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

M E M O R A N D U M

DATE July 18, 2024

TO: West Ocala CRA Advisory Committee

FROM: Roberto Ellis, Economic Development Manager

RE: West Ocala Residential Improvement Grant

The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA. The grant also promotes the expansion of the housing stock by supporting the construction of new single-family dwelling units in the area. The applications being presented for consideration are listed in Table 1. Each application will be reviewed separately at the July 18, 2024, West Ocala Advisory Committee meeting. The proposed work items are eligible within the program's guidelines, and a full application is attached for each property. The Grant Review Committee meetings and site visits were held between July 8-10, 2024. Staff recommends approval of the grant requests presented.

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45746	800 NW 16th CT (22314-001-04)	Replacement of 10 Windows	$10,500	$7,875
CRA24-45745	2341 SW 3rd St. (2260-193-022)	HVAC Replacement and insulation repairs.	$16,161	$12,121
CRA24-45742	434 NW 6th Ter (2865-013-006)	Reroofing	$8,500	$6,375
CRA24-45743	1032 NW 11th Ave (2570-404-201)	Replacement of 17 windows and 1 entry door.	$29,734	$20,000
CRA24-45749	620 West Silver Springs Place (2856-002-002)	New construction of single-family home.	$114,820	$20,000
CRA24-45750	714 NW 1st St. (2844-009-005)	New construction of single-family home.	$114,820	$20,000

Attached - Application form, Cost estimates, Photographs of existing conditions.

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

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: Marcheta Coleman

Project Address: 2341 S.W. 3rd St., Ocala, FL 34471

Parcel Number: 2260-193-022

APPLICANT INFORMATION

Applicant's Name:

Marcheta Coleman

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

same

Agent's Name (if applicable): N/A

Agent's Mailing Address: same

City: _____ State: _____ Zip: _____

Phone number: (352) 512-2358 Fax: none

E-mail address: mdc2341@gmail.com

How long have you owned / lived at the current location? 50 years

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

My house is approximately 60 years old. My HVAC system is 24 years old and needs to be replaced ASAP.

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

No.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $ ~~9,244.00~~ 7,904.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? $ 10,000.00

Anticipated start date: 8-1-2024 Anticipated completion date: 8-3-2024

Applicant

I, Marcheta Coleman, owner/occupant of building at 2341 SW 3rd St., Ocala, FL 34471, 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: Marcheta Coleman

Date: 6-27-2024

Property Information – For staff use only

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

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

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

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

Proposal

ALL AMERICAN AIR & ELECTRIC
901 SW 33rd Ave. • Ocala, FL 34474
24 HR. SERVICE
Marion (352) 629-1211 Citrus (352) 795-9686
Lake (352) 750-9080 Sumter (352) 330-2242
Fax (352) 629-6990

9152

PROPOSAL SUBMITTED TO: Marcheta Coleman		PHONE: 512-2358	CELL:
STREET: 2341 SW 3RD ST		JOB NAME:	
CITY, STATE and ZIP CODE: OCALA, FL 34471		JOB LOCATION:	
ARCHITECT: 256/287	DATE OF PLANS:	EMAIL:	DATE: 7-11-24

We hereby submit specifications and estimates for:

1) Frigidaire 3.5 Ton - 14.3 SEER 2 Straight Cool A/C System with Electric Heat, Includes Digital Thermostat, Concrete Pad, Filter Rack, Disposal of the old System, Permit & Inspections. 10 yr. all Parts & Compressor and 3 yr. labor Warranty $8295-

2) Remove & Replace all 9 Air Ducts with new Flex Ductwork $4500-

3) R-30 Blown in Attic Cat Insulation over the 1642 ft² Living Area $3366-

Total: 16,161

NOTICE TO OWNER: If you are contracting for improvements that require a county/city permit, you are agreeing to make yourself available for inspections. Any fees/costs incurred by your failure to be available for inspection will be paid by you the homeowner. Customer is owner of real property or is an authorized agent of owner. I have authority to order the work outlined above. I agree that Seller retains title to equipment/materials furnished until final payment is made.

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

Any alteration or deviation from the above specifications involving extra costs will be executed only by written orders, and will become an extra charge over and above the estimate. There will be a $250.00 cancellation charge due the time consuming procedure of calculating the manuals according to county/city codes.

TERMS: Balance is due and payable upon completion of work. All unpaid amounts accrue interest at 18% per annum (1½ per month). Customer agrees to pay all costs of collection, including attorney's fees, whether or not a suit is filed. Venue for any action arising out of this transaction shall be in Marion County, Florida. A $25.00 service charge will be required on all non-sufficient funds checks received.

dollars ($ 16,161.00).

Authorized Signature: [signature]

Date of Acceptance: 7-11-24

Signature: [signature]

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Sunshine Air Conditioning, Inc.

CALL US TODAY
(352) 245-1139

Your Proposal
Budget

Marcheta Coleman

Address: 2341 Southwest 3rd Street Ocala, FL 34471

Phone: (352) 512-2358

Email: mdc2341@gmail.com

Consultation Code: ENG9YLQE5

Date Presented: Jul 11, 2024

Expiration Date: Aug 10, 2024

Presented by: Ray Watson

Phone: (352) 445-7065

Email: rwatson@sunshineac.com

Next Steps

1. Review your proposal below
2. Scroll down to easily

Review Terms And Sign Proposal

About Us

Award-Winning Service!

Sunshine Air Conditioning, Inc. is extremely proud to have been singled out with the Carrier President's Award, which recognizes factory endorsed dealers who serve as role models, and are held up to others as an example of leadership, integrity, and performance. Striving to provide personal follow-up, and prompt, knowledgeable solutions to your comfort problems has earned Sunshine Air Conditioning, Inc. this highest level award for an astounding 15 years in a row. From 24/7 emergency service to Wells Fargo Financing with approved credit, we are always working to offer superior convenience and facilitate your project. Our team of professionals are NATE-certified, licensed electricians, who ensure accurate and cost-effective completion of every job. And for further peace of mind, all of our services are covered by our 100% satisfaction guarantee.

License #CAC1821436 & EC13006049

System

Carrier Performance 25SPA5 Heat Pump 3.5 Ton

AHRI Matched

AHRI#: 213280365 | CC: 40500

AHRI#: 213280365 | CC: 40500 | SEER2: 15 | EER2: 12.5 | HSPF2: 7.8

Subtotal: **$19,532.97**
See total investment below

EQUIPMENT 2 ITEMS

Category: Condenser

Name: Carrier® Performance - 3.5 Ton 14.3 SEER2 Residential Heat Pump Condensing Unit

Number: 25SPA542A003

Category: Fan Coil

Name: 4 Ton Residential Fan Coil Multipoise with InteliSense Technology (Aluminum Coil)

Number: FT4BNXC48L00

INCLUDES 6 ITEMS

Category: Air Quality / Quantity: 1

Name: TopTech - Filter Cabinet 21" x 22"

Number: TT-MAC-2122

Category: Thermostats / Quantity: 1

Name: ecobee - 3 Lite Pro Thermostat

Number: EB-STATE3LTP-02

Category: HVAC Add-Ons / Quantity: 1

Name: 8KW 208-230V 1P Non-Fuse LC (7.2KW) 2-5 TON HEAT

Number: AFAEHL08N01A

Category: HVAC Add-Ons / Quantity: 1

Name: Surge Arrester

Number:

Category: HVAC Add-Ons / Quantity: 1600

Name: R30 Blown in Insulation

Number:

Category: Services / Quantity: 1

Name: 10 Year Warranty

Number:

WHAT YOU'LL GET 20 ITEMS

- All Parts inside the system are guaranteed for 10 years , unless otherwise specified. (Condensate Pumps and other accessories are not included.)

- Sunshine Air Conditioning Inc. follows industry standards and always evacuates to 500 microns . A properly evacuated system is less likely to experience coil or compressor failures.

- Sunshine Air Conditioning Inc. will adjust refrigerant charge after installation of the refrigerant line sets

- Sunshine Air Conditioning Inc. will perform a complimentary maintenance at 6 months from installation

- Sunshine Air Conditioning Inc. will remove and properly dispose of your previous system. We follow EPA guidelines in reclamation of refrigerants that exist in older equipment.

- Sunshine Air Conditioning is a State licensed contractor for HVAC and Electrical. We are devoted to proper business practices are always current on all that is required of us.

- Sunshine Air Conditioning will remove all metal ducts and replace with all new flex duct size for size with new plenums

- Sunshine Air Conditioning, Inc, will replace your Copper Refrigerant Lines

- Sunshine Air Conditioning, Inc. will install a Safety Float Switch to monitor your drain line.

- Sunshine Air Conditioning, Inc. , will set your unit on a precast concrete pad

- Sunshine Air Conditioning, Inc. ensures that the indoor coil is accessible and that the filter can be changed easily

- Sunshine Air Conditioning, Inc. installation includes our Carrier 100% Customer Satisfaction Guarantee. For the 1st 12 months, we will replace your new Carrier system or remove it for a refund, if we cannot fully meet your expectations. We are not satisfied until we have met or exceeded your expectations.

You can add any of the following items that we've carefully selected to complement your proposal.

10 year Service Guard Complete Labor Warranty
$1,099.00

SOLARIS Active PCO Air Purifier for HVAC
$838.94

5 Year Service Guard Complete Labor Warranty
$750.00

SOLARIS IAQ System Control Center
$552.21

SOLARIS* Bi-Polar Air Ionizer
$481.42

SOLARIS UV Light for HVAC
$312.39

Investment Details

Sale Price	$19,532.97
Total Investment The Total Investment is the total cost of the goods and services described in this proposal	**$19,532.97**

PAYMENT TERMS

Method of payment: Cash , Check, Wells Fargo Financing, Microf Rent to Own , Visa, Master Card, American Express, or Discover

COLEMAN MARCHETA
JOHNSON DARIS ET AL
2341 SW THIRD ST
OCALA FL 34471-1961

Taxes/Assessments: 830.29
Map ID: 162
Millage 1001
Situs 2341 SW 3RD ST, OCALA,

Prime Key: 1260531
PC: 01
Acres: 0.46

Working Values

Land Just Value	23,800		
Buildings	109,488		
Miscellaneous	693		
Total Just	133,981		
Total Assessed	55,978	**Impact**	78,003
Exemptions	30,978	**Amend 10**	78,003
Total Taxable	25,000		
School Taxable	30,978		

01	25,000
38	5,978
6/7/2021	218
06/07/2021	13

10% Cap Base Year 2013

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023 1	17,000	103,934	721	121,655	54,348	29,348	25,000 TN
2022 1	13,600	95,242	721	109,563	52,765	27,765	25,000 TN
2021 1	11,900	59,764	577	72,241	51,228	26,228	25,000 TN
2020 1	9,350	42,748	519	52,617	50,521	25,521	25,000 TN
2019 1	6,800	42,537	519	49,856	49,385	25,000	24,385 TN
2018 1	4,250	44,630	577	49,457	48,464	25,000	23,464 TN
2017 1	4,250	43,000	577	47,827	47,467	25,000	22,467 TN
2016 1	4,250	42,544	577	47,371	46,491	25,000	21,491 TN
2015 1	4,250	41,341	577	46,168	46,168	25,000	21,168 HX
2014 1	4,250	54,601	577	59,428	58,013	33,013	25,000 TN
2013 1	4,250	52,591	315	57,156	57,156	32,156	25,000 HX
2012 1	4,250	51,696	315	56,261	56,261	0	56,261
2011 1	12,750	56,420	315	69,485	69,485	0	69,485
2010 1	21,250	60,567	315	82,132	82,132	0	82,132
2009 1	25,500	72,036	314	97,850	97,850	0	97,850
2008 1	34,000	86,031	314	120,345	120,345	0	120,345
2007 1	34,000	75,073	314	109,387	109,387	0	109,387
2006 1	21,250	65,934	314	87,498	87,498	0	87,498
2005 1	6,800	57,693	314	64,807	64,807	0	64,807
2004 1	6,800	53,788	314	60,902	60,902	0	60,902
2003 1	6,800	51,146	314	58,260	47,584	25,000	33,260
2002 1	6,800	48,536	314	55,650	46,469	25,000	30,650
2001 1	6,800	48,110	314	55,224	45,738	25,000	30,224
2000 1	6,800	45,523	314	52,637	44,406	25,000	27,637
1999 1	6,800	40,285	0	47,085	43,239	25,000	22,085
1998 1	6,800	38,011	0	44,811	42,559	25,000	19,811
1997 1	6,800	35,048	0	41,848	41,848	25,000	16,848
1996 1	6,800	35,048	0	41,848	41,848	25,000	16,848
1995 1	6,800	35,048	0	41,848	41,848	25,000	16,848
1994 1	6,800	35,048	0	41,848	******	25,000	16,848
1993 1	6,800	30,326	0	37,126	******	25,000	12,126
1992 1	6,800	30,326	0	37,126	******	25,000	12,126
1991 1	6,800	30,326	0	37,126	******	25,000	12,126
1990 1	6,800	30,326	0	37,126	******	25,000	12,126
1989 1	6,800	30,326	0	37,126	******	25,000	12,126
1988 1	6,800	30,326	0	37,126	******	25,000	0
1987 1	6,800	30,326	0	37,126	******	25,000	0
1986 1	6,800	26,927	0	33,727	******	25,000	0
1985 1	6,800	26,927	0	33,727	******	25,000	0

1984	1	6,800	26,927	0	33,727	******	25,000	0
1983	1	6,800	26,927	0	33,727	******	25,000	0
1982	1	6,800	27,750	0	34,550	******	25,000	0
1981	1	6,800	21,030	0	27,830	******	20,000	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
5740	0345	9/2012	05 QUIT CLAI	7 PORTIONUND INT	U Unqualified	I Improved	100
5687	0928	6/2012	05 QUIT CLAI	0	U Unqualified	I Improved	100
5687	0026	6/2012	05 QUIT CLAI	0	U Unqualified	I Improved	100
3593	1485	12/2003	05 QUIT CLAI	9 UNVERIFIED	U Unqualified	I Improved	24,100
1497	0697	4/1988	05 QUIT CLAI	9 UNVERIFIED	U Unqualified	I Improved	100

Property Description

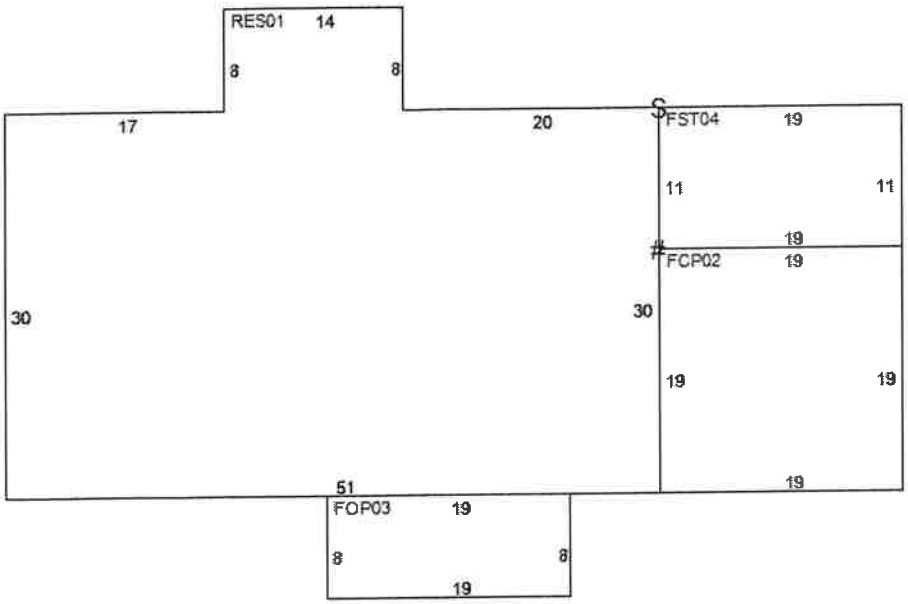
SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 054
WEST END OCALA
BLK 193 LOTS 22.24.26.28.30

Land Data

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	0100		200.0	100.0	R1A	200.00	FF	140.00	100	85	100	23,800	23,800

Neighborhood: 4491 WEST END OCALA/FAIRVIEW GAR **Total Land Classified Value:** 23,800
Market Area: 8 70 **Total Land Just Value:** 23,800

RES01=L20U8L14D8L17D30R51U30.D11
FCP02=R19D19L19U19.D19L7
FOP03=D8L19U8R19.R7U19
FST04=U11R19D11L19.



Building Characteristics

Building 1

Improvement	1F	SFR- 01 FAMILY RESID		**Phy. Deter**	0%
Effective Age	8	35-39 YRS	**Obsolesence:**	**Functional**	0%
Condition	3	3		**Locational**	0%
Quality Grade	500	FAIR	**Year Built**	1962	
Inspected on	6/7/2021	218 - NAPOLEON RHODES	**Architecture**	0 STANDARD SFR	
			Base Perimeter		178

Section Type		C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES	01	Y	24 CONC BLK-PAINT	1.00	1962	N	0	0	1,642 SF
FCP	02	Y	01 NO EXTERIOR	1.00	1962	N	0	0	361 SF
FOP	03	Y	01 NO EXTERIOR	1.00	1962	N	0	0	152 SF
FST	04	Y	24 CONC BLK-PAINT	1.00	1962	N	0	0	209 SF

Section: RES 01

Roof Style	12 HIP	**Floor Finish**	32 HARDWD ON	**Bedrooms**	5	**Blt-In Kitch**	Y
Roof Cover	08 FBRGLASS SH	**Wall Finish**	16 DRYWALL-PAI	**4FixBath**	0	**Dishwasher**	N
Heat Meth 1	22 DUCTED FHA	**Heat Fuel 1**	10 ELECTRIC	**3FixBath**	1	**Garb Disp**	N
Heat Meth 2	00	**Heat Fuel 2**	00	**2FixBath**	0	**Garb Comp**	N
Foundation	07	**Fireplaces**	01	**XFixture**	2	**Intercom**	N
A/C	Y			**Security**	Y	**Vacuum**	N

Miscellaneous Improvements

Type	C	Nbr Units	Type	Life	Year In Grade	Length	Width	Depr Value
159 PAV CONCRETE	Y	125.00	SF	20	1962 3	5.0	25.0	138
159 PAV CONCRETE	Y	396.00	SF	20	1962 3	18.0	22.0	439
Total								577

Public Notes

EST INT

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC01604	2,450	9/1/1994		BLDG01=ROOF
2	B981311	11,000	7/1/1998		REROOFED

Cost Summary

Buildings RCN	198347	10/8/2014	**Bldg**	**Reproduction**		**RCN Less**
Bldg - Just Value	91240		**Nbr**	**Cost New**	**Depr.**	**Depreciation**
Misc - Just Value	577	10/8/2014	01	198,347	107,107	91,240
Land - Just Value	23800	2/7/2024				
Total - Just Value	133981					

ENERGY GUIDE

18x24x1 3-19-24
18x24x1
NaturalAire

R-5.