGN
DODDSMARK@GMAIL.COM
407.430.2560

BUILDING CONTRACTOR:
CORNERSTONE DESIGN BUILD
900 RECYCLING PT.
LONGWOOD, FL 32750
Phone: (407) 413-9660
Email: info@cornerbuilds.com

WALLA COFFEE
3711 SW COLLEGE RD
OCALA, FL 34474

REVISIONS

# / DATE	DESCRIPTION
4/3/26	OCALA

PROJECT #:	C5101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.M.

ANCHOR PLAN

SHEET #

C.21

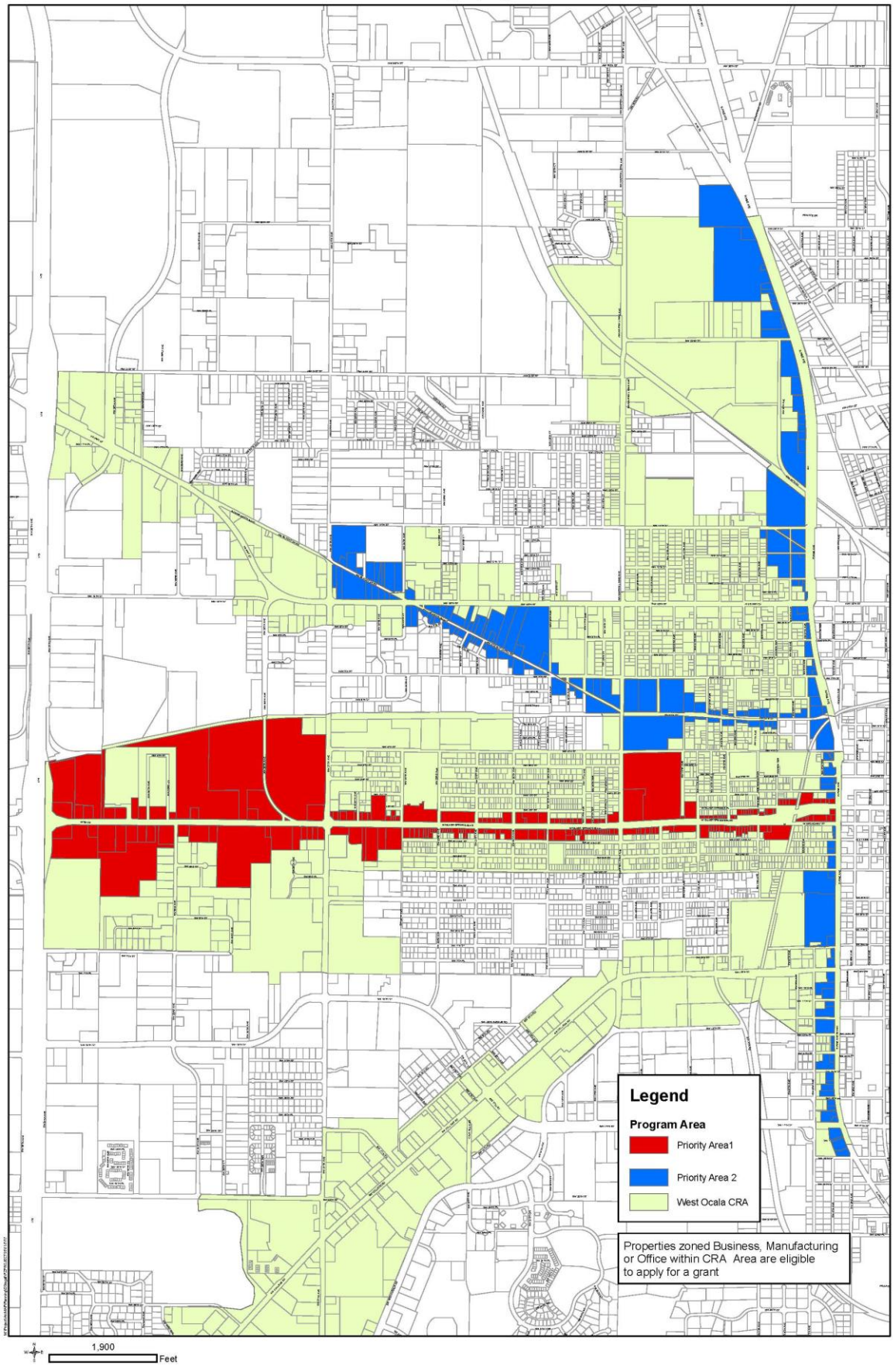
298

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WEST OCALA CRA SUBAREA COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM SUMMARY April 2025	
Eligible Area	**West Ocala CRA See** Map. **Target Area Priorities in West Ocala CRA –** Priorities 1st = SR 40 corridor; 2nd = US 27 east of NW 27th Ave; US 441; 3rd = all other areas
Eligible Businesses	New & existing businesses; Retail, office, industrial, general business & non-profit organizations
Eligible applicant	Property owner or business owner
Eligible Building Type	1. Existing buildings 2. New construction
Eligible Property Type	Taxable ad valorem properties only. Properties must be in one of the following Zoning Districts allowing for commercial uses such as Business, Manufacturing, or Office.
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval
Eligible work	Priority work elements are: 1. Vacant bldg. being converted to active use 2. ADA Accessibility 3. Removal of bars from doors & windows 4. Security systems incl. lighting, cameras and fencing 5. Façade improvements (visible from street) incl. doors, windows and signage 6. Demolitions 7. Creation of new surface parking lot 8. New construction (On vacant property)
Ineligible work	Grant cannot be used to correct outstanding code violations in an active code enforcement case. Routine maintenance procedures, such as painting or minor repairs to existing materials alone, may not be eligible for a grant, but will be eligible as a component of a larger project. Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible. Reroofing,

Maximum Grant	$50,000
Required Match	3:1; City (75%) – Applicant (25%)
Design Guidelines	See attached
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

West Ocala CRA Commercial Property Improvement Grant Program



WEST OCALA COMMUNITY REDEVELOPMENT AREA
COMMERICAL BUILDING IMPROVEMENT GRANT PROGRAM
DESIGN GUIDELINES

The Design Guidelines outline the standards that should be followed. These guidelines take into consideration a building's historic and cultural significance (regardless of age) in determining an appropriate design solution to the renovation. All improvements are subject to committee approval.

The Façade

The façade is the entire exposed exterior surface of a building that fronts a public street and contains the building's principle entrance. A façade, not containing the main entrance, but fronting a public street exposed to public view will be considered a secondary façade. Secondary façades are also eligible for grants. Rear or side façades that are viewable from a public street or pedestrian walkway are also eligible for a grant.

Storefronts

When alterations are made to the first floor of buildings that currently have closed-up or opaque storefronts, the Grant Program will usually require that the storefront be restored to its original condition of a more open façade. Opaque or permanently enclosed storefronts are not encouraged, nor are window treatments that significantly decrease the amount of original window space. All damaged or otherwise deteriorated elements of storefronts, display windows, entrances, upper facades or signs should be repaired or replaced to match or be compatible with the original materials and design of the building. Buildings that are an integral element of the traditional streetscape should reflect and complement the character of surrounding area to the greatest extent possible.

Masonry

Unpainted brick, stone, or terra cotta should <u>not</u> be painted or clad with other materials. If it is necessary to remove paint or clean unpainted masonry, the gentlest method should be used to do so. Sandblasting and other abrasive cleaning methods should be avoided due to the damage they can cause to masonry.

Defective mortar should be re-pointed by duplicating the original mortar. Deteriorated masonry should be replaced with new masonry that duplicates the old masonry material as closely as possible.

Windows

Windows are very visible from the public right-of-way and should be restored when possible. Creating additional openings, enlarging or reducing window opening sizes and filling openings should be avoided but when necessary, they should maintain the character of the building. The window style and glazing configuration should be appropriate for the style of the building.

Trim & Ornamentation

All structural and decorative elements of eligible façades should be repaired or replaced to match or become compatible with the original materials and design of the building to the greatest extent possible. This includes, but is not limited to, window caps, carved stonework, ornamental plaques and cornices. Murals are eligible improvements to larger projects.

Signs

Signs are not eligible for a sign-only grant but may be included as an integral part of a larger project. When included on the façade of the building, signage should complement the architecture of the building and surrounding buildings. The following types of signage will be considered for grant funding:

(a) Display Window Lettering – storefront signage in which the lettering is painted or etched into the interior side of display windows and glazed entry doors. These signs typically consist of lettering and/or a logo, and do not cover more than 1/5 of the glass panel.

(b) Transom Signs – made of leaded glass letters that are built into the transom above the storefront display window or door.

(c) Neon signs – only those neon signs that were original to the building or a new sign that would complement an older storefront typically found in post 1920s commercial buildings are eligible for grant funding.

(d) Other sign types that the applicant can show to be integral parts of the façade renovation will be considered for grant funding. Suggested examples of other preferred sign types include:

a. Hanging signs – over sidewalk, often from awnings. Frequently seen in historic Mainstreet communities.





b. Projecting Signs –Project off of the building





c. Pinned Letters – appropriately lit, individually placed lettering.





* Signage that is to be replaced to satisfy code compliance issues will not be funded.

Security Gates and Bars

Permanently attached or retractable security gates and bars are typically not in keeping with the character of the building and create an impression that the area is unsafe, and will ultimately hurt business. For that reason, they are discouraged and will not be funded. Less obtrusive methods are preferred.

Exterior Elements

Existing fire escapes, ladders, standpipes, vents, etc, should be painted to blend with the wall on which they are mounted. Repairs to such elements will be considered for funding if a part of a larger project. Awnings, exterior lighting and electrical fixtures should maintain the style of the building and highlight the buildings architectural elements without being overbearing. Storm water system improvements will be eligible as part of a larger project. Improvements include but are not limited to gutters and drains.

Landscaping and Fencing

In some projects landscaping and fencing will be considered if part of a larger project. Fencing will be considered only if the fence has extraordinary architectural character such as wrought iron fence with masonry piers. Common fences such as stockade, board-on-batten, picket and chain link would not be eligible for a grant. Planters and retaining walls should be built of a material, which complement the materials of the adjacent buildings.

Parking Lots

Improvements to an existing parking lot are considered to be additional elements, such as lighting, fencing, gates, benches, bus stops, bicycle racks, etc. that are not required by City Code. Repaving, restriping, maintaining the required landscaping or repairing/replacing wheel stops are considered ordinary repair and maintenance of a parking lot and are therefore not eligible for funding.

West Ocala CRA Commercial Property Improvement Grant Program

