



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

Case File # 256
 COA 25 - 0022
 Meeting Date: 7/3/25
 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>2836-005-001</u>	Property Address:	<u>1244 SE 7th St</u>
Owner:	<u>ROBERT & NADIA BRIGGS</u>	Owner Address:	<u>SAME</u>
Owner Phone #:	<u>352-427-5518</u>	Owner Email:	<u>NADIA.SANAN.BRIGGS@GMAIL.COM</u>
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		<u>JOHN C. MORTON JR</u>	
Rep. Phone #:		<u>352-362-0970</u>	
		Rep. Email: <u>JCMORTON@EARTHINK.NET</u>	

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

HE VISIT 6/12 @ 130



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

Case File # 256
COA 25-0022
Meeting Date: 7/3/25
Product Approval # _____

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.

ADD GARAGE (1344 SQ FT) WITH VARIANCE TO REDUCE REAR SETBACK FROM 25 FEET TO 3 FEET

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:

Applicant Signature

6-3-25

Date

PROXY AUTHORIZATION

To Whom It May Concern:

The undersigned homeowners of 1244 SE. 7th St., Ocala, Florida, hereby authorize Johnny Morton to speak, communicate, correspond, petition, and apply for any permits, waivers, authorization or permission to seek approval for and commence construction of a garage at the above named location.



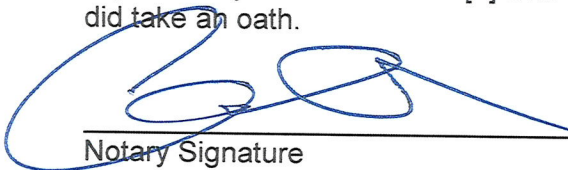
Robert Briggs



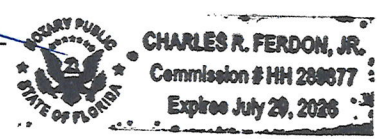
Nadia Briggs

STATE OF FLORIDA
COUNTY OF MARION

Sworn to or affirmed before me this 27th day of May, 2025, by Robert Briggs, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

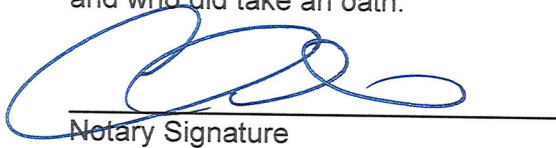


Notary Signature

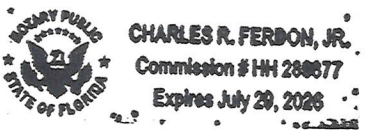
 (stamp)

STATE OF FLORIDA
COUNTY OF MARION

Sworn to or affirmed before me this 27th day of May, 2025, by Nadia Briggs, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



Notary Signature

 (stamp)

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 Real Estate

2836-005-001

[GOOGLE Street View](#)

Prime Key: 1239362

[MAP IT+](#)

Current as of 6/3/2025

Property Information

BRIGGS NADIA S
BRIGGS ROBERT C
1244 SE 7TH ST
OCALA FL 34471-4051

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .37

Situs: 1244 SE 7TH ST OCALA

2024 Certified Value

Land Just Value	\$209,520		
Buildings	\$474,266		
Miscellaneous	\$20,784		
Total Just Value	\$704,570		
Total Assessed Value	\$323,676	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$380,894)
Total Taxable	\$273,676		
School Taxable	\$298,676		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$209,520	\$474,266	\$20,784	\$704,570	\$323,676	\$50,000	\$273,676
2023	\$139,680	\$633,146	\$29,251	\$802,077	\$314,249	\$50,000	\$264,249
2022	\$116,400	\$432,381	\$24,633	\$573,414	\$305,096	\$50,000	\$255,096

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
6217/0542	05/2015	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$470,000
5362/1853	05/2010	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$455,000
3755/0743	06/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$469,000
3357/0397	02/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$389,000
2983/1469	06/2001	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
2661/0073	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$340,000
2638/0159	04/1999	07 WARRANTY	7 PORTIONUND INT	U	I	\$70,000
2498/0114	05/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$190,000

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK C PAGE 010
OAKLEIGH PARK
BLK E LOT 1 & E 1/2 OF LOT 2

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		120.0	133.0	R1	120.00	FF							
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L12U19R12U9R28D3R5U3R4U9R22D33L21D4L2D1L12U1L2U8L22D8.U8

FOP02=D11R24U3L2U8L22.U20R28D3

FOP03=U7R5D7L5.R5U3R4U9L1

FGR04=R23U21L23D21.R23L22D9

FOP05=L37U4R37D4.L37D31

FOP06=R37U4L37D4.

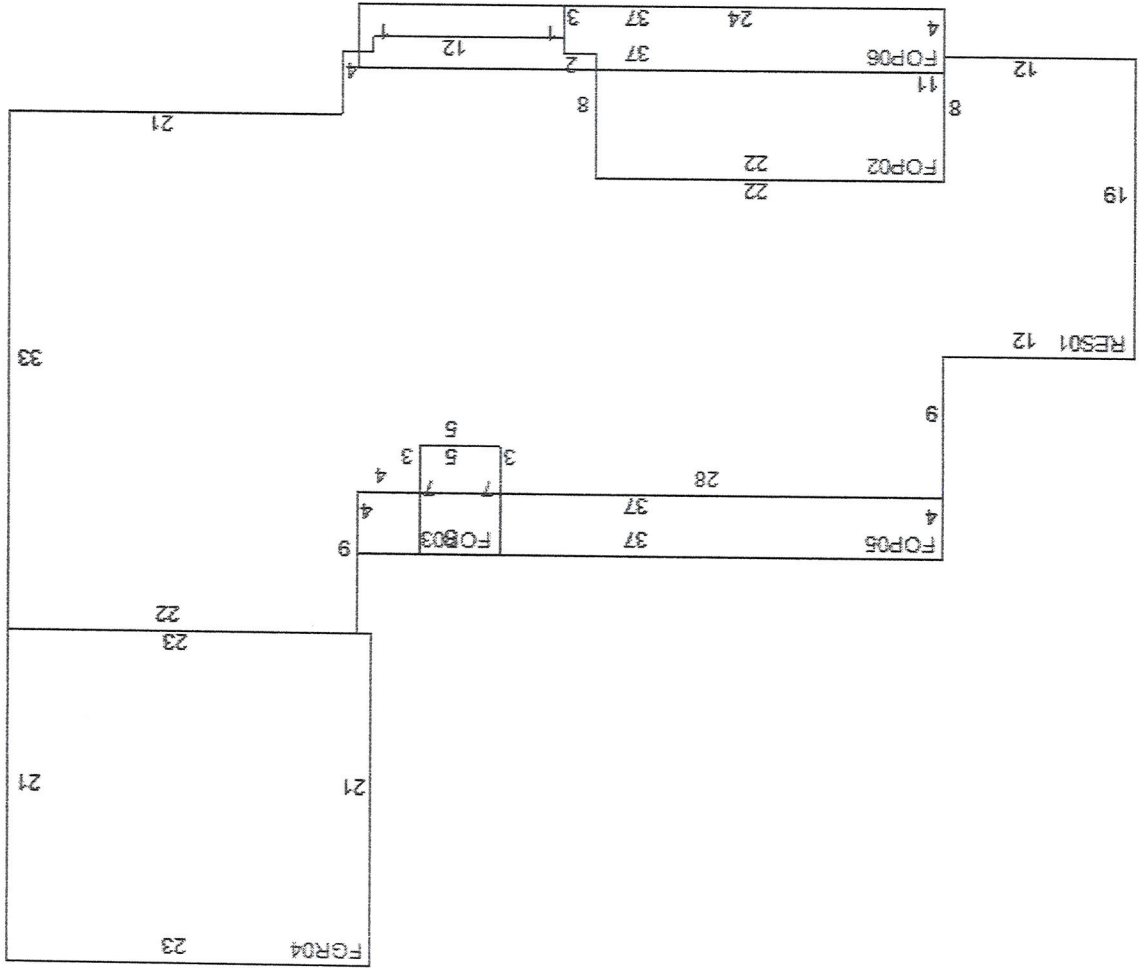
RES 0156 - COM BRK VEN-WD	1.95	1954	N	0%	0%	1,815	3,539
FOP 0201 - NO EXTERIOR	1.00	1954	N	0%	0%	248	248
FOP 0301 - NO EXTERIOR	1.00	1954	N	0%	0%	35	35
FGR 0456 - COM BRK VEN-WD	1.00	1954	N	0%	0%	483	483
FOP 0501 - NO EXTERIOR	1.00	1954	N	0%	0%	148	148
FOP 0601 - NO EXTERIOR	1.00	1954	N	0%	0%	148	148

Type ID Exterior Walls
 Stories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Ftr Area
 Roof Style: 10 GABLE
 Floor Finish: 32 HARDWD ON WOOD
 Bedrooms: 4
 Bit-In Kitchen: Y
 Roof Cover: 08 FBRGLASS SHNGL
 Wall Finish: 20 PLASTER
 Heat Fuel 1: 10 ELECTRIC
 Heat Meth 1: 22 DUCTED FHA
 Heat Meth 2: 00
 Garbage Disposal: Y
 Dishwasher: Y
 Garbage Compactor: N

Improvement	1F - SFR-01 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	2
Quality Grade	700 - GOOD
Inspected on	6/16/2023 by 187

Year Built 1954
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 240

Building Characteristics



Foundation: 3 PIER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 1

2 Fixture Baths: 1 Intercom: N
Extra Fixtures: 3 Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL	576.00	SF	20	1966	5	0.0	0.0
156 PAVING BRICK	1,545.00	SF	20	1966	5	0.0	0.0
250 WALLS MASONRY	320.00	SF	50	1966	3	0.0	0.0
159 PAV CONCRETE	3,583.00	SF	20	1966	3	0.0	0.0
184 RETAIN WALL	141.00	SF	50	1966	3	0.0	0.0
115 FENCE ALUMINUM	40.00	LF	20	1966	3	0.0	0.0

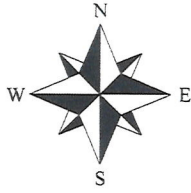
Appraiser Notes

UPPER STORY=1729SF
SEE FOLDER FOR SKETCH
ESTIMATED INTERIOR INFORMATION.
TWO PORCHES UPSTAIRS ARE TRAVERSED.

Planning and Building

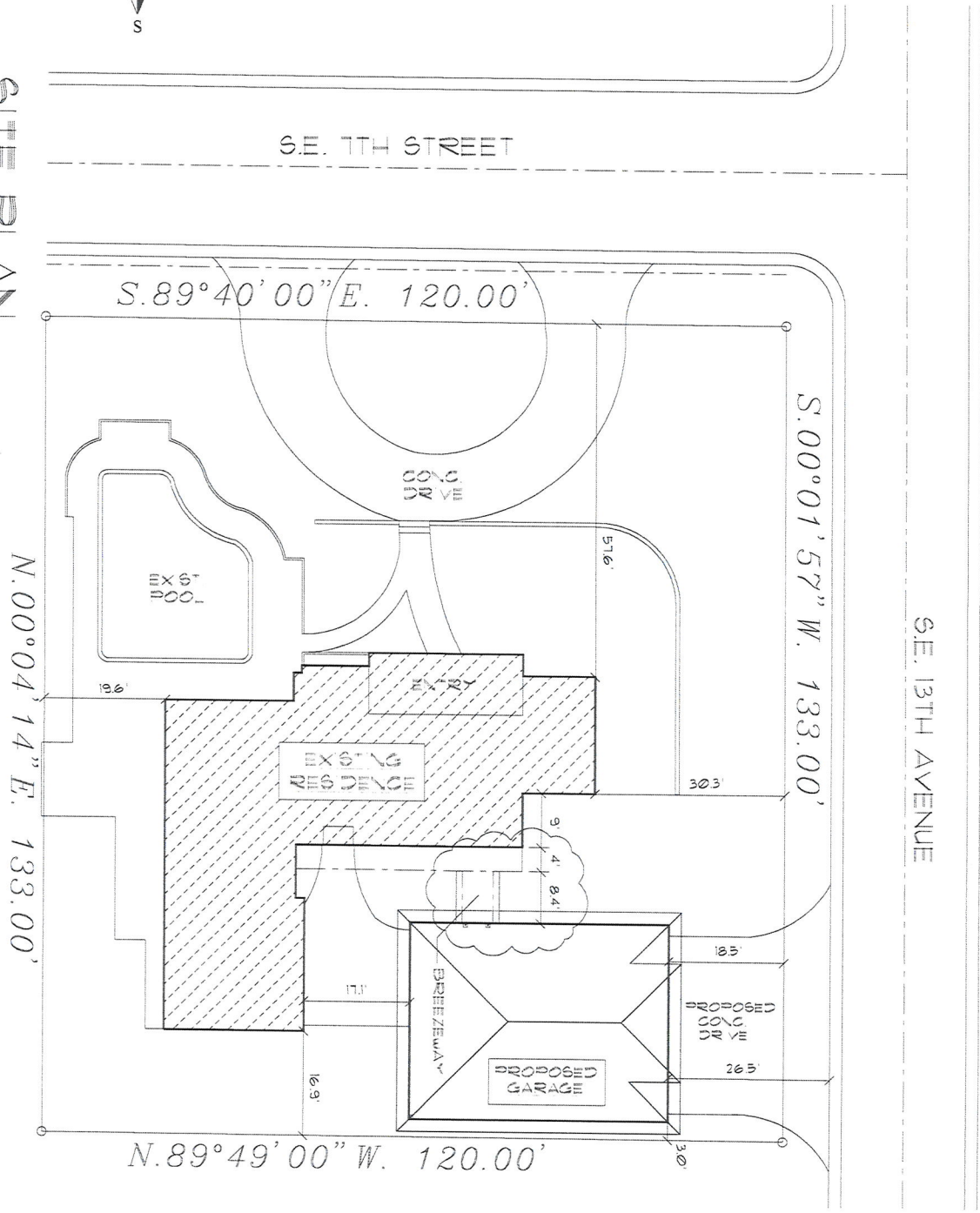
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00857	5/1/2008	-	INT. REMODEL
OCO1232	7/1/1998	-	ADDITION



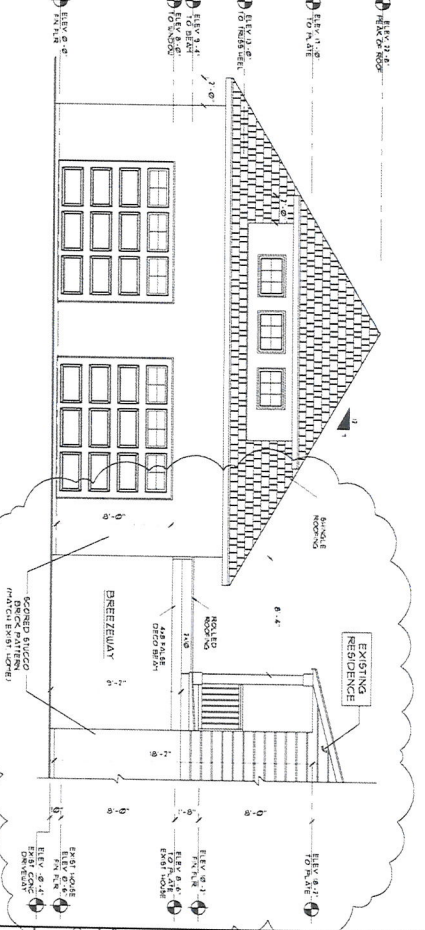
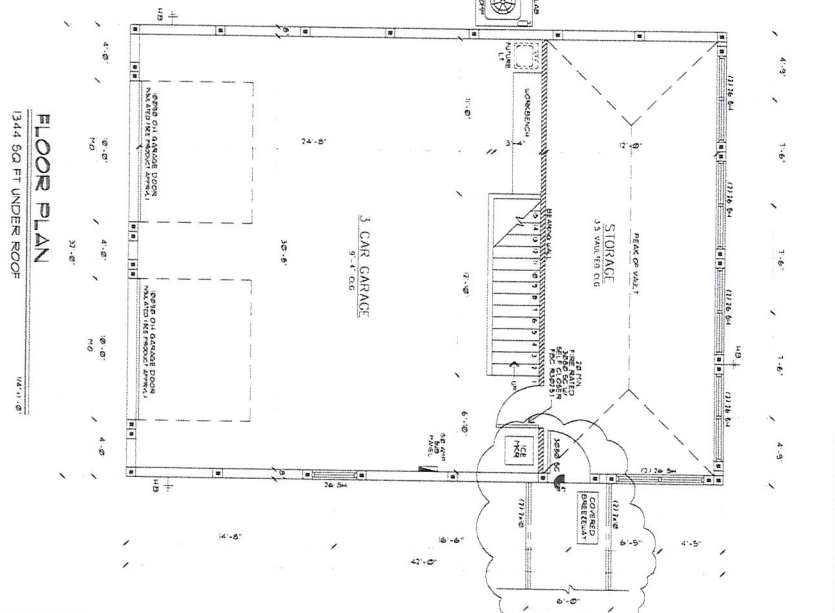
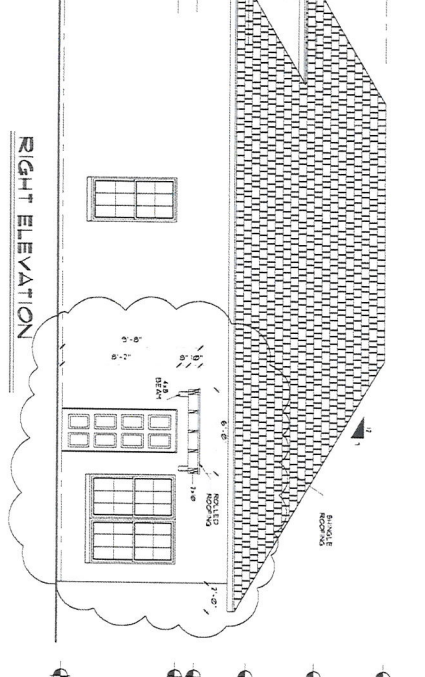
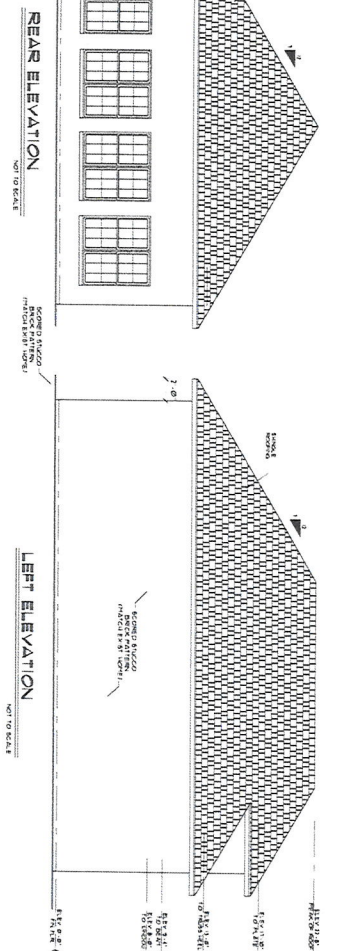
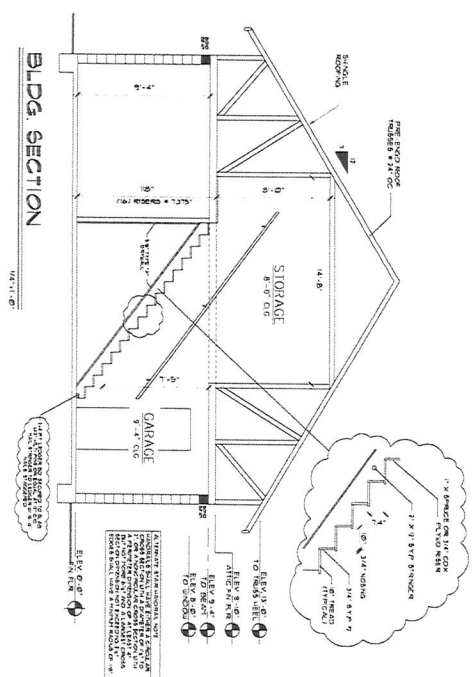
SITE PLAN

SCALE - 1/8" = 1'-0"



PLAT NO. 2020-01

<p>A-0</p>	<p>SITE PLAN</p>	<p>REVISIONS</p>	<p>DATE: 5/21/25 DRAWN BY: W.A.R. CHECKED BY: P.D.R. PROJECT NO.: 2025-001</p>	<p>BRIGGS GARAGE 1244 SE 7TH STREET Ocala, FL. 34471</p>	<p>W. A. RUPPEL LLC Residential Drafting & Design Services 4418 S.E. 14th Place Ocala, Florida 34471 Office - (352) 624-2972 Email - wannerup@pro.com</p>
------------	------------------	------------------	---	---	---



<p>FLOOR PLAN ELEVATIONS</p> <p>A-1</p>	<p>BRUNSON</p> <p>PRELIM SET 5/7/17/25</p> <p>ADD BREZEWAY 6/19/25</p> <p>PERMIT SET 7/24/25</p>	<p>1344 SQ FT UNDER ROOF</p>	<p>BRIGGS GARAGE 1244 SE 7TH STREET OCALA, FL. 34471</p>	<p>W. A. RUPPEL LLC Residential Drafting & Design Services</p> <p>4416 S.E. 4TH PLACE OCALA, FLORIDA 34471 OFFICE - (352) 824-9972 EMAIL - walter@warpdp.com</p>
--	--	------------------------------	---	--

© COPYRIGHT 2020 BY W.A. RUPPEL, LLC. ALL RIGHTS RESERVED. NO PART OF THESE PLANS, DESIGNS, OR INFORMATION SHOWN MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF W.A. RUPPEL, LLC.