

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	Type	Relationship To City
Kendall Drake	Developer	New Business Establishment

Business Profile

Name	Phone	Ext
WALLA COFFEE CO, LLC	(352) 840-3620	No information entered
Email	Physical Address	Mailing Address
support@wallacoffee.com	3711 SW College Rd OCALA FL 34471	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	Parcel Address
23754-000-00	3711 SW COLLEGE RD, OCALA, FL, 34471

Last Assessment	Previous Year Assessment	Districts
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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

A handwritten signature in black ink, appearing to read 'K Drake', written in a cursive style.

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
<p>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.</p> <p>SIGNATURE: _____ DATE: _____</p>	<p>I, Riti Investments LLC _____, owner of the property at <u>3711 SW COLLEGE RD, OCALA FL 34474</u> 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.</p> <p>SIGNATURE <u><i>Boyan P. Patel</i></u> DATE <u>4/29/2026</u></p>

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





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



Customer

Drake Construction Services, Inc.
302 SE Broadway ST, STE 100
Ocala, FL
34471, US
3528678101

Prepared By:
Kendall Drake
+1 3528678101
kendall@drakeconstructionservices.com

Walla Coffee Co.

Jordan Matson
352.840.3620
jordan.matson@compass.com

Project: **Walla Coffee**

Scope of Work

Site work improvements 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

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