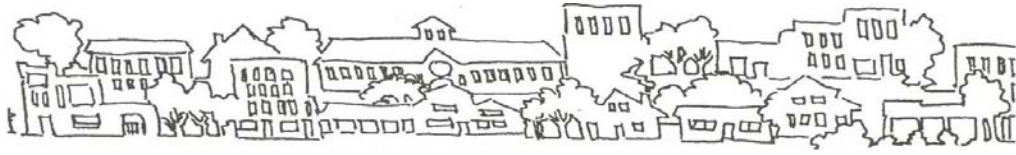


## ***North Magnolia***



### **North Magnolia CRA Advisory Committee Meeting City Hall**

**2<sup>nd</sup> Floor – City Council Chambers  
110 SE Watula Avenue Ocala  
Thursday, January 27, 2021 – 8:30 am**

#### **Agenda**

1. Call to Order
2. Proof of Publication
3. Roll Call/Introductions
4. Consideration of Minutes – 5/27/21; 7/29/21; 9/30/21; 11/19/21
5. Code Enforcement Updates
6. Grant Program & Applications
7. Imagine North Magnolia Master Plan and ITN
8. Project Updates and Other Items
9. Adjournment

---

**The next North Magnolia CRA Advisory Committee meeting  
is scheduled for Thursday, March 31, 2022**

---

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call the Growth Management Department at 629-8287 forty-eight (48) hours in advance so that arrangements can be made.



City of Ocala Growth Management Dept  
201 SE 3<sup>rd</sup> Street  
Ocala, FL 34471

**DATE:** January 27, 2022  
**TO:** North Magnolia CRA Advisory Committee  
**FROM:** Gus Gianikas  
**RE:** Agenda Items

---

### CODE ENFORCEMENT

The Code Enforcement Office will present updates on Code Enforcement cases in the Imagine North Magnolia and surrounding area. The list of cases with their status is attached.

### GRANT PROGRAM

Commercial Building – grant request from 1224 N Magnolia is attached.

Imagine North Magnolia Residential Program – The Ocala CRA Board approved this on January 18. The agenda item is attached.

### IMAGINE NORTH MAGNOLIA

#### Project Area 1

We are awaiting the scheduling of the next negotiation committee meeting.

Sidewalks – We reinvestigated with our design engineering team, the potential of installing sidewalks within the neighborhood if we were able to obtain an additional five-foot easement to widen the right-of-way (R/W). Except for NW 4<sup>th</sup> Avenue, which has 50' of R/W, it is not feasible due to obstructions in both the R/W and on private property. Findings are summarized below.

- There is only 40' of street right-of-way within the neighborhood.
- The pavement width is 20' and there are swales/ditches on both sides of the pavement to handle water runoff.
- There are obstructions in the R/W - power poles, fire hydrants, utility pedestals, etc., which interfere with sidewalk alignment.
- On the private property behind the right-of-way, there are other obstructions in the forms of fences, sheds and trees.

Although the interior of the subdivision cannot accommodate sidewalks, the high-travel perimeter streets – N Magnolia Ave., NW 14<sup>th</sup> St. and NW 4<sup>th</sup> Ave. will have sidewalks.

Rezoning – Application to rezone properties from R-1A to R-1AA will be heard by City Planning & Zoning Commission in March. R-1A requires 80’ of frontage. R-1AA allows 60’ lots. Most of the lots in this project will be in the 70’ range.

Replatting – Our consulting engineering is preparing subdivision drawings. The proposed preliminary subdivision plan is attached.

Neighborhood Park - City Recreation & Parks will start site preparation work, including removal of undergrowth and hazardous and invasive trees. A decorative fence will be installed around the perimeter of the property. Park equipment will be installed as per City standard neighborhood park model. See attached photos.

Sewer & Water – City engineering has prepared construction plans and placed the project on the proposed Capital Improvement Program (CIP) project list for next fiscal year. The work is expected to begin in October 2022. The streets in the project area will resurfaced after the sewer and water lines are installed.

## **Project Area 2**

We received 2 proposals for Project Area 2A & B – (1) Cornerstone Strategic Partners and (2) R. L. Burns. The proposals were sent to all Committee members in an email on November 5.

## **ITN PROPOSAL REVIEW PROCESS**

Selection Committee → Negotiation Committee → Financial Review Committee

### **SELECTION PROCESS**

- Selection Committee – members review and score independently. A meeting is held with Procurement where each member’s scores are submitted to Procurement project manager for tabulation.
- Evaluation Criteria

### **NEGOTIATION PROCESS**

- The City will enter into negotiations with all proposers scoring 80 or higher for each project area. If an agreement cannot be reached, the City reserves the right to cancel negotiations and reject any, or all proposals.

### **DEVELOPMENT AGREEMENT**

- The Negotiation Process will result in a Development Agreement. The Agreement includes a timeline and tasks / action items by City & builder in the Development Process. Basically specifying → Who does What and When. Who pays for what?

FINANCIAL REVIEW – financial review by independent financial review committee – Evaluates feasibility of project and builder – developer’s ability to complete the project.

**IMAGINE NORTH MAGNOLIA CODE ENFORCEMENT CASES**

Case #	Address	Violation	Status – September	Status – November	Status – January 2022
2021-7006	311 NW 15 <sup>th</sup> Place	Overgrowth	Still in violation – schedule hearing	Scheduled for 12/14/21 Spec. Mag.	Massey Hearing – 1/26/22
2021-7013	1717 NW 3 <sup>rd</sup> Ave	Derelict vehicle	Cleared	Cleared	Cleared
2021-7014	1711 NW 3 <sup>rd</sup> Ave	Derelict Vehicle	Check 10-12-21	Cleared	Cleared
2021-7026	217 NW 15 <sup>th</sup> Pl	Overgrowth	Check 9-30-21	Scheduled for 12/14/21 Spec. Mag.	Cleared
2021-7030	1603 NW 2 <sup>nd</sup> Ave	Trailers/overgrowth	Check 10-5-21	Recheck on 11/18/21	Cleared
2021-7011	24 NW 15 <sup>th</sup> Pl	Tree debris	Hearing 12-14-21	Scheduled for 12/14/21 Spec. Mag.	Massey Hearing – 1/26/22
2021-7019	1733 NW 3 <sup>rd</sup> Ave	Shed damage	Made progress – check 10-12-21	Cleared	Cleared
2021-6867	1613 NW 3 <sup>rd</sup> Ave		Hearing 11-18-21	Scheduled for 1/13/21 Spec. Mag.	Granted extension Hearing date February 10, 2022
2019-1871	1568 NW 1 <sup>st</sup> Ave	Junk & debris/ housing code	Under investigation for possible demolition case	Waiting on direction from the City Attorney	No date set
2021-7003	Sitel	Weeds, trash other unsightly matter and Vac. Comm. structure not being maintained in good repair.		scheduled for the <u>November 18, 2021 Code Board Hearing.</u>	Massey Hearing 2/10/22



Legislation Text

---

**File #: 2022-0057, Version: 1**

---

Submitted By: Tye Chighizola

Presentation By: Tye Chighizola

Department: Growth Management

---

**STAFF RECOMMENDATION (Motion Ready):**

Approve new grant program for residential façade and property improvements in North Magnolia Community Redevelopment Area (CRA)

---

**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

---

**PROOF OF PUBLICATION:**

N/A

---

**BACKGROUND:**

The intention of the North Magnolia CRA Imagine North Magnolia Residential Façade and Property Improvement Grant program is to encourage owner-occupants of single-family homes in the Marion Heights neighborhood (see attached map) to make exterior improvements to their homes and property. Of the forty-one (41) homes in the neighborhood, fourteen (14) are owner-occupied. This grant program is a component of a comprehensive revitalization plan for the neighborhood. The revitalization plan also includes construction of new housing, sewer and water line extensions, a neighborhood park and commercial development along North Magnolia Avenue.

The framework of the proposed residential grant program is similar to the North Magnolia CRA Commercial Property program. The eligible work elements are: (1) Exterior painting/paint removal for the entire building; including exterior cleaning and/or repair/replacement of facade details/materials - doors, walls, trim and exterior lighting; (2) Repair or replacement of windows, awnings; (3) New landscaping area (trees and shrubs) visible from the street/sidewalk, removal of hazardous trees; (4) fencing; (5) reroofing. The maximum grant is \$10,000 and the required match is 25% of project cost. Once the program for owner-occupied homes is underway, a grant for rental properties may be considered.

**FINDINGS AND CONCLUSIONS:**

The North Magnolia CRA Imagine North Magnolia Residential Façade and Property Improvement Grant Program is a necessary component of the comprehensive revitalization strategy for the neighborhood. Staff met

with several property owners in the neighborhood to learn about their needs. The grant for residential renovations will help to keep existing housing stock in good repair and improve the appearance of the neighborhood. Improving the existing housing will encourage construction of new housing.

At their meeting, November 19, 2021, the North Magnolia CRA Advisory Committee recommended approval of the program. The Committee finds that the program is an integral step in initiating the neighborhood revitalization.

**FISCAL IMPACT:**

No additional money is being requested for this program. The North Magnolia Grant Program 622-016-553-559-55-82010 has a balance of \$109,546, which includes \$20,000 budgeted for FY 22, and \$89,546 that will be rolled over from FY 21. This balance will be used to fund both the commercial and residential grants through FY 22.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with changes
- Deny
- Table

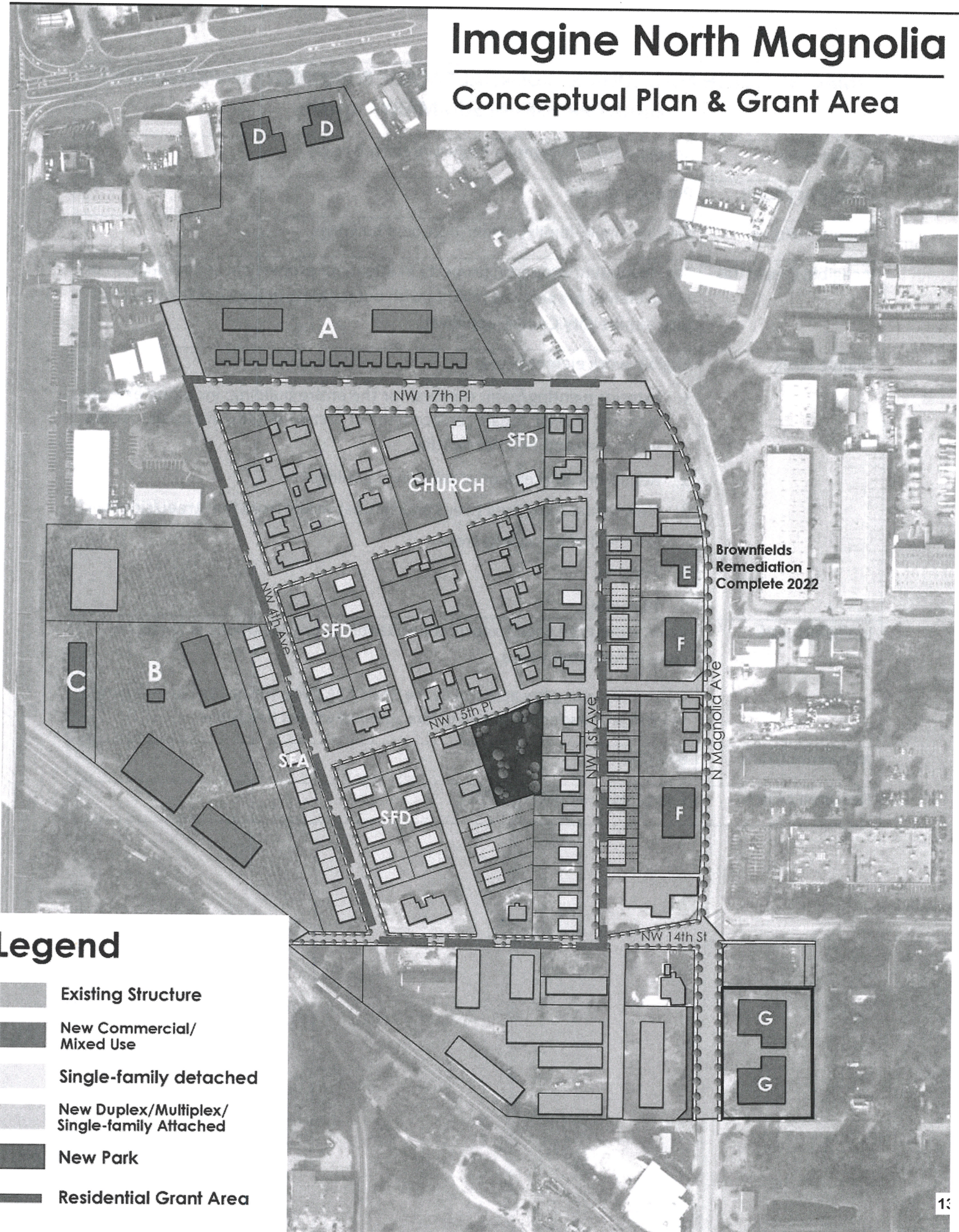
**IMAGINE NORTH MAGNOLIA RESIDENTIAL FAÇADE & PROPERTY IMPROVEMENT  
GRANT PROGRAM SUMMARY 11/19/21**

Eligible Area	Imagine North Magnolia Project Area (see map)
Eligible Applicant	Property owner
Eligible Building	Existing single-family, owner-occupied buildings
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	<p>Eligible work elements are:</p> <ol style="list-style-type: none"> <li>1. Exterior painting/paint removal for the entire building; including exterior cleaning and/or repair/replacement of facade details/materials - doors, walls, trim and exterior lighting.</li> <li>2. Repair or replacement of windows, awnings.</li> <li>3. New landscaping area (trees and shrubs) visible from the street/sidewalk. Removal of hazardous trees.</li> <li>4. Fencing.</li> <li>5. Reroofing.</li> </ol>
Ineligible work	<p>Grant cannot be used to correct outstanding code violations in an active code enforcement case.</p> <p>Only work begun <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p>
Maximum Grant	\$10,000
Required Match	City (75%) – Applicant (25%)



# Imagine North Magnolia

## Conceptual Plan & Grant Area





City of Ocala Growth Management Dept  
201 SE 3<sup>rd</sup> Street  
Ocala, FL 34471

**DATE:** January 27, 2022  
**TO:** North Magnolia CRA Advisory Committee  
**FROM:** Gus Gianikas  
**RE:** North Magnolia Grant Application

---

**CRA22-44650 – 1224 N Magnolia Avenue**

This project involves a comprehensive refurbishing of facades and site as listed below. The building has been vacant for a time. The new property owner, Prescott Fairfield, has recently located his business, Precision Dent Removal, on the property.

Work Item	Bid 1	Bid 2 (Low Bid)	Grant – 75%
Painting	\$4,400	\$3,040	\$2,280
Fencing	\$3,360	\$2,951	\$2,213
Awning	\$2,193	\$1,952	\$1,464
Sign	\$1,052	\$840	\$630
Parking Lot	\$1,260	\$950	\$713
Total		\$9,733	\$7,300



Photo 1: View from N. Magnolia Avenue

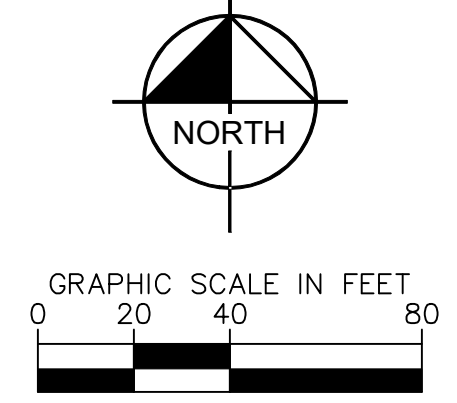




PROPOSED SIGN

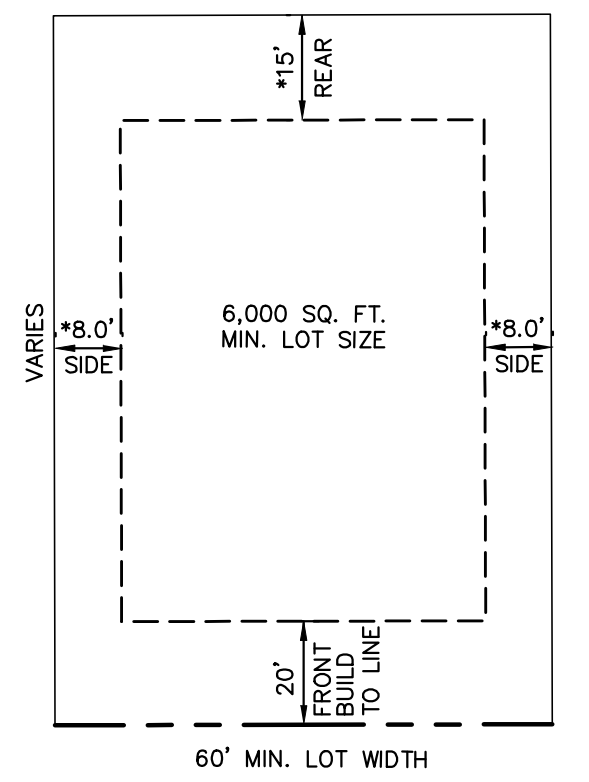






No.	REVISIONS	DATE	BY

- NOTES:**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED MARCH 24, 2020 JCH CONSULTING GROUP, INC.
  - THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND THE SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO THAT STAKEOUT.



\* STREET SIDE YARD AND STREET REAR YARD SETBACKS SHALL BE 20'  
 TYPICAL LOT SETBACKS DETAIL  
 N.T.S.

SITE DATA TABLE	
<b>PARCEL IDENTIFICATION NUMBERS</b>	
25448-000-06, 25448-000-00, 25818-000-00, 25829-000-00, 25829-010-01, 25829-010-04, 25931-000-00, 25932-000-00, 25944-000-00, 25948-000-00, 25949-000-00, 25950-000-00	
FLOOD ZONE	X
FEMA PANEL	12083C0509E
TOTAL SITE BOUNDARY	TBD
<b>LAND USE</b>	
LAND USE	LI - LOW INTENSITY
ZONING (EXISTING)	R-1A
ZONING (PROPOSED)	R-1AA
<b>BUILDING SETBACKS</b>	
FRONT YARD BUILD TO LINE	20 FEET
INTERIOR SIDE YARD	8 FEET
STREET SIDE YARD	20 FEET
INTERIOR REAR YARD	15 FEET
STREET REAR YARD	20 FEET
<b>MAXIMUM BUILDING HEIGHT</b>	
MAXIMUM BUILDING HEIGHT	35 FEET
<b>MAXIMUM BUILDING FAR</b>	
MAXIMUM BUILDING FAR	40%
<b>MINIMUM LOT WIDTH</b>	
MINIMUM LOT WIDTH	60 FEET
<b>MINIMUM LOT AREA</b>	
MINIMUM LOT AREA	6,000 SQUARE FEET

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	S26°09'57"W	21.21'	89°59'31"	15.00'
C2	15.00'	23.56'	N63°50'03"W	21.21'	90°00'29"	15.00'
C3	15.00'	23.58'	N44°58'05"E	21.22'	90°03'27"	15.02'

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 511.790.3226  
 717V 6721

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 101 EAST SILVER SPRINGS BLVD, SUITE 400, OCALA, FL 34470  
 PHONE: 352-438-3000  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 696

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LICENSED PROFESSIONAL  
 STEWART L. HILL, P.E.  
 FLORIDA LICENSE NUMBER  
 79410

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KHA PROJECT  
 142.371030  
 DATE  
 OCTOBER 2021  
 SCALE: AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY JEC  
 CHECKED BY KHA

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**CONCEPTUAL  
 SUBDIVISION PLAN**

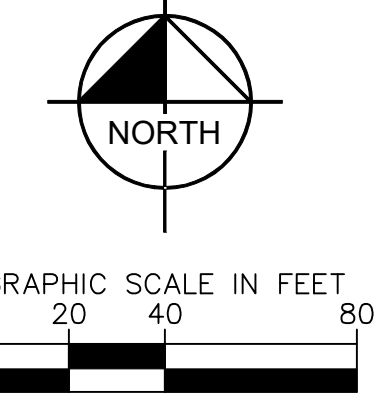
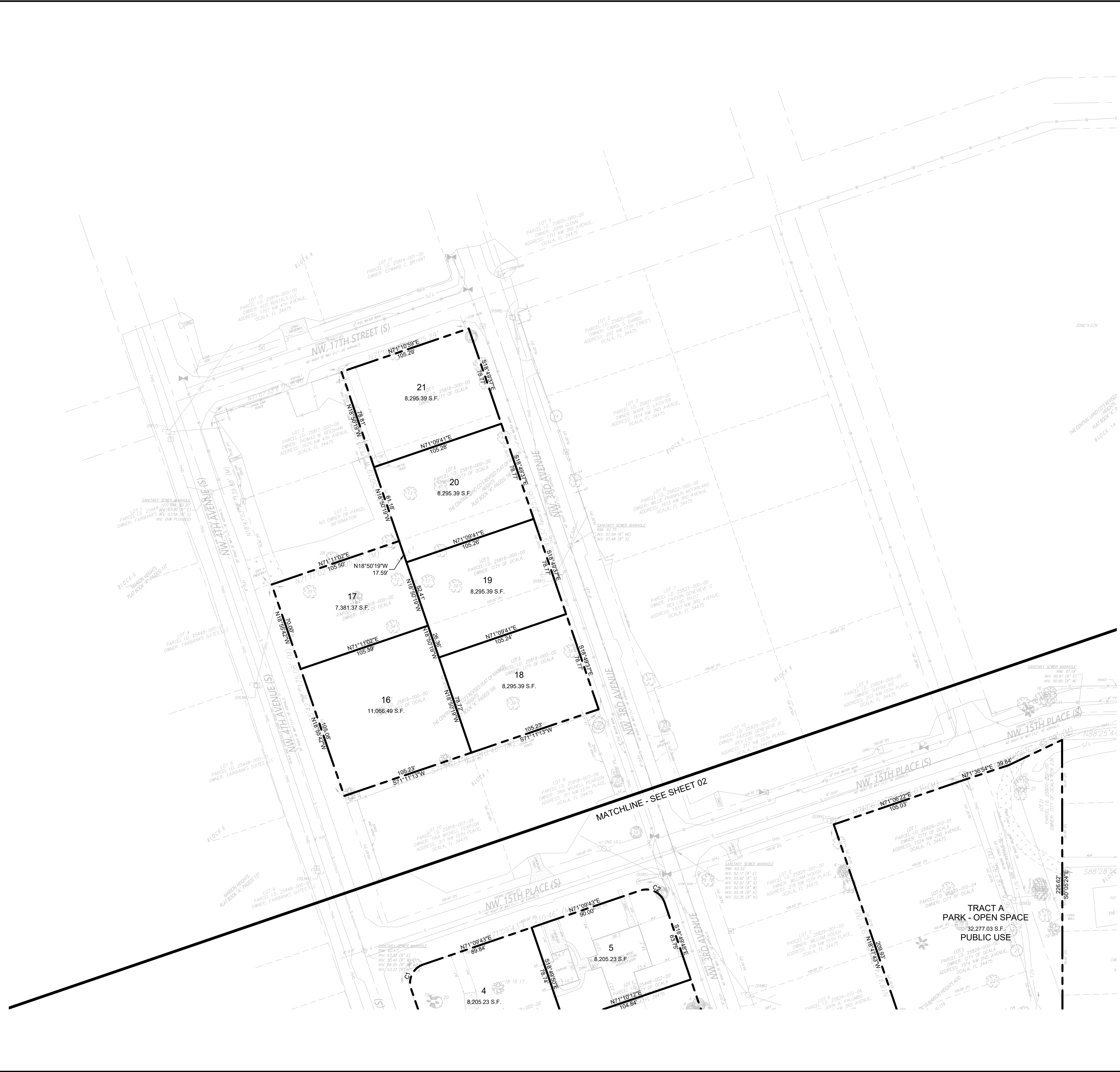
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**NORTH MAGNOLIA  
 RESIDENTIAL PH. 1**  
 PREPARED FOR  
**CITY OF OCALA**  
 FLORIDA

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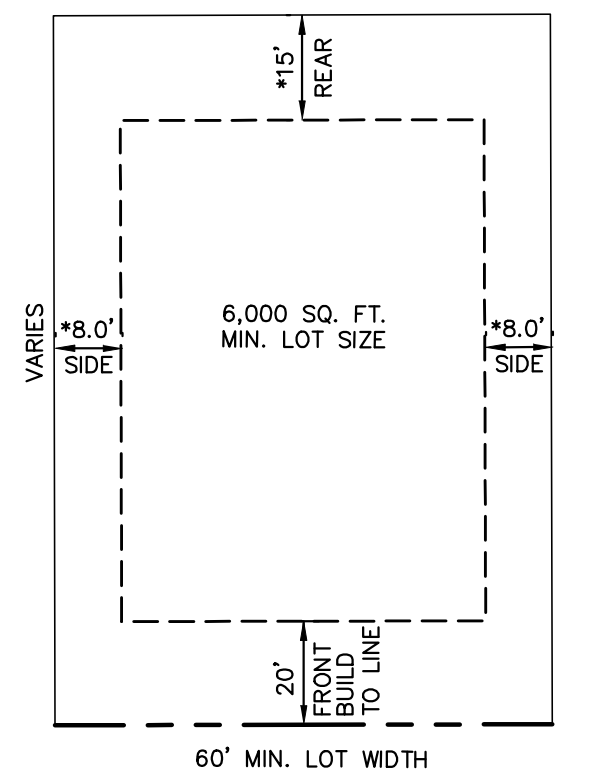
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**02**

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MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING FAR	40%
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT AREA	6,000 SQUARE FEET

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		

**Kimley-Horn**

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LICENSED PROFESSIONAL

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FLORIDA LICENSE NUMBER 79410

KHA PROJECT 142.371030

DATE OCTOBER 2021

SCALE: AS SHOWN

DESIGNED BY KHA

DRAWN BY JEC

CHECKED BY KHA

CONCEPTUAL SUBDIVISION PLAN

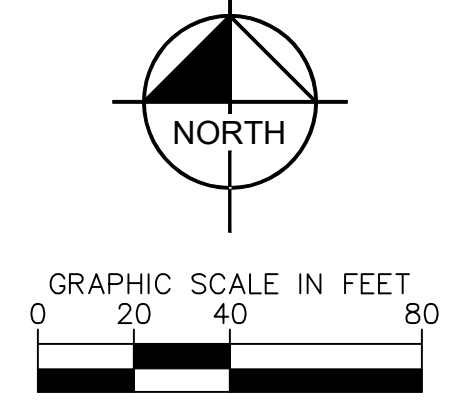
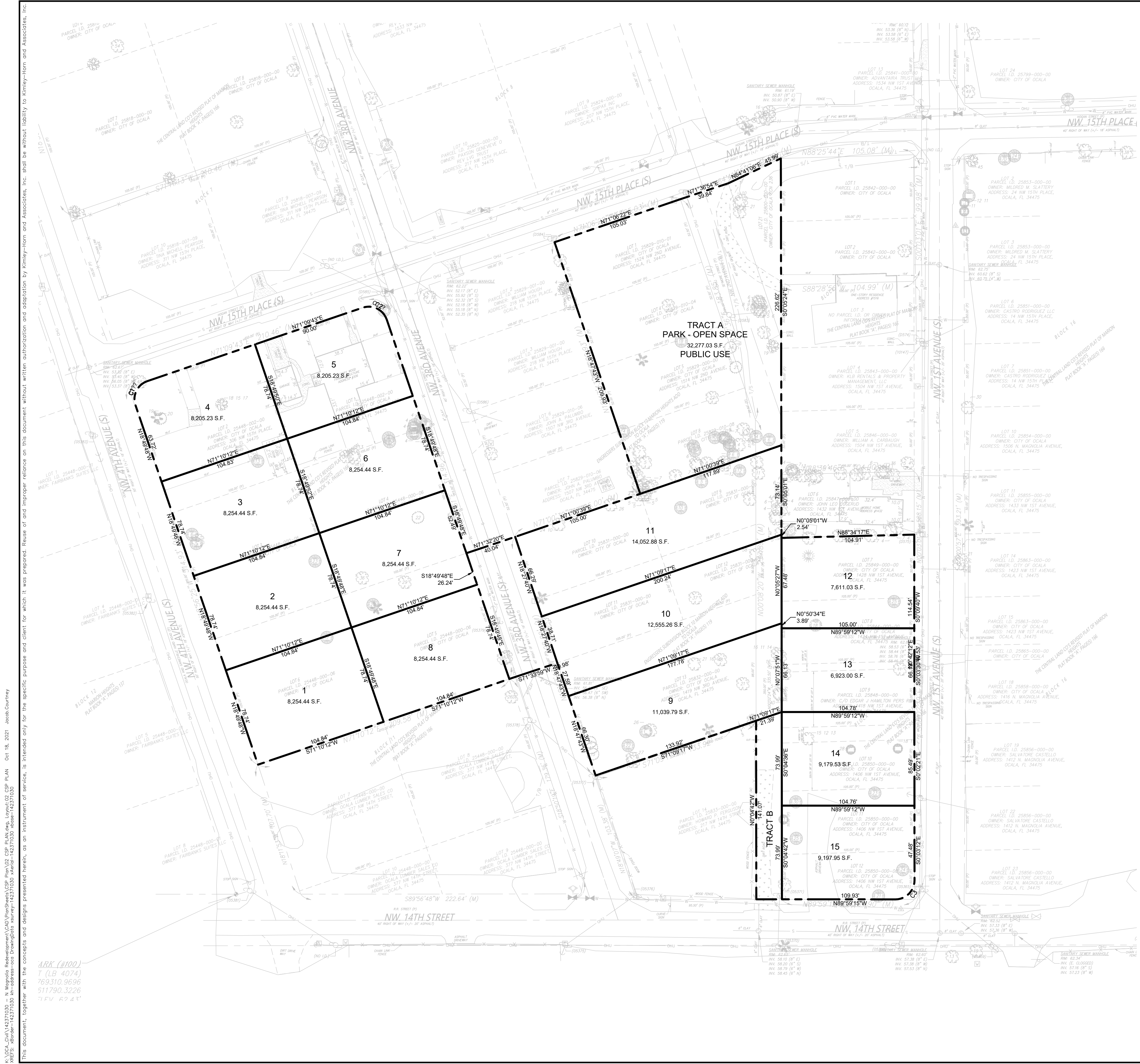
DATE: \_\_\_\_\_

**NORTH MAGNOLIA RESIDENTIAL PH. 1**

PREPARED FOR CITY OF OCALA

FLORIDA CITY OF OCALA

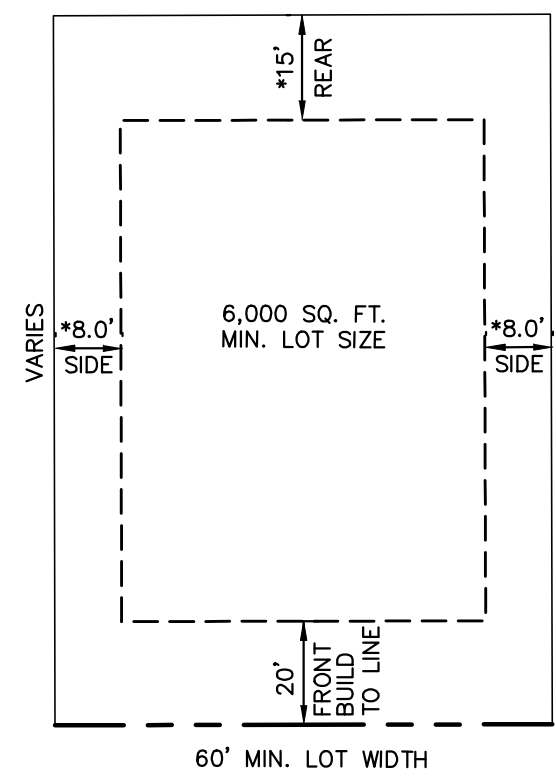
SHEET NUMBER 03



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Δ	NOT FOR CONSTRUCTION		

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FLOOD ZONE	X
FEMA PANEL	12083C0509E
TOTAL SITE BOUNDARY	3.97 ACRES
<b>LAND USE</b>	
ZONING (EXISTING)	R-1A
ZONING (PROPOSED)	R-1AA
<b>BUILDING SETBACKS</b>	
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 OCTOBER 2021  
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 KHA  
 DRAWN BY  
 JEC  
 CHECKED BY  
 KHA

DATE: \_\_\_\_\_

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# CONCEPTUAL SUBDIVISION PLAN

## NORTH MAGNOLIA RESIDENTIAL PH. 1

PREPARED FOR  
CITY OF OCALA  
FLORIDA

---

SHEET NUMBER  
**02**



**CITY OF OCALA NORTH MAGNOLIA REDEVELOPMENT AREA  
COMMERCIAL BUILDING IMPROVEMENT GRANT  
APPLICATION**

(Completed application and all required attachments must be submitted)

**PROJECT INFORMATION**

Business / Project Name: PRECISION DENT REMOVAL

Project Address: 1224 NORTH MAGNOLIA AVENUE

Parcel Number: 2572-016-001

**APPLICANT INFORMATION**

Applicant's Name: PRESCOTT FAIRFIELD

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

Applicant's Business Name (if applicable): PRECISION DENT REMOVAL

Type of business: Auto Repair

Applicant's Mailing Address: 16004 NW 208th Way

City: High Springs State: FL Zip: 32643

Phone number: 352-494-6636 Fax: \_\_\_\_\_

E-mail address: prescottf@msn.com

Applicant is the  Property Owner  Business Owner/Tenant

How long has the business been at the current location? 1 month

If renter, when does your current lease expire? \_\_\_\_\_

**PROPERTY OWNER INFORMATION** (if different from applicant)

Property Owner's Name: PRESCOTT FARREED INC.  
Property Owner's Business Name (if applicable): PRECISION PENT Removal N. FLA  
Property Owner's Mailing Address: 16004 NW 208<sup>th</sup> Way  
City: High Springs State: FL Zip: 32643  
Phone number: 352-494-6636 Fax: \_\_\_\_\_  
E-mail address: prescottf@msn.com

**PROJECT DESCRIPTION:**

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. Paintless dent removal, Remove minor body damage without painting or fillers

Explain the purpose of and need for the proposed improvements. Building and property is in disrepair. Stucco is bubbling out and needs repainting, Parking lot needs recoating, fence is falling down and needs updated signage. Canopy needs new material.

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. only some could be afforded at the moment

Number and types of jobs being created. 1 Technician

What will be the business hours of operation? Initially 9-2 Tues, WED, Thurs.

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

**PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid(s). \$ 9,550.00

**Required -- Attach itemized bid sheets.** ✓

How much funding assistance are you requesting? 50% / \$ 4775.00

Anticipated start date: ASAP

Anticipated completion date: 90 Days From Start

**SCOPE OF WORK CHECKLIST**

(Check all that apply)

North Magnolia CRA

- Exterior painting/paint removal for the entire building – Submit color sample. Paint color subject to approval by the committee.
- Exterior cleaning of the property/masonry repair/parking lot coating and striping
- Repair or replacement of front, side or rear facade details/materials - doors, walls, trim and lighting. Submit drawings and/or photos.
- Repair or replacement of windows for the entire building. Submit drawings and/or photos.
- New landscaping area (trees and shrubs) visible from the street/sidewalk. Submit landscape plan.
- New or replacement wall signage. Submit drawings and/or photos.
- New or replacement awnings for the entire building. Submit drawings and/or photos.
- Fencing. Submit drawings and/or photos.

Reroofing is not eligible for this grant program.



After Recording Return to:  
Tiffany S Solomon  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471

This Instrument Prepared by:  
Tiffany S Solomon  
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.

Recorded Electronically  
ID: Book 1558 page 1994  
County: Marion  
Date: 9/21/21  
CSC eRecording 855-200-1150

Property Appraisers Parcel I.D. (Folio) Number(s):  
2572-016-001  
File No.: 1351965

### WARRANTY DEED

This Warranty Deed, Made the 31st day of August, 2021, by Southeast 15th Street, LLC, a Florida Limited Liability Company, having its place of business at: 2403 SE 15th Street, Ocala, FL 34471, hereinafter called the "Grantor", to Prescott Fairfield Inc., a Florida Profit Corporation, whose post office address is: 16004 NW 208<sup>th</sup> Way, High Springs, FL 32643 hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00) 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:

Beginning at the Northeast corner of Lot 1, Block P, Allred's Addition to Ocala, according to the plat filed in Book A, page 74 on August 3, 1889; thence S1°53'30"W a distance of 150.00 feet; thence N44°03'15"W a distance of 208.60 feet; thence East 150.00 feet along the North line of said Lot 1 to the Point of Beginning, less and except road right of way

AND LESS AND EXCEPT:

Commencing at the Northeast corner of Lot 1, Block "P", Allred's Addition to Ocala, as per plat thereof recorded in Plat Book A, page 74 of the Public Records of Marion County, Florida; thence proceed S 89°57'09"W, along the North boundary line of said Lot 1, a distance of 5.07 feet, to the Point of Beginning of the following described right of way taking parcel, said point also being on the West boundary of maintained right of way as depicted on the City of Ocala, Marion County, Florida, Right of Way Maintenance Map recorded Maintenance Book 3, page 23, 24, 25 and 26 of the Public Records of Marion County, Florida; thence S01°00'19"W, along said West boundary of maintained right of way a distance of 52.96 feet; thence S01°38'12"W, a distance of 89.23 feet; thence N44°53'05"W, a distance of 14.29 feet; thence N00°16'38"E, a distance of 107.00 feet; thence N44°53'06"W, a distance of 35.26 feet; thence N89°57'09"E, a distance of 37.93 feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2020, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals; and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED  
1224 N Magnolia Avenue, Ocala, FL 34475

Witness Signature: Tiffany Solomon  
Printed Name: Tiffany Solomon  
Witness Signature: Wendy Dier  
Printed Name: Wendy Dier

Southeast 15th Street, LLC, a Florida Limited Liability Company  
By: [Signature]  
as Manager

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31st day of August, 2021 by Wanda Starkman as Manager of Southeast 15th Street, LLC, a Florida Limited Liability Company. He/She has produced D. Lince as identification.

Tiffany Sakora Solomon  
Notary Public Signature  
Printed Name: Tiffany Sakora Solomon

My Commission Expires: April 18, 2022  
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**GARAGE LIABILITY POLICY DECLARATIONS**

AGENCY KING INSURANCE AGENCY  
12-0350-00 MKT TERR 055 (352) 377-0420

Renewal Effective 01-10-2021

**POLICY NUMBER 49-385-927-02**

INSURED PRESCOTT FAIRFIELD INC  
DBA PRECISION DENT REMOVAL

Company Use 78-03-FL-1301

ADDRESS 16004 NW 208TH WAY  
HIGH SPRINGS FL 32643-8390

Company Bill	<b>Policy Term</b>	
	12:01 a.m. to	12:01 a.m.
	01-10-2021	01-10-2022

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

69554 (01-17)

**POLICY INFORMATION**

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):

THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.  
GARAGE LIABILITY COVERAGE

PREMIUM  
\$1,604.00

**TOTAL \$1,604.00**

**PAID IN FULL DISCOUNT \$158.00**

**TOTAL POLICY PREMIUM IF PAID IN FULL \$1,446.00**

The Paid in Full Discount does not apply to fixed fees, statutory charges or minimum premiums.

Southern-Owners Ins. Co.

Issued 11-23-2020

AGENCY KING INSURANCE AGENCY  
12-0350-00 MKT TERR 055

Company POLICY NUMBER 49-385-927-02  
Bill Company Use 78-03-FL-1301

INSURED PRESCOTT FAIRFIELD INC

Term 01-10-2021 to 01-10-2022

79041 (01-17)

**GARAGE LIABILITY COVERAGE  
DIVISION II**

**Garage Liability Coverage - Limits of Insurance**

COVERAGES	LIMITS
Bodily Injury General Aggregate (Other Than Products-Completed Operations and Auto)	\$1,000,000
Property Damage General Aggregate (Other Than Products-Completed Operations and Auto)	\$1,000,000
Bodily Injury Products-Completed Operations Aggregate	\$1,000,000
Property Damage Products-Completed Operations Aggregate	\$1,000,000
Personal Injury and Advertising Injury	\$1,000,000
Bodily Injury	\$1,000,000 each person / \$1,000,000 each occurrence
Property Damage	\$1,000,000 each occurrence
Medical Payments	See Endorsement Below

**ITEM DETAILS:**

Twice the "General Aggregate Limit" is provided at no additional charge for each 12-month period in accordance with form 89700.  
Audit is Annual.  
Entity is a Corporation.

**Garage Liability Plus Endorsement 89909**

COVERAGES	LIMITS
Damage to Premises Rented to You (Fire, Lightning, Explosion, Smoke and Water Damage)	\$300,000 any one premises
Medical Payments	\$10,000 any one person
Expanded Coverage Details See Form	
Extended Watercraft	
Personal Injury Extension	
Broadened Supplementary Payments	
Broadened Knowledge of Occurrence	
Additional Products-Completed Operations Aggregate	
Blanket Additional Insured-Lessor of Leased Equipment	
Blanket Additional Insured-Managers or Lessors of Premises	
Newly Formed or Acquired Organizations Extension	
Blanket Waiver of Subrogation	

Southern-Owners Ins. Co.

Issued 11-23-2020

AGENCY KING INSURANCE AGENCY  
12-0350-00 MKT TERR 055

Company POLICY NUMBER 49-385-927-02  
Bill Company Use 78-03-FL-1301

INSURED PRESCOTT FAIRFIELD INC

Term 01-10-2021 to 01-10-2022

**Additional Insured - Excluding Products-Completed Operations**

COVERAGES	PREMIUM
See Form 89907	\$20.00
<b>TOTAL</b>	<b>\$20.00</b>

Additional Forms For This Coverage:  
89907 (09-05)

ITEM DETAILS:  
Number of additional insureds - 1.  
See form 89907 for a list of additional insureds.

LOCATION 001: 16004 Nw 208Th Way, High Springs, FL 32643-8390	Territory: 010 County: Alachua
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**Garage Liability - DIVISION II**

COVERAGES	ESTIMATED PREMIUM
Bodily Injury	\$1,183.00
Property Damage	\$341.00
Medical Payments	\$25.00
<b>TOTAL</b>	<b>\$1,549.00</b>

Additional Forms For This Coverage:  
89147 (11-11)

ITEM DETAILS:  
Service Station - Auto Detailing/Clean-Up.  
Total Full Time Equivalent Employees: 2.5. (Proprietors, partners, active officers: 1.0; Salespeople, managers, mechanics, drivers & employees furnished a garage automobile: 1.5; Clerical: 0.0; Cashiers, detailers & all other non-drivers: 0.0).

**Garage Liability Plus Endorsement**

COVERAGES	PREMIUM
See Form 89909	\$35.00
<b>TOTAL</b>	<b>\$35.00</b>

Additional Forms For This Coverage:  
89909 (03-11)

TOTAL GARAGE PREMIUM	TERM \$1,604.00
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Forms That Apply To This Policy:

69283 (07-14)	69330 (11-15)	89862 (03-16)	89995 (01-10)	89700 (02-13)
69597 (12-17)	89863 (09-05)	89949 (09-05)	19379 (01-09)	69717 (09-19)
89956 (09-06)	89813 (07-12)	69128 (01-13)	55081 (05-18)	

07880

A 06% Cumulative Multi-Policy Discount applies. Supporting policies are marked with an (X):  
Comm Umb( ) Comm Auto(X) WC( ) Life( ) Personal( ) Fam( ).





Ocala Handyman Services

(352) 361-7857

# QUOTE

Precision Dent Removal  
1224 N Magnolia Ave  
OCALA FL 34475  
USA

**Date**  
Sep 20, 2021

**Expiry**  
Oct 20, 2021

**Quote Number**  
QU-0100

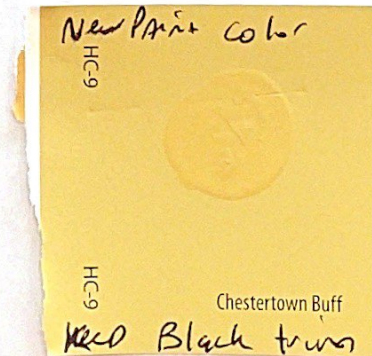
**Reference**  
Exterior paint

Ocala Handyman Services  
818 NE 13 AVE  
OCALA FLORIDA 34470  
UNITED STATES

Description	Amount USD
Pressure wash building. Repair large stucco patch over rear window, 2 large sections falling off on each side and smaller holes throughout.	690.00
Remove existing awning fabric. New awning fabric to be installed by others. Paint exterior of building light yellow (sample on building now). Paint trim, doors and garage doors a similar color to existing. Supply paint.	1,970.00
Paint walkways with matching concrete paint. Supply paint.	380.00
<b>TOTAL USD</b>	<b>3,040.00</b>

## Terms

30 Days  
All materials and labor included in price unless otherwise noted.  
Prices are not stand alone and are not valid by themselves.







# ESTIMATE

Brick City Signs & Wraps  
1203 SW 12th Street  
Unit 5  
Ocala, Florida 34471  
United States

352-361-1594  
www.brickcitywraps.com

BILL TO  
Precision Dent Removal  
PRESCOTT FAIRFIELD

Estimate Number: 1915895

Estimate Date: September 28, 2021

Expires On: September 28, 2021

Grand Total (USD): **\$839.95**

Items	Quantity	Price	Amount
<b>MM</b> Max Metal sign 42"x12'	1	\$785.00	\$785.00

Subtotal: \$785.00

tax 7%: \$54.95

Total: \$839.95

Grand Total (USD): **\$839.95**



547 NW 3rd Ave  
 Williston, FL 32696 US  
 (352)529-1114  
 matt.brooks@b4signs.com

Estimate 1672

ADDRESS

Prescott Fairfield  
 Precision Dent Removal

DATE 09/29/2021	TOTAL \$1,052.50	
--------------------	---------------------	--

ACTIVITY	QTY	RATE	AMOUNT
<b>Max Metal:Max Metal Custom</b> 3x16 Sign	1	750.00	750.00T
<b>Labor:Installation</b> \$75 per hr, 1 person \$100 per hr, 2 person	1	250.00	250.00

Here's your estimate! Thank you for the opportunity to work on this project for you! If you would like to move forward with B4, please simply send an approval of this estimate. Some custom orders require a 50% deposit to begin work. We will let you know if your order requires a deposit.

SUBTOTAL	1,000.00
TAX	52.50
<b>TOTAL</b>	<b>\$1,052.50</b>

Respectfully,

Matt Brooks  
 B4 Signs & Advertising

THANK YOU.

Accepted By

Accepted Date

\*\*Please make checks payable to B4 Signs & Advertising  
 241 S Main St - Williston, FL 32696  
 www.B4SignsAndAdvertising.com

# Awning Recover Specialist

SALES • SERVICE • INSTALLATION

visit our website at [www.awningrecoverspecialist.com](http://www.awningrecoverspecialist.com)

## ESTIMATE

Awning Recover Specialist  
38038 Crystal Lane  
Umatilla, Florida 32784  
PH: 407-504-0637

Date: 9/30/2021  
Estimate Number: 273933  
Salesman: Kenneth Brazell  
Email: [ken@awningrecoverspecialist.com](mailto:ken@awningrecoverspecialist.com)

### Customer:

Precision Dent Removal  
1224 N. Magnolia Ave  
Ocala, Florida 34475  
352-494-6636

### Hours of Operation:

M - F 8:00 - 5:00  
SAT. Closed  
SUN. Closed

Decription of Products or Services	Price	Extension
<ul style="list-style-type: none"><li>• Manufacture and Install (1) Standard Style (L-Shape w/ Round corner) awning onto existing frame.</li><li>• Frame Dimensions: 36in.Drop x 48 in.Projection x 425in.Width x 12in.valance</li><li>• Fabric Selection: Sunbrella® Shade 6008 Black</li><li>• Valance Selection: Standard Style</li><li>• Braid Selection: Black - 503221</li></ul> **Corner will need to be patterned**	\$2050.00	\$2050.00
	Price:	\$2050.00
	Tax:	\$143.50
	Total:	\$2193.50
	Deposit:	\$1096.75

### • Tax Collected:

• Florida Sales Tax @ 6% + Lake County SurTax @ 1% = 7% Total Tax collected.

### • Payment Options:

- We accept cash, checks, most major credit cards, and PayPal.
- Credit card payments can be processed securely over the phone, or through PayPal if preferred at no additional cost. (No PayPal account required)
- Checks can be mailed to the address at the top of this invoice.

### • Warranty/Information:

- We offer a (1) year warranty on all service and craftsmanship.
- Sunbrella® Shade and Marine fabrics carry a (10) year limited warranty.
- Our turn-around time is currently 4 - 5 weeks from the receipt of the deposit.

### • This estimate is valid for a peorid of (90) days from the date printed on it.

This Estimate provides that AWNING RECOVER SPECIALIST are to furnish and install merchandise for the PURCHASER, the work being subject to conditions and specifications as printed or written on this sheet. This Estimate is subject to change without further notice until a deposit has been received. The price for this service is **\$2193.50** of which **\$1096.75** is payable at once as a deposit, the balance, **\$1096.75** being payable C.O.D. to the installation mechanic as soon as the work is completed. Late charges of 5% per month may apply after 30 days from installation.

**Thank You!**  
*Your business is appreciated.*

# Made by Wade

Business Address  
1625 N Magnolia Ave., Ocala, FL 34475 P.O. Box 1358, Anthony, FL 32617

(352) 650-2854  
madebywade@madebys.com

Billing Information		Installation Location	
Name	Prescott	Name	Precision Dent Removal
Address	1224 N Magnolia Ave	Address	1224 N Magnolia Ave
City, State, Zip	Ocala, FL 34475	City, State, Zip	Ocala, FL 34475
Contact	prescott@msn.com	Phone Number	352-494-6636
Fabric	Black Umbrella	Trim	Bias

50% DEPOSIT REQUIRED ON  
ALL CUSTOM WORK

1 Recover existing awning frame  
Permit included

Sales	\$ 1825.00
Misc.	
Sub Total	\$ 127.75
Sales Tax	
Sub Total	\$ 1952.75
Deposit, 50%	
Balance of Contract	
Permit Completion	

Please allow 10-12 weeks for installation after acceptance of contract and deposit.

1. Awnings to be made per shop drawings.
2. This order constitutes the entire agreement between the Purchaser and Vendor. No representations or agreements have been made other than herein stated.
3. All work is subject to strikes, accidents, and other delays beyond the Vendor's control.
4. Goods sold, manufactured, and/or delivered to purchaser named in this order, shall remain the property of the Vendor. Made by Wade. Until the specified contract price had been made in full, the said vendor reserves the right to repossess the goods stipulated herein upon default or payment of any portion of this contract.
5. Contract price is due in full upon completion of work, therefore, interest on any unpaid balance will accrue at the rate of 10% per annum.
6. This material is especially manufactured and ordered for the purchaser; this order is not subject to counter demand unless written agreement with Made by Wade.
7. Where goods, after delivery, are destroyed by fire, theft, or accident or other causes, the Purchaser, shall remain liable for any unpaid balance under this order; the Purchaser agrees to insure the goods set forth in this for the benefit of the Vendor as his interests may appear.
8. It is understood and agreed, the responsibility for corrections, and/or adjustments ceases with Made by Wade. Following 60 days after date of completion of its work.
9. The Purchaser agrees to pay all costs incurred for the collection including reasonable attorney fee.
10. Made by Wade requires that all cover be removed in Hurricane force winds up 74 mph whichever is less.
11. Made by Wade makes no warranty to wind damage.
12. Made by Wade warrants its installation and workmanship for one year from the purchase date under normal circumstances.

Date: 9-29-21

Prepared By M. Precourt  
Made by Wade Salesperson Authorized Officer

# Service Provider Information

## Company Info



Asphalt Sealing & Striping  
1726 NE Eighth Rd  
Ocala, FL 34470

P: 352-732-0900  
F: 352-732-7953

<http://Asphaltsealingandstriping.com>

## Contact Person

Mallory Parker  
Business Coordinator  
[Malloryasphaltseal@coxbusiness.net](mailto:Malloryasphaltseal@coxbusiness.net)  
Cell: 412-496-7646  
Office 352-732-0900

## About Us

### We Solve Problems & Make Pavement Maintenance Simple

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

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

# Price Breakdown: Parking Lot Proposal



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on September 23, 2021.

Item	Description	Cost
1.	Standard Sealcoating Specification	\$550.00
2.	Handicap Sign	\$160.00
3.	Line Striping	\$350.00
<b>Total:</b>		<b>\$1,060.00</b>

## Optional Services:

Item	Description	Cost
1.	Crack Sealing Hot Rubberized	\$200.00

## Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

**FOR EVERYONES PROTECTION:** It is your responsibility to move from the work area all automobiles, boats, travel trailers, etc. We will not accept any responsibility for damage to any vehicle closer than 30' to work area.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.



**A & M STRIPING INC.**  
**16395 SE 9th Court**  
**Summerfield, FL 34491**  
**(352) 245-6809**

Page No. 1  
of \_\_\_\_\_ Pages

PROPOSAL SUBMITTED TO:		PHONE:	DATE: <u>9-28-21</u>
NAME: <u>Precision Dent Removal</u>	JOB NAME: <u>Same</u>		
STREET: <u>1224-N. Magnolia Ave</u>	STREET: <u>A+M: Prescott</u>		
CITY: <u>Ocala</u>	CITY:	STATE:	
STATE: <u>34475</u>	<u>prescottf@msn.com</u>		

We hereby submit specifications and estimates for:

**ASPHALT SEALCOATING AND PARKING LOT STRIPING, WHICH INCLUDES:**

1. Repair all potholes in parking lot where limerock is exposed, using hot-mix asphalt and rolled to compaction;
2. Edge borders of entire parking lot using power edger, removing all overgrowth of grass from asphalt;
3. Burn any and all oil-spots with open-flame, propane torch;
4. Then, prime oil-spots with commercial oil-spot primer, to increase adhesion;
5. Power-clean all asphalt to prepare for sealcoating, using walk-behind blowers, brooms, and a self-propelled walk-behind Sweeper, to remove all surface dirt and debris;
6. SEALCOAT entire asphalt surface, DOUBLE-COATING entire lot, using a Coal Tar Emulsion asphalt pavement sealer (see spcs attached) mixed with a silica sand mixture and Armorflex additive (specs attached);
7. Re-Stripe lot back to existing with handicap stalls striped per ADA Requirements, and per codes, using White Latex Traffic Paint.

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of Nine Hundred Fifty dollars (\$ 950.00 ) with payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

**A & M STRIPING**

Authorized Signature \_\_\_\_\_

**(MARK A. NAZZARO)**

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED: PRINT: \_\_\_\_\_; Signature: \_\_\_\_\_



311 NW 11th Place  
Ocala, FL 34475

gregorylong.sales@ocalafence.com

Cell: 352-601-0859

Office: 352-274-0823

### PROPOSAL

Estimator: G. B. F.

CO/PO # \_\_\_\_\_

Name: Prescott Fairhead Date: 9/28/21

Address: 1224 N Macawala Phone: 352-584-6654

Email: Prescott@nsn.com

TEAR OUT

82'

Estimated install: FRB  
15% Deposit due upon signing

<b>WOOD</b>	<b>VINYL</b>
STOCKADE <input type="checkbox"/>	COLOR <u>BLACK</u>
B on B <input type="checkbox"/>	HEIGHT <u>48"</u>
SHADOW <input type="checkbox"/>	STYLE <u>3 RAIL BRICK</u>
CUSTOM <input type="checkbox"/>	CAPS _____
<b>CHAIN LINK</b>	<b>ALUMINUM</b>
COLOR _____	COLOR _____
HEIGHT _____	HEIGHT _____
OPTIONS _____	STYLE _____

TOTAL \$ 3360.00

**\*\*Due to force majeure, if we receive an increase, your contract will have to increase by that amount due to the current state of the industry until further notice.\*\***

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

Any bid/quote over twenty (20) days from invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply. Customer will also be responsible to pay reasonable attorney's fees and other costs incurred in collection. Any alteration or deviation from above including extra costs of anything that is hidden from view and becomes part of the job also involving extra costs will be added to the material and service total. Due to the nature of the materials used, we warrant the materials to be free from any defect in workmanship or material for a period of one year from the date of installation. We do not warrant the materials for a longer period. Any materials that are damaged or destroyed in any way without prior notice. This proposal is subject to acceptance within 10 days and is void thereafter. Ocala Fence reserves the right to change or cancel any contract after 3 days will result in a 15% cancellation fee. ACCORDING TO FLORIDA'S CONSTRUCTION STATUTES, THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID WILL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN.

# BIG SUN FENCING

Florida's Premier Fence Company Since 1989

2001 NW 1st Avenue

Ocala, FL 34475

(352) 629-9645 \* (800) 366-9645 \* Fax: (352) 629-2805

<http://www.bigsunfencing.com>

## Estimate

Date	Estimate #
9/21/2021	E207672

<b>Name / Address</b>
Fairfield, Prescott 1224 N Magnolia Ave Ocala, FL 352-494-6636

<b>Ship To</b>
Fairfield, Prescott 1224 N Magnolia Ave Ocala, FL 352-494-6636

<b>P. O. No.</b>	<b>Terms</b>
Residential	50% Dep on Order, Bal on Comp.
	<b>Rep</b>
	CC

Qty	Description	Cost	Total
90	L.F. 4" High Aluminum 2 Rail Fence Style #400 Alumo (Residential) - Black	16.00	1,440.00T
90	L.F. Installation w/Concrete Also Will Need To Be Core Drilled & Filled With Hydraulic Cement	10.00	900.00
85	L.F. Demo & Haul Away Existing Aluminum Fence	6.00	510.00
***** This Estimate Is For Residential 2 Rail Fence*****			
<b>Subtotal</b>			\$2,850.00
<b>Sales Tax (7.0%)</b>			\$100.80
<b>Total</b>			\$2,950.80