



City of Ocala  
 Growth Management Department  
 201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
 352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 134  
 COA 25-0013  
 Meeting Date: May 1, 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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. **Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.**
5. **Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:	2820-034-008	Property Address:	715 se wenona ave
Owner:	Montana Bishop	Owner Address:	715 se wenona ave
Owner Phone #:	352-286-6895	Owner Email:	Montana.bishop01@icloud.com
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:		Trey Patterson	
Rep. Phone #:	352-804-0575	Rep. Email:	Trey@synergysoftwash.com

Project Type:	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence
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<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____
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**City of Ocala Application for Certificate of Appropriateness**  
**Form revised: January 2023**



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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.**

Add Chicago style brick overlay to painted concrete porches and walkway to public sidewalk.

~~Re-side entire home with same style novelty siding from Yandel's building Materials.~~

Install new vinyl windows to mimic historic look and replace non operating and rotten windows. Jeld Wen premium vinyl single hung window with the raised exterior split from Lansing building products on Maricamp

Install k Style gutters front and rear.

**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:

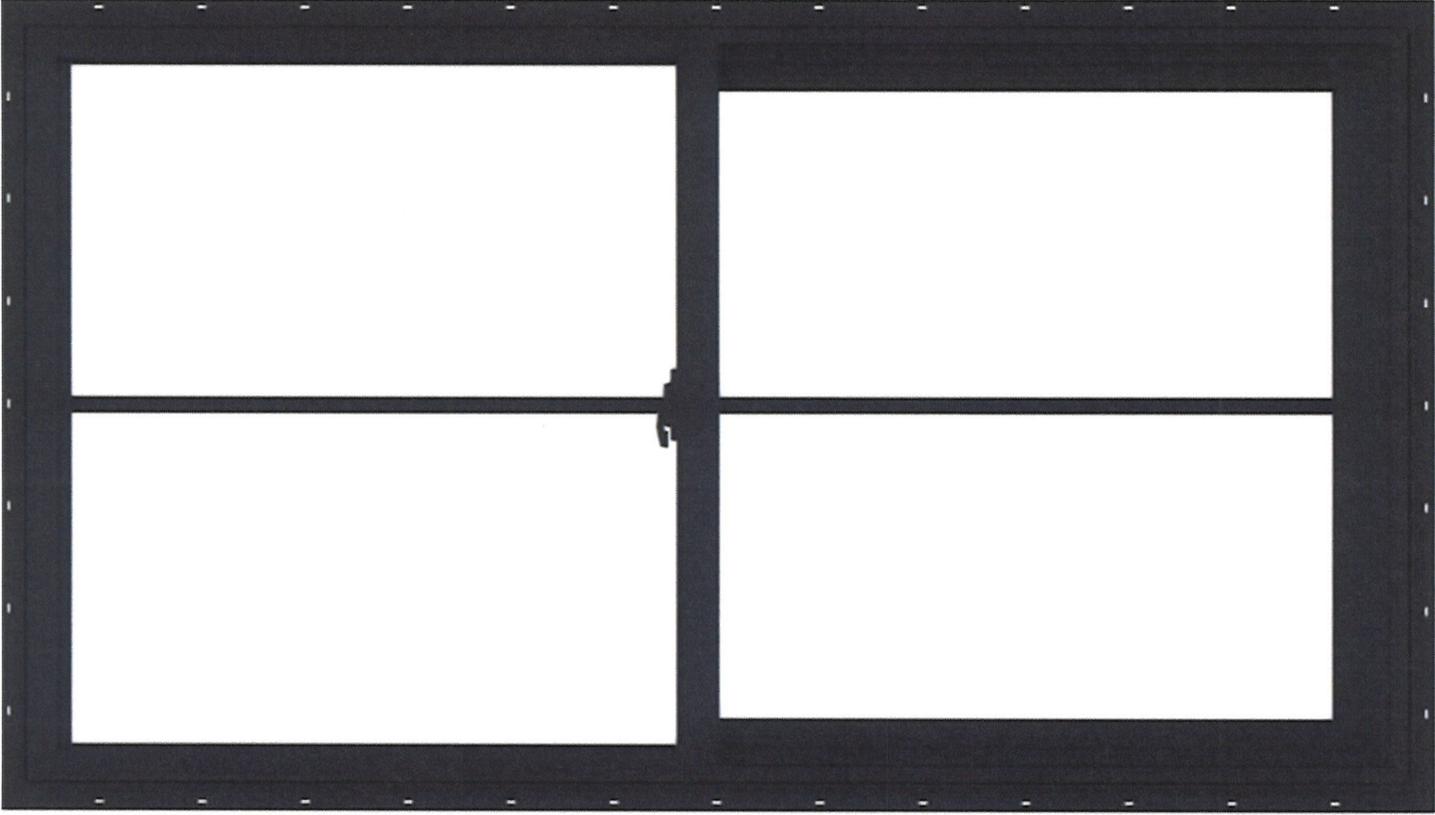


Applicant Signature

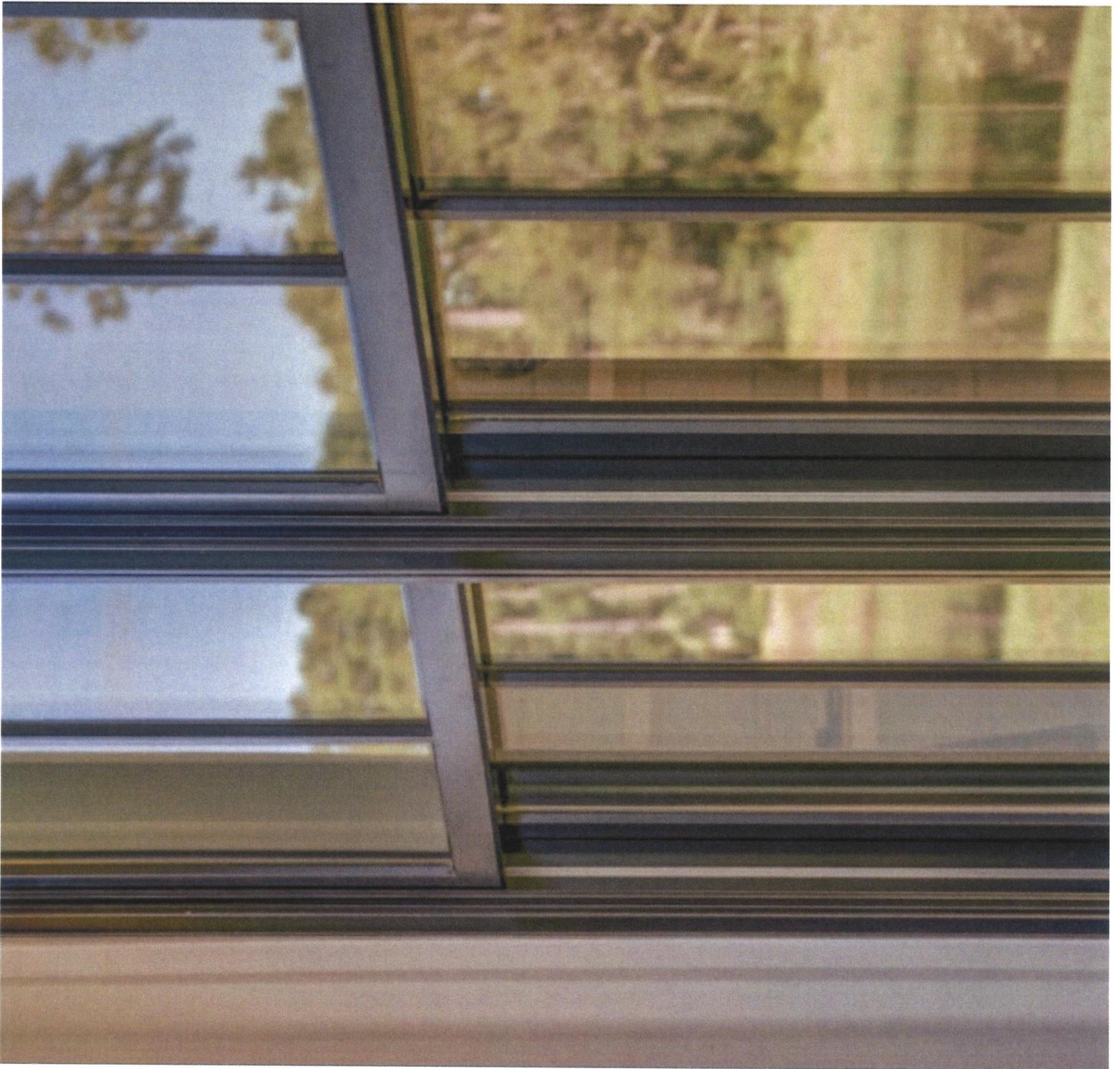


Date

City of Ocala Application for Certificate of Appropriateness  
Form revised: January 2023



Tap and Hold to Zoom







Record \$18.50  
DS \$ .70

This instrument prepared by:  
Robert D. Wilson  
WILSON & WILLIAMS, P.A.  
954 East Silver Springs Boulevard  
Ocala, FL 34470



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 01/17/2024 08:31:36 AM  
FILE #: 2024005647 OR BK 8232 PGS 120-121  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0.70 MDS: \$0 INT: \$0

### QUIT CLAIM DEED

This indenture made on the 10<sup>th</sup> day of January, 2024, DENITA GAYE HALSEY f/k/a DENITA GAYE WYMAN, whose address is 712 SE Wenona Ave, Ocala, FL 34471, "Grantor" to MONTANA BISHOP, whose address 715 SE Wenona Ave, Ocala, FL 34471, "Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest (if any), claim and demand which the said Grantor has in and to, all that certain land, situate, lying and being in MARION County, Florida, and described as follows:

LOT 8, BENTON'S SUBDIVISION OF LOT 34 CALDWELL'S ADDITION,  
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 128,  
PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 5  
FEET THEREOF.

PARCEL NO. 2820-034-008

Subject to taxes for the current year and subsequent years, easements and agreements of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared and based solely upon information provided by grantor.)

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of said grantee forever.

*This deed is subject to minimum documentary stamp taxes because it is a gift and is unencumbered. (12B-4.014(2)(a)).*



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**

2820-034-008

[GOOGLE Street View](#)

Prime Key: 1219248

[MAP IT+](#)

Current as of 4/14/2025

Property Information

BISHOP MONTANA  
 715 SE WENONA AVE  
 OCALA FL 34471-3809

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .45

Situs: 715 SE WENONA AVE OCALA

2024 Certified Value

Land Just Value	\$172,710		
Buildings	\$206,311		
Miscellaneous	\$189		
Total Just Value	\$379,210		
Total Assessed Value	\$261,498	Impact	
Exemptions	\$0	<u>Ex Codes:</u> 01 38	(\$117,712)
Total Taxable	\$261,498		
School Taxable	\$379,210		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$172,710	\$206,311	\$189	\$379,210	\$261,498	\$0	\$261,498
2023	\$115,140	\$257,086	\$266	\$372,492	\$237,725	\$0	\$237,725
2022	\$95,950	\$167,662	\$224	\$263,836	\$216,114	\$0	\$216,114

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8232/0120</a>	01/2024	05 QUIT CLAIM	0	U	I	\$100
<a href="#">5512/0012</a>	04/2011	61 FJDMNT	0	U	I	\$100
<a href="#">3305/1424</a>	12/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$185,000
<a href="#">2793/1686</a>	03/2000	71 DTH CER	0	U	I	\$100
<a href="#">2454/0076</a>	01/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$87,000
<a href="#">2033/0995</a>	05/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$68,000
<a href="#">1709/1204</a>	12/1990	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$54,000

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK A PAGE 128  
 BENTONS SUB OF LOT 34  
 CALDWELL'S ADD OCALA  
 LOT 8 EXC S 5 FT

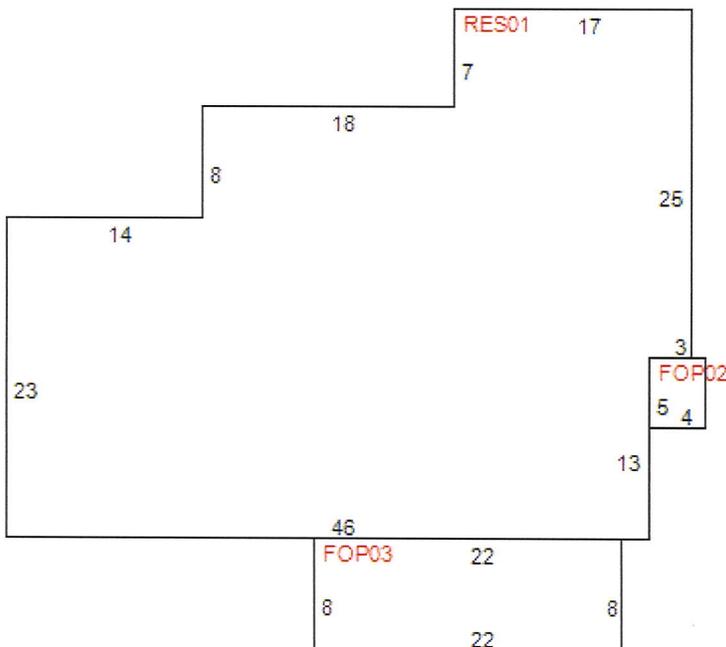
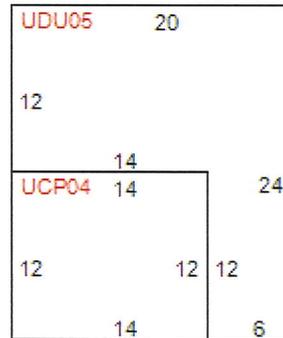
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		95.0	205.0	R3	95.00	FF							
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D													
Mkt: 8 70													

Traverse

**Building 1 of 1**

RES01=L17D7L18D8L14D23R46U13R3U25.D25L3  
 FOP02=D5R4U5L4.D13L2  
 FOP03=L22D8R22U8.R2U13R3U35  
 UCP04=U12R14D12L14.R14  
 UDU05=R6U24L20D12R14D12.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 4  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 4/26/2024 by 218

**Year Built** 1918  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** H - HISTORICAL RESIDENCE  
**Base Perimeter** 174

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.42	1918	N	0 %	0 %		1,487	2,112
FOP	0201	- NO EXTERIOR	1.00	1918	N	0 %	0 %		20	20
FOP	0301	- NO EXTERIOR	1.00	1918	N	0 %	0 %		176	176
UCP	0401	- NO EXTERIOR	1.00	1918	N	0 %	0 %		168	168
UDU	0526	- SIDING-NO SHTG	1.00	1918	N	0 %	0 %		312	312

**Section: 1**

**Roof Style:** 10 GABLE  
**Roof Cover:** 08 FBRGLASS SHNGL  
**Heat Meth 1:** 22 DUCTED FHA  
**Heat Meth 2:** 00  
**Foundation:** 7 BLK PERIMETER  
**A/C:** Y

**Floor Finish:** 34 HARDWD ON CONC  
**Wall Finish:** 14 DRYWALL-UNFSH  
**Heat Fuel 1:** 06 GAS  
**Heat Fuel 2:** 10 ELECTRIC  
**Fireplaces:** 0

**Bedrooms:** 2  
**4 Fixture Baths:** 0  
**3 Fixture Baths:** 2  
**2 Fixture Baths:** 0  
**Extra Fixtures:** 2

**Blt-In Kitchen:** Y  
**Dishwasher:** N  
**Garbage Disposal:** N  
**Garbage Compactor:** N  
**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	126.00	SF	20	1960	3	0.0	0.0	

Appraiser Notes

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
OC00967	6/1/1994	-	ROOF