

STAFF SUPPORTING DOCUMENTS

WEST OCALA FRAMEWORK



Community Redevelopment Agency (CRA)

OCALA

April 2025

CRA Subarea: **West Ocala**

Framework Residential Property Improvement Grant

ELIGIBLE AREA

Neighborhoods within the West Ocala CRA boundary.

ELIGIBLE APPLICANT

Property owner, or tenant with property owner's approval.

ELIGIBLE PROPERTIES

- Taxable ad valorem properties – Property taxes must be current and fully paid.
- Property must be used for residential purposes.
- Single family and duplex homes within the CRA subarea. This includes owner occupied and rental units.

ELIGIBLE WORK

Improvements Eligible for Grant Funding Include:

- Exterior painting (colors must be approved by the Committee)
- Pressure washing and related work to repair and prepare surfaces for painting
- Repair or replacement of windows and doors (exterior improvements only)
- Demolition of irreparably damaged houses or structures
- Installation of new landscaping visible from the street or sidewalk
- Fencing installation or replacement
- Roofing repairs or upgrades
- Weatherization improvements (HVAC & Insulation)
- New construction
- Termite tenting

MAXIMUM GRANT

\$20,000 (Reimbursement)

REQUIRED MATCH

The **City covers 75%**, the **applicant covers 25%**. To receive the maximum grant, the total project cost for eligible improvements must be no less than \$26,667.

CRA GRANT REVIEW CHECKLIST



Ocala Community Redevelopment Agency

CRA Grant Review Checklist

Grant ID: CRA26-0008

Date submitted: 10/21/25

Application Completed:

Missing Information:

None

2 Bids:

Comparable bids:

Review Comments:

Applicant need to resubmit Bid from Bell's Outdoor Service. The bid uploaded from Bell's in the application does not meet the requirements for comparison with the bid from Fence Outlet. The bids are not comparable at this time. 2/20/2026 Applicant submitted other Bid (Ocala Fence) that is comparable to the Fence Outlet at this time. 2/27/2026

Site visit (GRC) meeting dates set:

2/27/26

Eligible work:

Eligible property:

Within CRA boundary:

Proof of Ownership:

First time applicant:

Applicant Information

Applicant: Lisa Coleman
Property Address: 2052 SW 2nd Street
Parcel ID: 2260-153-017
Phone: 352-875-8998
Email: lisa.coleman@marion.k12.fl.us

Other comments

Assigned on: February 2026
CRA Staff Assigned: Edwin R. Carreras Rivera, Esq.
CRA Staff Site Visit: 2/27/2026

PROJECT COST SUMMARY

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA26-0008

Address: 2052 SW 2nd Street

CRA subarea: West Ocala

No.	Eligible work item	High quote(s)	Low quote(s)
1	Fence	\$ 8,443.18	\$ 6,954
Total		\$ 8,443.18	\$ 6,954
Maximum CRA grant that can be awarded based on 75% match.		\$	5,216

BIDS



Fence Outlet of Port Richey Inc
 11507 US-19
 Port Richey , FL 34668

ID : 00219766
 Coleman, Lisa Or Kenneth
 Quote On : March 02, 2026
 Port Richey

Customer Address

Coleman, Lisa Or Kenneth
 2052 SOUTHWEST 2ND STREET
 OCALA, Florida 34471
 lisa.coleman@marion.k12.fl.us
 (352) 875-8998

Estimate Only

Description of Work

Misc

- 1 ea Install 10 feet of 6X10 T&G PRIVACY DOUBLE DRIVE GATE WHT PKG-KIT
- 1 ea Install 5 feet of 6X5 T&G PRIVACY RACKABLE PVC GATE WHT PKG-KIT
- Install 255 feet of 6X6 T&G PRIVACY PVC FENCE WHT PKG-KIT
- Install 7 feet of 6X8 T&G PRIVACY PVC FENCE WHT PKG-KIT

Paid On	Type	Trans No/Check No	Amount
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Total Due \$6,954.00

Payment - \$0.00

Balance Due \$6,954.00

CS _____

Coleman, Lisa Or Kenneth

Date _____

ES _____

Jarad Marsh

Date _____

Port Richey Office - (727) 857-7590

Jarad Marsh - (727) 359-0535

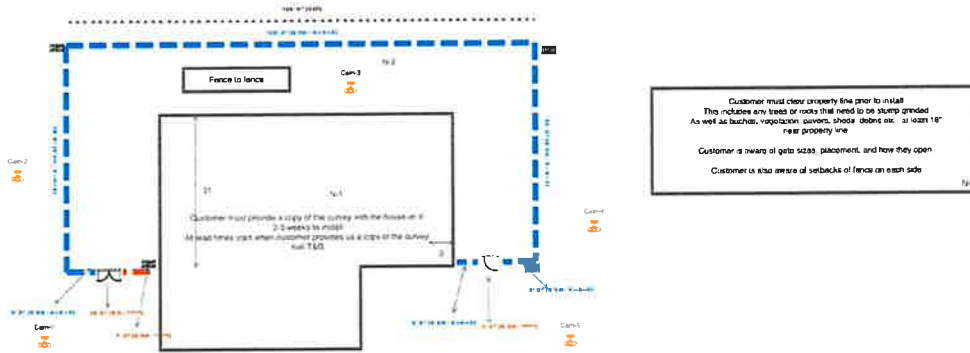
This contract includes the clauses referred to in the attached appendices.

This quote is valid for 10 days.

Layout - L2

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Legends

X—X—X: (6.0 X 255) ft ea 6X6 T&G PRIVACY PVC FENCE WHITE PKG-KIT

*****: (6.0 X 7) ft ea 6X8 T&G PRIVACY PVC FENCE WHITE PKG-KIT

||||| 4 x Cut Section

*****: 1 (6.0 X 5.0) ea 6X5 T&G PRIVACY RACKABLE PVC GATE WHT PKG-KIT

*****: 1 (6.0 X 10.0) ea 6X10 T&G PRIVACY DOUBLE DRIVE GATE PKG KIT-WHT

Notes

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

N-1: Customer must provide a copy of the survey with the house on it
2-3 weeks to install
All lead times start when customer provides us a copy of the survey
6x6 T&G

N-2: Back line must be cleared prior to install by customer

N-3: Customer must clear property line prior to install
This includes any trees or roots that need to be stump grinded
As well as bushes, vegetation, pavers, sheds, debris etc.. at least 18"
near property line.

Customer is aware of gate sizes, placement, and how they open.

Customer is also aware of setbacks of fence on each side

Questions

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

Is racked gate marked?

Yes Not Needed

Have post caps been discussed?

Yes No

Pool?

Yes/Future No

Have preinstalled photos been taken?

Yes No

Corner lot?

Yes No

Have corner lot setbacks been discussed with customer?

Yes No

Have house setbacks been marked?

Yes No

Fence Line to be cleared by

Fence Outlet Customer No Clearing

Do you live in an HOA community?

Yes No

Will you need HOA/ARC approval?

Yes No

Do you have HOA/ARC approval in hand?

Yes No

Previous fence being taken down by

Fence Outlet Customer Not Needed

Site Pictures

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

Cam - 1 Front Left



Cam - 2 Left



Cam - 3 Rear



Cam - 4 Right



Cam - 5 Front Right



Pool Pictures

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

Screen Enclosure

Yes No

Baby Barrier Fence

Yes No

Pool Vinyl Covers

Yes No

Pool Safety Net Covers

Yes No

Property Pin Photos

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Grading

ID: 00219766 - Coleman, Lisa Or Kenneth

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Port Richey

Grading



Contoured Fences

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



Straight Top

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.



Level Top Fence on Slope

If you have a steep slope to contend with, a level top fence can be an option. With this application your fence will be straight across the top and straight across the bottom. However, because of the extreme slope could be a significant drawback because of the large uncovered openings at the bottom of the fence. If you have pets or small children this may not be an acceptable option. So if you choose this option and need a fully enclosed fence, your options are limited and sometimes very costly. You must be aware of your local code restrictions because of the excessive height and spacing changes in some of the areas of the fence.



Racked Fences

The way to match a fence to its slope is to rack it. The racking method means adjusting the fence's rails so that it matches the slope beneath it while the pickets and posts remain vertical. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.

CS _____

Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471

Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey
Date _____

Appendix A

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey Contract Clause

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract, you give us the permission to send text messages to the mobile number listed.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, **however, unless the Sprinkler Assurance Plan has been agreed to, Fence outlet is not responsible for any sprinklers or other unmarked buried lines or objects.**

Payment is due at the time of completion of work, and a finance charge of 1 ½ % per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 50% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

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.

CS _____

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2052 SOUTHWEST 2ND
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Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey
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Appendix B

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey

Pre-Installation Checklist

Thank you for choosing Fence Outlet to perform your fence project. There are many key items to consider before the installation of your fence.

✓ 1. Homeowner's Association:

I understand that Fence Outlet will assist me in filling out the HOA Fence application and supply necessary documentation (marked property survey, photos of future fence, and copy of the contract with description of future fence) but I am solely responsible for submitting the application and providing Fence Outlet with the HOA decision/approval Letter once I receive it.

✓ 2. Underground Utilities/Sprinklers:

Fence Outlet will contact the needed locate service to detect underground lines. This will locate gas, cable, electric and phone lines that have been installed by the utility companies. These lines will be notated through the use paint and flags. Any lines not installed by those companies will not be detected. i.e. septic tank/lines, pool piping, sprinkler lines/systems, private gas lines or any other line installed by others. Also, locate companies do not mark water lines that run from the meter to the house. For this reason, *Fence Outlet* is not responsible for these items.

✓ 3. Change Orders:

Fence Outlet understands that sometimes changes must be made to the contract prior to the installation of the fence. Due to fabrication times, we request any changes be made a minimum of 5 business days before install. Any changes made after 5 days prior will incur a fee of \$350.00 plus any costs for the changes in materials and/or labor.

✓ 4. Trees/Bushes/Hedges/Plants:

Ultimately, it is the customer's responsibility to clear the fence line. Fence Outlet can trim some small items such as small bushes, hedges and plants at a rate of \$95.00/hour. The site is considered a construction site. While Fence Outlet will make every effort to not disturb any existing flowers or bushes, we cannot guarantee that no damage will occur.

✓ 5. Payment:

Fence Outlet requests 1/2 down on every new fence project. Forms of payment that will be received are cash, check or credit cards. All major credit cards are accepted. Final payment is due upon the completion of the fence project. For repairs, full payment of repair costs is required prior to the commencement of the repair work. Please sign the completion form and provide the final payment, along with any upfront repair costs, to the foreman at the job site upon the completion of the fence. By signing this agreement, you consent to securely storing your credit card information in accordance with PCI compliance rules for the remaining balance due.

✓ 6. Financing:

Fence Outlet utilizes Launch Credit Union and GreenSky Financial to provide financing options for your fence project. All original documents are required throughout the process. An application for credit and a retail agreement form will be required before the installation of your fence. If these items are not provided before install, your project will be postponed until received. At the completion of your fence project, you will be asked to sign a completion form stating the fence project is complete and to your satisfaction.

✓ 7. Verbal Commitments:

Verbal commitments are not contractual and will not be handled as such. If your estimator has promised you something that is not on the contract, it will not be completed. Please verify that all items discussed are on the contract in order for it to be completed correctly.

✓ 8. Install date:

Once all the needed paperwork for your fence project is processed, you will receive a phone call with an install date. The required items are a signed contract, a deposit, any finance paperwork needed, any permit paperwork needed, the permit, HOA approval, this signed checklist and a copy of your property survey. You don't have to be present for the installation; however please be available by phone if we need to communicate with you.

Allow us 2-3 days for install weather permitting.

✓ 9. Pool Code:

There are certain requirements if you have or are planning on having a pool with no screen enclosure. For a fence to meet pool code: The gates must swing out, have self closing hinges and the latches must be placed at 54" or higher. Certain styles of fence do not meet pool code due to height requirements and picket spacing. Please consult with your estimator to the styles that do/do not meet pool code.

✓ 10. Property Survey:

A property survey or location of property pins is required for every fence project. This ensures that the fence will be installed properly on the correct property lines. If a property survey is not available, a survey can be provided to you for a cost. If locating property pins is the only service needed, then the pins can be located for a cost. Jobs that require a permit will require a property survey.

✓ 11. Permits:

Many jobs require a permit to be obtained in order to begin your fence project. *Fence Outlet* will gladly obtain the permit for fence jobs. However, some items and processes will be needed in order to correctly complete the permit process. First, we will need a copy of your property survey. Secondly, if your project is \$2,500.00 or greater, it will require a notarized notice of commencement. *Fence Outlet* will post the permit on the job site. Upon completion of the fence project, we will call in an inspection. Please leave the permit posted until the inspection is performed and then retain for your records. If permit is removed prior to inspection, customer will be responsible for any and all fees associated with the re-inspection. **Special order materials are not ordered and timing doesn't start until both HOA and permit are approved.**

✓ **12. Property Lines:**

It is always Fence Outlet's intention to install to the property line. It is company policy not to install any fence off the property line. Any request to install off the customers property will be denied unless there is a written permission given from the encroached property.

✓ **13. Personal Information:**

Fence Outlet does not sell any personal information to outside sources; however, we would like to obtain a minimum of two phone numbers and an email address from each customer. Having multiple means of contact with each customer will ensure proper communication.

✓ **14. Additional Materials:**

In anticipation of changes or unforeseen circumstances Fence Outlet almost always sends additional materials on our installations. **I understand that Fence Outlet will install my fence per contract and that there may be additional materials leftover and those materials belong to Fence Outlet.**

✓ **15. Mission:**

It is *Fence Outlet's* goal to provide the highest quality products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible. This checklist aids in keeping pricing down and providing a seamless installation.

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer(EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

I have read and understand the above statements.

CS _____

Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471

Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey

Date _____

Appendix C

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey

Sprinkler Assurance Plan

It is Fence Outlet's goal to provide the highest quality service and products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible.

Therefore, we are offering you the option to purchase a Sprinkler Assurance Plan.

Fence Outlet understands that though we are not responsible for damage to private lines such as sprinklers (as stated on The Contract) from time to time damage to them cannot be avoided.

This plan is optional. If you choose to purchase this plan, a Non-Refundable fee of \$60 will be added to the price of your fence proposal.

This plan assures you, the customer, that if a sprinkler is damaged during the installation of your fence; Fence Outlet will be responsible for repairing the broken line. All claims must be made within 30 days of your fence installation.

Please select one of the following options:

I choose to purchase the Sprinkler Assurance Plan. I understand that the \$60 fee is a Non-Refundable fee and if any sprinklers are damaged due to the fence installation, Fence Outlet will be responsible for having them repaired. The customer understands that the Sprinkler Assurance Plan only covers breaks and does not cover moving perfectly good lines during or after installation is finished. The process of moving perfectly good lines with no breaks is the sole responsibility of the customer. The customer and Fence Outlet Representative have discussed this plan in detail and have inspected the irrigation system fully and have verified that all zones are in working order.

No Sprinkler system present.

I decline the Sprinkler Assurance plan and assume the full responsibility for the repair of any damaged sprinkler lines resulting from the fence installation with Fence Outlet. I understand that the Sprinkler Assurance Plan cannot be purchased after the contract has been executed.

CS _____

Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471

Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey
Date _____



Client Details:
Lisa Coleman
3528758998
lisapc7777@gmail.com
2052 SW 2nd Street
Ocala, FL 34471

Date 02-26-2026 **Job Number** 2347

Site Address 2052 SW 2nd Street, Ocala, FL 34471

Client Details

Lisa Coleman
[3528758998](tel:3528758998)
lisapc7777@gmail.com
2052 SW 2nd Street
Ocala, FL 34471

Sales Representative

Ethan Lower
[3527893556](tel:3527893556)
ethan@ocalafence.com

Product List

LABOR

	Quantity
GATE INSTALLATION	3
INSTALLATION - VINYL	297 ft
TEAR OUT	102 ft

GATE COMPONENTS

	Quantity
WHT - GATE BRACE	3
DD GATE LATCH (NW6068-SSBD)	1
ALUMINUM WELDED FRAME	3
WHT - RIVETS	78
H-BEAM	3
WHT - GATE CAP	6
SNG GATE LATCH	1
GATE HANDLE	2
40" DROP ROD	1
VINYL GATE HINGE	3

FENCE COMPONENTS

	Quantity
CONCRETE	60

VINYL FENCING

	Quantity
6' PRIVACY	297
WHT - U-CHANNEL 59"	104
WHT - DURA-RAIL 72"	110



Client Details:

1100 S. ...
...
...
...

WHT - T&G PICKET 62" 605

WHT - RAIL 2" X 3.5" X 72" 6

VINYL POSTS & CAPS **Quantity**

*WHT - FLAT CAP 57

WHT - POST 102" 54

WHT - POST 108" (.250" WALL) 3

GATE SIZE **Quantity**

6'H X 10'W DBL GATE 1

6'H X 5'W WALK GATE 1

Subtotal	\$9,381.31
Discount	300 foot discount (-10%) -\$938.13
Total	\$8,443.18

Additional Information

Estimated Installation Date

4 to 6 weeks

Fence Installation

Have Fence Follow Grade of Land

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:

- o Signed Estimate & Site Drawing (by signing, you agree to the provided site drawing)
- o 15% Deposit paid via check, cash, or online payment
- o Signed Terms & Conditions Contract (sent as an e-sign document)
- o

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

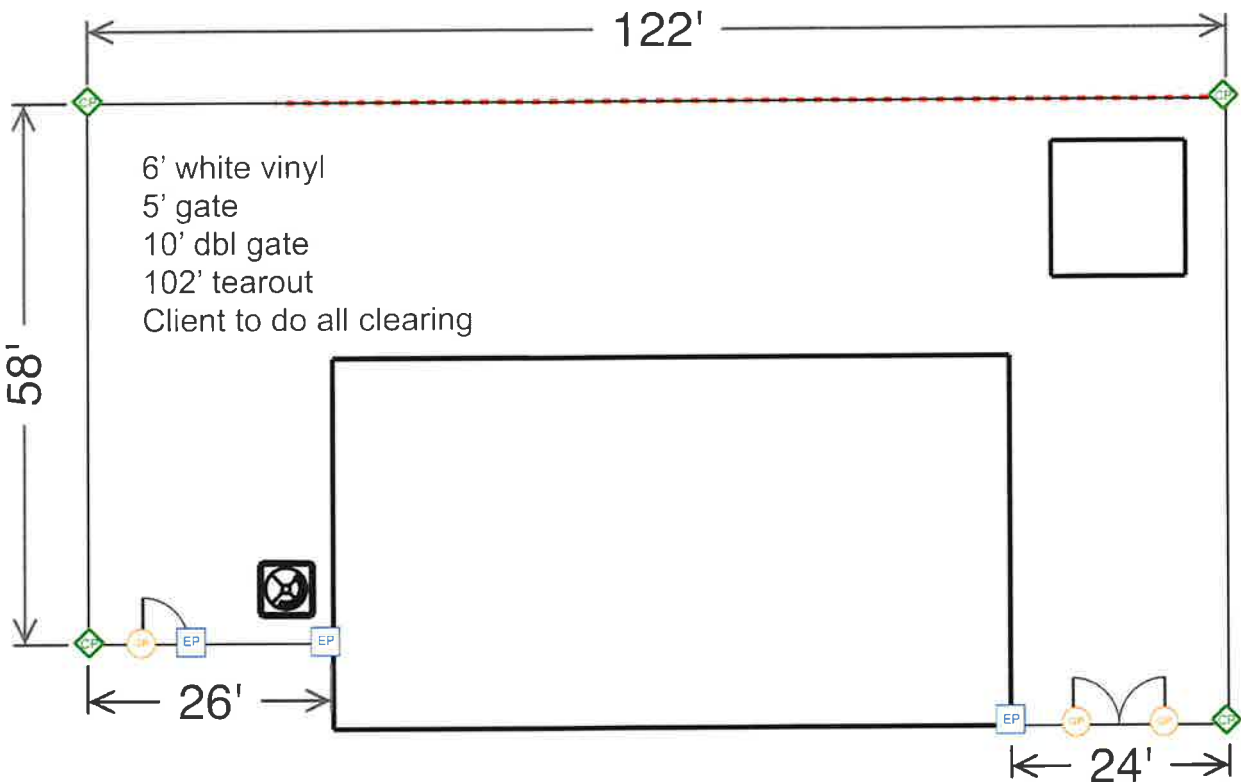
Authorized Rep. Signature





Date

Detail Plan



Lisa Coleman
 2052 SW 2nd Street
 Ocala, FL, 34471
 lisapc7777@gmail.com
 3528758998
 Feb. 26, 2026



 TEAR OUT	102 ft  WHT - T&G PICKET 62'	605
 WHT - POST 102'	54  WHT - POST 108' (.250" WALL)	3

Initials: _____

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

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



Project Proposal

February 26, 2026

This estimate was prepared for

Lisa Coleman
2052 SW 2nd Street
Ocala, FL 34471

3523758998
lisaps7777@gmail.com

Estimate given by

Ethan Lower

3527893556
ethan@ocalafence.com

PHOTOGRAPHS - BEFORE

CRA26-0008
Physical Address: 2052 SW 2nd Street
Parcel Id: 2260-153-017
Photos Before











OWNERSHIP EVIDENCE

Instrument Prepared By
Lewis E. Dinkins, P.A.
201 N.E. 8th Avenue
Ocala, Florida 34470

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT
FILE: 96015104
03/01/96 15:02
OR BOOK/PAGE: 2224/579
MARION COUNTY - *Alary* DC.

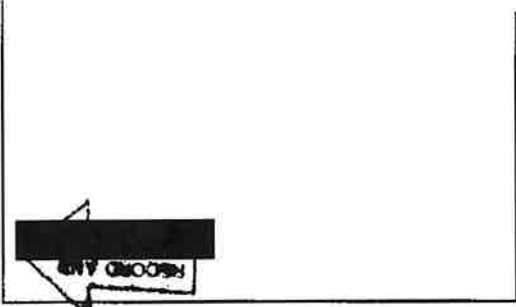
10.50 Rec
70ds

WARRANTY DEED

Deed Doc Stamps 0.70 PAID

03/01/96 MARION COUNTY *E Franklin* CLERK

THIS INDENTURE, made the
1st day of MARCH,
1996, between HENRY PINDER whose
Social Security Number is _____
_____ and his Wife,
DAISY PINDER, whose Social
Security Number is _____
_____ and whose address is
205 S.W. 21st Ave., Ocala,
Florida 34474, hereinafter called
the Grantors, and LISA P.
COLEMAN, whose Social Security
Number is _____,
and whose address is 2052 S.W.
2nd Street, Ocala, Florida 34474, hereinafter called the Grantee.



WITNESSETH that the Grantors, for and in consideration of
the sum of Ten and no/100 Dollars (\$10.00), and other good and
valuable considerations to said Grantors in hand paid by said
Grantee, the receipt whereof is hereby acknowledged; has granted,
bargained and sold to the said Grantee and Grantee's heirs and
assigns forever, the following described land, situate, lying and
being in Marion County, Florida, to-wit:

Lots 17, 19 and 21, Block 153, WEST END ADDITION to
Ocala, Florida as per plat thereof recorded in Plat
Book "A", page 53, Public Records of Marion County,
Florida.

SUBJECT TO taxes for the year 1996, and Alcoholic
Beverage Restrictions shown in Deed Book 286, Page 301
under filing date of June 22, 1949.

SUBJECT TO easements, restrictions, covenants and liens
of record, if any.

SUBJECT TO taxes subsequent to 1996.

Parcel ID No. 2260-153-017

and said Grantors do hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands
and seals the day and year first above written.

THIS IS A GIFT TRANSACTION.

LEWIS E. DINKINS, P. A.
ATTORNEY AND COUNSELOR
AT LAW

201 N. E. 8TH AVENUE
SUITE 100
OCALA, FLORIDA 34470
(904) 622-4176

20553 W. PENNSYLVANIA AVE
DUNNELLON, FLORIDA 34431
(904) 488-2777

Sharon Leight
Witness signature

Sharon Leight
Witness printed name

Kelly D. Knudson
Witness signature

Kelly D. Knudson
Witness printed name

Henry Pinder (Seal)
HENRY PINDER

Daisy Pinder (Seal)
DAISY PINDER

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared HENRY PINDER, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of MARCH, 1996. Personally known or ID presented _____.



SHARON ANN LEIGHT
MY COMMISSION # CC480449 EXPIRES
September 21, 1999
BONDED THRU TROY FAIR INSURANCE, INC.

Sharon Ann Leight
Notary Public
SHARON ANN LEIGHT

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared DAISY PINDER, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of MARCH, 1996. Personally known or ID presented _____.



SHARON ANN LEIGHT
MY COMMISSION # CC480449 EXPIRES
September 21, 1999
BONDED THRU TROY FAIR INSURANCE, INC.

Sharon Ann Leight
Notary Public
SHARON ANN LEIGHT



CITIZENS PROPERTY INSURANCE CORPORATION
 301 W BAY STREET, SUITE 1300
 JACKSONVILLE FL 32202-6142

Homeowners HO-3 Special Form Policy - Declarations

POLICY NUMBER: 10417606 - 3 **POLICY PERIOD:** FROM 07/27/2025 TO 07/27/2026
 at 12:01 a.m. Eastern Time at the Location of the Residence Premises

Transaction: AMENDED DECLARATIONS **Effective:** 07/27/2025

Named Insured and Mailing Address:	Location Of Residence Premises:	Agent: Fl. Agent Lic. #: E037813
First Named Insured: Lisa Coleman 2052 SW 2ND ST OCALA, FL 34471-1873 Phone Number: 352-620-8531	2052 SW 2ND ST OCALA FL 34471-1873 County:MARION	GEICO INSURANCE AGENCY LLC KIMBERLY LINDSAY 1 GEICO BLVD FREDERICKSBURG, VA 22412 Phone Number: 866-372-7865 Citizens Agency ID#: 28712
Primary Email Address: lisa.coleman@marion.k12.fl.us		
Additional Named Insured: Please refer to "ADDITIONAL NAMED INSURED(S)" section for details		

Coverage is only provided where a premium and a limit of liability is shown

All Other Perils Deductible: \$1,000

Hurricane Deductible: \$7,010 (2%)

	LIMIT OF LIABILITY	ANNUAL PREMIUM
SECTION I - PROPERTY COVERAGES		\$2,595
A. Dwelling :	\$350,500	
B. Other Structures:	\$35,050	
C. Personal Property:	\$175,250	
D. Loss of Use:	\$35,050	
SECTION II - LIABILITY COVERAGES		
E. Personal Liability:	\$100,000	\$7
F. Medical Payments:	\$2,000	INCLUDED
OTHER COVERAGES		
Personal Property Replacement Cost	Included	\$330
Ordinance or Law Limit (25% of Cov A)	(See Policy)	Included
	SUBTOTAL:	\$2,932
Florida Hurricane Catastrophe Fund Build-Up Premium:		\$42
Premium Adjustment Due To Allowable Rate Change:		(\$621)
MANDATORY ADDITIONAL CHARGES:		
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment		\$24
Emergency Management Preparedness and Assistance Trust Fund (EMPA)		\$2
Tax-Exempt Surcharge		\$41
STATUTORY INSURANCE PREMIUM DISCOUNTS:		
Legislative Premium Tax Discount		(\$41)
Legislative Fire Marshal Discount		(\$6)
TOTAL POLICY PREMIUM INCLUDING ANY ADDITIONAL CHARGES, ASSESSMENTS, AND ADJUSTMENTS:		\$2,373
The portion of your premium for:		
Hurricane Coverage is \$1,802	Non-Hurricane Coverage is \$551	

Authorized By: KIMBERLY LINDSAY

Processed Date: 07/01/2025

DEC HO3 12 24 R	First & Additional Named Insured	Page 1 of 5
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**TAX BILL REVIEW
PROPERTY TAXES CURRENT
AND FULLY PAID**

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

2260-153-017

[GOOGLE Street View](#)

Prime Key: 2764295

[MAP IT-](#)

Current as of 2/19/2026

Property Information

COLEMAN LISA P
COLEMAN KENNETH L
2052 SW 2ND ST
OCALA FL 34471-1873

Taxes Assessments:

Map ID: 162
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .28

Situs: 2052 SW 2ND ST OCALA

2025 Certified Value

Land Just Value	\$16,830		
Buildings	\$194,798		
Miscellaneous	\$1,134		
Total Just Value	\$212,762	Impact	
Total Assessed Value	\$119,326	<u>Ex Codes:</u> 01 38	(\$93,436)
Exemptions	(\$50,722)		
Total Taxable	\$68,604		
School Taxable	\$94,326		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$16,830	\$194,798	\$1,134	\$212,762	\$119,326	\$50,722	\$68,604
2024	\$14,280	\$245,653	\$1,449	\$261,382	\$115,963	\$50,000	\$65,963
2023	\$10,200	\$254,591	\$1,575	\$266,366	\$112,585	\$50,000	\$62,585

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4012 0104	02/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
SR94 1111	03/1996	EI E I	0	U	I	\$64,935
SR93 1110	03/1996	EI E I	0	U	I	\$60,082
2224 0579	03/1996	07 WARRANTY	0	U	I	\$100
1M95 0776	02/1996	EI E I	0	U	I	\$67,915

Property Description

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END ADDITION
BLK 153 LOTS 17.19.21

Parent Parcel: 2260-153-013

Land Data - Warning: Verify Zoning

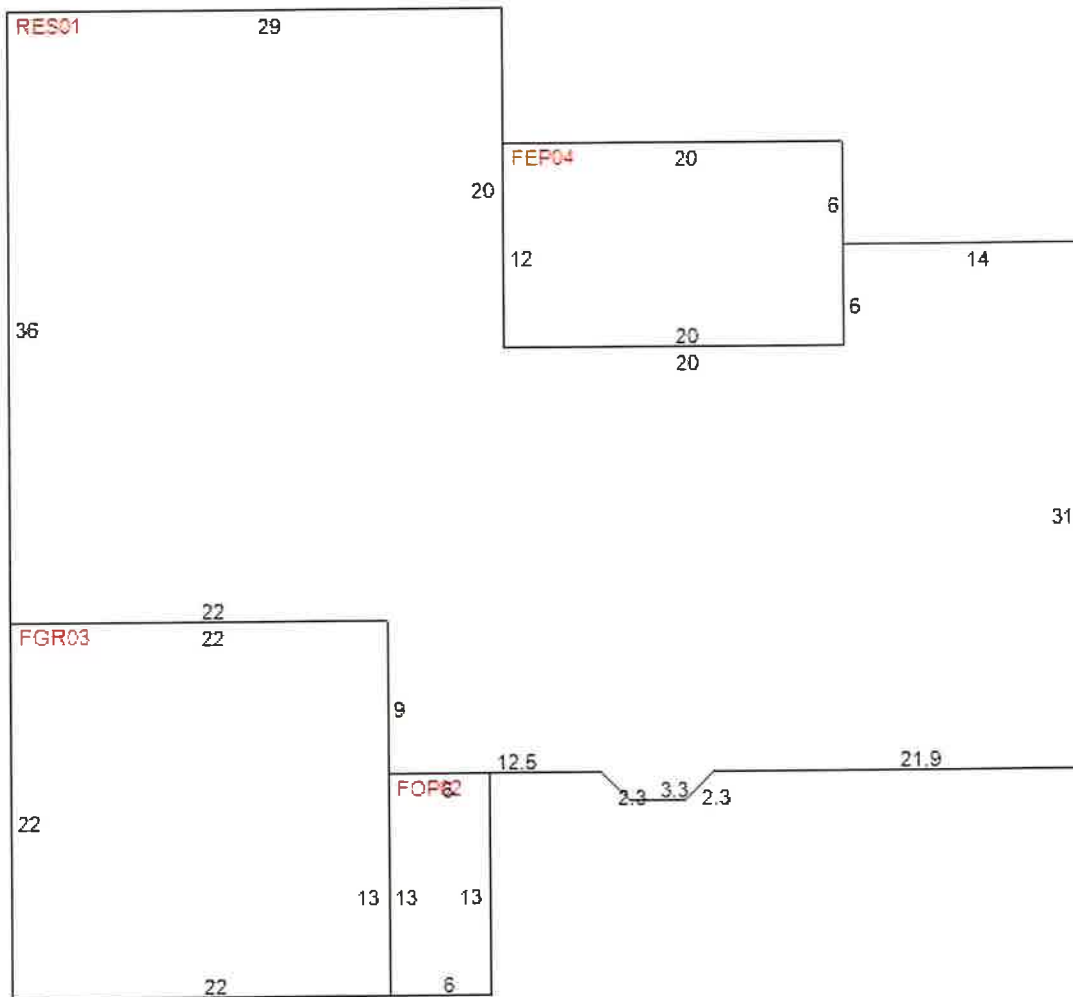
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		120.0	100.0	R1A	120.00	FF						

Neighborhood 4491
Mkt: 8 70

Traverse

Building 1 of 1

RES01=R12,5A135|2,3R3,3A45|2,3R21,9U31L14D6L20U20L29D36R22D9.
FOP02=D13R6U13L6.
FGR03=D13L22U22R22D9.R41U31L14D6
FEP04=L20U12R20D6D6.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 4

Year Built 1992
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 600 - AVERAGE
 Inspected on 3/19/2025 by 181

Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 229

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1992	N	0 %	0 %	2,049	2,049
FOP	0201	- NO EXTERIOR	1.00	1992	N	0 %	0 %	78	78
FGR	0332	- CONC BLK-STUCO	1.00	1992	N	0 %	0 %	484	484
FEP	0432	- CONC BLK-STUCO	1.00	1992	N	0 %	0 %	240	240

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 4	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	990.00	SF	20	1992	3	0.0	0.0
105 FENCE CHAIN LK	120.00	LF	20	2000	2	0.0	0.0
SLR SOLAR PANEL	21.00	UT	15	2023	2	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD24-1823	9/10/2024	-	COLEMAN SHED
BLD23-1753	8/8/2023	8/18/2023	COLEMAN/REPLACE WINDOWS SIZE FOR SIZE
BLD23-1765	8/8/2023	9/6/2023	COLEMAN/ PV SOLAR RM
OC01786	11/1/1991	8/1/1992	RENEW SFR-TO COMPLETE SFR
OC00044	9/1/1990	-	FOR SFR-PERMIT EXPIRED

George Albright
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R2260-153-017 2025

ASSESSED VALUE: 119,326

TAKING AUTHORITY

COUNTY GENERAL COUNTY
FINE & FORFEITURE
COUNTY HEALTH
SCHOOL SCHOOL R.L.E.
SCHOOL VOTE
SCHOOL DISCRETIONARY
SCHOOL CAPITAL IMPR
WATER ST JOHNS MANAGEMENT DIST
MUNIC OCALA BASIC
EXEMPTION:EXCD01 25,000
EXCD38 25,722

EXEMPTIONS: * SEE BELOW *

MILLAGE

3.0900
.8300
.1000
3.0720
1.0000
.7480
1.5000
.1793
6.6177

ASSESSED

119,326
119,326
119,326
119,326
119,326
119,326
119,326
119,326
119,326

EXEMPTIONS

50,722
50,722
50,722
25,000
25,000
25,000
25,000
50,722
50,722

TAX DISTRICT: 1001

TAXABLE VALUE:

68,604
68,604
68,604
94,326
94,326
94,326
94,326
94,326
68,604
68,604

68,604

TAXES

211.99
56.94
6.86
289.77
94.33
70.56
141.49
12.30
454.00

17.13700

1,338.24

Non-Ad Valorem Assessments

LEVYING AUTHORITY

X901 OCALA FIRE

PURPOSE
SF/DUP/MH

RATES/BASIS
PER ASMT UNIT

AMOUNT

NON AD VALOREM ASSESSMENTS:
COMBINED TAXES & ASSESSMENTS TOTAL: 1,702.39

R2260-153-017 2025

COLEMAN LISA P
COLEMAN KENNETH L
2052 SW 2ND ST
OCALA FL 34471-1873

*** PAID *** PAID *** PAID ***
12/01/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
1,634.29	1,651.32	1,668.34	1,685.37	1,702.39	1,753.46

George Albright
REAL ESTATE
Marion County

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
1,634.29	1,651.32	1,668.34	1,685.37	1,702.39	1,753.46

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	8635	1001		

VALUES AND EXEMPTIONS TAXES 1,338.24 George Albright
MARKET VALU 212,762 SP. ASMT 364.15 503 SE 25TH AVENUE
ASSESSMENT 119,326 Ocala Fl 34471
TAXABLE 68,604
EXCD01 25,000
EXCD38 25,722
13 15 21
SEC 13 TWP 15 RGE 21 PLAT BOOK A
PAGE 053 WEST END ADDITION BLK
153 LOTS 17.19.21

R2260-153-017 2025

COLEMAN LISA P
COLEMAN KENNETH L
2052 SW 2ND ST
OCALA FL 34471-1873

*** PAID *** PAID *** PAID ***
12/01/25 PERIOD 01
197-2025-0060427.0000
\$1,634.29 CK