



# Ocala West Ocala Redevelopment Advisory Committee Agenda - Final Thursday, March 26, 2026

## Meeting Information

### *Location*

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

<https://www.ocalafl.gov/meetings>

### *Time*

3:00 PM

### Committee Members

Elgin Carelock  
Brady Fritz  
Antoinette Hunt  
Dennis McFatten  
Ruth Reed, Vice Chairman  
Linda Wilkerson

### Staff

Roberto Ellis, Staff Liaison  
Economic Development Manager  
Growth Management Department

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

Sarah Andre  
Committee Secretary

## WELCOME!

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

## APPEALS

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

1. Call To Order
  - a. Roll Call
2. Public Notice
  - a. The public notice for the West Ocala CRA Advisory Committee was published on March 19, 2026.
4. Approval of Minutes
  - a. [November 20, 2025 Meeting Minutes](#)  
**Attachments:** [November 20, 2025 Meeting Minutes.pdf](#)
5. Grants/Applications
  - a. [West Ocala Community Redevelopment Area Residential Property Improvement Grant \(CRA26-0008\), 2052 SW 2nd Street, in an amount not to exceed \\$5,216.](#)  
  
Presentation By: Roberto Ellis  
**Attachments:** [Application Package](#)  
[Case Map](#)  
[Staff Supporting Documents](#)
6. Project Updates
7. Other Business
3. Public Comments
  - a. Staff Comments
  - b. Board Comments
9. Next Meeting Date: May 21, 2026.
10. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2026-1065

**Agenda Item #:** a.

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**Submitted By:** Roberto Ellis

**Department:** Growth Management

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**FORMAL TITLE:**

November 20, 2025 Meeting Minutes



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

## West Ocala Redevelopment Advisory Committee

### Minutes

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Thursday, November 20, 2025

3:00 PM

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#### 1. Call To Order

##### a. Roll Call

###### Present

Vice Chairman Ruth Etta Reed  
Elgin Carelock  
Brady Fritz  
Dennis McFatten  
Carolyn Adams

###### Excused

Antoinette Hunt

#### 2. Public Notice

- a. The public notice information for the West Ocala CRA Advisory Committee was posted on November 6, 2025.

#### 3. Approval of Minutes

##### a.

September 24, 2025, Meeting Minutes

**Attachments:** [September 24, 2025 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Brady Fritz

**SECONDER:** Elgin Carelock

**AYE:** Vice Chairman Reed, Carelock, Fritz, and McFatten

**EXCUSED:** Hunt, and Thomas

#### 4. Grants/Applications

- a. West Ocala CRA Residential Property Improvement Grant for property located at 1963 SW 3rd Street, in an amount not to exceed \$18,567

**Attachments:** [1963 SW 3rd St - Application Packet](#)  
[1963 SW 3rd St Aerial and Case Map](#)  
[1963 SW 3rd St Before Photos](#)

Economic Development Project Coordinator Charlita Whitehead gave an overview of a request to replace HVAC, ductwork and landscaping for the property located at 1963 SW 3rd Street. The maximum CRA grant that can be awarded based on 75% match is \$18,567.

Motion to approve CRA25-0037 for the property at 1963 SW 3rd Street.

**RESULT:** APPROVED

**MOVER:** Elgin Carelock

**SECONDER:** Carolyn Adams

**AYE:** Vice Chairman Reed, Carelock, Fritz, McFatten, and Adams

**EXCUSED:** Hunt, and Thomas

## 5. Project Updates

- a. Reed Place Update: Development opportunity at property located along the 1900 block of NW 21st Street, approximately 10.49 acres, further identified by parcel ID: 21943-000-00

**Attachments:** [Aerial Map](#)  
[Case Map](#)  
[Reed Place Master Plan](#)

Senior Transportation Project Administrator Eric Smith provided a brief overview of project updates. The City acquired a 10.49 acre land at Reed Place and it is in the due diligence phase. Mr. Carelock asked if the City owns the three acres on the corner. Mr. Smith replied yes and City is trying to acquire more property in the south side area. The master plan shows family residences, shops and potential development. Mr. McFadden asked if there will be sidewalks along 21st Street. Mr. Smith responded yes.

Mr. Smith said the trees, poles and lighting were completed at Heritage Trail.

The Title of Opinion for Tucker Hill was sent to another company and now it is waiting approval at the City Attorney's office.

Ms. Reed asked if Vision 2050 plan is working with the West Ocala projects. Mr. Smith replied yes and the City is working with a consultant, but will not be designing the projects.

## 6. Public Comments

None.

## 7. Staff Comments

Economic Development Manager Roberto Ellis said provided an update on the CRA grant funds that are remaining. There is approximately \$444, 000 remaining for new applications for the rest of the fiscal year. Mr. Ellis said Board members to talk to the community within the boundaries to encourage them to apply.

Mr. Ellis said staff will be looking at establishing Bylaws for all Advisory Committees to establish structure. Each Advisory Committee will have the opportunity to review the document and provide comments.

**8. Board Comments**

Mr. McFadden asked if the Board can work with other departments within the City of Ocala to get lights for a specific area. Mr. Ellis replied that it is one of the functions of the board is to get feedback for potential projects. Mr. Ellis said those discussions will happen in the context of this meeting, and then staff will move it forward. Lighting is an improvement that can be done in the CRA, if it is for a bigger project with more infrastructure, then it can be budgeted and implement over time. Mr. Carelock asked if it was within the CRA's. Mr. Mcfadden responded Blitchton Road is within the CRA's. Ms. Reed said Blitchton Road connects to MLK and improvements have already been done on that road.

Mr. Mcfadden said the fence by Tucker Hill Cemetery comes out so close to the sidewalk and it is not wide enough for the kids to walk. Mr. Ellis responded that staff will look where right-of-way lines are drawn.

**9. Next Meeting Date: January 15, 2026****10. Adjournment**

The meeting adjourned at 3:20 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2026-0972

**Agenda Item #:** a.

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Submitted By: Edwin R. Carreras Rivera, Esq.

Presentation By: Roberto Ellis

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready):

West Ocala Community Redevelopment Area Residential Property Improvement Grant (CRA26-0008), 2052 SW 2<sup>nd</sup> Street, in an amount not to exceed \$5,216.

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**BACKGROUND:**

**Project Summary:**

**Grant ID:** CRA26-0008

**Applicant:** Lisa Coleman

**Address:** 2052 SW 2<sup>nd</sup> Street

**Parcel ID:** 2260-153-017

**Scope of Work:** The proposed project involves the complete installation of the perimeter fencing.

**Quotes:** Low Quote: \$6,954, High Quote: \$8,443

**Recommended Grant Amount:** \$5,216

**Property Information:** This property is a single-family residence built in 1992. It has a taxable value of \$68,604, a structure size of 2,851 square feet, and sits on a 0.28-acre lot. The home includes three bedrooms and two bathrooms.

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

**Maximum Grant Amount:** The maximum grant amount is \$20,000, covering up to 75 percent of project costs. The attached grant framework outlines the eligible work items.

**FINDINGS AND CONCLUSIONS:**

**Eligibility Review:** Staff verified property location within the CRA, compliance with program guide, and

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

**Site Visit Review:** Staff completed a site visit on February 27, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given installing or replacing perimeter fencing improves safety and visual quality, aligning with West Ocala residential improvement priorities. This 2,851-square-foot home is the applicant’s primary residence. The current scope of work includes the complete installation perimeter fencing. The new fence will be a 6’ Vinyl/PVC Privacy White, fence 255 feet long, one (1) double gate and one (1) single gate. Property taxes are current and fully paid.

**CRA Plan Compliance: West Ocala:** The proposed project aligns with the West Ocala CRA Redevelopment Plan, supporting goals to improve community facilities, enhance gateways, and remediate blighted properties. In accordance with Goal 3 - Improve vacant, dilapidated, and nuisance properties, including Objectives 4, 6, and 7 - Establish remediation programs, seek partnerships, and identify areas for new housing opportunities. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

**Staff Recommendation:** Staff recommends approval.

**CRA Advisory Committee Recommendation:** The application is presented to the West Ocala CRA Advisory Committee for a decision.

**FISCAL IMPACT:** Adequate funding is available in the **West Ocala CRA Grants account** 623-016-560-559-55-82010.

**Disbursement:** Occurs as **reimbursement after completion and verification** of the approved scope of work. The payment will be made in the fiscal year when the project is completed and verified.

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny

# **APPLICATION PACKAGE**

# CRA26-0008

## SUMMARY REPORT

**Parcel Id:** 2260-153-017  
**Parcel Address:** 2052 SW 2ND ST,  
OCALA, FL 34471

### FUNDING REQUEST

**Description:** Reimbursement  
**Eligible Cost Total:** \$12,000.00  
**Total Estimated Project Cost:**  
\$10,000.00  
**Total Funding Requested:**  
\$10,000.00  
**Funding Requested Ratio:** 1

### PROJECT DETAILS

**Project Name:** CRA26-0008  
**Description:** Vinyl fencing to enclose  
the back and side yards.  
**Applicant Type:** Residential Property  
Owner  
**Applicant Name:** Lisa Coleman

### PROJECT TIMELINE

● **Anticipated completion date**  
18 Apr 2026

● **Anticipated start date**  
01 Apr 2026

● **Final Reviewed by CRA Staff**  
12 Mar 2026

● **Application Started**  
21 Oct 2025

## Summary Report

### Project Details

<b>Project Name</b>	<b>Description</b>
CRA26-0008	Vinyl fencing to enclose the back and side yards.
<b>Applicant Type</b>	<b>Applicant Name</b>
Residential Property Owner	Lisa Coleman

### Parcels

<b>Parcel ID</b>	<b>Address</b>
2260-153-017	2052 SW 2ND ST, MARION, OCALA, FL, 34471

### Relationship To City

<b>Relationship To City - Intention</b>
Unknown

### Funding Request

<b>Description</b>	<b>Eligible Costs Total</b>
Reimbursement	\$12,000.00
<b>Total Estimated Project Cost</b>	<b>Total Funding Amount Requested</b>
\$10,000.00	\$10,000.00

## Timeline

**Phase 1 Name**

Anticipated start date

**Phase 1 Date**

December 1, 2025

**Phase 2 Name**

Anticipated completion date

**Phase 2 Date**

December 5, 2025

## KPI Compliance

Title

KPI Type

Recurrence Type

Compliance Status

No data

## Developer Info

### Applicant / Primary Contact Information

**Applicant Type**

Residential Property Owner

**Name**

Lisa Coleman

### Business Profile

**Business Name**

No Information Entered

**Phone**

No Information Entered

**Email**

No Information Entered

**Physical Address**

No Information Entered

**Mailing Address**

No Information Entered

**Years In Business**

N/A

**Relationship To City**

**Intention**

Unknown

**Developer History**

**Developer**

Lisa Coleman

**Company**

No Information Entered

**Contact**

lisa.coleman@marion.k12.fl.us

**Address**

Not Entered

## Property Information

**Proposed Changes**

**Estimated Future Assessed Value**

\$0.00

## Parcels

**2052 SW 2ND ST**

**Parcel ID**

2260-153-017

**Address**

2052 SW 2ND ST

**Current Key Details**

Last Assessment:2022 - \$112,585.00

**Renovations Construction Activities**

Exterior - Other

Renovations Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

## Eligible Costs

### Exterior Painting

No Information Entered

Estimated cost of painting project \$0.00

Estimated cost of pressure washing \$0.00

**Sub Total \$0.00**

### Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

**Sub Total \$0.00**

### Demolition

No Information Entered

Estimated cost of demoliton and cleanup \$0.00

**Sub Total \$0.00**

### New landscaping (only include areas visible from the street/sidewalk)

No Information Entered

Estimated cost of landscaping \$0.00

**Sub Total** **\$0.00**

### Fencing (sides and rear only)

No Information Entered

Estimated cost of fencing \$12,000.00

**Sub Total** **\$12,000.00**

### Reroofing

No Information Entered

Estimated cost of reroofing \$0.00

**Sub Total** **\$0.00**

### Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC \$0.00

Estimated cost of insulation improvements \$0.00

**Sub Total** **\$0.00**

### New construction

No Information Entered

Estimated cost of new construction \$0.00

**Sub Total** **\$0.00**

## Financial Details

### Fund Request

Fund Request Reimbursement

Eligible Costs Total \$12,000.00

Total Estimated Project Cost	\$10,000.00
Total Funding Amount Requested	\$10,000.00
Up Front Funding Amount Requested	Not Specified
<b>Pay Go Funding Amount Requested</b>	<b>Not Specified</b>

## Funding Program Initiative Assignments

West Ocala CRA

Funding Source - Indicate how you intend to fund the project. Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Indicate how you intend to fund the project.

**Note** - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants

Personal Savings

Loan / Credit Card

Other

**Sub Total**

\$5,000.00

\$5,000.00

**\$10,000.00**

## Additional Notes / Comments

## Estimated Timeline

December 1, 2025

Anticipated start date

Estimated date of the start of the project

December 5, 2025

Anticipated completion date

Estimated date of the completion of the project

Responsible Party

Applicant

Responsible Party

Applicant

## Parties

### Authorized Representative

Business Name

No Information Entered

Business EIN

No Information Entered

Contact Name

Address

Phone Number

## Documentation Collection

### Documentation Collected From Applicant

1		
File Name		Uploaded Date
 Citizens Insurance Declarations page.docx		10/21/2025

2		
File Name		Uploaded Date
 Coleman Fencing Site Plan.pdf		10/21/2025

3

## Declarations

**Conflict of Interest Disclosures:**

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 Residential Improvement Grant)

**Applicant Answer:** No

**Declarations:**

General 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 Committee, 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.

**Applicant Answer:** Yes

I 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.

**Applicant Answer:** Yes

# 2052 SW 2ND ST - 10/21/2025

## Applicant Information

### Applicant / Primary Contact Information

Name	Type
Lisa Coleman	Residential Property Owner

### Questions

1. How long have you owned / lived at the current location?

Ans. 32 years

## Property Information

<b>Parcel Id</b> 2260-153-017	<b>Parcel Address</b> 2052 SW 2ND ST, OCALA, FL, 34471	
<b>Last Assessment</b> 9/15/2023 - \$112,585.00	<b>Previous Year Assessment</b> No information available	<b>Districts</b> 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 - 2052 SW 2ND ST OCALA FL 34471

### Renovations

✓ Exterior - Other

## Eligible Costs

### Exterior Painting

Estimated cost of painting project \$0.00  
Estimated cost of pressure washing \$0.00  
**Sub Total:** \$0.00

### Repair/repalcement of exterior windows and/or doors

Estimated cost of windows \$0.00  
Estimated cost of doors \$0.00  
**Sub Total:** \$0.00

### Demolition

Estimated cost of demoliton and cleanup \$0.00  
**Sub Total:** \$0.00

### New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of landscaping \$0.00  
**Sub Total:** \$0.00

### Fencing (sides and rear only)

Estimated cost of fencing \$12,000.00  
**Sub Total:** \$12,000.00

### Reroofing

Estimated cost of reroofing \$0.00  
**Sub Total:** \$0.00

### Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

### New construction

Estimated cost of new construction \$0.00

Estimated cost of insulation improvements \$0.00

**Sub Total:** \$0.00

**Sub Total:** \$0.00

## Financing Details

### Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$12,000.00
Total Estimated Project Cost	\$10,000.00
Total Funding Amount Requested	\$10,000.00

Funding Source - Indicate how you intend to fund the project.  
Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	\$0.00
Personal Savings	\$0.00
Loan / Credit Card	\$5,000.00
Other	\$5,000.00
<b>Sub Total</b>	<b>\$10,000.00</b>

## Project Description and Bids

### Questions

**1. Please explain the purpose of and need for the proposed improvements.**

Ans. For added security and privacy.

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

Ans. No

**3. If not, please explain**

Ans. The grant reimbursement will be needed for this project.

**4. If necessary, attach additional documentation addressing the above.**

Ans. No information entered

**5. Bid 1 Amount**

Ans. \$10,056

**6. Bid 1 Upload**

Ans. David Bell - fence estimate.pdf

**7. Bid 2 Amount**

Ans. \$6,731

**8. Bid 2 Upload**

Ans. Fence Outlet Quote - Coleman.pdf

## Timeline

### Anticipated start date

**Date**

12/02/2025

**Description**

Estimated date of the start of the project

### Anticipated completion date

**Date**

12/06/2025

**Description**

Estimated date of the completion of the project

## Parties

### Authorized Representative

**Business Name**

No information entered

**EIN**

No information entered

**First Name**

No information entered

**Last Name**

No information entered

**Phone Number**

No information entered

**Email**

No information entered

**Address**

No information entered

## Documentation Collection

### Documents

**1. Name:** Citizens Insurance Declarations page.docx      **Uploaded Date:** 10/21/2025 8:19:34 PM

**2. Name:** Coleman Fencing Site Plan.pdf      **Uploaded Date:** 10/21/2025 8:30:11 PM

### Questions

**1. Document Checklist**

Ans. Proof of Ownership and homestead status,Color photographs of the existing conditions,Color photo examples of proposed colors (as applicable) ,Project Schedule,Project budget, showing detailed estimates for all work items,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Any other documentation necessary to illustrate the visual impact of the proposed project,Provide proof of property or liability content insurance (as applicable),Building Plans or Site Plans (If permits are required)

# Declarations

**Name:** Lisa Coleman  
**Date:** 10/21/2025



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

<b>Named Insured and Mailing Address:</b>	<b>Location Of Residence Premises:</b>	<b>Agent:</b> Fl. Agent Lic. #: E037613
<b>First Named Insured:</b>	2052 SW 2ND ST	GEICO INSURANCE AGENCY LLC
Lisa Coleman	OCALA FL 34471-1873	KIMBERLY LINDSAY
2052 SW 2ND ST	County:MARION	1 GEICO BLVD
OCALA, FL 34471-1873		FREDERICKSBURG, VA 22412
Phone Number: 352-620-8531		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
<b>SECTION I - PROPERTY COVERAGES</b>		<b>\$2,595</b>
A. Dwelling :	\$350,500	
B. Other Structures:	\$35,050	
C. Personal Property:	\$175,250	
D. Loss of Use:	\$35,050	
<b>SECTION II - LIABILITY COVERAGES</b>		
E. Personal Liability:	\$100,000	\$7
F. Medical Payments:	\$2,000	INCLUDED
<b>OTHER COVERAGES</b>		
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:

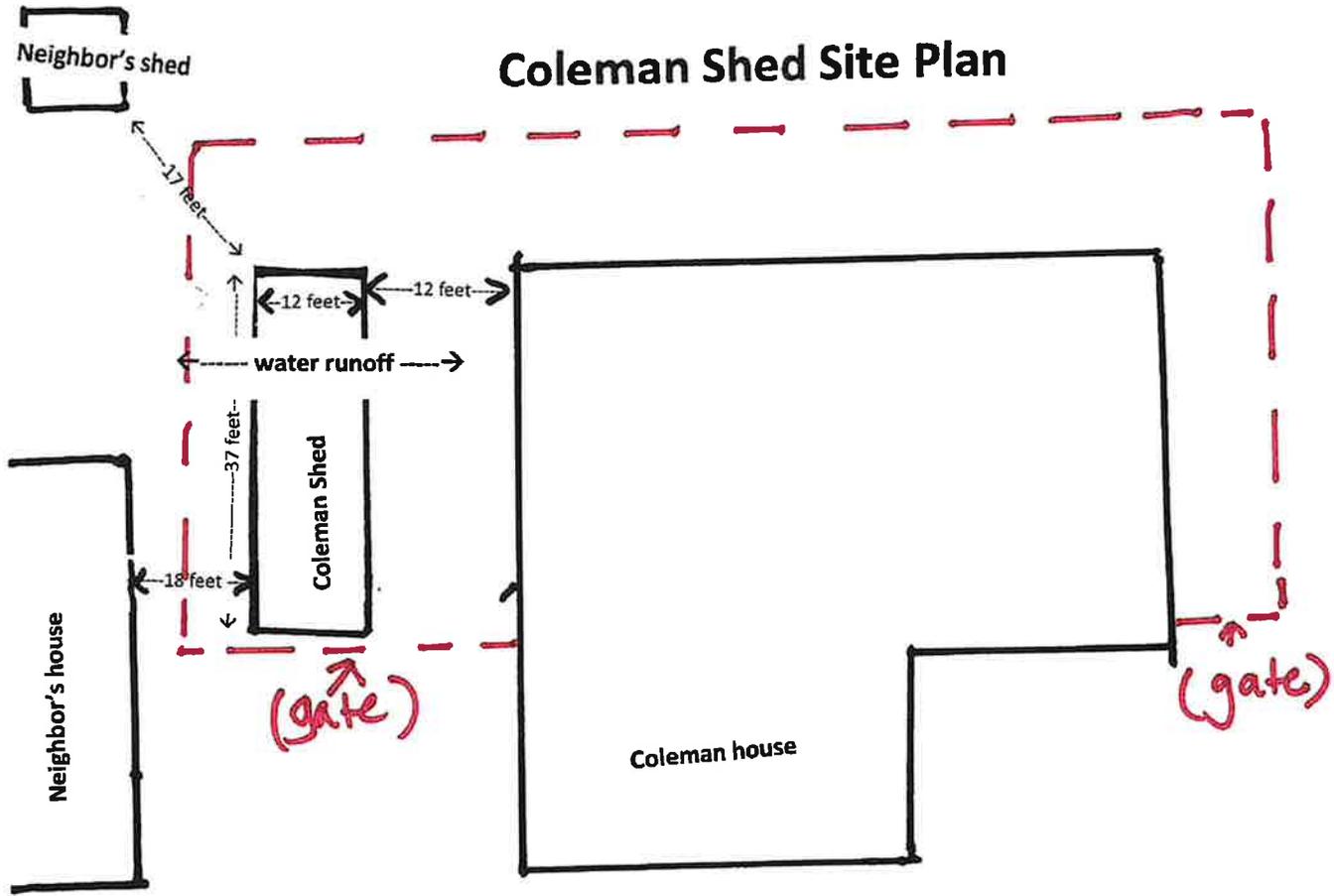
Hurricane Coverage is \$1,802      Non-Hurricane Coverage is \$551

**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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# Coleman Shed Site Plan



--- = Fencing

# 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

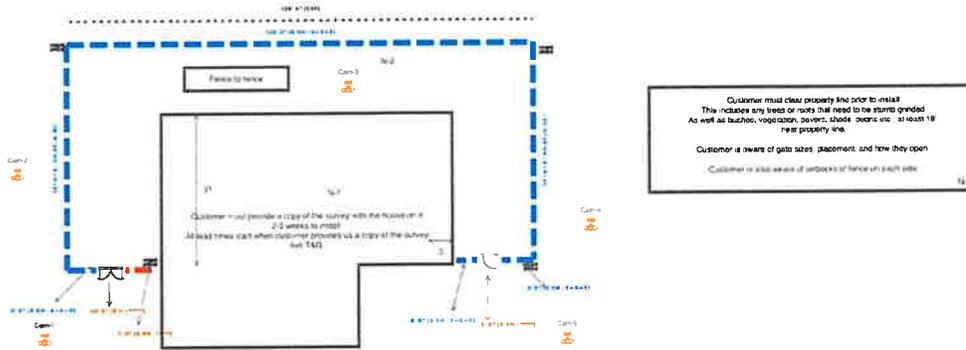
**This contract includes the clauses referred to in the attached appendices.**

**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

Quoted on: March 02, 2026 - Port Richey



## 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.



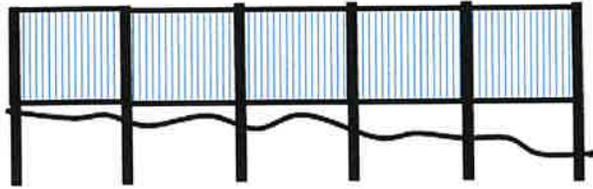
#### Straight Top

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 \_\_\_\_\_

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

Date \_\_\_\_\_

ES \_\_\_\_\_

Jarad Marsh  
Fence Outlet Port Richey  
Date \_\_\_\_\_

## 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](mailto:lisapc7777@gmail.com)  
 2052 SW 2nd Street  
 Ocala, FL 34471

**Sales Representative**

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

**Product List**

**LABOR**

	<b>Quantity</b>
GATE INSTALLATION	3
INSTALLATION - VINYL	297 ft
TEAR OUT	102 ft

**GATE COMPONENTS**

	<b>Quantity</b>
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**

CONCRETE	60
----------	----

**VINYL FENCING**

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



Client Details:

10000  
 10000  
 10000  
 10000  
 10000

WHT - T&G PICKET 62"	605
WHT - RAIL 2" X 3.5" X 72"	6

<b>VINYL POSTS &amp; CAPS</b>	<b>Quantity</b>
-------------------------------	-----------------

*WHT - FLAT CAP	57
WHT - POST 102"	54
WHT - POST 108" (.250" WALL)	3

<b>GATE SIZE</b>	<b>Quantity</b>
------------------	-----------------

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
	<b>Total</b>	<b>\$8,443.18</b>

**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

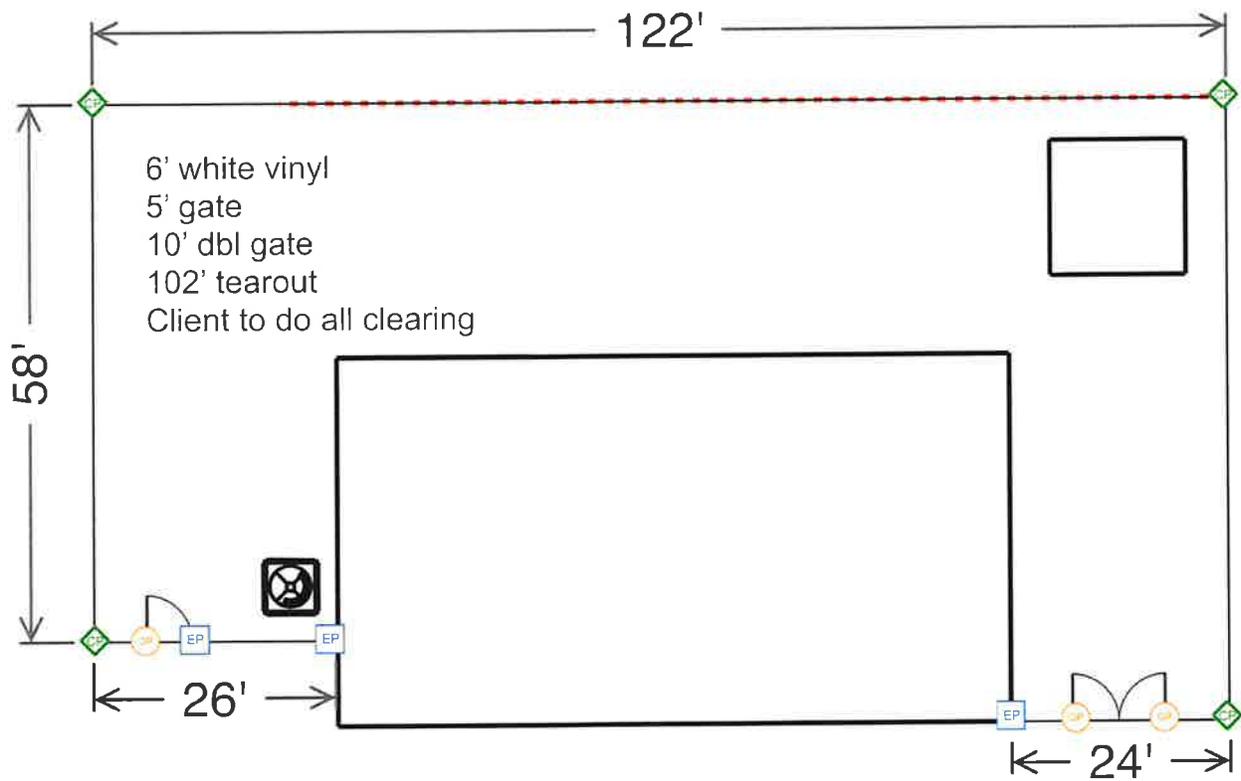
\_\_\_\_\_  
Authorized Rep. Signature

\_\_\_\_\_  
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](http://www.ocalafence.com)



## Project Proposal

**February 26, 2026**

This estimate was prepared for

**Lisa Coleman**  
2052 SW 2nd Street  
Ocala, FL 34471

3528758998  
[lisaps7777@gmail.com](mailto:lisaps7777@gmail.com)

Estimate given by

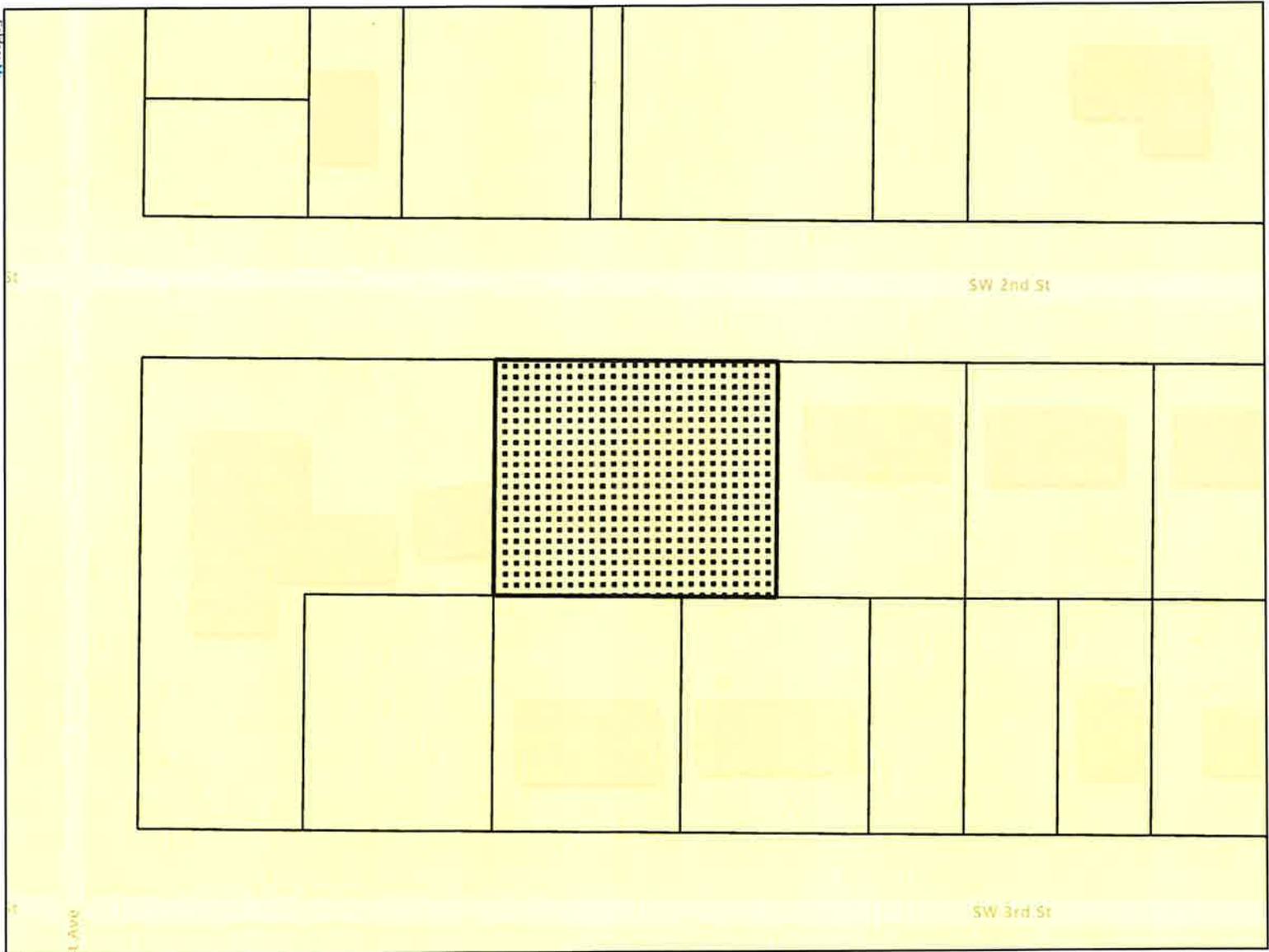
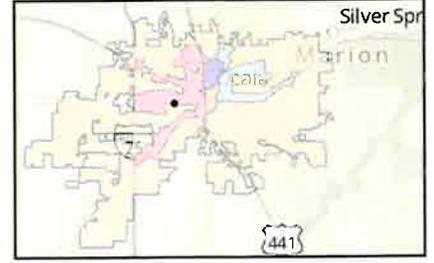
**Ethan Lower**

3527893556  
[ethan@ocalafence.com](mailto:ethan@ocalafence.com)

# CASE MAP

# CASE MAP

**Parcel:** 2260-153-017  
**Case Number:** CRA26-0008  
  
**Property Size:** Approximately 0.28 acres  
**CRA Location:** West Ocala  
**Proposal:** A Request for CRA fund use.

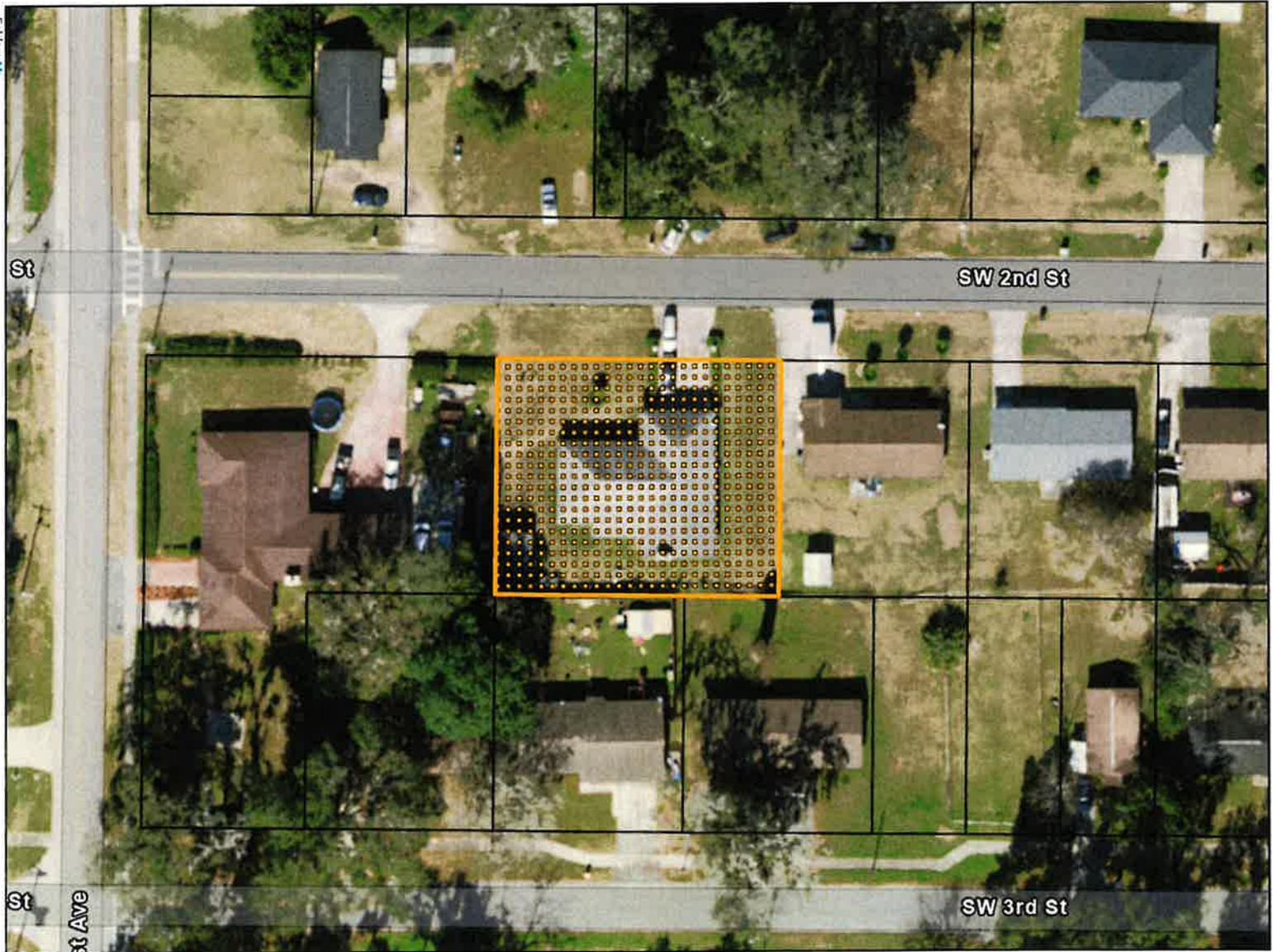


- Parcels
- R-1A:Single Family Residential
- Subject Property



# AERIAL MAP

**Parcel:** 2260-153-017  
**Case Number:** CRA26-0008  
**Property Size:** Approximately 0.28 acres  
**CRA Location Proposal:** West Ocala  
**Proposal:** A Request for CRA fund use.



 Subject Property

 Parcels



Prepared by the City of Ocala 52  
Growth Management Department

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

# **STAFF SUPPORTING DOCUMENTS**

# **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

**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
<a href="#">4012 0104</a>	02/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">SR94 1111</a>	03/1996	EI E I	0	U	I	\$64,935
<a href="#">SR93 1110</a>	03/1996	EI E I	0	U	I	\$60,082
<a href="#">2224 0579</a>	03/1996	07 WARRANTY	0	U	I	\$100
<a href="#">1M95 0776</a>	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

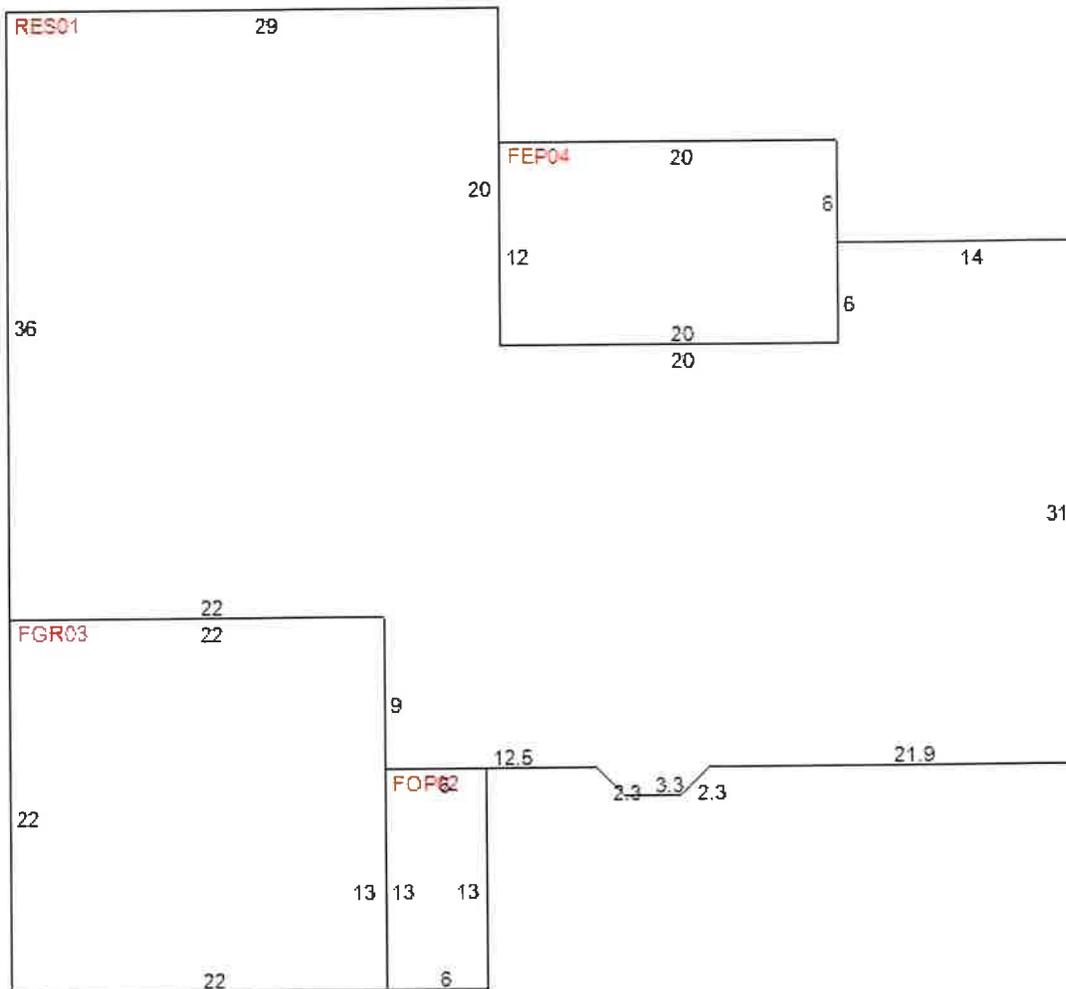
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		120.0	100.0	R1A	120.00	FF						

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**

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 4	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> 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  
 TAXING 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 *				TAX DISTRICT: 1001	
MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE	TAXABLE VALUE:	TAXES
3.0900	119,326	50,722	68,604	68,604	211.99
.8300	119,326	50,722	68,604	68,604	56.94
.1000	119,326	50,722	68,604	68,604	6.86
3.0720	119,326	25,000	94,326	94,326	289.77
1.0000	119,326	25,000	94,326	94,326	94.33
.7480	119,326	25,000	94,326	94,326	70.56
1.5000	119,326	25,000	94,326	94,326	141.49
.1793	119,326	50,722	68,604	68,604	12.30
6.6177	119,326	50,722	68,604	68,604	454.00
17.13700					1,338.24

Non-Ad Valorem Assessments

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
X901 Ocala FIRE	SF/DUP/MH	PER ASMT UNIT	364.15
NON AD VALOREM ASSESSMENTS:			364.15
COMBINED TAXES & ASSESSMENTS TOTAL:			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 13 15 21  
 EXCD38 25,722 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  
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\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/01/25 PERIOD 01  
 197-2025-0060427.0000  
 \$1,634.29 CK

# **PHOTOGRAPHS - BEFORE**

**CRA26-0008**  
**Physical Address: 2052 SW 2<sup>nd</sup> Street**  
**Parcel Id: 2260-153-017**  
**Photos Before**











# **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.