



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

Case File # 328
 COA 25-0007
 Meeting Date: 4-3-25
 Product Approval # _____

Application for a Certificate of Appropriateness (COA)

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

COA Application Procedure:

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

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

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

Parcel #:	28385-004-09	Property Address:	1019 SE. 3 RD ST. OCALA, FL
Owner:	Richard Sherman	Owner Address:	2101 SW. 34 TH AVE. UNIT 905-423 OCALA, FL
Owner Phone #:	(352) 362 9366	Owner Email:	RICKSHERMAN1121@YAHOO.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"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



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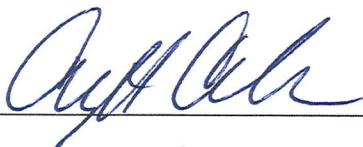
Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including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

EXISTING Garage:

- Remove Existing Garage Door and Replace with New
From "Overhead Door"
Carriage House Style Garage Door Courtyard Collection
models 752 galvanized Steel Construction

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

2/24/25

Date





Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

28385-004-09

[GOOGLE Street View](#)

Prime Key: 1958393

[MAP IT+](#)

Current as of 1/7/2025

Property Information

SHERMAN RICHARD E
SHERMAN DANIELLE R
3101 SW 34TH AVE UNIT 905-423
OCALA FL 34474-7447

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

M.S.T.U.
PC: 01
Acres: .18

Situs: Situs: 1019 SE 3RD ST OCALA

2024 Certified Value

Land Just Value	\$113,742		
Buildings	\$204,056		
Miscellaneous	\$6,646		
Total Just Value	\$324,444		
Total Assessed Value	\$296,010	Impact	(S28,434)
Exemptions	\$0	<u>Ex Codes:</u> 01 38	
Total Taxable	\$296,010		
School Taxable	\$324,444		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$113,742	\$204,056	\$6,646	\$324,444	\$296,010	\$0	\$296,010
2023	\$75,828	\$263,335	\$9,723	\$348,886	\$269,100	\$0	\$269,100
2022	\$63,190	\$172,949	\$8,497	\$244,636	\$244,636	\$0	\$244,636

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8450/0998	10/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$430,000
8450/0989	10/2024	77 AFFIDAVIT	0	U	I	\$100
7599/1872	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$364,000
6760/0940	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$222,000
5953/1135	10/2013	08 CORRECTIVE	0	U	I	\$100
5939/1336	10/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$145,000
3971/0873	03/2005	76 MAR CER	0	U	I	\$100
3251/0963	09/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$125,000
1569/0846	04/1989	07 WARRANTY	8 ALLOCATED	U	I	\$49,538
1304/0124	09/1985	07 WARRANTY	0	U	I	\$72,900

Property Description

SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 129
WOODROWS SUB
BLK 4 LOT I &
THE W 6.57 FT OF LOT H &
S 112 FT OF CERTAIN 11 FT ALLEY LYING BETWEEN LOTS J.I IN BLK 4
Parent Parcel: 56619-000-00

[Land Data - Warning: Verify Zoning](#)

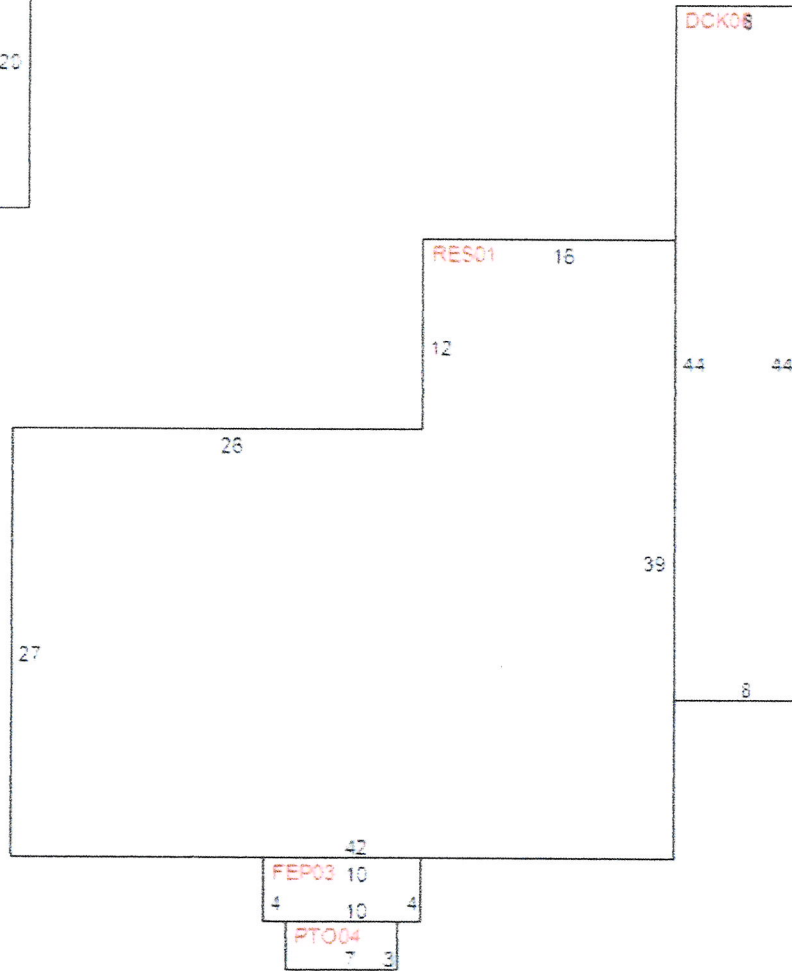
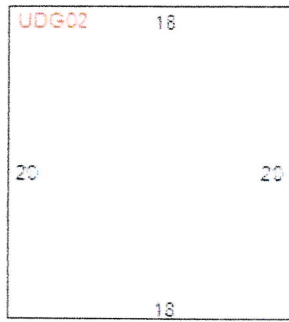
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		71.0	112.0	R3	71.00	FF							

Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D
Mkt: 8 70

[Traverse](#)

Building 1 of 1

RES01=L16D12L26D27R42U39.L1L40U2
UDG02=L18U20R18D20.D41R15
FEP03=D4R10U4L10.D4R1.5
PTO04=D3R7U3L7.R24.5U14
DCK05=U44R8D44L8.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 4 - 15-19 YRS
 Condition 2
 Quality Grade 600 - AVERAGE
 Inspected on 4/22/2022 by 118

Year Built 1928
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture H - HISTORICAL RESIDENCE
 Base Perimeter 162

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	- COMMON BRICK	1.00	1928	N	0 %	0 %	1,326	1,326
UDG0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %	360	360
FEP 0326	- SIDING-NO SHTG	1.00	1928	N	0 %	0 %	40	40
PTO 0460	- COMMON BRICK	1.00	1928	N	0 %	0 %	21	21
DCK 0501	- NO EXTERIOR	1.00	2021	N	0 %	0 %	352	352

Section: 1

Roof Style: 10 GABLE	Floor Finish: 31 HARDWD ON JOST	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 28 SLATE	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 1	Extra Fixtures: 3	Intercom: N

A/C: Y

Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	76.00	LF	10	2003	4	0.0	0.0
144 PAVING ASPHALT	1,136.00	SF	5	1960	1	0.0	0.0
156 PAVING BRICK	120.00	SF	20	1988	1	30.0	4.0
159 PAV CONCRETE	216.00	SF	20	1960	3	0.0	0.0
280 FIREPLACE	1.00	UT	50	2002	1	0.0	0.0
226 RES SWIM POOL	100.00	SF	20	2021	5	10.0	10.0
156 PAVING BRICK	138.00	SF	20	2021	1	0.0	0.0
115 FENCE ALUMINUM	16.00	LF	20	2021	3	0.0	0.0

Appraiser Notes

TWO GAS FIREPLACES ONLY ONE STACK
EST.INT.
FIREPLACE INOPERABLE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
POL21-0042	7/13/2021	-	SULLIVAN / SWIMMING POOL/RENEWAL
POL19-0040	10/31/2019	-	RESIDENTIAL POOL
BLD19-0152	1/24/2019	-	REPAIR/RENOVATION
BLD18-0789	4/2/2018	4/25/2018	RE ROOF
OC02416	9/1/2006	-	DCK
OC01810	12/1/2002	-	RSRA