



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 160
COA 25-0019
Meeting Date: JUNE 5 2025
Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	<u>2520-010-001</u>	Property Address:	<u>406 SE 3rd St</u>
Owner:	<u>Kevin & Andrea Pizzuti</u>	Owner Address:	<u>same</u>
Owner Phone #:	<u>352-229-4192</u>	Owner Email:	<u>betel7@yahoo.com</u>
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input checked="" type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



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Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

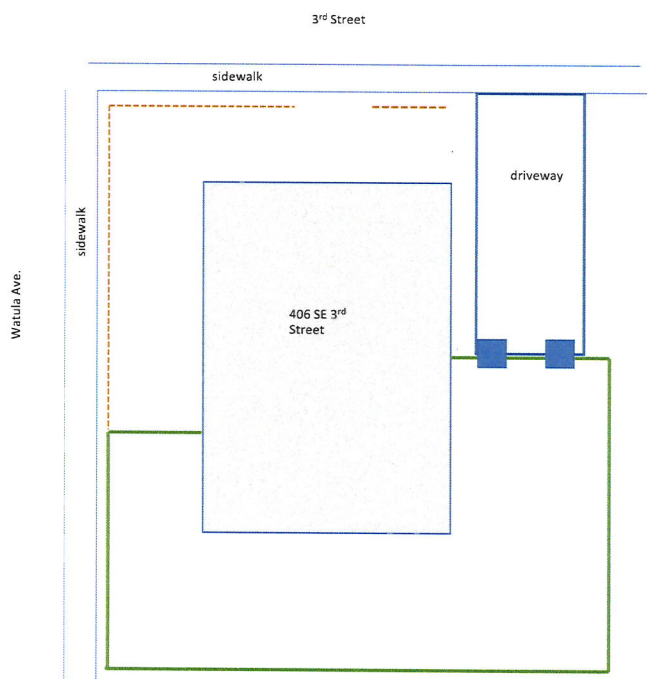
- Replace existing back yard fence and driveway gate with an aluminum fence (wrought iron appearance).
- Work will be done in three phases due to cost considerations. Work will be done by Ocala Fence, LLC.
- New fence will be in exact location of existing fence.

Required additional materials for submission:

- ☒ Completed and signed COA application
- ☒ Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- ☒ Site plan
- ☒ Copy of property deed or proof of ownership
- ☐ Authorization letter for non-property owner representative*
- ☐ For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- ☒ Please list any additional attachments:
 - Proposal/Materials list from Ocala Fence
 - Driveway gate elevation rendering
 - Pictures of existing fencing


Applicant Signature

4/25/25
Date



Site Plan

406 SE 3rd Street

Proposed change to back yard fence and gate



Brick pedestal Gate post (remains in place)



Existing ~2ft picket fence (remains in place)



Existing fence and gate - mixed wood designs and heights

Replace with black aluminum (wrought iron appearance) fence and gate



Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

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



Project Proposal

April 14, 2025

This estimate was prepared for:

Andrea Pizzuti
406 SE 3rd St.
Ocala, FL 34471

3522093937
andreareynolds@hotmail.com

Estimate given by:

Addison

3527893376
Addison@ocalafence.com



Client Details:
Andrea Pizzuti
3522093937
andreareynolds@hotmail.com
Ocala, FL 34471

Date 04-16-2025 Job Number C-14733

Site Address 406 SE 3rd St., Ocala, FL 34471

Client Details

Andrea Pizzuti
[3522093937](tel:3522093937)
andreareynolds@hotmail.com
406 SE 3rd St.
Ocala, FL 34471

Sales Representative

Addison
[3527893376](tel:3527893376)
Addison@ocalafence.com

Product List

LABOR

	Quantity
*TEAR OUT	18 ft
GATE INSTALLATION	1
INSTALLATION - ALUMINUM	10 ft

ALUMINUM FENCING

	Quantity
RAKE BOTTOM	10
723 RES ALUM	2
BLACK	10
EMILY	10

ALUMINUM POSTS

	Quantity
54" RES GATE POST	2
72" RES ALUM END POST	4
72" RES ALUM LINE POST	0

RES ALUMINUM GATES

	Quantity
*54" x 4' RES GATE	2

GATE COMPONENTS

	Quantity
RES ALUM HINGES	2
DD GATE LATCH (4136B)	1
24" DROP ROD	2

FENCE COMPONENTS

	Quantity
--	----------



Client Details:

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3522093937
andreareynolds@hotmail.com
Ocala, FL 34471

CONCRETE	4
CONCRETE	4
ALUMINUM CAPS	Quantity
2" FLAT POST CAP	6
GATE SIZE	Quantity
54"H X 8"W DBL GATE	1
Other Items	
Pineapple caps	\$55.00
<hr/>	
Subtotal	\$1,999.47
Total	\$1,999.47

Additional Information

Estimated Installation Date

10 to 12 weeks

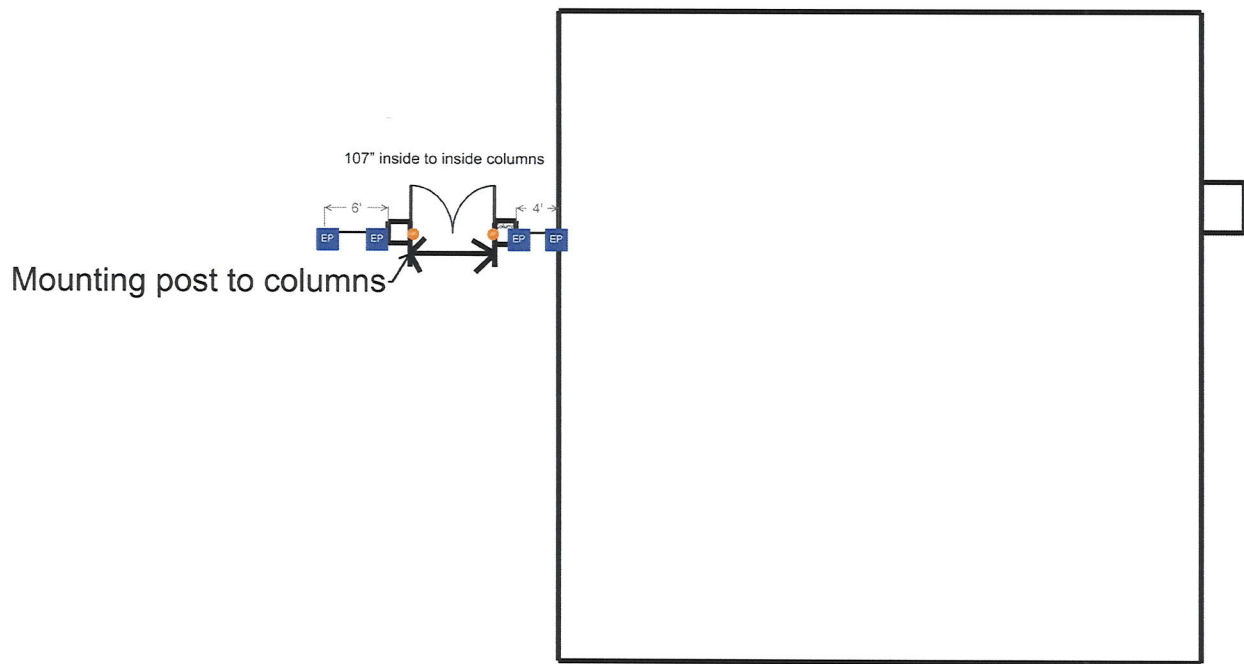
ADDITIONAL NOTES

Historic district. Custom size gates to fit between columns. 54" gates. 72" fence

Detail Plan



Andrea Pizzuti
406 SE 3rd St.
Ocala, FL, 34471
andreareynolds@hotmail.com
3522093937
April 16, 2025



—	723 RES ALUM	2	GP	54" RES GATE POST	2
EP	72" RES ALUM END POST	4	LP	72" RES ALUM LINE POST	0
M	*54" x 4' RES GATE	2			

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andreareynolds@hotmail.com

Estimate given by:

info@ocalafence.com



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Date 04-14-2025 Job Number C-14733

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info@ocalafence.com

Product List

LABOR

	Quantity
*TEAR OUT	55 ft
GATE INSTALLATION	1
INSTALLATION - ALUMINUM	52 ft

ALUMINUM FENCING

	Quantity
RAKE BOTTOM	52
723 RES ALUM	9
BLACK	52
EMILY	52

ALUMINUM POSTS

	Quantity
72" RES ALUM CORNER POST	1
72" RES ALUM END POST	2
72" RES ALUM LINE POST	7
72" RES GATE POST	1

RES ALUMINUM GATES

	Quantity
*72" X 3' RES GATE	1

GATE COMPONENTS

	Quantity
RES ALUM HINGES	1
GRAVITY LATCH	1

FENCE COMPONENTS

	Quantity
--	----------



Client Details:

Andrea Pizzuti

3522093937

andreareynolds@hotmail.com

Ocala, FL 34471

CONCRETE

12

ALUMINUM CAPS

Quantity

2" FLAT POST CAP

11

GATE SIZE

Quantity

6'H X 3'W WALK GATE

1

Subtotal

\$2,854.08

Total

\$2,854.08

Additional Information

Estimated Installation Date

6 to 8 weeks

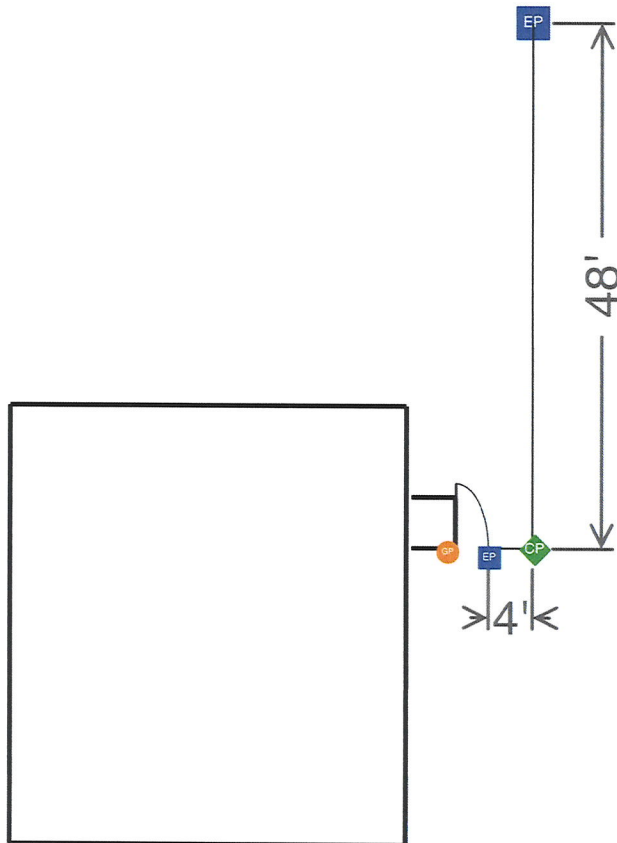
ADDITIONAL NOTES

Historic district. Phase 2 of project

Detail Plan



Andrea Pizzuti
406 SE 3rd St.
Ocala, FL, 34471
andreareynolds@hotmail.com
3522093937
April 14, 2025



— 723 RES ALUM

EP 72" RES ALUM END POST

GP 72" RES GATE POST

9 **CP** 72" RES ALUM CORNER POST

2 **LP** 72" RES ALUM LINE POST

1  *72" X 3' RES GATE

1

7

1

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Sales Representative

info@ocalafence.com

Product List

LABOR	Quantity
*TEAR OUT	129 ft
INSTALLATION - ALUMINUM	129 ft
ALUMINUM FENCING	Quantity
RAKE BOTTOM	129
723 RES ALUM	22
BLACK	129
EMILY	129
ALUMINUM POSTS	Quantity
72" RES ALUM CORNER POST	1
72" RES ALUM END POST	2
72" RES ALUM LINE POST	20
FENCE COMPONENTS	Quantity
CONCRETE	23
ALUMINUM CAPS	Quantity
2" FLAT POST CAP	23
<hr/>	
Subtotal	\$5,055.57
Total	\$5,055.57

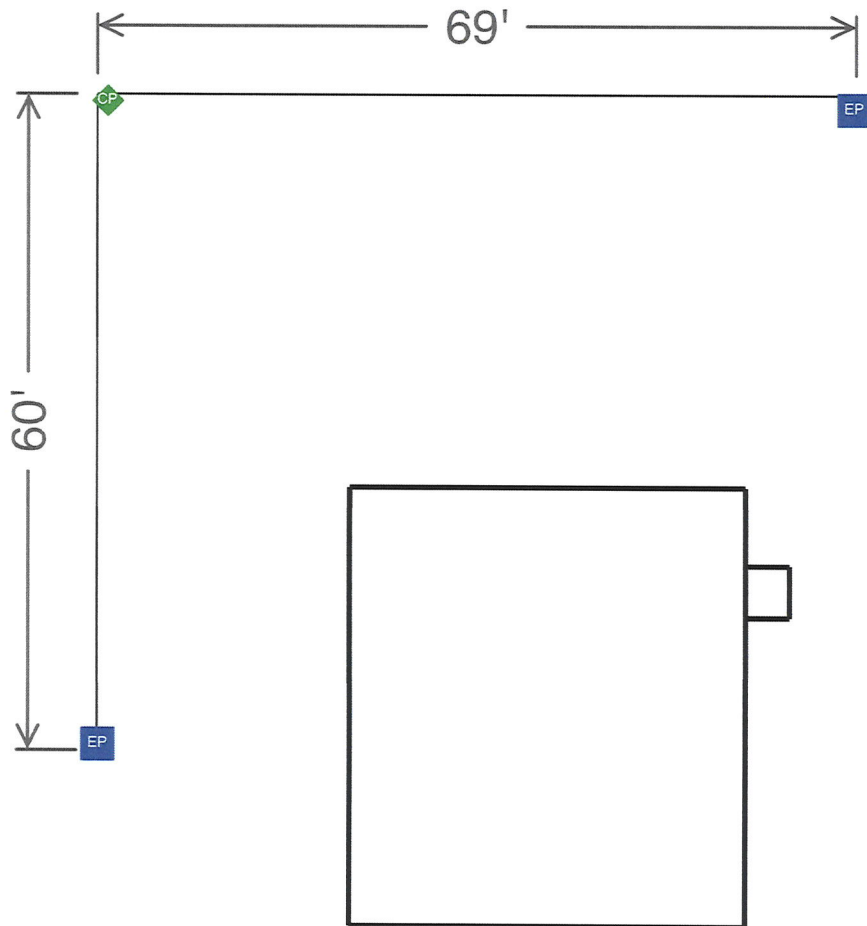
Additional Information

Estimated Installation Date

Detail Plan



Andrea Pizzuti
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Ocala, FL, 34471
andreareynolds@hotmail.com
3522093937
April 14, 2025



— 723 RES ALUM

22



72" RES ALUM CORNER POST

1



72" RES ALUM END POST

2



72" RES ALUM LINE POST

20

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.

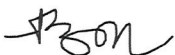
Buried Utilities and Irrigation Systems

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](#).



Customer Signature

4/21/2025 9:46:25 PM

Date



Authorized Rep. Signature

4/22/2025 7:46:59 AM

Date

MP 10-1
DS-1, 274.00
This Warranty Deed

Made this 28th day of February A.D. 2001
by Peggy Lynn Bernard and her husband,
Stephen D. Bernard

1403 SE 40th Court, Ocala, FL 34471

hereinafter called the grantor, to

Kevin W. Pizzuti and his wife, Andrea C. Pizzuti

whose post office address is:

406 SE 3rd Street
Ocala, Florida 34471
Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Commencing at the NW corner of Lot 10, CALDWELL'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book "E", Page 4, Public Records of Marion County, Florida; run thence South 104.00 feet; thence East 70.00 feet; thence North 104.00 feet; thence West 70.00 feet to the Point of Beginning.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: R2820-010-001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

B.B. Connolly

B.B. CONNOLLY

Patti Jangro

Patti Jangro

Peggy Lynn Bernard

Peggy Lynn Bernard

Stephen D. Bernard

Stephen D. Bernard

LS

LS

State of FLORIDA
County of MARION

The foregoing instrument was acknowledged before me this 28th day of February 2001

DAVID B. ELLSPERHANN, CLERK OF COURT
FILE NUM 2001024007
DATE: 03/15/2001 08:26:45
OR BOOK/PAGE 02920/0610
MARION COUNTY

DEED DOC STAMPS 1,274.00

Hensley







