



Ocala Historic Preservation Advisory Board Agenda

- Final

Thursday, November 7, 2024

Meeting Information

Location

Ocala City Hall
Council Chambers - Second Floor
110 SE Watula Avenue
Ocala, FL 34471

<https://ocalafl.gov/meetings>

Time

4:00 PM

Board Members

Carol Barber
Jane Cosand
Holland Drake
Rick Hugli, Chair
Tom McCullough, Vice Chair
Noelle Smith
Melissa Townsend

Staff

Breah Miller, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Gabriela Solano
Committee Secretary

In memory of
Ira Holmes
Chairman Emeritus

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

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.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call 352-629-8404 at least 48 hours in advance so arrangements can be made.

As a courtesy to all, PLEASE be on time.

The meeting should start promptly at 4:00 pm

1. Call to Order

- a. Roll Call

2. Public Meeting Notice Acknowledgement

3. Review of the August 1, 2024 Meeting Minutes

- a. [August 1, 2024 Meeting Minutes](#)

Attachments: [8-1-24 Meeting Minutes.pdf](#)

4. Certificates of Appropriateness

[Case File # 301; COA24-45780; 119 NE Sanchez Avenue](#)

[A request to add gutters to the existing single-family residence](#)

Attachments: [COA24-45780 Staff Report](#)
[COA24-45780 Site Photos](#)
[COA24-45780 Application](#)
[Master Site File](#)

[Case File # 159; COA24-45846; 814 SE 4th Street](#)

[A request to replace the existing wood fence with a 4-foot to 6-foot black aluminum fence, and add 6-foot Podocarpus hedging and a pool with paver decking to the rear yard.](#)

Attachments: [COA24-45846 Staff Report](#)
[COA24-45846 Site Photos](#)
[COA24-45846 Application](#)
[Master Site File](#)

[Case File # 358; COA24-45856; 2820-028-009](#)

[A request to substitute approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.](#)

Attachments: [COA24-45856 Staff Report](#)
[COA24-45856 Site Photos](#)
[COA24-45856 Application](#)

5. Affirmative Maintenance

6. Public Comments

7. Staff Comments

- a. [CLG Annual Report](#)

Attachments: [CLG Annual Report.pdf](#)

8. Board Comments

9. Next Meeting Date: December 5, 2024

10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0141

Agenda Item #: a.

August 1, 2024 Meeting Minutes



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, August 1, 2024

4:00 PM

1. **Call To Order**

a. Roll Call

Present	Vice Chair Tom McCullough Carol Barber Jane Cosand Holland Drake Chairman Rick Hugli
Excused	Melissa Townsend

2. **Public Meeting Notice Acknowledgement**

3. **Review of the May 2, 2024 Meeting Minutes.**

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Vice Chair McCullough, Barber, Cosand, Drake, and Chairman Hugli

EXCUSED: Townsend

a.

Attachments: [5-2-24 Minutes.pdf](#)

4. **Certificates of Appropriateness**

The Board took a moment of silence in memory of Ira Holmes.

a.

Attachments: [Staff Report](#)
[COA24-45700; Application](#)
[COA24-45700; Photos](#)
[COA24-45700; Master Site File](#)

Chief Planning Official Endira Madraveren provided a brief overview of a request to modify the primary entrance for 1124 SE 7th Street for COA24-45700.

Mr.Hugli asked if there were any letters of objection. Ms. Madraveren replied no.

Motion to approve COA24-45700, Section 94-82(g).

RESULT: APPROVED
MOVER: Holland Drake
SECONDER: Jane Cosand
AYE: Vice Chair McCullough, Barber, Cosand, Drake, and Chairman Hugli
EXCUSED: Townsend

b.

Attachments: [COA24-45756; Staff Report](#)
[COA24-45756; Application](#)
[COA24-45756; Photos](#)
[COA24-45756; Master Site file](#)

Ms. Madraveren provided a brief overview to replace three existing wood doors with ThermaTru fiberglass doors and all windows with PGT vinyl windows for 507 E. Fort King Street, for COA24-45756.

Ms. Barber asked if replacing the windows was for energy efficiency. Ms. Madraveren replied said yes and they are the original windows and doors from 1901. Ms. Barber said the original windows seem to be in good condition.

Sandra Demonte, 507 E. Fort King, Ocala, FL, said she is replacing windows to save on energy. Ms. Barber asked if the windows are operating correctly. Ms. Damonte replied no. Ms. Barber asked if she looked into ways to conserve the original windows. Ms. Damonte said she contacted people who have replaced windows in the area. Mr. Drake said modern materials are more efficient and the PGT window is a high end window that has the required depth.

Mr. McCullough asked if some of the windows were replaced in 2019. Ms. Madraveren replied yes, they are in the front of the porch and are the same kind of windows being requested.

Ms. Barber asked if the Board had access to other resources regarding restoring windows and doors. Ms. Madraveren replied that the Board has to keep in mind what is being requested by the applicants and meets the requirements of the Secretary of interior. Mr. Drake said there is always going to be modern materials and it is up to the owner to decide as long as it has the appearance.

Motion to approve COA24-45756, Section 94-82(g), Secretary of the Interior Standards; Entrances and Porches (page 49) (page50) (page 110), Windows (page 102) (page 106).

RESULT: APPROVED
MOVER: Jane Cosand
SECONDER: Holland Drake
AYE: Vice Chair McCullough, Cosand, Drake, and Chairman Hugli

NAY: Barber

EXCUSED: Townsend

5. Affirmative Maintenance

6. Public Comments

7. Staff Comments

None.

8. Board Comments

Ms. Cosand asked what was going on with the Israel Brown House. Aubrey Hale Planning Director replied he would have to look into it to see if there were active permits. Mr. McCullough said they have been painting the house and it looks much better

9. Adjournment

The meeting adjourned at 4:29 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0107

Agenda Item #:



Staff Report

Case #301

COA24-45780

Ocala Historic Preservation Advisory Board: November 7, 2024

Petitioner: John & Dena Vaughn
Property Owner: John & Dena Vaughn
Project Planner: Breah Miller, Planner II
Applicant Request: Addition of a copper gutter to the existing single-family residence.

Parcel Information

Acres: ±0.23 acres
Parcel(s) #: 2820-046-001
Location: 119 NE Sanchez Avenue
Future Land Use: High Intensity/Central Core
Zoning District: RBH-3, Residential Business Historic District
Existing Use: Single-Family Residence

Background:

The existing home, known as the Israel Brown House, was constructed in 1885 using a Second Empire Revival building style. The home is a contributing structure to the Tusawilla Historic District. The home historically had gutters with corbels, that were located directly under the mansard roof. During alterations to the roof, the original gutters were removed. Rotting has been an issue due to the removal of the gutters.

Applicant Request:

The applicant is requesting approval to add a copper gutter below the mansard of the residence to prevent further water damage.

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

The addition of gutters will not impact any architectural element of the home or diminish the architectural quality.

The gutter will be placed below the mansard, and will not block or alter any of the architectural features of the home. The gutters will preserve the home by preventing rotting and will be made with copper metal material, which is historically appropriate.

2. Sandblasting of any materials except for iron is prohibited.

Not Applicable; the request does not identify sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Not Applicable; the request does not identify any abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Not Applicable; the request does not include any alteration or additional landscaping, signs, parking, or site development.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

Not Applicable, all alterations will be the same size as the existing.

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

Not Applicable, the proposed alterations will not affect the existing rhythm.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

Not Applicable; the request does not include any proposed landscaping.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

Copper is a historical material which was commonly used at the time that this home was constructed. The gutter will be an enhancement to the architectural characteristic of the home and area, while protecting the home from potential water damage. The home recently had a roof replacement using the same copper material, which was approved by the Ocala Historic Preservation Advisory Board.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

Not Applicable; the request does not include any proposed accessory structures.

The Secretary of the Interior Standards; Wood: Clapboard, Weatherboard, Shingles, and other functional and decorative elements (page 38)

Recommended: Protecting and maintaining wood features by ensuring that historic drainage features that divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly. Finding and eliminating sources of moisture that may damage wood features, such as clogged gutters and downspouts, leaky roofs, or moisture-retaining soil that touches wood around the foundation.

The proposed gutter will ensure that rainwater will be diverted from the wood material of the home.

The Secretary of the Interior Standards; Metals: Wrought and Cast Iron, Steel, Pressed Metal, Terneplate, Copper, Aluminum, and Zinc (page 41)

Recommended: Protecting and maintaining metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

The gutter is a copper material and will provide the proper drainage to prevent water from collecting on flat surfaces.

Staff Recommendation: Approval



119 NE Sanchez Avenue, facing east onto the subject property.



Facing south onto the subject property on



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

Case File # 301
 COA 24-45780
 Meeting Date: 9-1-24
 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 #:		Property Address:	119 NE Sanchez, 34470
Owner:	John + Dena Vaughn	Owner Address:	140 SE 8TH St, Ocala 34471
Owner Phone #:	352-304-0901	Owner Email:	missdena59@gmail.com
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"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other <u>gutters</u>
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Tax Roll Property Summary

Account Number		R2820-046-001	Type	REAL ESTATE REMINDER	Request Future E-Bill	
Address		119 NE SANCHEZ AVE OCALA		Status		
Sec/Twn/Rng		17 15 22	Subdivision	9976		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2009	R	2009 R2820-046-001	PAID	11/2009	931.09	Tax Bill
2010	R	2010 R2820-046-001	PAID	11/2010	496.56	Tax Bill
2011	R	2011 R2820-046-001	CER SOLD	06/2012		Tax Bill
2011	CER	2012-00012827-00	REDEEMED	03/2013	561.02	Certificate
2012	R	2012 R2820-046-001	CER SOLD	06/2013		Tax Bill
2012	CER	2013-00012747-00	REDEEMED	03/2014	576.49	Certificate
2013	R	2013 R2820-046-001	CER SOLD	06/2014		Tax Bill
2013	CER	2014-00012896-00	REDEEMED	03/2016	475.18	Certificate
2014	R	2014 R2820-046-001	CER SOLD	06/2015		Tax Bill
2014	CER	2015-00013042-00	REDEEMED	03/2016	449.26	Certificate
2015	R	2015 R2820-046-001	CER SOLD	06/2016		Tax Bill
2015	CER	2016-00012977-00	REDEEMED	12/2016	471.33	Certificate
2016	R	2016 R2820-046-001	PAID	12/2016	355.30	Tax Bill
2017	R	2017 R2820-046-001	CER SOLD	06/2018		Tax Bill
2017	CER	2018-00012434-00	REDEEMED	08/2018	439.78	Certificate
2018	R	2018 R2820-046-001	PAID	05/2019	372.73	Tax Bill
2019	R	2019 R2820-046-001	PAID	01/2020	355.44	Tax Bill
2020	R	2020 R2820-046-001	PAID	04/2021	410.85	Tax Bill
2021	R	2021 R2820-046-001	CER SOLD	06/2022		Tax Bill
2021	CER	2022-00011907-00	REDEEMED	08/2022	941.31	Certificate
2022	R	2022 R2820-046-001	PAID	12/2022	574.81	Tax Bill
2023	R	2023 R2820-046-001	PAID	04/2024	868.06	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2023	R2820-046-001	Tax Bill
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Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E	VAUGHN JOHN C
PAGE 004 CALDWELLS ADD OCALA 11	VAUGHN DENA F
5 FT EAST AND WEST BY 87 1/2 FT	1450 SE 8TH ST
NORTH AND SOUTH IN THE NW COR OF	OCALA FL 34471-4057
BLK 46	

Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU	32,318			TAXES		478.63
COUNTY ASMT	24,401			SP. ASMT		364.15
COUNTY TXBL	24,401			INT. 3.0000%		25.28
SCHOOL ASMT	32,318					
SCHOOL TXBL	32,318					

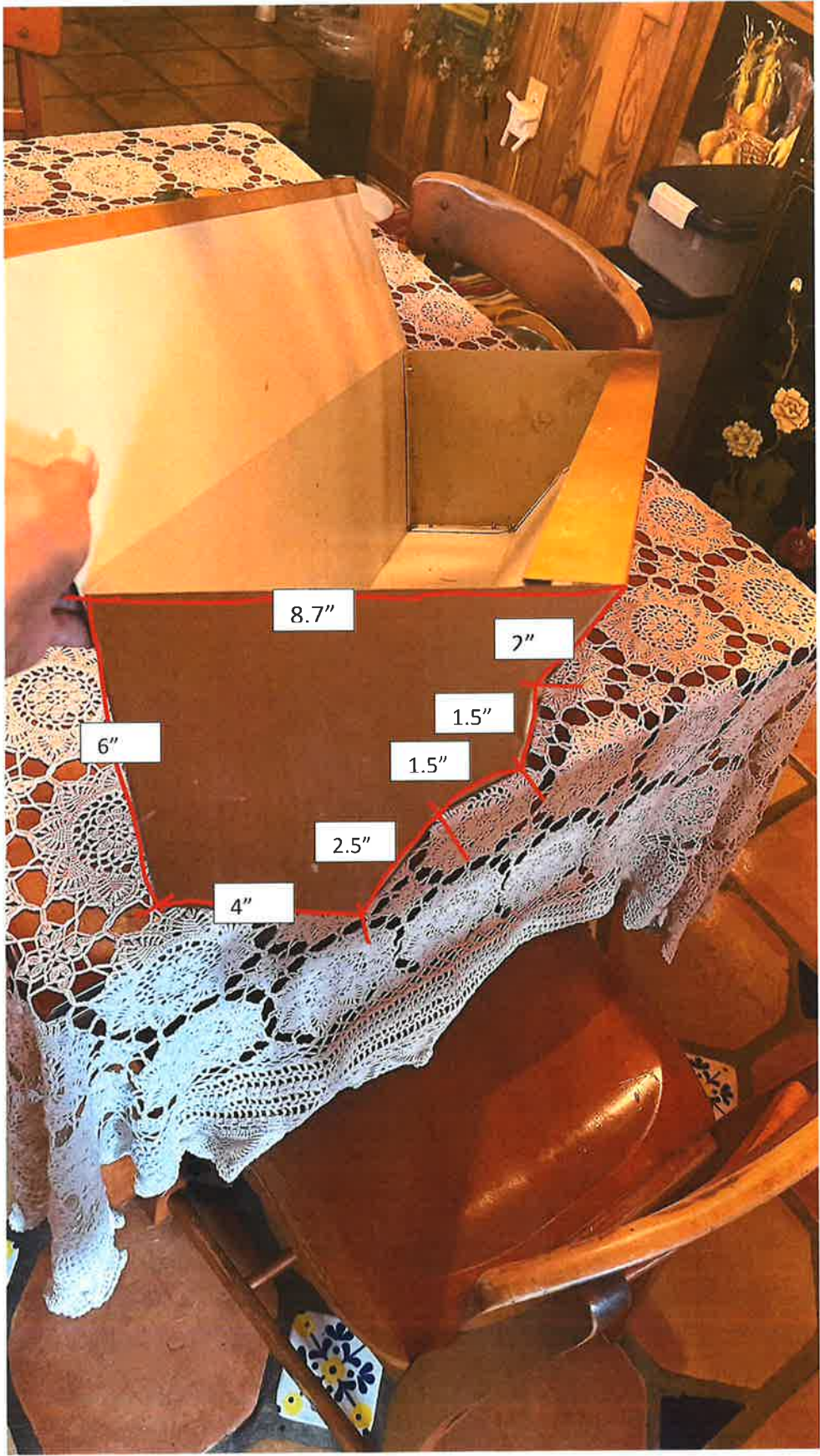
APR 30 2024	MAY 31 2024	ONLY	CERTIFIED	FUNDS	PAST DUE ON
868.06	874.02	ACCEPTED	AFTER	APRIL 30 2024	APR 1 2024

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
04/15/2024	995 2023 0047972.0002	Full	Pmt Posted	\$25.28	\$.00	\$868.06

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)



Photos, people, or groups



Black.Doll

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3,280

4

9

Uploaded on August 25, 2009

Israel Brown house, 1880s

PRO

This home was built in the 1880s, shortly after the construction of the synagogue across the street. Julius and Rebecca Israel moved to Ocala from New York and settled near the synagogue, as did other Jewish individuals, including neighbor Simmie Handleman.

Mr. Israel ran the Ocala News Depot, selling wholesale and retail books, stationery and office supplies. When he died in the late 1890s, the rest of the family moved back to New York.

In 1901, the house was rented to Elizabeth Lambert Hunt and her children, Raymond and Winifred. She later bought it. Later, she married Joseph Gid Parrish, owner of the Anti-Monopoly Drug Store. Later owners included Joseph Seminario.

- www.geocities.com/krdvry/hikeplans/ocala/planocala.html

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Canon EOS Digital Rebel XT

f/11.0

24.0 mm

1/400

200

Flash (off, did not fire)

Show EXIF

This photo is in 4 groups



Architecture of the Old South

1,327 photos



beautiful shingles

1,027 photos



Second Empire Architecture

2,093 photos



Italianate Architecture

1,267 photos

This photo is in 1 album



Marion County

1,123 photos



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119 NE Sanchez Avenue

Circa 1885

Architect:
 Builder:
 Style and/or Period: **Second Empire Revival**
 Plan Type: **T-shape**
 Exterior Fabric(s): **Wood: clapboard; shingles**
 Structural System(s): **Wood: balloon**
 No. of Dormers: **5**
 No. of Stories: **2**
 Porches: **W/one-story end with hip roof on a 4 wood column;, stone piers; wood floor; 3 bay windows; access from the west**
 Orientation: **West**
 Window Types: **Two over two, wooden sash windows; casement window, awning**
 Foundation: **Concrete Block Piers**
 Roof Type: **Gable**
 Roof Surfacing: **Sheet metal; 3-Vcrimp**
 Secondary Roof Structure: **Dormer: gable, cross gable**
 Chimney Location: **Southwest: offset, ridge**
 Chimney: **Brick**
 No. of Chimneys: **1**
 Ornament Exterior: **Wood; decorative gable dormers; brackets**
 Surroundings:

Site Size (approx. acreage) **Less Than 1 Acre**

Township 15
UTM ZONE

Range 22
UTM EASTING

Section 17
UTM NORTHING



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0108

Agenda Item #:



Staff Report

Case #159

COA24-45846

Ocala Historic Preservation Advisory Board: November 7, 2024

Petitioner: Matt & Tina Villella
Property Owner: Matt & Tina Villella
Project Planner: Breah Miller, Planner II
Applicant Request: Replace existing wood fence with black aluminum fencing and add 6-foot Podocarpus hedging and a pool with paver decking to rear yard.

Parcel Information

Acres: ±0.26 acres
Parcel(s) #: 2820-036-002
Location: 814 SE 4th Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential
Existing Use: Single-Family Residence

Background:

The home was constructed in 1952 using a Vernacular building style. The home is a contributing structure to the Ocala Historic District. Approval was received from OHPAB to extend the metal roof over the existing deck in May 2022. Stone pavers and a hot tub are existing elements in the rear yard. A 6-foot wooden fence exists around the rear yard perimeter, extending to the neighboring property to the south.

Applicant Request:

The applicant is requesting approval to replace the existing wood fence with a 4-foot to 6-foot black aluminum fence, and add 6-foot Podocarpus hedging and a pool with paver decking to the rear yard.

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

Architecturally, the decking of the pool will match the existing pavers in the rear yard and will not alter any architectural element of the home or diminish the architectural quality.

The iron aluminum fencing will be buffered with 6-foot Podocarpus hedging. The fencing will be located along the rear yard perimeter and will not alter any architectural element of the home or diminish the architectural quality.

All proposed alterations will be located behind the home and will be buffered with landscaping. Therefore, the addition of 4-foot to 6-foot black aluminum fence with 6-foot Podocarpus hedging and the pool with paver decking to the rear yard will not diminish the historical character of the building or the building site.

2. Sandblasting of any materials except for iron is prohibited.

Not Applicable; the request does not identify sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Not Applicable; the request does not identify any abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

The rear yard is currently buffered from view on all sides and will remain that way with installation of the proposed 6-foot Podocarpus hedging along with the fencing. Architecturally, the pool addition matches the existing materials used in the rear yard.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

Not Applicable, all alterations will be the same size as the existing.

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

Not Applicable, the proposed alterations will not affect the existing rhythm.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

The property currently has a variety of plantings along the existing wood fence. The proposed 6-foot Podocarpus hedging will introduce uniform landscaping to buffer the proposed additions, which is visually compatible with the buildings and the surrounding environment.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

The new paver decking will match the existing materials used in the rear yard. The alterations will be located in the rear yard, behind the rear façade of the home. There will be no visible impact to the architectural characteristics of the area.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

The proposed pool has no vertical components and shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood.

Certificate of Appropriateness Criteria for Decisions: Fences (Sec 94- 86)

- a. Generally. All fences located within a locally designated historic district shall follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Any newly constructed or replacement fence shall require a certificate of appropriateness.

The applicant has submitted a complete application for the required certificate of appropriateness.

- b. Materials. New fences should complement the style, design, color and material of the building(s), the building site and the surrounding neighborhood. A single lot shall contain no more than two types of fencing material. Decorative fences made of cast iron, wrought iron, simulated wrought iron, wood pickets or other historic materials are appropriate for front yards. Privacy wood fences are appropriate for rear and side yards. Fencing material shall be appropriate to the historic time period of the locally designated historic district or local landmark. Other materials may be approved on a case-by-case basis. The board may consider alternative materials. Repairing fencing is preferred over replacement. Deteriorated sections of historic fencing should be replaced with materials of matching design, texture and color whenever possible.

There will be two fence types on the property. The property will have the proposed black aluminum fencing and a small portion of wood fencing on the property line shared with the property to the south. The surrounding area does have aluminum and wrought iron fencing similar in character to what is being proposed. All fencing will be located in the rear yard.

- c. Height. Decorative fences along street fronts shall allow views of the yard and building. Fence height for front yards and side yards up to the front façade is no higher than four (4) feet and for side and rear yards at six (6) feet. On corner lots, the maximum heights are four (4) feet for street elevations and six (6) feet for side and rear yards. Other heights for side and rear yards may be approved on a case by case basis if consistent with the standards.

All fencing will be in the rear yard and will be no higher than 6-feet in height.

- d. Placement. New fences should be compatible with the site in façade setback, size and scale to protect the historic integrity of the neighborhood. Privacy fencing for the rear and side yards should be placed behind the front façade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

The fencing will start at the rear façade of the home and be buffered with 6-foot Podocarpus hedging.

Secretary of Interior Design Standards (Page 33):

Designing adjacent new construction which is compatible with the historic character of the site historic character of the site and which preserve the historic relationship between a building, landscape features, and open space.

The pool will not negatively impact the historic character of the site. The landscaping will provide sufficient screening for the proposed alterations to be hidden from sight.

Staff Recommendation: Approval











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

Case File # 159
 COA 24-458410
 Meeting Date: 11-7-24
 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>2820-036-002</u>	Property Address:	<u>814 SE 4th STREET Ocala, FL 34471</u>
Owner:	<u>MATT & TINA VILLELLA</u>	Owner Address:	<u>SAME</u>
Owner Phone #:	<u>(352) 615-8473</u>	Owner Email:	<u>MVILLELLA@THINK-TEAM.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 checked="" type="checkbox"/> Other <u>Pool</u>



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

Case File # 159
COA 24-45840
Meeting Date: 11-7-24
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.

REMOVE EXISTING WOOD FENCE AND REPLACE WITH DECORATIVE BLACK ALUMINUM FENCE. PLANT 6' POND CARPUS INSIDE NEW FENCE AROUND THE PERIMETER OF PROPERTY. ADD NEW POOL WITH DECORATIVE PAVER DECK IN BACK YARD.

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

10/1/24

Date

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



P.O. Box 1820
Dayton, Ohio 45401-1820

Mortgage Statement

Statement Date 09/03/2024

Go Paperless visit pnc.com/onlinebanking

0-749-04449-0016247-002-000-100-000-000

Customer Service: 1-800-822-5626

MATTHEW T VILLELLA
CRITTINA E VILLELLA
814 SE 4TH ST
OCALA FL 34471-2308

Account Number 1500112776
Payment Due Date 10/01/2024

Amount Due [REDACTED]

If payment is received after 10/16/2024, a \$88.89 late fee will be charged.

Account Information

Outstanding Principal [REDACTED]
Interest Rate [REDACTED]

Explanation of Amount Due

Principal [REDACTED]
Interest [REDACTED]
Escrow (Taxes and Insurance) [REDACTED]
Regular Monthly Payment [REDACTED]
Total Amount Due [REDACTED]

Transaction Activity (08/02/2024 to 09/03/2024)

Payments received after 09/03/2024 are not reflected on this statement.

Date Received	Description	Charges	Payments
09/03/2024	Payment		[REDACTED]

Past Payments Breakdown

	Paid Since Last Statement	Paid Year to Date
Principal	[REDACTED]	[REDACTED]
Interest	[REDACTED]	[REDACTED]
Escrow (Taxes and Insurance)	[REDACTED]	[REDACTED]
Fees	\$0.00	\$0.00
Unapplied Funds*	\$0.00	\$0.00
Total	[REDACTED]	[REDACTED]

*Partial Payments: Any partial payments that you make are not applied to your mortgage, but instead are held in a separate Unapplied Funds Account. If you pay the balance of a partial payment, the funds may be applied to your mortgage loan or the funds may be returned to you depending on the status of your loan.



Account Number	Payment Due Date	Next Payment Amount Due	Past Due Amounts	Total Amount Due	If Received After	*Payment Amount Due
1500112776	10/01/2024	[REDACTED]	\$0.00	[REDACTED]	10/16/2024	[REDACTED]

Make checks payable to PNC Bank.

*Includes Late Fees

MATTHEW T VILLELLA
CRITTINA E VILLELLA

PNC BANK PAYMENTS
PO BOX 771021
CHICAGO, IL 60677-1021

FOR PRINCIPAL ONLY



CHECK BOX

Payments in excess of the Amount Due will be applied to the account pursuant to the terms of your loan documents. If your current payment has already been received, you may make an additional PRINCIPAL ONLY payment by checking the box to the left and sending the coupon with your payment.

Total Amount \$ [REDACTED]

6-749-87850-0032717-002-001-000-000-000

MATTHEW T VILLELLA
CRITTINA E VILLELLA
814 SE 4TH ST
OCALA FL 34471-2308

SUBSTITUTE FORM 1098 OMB NO. 1545-1380		<i>*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent that it was incurred by you, actually paid by you, and not reimbursed by another person.</i>	
The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.		Any late charges paid are included in the interest amount.	
Recipient/Lender's TIN		Payer's/Borrower's TIN	
22-1146430		XXX-XX-2960	
Payer's/Borrower's name MATTHEW T VILLELLA			

Street address (including apt. no.); City or town; state or province, country, ZIP or foreign postal code
814 SE 4TH ST, OCALA FL 34471-2308

1. Mortgage interest received from payer(s)/borrower(s)*	2. Outstanding mortgage principal as of 1/1/2023	3. Mortgage origination date	4. Refund of overpaid interest	5. Mortgage insurance premiums
[REDACTED]	[REDACTED]	[REDACTED]	\$0.00	\$
6. Points paid on purchase of principal residence	7. If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.	8. Address or description of property securing mortgage (see instructions)		
\$0.00	<input type="checkbox"/>	814 SE 4TH ST OCALA FL 34471		
9. Number of properties securing the mortgage	10. Other	11. Mortgage acquisition date	Account number (see instructions)	
1	0005695817		1500112776	

AMOUNT DISBURSED		ENDING BALANCE	
REAL ESTATE TAXES	HAZARD INSURANCE	ESCROW	PRINCIPAL
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

The Ending Escrow Balance Funds are held for future disbursements.

If your loan was refinanced or acquired by PNC in 2023, you will receive an additional year end statement from your previous servicer.

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount each borrower paid and points paid by the seller that represent each borrower's share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances.

CAUTION If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1.

If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding principal on the mortgage as of January 1 of the calendar year. If the mortgage originated in the calendar year, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in the calendar year, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your calendar year Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and *Itemized Deduction Recoveries* in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the calendar year Schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

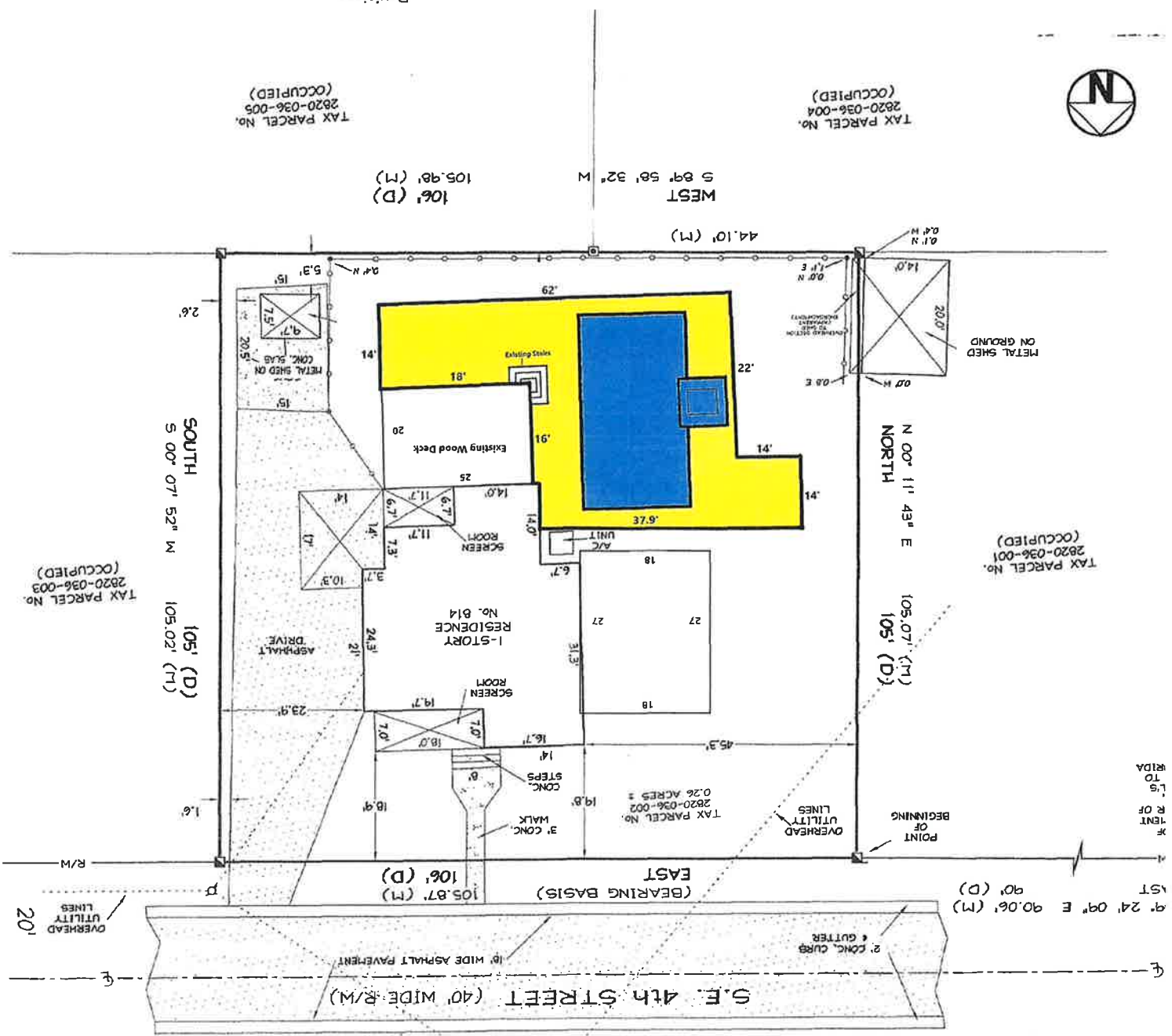
Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in the calendar year, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1098.

Free File. Go to www.irs.gov/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

ARY SURVEY FOR
EM & CRITTINA VILLELLA



Revisions:

REV. DATE	COMMENT
A	
B	
C	



TAX PARCEL No. 2820-036-005 (OCCUPIED)

TAX PARCEL No. 2820-036-004 (OCCUPIED)

TAX PARCEL No. 2820-036-001 (OCCUPIED)

TAX PARCEL No. 2820-036-003 (OCCUPIED)

POINT OF BEGINNING OF UTILITY LINES

9' 24' 09" E 90.06' (M) 90' (D)

EAST (BEARING BASIS) 105.87' (M) 106' (D)

SOUTH 5 00' 07' 52" W 105.02' (M) 105' (D)

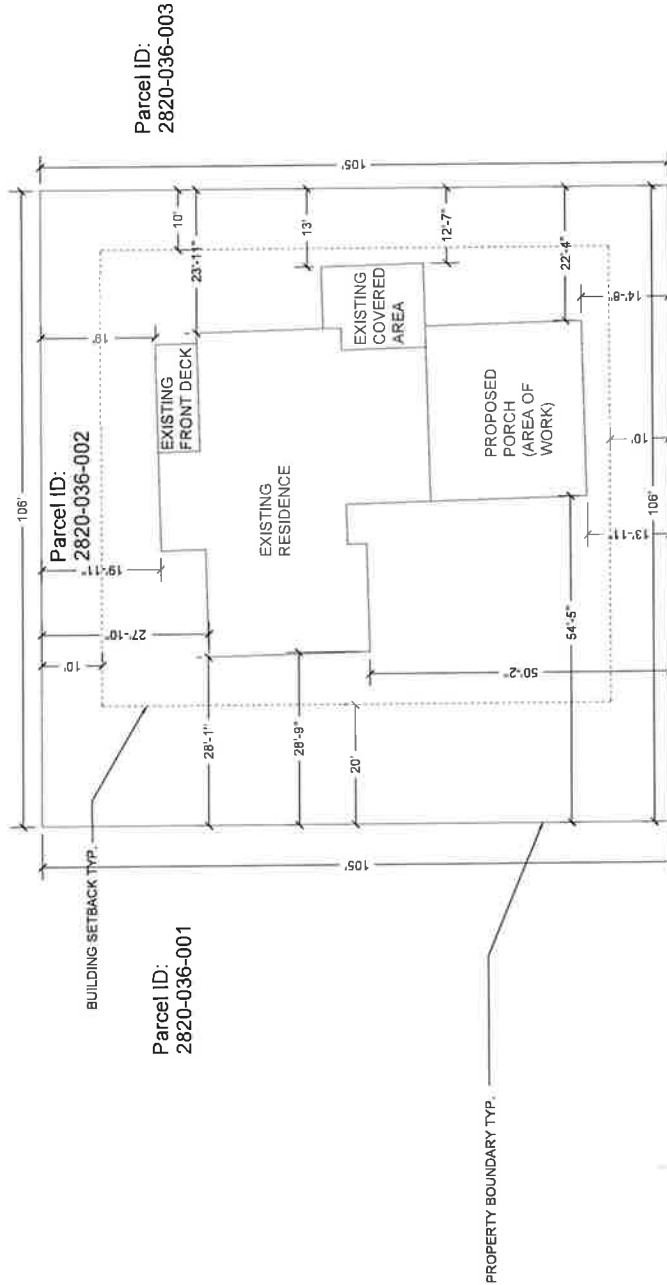
NORTH 1 00' 11' 43" E 105.07' (M) 105' (D)

WEST 5 89' 58' 32" W 44.10' (M) 106' (D) 105.98' (M)

EXISTING VILLELLA RESIDENCE PROPOSED PORCH ADDITION

PROJECT LOCATION:
MATT VILLELLA RESIDENCE
814 SE 4TH STREET
OCALA, MARION CO., FL 34471

814 SE 4TH STREET



SITE PLAN



SCALE: 1" = 20' APPROX.

- NOTES:
- THIS SITE PLAN IS BASED ON SURVEY CONDUCTED BY WILLIAM BLEY (PLS 5088) DATED NOVEMBER 7, 2018. SEE ATTACHED ALL DIMENSIONS ARE APPROXIMATE AND TO BE VERIFIED BY CONTRACTOR.

DRAWN BY: JOSEPH S. FIELDEN

DESIGNED BY: FIELDEN ENGINEERING, LLC
542 NW 39th RD, UNIT #405
GAINESVILLE, FL 32607
FL CA# 34626
P: (352) 505-3995
E: jsfielden@gmail.com



PROJECT: EXISTING VILLELLA RESIDENCE
PROPOSED PORCH ADDITION
814 SE 4TH STREET
OCALA, MARION CO., FL 34471
JOB NO: FE21-140

DATE ISSUED:

02-08-2023

REVISION:

SITE PLAN

**SHEET
C-1**

BOUNDARY SURVEY for MATTHEW & CRITTINA VILLELLA

LEGAL DESCRIPTION:
Commencing 90 feet East of NW corner of Lot 36, CALDWELL'S ADDITION TO OCALA, FLORIDA, according to the plat thereof recorded in Plat Book E, Page 4, thence East 106 feet, thence South 105 feet, thence West 106 feet, thence North 105 feet to the Point of Beginning, Lying and being situate in MARION County, Florida.

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND RECORD PLAT.
3. BEARINGS BASED ON PLAT AND/OR DEED AS SHOWN.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED UNLESS BEARING AND DISTANCE WHICH WERE NOT LOCATED.
6. SEPTIC TANK, DRAIN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INTERESTS AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; NO ONE OTHER THAN THE ENTITIES NAMED IN THE CERTIFICATION SHOULD RELY ON THIS SURVEY. THE DETERMINATION OF A PROPERTY FLOODING, OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.

- LEGEND:**
- N = NORTH
 - E = EAST
 - M = WEST
 - S = SOUTH
 - OR ANY COMBINATION SUCH AS NE, SW
 - DEGREES WHEN USED IN A BEARING
 - MINUTES WHEN USED IN A BEARING
 - SECONDS WHEN USED IN A BEARING
 - FEET WHEN USED IN A DISTANCE
 - INCHES WHEN USED IN A DISTANCE
- (C) = CALCULATED FROM FIELD MEASUREMENT
(CP) = CALCULATED FROM DEED DIMENSIONS
(D) = DEED DIMENSIONS
(M) = FIELD MEASUREMENT
(P) = PLAT CALL
(P.C.P.) = PERMANENT CONTROL
(P.M.) = PERMANENT MONUMENT
(P.I.) = POINT OF INTERSECTION
(P.R.C.) = POINT OF REVERSE CURVATURE
(A/C) = AIR-CONDITIONER
(CONC.) = CONCRETE
(R/W) = RIGHT OF WAY
- R/W — RIGHT OF WAY LINE
— C — CENTERLINE
— U — UTILITY LINES
— F — FENCE CORNER
— U — UTILITY POLE
— M — WATER METER
— T — TELEPHONE RISER
- B — FOUND 4"x4" CONCRETE PONDMENT WITH DISK STAMPED "FOURFOUR ENGINEERING COMPANY"
— F — FOUND 5/8" IRON ROD WITH CAP, ILLEGIBLE IDENTIFICATION

CERTIFY TO:
MATTHEW T. VILLELLA AND CRITTINA E. VILLELLA
HONEYBEE FINANCIAL SERVICES, INC. D/B/A HONEYBEE
Its successors and/or assigns as their interests may
AFFILIATED TITLE OF CENTRAL FLORIDA, LTD.
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

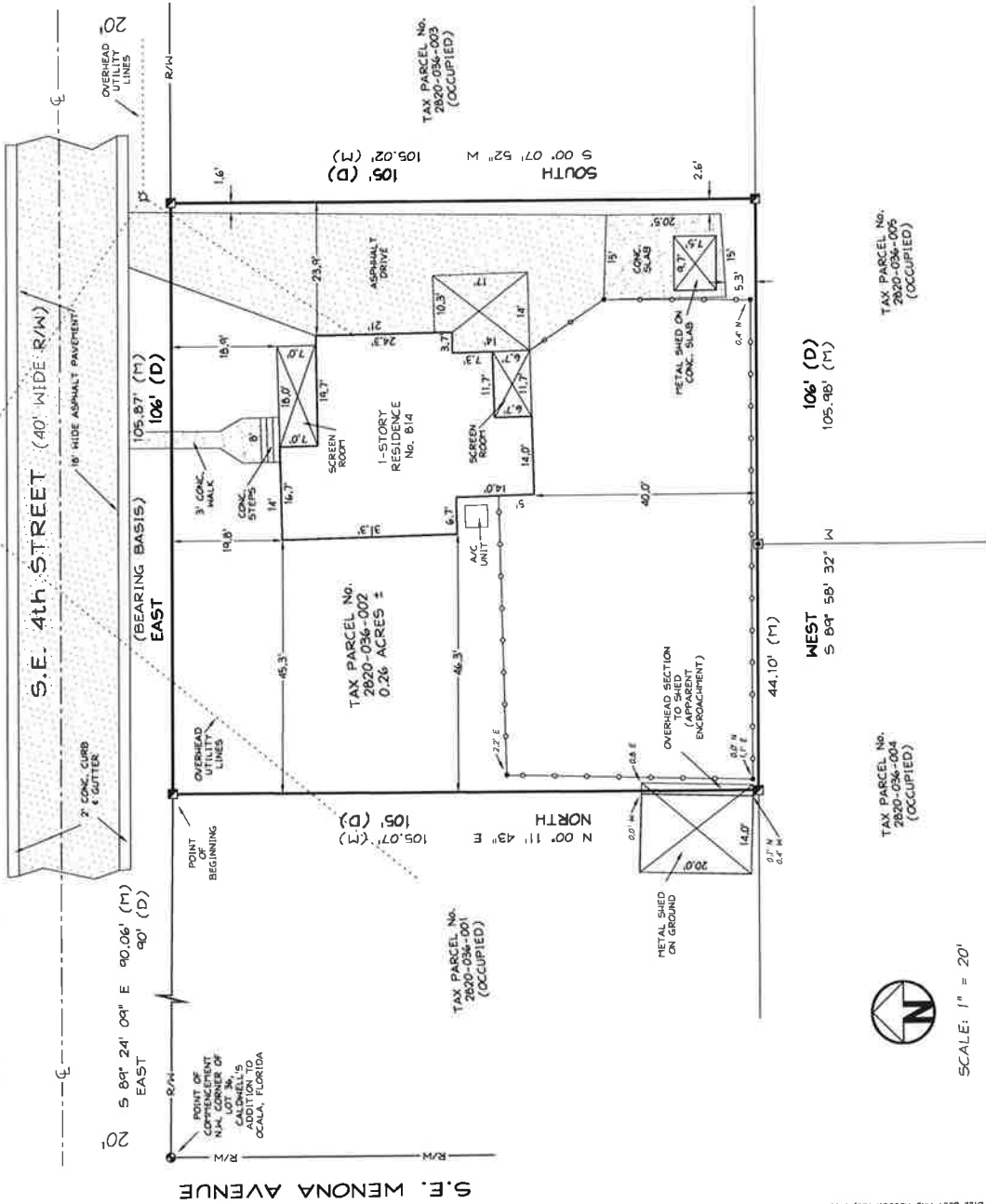
NOV 2018

P.L.S. 5088

L.B. # 6413

BILL BLEY & ASSOCIATES, INC.
521 SE 2nd STREET
OCALA, FLORIDA 34071
(352) 694-1777 FAX (352) 694-1777
DATE OF FIELD WORK: 6 NOV 2018
FIELD BOOK: 187/44
DRAWN BY: P.C.

JOB NUMBER: 18-1680



Revisions:

REV.	DATE	COMMENT
A		
B		
C		



SCALE: 1" = 20'



Custom Pool Pricing Proposal

Client
Mr. and Mrs. Villella

Date
September 24, 2024



Introduction

Dear Mr. and Mrs. Villella,

We are pleased to present our comprehensive pricing proposal for a custom pool for your home. As an industry leader, we have carefully crafted this proposal to meet your specific needs and requirements. This document outlines the details of our offering and the associated pricing. Please take the time to review the proposal thoroughly and don't hesitate to contact us if you have any questions or need further clarification.

Sincerely,

Henrietta Yandle and Mardi Yandle

Owner/Sales Coordinator

Splash Time Pools

Scope of Work

In this section, we provide an in-depth overview of the scope of the project, highlighting the features, specifications, and any customization options tailored to your needs.

Detail Breakdown

Here, we present a breakdown of the specifications involved in constructing your custom swimming pool. This includes:

- **Size and Shape of Pool**
- **Spa**
- **Deck**
- **Equipment**
- **Interior Finish**
- **Other Relevant Expenses**

Specification Breakdown

● Pool Specifications

- 15' x 30' Rectangle with 3' - 6' Depth
 - 7' x 7' Spa Raised 12" with Granite Spillway and Tile Exterior
 - Steps, Swimout and 20' x 6' SunShelf (with 6" Water Depth) per Print (Includes Trim Tile)
 - Standard Waterline Tile and Trim Tile Selection by Owner
 - All Associated Permits and Engineering
-

● Plumbing

- All 2" Plumbing
 - 2 Main Drains and 4 Returns
 - 1 Dedicated Cleaner Line and 1 Skimmer
-

● Spa Plumbing

- All 2" Plumbing
 - 2 Main Drains and 6 Jets
-

● Deck

- Dimensions Per Print
 - Deck Drain at House, As Needed
 - Deck to Have Brick Pavers Set on a Solid Concrete Base (Color Selection By Owner) with Brick Coping on Perimeter of Pool and Spa
-

● Equipment

- Sta-Rite IntelliPro Variable Speed Pool Pump (2)
- Sta-Rite RP150 Cartridge Filter
- Intellichlor IC-40 Salt Chlorination System
- Pentair MicroBrite LED Pool Light (4)
- Pentair Dorado Automatic Pool Cleaner
- Electrical Hook Up and Maintenance Kit Included
- MasterTemp 400K NG Heater, Gas Line and Connection, By Owner
- Intellicenter Automated System with Remote and Phone App

Specification Breakdown, Cont.

● Interior Finish

- SGM Diamond Bright - Standard Colors
-

● Other Relevant Expenses Subject to Proposal

- Total Cost Does Not Include Cutting and Capping Existing Irrigation and Landscape Removal Prior to Construction
 - Total Cost Does Not Include Rerouting Irrigation and Sod Replacement for Access/Around the Pool Area
 - Total Cost Does Not Include Landscaping Upon Completion of the Project
 - Any Fencing Required to Meet State of Florida Building Code, By Owner
-

● Total Cost: [REDACTED]

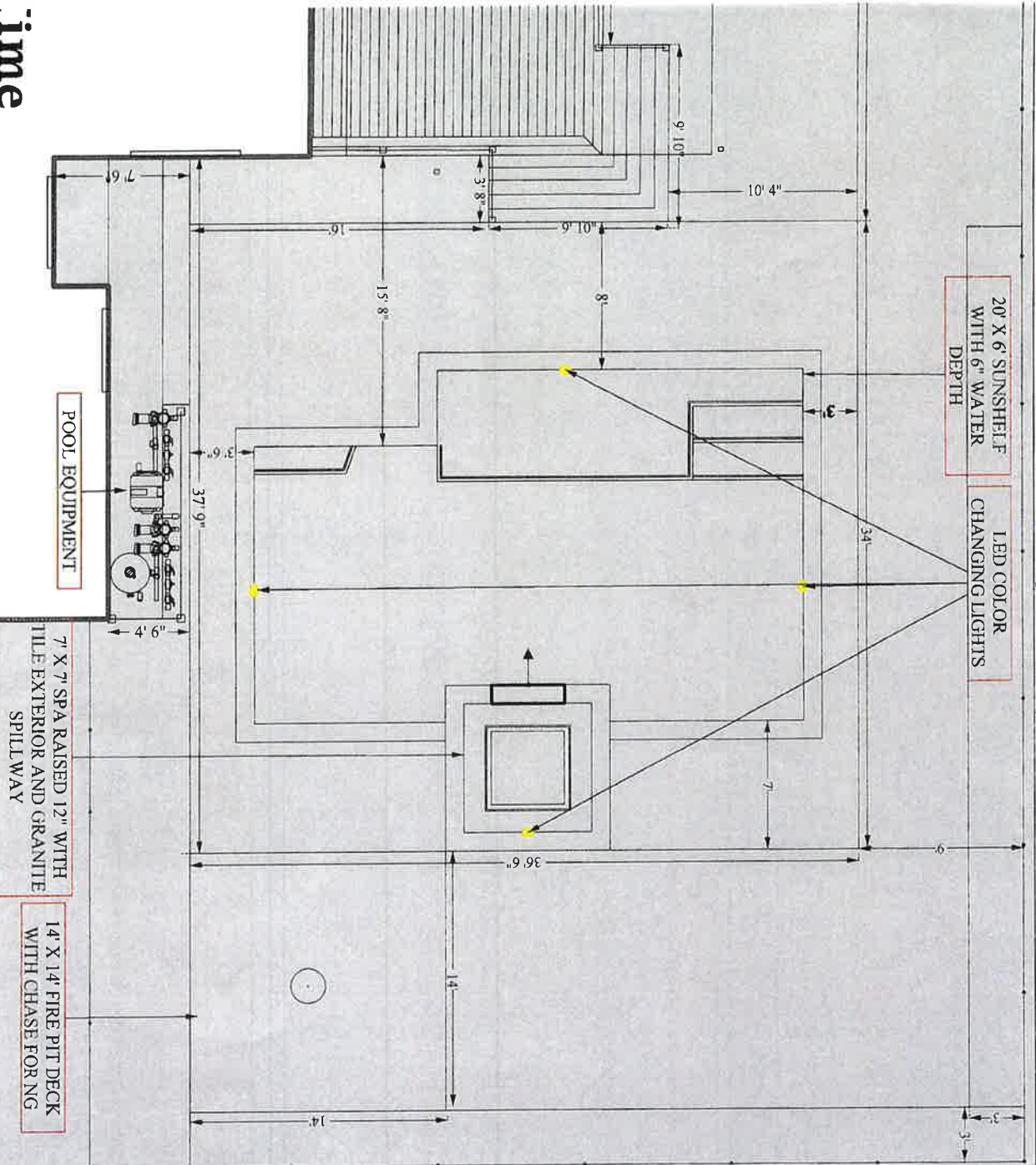
● Optional Add on of Heater/Chiller, Add: [REDACTED]

● Optional Upgraded Glass Tile, Add: \$ [REDACTED]

3D Renderings



VILLELLA 814 SE 4TH STREET, OCALA, FL 34471 352-615-8473



POOL SPECIFICATIONS

TYPE CONSTRUCTION: SHOTCRETE
 MODEL/SHAPE: RECTANGLE
 LENGTH: 30'
 WIDTH: 15'
 Depth: 3' - 6'

TILE WATERLINE:
 TILE DECO:
 TILE TRIM:

DECK: 3000 PSI CONCRETE
 1484 SQ FT SQ FT

CANTILEVER: YES
 BRICK COPING: YES
 TOPPING: PAVERS
 TOPPING S.F.: 1484 SQ FT

COLOR:
 BORDER:
 EQUIPMENT:

PUMP/HP: STA RITE VARIABLE SPEED (2)
 FILTER: STA RITE CARTRIDGE
 LIGHT: PENTAIR MICROBRITE (4)
 CHLORINATOR: INTELICHLOR
 AUTOMATIC CLEANER: PENTAIR DORADO

HANDRAIL:
 SWIMOUT: YES
 INTERIOR FINISH:
 SCREEN ENCLOSURE: N/A

ROOF LINE:
 COLOR:

MISC: 7' X 7' SPA RAISED 12" WITH TILE EXTERIOR AND GRANITE SPILLWAY
 20' X 6' SUNSHELF WITH 6" WATER DEPTH
 MASTERTEMP 400K BTU NG HEATER, GAS LINE AND CONNECTION BY OWNER
 ANY FENCING REQUIRED TO MEET STATE OF FLORIDA BUILDING CODE, BY OWNER
 14' X 14' DECK FOR FIRE PIT WITH CHASE FOR NG





Proposal Information

Estimate

Photos

Documents

Signature

ACCEPT & SIGN

09/30/2024

Proposal

Requested To:
Tina Villella
814 SE 4th Street
Ocala FL 34475

Estimate

#E-8695

48"/72"H Aluminum

Item	Description	Quantity
*483ALUM	48" x 6'- 3 Rail Residential Decorative Aluminum Panel	6
*723railresalum	72" x 6'- 3 Rail Residential Decorative Aluminum Panel	15
*alumrespost28063	LP - Aluminum Post-Res 2"x.063"x8'	12
*alumrespost28063	CP - Aluminum Post-Res 2"x.063"x8'	1
*alumrespost28063	EP - Aluminum Post-Res 2"x.063"x8'	3
*alumindpost2.59	GP - Aluminum Post-Ind 2.5"x.125"x9'	1
*2modcapalum	2" Modern Post Caps	17
*60lbBagConcrete	* 60lbs Bags High-Strength Concrete	18
*72x5sngalumgate	72"h x 5'w Aluminum Res SNG Gate	1

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com

Proposal Information

Estimate

Photos

Documents

Signature

Item	Description	Quantity
*TCA1L2S3BT	Tru Close S3 2 Align Legs Regular Self Closing For Gates Up to 66lbs, PAIR	1
*4136B	BLK Stainless Steel Commercial Gate Latch	1
*483ALUMLP	Line Post 2"x.063"x6' Per Post Includes 1 - Post 1 - 60lb Bag Of Concrete 1 - Modern Cap Show less	3
*483ALUMCP	Corner Post 2"x.063"x6' Per Post Includes 1 - Post 1 - 60lb Bag Of Concrete 1 - Modern Cap Show less	2
*483ALUMEP	End Post 2"x.063"x6' Per Post Includes 1 - Post 1 - 60lb Bag Of Concrete 1 - Modern Cap Show less	3
*483ALUMGP	Gate Post 2"x.125"x6' Per Post Includes 1 - Post 1 - 60lb Bag Of Concrete 1 - Modern Cap Show less	1
*483ALUMSG	48"h Aluminum Res SNG Gate Includes Per Gate Gate Hinges Latch	1
*483ALUMDDG	48"h Aluminum Res Double Drive Gate Includes Per Gate Gates Hinges Latch Drop ... Show more	1
Installation	Installation	107

TEAR OUT \$430.35

Item	Description	Quantity
Wood Tear Out	Existing Wood Tear Out & Removal	151

Total

Notes

Subtotal	
Total	

Photos

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com



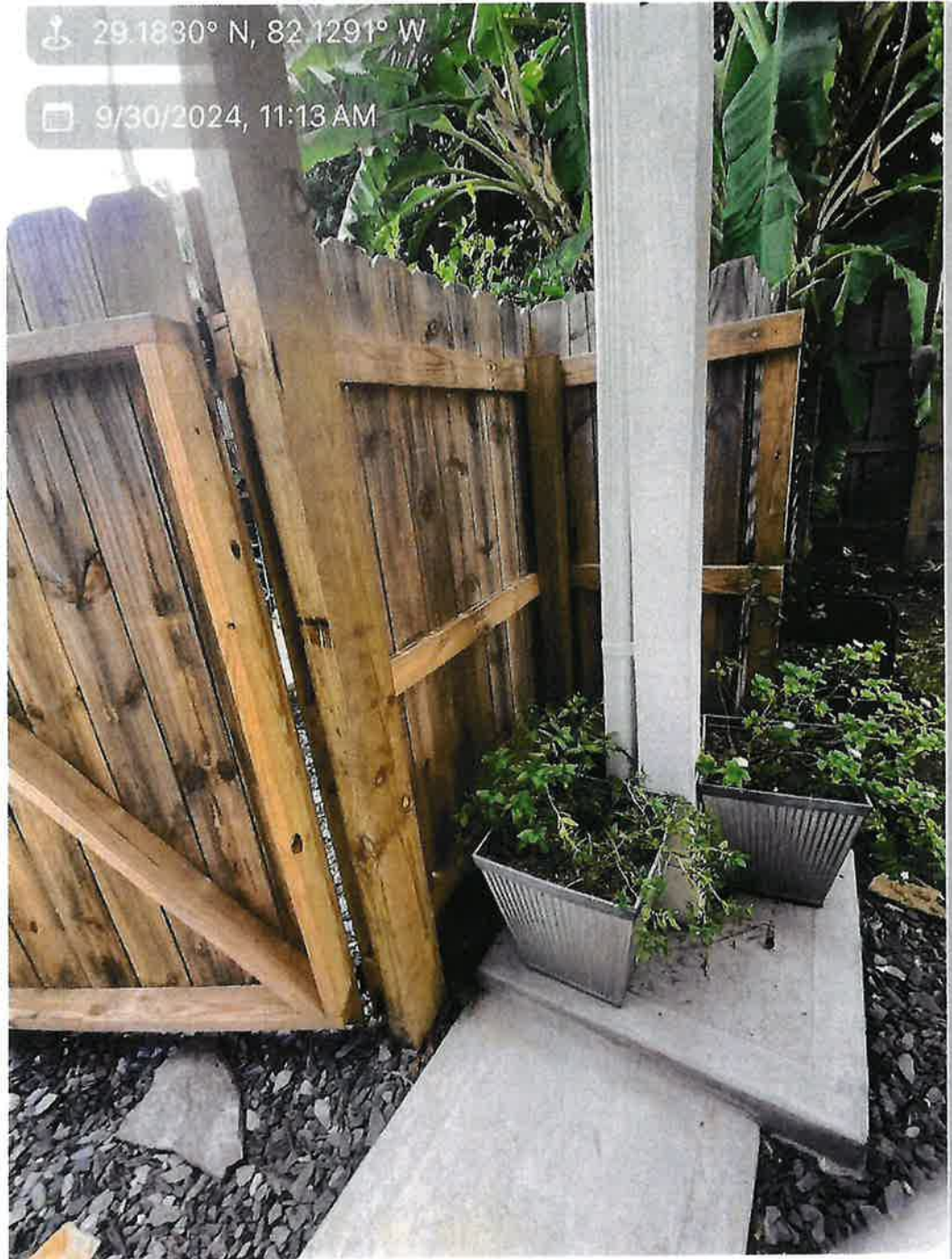
Uploaded by Jeff Douglas

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com



Uploaded by Jeff Douglas

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com



ABOUT US

Ocala Fence is a full-service fence company offering beautiful and durable fencing options such as privacy, decorative, and security fences. By standing behind our products and service, we continue to keep high standards for protecting your family and overall appearance of your property.

OUR QUALITY

We use the highest quality materials and adhere to industry standard best practices on every fencing project we undertake. The result is a beautiful, strong, secure fence that meets your needs and will last for years to come.

CONTACT US

311 NW 11th Place
Ocala, Florida 34475
(352) 274-0823

ocalafence.com
info@ocalafence.com

 ocalafencellc
 facebook.com/ocalafenceLLC
 ocalafence.com/youtube

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com



Proposal Information

Estimate

Photos

Documents

Signature

VINYL COLOR OPTIONS

We offer vinyl fencing in many different color options. You'll be sure to find the perfect color to complement your unique style.

STANDARD COLORS



SPECIAL ORDER COLORS



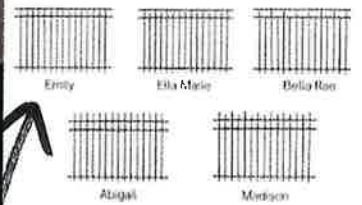
OUR SERVICES

- Vinyl Privacy Fencing
- Aluminum Decorative Fencing
- Wood Privacy Fencing
- Chain Link Fencing
- Custom Fencing & Entryways
- Gate Automation
- DIY Fence Kits



ALUMINUM STYLE OPTIONS

We offer aluminum fencing in several decorative options. Need something more custom? We do that too!



tina villella.pdf Required

Fences

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com

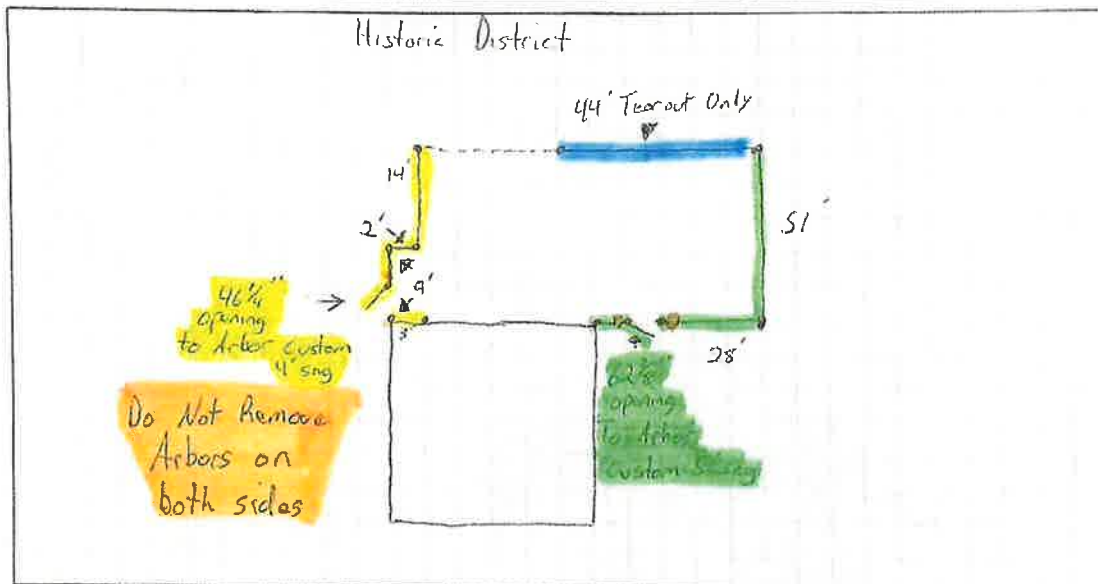


311 NW 11th Place
Ocala, FL 34475
(352) 274-0823
ocalafence.com

NAME <i>Tina Villetta</i>	DATE <i>9/30/24</i>
ADDRESS <i>514 SE 4th Street</i>	PHONE <i>352-615-8121</i>
CITY <i>Ocala FL 34478</i>	EMAIL <i>t.villetta2@me.com</i>

<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	Footage <i>25' Emily / 29' 6" 6"</i>	Height <i>4' 6"</i>
<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Farm	Color <i>Black</i>	Caps <i>Aluminum</i>
<input type="checkbox"/> Chain Link	<input type="checkbox"/> Custom	Style <i>Emily</i>	Special Order <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

Tear Out <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Clearing of fence line <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	HOA <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PERMIT <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Type of Tear Out <i>151' Wood quote with and without tearout</i>	<input type="checkbox"/> By Homeowner <input type="checkbox"/> By Ocala Fence	Estimated Install Date: <i>November</i>
Tear Out Disposal <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Follow land grade <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	



GATES					
QTY	SIZE	TYPE	RACKED	SWING	HINGE
1	<i>4' custom</i>	<i>4' Emily</i>	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT	<input type="checkbox"/> R <input type="checkbox"/> L
1	<i>6' custom</i>	<i>6' Emily</i>	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> IN <input checked="" type="checkbox"/> OUT	<input type="checkbox"/> R <input type="checkbox"/> L
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> R <input type="checkbox"/> L
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> R <input type="checkbox"/> L

IMPORTANT NOTES

- █ 4' Emily
- █ 6' Emily
- █ Tearout Only
- Arbor Arches

I have read and agree to the document above.

1 *Ocala Fence Terms 2 pgs.pdf Required

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com



Terms & Conditions

Payment Terms

A 15% nonrefundable deposit is due at signing. Any special order material will require a 50% nonrefundable deposit. The payment for the remaining balance is due upon the completion of your fence. Should final payment lead time be longer than one day, Ocala Fence is to be notified of payment terms and agree to the customer's request beforehand. Payment can be made via check, cash, or e-payment. **Customers who cancel after three (3) business days of signing the contract will forfeit their deposit.** All materials remain the property of Ocala Fence, LLC until the contract is paid in full. Should you have any questions or concerns, please do not hesitate to contact Ocala Fence directly at (352) 274-0823.

Schedule

In order to be placed on the schedule, all of the following items are due.

- Signed Estimate
- Paid Deposit either by check, cash, or e-payment
- Signed Terms & Conditions Contract

Warranty Information

All materials will be warranted by applicable manufacturer's warranty. Ocala Fence, LLC warrants to the original purchaser (property owner at time of purchase) that any installation procedures performed will be free from craftsmanship defects for a period of One (1) year ("warranty period") on wood and chain link. Five (5) years on vinyl or aluminum after the installed product. This covers installation errors only. Fence material will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence material are subject to warping and cracking. Defects to the fence and fence hardware caused by these natural changes to the material are specifically excluded from this warranty. **Warranty does not include sagging or warping of gates.** Please ask our staff about the upgraded wood gate with steel frame. Also excluded are Acts of God, vandalism, climbing, vehicular and/or lawnmower damage, swinging on gates and normal wear and tear. In the event of a craftsmanship or a manufacturer's product defect, please contact our office by phone or in writing. Please provide a detailed description of the defect and provide photographs of the defect, if possible. Ocala Fence is not responsible for damages caused by the lack of mitigation of damages.

License and Insurance

Ocala Fence, LLC carries full general liability insurance and Worker's Compensation. Proof of same is available upon request.

Lumber

We use #2 grade or better pine lumber which has been pressure-treated with ACQ or MCQ treatment. Pine is the most commonly used wood for pressure treating because its density accepts and retains the treatment chemicals better than most other species. MCQ is the newest treatment chemical and leaves the wood much lighter than the traditional green color of ACQ.

The grading system (#2 grade) refers only to the appearance of each board. It is normal for #2-grade pine lumber to have knots or small areas of bark called "wane". Ocala Fence hand picks each piece of lumber during the construction process to reduce or eliminate unattractive pieces. If you are concerned about blemishes, #1-grade lumber is available at a higher cost. All gate posts and wood posts are concreted.

Wood Appearance and Shrinkage

All pressure-treated lumber will be wet when it arrives on your job site. As the lumber dries, it will shrink a little. This shrinkage is particularly noticeable in the gaps between pickets. Pickets on privacy fence spaced 0" apart during construction, can be expected to shrink to result in a 1/8" to 1/4" gap between each picket. Let us know if you would like to know about fence styles which offer total privacy.

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com

Nails

Ocala Fence uses pneumatic (air powered) nail guns during construction. These guns shoot nails into the wood and countersink the head of the nail. This is done on purpose to give the nail better holding power. We use only hot-dipped galvanized nails which are approved for ACQ lumber. Our nails are also ring-shank, meaning they have a series of small rings along the length of the nail. These nails have greater holding power which reduces warping and virtually eliminate pop-ups.

Property Lines

Ocala Fence will need to know where your property lines are before we can begin to build your fence. It is the customer's sole responsibility for knowing and advising Ocala Fence where the fence will need to be installed. The Customer will need to know where the property lines are and have them marked prior to installation. If the customer insists on building without property lines or property corners marked, then they accept responsibility. If the customer's survey corner stakes are in place, or if the customer can provide a copy of the site plan, we can usually help determine where the lines are, however it is the sole responsibility of the customer to assure the fence is installed in the correct location. Payment upon completion of the fence will serve as customer approval of the fence location. Unless the customer specifies otherwise, we typically build fences approximately 4-6 inches inside the property lines. Ultimately the placement of the fence is the homeowner's responsibility and the fence will be installed as requested by the customer. Ocala Fence is not responsible for the cost of moving a fence line that was placed in a location specifically requested by the customer.

Homeowner's Associations and Permits

A permit may be required by your city and/or county as well as approval by the Homeowner's Association, Architectural Committee, or builder before a fence can be installed. It is ultimately the Home Owner's responsibility to find out if their city and/or county requires permits for fence installation and to obtain one if necessary. We do not require a copy of the permit in order to build your fence. Ocala Fence will help in any way possible to ease you through this process. We are happy to provide drawings and any construction information which may be needed. However, obtaining Permits and HOA Approval is the responsibility of the homeowner. Ocala Fence is not responsible for any violation of City or County regulations to include homeowner's HOA covenants and guidelines.

Clearing A Path

If you have a wooded or obstructed lot, we will need a path approximately 2 feet wide to be cleared where you would like the fence installed. Minor obstacles such as saplings, tree limbs, or occasional rocks will be moved by our builders as part of the normal installation process. We will gladly provide you with an estimate to clear the path if you do not want the hassle. Please be aware that we make every effort to tread lightly on our customer's property. Please let us know in advance of any landscaping or vegetation which may require extra gentle handling.

Buried Utilities & Irrigation Systems

Before construction, Ocala Fence will call to have your buried utility lines located. These lines will be marked in temporary spray paint. Private lines such as buried wires to a shed or pool pump, as well as the water pipes of an irrigation system, by anyone other than the homeowner and Ocala Fence cannot be responsible for damage to unmarked private lines during installation. Please make us aware if you have any of these situations and extra care can be taken.

Private lines include but are not limited to:

1. Underground sprinkler and/or irrigation lines
2. Underground water lines that feed a swimming pool or other structure
3. Underground electric lines (other than local utility lines) that supply power to lamp posts, walkway/yard lighting, wiring for pools, sheds, invisible dog fences, wells, etc.
4. French drains or related items
5. Any electrical, water or cable locations (including satellite lines) where the utility in your city did not provide marking services
6. All public utilities are connected to meters (including water). After a public utility reaches the meter on your house/property that line is considered private. If the lines leave the meter and runs to another area of the house, that line will not be marked by the locating service. It is the customer's responsibility to advise Ocala Fence of the location of that line.

All lines that are marked by a locating service (public lines) have a grace area of 2 feet to each side of the marking. That means the line could be within a 4-foot-wide path. Ocala Fence will attempt to span that area when setting our posts. If spanning that area is not possible or practical, Ocala Fence will make every effort to carefully hand dig. In the event that we hit a line (public or private) the customer agrees that Ocala Fence is not liable for any potential costs associated with the repair of that line. If a utility company invoices Ocala Fence for a repair, then the customer agrees to reimburse Ocala Fence for the exact amount of the repair invoice. Please note that the placement of a gate or a post may be dictated by the location of any public or private utility line. If you have a private gas or power line, please visit <http://www.sunshine811.com/> to find a list of contractors who can help locate your private lines prior to installation.

I have read and agree to the document above.



CRAFTSMANSHIP WARRANTY

Ocala Fence, LLC will warrant any defects in craftsmanship from the date of completed installation. This craftsmanship warranty covers installation errors only.

Vinyl, Aluminum, & Chain Link Fencing - 5 Years
Wood Fencing - 1 Year

Fence materials will change in appearance, dimension, and shape due to the process of aging and exposure to the elements. Wood fence materials are subject to warping and cracking. Defects to the fence and fence hardware caused by these natural changes to the material are specifically excluded from this warranty. Acts of God, vandalism, climbing, normal wear and tear, and non-installation errors are also excluded. **All gates are warranted separately for three months.**

Brandon Lower

AUTHORIZED SIGNATURE

ISSUE DATE

COI FIELD.pdf

Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com

- Proposal Information
- Estimate
- Photos
- Documents
- Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55080	CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No. Ext): 888-333-1818 FAX (A/C, No): 507-448-1654 EMAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM INSURERS AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: FEDERATED MUTUAL INSURANCE COMPANY</td> <td>19896</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER	NAIC #	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	19896	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER	NAIC #														
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															
INSURED Ocala Fence LLC 311 NW 11TH PL Ocala, FL 34475-3122															

COVERAGES CERTIFICATE NUMBER: 0 REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR. LTR.	TYPE OF INSURANCE	ADD. INSR. END.	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- <input type="checkbox"/> LOC <input type="checkbox"/> JEOT <input type="checkbox"/> OTHER	N N	8150308	08/20/2024	08/20/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES \$100,000 (Per Occurrence) MED EXP (Any one person) EXCLUDED PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS & COMPOD ACC \$2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-SCHEDULED	N N	8150308	08/20/2024	08/20/2025	COMBINED SINGLE LIMIT (Per Occurrence) \$1,000,000 BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED RETENTION					EACH OCCURRENCE AGGREGATE
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In US) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A N	1670682	06/20/2024	08/20/2025	<input checked="" type="checkbox"/> PER STATUTE OTHER EL EACH ACCIDENT \$1,000,000 EL DISEASE (EA EMPLOYEE) \$1,000,000 EL DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THIS COPY IS NOT TO BE REPRODUCED FOR ISSUANCE OF CERTIFICATES.

CERTIFICATE HOLDER A CERTIFICATE HAS BEEN FILED WITH EACH OF YOUR CERTIFICATE HOLDERS.	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	---

Attached Documents

 Antebellum-Warranty.pdf

View

Account Representative:
Brandon Lower
 311 NW 11th Place, Ocala FL,
 34475
 brandon@ocalafence.com

Signature



Ocala Fence

and authorize Ocala Fence to perform the work. By providing this authorization, I agree to pay Ocala Fence for the work and cost of the services and materials in accordance with the terms of the proposal.

Proposal Information

Click to sign

mm/dd/yyyy

Estimate

Required Signer

Date

Photos

Tina Villella

Documents

I have read and agree to all statements included in this proposal.

Signature

DOCUMENT ACKNOWLEDGEMENT REQUIRED

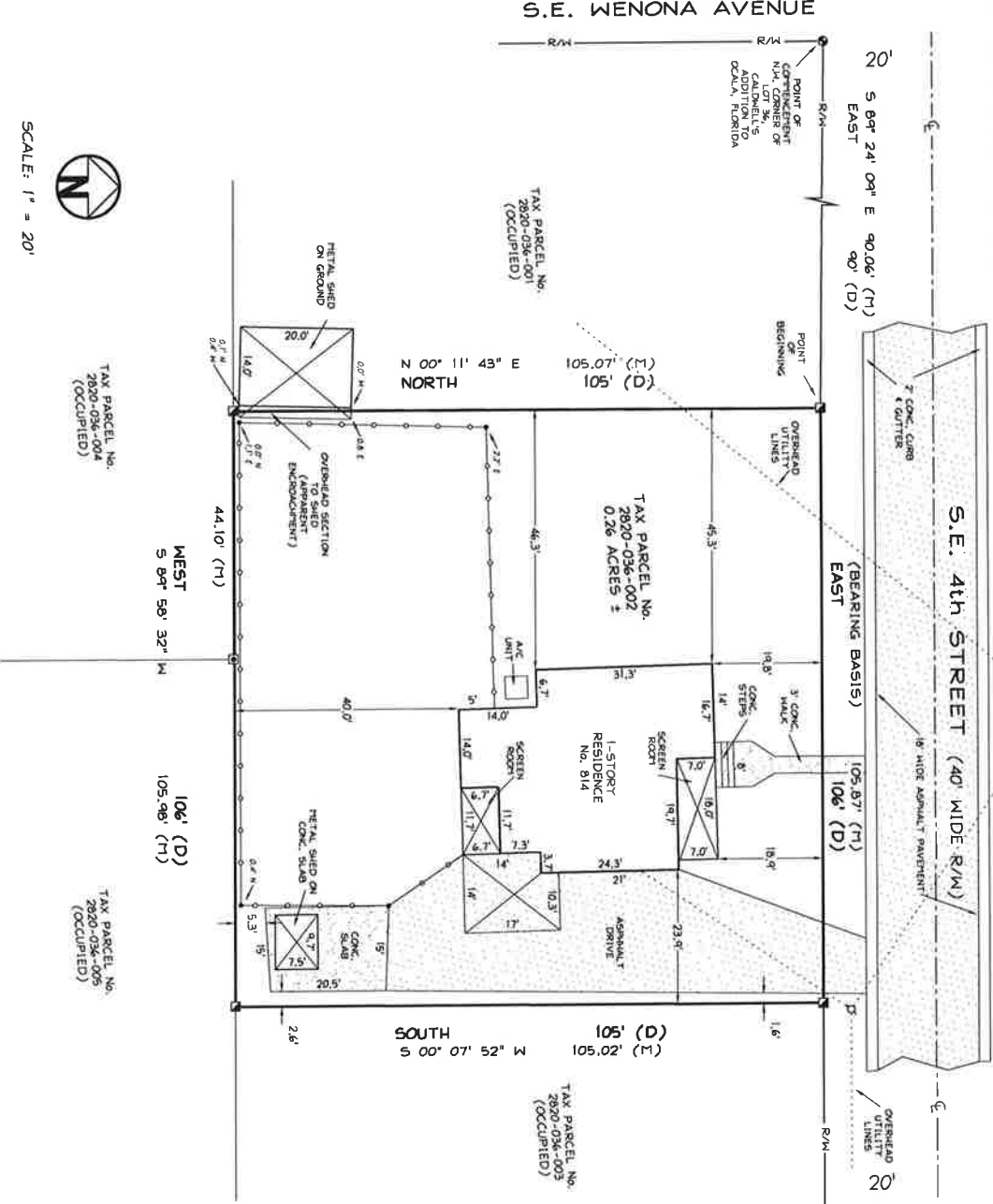
Account Representative:

Brandon Lower

311 NW 11th Place, Ocala FL,
34475

brandon@ocalafence.com

BOUNDARY SURVEY for MATTHEW & CRITTINA VILLELLA



Revisions:

REV.	DATE	CONTENT
A		
B		
C		

LEGAL DESCRIPTION:
Commencing 90 feet East of NM corner of Lot 36, CALDWELL'S ADDITION TO OCALA, FLORIDA, according to the plat thereof recorded in Plat Book E, Page 4, thence East 106 feet, thence South 105 feet, thence West 106 feet, thence North 105 feet to the Point of Beginning, lying and being situate in MARION County, Florida.

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. SURVEY BASED ON EXISTING DOCUMENTATION, RECORDS OF THIS COUNTY AND BEARINGS BASED ON PLAT AND/OR DEED AS SHOWN.
3. LEGAL DESCRIPTION FURNISHED BY CLIENT.
4. UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES THAT EXIST WHICH WERE NOT LOCATED, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND TAPPER AND ONE OTHER LICENSED SURVEYOR AND TAPPER WHO WERE PRESENT AT THIS SURVEY. THE DETERMINATION OF A PROPERTY FLOODING, OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.

- LEGEND:**
- WEST N • EAST S • SOUTH W • NORTH E (FOR ANY COMBINATION SUCH AS NE, SW)
 - BEARING
 - DISTANCE
 - MINUTES WHEN USED IN A BEARING
 - FEET WHEN USED IN A DISTANCE
 - INCHES WHEN USED IN A DISTANCE
 - RIGHT OF WAY LINE
 - BROKEN SCALE LINE
 - CENTERLINE
 - OVERHEAD UTILITY LINES
 - CHAIN LINK FENCE LINE
 - WOOD FENCE LINE
 - FENCE CORNER
 - UTILITY POLE
 - WATER METER
 - TELEPHONE RISER
 - FOUND 4"x4" CONCRETE MOUNTMENT WITH NAIL, NO IDENTIFICATION
 - FOUND 4"x4" CONCRETE MOUNTMENT WITH DISK STAMPED "OVERHEAD ENGINEERING COMPANY"
 - FOUND 5/8" IRON ROD WITH CAP, ILLEGIBLE IDENTIFICATION
- (C) • CALCULATED FROM RESURVEY
- (CP) • CALCULATED FROM DEED DIMENSIONS
- (D) • DEED CALL
- (F) • FIELD MEASUREMENT
- (N) • FIELD NEARBY
- (P) • PERMANENT CONTROL POINT
- P.R.N. • PERMANENT REFERENCE POINT
- P.I. • POINT OF INTERSECTION
- P.R.C. • POINT OF REVERSE CURVATURE
- A.C. • AIR CONDITIONER
- B.M. • BENCH MARK
- R.W. • RIGHT OF WAY

CERTIFIER: BILL BLEY
 MATTHEW J. VILLELLA AND CRITTINA E. VILLELLA
 HONORABLE FINANCIAL SERVICES, INC. DBA BFC
 Its successors and/or assigns on their interests may
 AFFILIATED TITLE OF CENTRAL FLORIDA, LTD.
 FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND TAPPERS AND OF THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND TAPERS, FLORIDA STATUTES CODE, CHAPTER 473, SECTION 473.07, FLORIDA STATUTES.

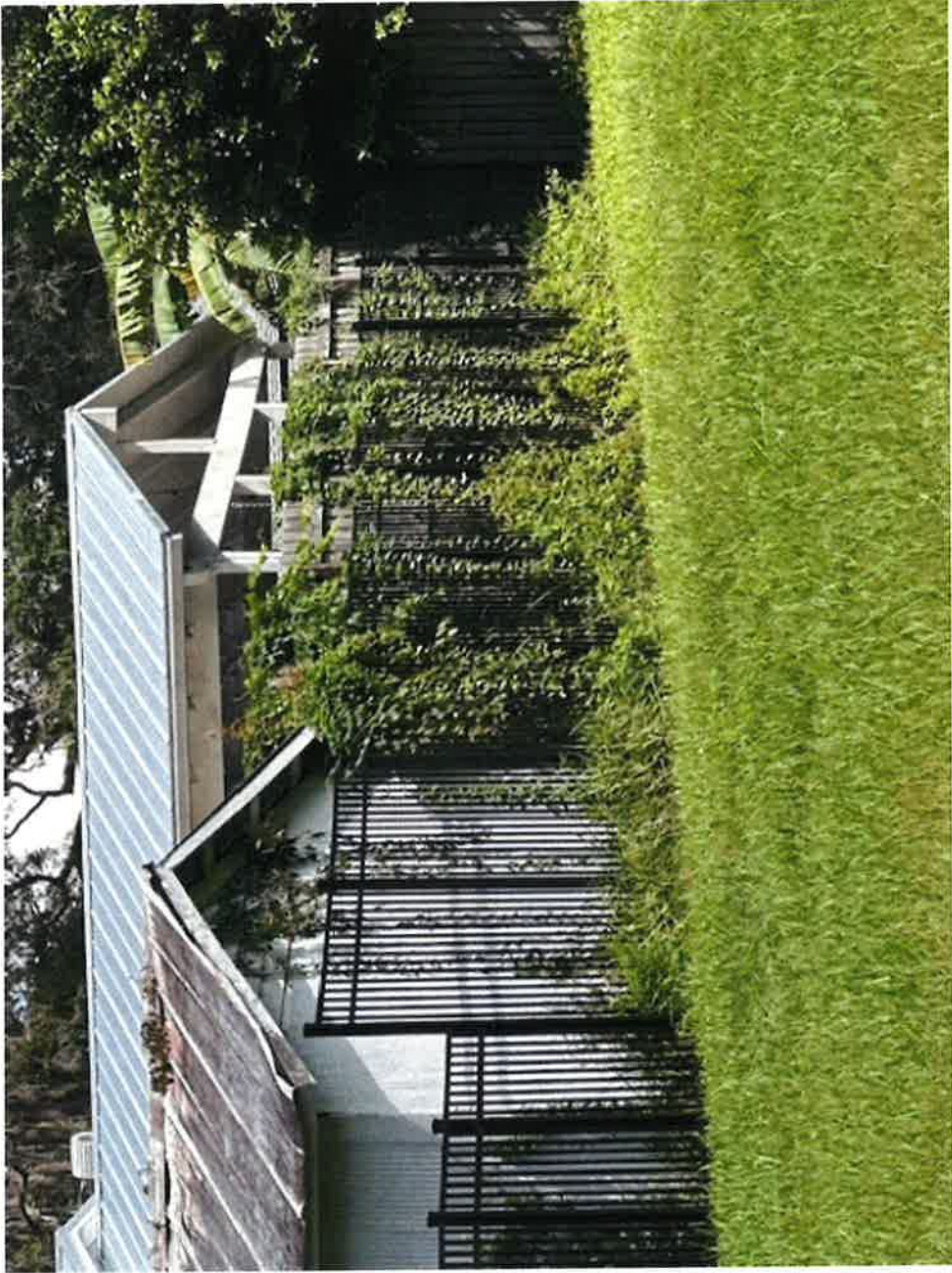
NOV 7 2018

P.L.S. 5088

BILL BLEY & ASSOCIATES, INC. L.B. # 6413
 521 SE 2ND STREET
 OCALA, FLORIDA 34471
 m@billbley.com
 (352) 694-7777 FAX (352) 694-1777

CLIENT: VILLELLA
 DATE OF FIELD WORK: 6 NOV 2018
 FIELD BOOK: 187/44
 DRAWING BY: P.C.
JOB NUMBER: 18-1660







FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 = =
1009 = =
Site No. 82- (51883) 2820-236-002
Survey Date 1981 820 = =
905 = =

✓ 12/88 (old parcel #)
new parcel # 7189

Site Name _____
Address of Site: 814 SE 4th St
Instruction for locating second house east of SE corner of SE Wenona and SE 5th Ave

Location: Caldwell's AD Ocala Com 90 Ft E of NW Cor Lot 36 Thence E

County: Marion - 106 Ft S 105 Ft W 106 Ft N 105 Ft Alice Saunders

Owner of Site: Name: Rutherford, Maggie ROBINSON, DENNIS
Address: 814 SE 4th St.
Ocala, FL 32670

Type of Ownership Private 848 = = Recording Date _____ 832 = =

Recorder:
Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc.
Address: 1241 S.W. 10th St. Planner
Ocala, FL 32670

Condition of Site: Integrity of Site: Original Use residence 838 = =

Check One	Check One or More	Present Use residence 850 = =
<input checked="" type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning ca: 1926 844 = =
<input type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase American 840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period _____ 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date:) 858 = =	
	<input type="checkbox"/> Moved () (Date:) 858 = =	

NR Classification Category: _____ 916 = =

Threats to Site:
Check One or More

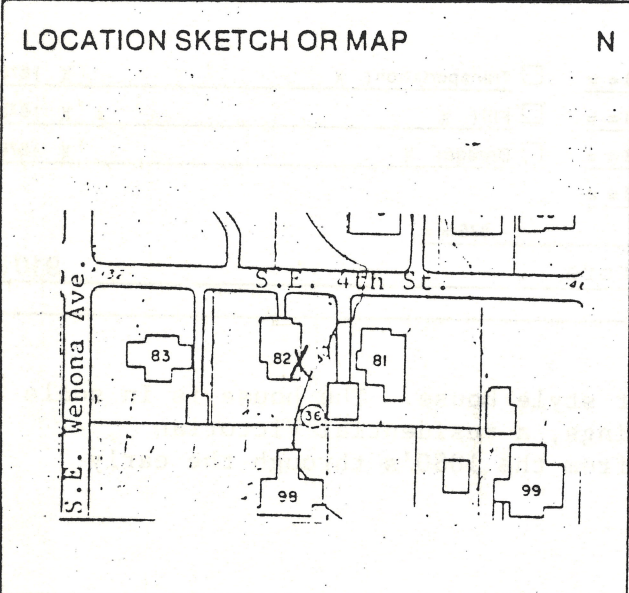
<input type="checkbox"/> Zoning () _____ () 878 = =	<input type="checkbox"/> Transportation () _____ () 878 = =
<input checked="" type="checkbox"/> Development () _____ () 878 = =	<input type="checkbox"/> Fill () _____ () 878 = =
<input type="checkbox"/> Deterioration () _____ () 878 = =	<input type="checkbox"/> Dredge () _____ () 878 = =
<input type="checkbox"/> Borrowing () _____ () 878 = =	
<input type="checkbox"/> Other (See Remarks Below): _____ 878 = =	

Areas of Significance: architecture 910 = =

Significance:
An example of a frame vernacular style house. The house is in scale and character with its surroundings, a residential Victorian neighborhood which has evolved from the 1880's through the early 1900's.

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE central 966 ==
 EXTERIOR FABRIC(S) wood siding shiplap 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES _____ 942 ==
 FOUNDATION: brick pier enclosed 942 ==
 ROOF TYPE: hip main house 942 ==
 SECONDARY ROOF STRUCTURE(S): gable front 942 ==
 CHIMNEY LOCATION: off ridge west side 942 ==
 WINDOW TYPE: aluminum 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: asphalt shingles 882 ==
 ORNAMENT EXTERIOR: awning 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (Incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ 833 ==



Township	Range	Section
----------	-------	---------



Photographic Records Numbers _____
 81N70#8(13,14)
84N312#23(14)
 Contact Print



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0109

Agenda Item #:



Staff Report

Case #358

COA24-45856

Ocala Historic Preservation Advisory Board: November 7, 2024

Petitioner: Joseph & Kelly Carvalho
Property Owner: Joseph & Kelly Carvalho
Project Planner: Breah Miller, Planner II
Applicant Request: To substitute approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.

Parcel Information

Acres: ±0.11 acres
Parcel(s) #: 2820-028-009
Location: 718 SE 2nd Street
Future Land Use: Neighborhood
Existing Use: Vacant/Undeveloped

Background:

The subject property is a vacant lot which has never been developed. The subject parcel previously served as driveway access and rear yard for the adjacent property located to the west, 205 SE Sanchez Avenue; however, the two lots are now under separate ownership. The subject property is a Lot of Record pursuant to City of Ocala Code of Ordinances Section 122-249, and is located in the Ocala Historic District.

- On August 3, 2023, the applicant received approval for the New Construction of a single-family residence with the condition that the applicant returns, at later date, with specifics on the roofing, siding, windows, and doors.
- On December 18, 2023, The applicant received approval from the Board of Adjustment for a front setback reduction of 20-feet to 13-feet and a rear yard setback reduction from 25-feet to 15-feet.
- In May 2024, the applicant came back before OHPAB and received approval for JELD-WEN custom wood double-hung windows with Seedy Remy glass for 13 windows, 4 black aluminum colonial grill doors, 1 solid wood door with a JELD-WEN 6203 glass panel, natural slate roofing material, and off-white natural marbled limestone plaster cladding.

Applicant Request:

The applicant is requesting approval to substitute the previously approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

The exterior details for the windows and doors are similar in visual character to the windows and doors that were approved during the May 2024 meeting. The selected windows and doors do not diminish the architectural quality or historical character of the building or the building site.

There will be one Kolbe branded window and the remaining 11 windows will be Andersen brand. The Kolbe window is similar in character and will be located on the rear façade of the home.

2. Sandblasting of any materials except for iron is prohibited.

Not Applicable; the request does not identify sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Not Applicable; the request does not identify any abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Not Applicable; the request does not include any alteration or additional landscaping, signs, parking and site development.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture

inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

The placement, width, height, and proportions of the proposed windows, doors, and facades were approved at the August 3, 2023, OHPAB meeting through COA23-45129. Substitution of the window brands will not alter the previously approved placement, width, height, and proportions.

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

The existing rhythm created by existing building masses and spaces between were approved at the August 3, 2023, OHPAB meeting through COA23-45129. Substitution of the window brands will not alter the previously approved rhythm, massing, or spacing.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

Not Applicable; the request does not include any proposed landscaping.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

The exterior specifics for the windows and doors incorporate architectural details necessary to relate the new with the old, which helps to preserve and enhance the inherent architectural characteristics of the area.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

Not Applicable; the request does not include any proposed accessory structures.

The Secretary of the Interior Standards; Windows (page 102)

Recommended: Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casing, or brick molds) and related features, such as shutters.

The proposed windows do demonstrate that the decorative features were identified, retained and preserved. Windows will be wood and will have muntins to provide a historically appropriate appearance.

The Secretary of the Interior Standards; Windows (page 106)

Recommended: Using low-e glass with the least visible tint in new or replacement windows.

The proposed windows are low-e glass windows.

Recommended: Ensuring that spacer bars in between double panes of glass are the same color as the window sash.

All components of the proposed windows match in color.

Staff Recommendation: Appropriate







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

Case File # 358
 COA 24 - 45856
 Meeting Date: 11-7-24
 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 #:	2820-028-009	Property Address:	718 SE 2nd St
Owner:	Joe and Kelli Carvalho	Owner Address:	727 SE 3rd St, Ocala FL 34471
Owner Phone #:	352 304 1593	Owner Email:	mrjoecarvalho@gmail.com
Will there be an additional meeting representative? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> maybe (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 checked="" 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 _____

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



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

COA 24 - 45856
 Meeting Date: 11-7-24
 Case File # 358

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.

New windows for home.
Front Main Floor Windows
 36x71" Jeld-Wen 2/2 double hung to be replaced by:
 36x96" Anderson 400 Series 2/4 casement.

Second Story Windows
 30x60" Jeld-Wen 2/2 double hung to be replaced by:
 24x60" Anderson 400 Series 2/4 casement.

Solarium Windows replaced by
 48x82" Anderson 400 Series 4/6 fixed

Solarium Door replaced by:
 60x96" Two ThermaTru 60x96" Double Doors with 2/4 Glass Insert

Rear Patio Door replaced by:
 72x96" ThermaTru Double Doors with Glass Insert



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2024 Property Record Card
Real Estate

2820-028-009

[GOOGLE Street View](#)

Prime Key: 3533534

[MAP IT+](#)

Property Information

CARVALHO JOSEPH P
 CARVALHO KELLY A
 205 SE SANCHEZ AVE
 OCALA FL 34471-2231

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .11

Situs: Situs: 718 SE 2ND ST OCALA

Current Value

Land Just Value	\$101,556		
Buildings	\$0		
Miscellaneous	\$202		
Total Just Value	\$101,758	Impact	
Total Assessed Value	\$54,845	<u>Ex Codes:</u>	(\$46,913)
Exemptions	\$0		
Total Taxable	\$54,845		
School Taxable	\$101,758		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$101,556	\$0	\$202	\$101,758	\$54,845	\$0	\$54,845
2023	\$67,704	\$0	\$202	\$67,906	\$49,859	\$0	\$49,859
2022	\$56,420	\$0	\$202	\$56,622	\$45,326	\$0	\$45,326

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	05/2008	76 MAR CER	0	U	V	\$100
4923/1912	10/2007	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$87,500
4923/1909	10/2007	08 CORRECTIVE	0	U	I	\$100
4875/0541	08/2007	05 QUIT CLAIM	0	U	I	\$100
4837/0379	06/2007	31 CERT TL	0	U	V	\$2,000
4480/0473	06/2006	07 WARRANTY	0	U	V	\$100
2671/1593	07/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,000

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 THE E 91.26 FT OF THE FOLLOWING DESC PROPERTY:
 BEG AT THE NW COR OF LOT 28 TH E ALONG THE N BOUNDARY OF
 SAID LOT 28 A DISTANCE OF 209.3 FT TO A LINE RUNNING S
 WHICH EQUALLY DIVIDED SAID LOT 28 TH S ALONG SAID LINE 54
 FT TH W PARALLEL WITH THE N BOUNDARY OF SAID LOT 28 A
 DISTANCE OF 209.45 FT TO THE W BOUNDARY OF SAID LOT 28 TH N
 ALONG SAID W BOUNDARY 54 FT TO THE POB
Parent Parcel: 2820-028-001

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		91.0	54.0	R3	91.00	FF	1,800.0000	1.00	0.62	1.00	101,556	101,556
Neighborhood 5310 - OCALA HISTORIC DISTRICT											Total Land - Class \$101,556	
Mkt: 8 70											Total Land - Just \$101,556	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
111 FENCE WOOD	144.00		LF	10	2005	1	0.0	0.0
							Total Value - \$202	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary</u>			
Buildings R.C.N.	\$0	1/1/2000	
Total Depreciation	\$0		
Bldg - Just Value	\$0		
Misc - Just Value	\$202	3/26/2010	
Land - Just Value	\$101,556	2/27/2024	
Total Just Value	\$101,758		

			Bldg Nbr	RCN	Depreciation	Depreciated
Buildings R.C.N.	\$0	1/1/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$202	3/26/2010				
Land - Just Value	\$101,556	2/27/2024				
Total Just Value	\$101,758					

**Kitchen Window Replaced by:
72"72" Kolbe Preserve Double 2/3 Casement window**

**Front door to be replaced by:
72x96" Custom Wooden Arched-top door**

Porch Rail and Fence 42" Antique Salvaged Iron

Required additional materials for submission:

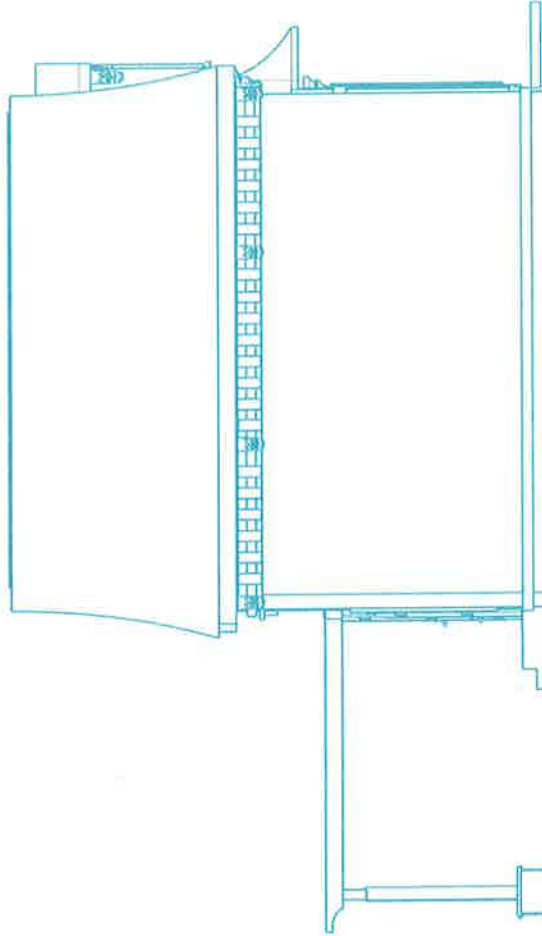
- Completed and signed COA application
- Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- Site plan
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative*
- For New Construction: 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:

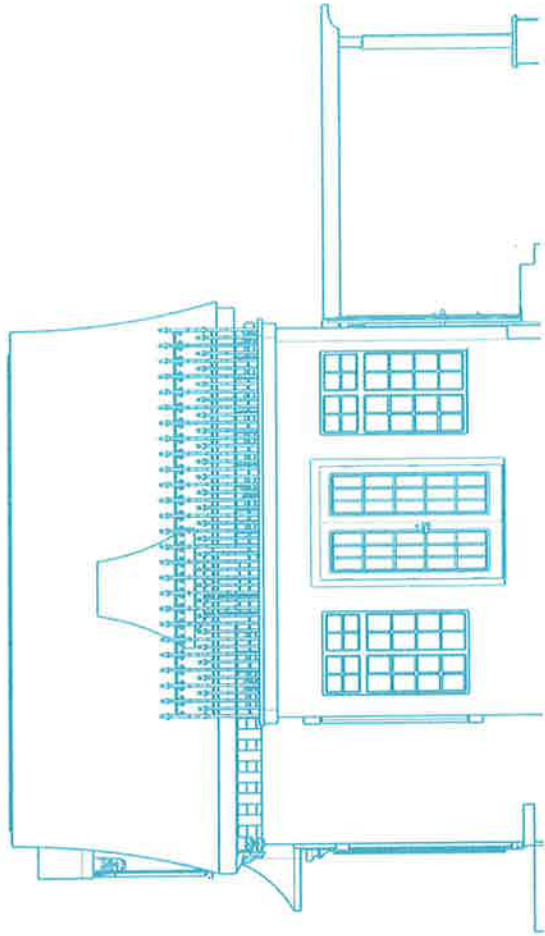


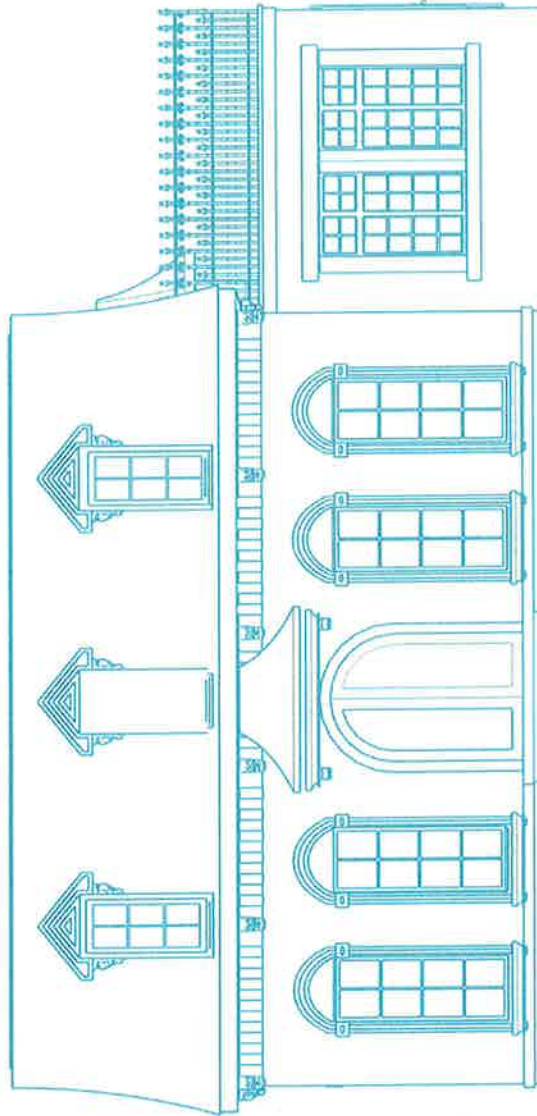
10/7/2024

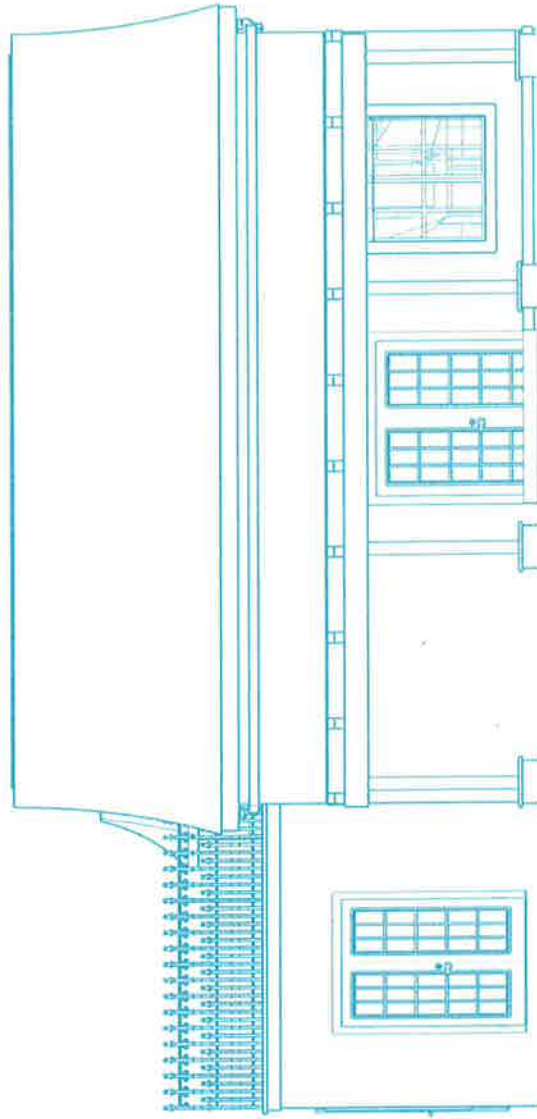
Applicant Signature Date

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



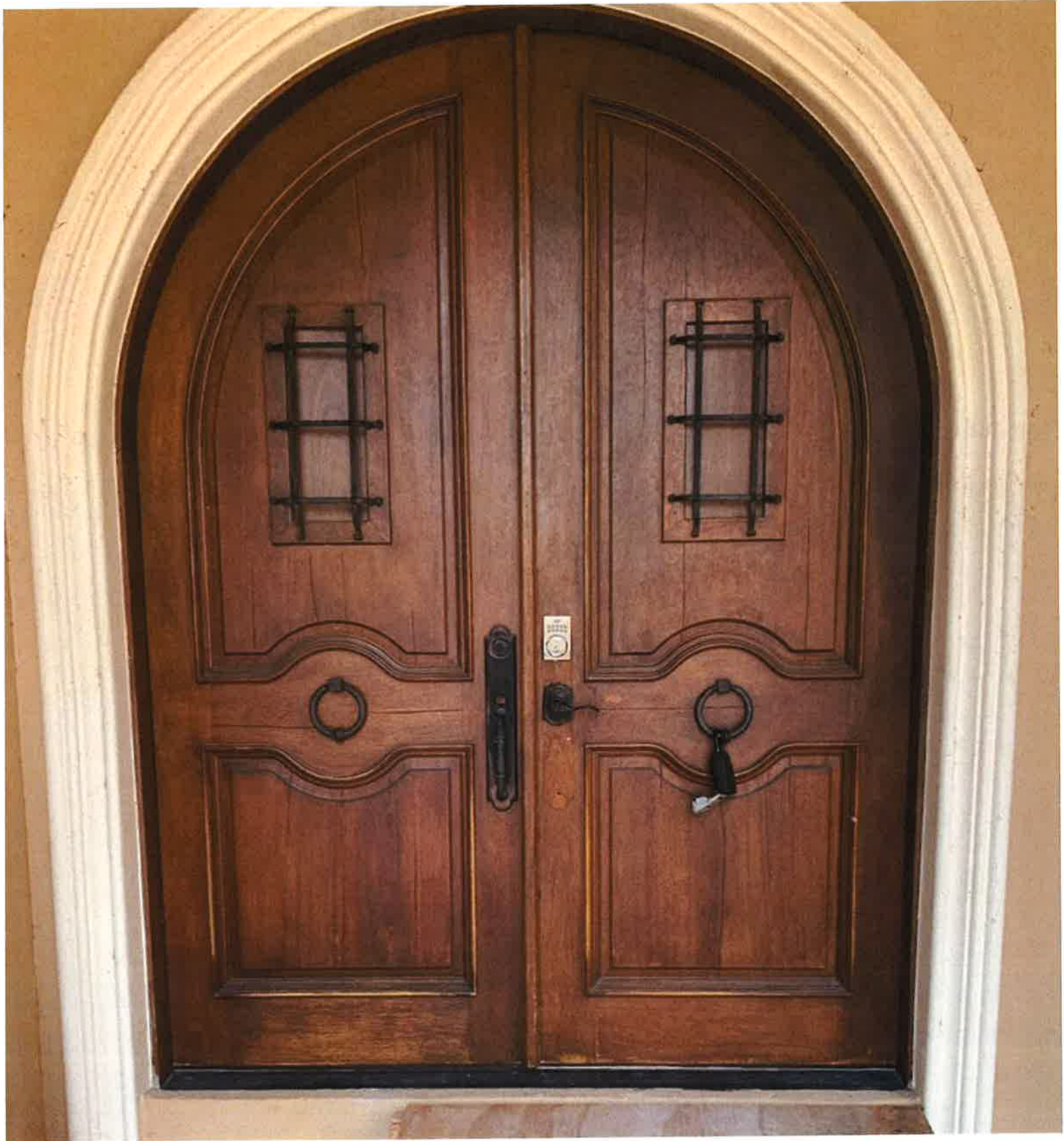






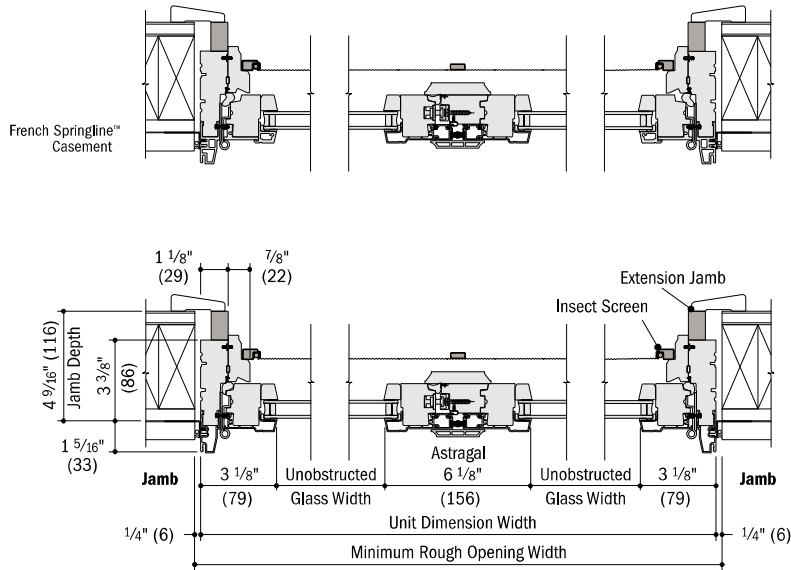




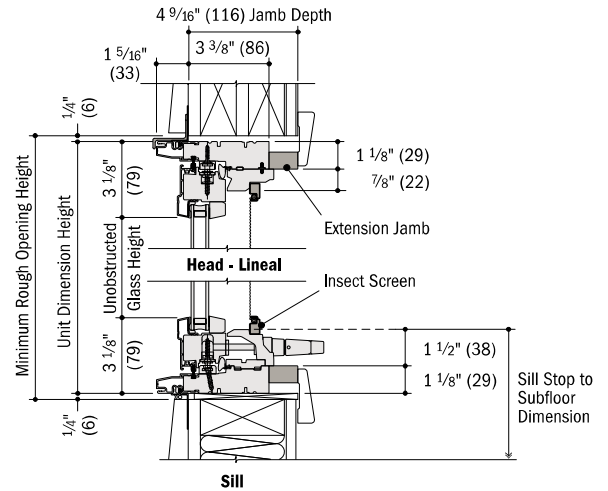
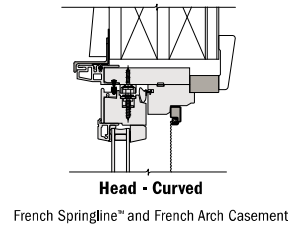


Clad Complementary Venting French Casement Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



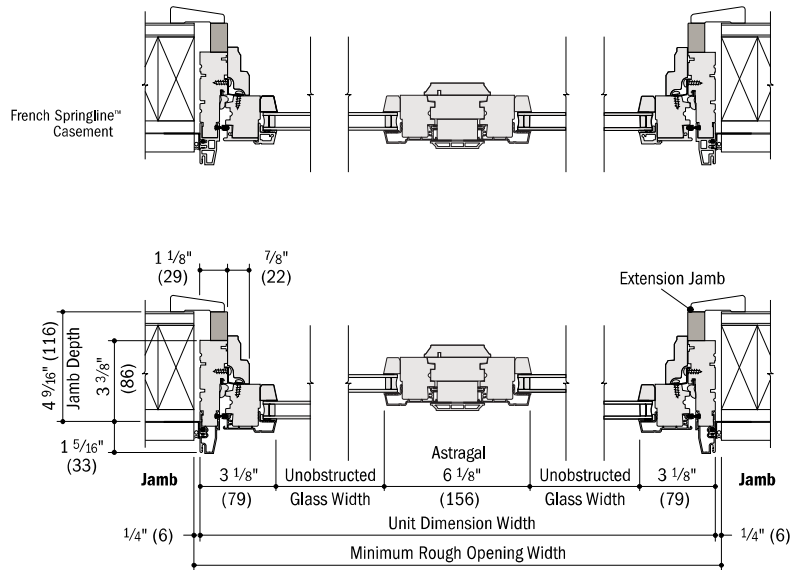
Horizontal Section
French Casement and French Arch Casement



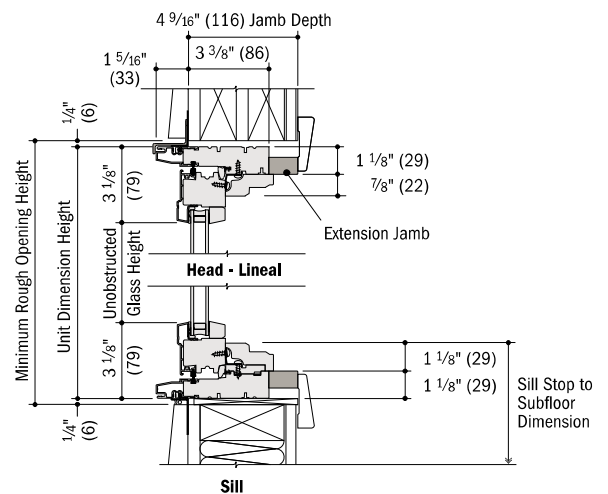
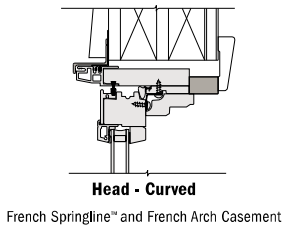
Vertical Section
French Casement and French Arch Casement

Clad Complementary Stationary French Casement Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8





























Horizontal Section
French Casement and French Arch Casement



Vertical Section
French Casement and French Arch Casement

- 4 9/16" (116) overall jamb depth and 3 3/8" (86) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen™ parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to unit installation guides at andersenwindows.com.

400 Series
Complementary
Casement Windows

 <p>Oak FC1204SL 12" x 6'8" 14" x 6'8"</p>		 <p>Oak 2050SL 12" x 6'8" 14" x 6'8"</p>		 <p>Oak 2009 2'0" x 6'8" 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak 8000-9 2'0" x 8'0" 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p>Oak 2009SL 12" x 6'8" 14" x 6'8"</p>		 <p>Oak FC5700 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak FC85700 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p>Oak FC5710 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak FC85710 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>			
 <p>Oak FC5720 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak FC85720 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p>Oak FC691 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak FC8691 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p>Oak FC685L 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak FC8685L 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p>Oak FC685R 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p>Oak FC8685R 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p>Oak FC5700SL 12" x 6'8" 14" x 6'8"</p>		 <p>Oak FC5710SL 12" x 6'8" 14" x 6'8"</p>	
 <p>Oak FC5720SL 12" x 6'8" 14" x 6'8"</p>		 <p>Smooth S1205 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p>Smooth S1206 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p>Smooth S1207 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p>Smooth S2010 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p>Smooth S1204 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p>Smooth S2050 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>							

CLEAR GLASS



Mahogany

FCM62
★☆☆☆
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FCM862
★☆☆☆
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Mahogany

FCM6021
★☆☆☆
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Mahogany

FCM6041
★☆☆☆
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Mahogany

FCM670
★☆☆☆E
2'6" x 6'8" (7'0")
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")



Mahogany

FCM62SL
★☆☆☆
12" x 6'8"
14" x 6'8"

FCM862SL
★☆☆☆
12" x 8'0"
14" x 8'0"



Oak

FC62
★☆☆☆E
2'6" x 6'8"
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")

81929P
★☆☆☆
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Oak

FC670
★☆☆☆E
2'6" x 6'8" (7'0")
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")



Oak

81971P
★☆☆☆
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Oak

FC48SL
★☆☆☆
12" x 6'8"
14" x 6'8"

81929PSL
★☆☆☆
12" x 8'0"
14" x 8'0"



Smooth

S206
★☆☆☆E
2'6" x 6'8"
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")

S81929P
★☆☆☆
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S6021
★☆☆☆E
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")

S86021
★☆☆☆E
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



NEW

NEW

Smooth

S4315
★☆☆☆E
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S84315
★☆☆☆
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S6041
★☆☆☆
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Smooth

S104
★☆☆☆E
2'6" x 6'8"
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")



Smooth

S105
★☆☆☆E
2'6" x 6'8"
2'8" x 6'8" (7'0")
2'10" x 6'8" (7'0")
3'0" x 6'8" (7'0")



Smooth

S30
★☆☆☆
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S830
★☆☆☆
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S210SL
★☆☆☆
12" x 6'8"
14" x 6'8"

S85910SL
★☆☆☆
12" x 8'0"
14" x 8'0"

Note: See page 285 for important product details that may help with your purchase decision.
Right Page: Smooth-Star, Clear Glass, Door – S289, Finish – Onyx



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0139

Agenda Item #: a

Submitted By: Breah Miller

Department: Growth Management

CLG Annual Report



Florida CLG Program Annual Report October 1, 2023 – September 30, 2024

Pursuant to the Florida CLG Guidelines C.2.e, Certified Local Governments are required to submit an annual report summarizing local activities over the previous reporting year. The answers provided better inform our office on how we can assist our CLG communities and work jointly to improve performance.

Community	City of Ocala
Submitted by	Breah J. Miller, Planner II
Date	October 1, 2024

This report is due by November 30, 2024.

Please submit the completed annual report form and related materials to this office, either electronically to: CLG@dos.myflorida.com

Or via mail to:

Attn: Ruben A. Acosta
Bureau Chief, Historic Preservation
R.A. Gray Building
500 S. Bronough Street
Tallahassee, FL 32399-0250

LOCAL LEGISLATION & COMMISSION

1. Were any amendments made to either the preservation ordinance or tax exemption ordinance?

Yes

No

- A. If so, please explain the nature of these changes:

N/A

2. Were any amendments made to the rules of procedure?

Yes

No

- A. If so, please explain the nature of these changes:

N/A

Please provide a copy of the revised legislation, if applicable.

3. List all board members, their profession, and length of service on the board:

Name	Profession	Years of Service
Jane Cosand	Knowledgeable/Interested Citizen	5 or more years
Theodore Smith	Architect	5 or more years
Trusten Holland Drake	Contractor	5 or more years
Thomas McCullough III	Knowledgeable/Interested Citizen	5 or more years
Richard James	Lawyer	5 or more years
Ira Holmes	Historian	5 or more years
Shari D. Ausley	Realtor	3-4 years
Ricki Hugli	Knowledgeable/Interested Citizen	1-2 years
Christina Snook	Realtor	1-2 years
Noel Smith	Knowledgeable/Interested Citizen	Less than 1 year
Carol Barber	Knowledgeable/Interested Citizen	Less than 1 year
Melissa Townsend	Realtor	Less than 1 year

Please include the resumes of any new board members.

Please list below any additional staff that works with the CLG program.

N/A

PRESERVATION BOARD ACTIVITIES

4. Date and provider of last professional training session attended by Commission:
HOPs Window workshop on 10/28/2023
Preservation on Main Street Conference 7/10/2024

5. Date and time of regularly scheduled Commission meetings:
The First Thursday of every month at 4:00 P.M.

6. Please provide the dates of all Commission meetings held between October 1, 2022, and September 30, 2023:

October 5th, 2023 - November 2nd, 2023 - December 7th, 2023 - January 4th, 2024 - February 8th, 2024 - March 7th, 2024 - April 4th, 2024 - May 2nd, 2024 - June 6th, 2024 - July (Canceled) - August 1st, 2024 - September 12th, 2024 (Due to rescheduling).

Please submit all meeting minutes and agendas, if not previously submitted.

DESIGNATIONS

7. How many *individually listed* local designations are there in your community?

2

8. Please list each district in your jurisdiction – locally listed and National Register listed. Identify the year it was listed and the year that area was re-surveyed. If the district or historic resource inventory has not been updated, please use “N/A” as a response:

Name of District	Local or National Designation	Year of Designation	Year Updated
Tusawilla Historic District	Both	1992,1988	N/A
Ocala Historic District	Both	1984, 1984	N/A
Downtown Commercial Historic District	National	1998	N/A
West Ocala Historic District	National	2002	N/A

9. Please list any new designations during the reporting period:

Name and Address of Property	Property Type	Date of Listing	FMSF Submitted
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Please submit local designation reports for newly designated resources, if available.

10. Number of Florida Master Site File forms submitted during reporting period:

None.

11. How many COAs (Certificates of Appropriateness) reviewed during reporting period?

52 Certificates of Appropriateness' in total that were reviewed by staff and the Ocala Historic Preservation Advisory Board.

12. Number of Ad Valorem Tax exemption projects reviewed during reporting period (please indicate "N/A" if your community does not have an Ad Valorem Program):

N/A

13. National Register nominations reviewed by Commission during reporting period:

N/A

14. Number of Historic Rehabilitation tax credit projects reviewed during reporting period (please indicate "N/A" if your community does not have an Ad Valorem Program):

N/A

15. Number of ADA projects reviewed by your office during the reporting period:

N/A

GRANT PROJECTS

1. DHR grant projects completed since last annual report:

None

2. DHR grant projects applied for during reporting period:

None

SUPPLEMENTAL QUESTIONS

3. Are there any historic properties that you would like us to evaluate for National Register listing? If so, please list the property name and address.

[Click here to enter text.](#)

4. What training topics would provide the most benefit for your Commissions and staff?

[Click here to enter text.](#)

5. What days of the week and what times of day are the best for you and your board members to attend online trainings?

[Click here to enter text.](#)

6. Please describe any significant problems encountered in the past year.

7. What is one historic preservation success story your community has had in the past year?

[Click here to enter text.](#)

SUPPLEMENTAL DOCUMENTS

Please attach the following:

- A list and/or map of all individually designated properties and historic districts within your CLG
- A copy of the designation reports for any new locally designated properties
- ALL** meeting minutes and agendas of the Commission (if not previously submitted)
- A copy of the amended ordinance(s)/rules of procedure (if applicable)
- Resumes of any new board members (If applicable)

ADDITIONAL COMMENTS:

[Click here to enter text.](#)