

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

(Completed application and all required attachments must be submitted)

### PROJECT INFORMATION

Project Name:

*Linda Wilkerson*

Project Address:

*2351 SW 2<sup>nd</sup> St.*

Parcel Number:

*0260-192-028*

### APPLICANT INFORMATION

Applicant's Name:

*Linda Wilkerson*

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

*N/A*

Agent's Name (if applicable):

*N/A*

Agent's Mailing Address:

*N/A*

City:

*N/A*

State:

*N/A*

Zip:

*N/A*

Phone number:

*352-804-5211*

Fax:

E-mail address:

*lagirl93@yahoo.com*

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

*4 yrs*

### PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

*A rainstorm on 6/25, caused a massive oak tree to topple onto my existing fence, which was already weakened. My residence is located on the west side at the intersection of SW 2<sup>nd</sup> St and SW 4<sup>th</sup> Ave. where homeless individuals occasionally pass through. Furthermore, the woods across the avenue have been known to provide shelter for homeless persons on occasion.*

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
1. Does not conform to the program guidelines.
  2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
  3. Is not commensurate with the workmanship and costs customary in the industry.
  4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
  5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
  2. Copies of the signed contracts with contractors chosen to do the work.
  3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
  4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

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

*I have a fallen tree in my yard that badly damaged the fence and broke it. Additionally, I have a diseased tree in my front yard hanging over a power line that requires removal, and I lack sufficient funds for these unforeseen tree issues.*

### **PROJECT COSTS & SCHEDULE**

Estimated cost of project based on attached submitted low bid. \$4,380.00

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

How much funding assistance are you requesting? \$3,285.00

Anticipated start date: 06/28/25 Anticipated completion date: 08/04/25

## 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**

I, Dinda Winkerson, owner/occupant of building at  
8351 SW 8th St Ocala, FL 34471, have read and understand the  
terms and conditions of the Program and agree to the general conditions and terms outlined in  
the application process and guidelines of the Program.

Signature: \_\_\_\_\_

Date: 06/04/25

**Property Information – For staff use only**

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

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

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

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

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



**CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY  
WEST OCALA REDEVELOPMENT AREA  
RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM**

*Revised March 2024*

**Purpose**

To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala CRA to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.

**Plan Consistency**

*Priority #4: Solve homeless problem.*

*Priority #5: Create means for residential **growth** to include more **owner-occupied** Residents.*

**Eligible Areas**

Neighborhoods within the West Ocala CRA subarea.

**Eligible Properties**

Single family and duplex homes within the West Ocala CRA subarea. This includes owner occupied and rental units.

**Ineligible Properties**

Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.

**Eligible applicant**

Property owner

**Eligible work**

Only work begun **after** approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.

**Project work elements are:**

1. **Exterior painting** – colors must be approved by Committee;  
Pressure washing and other work to repair and prep for painting.
2. Repair and replacement of windows, doors (Exterior improvements only).
3. Demolition of irreparable damaged houses or structures for the construction affordable housing.
4. New landscaping area visible from the street/sidewalk (Including Removal of hazardous trees.)
5. Fencing.
6. Reroofing.
7. Weatherization.
8. New construction.
9. Conversion from septic system to City sanitary sewer service.

**Maximum Grant**

**\$20,000** (Reimbursement)

**Required Match**

City (75%) – Applicant (25%)

*To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.*

## Ocala Fence

311 NW 11th Place  
Ocala, Florida 34475

Office: 352-274-0823  
[www.ocalafence.com](http://www.ocalafence.com)



## Project Proposal

July 11, 2025

This estimate was prepared for:

**Linda Wilkerson**  
2351 SW 2nd St.  
Ocala, FL 34471

[lagirls3@yahoo.com](mailto:lagirls3@yahoo.com)

Estimate given by:

**Tyler Hand**

[tyler@ocalafence.com](mailto:tyler@ocalafence.com)



**Date** 07-11-2025 **Job Number** C-15524

**Site Address** 2351 SW 2nd St., Ocala, FL 34471

**Client Details**

Linda Wilkerson  
[/ 3528045211](tel:3528045211)  
[lagirls3@yahoo.com](mailto:lagirls3@yahoo.com)  
2351 SW 2nd St.  
Ocala, FL 34471

**Sales Representative**

Tyler Hand  
[tyler@ocalafence.com](mailto:tyler@ocalafence.com)

**Product List**

**LABOR**

GATE INSTALLATION

INSTALLATION - TIMBERLAND VINYL

**GATE COMPONENTS**

ALUMINUM WELDED FRAME

CLAY - GATE CAP

PLAIN - RIVETS

H-BEAM

SNG GATE LATCH

DD GATE LATCH (4136B)

GATE HANDLE

40" DROP ROD

VINYL GATE HINGE

**FENCE COMPONENTS**

ST0021 U-SHAPE RAIL STIFFENER

CONCRETE

**VINYL FENCING**

6' PRIVACY

MESQ - U-CHANNEL 59"

MESQ - DURA-RAIL 72"

MESQ - T&G PICKET 62"

**Quantity**

3

93 ft

**Quantity**

3

6

78

3

1

1

2

1

3

**Quantity**

34

24

**Quantity**

93

34

34

120



**Client Details:**  
Linda Wilkerson  
lagirls3@yahoo.com  
Ocala, FL 34471

CLAY - RAIL 2" X 3.5" X 72"	6
CLAY - DURA-RAIL 72"	6
<b>VINYL POSTS &amp; CAPS</b>	<b>Quantity</b>
CLAY - FLAT CAP	21
CLAY - POST 108"	22
<b>GATE SIZE</b>	<b>Quantity</b>
6'H X 10'W DBL GATE	1
6'H X 5'W WALK GATE	1
<hr/>	
Subtotal	\$6,161.55
<b>Total</b>	<b>\$6,161.55</b>

### Additional Information

Estimated Installation Date  
See Additional Notes

Fence Installation  
Have Fence Follow Grade of Land

**ADDITIONAL NOTES**  
10-14 weeks for estimated installation date. Accounts for weather and extreme heat as well.



## **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:

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

### **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 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](#).

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Customer Signature

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Date

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Authorized Rep. Signature

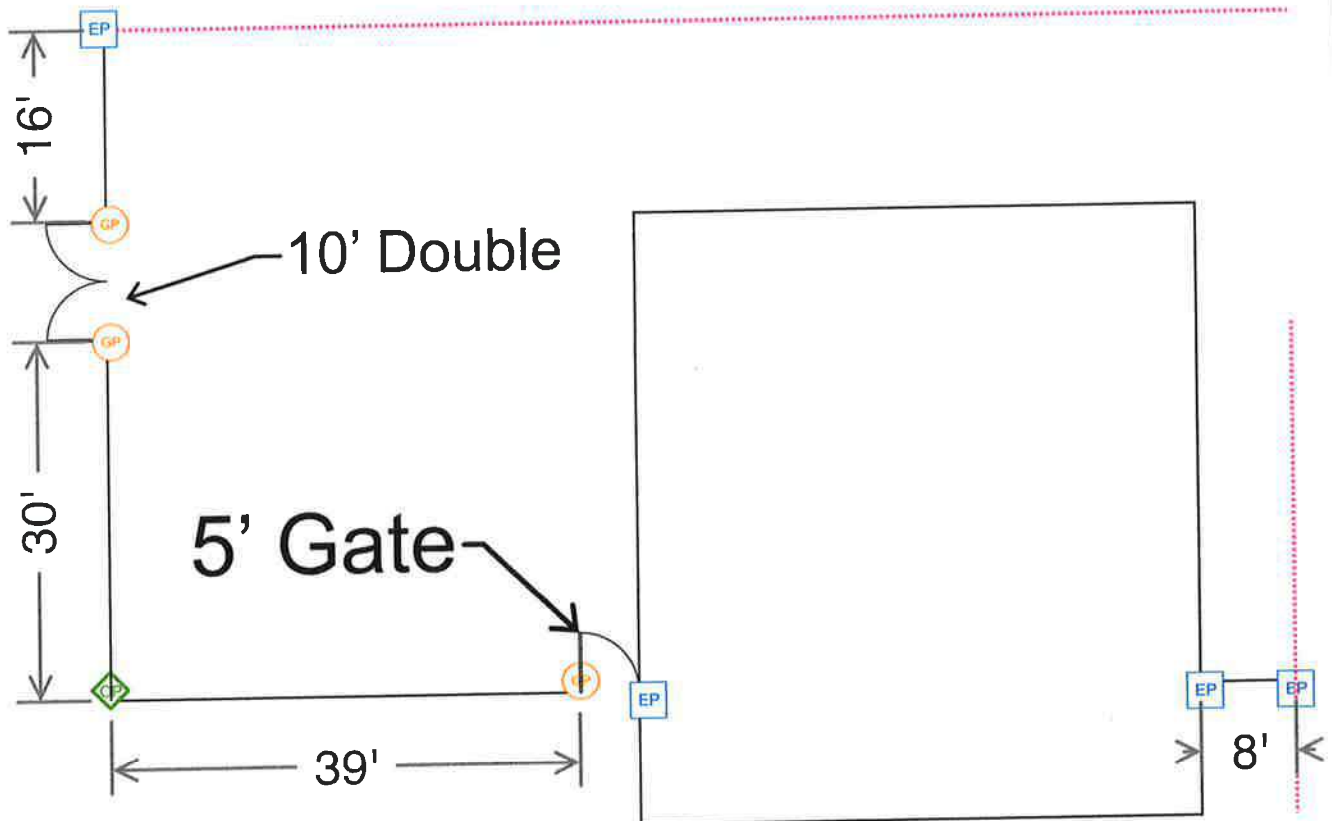
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Date

## Detail Plan



Linda Wilkerson  
2351 SW 2nd St.  
Ocala, FL, 34471  
lagirls3@yahoo.com  
July 11, 2025



●—● MESQ - T&G PICKET 62"

120



CLAY - POST 108"

22

# ESTIMATE

Fence Pro Of Mid Florida  
3522 SW 74th Ave  
Ocala, FL 34474  
(352) 789-8254

**Sales Representative**  
Jiancarlos Bares  
jiancarlos@Fencepromidfl.com



**Linda Wilkerson**  
2351 SW 2nd st  
Ocala, FL 34471

<b>Estimate #</b>	7211
<b>Date</b>	7/1/2025

Item	Description	Qty	Price	Amount
Tan Vinyl -Variegated Fence	VEKA - Full Tan Vinyl Fence **Variegated Pickets** Bottom & Top Rails (TAN) 6 Feet tall full privacy fence 6 Foot sections 60 Lb of concrete on all post Rail locks on all top rails All hardware	110.00	\$26.50	\$2,915.00
VEKA Walk Gate Kit 5FT Wide	Veka Dual Edge 6 Feet tall by 5 feet wide walk gate Premium Adjustable hinges with auto close Premium latch with double sided key lock 250 lb of concrete on gate post Gate Post H-beam reinforcement Handle All hardware	1.00	\$325.00	\$325.00
VEKA Double Drive gates 10FT	Veka Dual Edge 6 Feet tall by 10 feet wide Double gate Premium Adjustable hinges with auto close Premium latch with double sided key lock 250 lb of concrete on each gate post Gate Post H-beam reinforcement Double drop rods Handle All Hardware	1.00	\$700.00	\$700.00
Fence Removal & haul away	Taking down Some Of The Old Wood Privacy Fence and post from property with disposal to the landfill.	110.00	\$4.00	\$440.00

<b>Sub Total</b>	\$4,380.00
<b>Total</b>	\$4,380.00

## CUSTOMER NOTES



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

**2260-192-028**

[GOOGLE Street View](#)

Prime Key: 3689895

[MAP IT+](#)

Current as of 8/7/2025

### Property Information

WILKERSON LINDA B  
2351 SW 2ND ST  
OCALA FL 34471-1965

Taxes / Assessments:  
Map ID: 162  
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .18

Situs: 2351 SW 2ND ST OCALA

### 2024 Certified Value

Land Just Value	\$9,520		
Buildings	\$312,684		
Miscellaneous	\$3,023		
Total Just Value	\$325,227	Impact	
Total Assessed Value	\$157,708	<u>Ex Codes:</u> 01 38	(\$167,519)
Exemptions	(\$50,000)		
Total Taxable	\$107,708		
School Taxable	\$132,708		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$9,520	\$312,684	\$3,023	\$325,227	\$157,708	\$50,000	\$107,708
2023	\$6,800	\$273,930	\$2,936	\$283,666	\$153,115	\$50,000	\$103,115
2022	\$5,440	\$240,827	\$3,176	\$249,443	\$148,655	\$50,000	\$98,655

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7175/1746</u>	04/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$169,000
<u>6961/1596</u>	04/2019	07 WARRANTY	0	U	V	\$100
<u>6344/0226</u>	01/2016	41 CORP	8 ALLOCATED	Q	V	\$28,500
<u>5324/1274</u>	02/2010	31 CERT TL	0	U	V	\$100

### Property Description

SEC 13 TWP 15 RGE 21  
PLAT BOOK A PAGE 054  
WEST END OCALA  
BLK 192 LOTS 28.30

**Parent Parcel:** 2260-192-000

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		80.0	100.0	R1A	80.00	FF						
Neighborhood 4491B												
Mkt: 8 70												

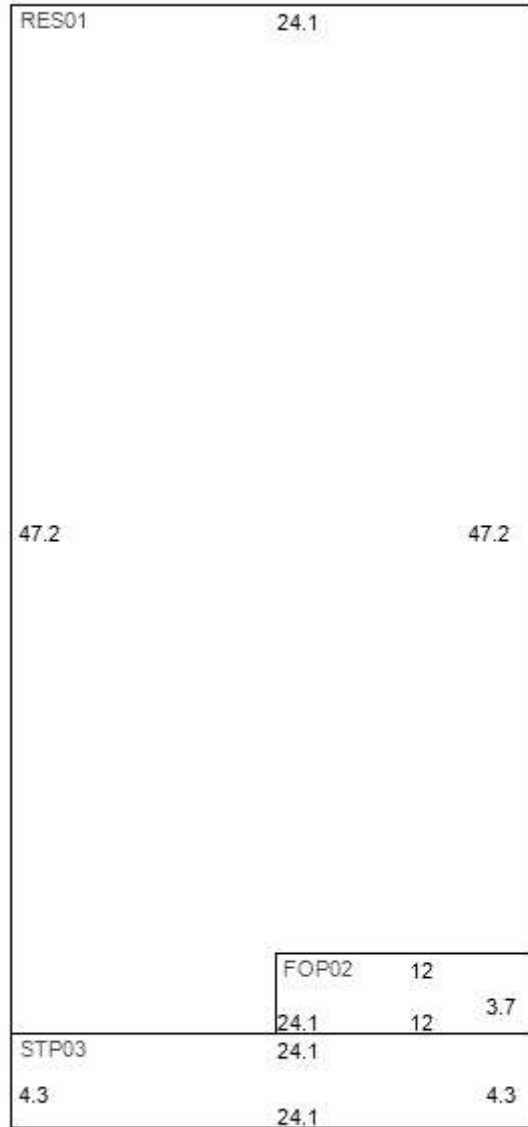
Traverse

**Building 1 of 1**

RES01=L24,1U47,2R24,1D47,2.

FOP02=U3,7L12D3,7R12.L24,1

STP03=D4,3R24,1U4,3L24,1.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	1 - 00-04 YRS
Condition	0
Quality Grade	500 - FAIR
Inspected on	9/22/2020 by 228

Year Built	2020
Physical Deterioration	0%
Obsolescence: Functional	0%
Obsolescence: Locational	0%
Architecture	0 - STANDARD SFR
Base Perimeter	143

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Finish	Ground Floor Area	Total Flr Area	
RES	0132	- CONC BLK-STUCO	1.95	2020	N	0 %	0 %	1,138	2,219	
FOP	0201	- NO EXTERIOR	1.00	2020	N	0 %	0 %	44	44	
STP	0301	- NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104	
<b>Section: 1</b>										
<b>Roof Style:</b> 10 GABLE <b>Roof Cover:</b> 08 FBRGLASS SHNGL <b>Heat Meth 1:</b> 20 HEAT PUMP <b>Heat Meth 2:</b> 00 <b>Foundation:</b> 7 BLK PERIMETER A/C: Y			<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN TILE <b>Wall Finish:</b> 16 DRYWALL-PAINT <b>Heat Fuel 1:</b> 10 ELECTRIC <b>Heat Fuel 2:</b> 00 <b>Fireplaces:</b> 0				<b>Bedrooms:</b> 4 <b>4 Fixture Baths:</b> 1 <b>3 Fixture Baths:</b> 1 <b>2 Fixture Baths:</b> 0 <b>Extra Fixtures:</b> 2			<b>Blt-In Kitchen:</b> Y <b>Dishwasher:</b> Y <b>Garbage Disposal:</b> Y <b>Garbage Compactor:</b> N <b>Intercom:</b> N <b>Vacuum:</b> N
<u>Miscellaneous Improvements</u>										
<b>Type</b>		<b>Nbr</b>	<b>Units</b>	<b>Type</b>	<b>Life</b>	<b>Year In</b>	<b>Grade</b>	<b>Length</b>	<b>Width</b>	
159 PAV CONCRETE		732.00		SF	20	2020	3	0.0	0.0	
114 FENCE BOARD		192.00		LF	10	2020	4	0.0	0.0	
<u>Appraiser Notes</u>										
UDU (10*10) N/A. COMPLETED. 228, 9/22/20										
<u>Planning and Building</u> <u>** Permit Search **</u>										
<b>Permit Number</b>		<b>Date Issued</b>		<b>Date Completed</b>		<b>Description</b>				
BLD19-0521		4/11/2019		-		NEW SINGLE FAM RES				

**Existing Conditions**  
2351 SW 2<sup>nd</sup> Street





















