



Ocala Historic Preservation Advisory Board Agenda

Thursday, May 1, 2025

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
Joshua DeMonte
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 February 6, 2025 Meeting Minutes.**
 - a. [February 6, 2025 Meeting Minutes](#)
Attachments: [February 6, 2025 Meeting Minutes.pdf](#)
4. **Certificates of Appropriateness**
 - a. [Case File # 366; COA25-0010; 825 SE 8th Street - Roof](#)
Attachments: [COA25-0010 Staff Report](#)
[COA25-0010 Application](#)
[COA25-0010 Master Site File](#)
 - b. [Case File # 23; COA25-0012; 726 SE 3rd Street\) - Fence](#)
Attachments: [COA25-0012 Staff Report](#)
[COA25-0012 Application](#)
[COA25-0012 Master Site File](#)
 - c. [Case File # 134; COA25-0013; 715 SE Wenona Avenue - Gutters, Windows, Porch, Sidewalk](#)
Attachments: [COA25- 0013 Staff Report](#)
[COA25-0013 Application](#)
[COA25-0013 Master Site File](#)
5. **Affirmative Maintenance**
6. **Public Comments**
7. **Staff Comments**
8. **Board Comments**
9. **Next Meeting Date: June 5, 2025**
10. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1227

Agenda Item #: a.

February 6, 2025 Meeting Minutes



Ocala

110 SE Watula Avenue
Ocala, FL 34471

Historic Preservation Advisory Board Minutes

Thursday, February 6, 2025

4:00 PM

1. **Call to Order**

a. Roll Call

Present Vice Chair Tom McCullough
Carol Barber
Joshua DeMonte
Holland Drake
Noelle Smith
Melissa Townsend
Chairman Rick Hugli

Absent Jane Cosand

2. **The public notice for the Ocala Historic Preservation Advisory Board was posted on January 31, 2025.**

3. **Review of the November 7, 2025 Meeting Minutes**

a.

Attachments: [November 7, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Melissa Townsend

SECONDER: Tom McCullough

AYE: Vice Chair McCullough, Barber, DeMonte, Drake, Smith, Townsend,
and Chairman Hugli

ABSENT: Cosand

4. **Certificates of Appropriateness**

a. **Case File # 171; COA24- 0003; 705 SE 4th Street**

After-the-fact addition of a driveway, consisting of grey granite rock and concrete with a 6x6 PT landscaping beam border.

Attachments: [COA24-0003 Staff Report](#)
[COA24- 0003 Application](#)
[COA24- 0003 Master Site File](#)

Planner II Breah Miller provided a brief overview of COA24-0003 a request after the fact addition of a driveway, consisting of grey granite rock and concrete with a 6x6 PT landscaping beam border.

Matt Grow, 705 SE 4th Street, Ocala, FL, said he was available to answer any questions.

Motion to approve COA24-0003, Section 94-82 (g), for the property at 705 SE 4th Street.

RESULT: APPROVED

MOVER: Tom McCullough

SECONDER: Holland Drake

AYE: Vice Chair McCullough, Barber, DeMonte, Drake, Smith, Townsend, and Chairman Hugli

ABSENT: Cosand

b. Case File # 167; COA24- 0004; 316 SE Alvarez Avenue

To replace thirteen (13) windows with 3540 Single-Hung MI windows and remove one (1) window from an accessory structure.

Attachments: [COA24-0004 Staff Report](#)
[COA24- 0004 Application](#)
[COA24- 0004 Master Site File](#)

Ms. Miller provided a brief overview of COA24-0004 a request to replace 13 windows with 3540 Single Hung MI windows and remove one window from an accessory structure.

Rolando Sosa, 2026 SE Laurel Run Drive, Ocala FL, said he thought the windows were appropriate for the Historic District, but would look for other windows with exterior muttons.

Mr. Drake said that it was important for the windows to have 1/2 inch of depth.

Ms. Barber asked why he was replacing the windows. Mr.Sosa replied that some are rotting and none of the windows open and he has not found anyone to fix the windows.

Mr. McCullough said the windows do not meet the criteria.

Motion to deny COA24-0004 for the property at 316 SE Alvarez Avenue.

RESULT: DENIED

MOVER: Melissa Townsend

SECONDER: Tom McCullough

AYE: Vice Chair McCullough, Barber, DeMonte, Drake, Smith, Townsend, and Chairman Hugli

ABSENT: Cosand

c. Case File # 76; COA24- 0006; 726 SE 4th Street

Replacement of the existing shingle roof with a Metal Sales brand Galvalume (41) classic rib metal roof.

Attachments: [COA24-0006 Staff Report](#)
 [COA24-0006 Application](#)
 [Master Site File](#)

Ms. Miller said staff requested to table the case COA24-0006 because the applicant was not present.

Motion to table COA24-0006 for the property at 726 SE 4th Street.

RESULT: TABLED

MOVER: Tom McCullough

SECONDER: Melissa Townsend

AYE: Vice Chair McCullough, Barber, DeMonte, Drake, Smith, Townsend,
 and Chairman Hugli

ABSENT: Cosand

d. Case File # 347; COA24- 0007; 521 SE 2nd Street

Addition of a 4-foot-high black aluminum fence and an after-the-fact sign (7-feet x 3.16-feet).

Attachments: [COA24-0007 Staff Report](#)
 [COA24-0007 Application](#)

Ms. Miller provided a brief overview of COA24-0007 a request for an addition of a 4-foot high black aluminum fence and an after the fact sign (7-feet x3.16 feet).

Christina Snook, 808 SE 2nd Street, Ocala, FL said the sign for the First Presbyterian Church is very similar to the one that she has on the property. Ms. Miller said staff recommendation is that the sign to be not appropriate because the area has historic theme signs within the block. Ms. Snook replied the sign was the same one she had at SE 8th Street and she just moved it over. She has used the sign for the past five years.

Ms. Townsend asked if the sign was the same height as the one on SE 8th Street. Ms. Snook replied the sign is about a foot taller.

Ms. Miller said it is a big difference of what the historic sign looked like before, but the Board has the final decision.

Ms. Smith said signs are there to advertise and she was fine with the sign. Ms. Miller replied that it is different in the Historic District and takes away from the Historic character and impact the surrounding area.

Ms. Townsend said the sign does not look drastically different, but it could be lowered and landscaped.

Ms. Miller said Ms. Snook has a permit and meets the sign requirements for the code of ordinance. The Board is just checking on whether the sign takes away from the historic nature of the sight and the building.

Motion to approve COA24-0007 for the property at 521 SE 2nd Street.

RESULT: APPROVED

MOVER: Melissa Townsend

SECONDER: Noelle Smith

AYE: Vice Chair McCullough, Barber, DeMonte, Drake, Smith, Townsend,
and Chairman Hugli

ABSENT: Cosand

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

Ms. Miller said there will be a Board member training on a meeting day where there will not be too many cases. Ms. Miller introduced Joshua DeMonte to the Board.

Joshua DeMonte said his Southern Aviation business is on Fort King and they transport aircraft engines all over the country for all of the airlines that are staying in the air.

8. Board Comments

None.

9. Adjournment

The meeting adjourned at 4:59 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1176

Agenda Item #: a.

Case File # 366; COA25-0010; 825 SE 8th Street - Roof

Petitioner: Kristina Donohue

Agent: N/A

Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

A request to replace existing shingle roof with a Tri County Metal dark gray or charcoal metal roof.

Recommended Action: Not Appropriate



Staff Report

Case #366

COA25-0010

Ocala Historic Preservation Advisory Board: May 1, 2025

Petitioner: Kristina Donohue
Property Owner: Kristina Donohue
Project Planner: Breah Miller, Planner II
Applicant Request: Replace existing shingle roof with a Tri County Metal dark gray or charcoal metal roof.

Parcel Information

Acres: ±0.13 acres
Parcel(s) #: 2820-034-009
Location: 825 SE 8th Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence

Background:

The home was constructed in 1938 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The home has a gabled roof consisting of original asphalt shingles.

Applicant Request:

The applicant is requesting replace the existing shingle roof with a Tri County Metal dark gray or charcoal colored metal roof.

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 roof pitch will remain gabled. Therefore, there will be no impact on the architectural quality of the building or building site. However, the historical character will be diminished

due to the obvious change in roofing material. The change will be noticeable against the gabled roof pitch. However, the applicant is requesting a dark gray or charcoal color which is consistent with the historic roof color.

Secretary of the Interior's Standards (Page 44) - Roofs:

Recommended:

- Identifying, retaining, and preserving roofs, and their functional and decorative features, that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard). Is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weathervanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles, as well as its size, color and patterning.

The form of the roof will remain gabled, and no other decorative and functional features will be altered. However, the roofing material will change from shingles to metal.

Not Recommended:

- Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Replacing historic roofing material instead of repair or replacing only the deteriorated material.
- Changing the type or color of roofing.

The material of the roof will be changed from shingle to metal and the roof in its entirety will be replaced. However, the proposed color will remain consistent with the historic roof color.

Staff Recommendation: Not Appropriate
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2025-0936



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

Case File # 366
COA 25 - 0010
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 #:	2820-034-009	Property Address:	825 SE 8th St.
Owner:	Kristina Donohue	Owner Address:	(same)
Owner Phone #:		Owner Email:	kristina.donohue@gmail
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 checked="" type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, the City of Ocala will be based on the Secretary of the Interior's Standards 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:

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

Parcel #:		Property Address:	825 SE 8 th St. Ocala
Owner:	KRISTINA DONOHUE	Owner Address:	(Same)
Owner Phone #:	252-895-2969	Owner Email:	Kristina.donohue@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*)			
Rep. Name of representative:		Rep. Email:	
Rep. Phone #:			

Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input type="checkbox"/> Other
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Describe, by list, specifying 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.

Looking to change outdated roof to a metal roof in gray.
Please see attached emails for additional information

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:

Email includes roof color

[Signature]

Applicant Signature

2/22/25

Date

Fully Licensed, Bonded & Insured
#CCC1326502 / #CRC1333029



We Accept



"When Quality and Experience Matters"

Ocala Office:
(352) 304-6441
737 N. Magnolia Avenue
Ocala, Florida 34475
Email: info@certifiedroofingsolutionsllc.com

Proposal Date: 12/10/2024

METAL ROOFING AGREEMENT TO:

Andrew Donohue

Customer

(352) 615-1850

Primary Phone

Mailing Address on Property Card

City

State

Zip

Owner ☒ Same As Customer

Job #

andrewdonohue@gmail.com

E-mail

825 Southeast 8th Street, Ocala, FL 34471-3857

Job Address ☒ Same as Mailing Address

County

Subdivision

Steep Slope ☒ Residential ☐ Commercial

Roofing ☐ New Construction ☒ Reroof ☐ Roof Over ☐ 1-Story ☐ 2-Story ☐

Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of \$75 per 100ft², per additional layer. **A.D. INT**

☒ Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. **A.D. INT**

☒ Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. **A.D. INT**

☒ Remail decking to Miami-Dade code specifications.

☒ Install new 3" face Metal eave drip edge to the entire perimeter.

☒ Install High Temp Peel N Stick underlayment to building code specifications.

☒ Install new gooseneck exhaust vents & new metal roof boots, as required, using matched color sealants.

Fixtures will be painted to match the roofing system.

☒ Install new 26 gauge metal flashings (transition, endwall, sidewall), as required.

☒ Install new 26 gauge Standing Seam metal roofing system.

System is to be installed over Decking. Color to be: Unknown **A.D. INT**

*Warranty to be issued by the manufacturer after payment in full. Manufacturer's warranty for this metal roofing system is: 25 year.

Ventilation Included: Ridge Ventilation: Included 10" GRV: Off Ridge Vent(s):

Upgrades Included: ☒ Lifetime Warranty Screws ☐ Radiant Barrier ☐ Foam Closures ☐ Flex-O-Vent ☒ High Temp, Self-Adhering Underlayment

• Skylights: All skylights are self-flashing, fixed glass (☐ 2" Curb / ☐ 4" Curb) - 2x2: 2x4: Other:

• SolaTubes: Base & Lens only (does not include any material below roof line) 10": 14": Other:

• Chimney Cricket: ☒ Included ☐ Wind Mitigation Report (Reroof Only): ☒ Included

• Existing Gutters: ☐ Hangers ☐ Spiked (must be removed & will not be re-installed) ☒ N/A

☐ New Construction ☐ Re-Roof Story Building. Remove existing roof to sheathing or a smooth workable surface. Install roof system to building code specifications. Install new lead shields on all plumbing

projections. Install new gauge metal flashings as required. Install new gauge face eave drip. Install new galvanized iron valley metal stripped and sealed where necessary. A year limited warranty, consequential damages excluded, will apply. This bond is non-transferable unless approved by the manufacturer.

ALL WORK COVERED BY A 5 YEAR WORKMANSHIP WARRANTY.

Workmanship warranty is transferable (Refer to Section D of contract)

Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS.

Additional Information: Wind Mitigation report include on final payment. 200\$ Wood Allotment included **A.D. INT**

Chimney Cricket included and up to 10LF Flashing for Chimney.

#3 Roof Boot(s): 1 Other Roof Boot(s): 3 Electrical Pipe Boot(s): Gooseneck Vents: 4" 6" 10"

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF

1x4/1x6/1x8 Fascia Board Replacement - \$8/LF

2x4/2x6 Fascia Board Replacement - \$9/LF

Insulation Board (if required per code) - \$3-5/FT²

D&R Metal Fascia - \$2.50/LF

D&R Soffit - \$3/FT²

*Vinyl or Aluminum Only

D&R Gutter Guards - \$2/LF

1/2" CDX Plywood - \$ 100

3/4" CDX Plywood - \$ 120

Nailers - \$2.50/LF

Rafter Scabs - \$7/LF

Payment due in full 3 days after completion.

Late fees apply. Credit card fee is 2%. **A.D. INT**

Roofing Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 11 day of December, 20 24.

This proposal is subject to acceptance within 15 days & is void thereafter at the option of CRS, LLC.
Approved and Accepted: Certified Roofing Solutions, LLC.

Roof Type and/or Buildings:

Total Price of Work Excluding Wood

Miscellaneous Items

Amount of Woodwork Included

Less Deposit

Balance owed Excluding Wood

Proposal Accepted (Int.)

Standing Seam /

\$ 23,860

\$ 0

\$ 200

\$ 0

\$ 0

\$ 23,860

A.D.

By: Certified Roofing Solutions, LLC Central FL 00

e-Signed by Andrew Donohue

01/02/2025

Owner-Buyer Signature

Date

Salesman: Pete Berkman - Business Development (X)

Owner-Buyer Signature as Agent for all owners

Date

Sign & return white copy to: Certified Roofing Solutions, LLC

All roofing debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.

A. Entire Roofing Agreement: This contract consists of this document, in addition to other company documents signed by the customer (written or electronically), including color chart form, What to Expect form, change orders and/or finance agreements, or any ratified Insurance Claim Documents. No promises other than those specifically set forth or expressly incorporated herein shall be recognized by either party. The entire understanding and obligations of all parties shall be contained only in this agreement. This Agreement Remains a Proposal until all parties sign and commencement begins. Certified Roofing Solutions, LLC shall rely on a fully executed document to pull permits and Order Materials.

B. Workmanship, Disclaimers, Indemnity: Certified Roofing Solutions, LLC herein after referred to as "CRS," shall exercise reasonable care when performing all work and adhere to Local, State, and Federal regulations. DISCLAIMERS: CRS shall not be held responsible in any manner for damages to sidewalks, pavers, curbs, curbing, driveways, gutters, downspouts, leaf guards, gutter guards, screens, swimming pools, jacuzzis, A/C units, ornaments, structures, cesspools, septic tanks, sewer lines, water lines, gas lines, arches, shrubs, foliage, lawns, trees, landscaping, telephone lines, cable lines, antennas, satellite dishes, cracks to walls or ceilings or the like caused by the Contractor, or its authorized subcontractors, suppliers, agents, employees or other representatives. The property owner will be solely responsible for any punctures or cuts to any A/C, electrical, plumbing or gas lines that have been installed in the attic that may be damaged while installing roofing materials. CRS is not responsible for damage to siding or stucco in the event that it needs to be removed to replace damaged or deteriorated flashing, or for any other reason. CRS will not be held responsible for water damage to the exterior or the interior of the premises. CRS shall not be held responsible for replacement cost of plywood where removal of an adhered roof system is cost prohibitive. INDEMNITY: CRS shall not assume responsibility for any damages done to the roof by plumbers, electricians, air conditioner men or any other tradesmen. Owner(s) shall be responsible for identifying, locating and protection of septic tank and drain field (local survey) if required. Contractor is not responsible for any existing conditions, including but not limited to, items such as storm collars, base or counter flashing, leaking caused by existing flashings, flashings at the junctions of existing tie-in structures which connect to the main structure. Owner acknowledges that Florida rooms, screen rooms or other existing tie-in structures may leak due to: insufficient slope, wind-driven rain, temperature changes that cause dew or condensation.

C. Right of Ingress and Egress: Owner(s) shall provide right of ingress (enter) and egress (leave) to all the structure(s), to include if necessary, written permission of adjacent property owner(s) for workmen, material delivery or machinery needed to complete Re-Roofing Agreement. Owner agrees to indemnify and hold harmless the Contractor for any damage resulting from Contractor or its agents crossing adjacent real property in order to access the Owner's real property.

D. Reservation of Rights: CRS reserves the right to supervise or inspect all work subsequently performed by other parties to the roof and charge a reasonable fee. Without the rights to supervision or inspect, all warranties are null and void. The first holder of any warranty(s) shall have the right to apply for a transfer to a new owner upon written application and payment of a reasonable fee within 30 days of any change in ownership of the property, at which point an inspection of the roof will occur to determine eligibility of transferability. If approved, the workmanship warranty will be valid for a period of two years. Extended warranties and maintenance programs will be available for an additional fee. The inspection fee established for this roof will be:

Residential: _____ Commercial: _____

E. Workmanship and Materials: Materials: CRS shall provide necessary labor, materials, and sales tax on materials to complete the Work as specified. CRS shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of CRS until fully paid by Owner. All surplus materials shall remain the property of the CRS unless, at CRS's option, turned over to the Owner upon the completion of the Work. CRS is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this Agreement. CRS may, in its own discretion, substitute materials to be used in the Work. If determined by CRS, during the performance of the Work, that additional labor and materials are required beyond what is specified in this Agreement in order to complete the Work, the cost for the additional labor and materials will be borne by Owner. All work is to be completed in a professional manner according to standard industry practice.

F. Modifications: Any Changes, Modifications, Additions or Alterations including any "Change Order(s)" deviating from the above specifications of this Re-Roofing Agreement shall be in writing by an authorized agent of CRS and may result in extra charges over and above the estimate of labor and usual costs of our Re-Roofing Agreement. CRS reserves the right to substitute materials of equal or greater value of any kind.

G. Contract Becomes Enforceable: This contract shall become binding when a fully executed Re-Roofing Agreement is accomplished (Fully executed means that all terms mutually agreed upon are entered herein containing all authorized signatures and dates). All duplicate copy(s) of the original if clearly and legibly show all unaltered agreed terms and signed by all appropriate party(s) delivered to an Owner are valid and enforceable.

H. Commencement, Breach, Liquidated Damages: All parties agree that commencement has occurred upon any of the following events: materials, dumpsters or the equivalent have been delivered to job site, or work of any kind has begun. Breach of this agreement has occurred if either party has not performed any material obligations under this Re-Roofing Agreement. Any party anticipating breach of any kind, material or trivial, shall notify the other party in writing immediately. "Time is of the essence," in order to allow the non-breaching party time to mitigate their losses or remedy the issue(s) causing the breach. Liquidated Damages: After commencement, failure of any Owner(s) to give written notice showing good cause for any material breach or allowing CRS to mitigate any losses therefrom shall be liable for 100% of gross amount of the contract as liquidated damages. All monies for permits, down payments, or material upfront costs are deemed non-refundable and/or earned or in case of anticipatory or material breach included in as liquidated damages. Permit Pulled: \$500 / NOC Filed: \$150 / Material Ordered: \$350

I. Acts of Nature or Tort: CRS shall not be responsible for damages or delay due to material defects or availability, theft or vandalism, heat, cold, rain, lightning strikes, fires, weather of any other kind, accidents of any kind, pre-existing structural issue or prior bad workmanship, code violations, permitting delays or other causes beyond its control.

J. Default: In the event any amount of money or fee owed under this agreement and after commencement is not paid within (3) three working days, the account is in default. CRS, under its sole discretion, can enforce immediate remedies to mitigate its losses and/or collect. Owner(s) shall indemnify and hold harmless CRS from any costs or expenses incurred in the collection of the defaulted account, or any part thereof, including court fees, attorney's fees and costs, and credit filing.

K. Default, Interest, Attorney Fees and Costs: Owner(s) further agree that the defaulted account will bear interest at the maximum lawful rate of 1.50% each month, not to exceed 18% per annum, on the unpaid balance. Parties agree that this agreement shall be construed according to the laws of the State of Florida and any action brought thereon may be brought to the State of Florida. Attorney Fees and Costs: If CRS prevails in any lawsuit to collect on any action to enforce, collect or defend its rights under this contract and prevails, CRS shall receive from the losing party all of its reasonable attorney fees and costs including the attorney's time to argue for its client's attorney fees and costs.

L. Venue and Choice of Law: Venue is hereby agreed to be in Marion County, Florida. For all legal purposes Florida law will govern in the interpretation, enforcement, or dispute of this Re-Roofing Agreement.

M. BUYERS RIGHT TO CANCEL (SOLICITED SALES ONLY): If you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by fax or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third working business day after you sign this agreement. A \$500 cancellation fee will apply after third working business day.

N. Service Calls: Service calls requested by the Owner shall be included in the workmanship warranty, only if the call for service is a warranted service call. If it is determined that the service call is a non-warranted item, the Owner will be charged for the service call or work performed at CRS's established rate. Contractor will not be responsible for any damages caused by leaks or other roofing problems in the event that the owner does not inform the Contractor of the leak within 48 hours of the occurrence.

O. CRS is responsible for establishing scheduling and sequencing of the Work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default of shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond CRS's control. PERMIT - Removal of permit plaque prior to final inspection will result in a \$150.00 fee per incident for the cost of re-inspection. Owner agrees to indemnify and hold harmless the Contractor (and Contractor's insurer) for alleged or actual damages/claims as a result of mold, algae or fungus.

P. Notice to Owner/Buyer: Florida lien law provides 713.015 Florida Statutes, that if an Owner does not pay a roofer/contractor for work performed, the contractor may be able to put a lien on the Owner's property. INT.

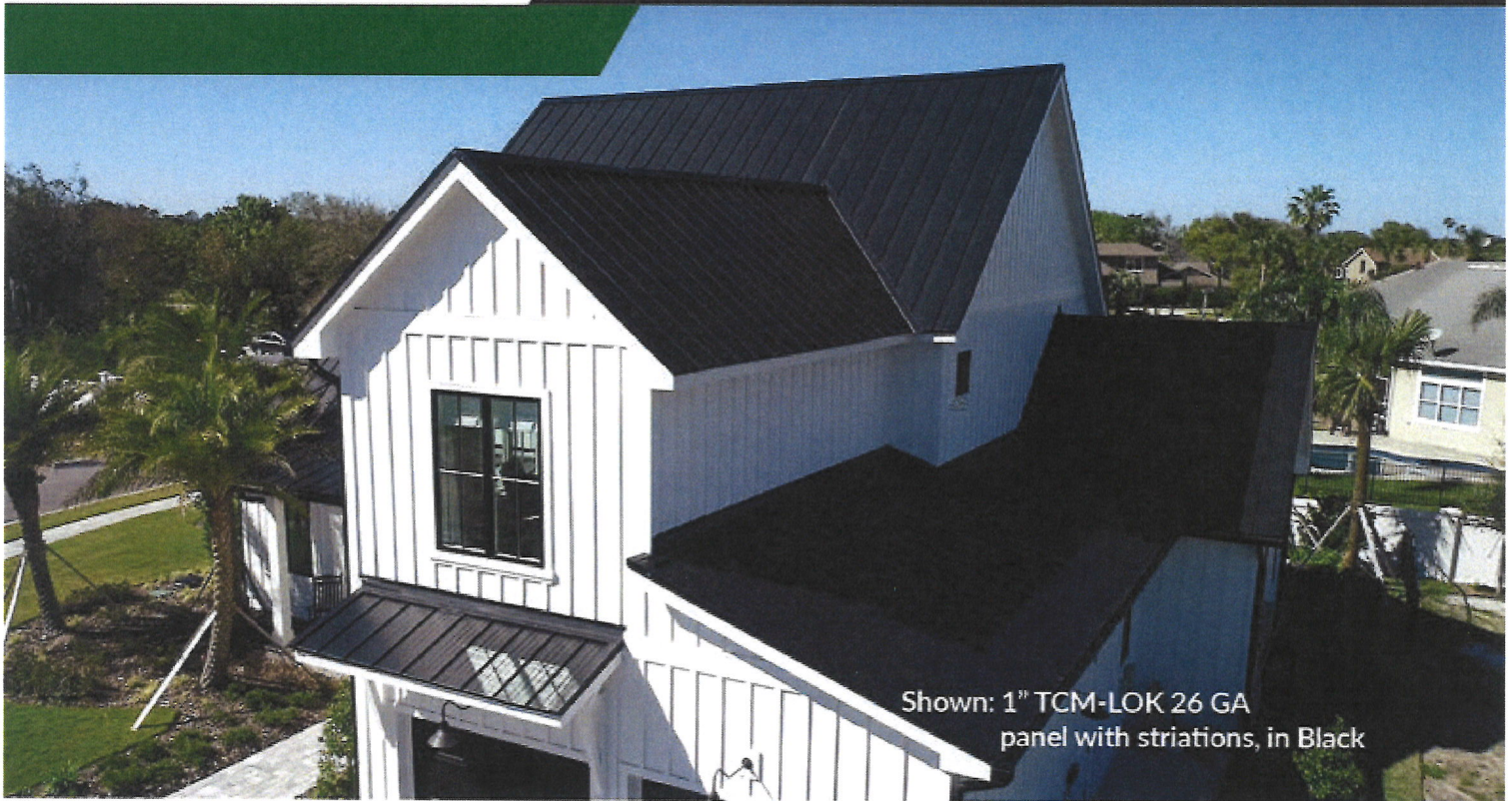
Q. Notice to Owner/Buyer: CRS reserves all its rights under Florida Law Section 558.005 Florida Statutes that upon any claim for construction/installation defects that CRS be given written notice of any alleged defect or deficiency and upon that notice sixty (60) days to cure any noticed issue, before entertaining any law suit for the same. A.B. INT.

R. Notice to Owner/Buyer: The Florida Homeowners Construction Recovery Fund herein after referred to as "The Fund" Under Florida law may allow an Owner to recover, for final judgment from a civil or criminal court of a covered claims or loss under Section 489.1425 Florida Statutes. For more information contact, The Construction Industry Licensing Board, at 601 Blair Stone Road, Tallahassee Florida 32399-2215. Ph. 850.487.1395. A.B. INT.

Terms & Conditions Accepted:

e-Signed by Andrew Donohue

Date: 01/02/2025



Shown: 1" TCM-LOK 26 GA
panel with striations, in Black

WHY TRI COUNTY METALS?

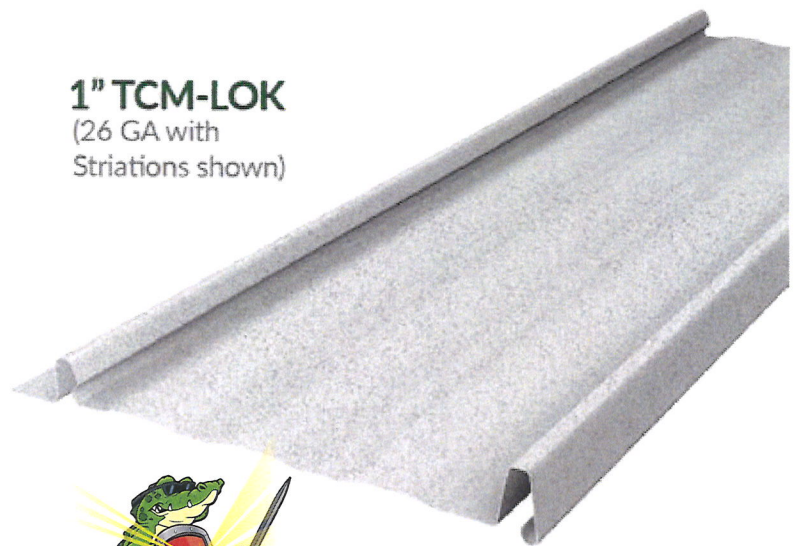
We offer the very best product, at the best prices, with timely service with pick-up or delivery. Let us help you with your project.

- ✓ Color Choices
- ✓ Product Approvals
- ✓ CAD Services
- ✓ Trims
- ✓ Accessories
- ✓ Solid Warranty

Need Financing? We can help!



1" TCM-LOK
(26 GA with
Striations shown)



CORE DEFENDER
paint system



LET'S PUT AN ESTIMATE TOGETHER

877-766-3309

Enjoy a winning Customer Experience
Financing Programs Available
Fast Lead and Delivery Times
Up to 45-Year Warranty Available

STANDING SEAM PANELS 26 GA



CORE DEFENDER
paint system

TRI COUNTY METALS

ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system. Our Core Defender paint system offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.



877-766-3309



TriCountyMetals.com

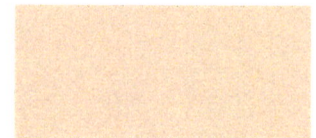


40-Year Paint Warranty

Learn more about our warranties
on our warranty site:
warranty.tricountymetals.com



Polar White
SR: .64 E: .86



Ivory
SR: .66 E: .86



Light Stone
SR: .56 E: .86



Mocha Tan
SR: .47 E: .86



Forest Green
SR: .28 E: .86



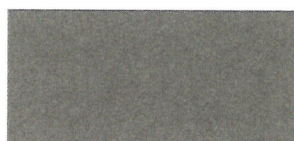
Evergreen
SR: .35 E: .86



Patina Green
SR: .28 E: .86



Ash Gray
SR: .46 E: .86



Dark Gray
SR: .37 E: .86



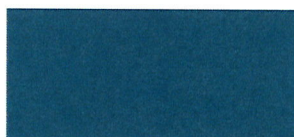
Charcoal
SR: .29 E: .86



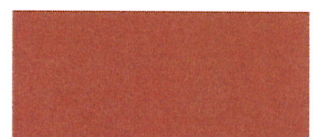
Clay
SR: .42 E: .87



Hawaiian Blue
SR: .31 E: .86



Gallery Blue
SR: .26 E: .85



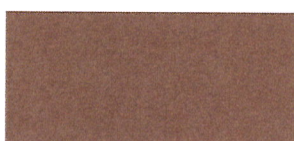
Barn Red
SR: .36 E: .86



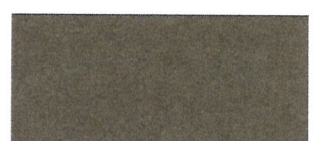
Patriot Red
SR: .42 E: .83



Burgundy
SR: .29 E: .86



Cocoa Brown
SR: .35 E: .86



Bronze
SR: .34 E: .86



Black
SR: .31 E: .84



Metallic Copper
SR: .37 E: .84



Galvalume
SR: .67 E: .14

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS.
Coil Coatings

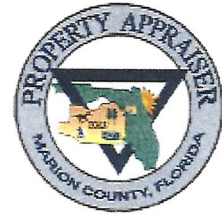
Sherwin-Williams® is a trademark of SWIMC LLC.

TCM April 2022

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2025 Property Record Card

Real Estate

2820-034-009

[GOOGLE Street View](#)

Prime Key: 1219256

[MAP IT+](#)

Current as of 3/17/2025

Property InformationM.S.T.U.PC: 01

Acres: .13

DONOHUE KRISTINA N
825 SE 8TH ST
OCALA FL 34471-3857

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

Situs: 825 SE 8TH ST OCALA

2024 Certified Value

Land Just Value	\$84,150		
Buildings	\$140,876		
Miscellaneous	\$344		
Total Just Value	\$225,370		
Total Assessed Value	\$174,799	Impact	
Exemptions	(\$50,000)	<u>Ex Codes</u> : 01 38	(\$50,571)
Total Taxable	\$124,799		
School Taxable	\$149,799		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$84,150	\$140,876	\$344	\$225,370	\$174,799	\$50,000	\$124,799
2023	\$56,100	\$152,466	\$438	\$209,004	\$169,708	\$50,000	\$119,708
2022	\$46,750	\$117,577	\$438	\$164,765	\$164,765	\$50,000	\$114,765

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6281/1264	09/2015	61 FJGMNT	0	U	I	\$100
6007/1830	03/2014	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$125,000
5986/0165	01/2014	57 TRANSFER FROM BANK	0	U	I	\$100
5972/0118	12/2013	56 TRANSFER TO BANK	0	U	I	\$100
5422/1037	04/2009	71 DTH CER	0	U	I	\$100
5237/0294	04/2009	74 PROBATE	0	U	I	\$100
5211/0224	04/2009	74 PROBATE	0	U	I	\$100
5183/0060	04/2009	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
4727/0529	03/2007	26 TRUSTEE	9 UNVERIFIED	Q	I	\$159,500
4727/0518	02/2007	70 OTHER	0	U	I	\$100
4596/1192	10/2006	74 PROBATE	0	U	I	\$100

MCPA Property Record Card

DETH/REGS	01/2006	71 DTH CER	0	U	I	\$100
4727/0515	01/2006	71 DTH CER	0	U	I	\$100
4506/1030	01/2006	74 PROBATE	0	U	I	\$100
4506/1026	01/2006	74 PROBATE	0	U	I	\$100
4727/0513	09/2000	08 CORRECTIVE	0	U	I	\$100
2727/0619	11/1999	26 TRUSTEE	0	U	I	\$100
4727/0514	09/1993	71 DTH CER	0	U	I	\$100
1794/0867	12/1991	03 LIFE EST	1 LIFE ESTATE	U	I	\$100

Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 LOT 9 EX E 149.40 FT SUB OF LOT 34

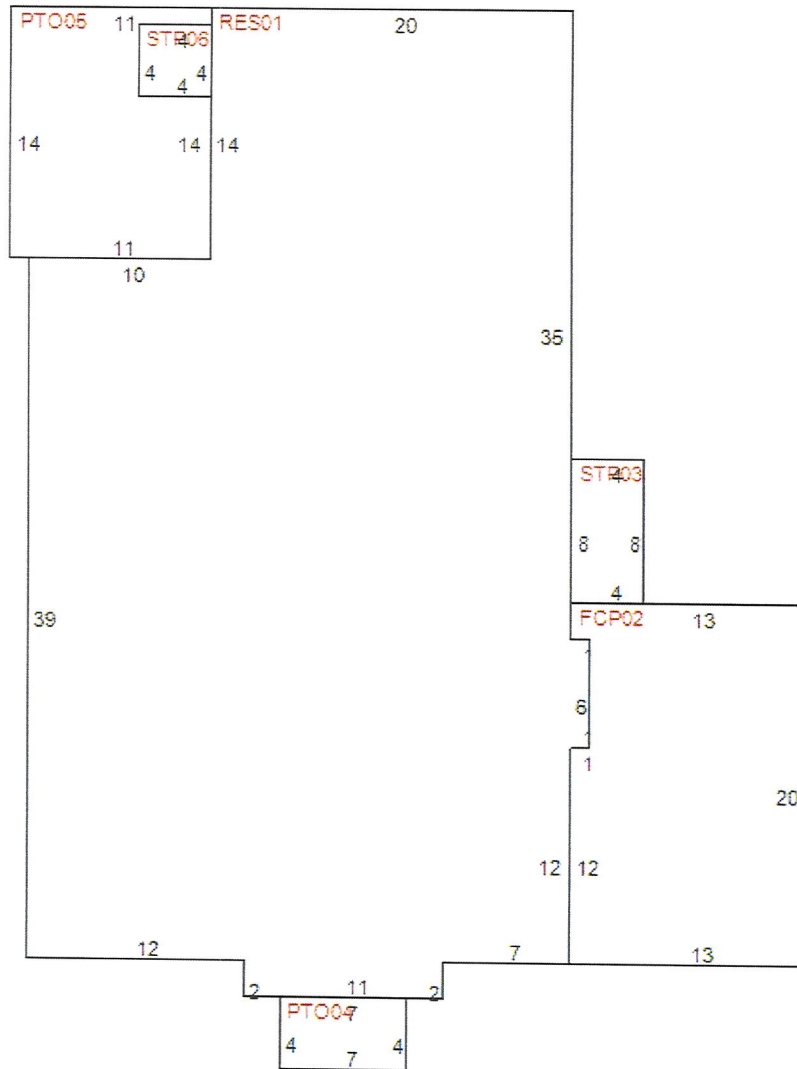
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		55.0	100.0	R3	55.00	FF							

Neighborhood 5310 - OCALA HISTORIC DISTRICT
 Mkt: 8 70

TraverseBuilding 1 of 1

RES01=R12D2R11U2R7U12R1U6L1U35L20D14L10D
 39.R30
 FCP02=R13U20L13D2R1D6L1D12.U20
 STP03=U8R4D8L4.D20L7D2L2
 PTO04=D4L7U4R7.U55L11
 PTO05=L11D14R11U14.D1
 STP06=L4D4R4U4.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 4 - 15-19 YRS
 Condition 2
 Quality Grade 600 - AVERAGE
 Inspected on 4/24/2020 by 025

Year Built 1938
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture H - HISTORICAL RESIDENCE
 Base Perimeter 172

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.00	1938	N	0 %	0 %	1,478	1,478
FCP 0201	- NO EXTERIOR	1.00	1938	N	0 %	0 %	254	254
STP 0301	- NO EXTERIOR	1.00	1938	N	0 %	0 %	32	32
PTO 0401	- NO EXTERIOR	1.00	1938	N	0 %	0 %	28	28
PTO 0501	- NO EXTERIOR	1.00	1938	N	0 %	0 %	154	154
STP 0601	- NO EXTERIOR	1.00	1938	N	0 %	0 %	16	16

Section: 1

Roof Style: 10 GABLE
 Roof Cover: 08 FBRGLASS SHNGL
 Heat Meth 1: 22 DUCTED FHA
 Heat Meth 2: 00

Floor Finish: 28 SOFTWD ON WOOD
 Wall Finish: 20 PLASTER
 Heat Fuel 1: 06 GAS

Bedrooms: 3
 4 Fixture Baths: 0
 3 Fixture Baths: 1

Blt-In Kitchen: Y
 Dishwasher: N
 Garbage Disposal: N
 Garbage Compactor: N

Foundation: 3 PIER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0 **Intercom:** N
Extra Fixtures: 2 **Vacuum:** N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	91.00	SF	20	1982	3	0.0	0.0	
114 FENCE BOARD	40.00	LF	10	2014	4	0.0	0.0	
111 FENCE WOOD	42.00	LF	10	2014	3	0.0	0.0	

Appraiser Notes

ESTIMATED INTERIOR INFORMATION.

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00527	3/1/2007	-	INT. RENO.
OC00835	5/1/1996	-	RSRA
OC13853	1/1/1982	-	ADD'N TO HOUSE

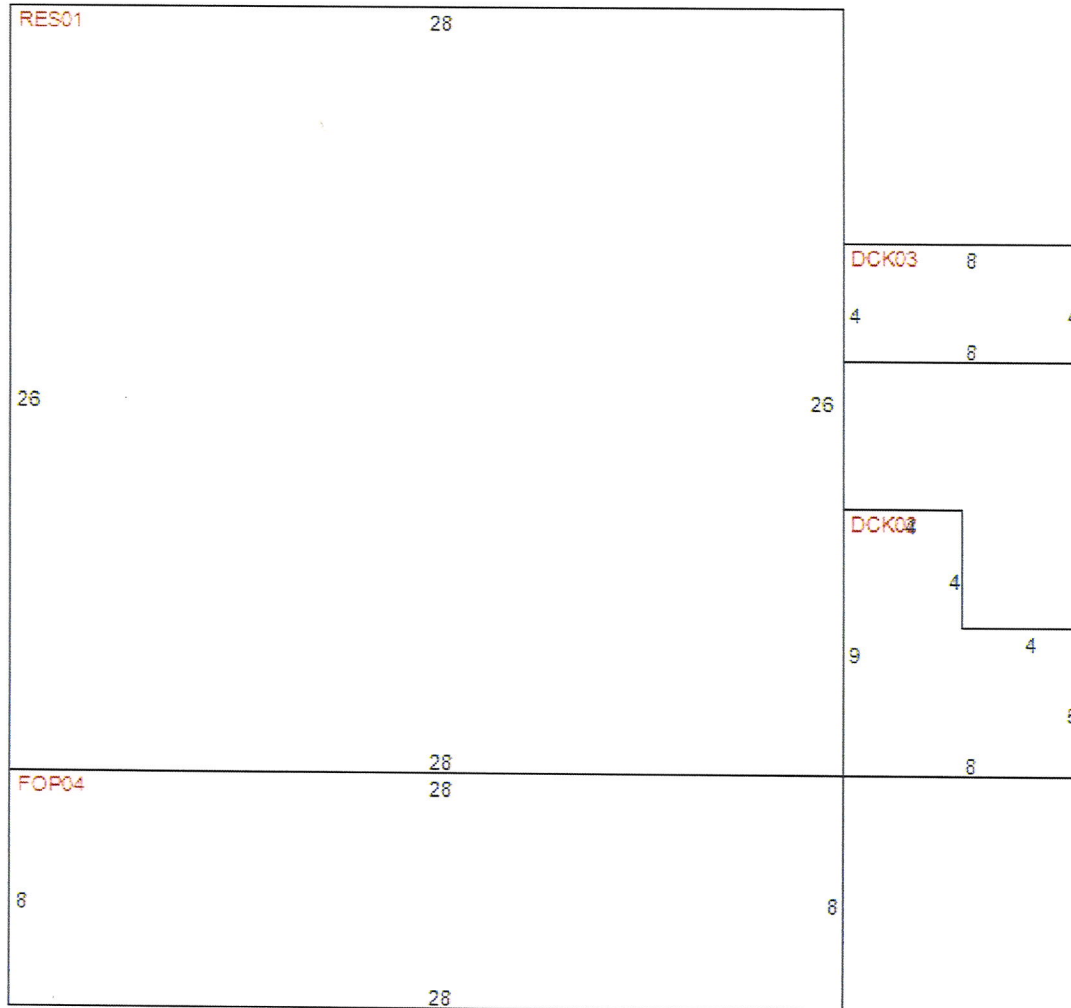
Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 3

RES01=R28U26L28D26.R28
DCK02=R8U5L4U4L4D9.U14
DCK03=R8U4L8D4.D14
FOP04=L28D8R28U8.



Building Characteristics

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 0
Quality Grade 500 - FAIR
Inspected on 9/29/2023 by 211

Year Built 1978
Physical Deterioration 15%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 108

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	2.00	1978	N	0 %	0 %	728	1,456

MCPA Property Record Card

DCK 0201 - NO EXTERIOR	1.00	2021	N	0 %	0 %	56	56
DCK 0301 - NO EXTERIOR	1.00	2021	N	0 %	0 %	32	32
FOP 0401 - NO EXTERIOR	1.00	2022	N	0 %	0 %	224	224

Section: 1

Roof Style: 12 HIP

Roof Cover: 08 FBRGLASS
SHNGL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER
A/C: YFloor Finish: 42 CERAMIC/PORCELAIN
TILE

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 2

4 Fixture Baths:
03 Fixture Baths:
22 Fixture Baths:
0

Extra Fixtures: 4

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: N

Garbage Compactor:

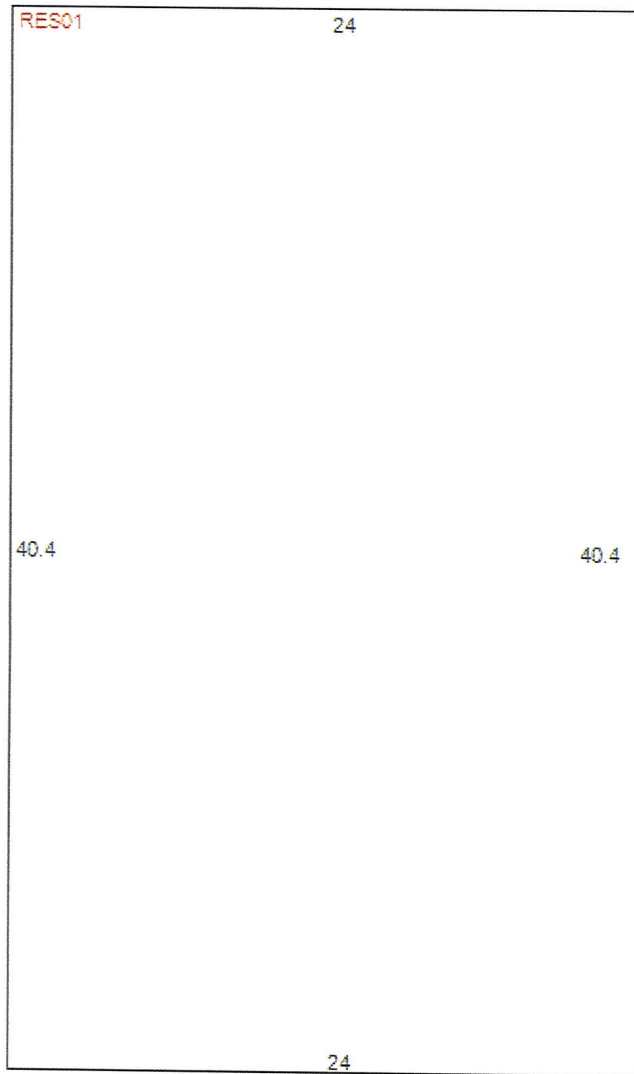
N

Intercom: N

Vacuum: N

[Traverse](#)**Building 3 of 3**

RES01=R24U40,4L24D40,4.

[Building Characteristics](#)Improvement
Effective Age1F - SFR- 01 FAMILY RESID
9 - 40-99 YRSYear Built 1978
Physical Deterioration 15%

Condition 0
 Quality Grade 1
 Inspected on 9/29/2023 by 211

Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 129

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129 -	VINYL SIDING	1.44	1978	N	0 %	0 %	970	1.397

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 1	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,320.00	SF	5	1978	1	0.0	0.0
144 PAVING ASPHALT	1,720.00	SF	5	1978	1	0.0	0.0
159 PAV CONCRETE	56.00	SF	20	1978	3	0.0	0.0
159 PAV CONCRETE	72.00	SF	20	1978	3	0.0	0.0
156 PAVING BRICK	228.00	SF	20	1990	5	0.0	0.0
250 WALLS MASONRY	96.00	SF	50	1999	3	0.0	0.0
159 PAV CONCRETE	100.00	SF	20	2023	3	0.0	0.0

Appraiser Notes

BLDG01=HX, 317 SE WENONA
 BLDG02=DUPLEX MOTHER LIVES ON BOTTOM FLOOR, 2ND FLOOR VAC 807 & 809 SE 4TH ST OK FOR CURT
 BLDG03=VACANT AT TIME OF INSP. 815 SE 4TH ST UNLIVABLE
 BLDG01: ESTIMATED UPPER STORY PER OWNER INFORMATION.
 THERE ARE 6 FIREPLACES ON ONE CHIMNEY WHICH HAS BEEN
 CAPPED AND IS NOT ASSESSED.
 SEE PRC FOLDER FOR SKETCH.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-1766	3/26/2024	-	KATSERELES/ DET GARAGE
BLD23-2365	10/4/2023	1/29/2024	KATSERELES / RENO / WINDOWS
BLD22-1694	6/17/2023	-	KATSERELES/ RENO PORCH ADD
BLD22-1743	6/6/2023	2/2/2024	KATSERELLES / RENO
BLD22-1693	10/24/2022	5/19/2023	KATSERELES/ ADD PORCHSTAIR REP
BLD20-2547	12/28/2020	-	KATSERELES/WINDOWS/DOOR
BLD20-1458	8/11/2020	-	KATSERELES / REROOF
BLD20-1160	7/28/2020	-	KATSERELES / REROOF
BLD20-1159	7/27/2020	-	KATSERELES / REROOF

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM

12/58
(old parcel #)
new parcel # 7/89
802 = =
1009 = =
820 = =
905 = =
830 = =
Site No. (51866) 2820-034-009
Survey Date 8303

Site Name _____
Address of Site: 825 S.E. 8th St. _____
Instruction for locating 825 S.E. 8th St. _____

Ocala, Fla. 32671 _____
Location: Caldwells Ad Ocala Lot 9 ex. E. 149.40' Sub of Lot 34 _____
subdivision name block no. lot no.

County: Marion _____
Owner of Site: Name: _____
Address: 825 S.E. 8th St. _____
Ocala, Fla. 32671 _____

Type of Ownership Private _____
Recorder: _____
Name & Title: _____
Address: _____
Gainesville, Fla. 32611 _____

Condition of Site: _____
Integrity of Site: _____
Original Use Residence _____

Check One _____
Check One or More _____
Present Use Residence _____
Dates: Beginning C+ 1930 _____
Culture/Phase American _____
Period 20th Century _____

NR Classification Category: Building _____
Threats to Site: _____

Check One or More _____
Zoning (X) _____
Development (X) _____
Deterioration (X) _____
Borrowing (X) _____
Other (See Remarks Below): _____

Transportation (X) _____
Fill (X) _____
Dredge (X) _____
878 = =

Areas of Significance: Architecture _____
Significance: _____

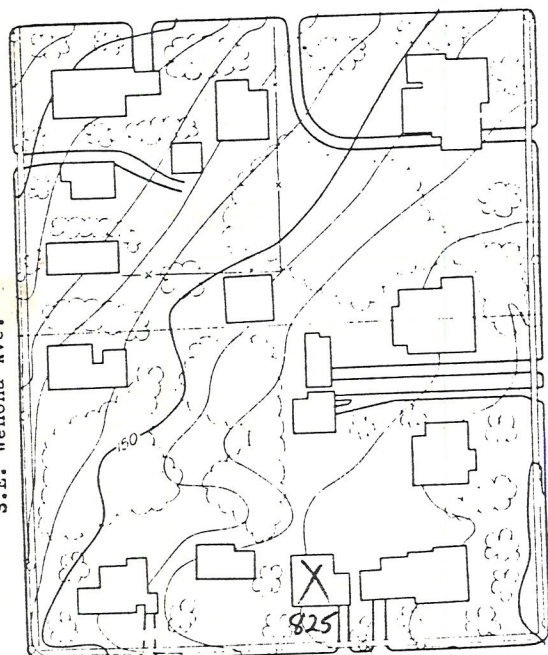
This is a typical single story wood frame residence with lap siding and gabled central entry.

It is in Caldwells Ad Ocala platted in 1880 and was built in 1930 according to the Property Record Cards at the Tax Assessor's Office.

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ Frame vernacular 964 = =
 PLAN TYPE _____ Rectangular 966 = =
 EXTERIOR FABRIC(S) _____ Wood siding 854 = =
 STRUCTURAL SYSTEM(S) _____ Wood frame 856 = =
 PORCHES _____ Carport porch 942 = =
 FOUNDATION: _____ Brick piers 942 = =
 ROOF TYPE: _____ Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ Gable 942 = =
 CHIMNEY LOCATION: _____ End, exterior, front slope 942 = =
 WINDOW TYPE: _____ 6/6 DHS wood 882 = =
 CHIMNEY: _____ Brick 882 = =
 ROOF SURFACING: _____ Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: _____ Classic revival entry 950 = =
 NO. OF CHIMNEYS _____ One 952 = = NO. OF STORIES _____ One 954 = =
 NO. OF DORMERS _____
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 _____ " " " " " " 833 = =
 Site Size (Approx. Acreage of Property): _____

LOCATION SKETCH OR MAP
 S.E. 6th Street



S.E. 8th Street

83N 52#16(12)

Township	Range	Section
15S	22E	SW1/4 17

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1178

Agenda Item #: b.

Case File # 23; COA25-0012; 726 SE 3rd Street) - Fence

Petitioner: Ladden Herrmann

Agent: N/A

Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

A request to allow for a portion of the existing wooden fence to remain 8- feet in height.

Recommended Action: Appropriate



Staff Report

Case #23

COA25-0012

Ocala Historic Preservation Advisory Board: May 1, 2025

Petitioner: Ladden Herrmann

Property Owner: Ladden Herrmann

Project Planner: Breah Miller, Planner II

Applicant Request: To allow for a portion of the existing wooden fence to remain 8-feet in height.

Parcel Information

Acres: ± 0.22 acres

Parcel(s) #: 2820-029-004

Location: 726 SE 3rd Street

Future Land Use: Neighborhood

Zoning District: R-3, Multi-Family Residential District

Existing Use: Single-Family Residence

Background:

The home was constructed in 1895 using a Colonial Victorian building style. The home is a contributing structure to the Ocala Historic District. In June 2022, the applicant applied for an after-the-fact Certificate of Appropriateness for an 8-foot-tall wooden fence. The board unanimously denied the request and asked that the applicant reduce the height from 8-feet to 6-feet. The applicant was able to reduce the height on a majority of the fence to 6-feet, leaving a portion of the fence located in the rear side yard as 8-feet tall.

Applicant Request:

To allow for the remaining portion of the existing wooden fence to remain 8-feet in height.

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 portion of the wood privacy fencing that will remain 8-feet in height is located in the rear side yard between two existing structures. This will not alter any architectural elements of the home or other structures on the property, nor will it diminish the architectural quality. Due to the fence location and nature of the surrounding area, the 8-foot portion of the existing privacy fence will not diminish the historical character of the building or the building site.

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 one fence type on the property and is located it the rear side 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.

The subject fence portion will be in the rear side yard and will be 2 feet taller than the recommended 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 is behind the front façade of the home.

Staff Recommendation: Appropriate



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

Case File # 23
COA 25 - 0012
Meeting Date: May 1, 2025
Product Approval # _____

Application for a Certificate of Appropriateness (COA)

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

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
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>2820-029-001</u>	Property Address:	<u>774 SE 31st St</u>
Owner:	<u>Rodden Herman</u>	Owner Address:	<u>same</u>
Owner Phone #:	<u>352-216-8635</u>	Owner Email:	<u>Rodden.herman@comcast.net</u>
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

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



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

Case File # 23
COA 25-0012
Meeting Date: May 1, 2025
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.

See Attached pictures. I'm requesting a section of my fence to be left @ 8' which is 12ft in length d/t neighbor's garage and line pour water when it rains into my yard near pool. I placed plexi glass in blue fence to repel water + prevent wood & other pieces to prevent rot

Required additional materials for submission:

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

Applicant Signature

Date

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

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Property Record Card

Real Estate

2820-029-004GOOGLE Street View

Prime Key: 1218756

MAP IT+

Current as of 3/18/2025

Property InformationM.S.T.U.

PC: 01

Acres: .22

HERRMANN LADDEN
PO BOX 4473
OCALA FL 34478-4473

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

Situs: 726 SE 3RD ST OCALA

2024 Certified Value

Land Just Value	\$110,880		
Buildings	\$215,987		
Miscellaneous	\$30,286		
Total Just Value	\$357,153		
Total Assessed Value	\$195,622	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$161,531)
Total Taxable	\$145,622		
School Taxable	\$170,622		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$110,880	\$215,987	\$30,286	\$357,153	\$195,622	\$50,000	\$145,622
2023	\$73,920	\$267,770	\$44,676	\$386,366	\$189,924	\$50,000	\$139,924
2022	\$61,600	\$176,989	\$39,425	\$278,014	\$184,392	\$50,000	\$134,392

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7037/1668</u>	08/2019	07 WARRANTY	0	U	I	\$100
<u>6907/0083</u>	01/2019	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$100,000
<u>6799/0755</u>	07/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$100,000
<u>6751/0130</u>	04/2018	05 QUIT CLAIM	0	U	I	\$100
<u>6641/0321</u>	09/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$75,000
<u>5157/1649</u>	02/2009	62 DISTR	0	U	I	\$100
<u>0598/0061</u>	06/1973	02 DEED NC	0	U	I	\$10,000

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 COM AT PT 140 FT W OF NE COR OF LOT 29 CALDWELLS
 ADD TO OCALA TH S 140 FT TH W 70 FT TH N 140 FT TH
 E 70 FT TO POB.

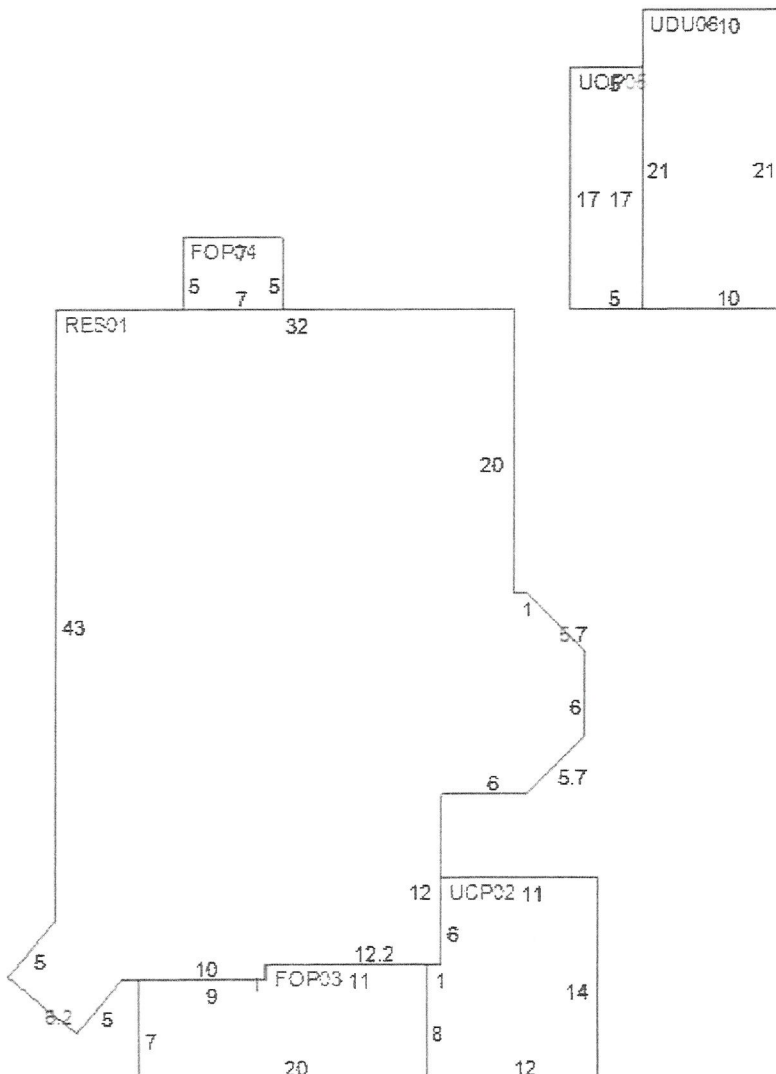
Land Data - Warning: Verify Zoning

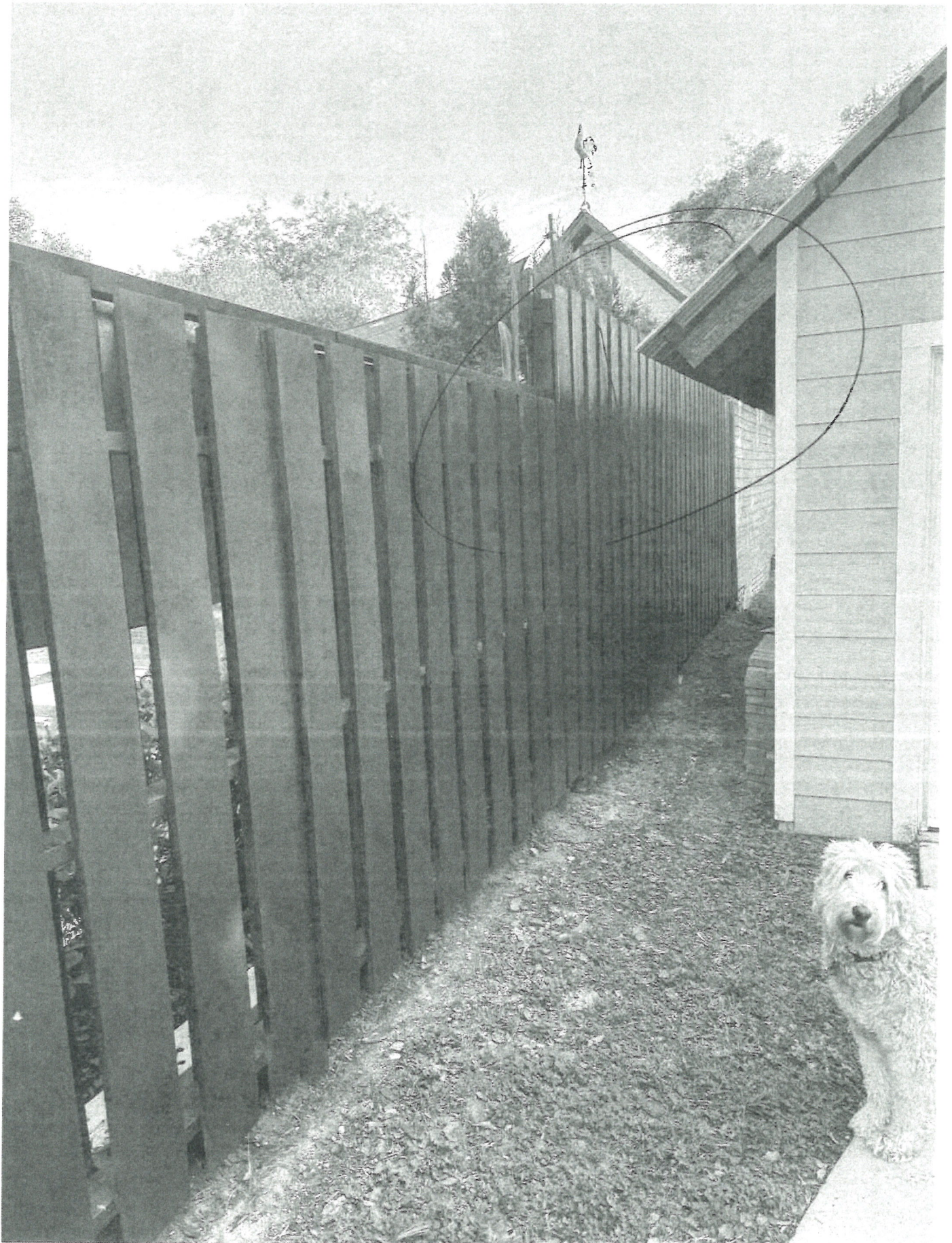
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		70.0	140.0	R3	70.00	FF							
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=U12R6A45|5,7U6A315|5,7L1U20L32D43A220|5A130|6,2A40|5R10U1R12,2.
 UCP02=L1D8R12U14L11D6.L1
 FOP03=L11D1L9D7R20U8.U46L10
 FOP04=U5L7D5R7.R20
 UOP05=U17R5D17L5.R5
 UDU06=U21R10D21L10.
 UOP07=28.
 28









CA. 23 extn activation

✓ 12/88 (old parcel #)
new parcel # 7/89

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA

Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM

802 =

1009 =

820 =

905 =

813 =

868 =

808 =

902 =

832 =

Site Name Phillips, Mary W. House

830 =

Site No. 69-51813

Survey Date 1981

Address of Site: 726 S.E. 3rd St.

Instruction for locating Fourth house east of S.E. Sanchez Ave. on the south side of S.E. 3rd St.

Location: Caldwells AD Ocala Com 210 Ft E & 70 Ft N of SW Cor Lot 29

subdivision name

block no.

lot no.

County: Marion - Thence E 70 Ft N 140 Ft W 70 Ft S 140 Ft

Owner of Site: Name: Hunt, Joyce J

Address: 726 SE 3rd St.

Ocala, FL 32670

Type of Ownership Private

Recording Date

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

Check One:

Check One or More

☒ Excellent 863 =

☐ Altered 858 =

☐ Good 863 =

☒ Unaltered 858 =

☐ Fair 863 =

☒ Original Site 858 =

☐ Deteriorated 863 =

☐ Restored () (Date:) 858 =

☐ Moved () (Date:) 858 =

Present Use Residence

Dates: Beginning CA: 1895

Culture/Phase American

Period

NR Classification Category:

Threats to Site:

Check One or More

☐ Zoning () 878 =

☐ Transportation () 878 =

☒ Development () 878 =

☐ Fill () 878 =

☐ Deterioration () 878 =

☐ Dredge () 878 =

☐ Borrowing () 878 =

☐ Other (See Remarks Below): 878 =

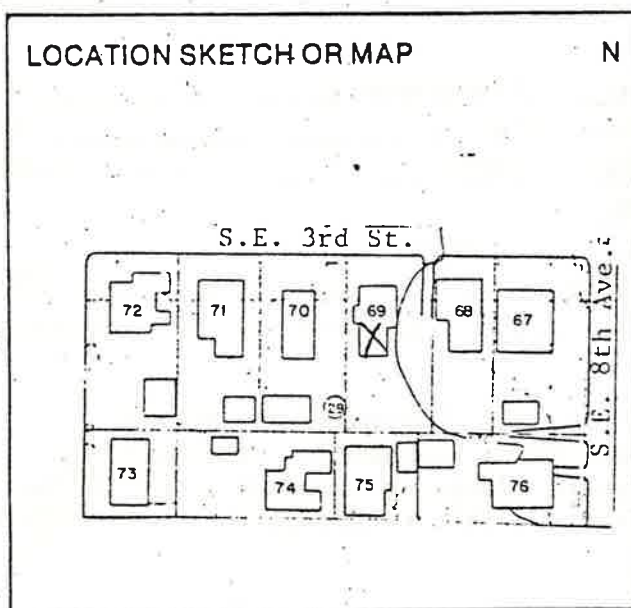
Areas of Significance: Architecture

Significance:

An example of a Victorian frame vernacular carpenter style house exhibiting Gothic (details) architectural influences. 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 carpenter style Gothic infl. 964 = =
 PLAN TYPE central 966 = =
 EXTERIOR FABRIC(S) shiplap 854 = =
 STRUCTURAL SYSTEM(S) frame 856 = =
 PORCHES front
 Balcony 2nd story - shed roof 942 = =
 FOUNDATION: brick pier 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): shed over porch/modified hip over back 942 = =
 CHIMNEY LOCATION: east side interior bay 942 = =
 WINDOW TYPE: double hung 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: asbestos shingle 882 = =
 ORNAMENT EXTERIOR: fish scale shingle, rafter brackets, ginger- 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 bread. 950 = =
 NO. OF DORMERS double bay element west face 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 = =



Photographic Records Numbers _____

81N70#8 (1920)

84N 312 #22 (34)

Contact Print





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1177

Agenda Item #: c.

Case File # 134; COA25-0013; 715 SE Wenona Avenue - Gutters, Windows, Porch, Sidewalk

Petitioner: Montana Bishop

Agent: Trey Patterson

Planner: Breah Miller, Planner II

bmiller@ocalafl.gov

A request to add a K-style gutter system to the existing residence, and a Chicago-styled brick overlay to the existing porch and walkway; and replacement of the existing windows with JELD-WEN premium single-hung windows.

Recommended Action: Appropriate



Staff Report

Case #134

COA25-0013

Ocala Historic Preservation Advisory Board: May 1, 2025

Petitioner: Montana Bishop
Property Owner: Montana Bishop
Agent: Trey Patterson
Project Planner: Breah Miller, Planner II
Applicant Request: Addition of a K-style gutter system to the existing residence, and a Chicago-styled brick overlay to the existing porch and walkway; and replacement of the existing windows with JELD-WEN premium single-hung windows.

Parcel Information

Acres: ±0.45 acres
Parcel(s) #: 2820-034-008
Location: 715 SE Wenona Avenue
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence

Background:

The home was constructed in 1918 using a Wood Vernacular building style. The home is a contributing structure to the Ocala Historic District. The existing windows on the front and side elevations of the residence are wood, 2-over-2, double-hung windows. The rear elevation has a mixture of 1-over-1 and 2-over-2 windows. The front porch is currently surfaced with painted concrete, and has a concrete sidewalk leading up to it from SE Wenona Avenue.

Applicant Request:

The applicant is requesting to add a Chicago-styled brick overlay to the existing porch and walkway, to replace the existing windows with JELD-WEN premium single-hung windows, and to install a new K-style gutter system to the existing residence.

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.

Windows: The proposed windows are JELD-WEN brand. Although the material is vinyl, they have similar visual characteristics as the existing 2-over-2 windows. Exterior simulated divided lights will be applied to give the same dimension as the existing windows. There are currently three window types installed in the home. The proposed window replacement will bring consistency among the facades. Therefore, the exterior alterations will not diminish the architectural quality or historical character of the building or the building site.

Porch and Sidewalk: The proposed brick material being used for sidewalk and porch is a historically appropriate material. This alteration will not diminish the architectural quality or historical character of the building or the building site.

Gutters: The gutter system will protect the architectural quality and historical character of the home by properly diverting rainwater from the foundation and vulnerable areas.

The Secretary of the Interior Standards; Entrances and Porches (page 49):

Recommended: Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves are significant as are their features, such as door, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

The brick material proposed for the sidewalk and porch is a decorative feature that will help define the overall historic character of the building. This alteration will have no impact on the porch's functionality.

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.

Window replacements will operate in the same manner, the proposed muntins will have a minimum of one-quarter of an inch depth and ogee profile, the existing trim will also remain.

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

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

Replacement glass will be low-e glass.

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

All components of the windows will be the same color.

Not Recommended: Modifying a historic single-glazed sash to accommodate insulated glass when it will jeopardize the soundness of the sash or significantly alter its appearance.

The historic sashes will be changed to vinyl simulated divided light grids. JELD WEN offers 7/8 inch, 1-1/8 inch, and 1- 3/8 inch options.

Not Recommended: Using window grids rather than true divided lights on windows in low-rise buildings or on lower floors of high-rise buildings where they will be noticeable, resulting in a change to the historic character of the building.

The true divided lights will be replaced with simulated divided light grids.

Not Recommended: Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.

The applicant is requesting replacement windows for higher air filtration and functionality. The existing windows are beyond repairable condition.

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 the 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 material will also provide the property drainage to be sure water is not collected on flat surfaces.

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

Case File # 134
COA 25-0013
Meeting Date: May 1, 2025
Product Approval #

Application for a Certificate of Appropriateness (COA)

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

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
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 #:	2820-034-008	Property Address:	715 se wenona ave
Owner:	Montana Bishop	Owner Address:	715 se wenona ave
Owner Phone #:	352-286-6895	Owner Email:	Montana.bishop01@icloud.com
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Trey Patterson	
Rep. Phone #:	352-804-0575	Rep. Email:	Trey@synergysftwash.com

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

<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____
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City of Ocala Application for Certificate of Appropriateness
Form revised: January 2023



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

Case File # 134
COA 25 - 0013
Meeting Date: May 1, 2025
Product Approval # _____

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

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

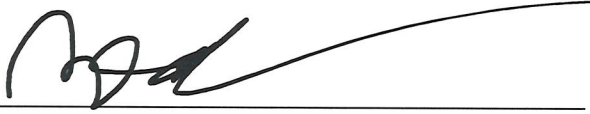
~~Re-side entire home with same style novelty siding from Yandel's building Materials~~

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

Install k Style gutters front and rear.

Required additional materials for submission:

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

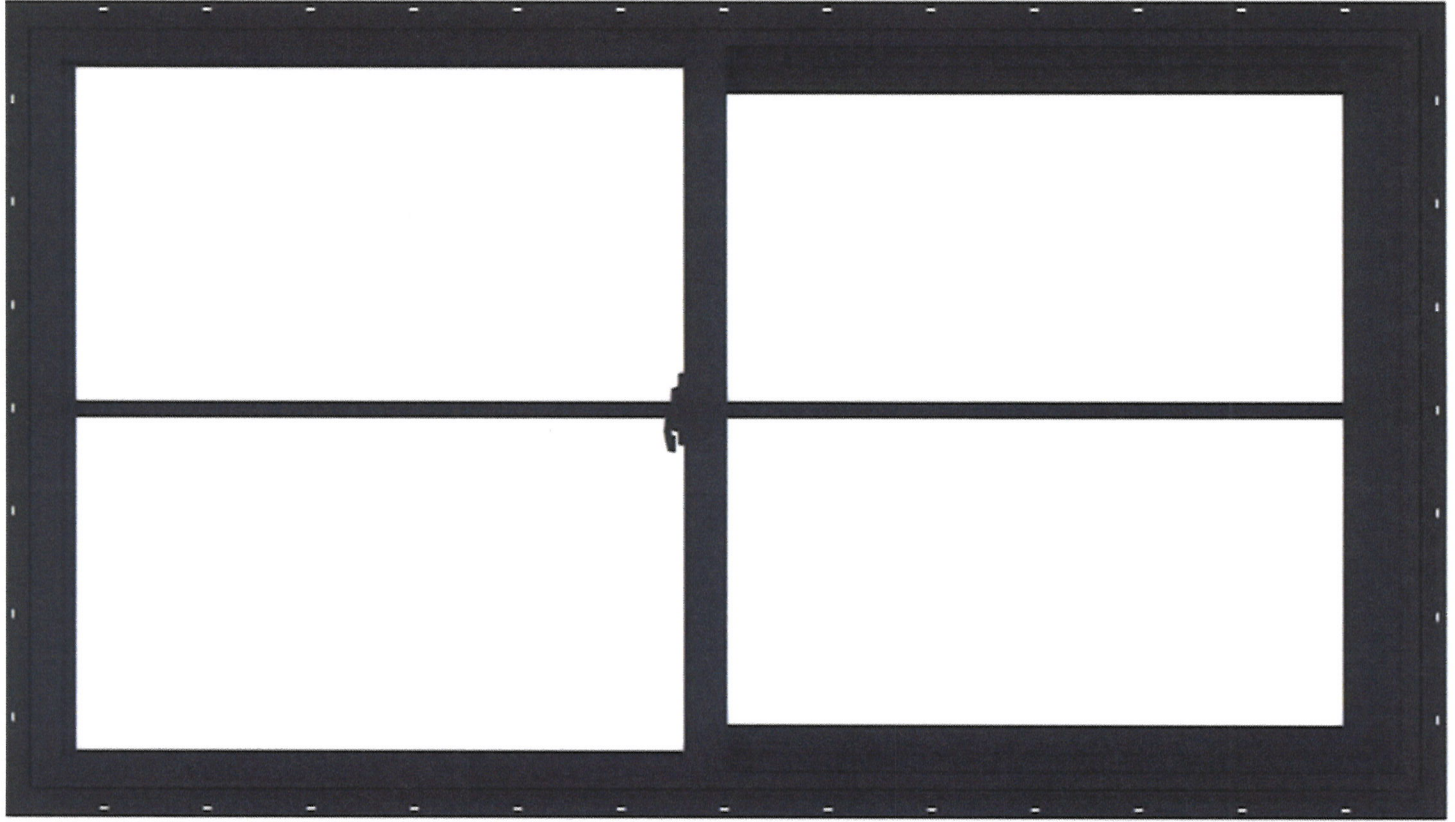


Applicant Signature



Date

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



Tap and Hold to Zoom







Record \$18.50
DS \$0.70

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

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

QUIT CLAIM DEED

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

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

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

PARCEL NO. 2820-034-008

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

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

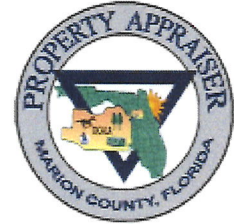
Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the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

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

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

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

2820-034-008

[GOOGLE Street View](#)

Prime Key: 1219248

[MAP IT+](#)

Current as of 4/14/2025

Property Information

BISHOP MONTANA
715 SE WENONA AVE
OCALA FL 34471-3809

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OcalaM.S.T.U.PC: 01

Acres: .45

Situs: 715 SE WENONA AVE Ocala

2024 Certified Value

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

History of Assessed Values

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

Property Transfer History

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

Property Description

SEC 17 TWP 15 RGE 22

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

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

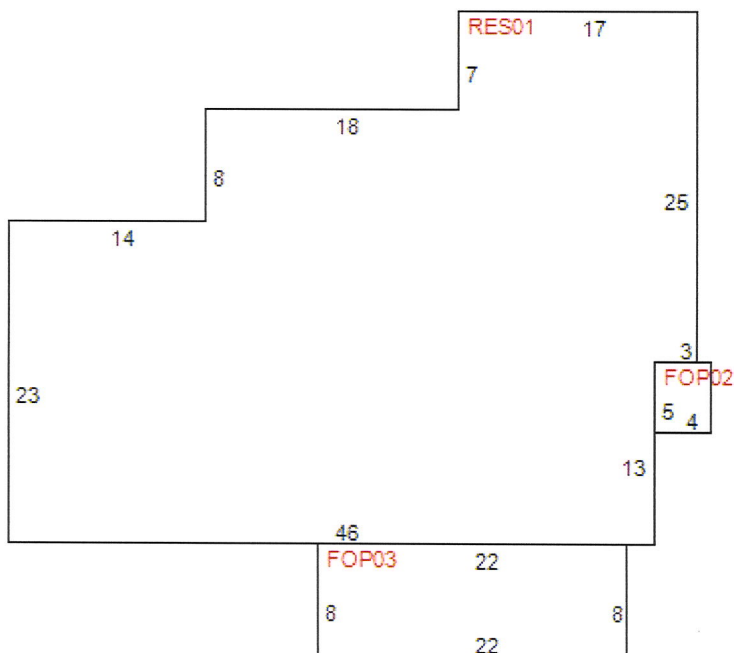
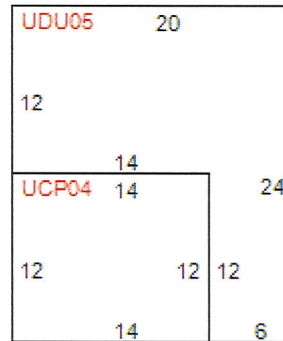
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		95.0	205.0	R3	95.00	FF							

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

[Traverse](#)

Building 1 of 1

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



Building Characteristics

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

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

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

Section: 1

Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 14 DRYWALL-UNFSH	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

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

Appraiser NotesPlanning and Building** Permit Search **

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

✓ 12/88
(old parcel #)
new parcel # 7/89 (C)
2820-034-008

Site Name _____ 830 = = Site No. 51865 1009 = =
Address of Site: 715 S.E. Wenona Ave. Survey Date 8303 820 = =
Instruction for locating 715 S.E. Wenona Ave. 905 = =

Ocala, Fla. 32671 813 = =
Location: Caldwells Ad Ocala Lot 8 ex. S. 5' Sub of Lot 34 868 = =
subdivision name block no. lot no.

County: Marion 808 = =
Owner of Site: Name: Meadows, Gladys C. ;
Address: 715 S.E. Wenona Ave.

Ocala, Fla. 32671 902 = =
Type of Ownership Private 848 = = Recording Date _____ 832 = =

Recorder: _____
Name & Title: Tate, Susan (Preservation Architect) ;
Address: University of Florida - College of Architecture

Gainesville, Fla. 32611 818 = =
Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One		Check One or More		Present Use <u>Residence</u> 850 = =	
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>C+ 1930</u> 844 = =			
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =			
<input type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period <u>20th Century</u> 845 = =			
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 = =				
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =				

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

Significance:

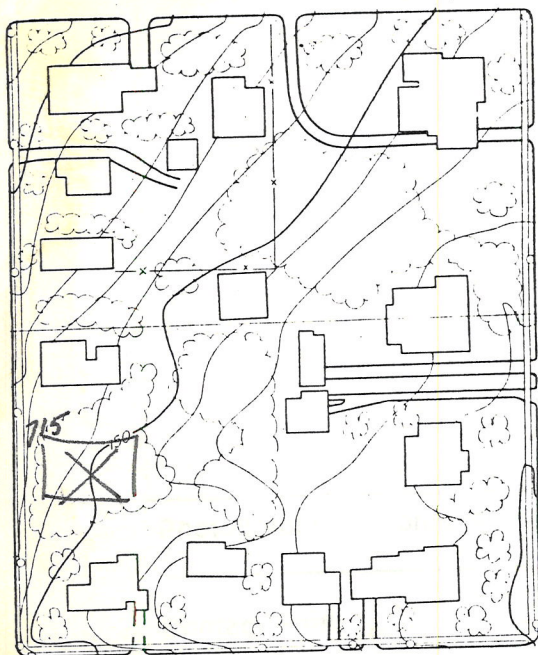
This is a simple two story wood frame residence. It is in Caldwells Ad Ocala platted in 1880 and first appears on the 1930 Sanborn Map.

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ Wood vernacular 964 = =
 PLAN TYPE _____ Rectangular 966 = =
 EXTERIOR FABRIC(S) _____ Novelty siding, corner boards 854 = =
 STRUCTURAL SYSTEM(S) _____ Wood frame 856 = =
 PORCHES _____ Front, shed 942 = =
 _____ 942 = =
 FOUNDATION: _____ 942 = =
 ROOF TYPE: _____ Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ Gable 942 = =
 CHIMNEY LOCATION: _____ 942 = =
 WINDOW TYPE: _____ 2/2 DHS 882 = =
 CHIMNEY: _____ 882 = =
 ROOF SURFACING: _____ Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: _____
 NO. OF CHIMNEYS _____ 952 = = NO. OF STORIES _____ Two 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 _____ 833 = =
 Site Size (Approx. Acreage of Property): _____

LOCATION SKETCH OR MAP

S.E. 6th Street



S.E. 8th Street

83N 419 #15 (3, 4)

N

Township	Range	Section
15S	22E	SW1/4 17

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

