



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

Case File # 365
 COA 25 - 0008
 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 #:	2825-000-015	Property Address:	514 SE 8 th Street Ocala, FL 34471
Owner:	Roger Ogilvie	Owner Address:	514 SE 8 th Street Ocala, FL 34471
Owner Phone #:	(850) 803-9811	Owner Email:	rfogilvie@gmail.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:		Michael Owen mtoe	
Rep. Phone #: (352) 812-1590		Rep. Email: owenconstruction.com	

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

Work requested:

1. Restoration of a previous rear two story addition (18' 7" X 11'5" – internal dimensions). External: restoration to return house to time period design for external walls and siding, windows, relocating external pipes/vents/cable within the walls and matching roof line from the front of the house to the rear.
2. One story addition (18'7" X 15'8" – internal dimensions) to the rear of the house to accommodate a new kitchen.
3. Replacing all damaged exterior wood siding with period design wood siding and external house painting.
4. Extend the front of the garage 12' down the driveway; add a 9' X 14' bump out to the right rear side of the garage.

Attachments:

- A. Photos showing non period design elements incorporated in the previous rear two story addition: wall siding, external house plumbing, roof line mismatch and incorrect time period windows. All these elements to be corrected to time period in the planned house restoration.

Note: All materials will be time period in style and material type. To include all external features such as house siding, exterior trim, roof, and windows.

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:

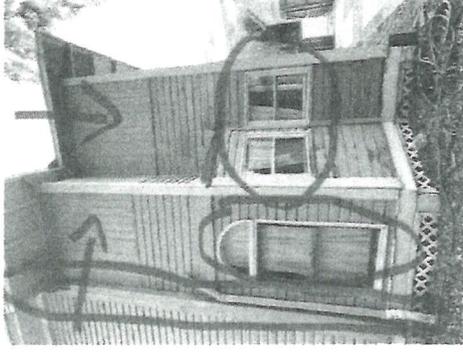
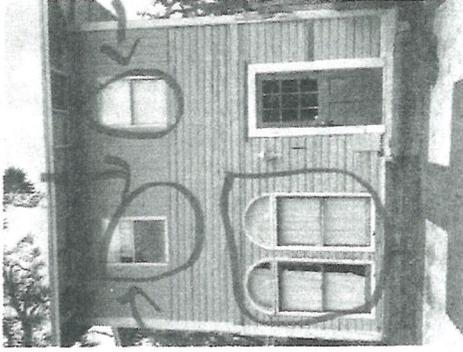
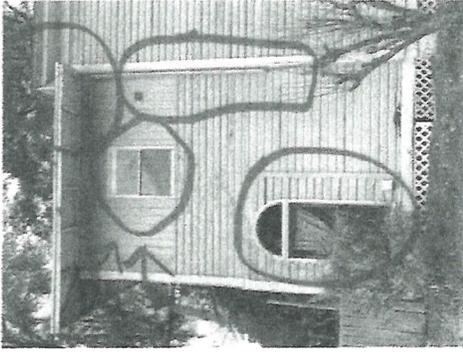
ATTACHMENT A REFERENCED ABOVE - PHOTOS

Applicant Signature

2/27/25

Date

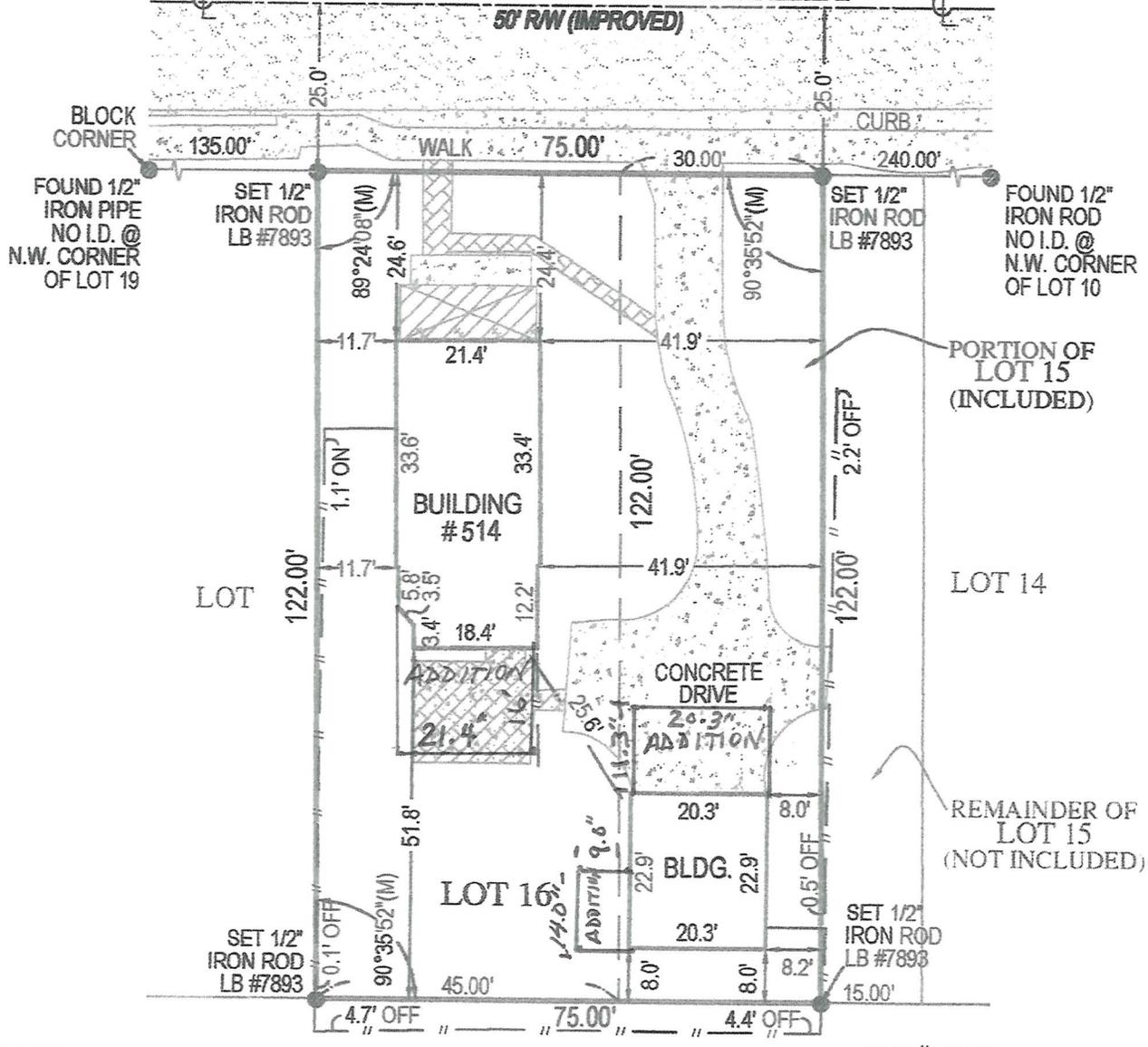
Attachment A



Above photos show the previous rear exterior two story addition - left side rear, rear of the house and right rear side of the house. The circled areas will be restored to period design to give the house a more original and correct time period look. Restoration will include:

- Removing the previous addition
- Installing all windows to period design,
- Replacing all siding with time period wood design
- Relocating plumbing within interior walls
- Matching the house roof line from front to back

BOUNDARY SURVEY
SITE PLAN
SOUTHEAST 8TH STREET



SURVEY NOTES
CONCRETE DRIVE CROSSING OVER PROPERTY LINE ON EASTERLY SIDE AND INTO R/W ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
65797

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND BOUNDARY LINES.



TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

Rec. 1750
Doc. 2810

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba Mutarelli
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 7th day of June, 2024, between CAREY O'DONNELL A/K/A CAREY A. O'DONNELL, a single woman, whose address is 514 SE 8th Street Ocala FL 34471, Grantor, and ROGER OGILVIE and LUISA OGILVIE, husband and wife, whose address is 514 SE 8th Street, Ocala, FL 34471, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Lot 16 and the West 30 feet of Lot 15, Map of Magnolia Place, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 163, of the Public Records of Marion County, Florida.

F.S. Section 689.02 required information:

Parcel ID #: 2825-000-015

SUBJECT TO:

1. Ad valorem taxes for 2024 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2023 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

[Signature]
Witness
Kimberly A. Fisher
Print Name

[Signature]
CAREY O'DONNELL A/K/A CAREY A
O'DONNELL

35 SE 1ST AVE, STE. 102
OCALA, FLORIDA 34471
Address

[Signature]
Witness
Shelby Smart
Print Name

35 SE 1ST AVE, STE. 102
OCALA, FLORIDA 34471
Address

STATE OF Florida
COUNTY OF manatee

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 7 day of June, 2024 by CAREY O'DONNELL A/K/A CAREY A. O'DONNELL, who is known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced DL as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of June, 2024.



SHELBY SMART
Commission # HH 342048
Expires October 11, 2025

[Signature]
Shelby Smart (Print Name)
Notary Public, State of Florida
My Commission Expires:

Date: February 24, 2025

To: Ocala Historical Preservation Advisory Board (OHPAB)

Subject: Letter of Authorization for the Application for a Certificate of Appropriateness

Location: Ocala City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

I, Roger Ogilvie, authorize Michael Owen to attend, along with myself and my wife, as an additional representative at the April 3rd OHPAB Certificate of Appropriateness (COA) meeting.

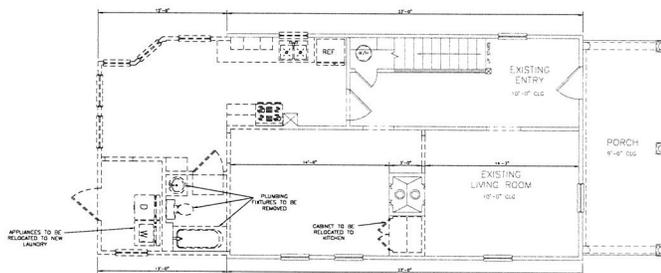
Michael Owen, Owen Construction, email: mto@owenconstruction.com , phone: (352) 812 1590



Roger Ogilvie

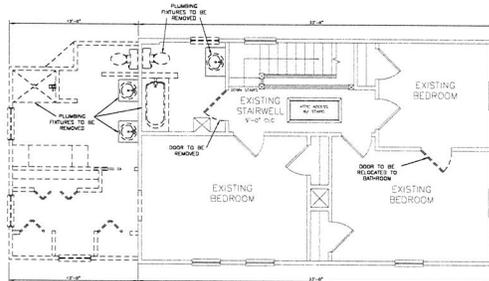
Email: rfogilvie@gmail.com

Phone: (850) 803 9811



Lower Demolition Plan

SCALE: 1/4" = 1'-0"



Upper Demolition Plan

SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISS. CHG.	2/1/2023

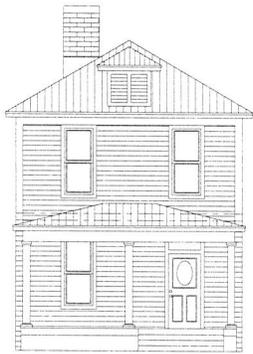
CLIENT: Oglevie, LLC
 Project No: 2302-012-1199
 514 SE 8th St, Ocala, FL 34471
 352-237-7777
 info@calmerdesign.com
 www.calmerdesign.com
 CDE PROJ. NO: 2302-012-1199
 DRAWING TITLE: DEMOLITION PLAN

Oglevie Addition
 514 SE 8th St, Ocala, FL
 Marion County
 DEMOLITION PLAN



CALMER DESIGN
 & ENGINEERING LLC
 2300 SE 17th Street
 Ocala, FL 34471
 (352) 760-6298

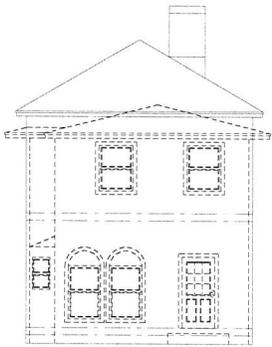
SHEET NO
 D1



Exist/Demo Elev. Front
SCALE 1/4" = 1'-0"



Exist/Demo Elev. Left
SCALE 1/4" = 1'-0"



Exist/Demo Elev. Rear
SCALE 1/4" = 1'-0"



Exist/Demo Elev. Right
SCALE 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUE SET	1/21/2021

CLIENT	147	RECORD 213	RECORD 118
PROJECT	1502	PROJECT 213	PROJECT 118
OWNER	1502	OWNER 213	OWNER 118
DESIGNER	1502	DESIGNER 213	DESIGNER 118
DATE	1502	DATE 213	DATE 118
SCALE	1502	SCALE 213	SCALE 118
PROJECT NO.	1502	PROJECT NO. 213	PROJECT NO. 118
DATE	1502	DATE 213	DATE 118

CLIENT: Ogilvie Addition
 514 SE 8th St, Ocala, FL
 Marion County

DEMOLITION PLAN

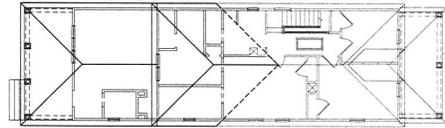
CALENDER DESIGN & ENGINEERING LLC
 2300 SE 17th STREET
 SUITE 100
 OCALA, FL 32641
 (352) 766-6266

SHEET NO.
D2



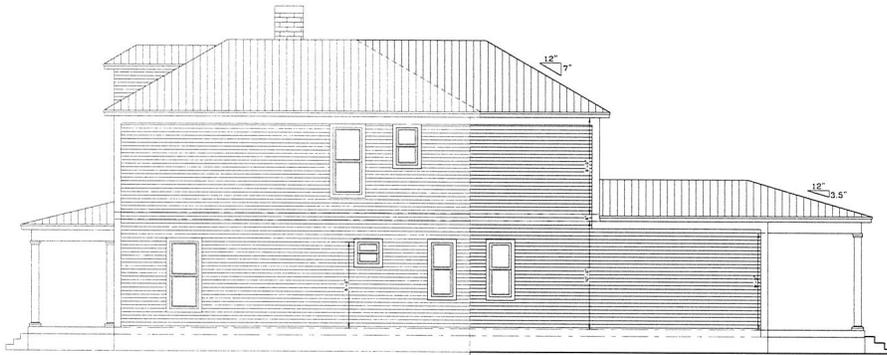
Existing Front Elevation

SCALE: 1/4" = 1'-0"



Roof Plan

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



Proposed Right Elevation

SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUE DATE	12/10/2019

CLIENT: OGLETHORPE POWER CORP.
 PROJECT NO: 1909
 ADDRESS: 514 SE 8TH ST, Ocala, FL
 COUNTY: MARION COUNTY
 PROJECT TYPE: ADDITION
 DATE: 12/10/2019

Oglethorpe Addition
 514 SE 8th St, Ocala, FL
 Marion County
 ELEVATIONS/ROOF PLAN

CAUBES DESIGN & ENGINEERING LLC
 2008 W. 7TH STREET
 Ocala, FL 32407
 (352) 369-6206

BUILDING IDENTIFICATION NOTE
 MARION COUNTY ORDINANCE #100-24, REQUIRES
 HOUSE NUMBERS INSTALLED AT LEAST 1'-0" HIGH AND
 A COLOR THAT CONTRASTS WITH THE COLOR OF
 SOME STRUCTURE. AT THE DISCRETION OF THE
 ARCHITECT, THE HOUSE NUMBER SHALL BE
 ADDITIONALLY AFFIXED TO A PERMANENT FEATURE.

SHEET NO.
SSA

