Ocala Historic Preservation Advisory Board Agenda - Final
Thursday, May 14, 2026

Meeting Information

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

https://ocalafl.gov/meetings

Time
3:00 PM

Board Members

Carol Barber
Jane Cosand
Joshua DeMonte
Holland Drake
Rick Hugli, Vice Chairman
Tom McCullough, Chair
Noelle Smith

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
   The public notice for the Ocala Historic Preservation Board was posted on April 28, 2026.
3. Approval of Minutes
   a. April 2, 2026 Meeting Minutes

   Attachments: April 2, 2026 Meeting Minutes
4. Certificates of Appropriateness
   a. Case File #136; COA26-0021; 706 SE 4th Street - Aluminum Fence

   Attachments: COA26-0021 Staff Report
   COA26-0021 Application
   Master Site File 706 SE 4th Street

   b. Case File #187; COA26-0022; 713 SE 2nd Street - In-ground Swimming Pool and Deck

   Attachments: COA26-0022 Staff Report
   COA26-0022 Application
   Master Site File 713 SE 2nd Street

   c. Case File #105; COA26-0026; 723 E Fort King St. - Shed

   Attachments: COA26-0026 Application
   Master Site File 723 SE Ft King Street
5. Affirmative Maintenance
6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting Date: June 4, 2026
10. Adjournment

File #: 2026-1400 Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:
April 2, 2026 Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
N/A

BACKGROUND:
N/A

110 SE Watula Avenue
Ocala, FL 34471

Ocala

Historic Preservation Advisory Board

Minutes

Thursday, April 2, 2026 **4:00 PM**

1. Call To Order

   a. Roll Call

Present	Carol Barber Jane Cosand Rick Hugli Joshua DeMonte Tom McCullough
Absent	Holland Drake
Excused	Noelle Smith

2. Public Meeting Notice Acknowledgement

   The public notice for the Ocala Historic Preservation Board was posted on March 18, 2026

3. Approval of Minutes

   MOVER: Rick Hugli

   a. February 5, 2026 Meeting Minutes

   Attachments: February 5, 2026 Meeting Minutes
   MOVER: Rick Hugli
   SECONDER: Jane Cosand

4. Certificates of Appropriateness

   b.

   Attachments: COA26-0006 Staff Report
   COA26-0006 Application
   1116 SE 5th St Master Site File

   Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0006 a request to install a six-foot-tall wall.

   Kevin Reed, 1116 SE 5th Street, Ocala, Florida, stated he would like to install a wall identical to his neighbor's for his family's safety due to recent events in the Historic District.

   Ms. Cosand asked what his plan was for landscaping. Mr. Reed responded that it will look exactly like the neighbor's.

   Ms. Barber asked if the wall will be one straight line. Mr. Reed responded that the plan is

to build the wall parallel to the house and down to the southwest corner. Ms. Barber asked if he had a contractor to build the fence. Mr. Reed responded that Barry Mansfield will be the contractor.

Mr. Reed emphasized that the wall will look identical to his existing neighbor's wall.

Carol Roberts, 1107 SE 7th Street, Ocala, Florida, stated there has been a change of feeling in the neighborhood. She supports her neighbor's decision to build a wall and believes it will add value to the neighborhood.

Ms. Cosand stated she feels it is a reasonable request and that with the foliage it will be in accordance with the Secretary of the Interior Standards.

Motion to approve COA26-0006 to install a six-foot-tall wall with conditions for the vegetation of creeping fig to match the neighbor's.

MOVER: Jane Cosand
SECONDER: Rick Hugli

c.

Attachments: COA26-0012 Staff Report
COA26-0012 Application
Master Site File 906 E Fort King St

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0012 a request to replace the existing wood fencing with ornamental black aluminum fencing; install stairs from the lower carport to the upper deck; enclose and expand the existing screened porch for additional interior space; replace the upper deck railing; remove exterior shutters and window screens for repair and restoration of the window trim; and relocate existing windows and doors as part of the addition and interior reconfiguration.

Ms. Cosand stated this would not be in accordance with the Secretary of the Interior's Standards, as they encourage porches to remain open.

Ms. Barber asked if the shutters would be replaced. Charlita responded yes.

John Harris, 906 East Fort King Street, Ocala, Florida, stated they had moved to Ocala shortly before Thanksgiving and wanted to be good stewards of the home. He explained that the focus was to improve and maintain the exterior of the home, including fencing and adding a railing to the carport extension for safety. He also stated they wished to enclose the porch so that the bedroom could be located on the main floor due to recent surgeries.

Ms. Cosand stated the board had never approved enclosing a porch. Mr. Demonte stated

the board should begin reconsidering its views in situations where a family is attempting to restore and preserve a home rather than demolish it.

Stacey Harris, 906 East Fort King Street, Ocala, Florida, stated that prior to purchasing the home, it had been under contract for commercial use. She explained that everything they intended to do with the home would be appropriate and attractive for residential use, and that it would be difficult for anyone to purchase and convert the property for commercial purposes.

Motion to approve COA26-0012 with the conditions presented by staff.

Ms. Cosand opposed the motion.

RESULT: APPROVED
MOVER: Carol Barber
SECONDER: Rick Hugli

5. Affirmative Maintenance

   None.

6. Public Comments

   None.

7. Staff Comments

   None.

8. Board Comments

   Ms. Cosand asked if staff could set up a workshop to review the Secretary of the Interior's Standards.

9. Next Meeting Date: May 7, 2026

10. Adjournment

    Meeting adjourned at 5:00PM.

File #: 2026-1275 Agenda Item #: a.

Case File #136; COA26-0021; 706 SE 4th Street - Aluminum Fence

Petitioner/ Property Owner: Carrie Cann

Agent: Kerri Jackson

Project Planner: Charlita Whitehead, Economic Development Project Coordinator

cwhitehead@ocalafl.gov

A request to install a 4-foot-high, 3-rail black flat-top rake-bottom aluminum fence with three gates along the front, side yard.

Recommended Action: Approval with Conditions Fence must be located on or within the subject property lines.

Staff Report
Case #136
COA26-0021
Ocala Historic Preservation Advisory Board: May 14, 2026

Petitioner/ Property Owner: Carrie Cann

Agent: Kerri Jackson

Project Planner: Charlita Whitehead

Applicant Request: Addition a four-foot-tall, three-railed black flat-top rake- bottom aluminum fence with three gates along the front and side yard.

Parcel Information

Acres:	±0.18 acres
Parcel(s) #:	2820-030-001
Location:	706 SE 4th Street
Future Land Use:	Neighborhood
Zoning District:	R-3: Multi-Family Residential
Existing Use:	Residential

Background:

The existing home, known as the N.B. Dosh House, was constructed in 1924 using a bungalow-classical influence building style. The home is a contributing structure to the Ocala Historic District. Prior Certificate of Appropriateness (COA) approvals include COA05-0046 for replacement of deteriorated wood elements, COA07-0043 for expansion of existing parking spaces, COA14-0011 for reroofing, and COA16-0040 for replacement of porch columns.

Applicant Request:

The applicant proposes installation of a four-foot-tall, three-rail black flat-top rake-bottom aluminum fence with three gates. The fence extends approximately 66 feet along the front property line and includes a five-foot-wide gate (SE 4th Street) . The fence then continues approximately 28 feet along the street side property line (SE Sanchez Avenue) , with a six-foot-wide section connecting to the side façade of the front porch and includes a five-foot-wide gate.. Additionally, the fence extends approximately 38 feet along the east property line, with an 11-foot-wide section connecting to the side façade of the front porch and includes a five-foot-wide gate.

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.

   Staff Comments: The proposed fence is located at the perimeter of the property and does not diminish the architectural quality or historical character of the building or the building site.

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

   Staff Comments: Not applicable.

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

   Staff Comments: Not applicable.

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

   Staff Comments: No landscaping, signs, parking and site development is proposed. This criterion is not applicable.

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

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

      Staff Comments: Not applicable.

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

      Staff Comments: Not applicable.

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

      Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

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.
Staff Comments: The request proposes the installation of a new four-foot fence and therefore requires a 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.
Staff Comment: The proposed aluminum fence introduces a single, consistent material. The proposed fence is compatible with the district's residential character.

(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 facade is no higher than four feet and for side and rear yards at six feet. On corner lots, the maximum heights are four feet for street elevations and six 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

Staff Comments: The proposed fence is four-feet in height and complies with the maximum allowable height for front yard fencing within the district.

(d) .*Placement.* New fences should be compatible with the site in facade 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 facade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

Staff Comment: The proposed location of the fence is compatible with the site and does not appear to impact existing mature trees or site features.

Staff Recommendation: Approval with Conditions

1. **Fence must be located on or within the subject property lines.**

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

Case File # 136
COA 26 - 0021
Meeting Date: May 7, 2026
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 #:	3820-030-001	**Property Address:**	706 SE. 4th St. Ocala, FL 34471
Owner:	Carrie Cann	**Owner Address:**	706 S.E. 4th St. Ocala, FL 34471
Owner Phone #:	352-721-5163	**Owner Email:**	Carrie.j.Cann@gmail
Will there be an additional meeting representative? ☐ Yes ☒ No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		**Rep. Email:**	

Project Type:	☐ Addition ☐ Alteration ☐ Repair	☐ New Construction ☐ Reroof ☐ Relocation	☐ Site Work ☒ Fence ☐ Other_____

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

Case File # 136
COA 26 - 0021
Meeting Date: May 7, 2026
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.

Adding 4'H 3-Rail Black Flat Top Rake Bottom Aluminum around front of property only. (3) gates total. We are matching same material as neighboring residential homes. Please see attached documents.

Required additional materials for submission:

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

Applicant Signature

2/18/26
Date

Material: 153' of 4'H 3-Rail, Flat Top, Rake Bottom Black Aluminum.

(3) 5'W Walk Gates.

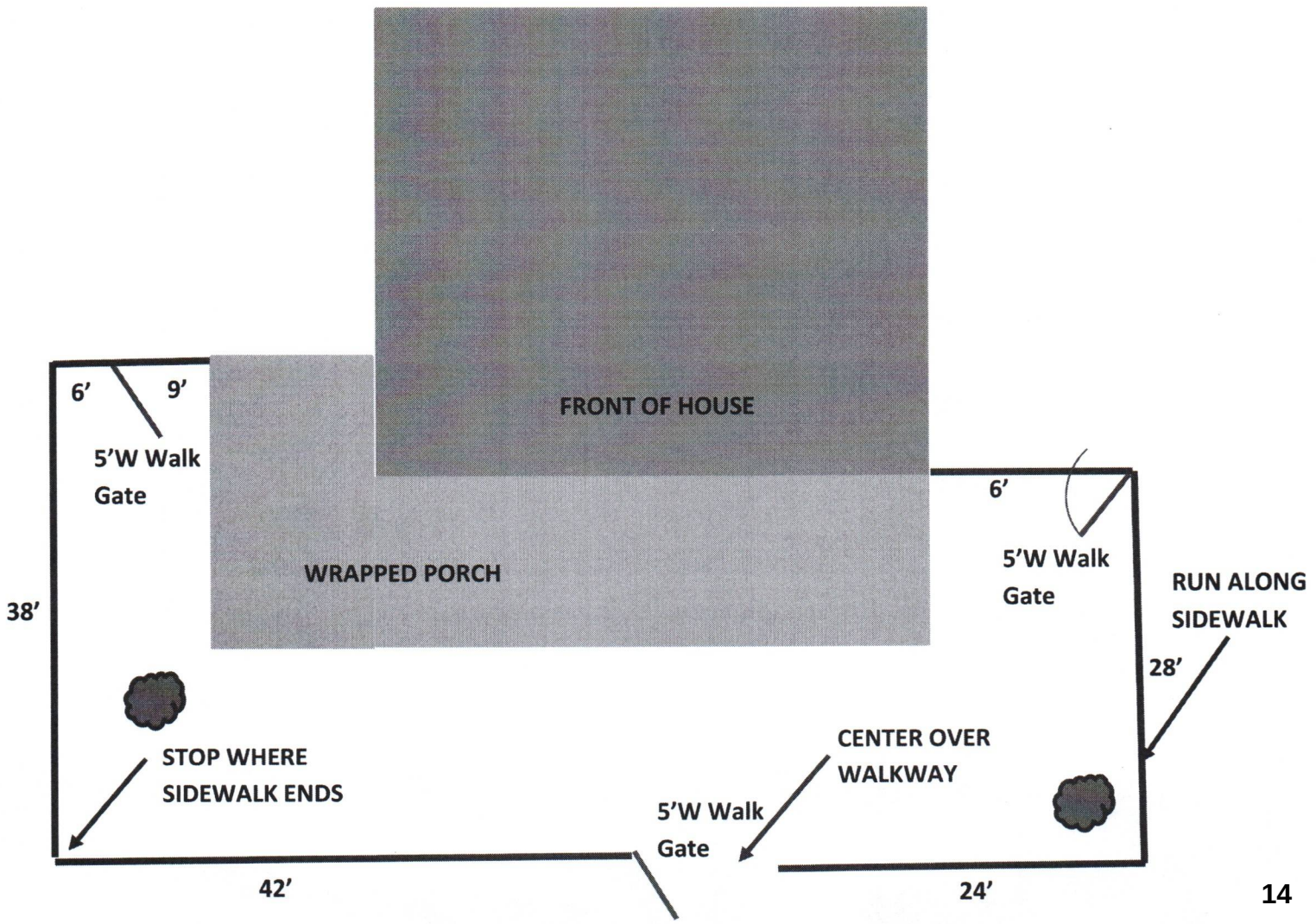
NO REMOVAL

INSTALL TO GRADE

Florida State Fence

Drawing not set to scale

Customer: Cann, Carrie



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

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

2026 Property Record Card

2820-030-001

GOOGLE Street View

Prime Key: 1218861 MAP IT+ Current as of 2/4/2026

Property Information

CANN CARRIE
706 SE 4TH ST
OCALA FL 34471-2206

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

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

Situs: 706 SE 4TH ST OCALA

2025 Certified Value

Land Just Value	$98,280		
Buildings	$198,227		
Miscellaneous	$899		
Total Just Value	$297,406	Impact	($180,075)
Total Assessed Value	$117,331	Ex Codes: 01 38	
Exemptions	($50,722)		
Total Taxable	$66,609		
School Taxable	$92,331		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$98,280	$198,227	$899	$297,406	$117,331	$50,722	$66,609
2024	$98,280	$181,087	$837	$280,204	$114,024	$50,000	$64,024
2023	$65,520	$213,627	$1,178	$280,325	$110,703	$50,000	$60,703

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8158/0875	09/2023	77 AFFIDAVIT	0	U	I	$100
6006/0665	02/2014	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$118,200
4053/1553	05/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$143,000
UNRE/SSDI	01/2005	71 DTH CER	0	U	I	$100
3870/0757	11/2004	03 LIFE EST	0	U	I	$100
3870/0761	08/2004	71 DTH CER	0	U	I	$100
2640/1166	05/1999	02 DEED NC	7 PORTIONUND INT	U	I	$100
2606/1824	02/1999	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	$34,000
2580/1198	05/1998	07 WARRANTY	0	U	I	$100

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
CALDWELLS ADD OCALA
COM 105 FT N OF SW COR OF BLK 30 TO POB TH N TO NW COR
OF BLK 30 TH E 70 FT TH S TO A PT 105 FT N OF S BDY LINE
OF BLK 30 TH W 70 FT TO POB

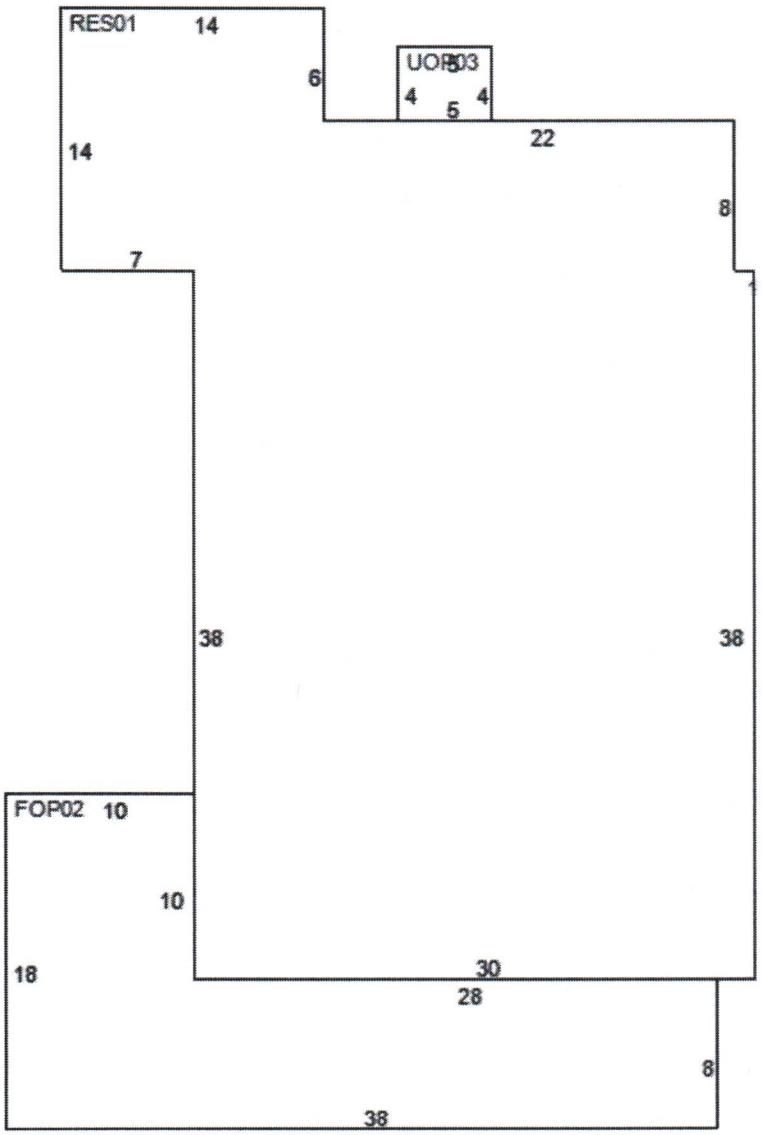
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		70.0	110.0	R3	70.00	FF						

Neighborhood 5300
Mkt: 8 70

Traverse

Building 1 of 1
RES01=L30U38L7U14R14D6R22D8R1D38.L2
FOP02=L28U10L10D18R38U8.U46L17
UOP03=U4R5D4L5.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	1
Quality Grade	600 - AVERAGE
Inspected on	2/13/2023 by 218

Year Built 1924
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 178

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	SIDING-NO SHTG	1.00	1924	N	0 %	0 %	1,512	1,512
FOP 0201	NO EXTERIOR	1.00	1924	N	0 %	0 %	404	404
UOP 0301	NO EXTERIOR	1.00	2007	N	0 %	0 %	20	20

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 20 PLASTER
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	400.00	SF	20	1914	3	0.0	0.0
159 PAV CONCRETE	160.00	SF	20	2007	3	20.0	8.0

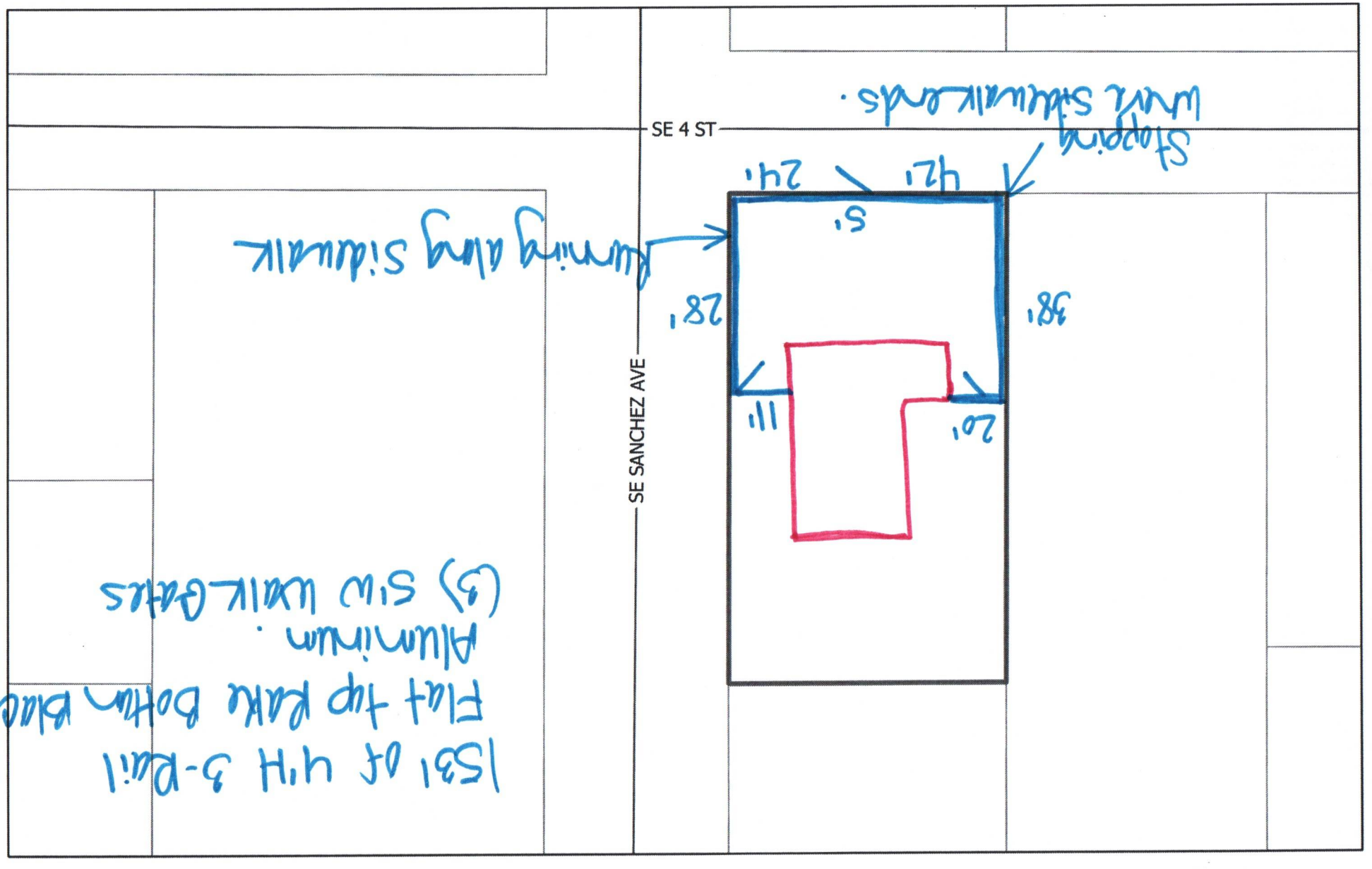
Appraiser Notes

FIREPLACE IS CAPPED N/A

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD22-2711	9/18/2022	-	CANN/ STABILIZATION
OC01259	6/1/2007	-	DRIVEWAY
OC02825	9/1/2005	1/1/2006	REPLACE ROTTEN WOOD
OC00717	5/1/1999	-	RSRA
OC01579	9/1/1991	-	BLDG 01= ROOF
OC00188	1/1/1990	-	BLDG01=REPAIRS & PAINTING

Marion County Property Appraiser



2/13/2026, 6:26:01 PM

1:471

0 15 30 60 ft

0 5 10 20 m

Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice.

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

SIGN PERMIT

Letter of Authorization

DATE: 1/20/26

To Whom It May Concern:

I/We, Carrie Cann as the sole or joint fee simple title
(PRINT OWNER'S NAME)

holder(s) of the property described as: 2820-030-001
(PARCEL ID NUMBER)

706 SE 4th St. Ocala, FL 34471
(JOB SITE ADDRESS)

Authorize Florida State Fence to obtain a sign permit for
(TENANT/LESSEE/AGENT OR CONTRACTOR)

Restidential Fence Permit.
(NUMBER AND TYPES OF SIGNS)

OWNER SIGNATURE

STATE OF FL
COUNTY OF Marion

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 11th DAY OF February, 2026, BY Carrie Cann

WHO IS ☐ PERSONALLY KNOWN OR ☒ PRODUCED FL DL AS IDENTIFICATION.

NOTARY SIGNATURE

STEPHANIE RUTTER
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-4-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 589603

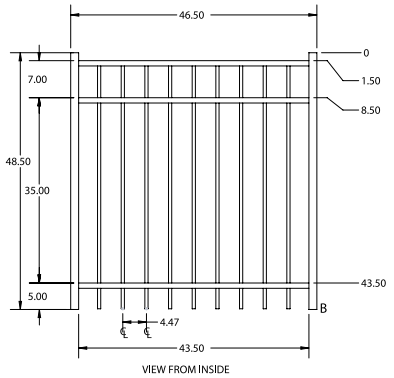
STANDARD | 4' X 6' PRINCETON

FLAT TOP | 3 RAIL | STANDARD BOTTOM | 1" × 1" RAIL

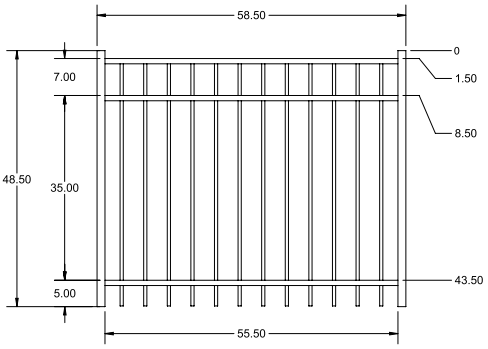
DESCRIPTION	BLACK QTY	BLACK SKU
4' x 6' Princeton Flat Top 3 Rail Standard Bottom Panel (G)		73002245
2" x 2" x 70" Line Post (G)		73002255
2" x 2" x 70" Corner Post (G)		73002256
2" x 2" x 70" End Post (G)		73002257
2" x 2" x 70" Heavy-Duty Gate Post (G)		73002258
2" x 2" x 70" Blank Post		73002235
FREEZE LINE POSTS 2" x 2" x 82" Line Post (G)		73012664
2" x 2" x 82" Corner Post (G)		73012655
2" x 2" x 82" End Post (G)		73012658
2" x 2" x 82" Gate Post (G)		73012661
NO DIG POSTS 2" x 2" x 54" No Dig Line Post (G)		73058014
2" x 2" x 54" No Dig Corner Post (G)		73058015
2" x 2" x 54" No Dig End Post (G)		73058016
2" x 2" x 54" No Dig Heavy-Duty Gate Post (G)		73058017
4' x 4' Princeton Flat Top 3 Rail Standard Bottom Straight Walk Gate (G)		73009465
4' x 5' Princeton Flat Top 3 Rail Standard Bottom Straight Walk Gate (G)		73009466
4' x 6' Princeton Flat Top 3 Rail Standard Bottom Straight Walk Gate (G)		73015152
9½" x 35" Puppy Picket Add-On Kit		73050575

QS *QuickShip available in Black. Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.*

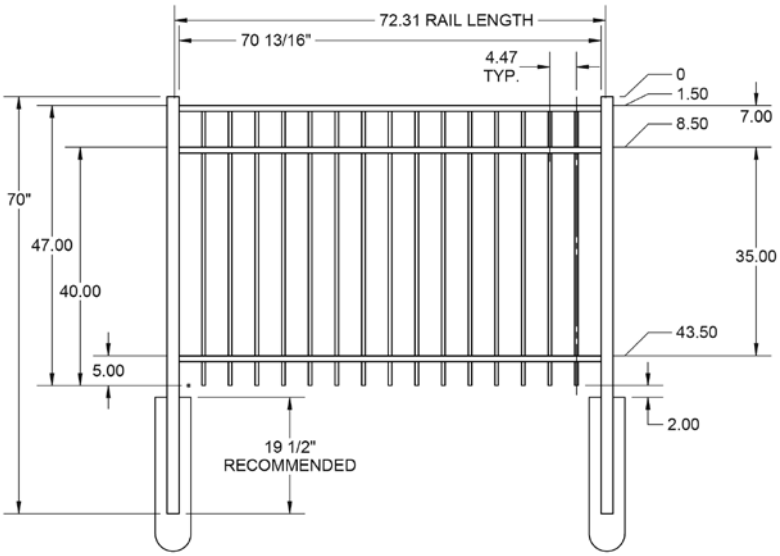
4' STRAIGHT WALK GATE



5' STRAIGHT WALK GATE



FENCE PANEL



RAIL PROFILE

1" × 1"

PICKETS

⅝" × ⅝"

Florida State
Fence
352.877.3318

V 12/88 (old parcel #) RS
new parcel # 7/89

- STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
OS-HSP-3AAA Rev 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =
(C)

Site No. 88-(51824) 2820-030-001

Site Name Dosh, N. B. House 830 = = Survey Date 820 = =
905 = =

Address of Site: 706 S.E. 4th St.

Instruction for locating S.E. corner S.E. Sanchez and S.E. 4th St
813 = =

Location: Caldwells AD Ocala N 110 Ft of W 70 Ft Lot 30 868 = =
subdivision name block no. lot no.

County: Marion 808 = =

Owner of Site: Name: Drysdale, Frances E

Address: 706 SE 4th St.
Ocala, FL 32670 902 = =

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

Recorder:
Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc. Planner
Address: 1241 S.W. 10th St.
Ocala, FL 32670 818 = =

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

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 850 = =
Dates: Beginning ca+1924 844 = =
Culture/Phase American 840 = =
Period 845 = =

NR Classification Category: 916 = =

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 910 = =

Significance:

An example of a bungalow style house exhibiting classical revival (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 bungalow-classical influence 964 = =

PLAN TYPE central 966 = =

EXTERIOR FABRIC(S) wood siding shiplap 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES vernanda east side and front

942 = =

FOUNDATION: brick pier 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): hip 942 = =

CHIMNEY LOCATION: interior off-ridge east side 942 = =

WINDOW TYPE: double hung sash 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: asbestos tile 882 = =

ORNAMENT EXTERIOR: doric columns on porch 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 1/2 950 = =

NO. OF DORMERS 1 front 954 = =

Map Reference (Incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964

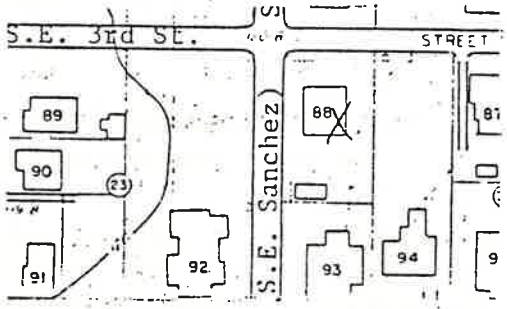
809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): 833 = =

LOCATION SKETCH OR MAP N



Township	Range	Section

Photographic Records Numbers

81N70#8(5,6)

84N312#23(20)

Contact Print

File #: 2026-1293 Agenda Item #: b.

Case File #187; COA26-0022; 713 SE 2nd Street - In-ground Swimming Pool and Deck

Petitioner/ Property Owner: Donna Cress

Agent: Donna Cress

Planner: Charlita Whitehead, Economic Development Project Coordinator

cwhitehead@ocalafl.gov

A request to install an in-ground swimming pool with deck to the rear yard.

Recommended Action: Approval

Staff Report
Case #187
COA26-0022
Ocala Historic Preservation Advisory Board: May 14, 2026

Petitioner/ Property Owner: Donna Cress

Agent: Donna Cress

Project Planner: Charlita Whitehead

Applicant Request: Addition of an in-ground swimming pool with associated deck in the rear yard.

Parcel Information

Acres:	±0.20 acres
Parcel(s) #:	2820-027-007
Location:	713 SE 2nd Street
Future Land Use:	Neighborhood
Zoning District:	R-3, Multi-Family Residential
Existing Use:	Residential

Background:

The existing home was constructed in 1901 using a Victorian frame vernacular building style. The home is a contributing structure to the Ocala Historic District. The property has had three prior Certificates of Appropriateness, including COA14-0013 for siding replacement, COA17-0008 for installation of six-foot fencing along the east property line in the side and rear yard, and COA21-0016 for installation of a four-foot fence in the front yard.

Applicant Request:

The applicant is requesting approval to install an in-ground swimming pool and construct an approximately 731 square foot deck in the rear yard. The project includes removal of an existing paver patio and installation of a 22-foot by 12-foot pool with a depth ranging from 3 to 5 feet, a 6-foot by 10-foot sunshelf with a water depth of 6 inches, and a two-level raised water feature wall (12 inches and 18 inches in height) with a 24-inch water curtain in the center and two scuppers on each side.

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.

   Staff Comments: All proposed alterations, including the pool and deck, will be located in the rear yard and will be buffered by the primary structure, as well as existing and proposed fencing and landscaping. Therefore, the improvements will not diminish the historical character of the building or the building site.

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

   Staff Comments: Not applicable.

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

   Staff Comments: Not applicable.

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

   Staff Comments: The proposed pool and deck are located in the rear yard and will be screened by the primary structure, as well as fencing and landscaping. As a result, the improvements will not adversely impact the visual compatibility of the site within the historic district.

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

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

      Staff Comments: Not applicable.

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

      Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

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

Staff Comments: The alterations will be located in the rear yard, behind the rear façade of the home. There will be no visible impact to the architectural characteristics of the area.

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

Staff Comments: The proposed deck is considered an accessory structure and is compatible with the scale and character of the primary structure and surrounding neighborhood. The deck is located in the rear yard and will be screened by the primary structure and fencing, minimizing visibility from the public right-of-way. The design and placement ensure that the historic integrity of the property and district are maintained. The scope of work remains compatible with the scale and character of the primary structure and surrounding neighborhood.

Secretary of Interior Design Standards (Page 33):

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

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

Staff Recommendation: 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 #:	**2820-027-007**	**Property Address:**	**713 SE 2nd Street Ocala, FL 34471**
Owner:	**Donna Cress % The Donna Cress Revocable Trust**	**Owner Address:**	**713 SE 2nd Street Ocala, FL 34471**
Owner Phone #:	**352-572-6483**	**Owner Email:**	**donna.cress@gmail.com**
Will there be an additional meeting representative? ☐ **Yes** ☐ **No** (If yes, representative will need a letter of authorization*)			
If yes, name of representative:	**Patrick Cress**		
Rep. Phone #:	**352-427-7444**	**Rep. Email:**	**patrickcress@gmail.com**

Project Type:	☐ **Addition** ☐ **Alteration** ☐ **Repair**	☐ **New Construction** ☐ **Reroof** ☐ **Relocation**	☐ **Site Work** ☐ **Fence** ☐ **Other____Inground Pool_____**

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

City of Ocala **Case File #**_____ Growth Management Department COA _____-_____ 201 S.E. 3rd Street, 2nd Floor Meeting Date:_____ 352-629-8421 | www.ocalafl.org 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.

Construction of Inground Swimming Pool by Yandle's Splash Time Pools

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

OWNER AUTHORIZATION

DATE: 4/9/2026

To Whom It May Concern:

I/We, Donna Cress c/o The Donna Cress Revocable Trust as the sole or joint fee simple title
(PRINT OWNER'S NAME)

holder(s) of the property described as: 2820-027-007 and 713 SE 2nd Street Ocala, FL 34471
(PARCEL ID NUMBER AND ADDRESS)

(PARCEL ID NUMBER AND ADDRESS CONTINUED)

Authorize Patrick Cress to act as my agent/representative for the
(TENANT/LESSEE/AGENT)

application(s) for:

Check all required boxes

- [x] Construction permits and any required/supporting documentation to include Notice of Commencements.
- [ ] Alcohol license.

Owner's signature
(Property Owner per FS713)

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 13 day of 4, 2026, by

Donna Cress Personally Known OR Produced Identification
(NAME OF PERSON ACKNOWLEDGEING)

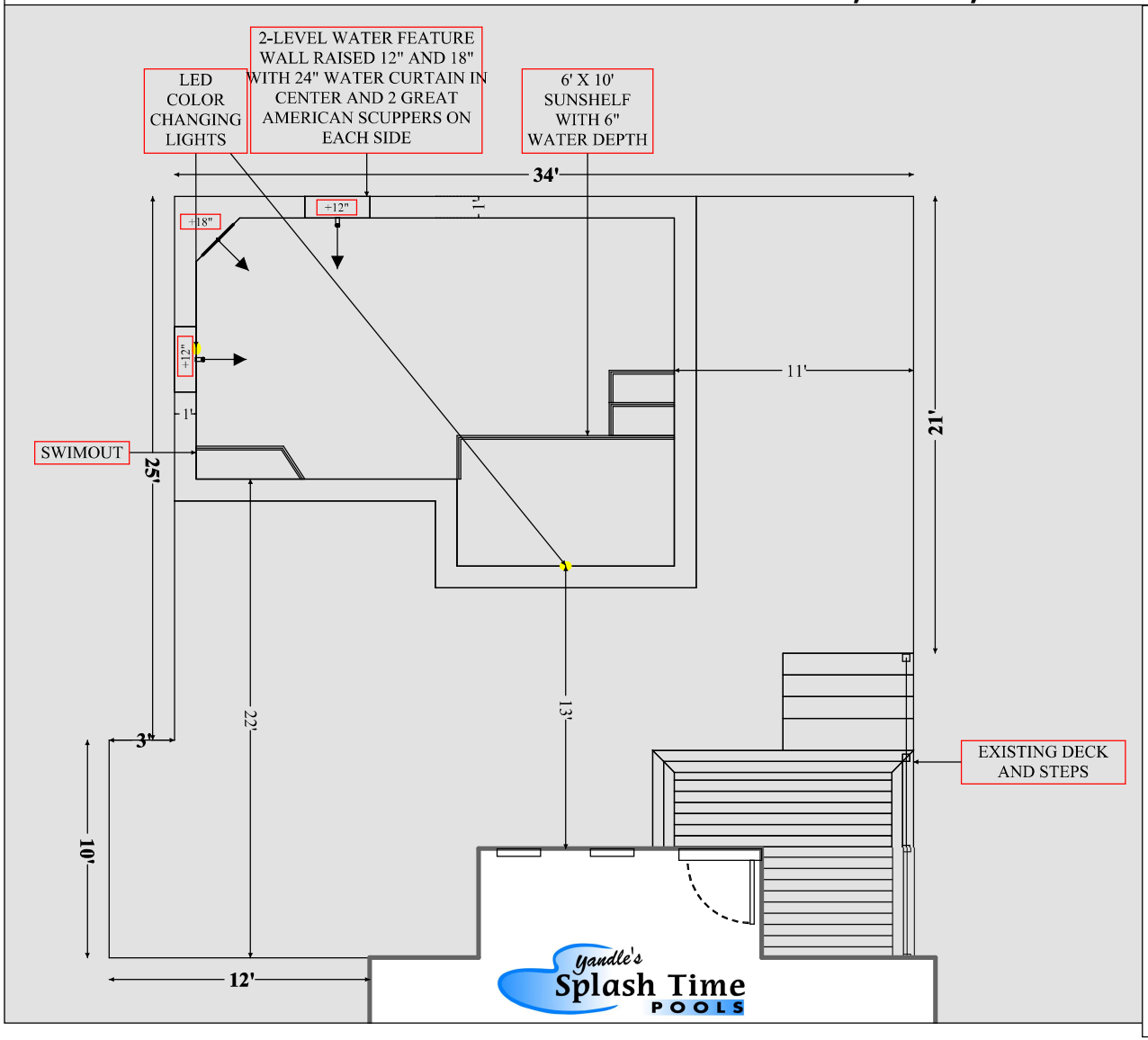
Type of Identification Produced _____.

Jennifer Trudell
NOTARY PUBLIC

REVISED 10/14/20

JENNIFER TRUDELL
MY COMMISSION # HH 669946
EXPIRES: June 23, 2028

CRESS 713 SE 2ND STREET, OCALA, FL 34471 352-572-6483



POOL SPECIFICATIONS

TYPE CONSTRUCTION: SHOTCRETE
MODEL/SHAPE: RECTANGLE
LENGTH: 22'
WIDTH: 12'
Depth: 3' - 5'
TILE WATERLINE: CRY-EMERALD
TILE DECO:
TILE TRIM: TURQ BLUE MIX

DECK: 3000 PSI CONCRETE

731 SQ FT
CANTILEVER: YES
BRICK COPING:: NO
TOPPING: ACRYLIC
TOPPING S.F.: 731 SQ FT
COLOR: GREYSTONE
BORDER: N/A
EQUIPMENT:
PUMP/HP: STA RITE VARIABLE SPEED
FILTER: STA RITE CARTRIDGE
LIGHT: PENTAIR MICROBRITE (2)
CHLORINATOR: INTELLICHLOR
AUTOMATIC CLEANER: PENTAIR DORADO
HANDRAIL: N/A
SWIMOUT: YES
INTERIOR FINISH: SUPER BLUE
SCREEN ENCLOSURE: N/A
ROOF LINE:
COLOR:
DOORS:
WALL HEIGHT:
MISC: REMOVE EXISTING PAVER PATIO
ANY FENCING REQUIRED TO MEET STATE OF FLORIDA BUILDING CODE, BY OWNER
POOL EQUIPMENT LOCATION TBD ON SITE WITH GRANT AND HOMEOWNER
GRANT TO CHECK CURRENT GATE SPECS AND DETERMINE WHAT/IF ANY CHANGES NEED TO BE MADE TO PASS FINAL
6' X 10' SUNSHELF WITH 6" WATER DEPTH
2-LEVEL WATER FEATURE WALL RAISED 12" AND 18" WITH 24" WATER CURTAIN IN CENTER AND (2) GREAT AMERICAN SCUPPERS ON EACH SIDE (SCALLOP IN HAMMERED

artistic conception
VIP3D
SPLASH TIME POOLS
CRESS
Mar 02, 2026 02:00 PM

artistic conception
SPLASH TIME POOLS
CRESS
Mar 02, 2026 02:00 PM

artistic conception
VIP3D
SPLASH TIME POOLS
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Mar 02, 2026 02:00 PM

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Mar 02, 2026 02:00 PM

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VIP3D
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artistic conception
VIP3D
SPLASH TIME POOLS
CRESS
Mar 02, 2026 02:00 PM

artistic conception
SPLASH TIME POOLS
CRESS
Mar 02, 2026 02:00 PM

✓ 12/88

(old parcel #)
new parcel # 7/89 P5

(C)

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 = =

Site No. 31-(51790) 2820-027-007

Site Name 830 = = Survey Date 1981 820 = =

Address of Site: 713 S. E. 2nd St. 905 = =

Instruction for locating Second house east of S.E. Sanchez Ave. on north side of S.E. 2nd Ave. E OF SW COR OF BLK 27 TH 813 = =

Location: Caldwells AD Ocala E 68.88 Ft of W 135 Ft of S 112 Ft 868 = =
E 76.78 FT, N subdivision name 112 FT, W 76.78 block no. FT, S 112 FT TO lot no. POB Lot 27

County: Marion - 808 = =

Owner of Site: Name: ~~Davis, John W & Margaret~~ MERRIAM, LAUREN III

Address: 713 SE 2nd St.
Ocala, FL 32670 902 = =

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

Recorder:
Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc. Planner
Address: 1241 S.W. 10th St.
Ocala, FL 32670 818 = =

Condition of Site:

Check One
- [X] Excellent 863 = =
- [ ] Good 863 = =
- [ ] Fair 863 = =
- [ ] Deteriorated 863 = =

Integrity of Site:

Check One or More
- [ ] Altered 858 = =
- [X] Unaltered 858 = =
- [X] Original Site 858 = =
- [ ] Restored ( ) (Date:) 858 = =
- [ ] Moved ( ) (Date:) 858 = =

Original Use Residence 838 = =

Present Use Residence 850 = =

Dates: Beginning CA: 1924 844 = =

Culture/Phase American 840 = =

Period 845 = =

NR Classification Category: 916 = =

Threats to Site:

Check One or More
- [ ] Zoning ( ) 878 = =
- [X] Development ( ) 878 = =
- [ ] Deterioration ( ) 878 = =
- [ ] Borrowing ( ) 878 = =
- [ ] Other (See Remarks Below): 878 = =
- [ ] Transportation ( ) 878 = =
- [ ] Fill ( ) 878 = =
- [ ] Dredge ( ) 878 = =

Areas of Significance: Architecture 910 = =

Significance:

An example of a Victorian frame vernacular style house exhibiting stick style 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 Victorian 964 = =

PLAN TYPE central 966 = =

EXTERIOR FABRIC(S) shiplap wood siding 854 = =

STRUCTURAL SYSTEM(S) frame 856 = =

PORCHES front - upper & lower story double stacked

942 = =

FOUNDATION: brick pier 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): shed over balcony porch 942 = =

CHIMNEY LOCATION: E of ridge - interior 942 = =

WINDOW TYPE: double hung sash 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: tin 882 = =

ORNAMENT EXTERIOR: stick style railing 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =

NO. OF DORMERS --- 954 = =

Map Reference (Incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964

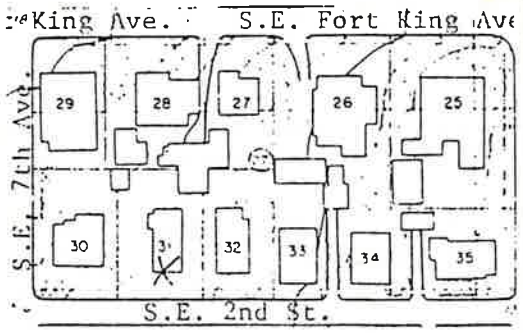
809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): 833 = =

LOCATION SKETCH OR MAP N



Township	Range	Section

Photographic Records Numbers

81N70#9 (S, 9)

84N312#22 (20)

Contact Print

File #: 2026-1295 Agenda Item #: c.

Case File #105; COA26-0026; 723 E Fort King St. - Shed

Petitioner/ Property Owner: Denice Bellido De Luna

Project Planner: Charlita Whitehead, Economic Development Project Coordinator

cwhitehead@ocalafl.gov

A request to approve an eight-foot by 14-foot prefabricated shed in the rear yard.

Recommended Action: Approval

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

Case File #_____
COA _____-_____
Meeting Date:_____
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 #:	2820-000-010	**Property Address:**	723 E Fort King Street Ocala, FL 34471
Owner:	Denice Bellido de Luna	**Owner Address:**	723 E Fort King Street Ocala, FL 34471
Owner Phone #:	305-393-5963	**Owner Email:**	deluna_f@bellsouth.net
Will there be an additional meeting representative? ☐ **Yes** ☑ **No** (If yes, representative will need a letter of authorization*)			
If yes, name of representative:	—		
Rep. Phone #:		**Rep. Email:**	

Project Type:	☐ **Addition** ☐ **Alteration** ☐ **Repair**	☐ **New Construction** ☐ **Reroof** ☐ **Relocation**	☐ **Site Work** ☐ **Fence** ☑ **Other** Shed

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

Case File #_____
COA _____-_____
Meeting Date:_____
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.

8'x 14' Prefab Shed through Superior Sheds
- with 1 - 48"x72" door
- with 2 - 22"x 36" windows

Shed will sit on concrete slab that is currently being used as a carport

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

April 1, 2026
Date

SUPERIOR SHEDS

THE DOUBLE WIDE

GENERAL NOTES

1. FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
2. BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY
3. THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R 101.4.2.4, R402.1.
4. REFER TO TIE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
5. ALL LUMBER FOR CONSTRUCTION WILL BE SYP#2 EXCEPT AS NOTED.
6. GUTTERS SHALL BE SITE INSTALLED PER THE LOCAL AUTHORITY HAVING JURISDICTION AND PERMITTING REQUIREMENTS.
7. ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE FLORIDA BUILDING CODE.
8. IN ACCORDANCE WITH FBC 1609.1.2, "STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE".
9. IN ACCORDANCE WITH FBC 1010.1.1, EXCEPTION (10.) BUILDINGS THAT ARE 400 SQ-FT OR LESS AND THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE- AND TWO-FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THIS CODE. STRUCTURES 400 SQ-FT OR MORE SHALL HAVE AN 80" MINIMUM DOOR.
10. IN ACCORDANCE WITH FLORIDA STATUTE 553.80(1)(d), LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO 553.842 (FLORIDA PRODUCT APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2023 FBC 8TH EDITION. SUCH BUILDINGS THAT DO NOT EXCEED 400 SQUARE FEET MAY BE DELIVERED AND INSTALLED WITHOUT NEED OF A CONTRACTOR'S OR SPECIALTY LICENSE.
11. FLAT METAL STRAPS CAN BE BENT AROUND STRUCTURAL MEMBERS OF WALL STUDS, TRUSSES, CHORDS, ETC. TO HELP SECURE THESE MEMBERS, PROVIDED THAT THE ADDED BEND DOES NOT INTERFERE WITH ANY OF THE EXISTING BREAKS/BENDS IN THE STRAP.
12. AS PER FBC SECTION 1626.1 EXCEPTION (F): STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF LESS THAN 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.
13. COMPONENTS/CLADDING ARE IN COMPLIANCE WITH THE 2023 FBC 8TH EDITION.
14. SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.
15. IF A WALL IS FRAMED FOR FUTURE HVAC UNITS THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
16. WINDOWS AND DOORS INSTALLED BY THE CUSTOMER THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
17. HVHZ COMPONENTS FOR SHEDS REQUIRE THAT INSTALLATION OCCURS PER MANUFACTURER'S INSTRUCTIONS.
18. FLOOD VENTS TO BE PROVIDED AND INSTALLED ON-SITE BY OTHERS PER LOCAL AUTHORITY HAVING JURISDICTION PER ASCE 24-14.

WIND LOAD CRITERIA

1. WIND SPEED (MPH): 140 Vasd/180 Vult
2. RISK CATEGORY: I
3. BUILDING CATEGORY: II
4. ENCLOSURE CLASSIFICATION: ENCLOSED
5. INTERNAL PRESSURE COEFFICIENT: GCpI = 0.18
6. EXPOSURE FACTOR: C
7. WIND DIRECTIONALITY FACTOR (Kd): 0.85
8. GUST RESPONSE FACTOR (Gh): 0.85
9. MAIN FRAME STRUCTURE OVERTURNING LOAD: Pr = -93.0 PSF
10. COMPONENT & CLADDING LOAD
    a. Pr = ZONE 1: -110.4 PSF, ZONE 2: -145.8 PSF, ZONE 3: -191.4 PSF (GABLED ROOF)
    b. Pr = ZONE 1: -100.2 PSF, ZONE 2: -130.8 PSF, ZONE 3: -141.0 PSF (HIPPED ROOF)
    c. PW = ZONE 4: 59.76/-64.8 PSF, ZONE 5: +59.76/-79.8 PSF (WALL)
11. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
12. SEISMIC LOAD: N/A
13. FLOOD LOAD: SHEDS LOCATED IN A FLOOD HAZARD AREA MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.

TABLE OF CONTENTS	
SHEET	SHEET DESCRIPTION
1	COVER SHEET
2	FLOOR PLAN
3	SIDEWALL FRAMING
4	FLOOR FRAMING
5	ROOF FRAMING
6	CROSS SECTIONS
7	ENDWALL FRAMING
8	ROOF TRUSS
9	HIP TRUSS
10	SCHEDULES
11	SCHEDULES

BUILDING CODE	FBC, 8TH EDITION (2023)
RESIDENTIAL CODE	FRBC, 8TH EDITION (2023)
ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE (NEC/NFPA 70-20)
BUILDING TYPE	RESIDENTIAL LAWN STORAGE SHED
MANUFACTURER	SUPERIOR SHEDS, LLC
AGENCY	INTERTEK (INTERTEK-ATI)
AGENCY PLAN NUMBER	SUP070
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NO
FIRE SUPPRESSION SYSTEM	NO
OCCUPANCY	UTILITY
ALLOWABLE # OF STORIES	1
WIND VELOCITY	180 MPH, EXPOSURE C
FIRE RATING OF EXTERIOR WALLS	0
FLOOR LIVE LOAD - STANDARD	75 PSF
FLOOR LIVE LOAD - OPTIONAL	125 PSF
FLOOR DEAD LOAD	10 PSF
ROOF LIVE LOAD	30 PSF
ROOF DEAD LOAD	10 PSF
"R" RATING OF FLOOR,WALL,&ROOF	N/A
MODULES PER BUILDING	1
SQUARE FOOTAGE	719 SQ/FT. MAX.
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
HVHZ APPROVED	YES

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HERMES F.NORERO, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE — COVER SHEET

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954) 709-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE

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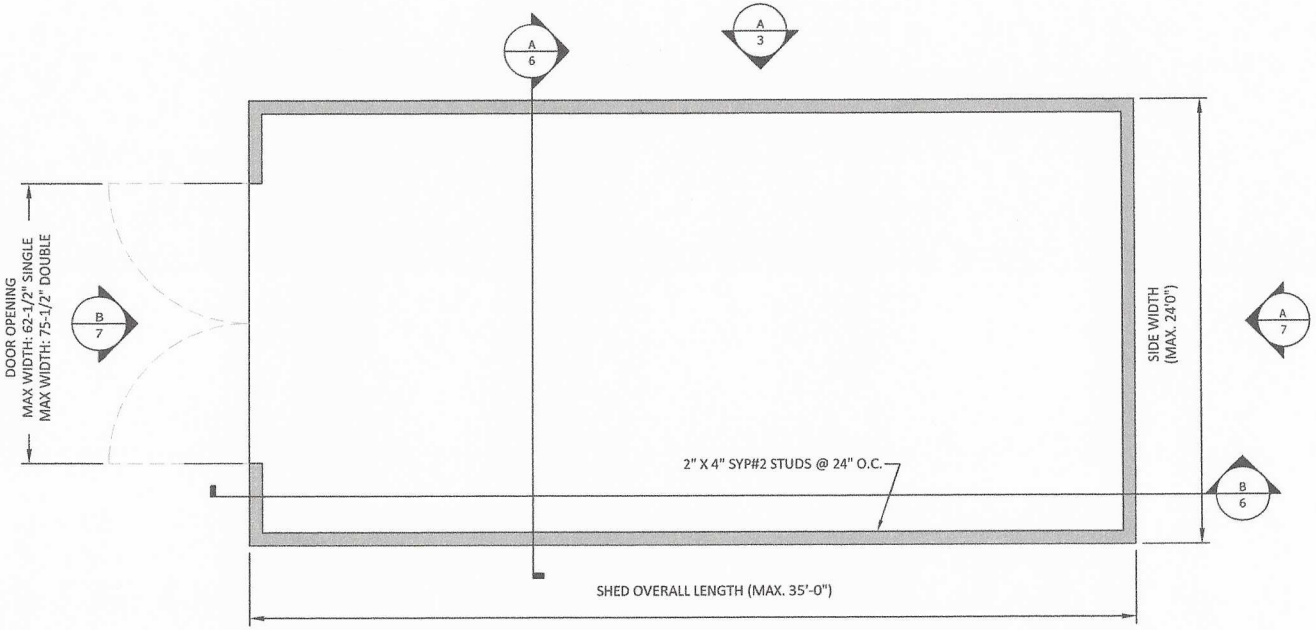
Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2024.01.16 10:19:42 -05'00'

HERMES F. NORERO LICENSE No 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 1 OF 11



NOTE: SHOWN IS THE 10'-0" X 20'-0"

FLOOR PLAN

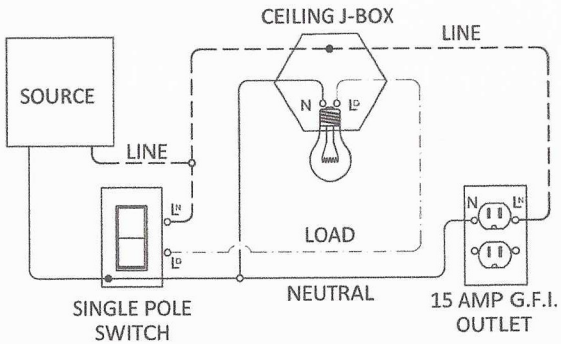
NOTE:
SHEDS TO HAVE A MAXIMUM OF 5 DOORS AND 10 WINDOWS. SUPPLEMENTAL SISTER STUDS TO BE INSTALLED AT EACH DOOR/WINDOW CONNECTION FOR REINFORCEMENT.

NOTE:
1. MIN. GRADE STUDS: 2" X 4" STUDS TO BE Fb=1200 PSI OR GREATER
2. MIN. ROOF SHEATHING: 29GA CORRUGATED METAL
3. MIN. FLOOR SHEATHING: 3/4" PLYWOOD
4. MIN.WALL SHEATHING: D4 ALUMINUM SIDING

NOTE:
23" SECTIONS OF 29GA CORRUGATED METAL SIDING FASTENED W/ 3/4" #8 HEX HEAD W/ WASHER SELF TAPPING SCREWS @ 6" ON EDGE & 12" IN FIELD.

ELECTRICAL NOTES & OPTIONS:
- AS PER NEX ARTICLE 330.30(B) SECURING OF MC TYPE CABLE. UNLESS OTHERWISE PROVIDED, CABLES SHALL BE SECURED AT INTERVALS NOT EXCEEDING 6FT. CABLES CONTAINING FOUR OR FEWER CONDUCTORS SIZED NO LARGER THAN 10 AWG SHALL BE SECURED WITHIN 12 IN. OF EVERY BOX, CABINET, FITTING, OR OTHER CABLE TERMINATION.
- ALL WIRING SHALL BE 14 GAUGE 3-WIRE MC CABLE.
- ENCASE IN ALL METAL BOXES.

MAXIMUM NO. OF OUTLETS: 7
MAXIMUM NO. OF LIGHTS: 8



ELECTRICAL WIRING DIAGRAM

SCALE: NOT TO SCALE

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE FLOOR PLAN

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

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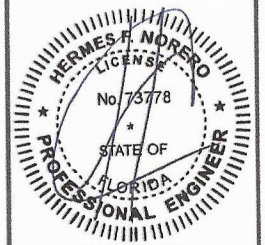
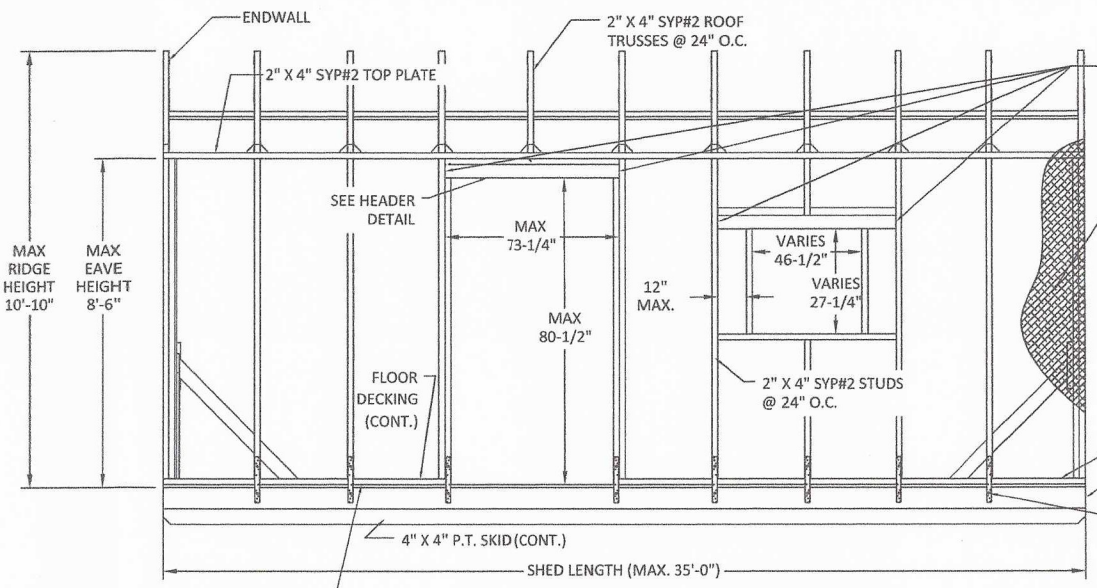


HERMES F. NORERO, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 2 OF 11



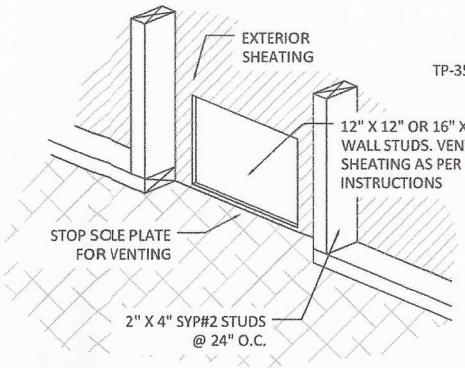
SIMPSON TP-35 @ WINDOW/DOOR HEADER TO KING STUD CONNECTIONS. USE 4d NAIL INTO KING STUD
SEE DETAIL SHEET 3

NOTE:
WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION SILL TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED OF GALVANIZED STEEL OF NOT LESS THAN 0.040" NOMINAL THICKNESS.

WALL SHEATHING OPTIONS:
- 7/16" OSB OR SHEATHING EQUIV. OR BETTER
- CORRUGATED ALUMINUM
- D4 ALUMINUM SIDING
- 1/2" OR 5/8" T1-11 SIDING
- JAMES HARDIE PANEL OR EQUIV.
- JAMES HARDIE HORIZ. SIDING LAP OR EQUIV.
- 29 GA CORRUGATED STEEL METAL SIDING (RUN ANY DIRECTION)
- THERMO-PLY BLUE (0.135" THICK) W/ VINYL SIDING

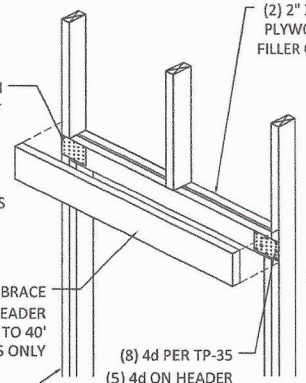
ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LTSA-12 OR EQUIVALENT STRAP W/ (5) 8d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ (5) 8d NAILS (TYPICAL)

A/3 SIDEWALL FRAMING

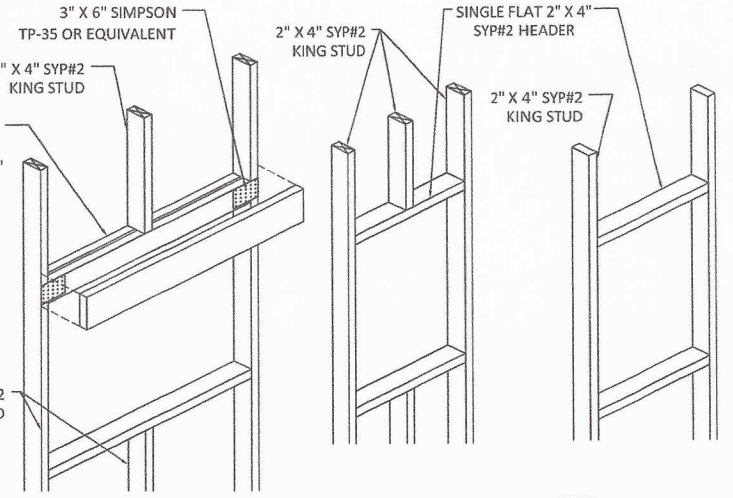


OPTIONAL HYDROVENT DETAIL
SCALE: NTS

FLOOD VENTS TO BE PROVIDED AND INSTALLED ON-SITE BY OTHERS PER LOCAL AUTHORITY HAVING JURISDICTION PER ASCE 24-14.



DOOR DETAIL (TYP)
SCALE: NTS



NOTE:
FOR LARGE WINDOW. WINDOW IS CENTERED WITH KING STUD

NOTE:
FOR SMALL WINDOW. WINDOW IS CENTERED WITH KING STUD

NOTE:
FOR SMALL WINDOW. WINDOW IS IN-BETWEEN KING STUDS

WINDOW DETAILS (TYP)
SCALE: NTS

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE
SIDEWALL FRAMING

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE

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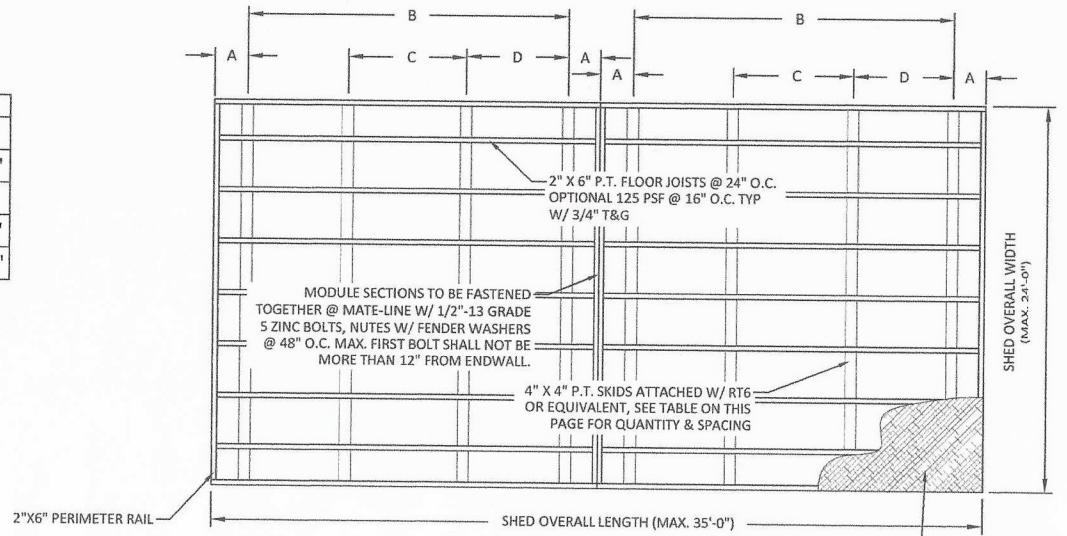
FLORIDA P.E. No 73778
BUILDING DROPS, INC
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

DATE:	09.22.2023
DWG. BY: DI	CHK. BY: HFN
SCALE:	NTS
DWG. #:	SUP070
SHEET:	3 OF 11

TABLE 2: SKID RUNNER SPACING*				
WIDTHS	8'-0"	10'-0"	11'-8"	13'-8"
A	0'-9"	1'-7"	2'-8"	1'-10.5"
B	6'-6"	6'-10"	6'-4"	-
C	-	-	-	1'-10.5"
D	-	-	-	4'-0.25"

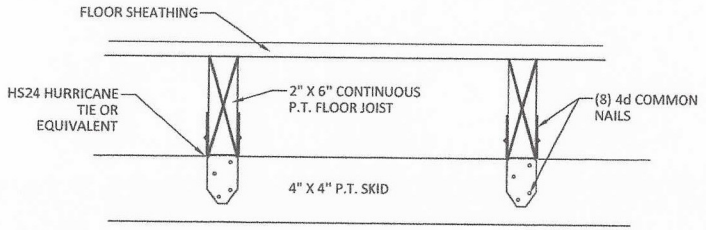
*VALUES ARE FROM END OF JOIST TO CENTERS OF (2) 4" X 4" SKIDS ONLY. 13'-8" WIDE SHEDS HAVE (4) SKIDS.

NOTE:
SHEDS LONGER THAN 27'-6" WILL USE (3) WIDTHS CONNECTED TOGETHER AS SHOWN IN THE FLOOR FRAMING PLAN.



FLOOR FRAMING PLAN

SCALE: 3/8" = 1'-0"



FLOOR JOIST TO SKID CONNECTION

SCALE: NOT TO SCALE

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE — FLOOR FRAMING

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)399-8478
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MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

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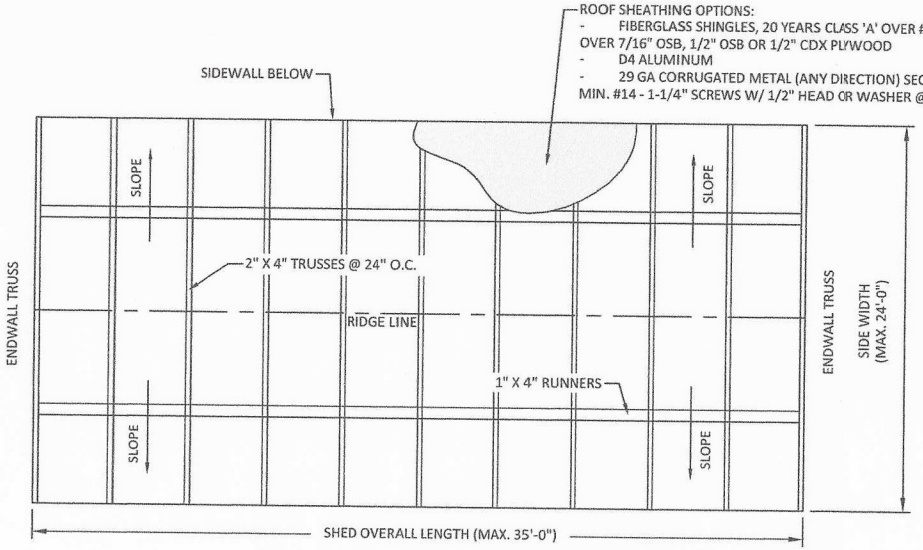
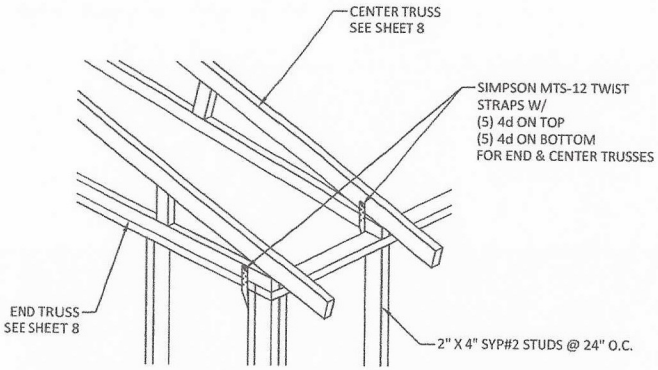
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 4 OF 11



ROOF FRAMING PLAN

SCALE: 3/8" = 1'-0"



SHED END WALL & CENTER TRUSS CONNECTION

SCALE: NOT TO SCALE

NOTE:
1. MIN. GRADE STUDS: 2" X 4" STUDS TO BE Fb=1200 PSI OR GREATER
2. MIN. ROOF SHEATHING: D4 ALUMINUM PANELS
3. MIN. FLOOR SHEATHING: 3/4" PLYWOOD
4. MIN.WALL SHEATHING: D4 ALUMINUM SIDING

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE — ROOF FRAMING

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)399-8478
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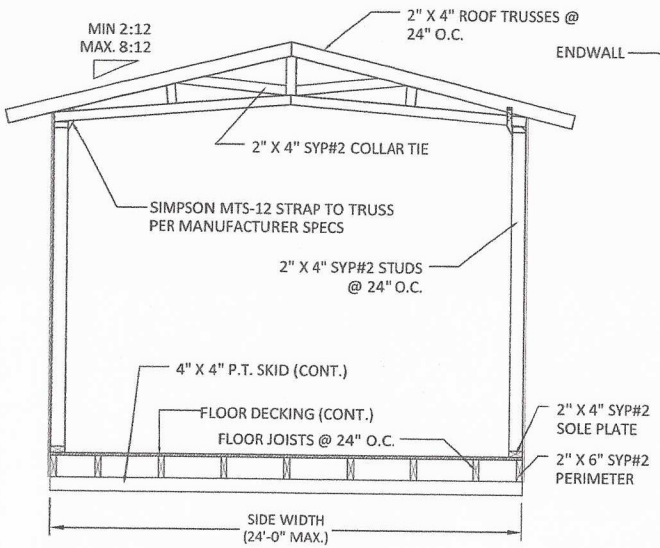
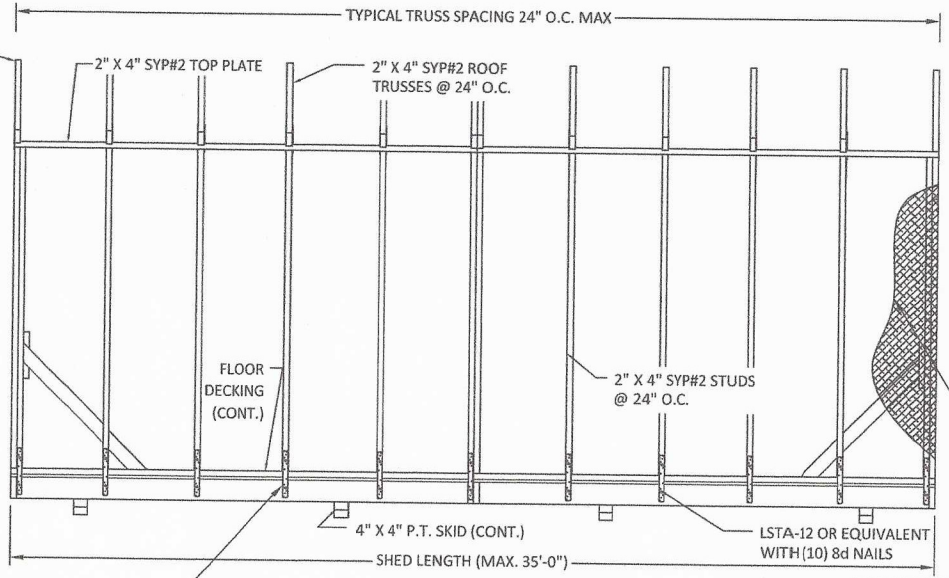
MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 5 OF 11



A/6 **CROSS SECTION A**

SCALE: 3/8"=1'-0"



B/6 **CROSS SECTION B**

SCALE: 3/8"=1'-0"

ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LSTA-12 STRAP OR EQUIVALENT w/ (5) 8d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ (5) 10d NAILS (TYPICAL)

WALL SHEATHING OPTIONS:

- 7/16" OSB OR SHEATHING EQUIV. OR BETTER
- CORRUGATED ALUMINUM
- D4 ALUMINUM SIDING
- 1/2" OR 5/8" T1-11 SIDING
- JAMES HARDIE PANEL OR EQUIV.
- JAMES HARDIE HORIZ. SIDING LAP OR EQUIV.
- 29 GA CORRUGATED STEEL METAL SIDING (RUN ANY DIRECTION)
- THERMO-PLY BLUE (0.135" THICK) W/ VINYL SIDING

NOTE:
2" X 4" STUDS TO BE Fb= 1200 PSI OR GREATER

NOTE:
WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION SILL TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH. WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED OF GALVANIZED STEEL OF NOT LESS THAN 0.040" NOMINAL THICKNESS.

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE
CROSS SECTIONS

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
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1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
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DATE: 09.22.2023
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SCALE: NTS
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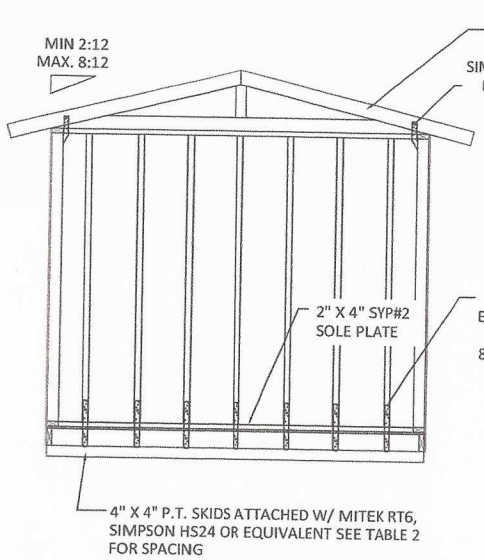
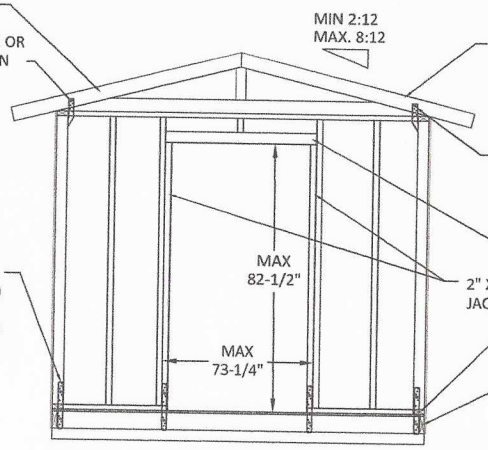


A/7 **ENDWALL FRAMING**

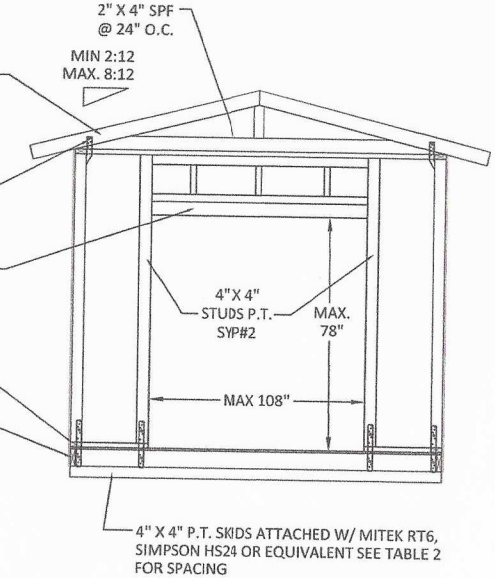
SCALE: 3/8"=1'-0"



B/7 **ENDWALL FRAMING**

SCALE: 3/8"=1'-0"

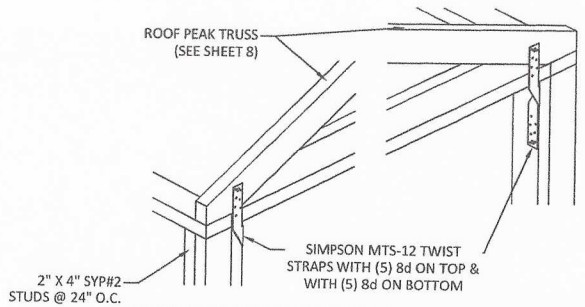
DOOR



C/7 **ENDWALL FRAMING**

SCALE: 3/8"=1'-0"

GARAGE DOOR



ROOF TRUSS TO ENDWALL CONNECTION

SCALE: NOT TO SCALE

SUPERIOR SHEDS

2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE

ENDWALL FRAMING

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE

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BUILDING DROPS, INC
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

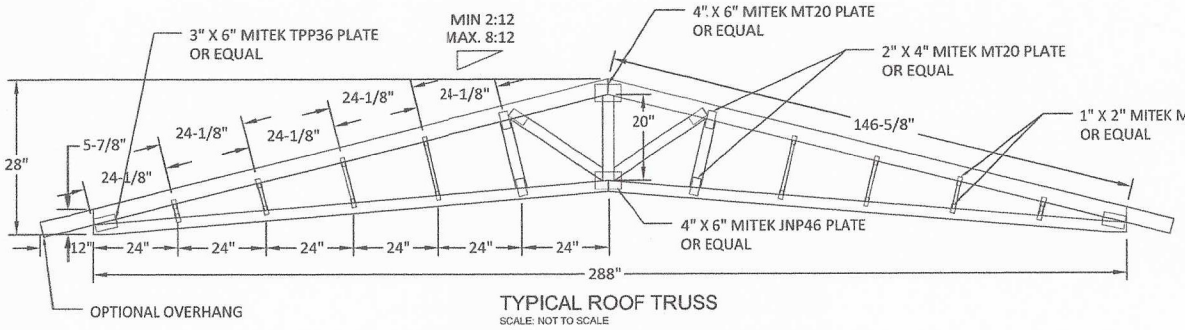
DATE: 09.22.2023

DWG. BY: DI | CHK. BY: HFN

SCALE: NTS

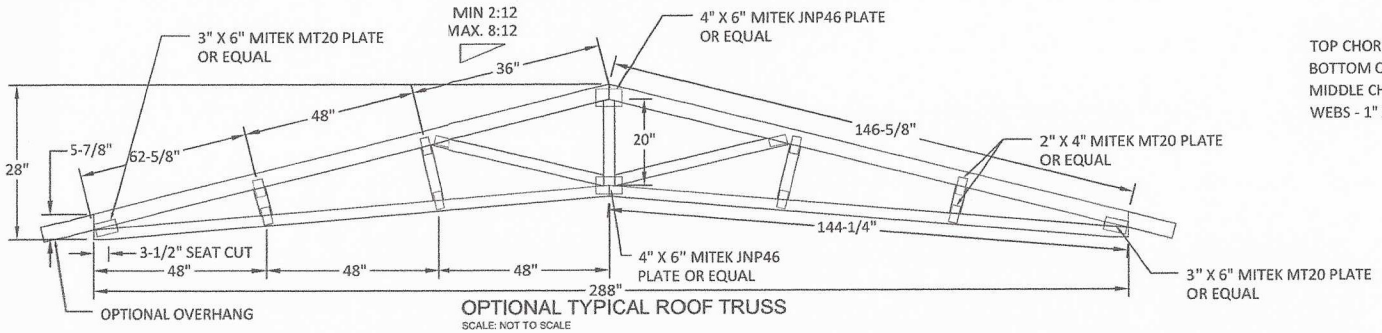
DWG. #: SUP070

SHEET: 7 OF 11



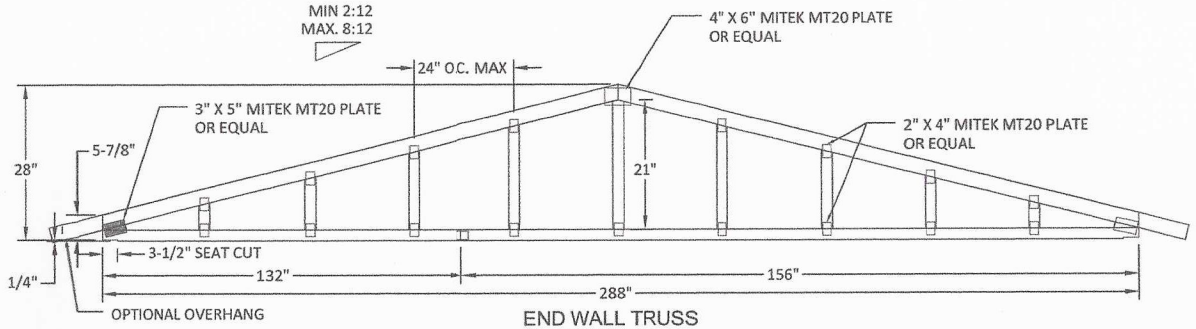
TYPICAL ROOF TRUSS
SCALE: NOT TO SCALE

TOP CHORD - 2" X 4" SELECT SPF
BOTTOM CHORD - 2" X 3" SELECT SPF
MIDDLE CHORD - 2" X 3" SELECT SPF
WEBS - 1" X 2" SELECT SPF



OPTIONAL TYPICAL ROOF TRUSS
SCALE: NOT TO SCALE

TOP CHORD - 2" X 4" SELECT SPF
BOTTOM CHORD - 2" X 3" SELECT SPF
MIDDLE CHORD - 2" X 3" SELECT SPF
WEBS - 1" X 2" SELECT SPF



END WALL TRUSS
SCALE: NOT TO SCALE

TOP CHORD - 2" X 4" SELECT SPF
BOTTOM CHORD - 2" X 3" SELECT SPF
MIDDLE CHORD - 2" X 3" SELECT SPF

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE ROOF TRUSS

PREPARED BY: BUILDING DROPS, INC.
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BUILDING DROPS

REMARKS	BY	DATE

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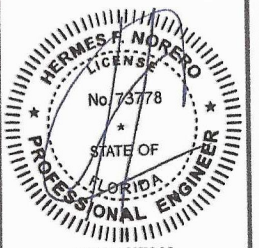

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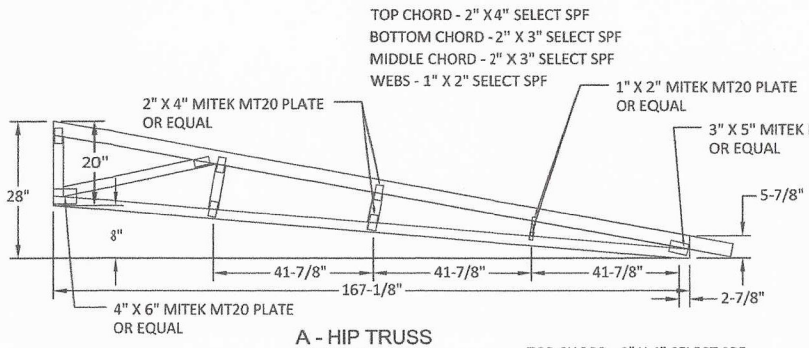
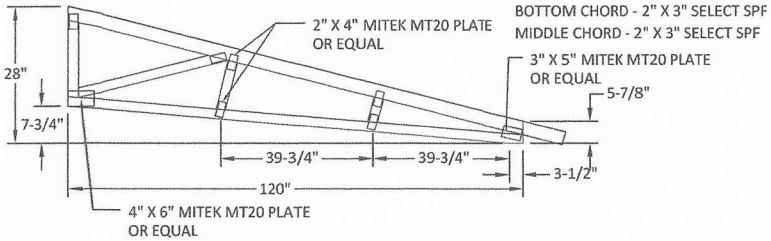
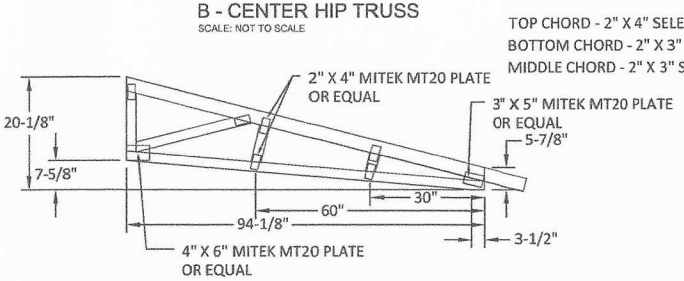
DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 8 OF 11



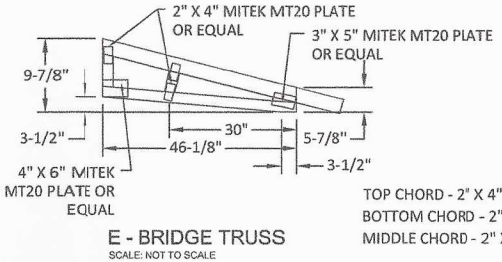
A - HIP TRUSS
SCALE: NOT TO SCALE



B - CENTER HIP TRUSS
SCALE: NOT TO SCALE



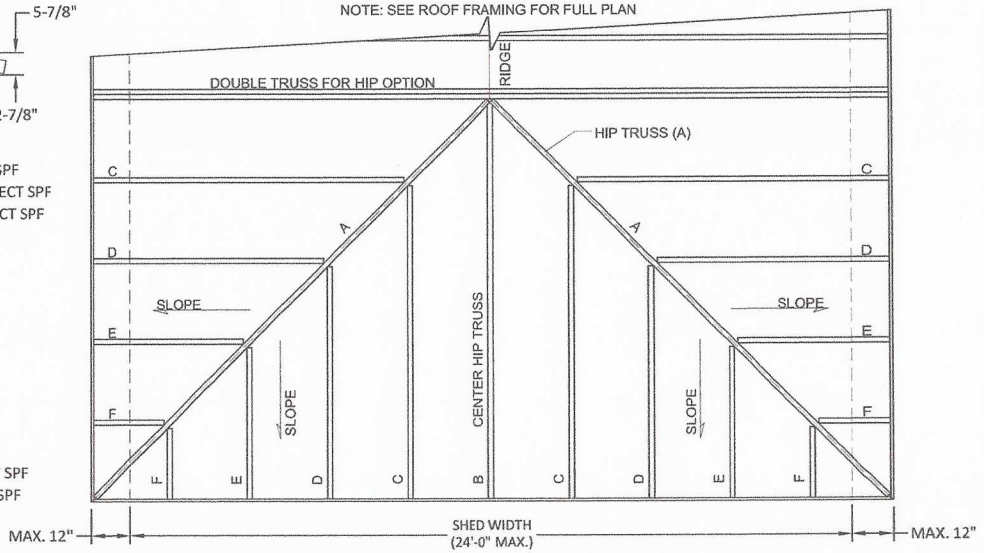
C - BRIDGE TRUSS
SCALE: NOT TO SCALE

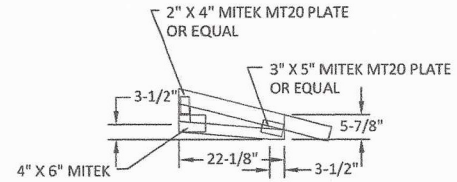


E - BRIDGE TRUSS
SCALE: NOT TO SCALE

TOP CHORD - 2" X 4" SELECT SPF
BOTTOM CHORD - 2" X 3" SELECT SPF
MIDDLE CHORD - 2" X 3" SELECT SPF

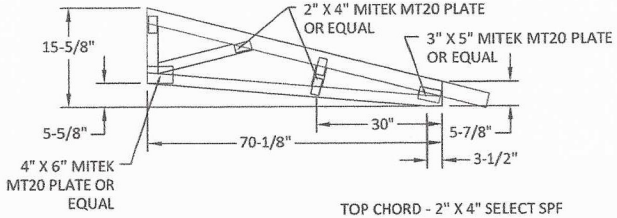
NOTE: SEE ROOF FRAMING FOR FULL PLAN





TOP CHORD - 2" X 4" SELECT SPF
BOTTOM CHORD - 2" X 3" SELECT SPF
MIDDLE CHORD - 2" X 3" SELECT SPF

F - BRIDGE TRUSS
SCALE: NOT TO SCALE



TOP CHORD - 2" X 4" SELECT SPF
BOTTOM CHORD - 2" X 3" SELECT SPF
MIDDLE CHORD - 2" X 3" SELECT SPF

D - BRIDGE TRUSS
SCALE: NOT TO SCALE

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE
HIP TRUSS

PREPARED BY:
BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
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BD BUILDING DROPS

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MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 9 OF 11

ALTERNATE FASTENING SCHEDULE

CONNECTION	FASTENING	
ALT 31-33. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS	2" X 0.092" RING SHANK NAIL 5" FROM EDGE, 10" O.C.

STRAP & FASTENER SCHEDULE *

	PART#/DESC .	UPLIFT	WALL FASTENER	RAFTER FASTENER	PLATE FASTENER
RAFTER (B)	H1	400	-	6 - 8d X 1.5"	4 - 5d
	H11Z	750	-	6 - 16d X 2.5"	6 - 16d X 2.5"
	H2A	495	5 - 8d X 1.5"	5 - 8d X 1.5"	2 - 8d X 1.5"
	H2.5A	535	-	5 - 8d	5 - 5d
	H2.5	410	5 - 8d	5 - 8d	-
	H2.5T	545	5 - 8d	5 - 8d	-
	H2A	495	7 - 8d X 1.5"	5 - 8d X 1.5"	-
	H3	320	4 - 8d	4 - 8d	-
	H4	235	4 - 8d	4 - 8d	-
	HS	265	4 - 8d	4 - 8d	-
	LTS-12	620	6 - 10d X 1.5"	6 - 10d X 1.5"	-
	LTS-16	620	6 - 10d X 1.5"	6 - 10d X 1.5"	-
	LTS-18	620	6 - 10d X 1.5"	6 - 10d X 1.5"	-
	LTS-20	620	6 - 10d X 1.5"	6 - 10d X 1.5"	-
	MTS-12	860	7 - 10d X 1.5"	7 - 10d X 1.5"	-
	MTS-16	860	7 - 10d X 1.5"	7 - 10d X 1.5"	-
	MTS-18	860	7 - 10d X 1.5"	7 - 10d X 1.5"	-
	MTS-20	860	7 - 10d X 1.5"	7 - 10d X 1.5"	-
PORCH	PART#/DESC .	UPLIFT	COLUMN FASTENER	RAFTER FASTENER	
	A21	245	2 - 10d X 1.5"	2 - 10d X 1.5"	
	A23	585	4 - 10d X 1.5"	4 - 10d X 1.5"	
	A33	750	4 - 10d	4 - 10d	
BTM PLATE	PART#/DESC.	UPLIFT	WALL FASTENER	FLOOR FASTENER	
	LSTA-18	1110	7 - 10d	7 - 10d	
HEADER (D)	PART#/DESC ,	UPLIFT	STUD FASTENER	HEADER FASTENER	
	TP-3S	N/R	5'-3" X 0.131"	5'-3" X 0.131"	
	HP40,41,80,81	4725	5'-3" X 0.131"	5'-3" X 0.131"	
TIE-DOWNS	PART#/DESC .	UPLIFT	WALL FASTENER	FLOOR FASTENER	
	20GA. 1-1/4" WIDE	4725	7 - 10d X 1.5"	-	
	5/8" X 30" ANCHOR	4300	-	-	

A. ALL STRAPS CAN BE SUBSTITUTED WITH AN EQUIVALENT BRAND MEETING SAME STRENGTHS.
B. RAFTER TIES TO STUD WALL TO BE AT EVERY CONNECTION FOR 24" O.C. & CAN EVERY OTHER FOR 16" O.C. BUT IS REQUIRED ON CORNERS AND STUDS ADJACENT TO CORNERS.
C. ONLY NEEDED ON ALUMINUM & VINYL SHEATHING WALLS.
D. HEADERS OVER 6'-0" SPAN.

PRODUCT OPTIONS

PRODUCT CAT.	SUB. CATEGORY	MANUFACTURER	MODEL I DESC.	STATE OF FL APPROVAL #:
PANEL WALLS	SIDING	JAMES HARDIE	5/16" CEDAR	FL#: 13223.1
PANEL WALLS	SIDING	JAMES HARDIE	5/16" STUCCO	FL#: 13223.2
PANEL WALLS	SIDING	ADVANCED ALUM.	x	FL#: -
PANEL WALLS	SIDING	PLY GEM	x	FL#: -
PANEL WALLS	SIDING	ADVANCED ALUM.	x	FL#: -
PANEL WALLS	SIDING	SIMPSON LUMBER	x	FL#: -
EXTERIOR DOORS	SWINGING EXT	EAGAN	E1HDL	FL#: 12820-R3
EXTERIOR DOORS	SWINGING EXT	CROFT	200 9-LITE	FL#: -
EXTERIOR DOORS	ROLL-UP	JANUS INT'L	x	FL#: -
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL#: 10853-R5
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL#: 15527-R5
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL#: 16082-R3
WINDOWS	SINGLE HUNG	CROFT	VERT SLIDER	FL#: 16153-R1
WINDOWS	HORIZ. SLIDER	CROFT	HORIZ. SLIDER	FL#: 27202
WINDOWS	HORIZ. SLIDER	CROFT	HORIZ. SLIDER	FL#: 28822
WINDOWS	HORIZ. SLIDER	CROFT	HORIZ. SLIDER	FL#: 30848

SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE SCHEDULES

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)396-6478
FAX: (954)744-0738
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FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 10 OF 11

FASTENING SCHEDULE (FBC TABLE 2304.10.1)		
CONNECTION	FASTENING	CONNECTION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2-1/2" X 0.131") 3 - 3" 14 GAUGE STAPLES	TOE NAIL
2. BRINGING TO JOIST	2 - 8d COMMON (2-1/2" X 0.131") 2 - 8d COMMON (2-1/2" X 0.131") 2 - 3" 14 GAUGE STAPLES	TOE NAIL EACH END
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST	3 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON (3-1/2" X 0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST AT BLOCKING AT BRACED WALL PANEL	16d (3-1/2" X 0.135") AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAUGE STAPLES AT 12" O.C. 3 - 16d COMMON (3-1/2" X 0.135") AT 16" O.C. 4 - 3" X 0.131" NAILS AT 16" O.C. 4 - 3" 14 GAUGE STAPLES AT 16" O.C.	TYPICAL FACE NAIL BRACED WALL PANEL
7. TOP PLATE TO STUD	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMON (2-1/2" X 0.131") 4 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES 2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL END NAIL
9. DOUBLE STUDS	16d (3-1/2" X 0.135") AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAUGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES DOUBLE TOP PLATES	16d (3-1/2" X 0.135") AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C. 3" 14 GAUGE STAPLES AT 8" O.C. 8- 16d COMMON (3-1/2" X 0.135") AT 16" O.C. 12 - 3" X 0.131" NAILS AT 16" O.C. 12- 3" 14 GAUGE STAPLES AT 16" O.C.	TYPICAL FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2-1/2" X 0.131") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL
12. RIM JOIST TO TOP PLATE	8d COMMON (2-1/2" X 0.131") AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C. 3" 14 GAUGE STAPLES AT 6" O.C.	TOE NAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES"	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3-1/2" X 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 - 16d COMMON (3-1/2" X 0.131") 5 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL
16. RIM JOIST TO TOP PLATE	4 - 8d COMMON (2-1/2" X 0.131")	TOE NAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3 - 16d COMMON (3-1/2" X 0.135") MIN. 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3 - 16d COMMON (3-1/2" X 0.135") MIN. 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	FACE NAIL
19. RAFTER TO PLATE	3 - 8d COMMON (2-1/2" X 0.131") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL
20. 1" DIAGONAL BRACE TO EACH STUD & PLATE	2 - 8d COMMON (2-1/2" X 0.131") 2 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	FACE NAIL

FASTENING SCHEDULE (FBC TABLE 2304.10.1)		
21. 1" X 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
22. WIDER THAN 1" X 8" SHEATHING TO EA. BEARING	3 - 8d COMMON (2-1/2" X 0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3-1/2" X 0.162") MIN. 3" X 0.131" NAILS 3" 14 GAUGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" X 0.192") AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C. 3" 14 GAUGE STAPLES AT 24" O.C. 2 - 20d COMMON (4" X 0.192") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3-1/2" X 0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 - 10d COMMON (3" X 0.148") MIN. 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 - 10d COMMON (3" X 0.148") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES 2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES 2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	TOE NAIL FACE NAIL
29. JOIST TO BAND JOIST	3 - 16d COMMON (3-1/2" X 0.135") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 - 16d COMMON (3-1/2" X 0.162") 4 - 3" X 0.131" NAILS 4 - 3" 14 GAUGE STAPLES	FACE NAIL AT EACH JOINT
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (B) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO 19/32" TO 3/4" FRAMING)	1/2" AND LESS 19/32" TO 3/4" 7/8" TO 1" 1-1/8" TO 1-1/4" 3/4" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"	6d (C,I,Q) 2-3/8" X 0.113" NAIL(N) 1-3/4" 16 GAUGE(O) 8d(D) OR 6d (E) 2-3/8" X 0.113" NAIL(N) 2" 16 GAUGE (P) 8d(C) 10d(D) OR 8d(D) 6d(C) 8d(C) 10d(D) OR 8d(D)	6" O.C. EDGES AND INTERMEDIATE, 4" O.C. AT COMPONENT AND CLADDING EDGE STRIP # ZONE 3 (REFER TO FIG. 30.4-1 OF ASCE 7)
32. PANEL SIDING (TO FRAMING) (Q)	1/2" OR LESS 5/8"	6d(F) 8d(F)	
33. FIBERBOARD SHEATHING (G,Q)	1/2" AND LESS NAIL GAUGE 25/32" NAIL GAUGE	NO. 11 GAUGE ROOFING NAIL(H) 6d COMMON (2" X 0.113") NO. 16 STAPLE (I) NO. 11 GAUGE NAIL(H) 8d COMMON (2 1/2" X 0. 131") NO. 16 STAPLE (I)	6" O.C. EDGES AND INTERMEDIATE
34. INTERIOR PANELING	1/4" 3/8"	4d(J) 6d(K)	6" O.C. EDGES AND INTERMEDIATE

NOTES:

A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.

B. NAILS SPACED AT 6 INCHES ON CENTER ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE.FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

C. COMMON OR DEFORMED SHANK (6d - 2 1/2" x 0.113"; 8d - 2-1/2" x 0.131"; 10d - 3" x 0.148"). D. COMMON (6d - 2" x 0.113"; 8d - 2-1/2" x 0.131"; 10d - 3" x 0.148").

D. DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2-1/2" x 0.131"; 10d - 3" x 0.148").

E. CORROSION-RESISTANT SIDING (6d - 1-7/8" x 0.106"; 8d - 2-3/8" x 0.128") OR CASING (6d - 2" x 0.099"; 8d - 2-1/2" x 0.113") NAIL

F. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED FOR NON STRUCTURAL SHEATHING.

G. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1-1/2" LENGTH FOR 1/2" SHEATHING AND 1-3/4" LENGTH FOR SHEATHING.

H. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/ 16" CROWN OR 1" CROWN AND 1-1/4" LENGTH FOR 1/2" FOR 25/32" SHETHING PANEL SUPPORTS AT 16" (20" IF STRENGTH AXIS IS THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

I. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

J. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2-1/2" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.

K. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".

L. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

M. FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND SHEATHING 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.

N. FASTENERS SPACED AT 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

O. SEE FASTENER ALTERNATE SCHEDULE.

P. FASTENERS MUST BE INSTALLED WITH EVEN SPACING BETWEEN THEM ACROSS ATTACHING MEMBER.

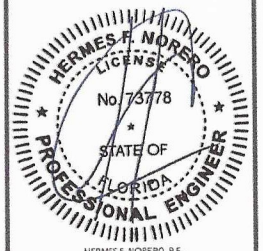
SUPERIOR SHEDS
2323 S. VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763
(877) 439-7433

TITLE: THE DOUBLE WIDE
SCHEDULES

PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954)394-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com
BD BUILDING DROPS

REMARKS	BY	DATE

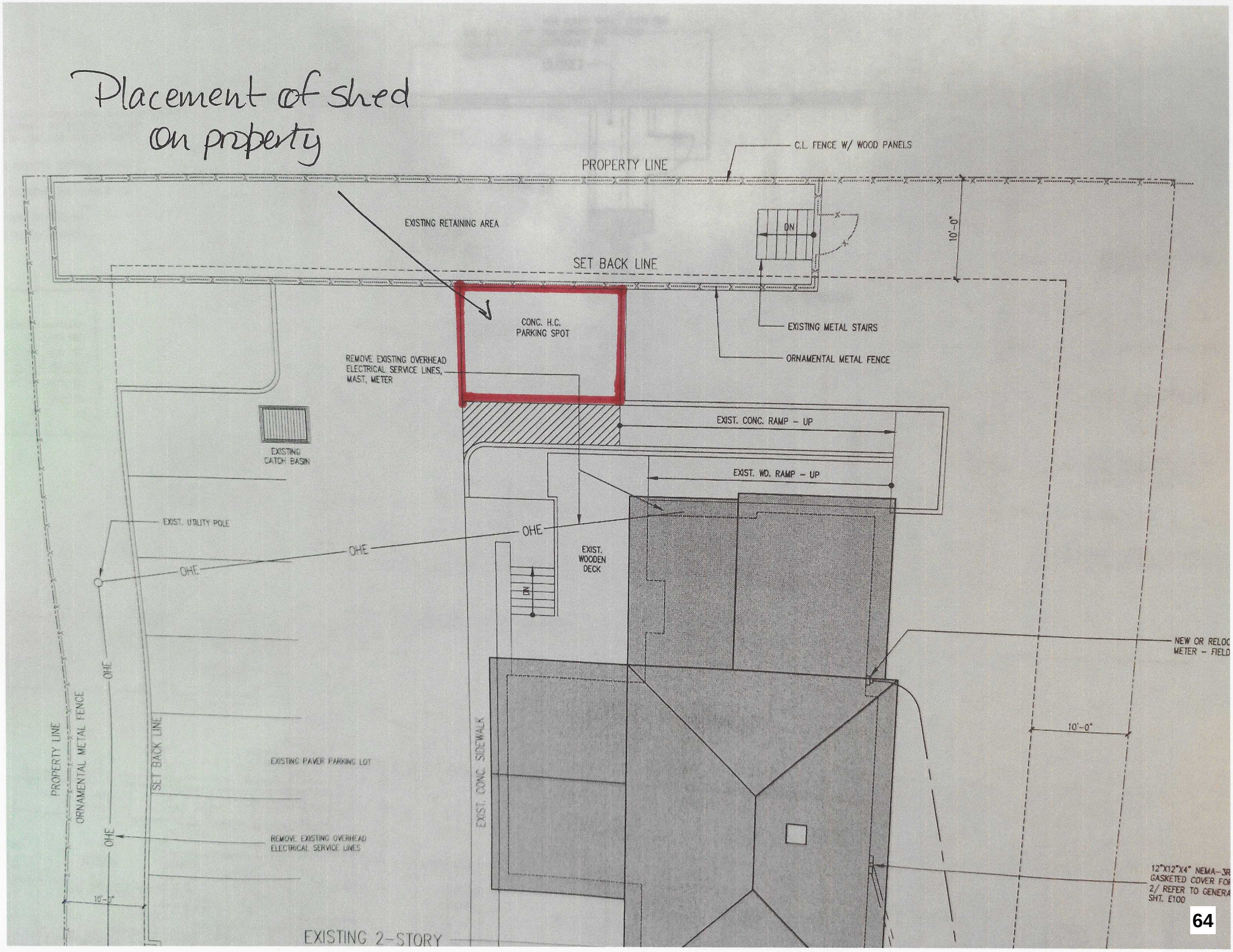
THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



HERMES F. NORERO, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023
DWG. BY: DI
CHK. BY: HFN
SCALE: NTS
DWG. #: SUP070
SHEET: 11 OF 11

Placement of shed on property



intertek
Total Quality. Assured.

Intertek-PSI
1748 33rd Street
Orlando, FL 32839

Tel +1 407 304 5560
Fax +1 407 304 5561
intertek.com/building

January 17, 2024

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
Codes & Standards Office
2601 Blair Stone Road
Tallahassee, Florida 32399-0772

RE: Manufacturer: Superior Sheds
Agency Plan Number: SUP070-23

Dear Mr. Campbell,

Architectural Testing Inc., an Intertek company ("Intertek-ATI"), part of Intertek[1] Building Science Solutions, in pursuant to the requirements of the Florida Department of Business and Professional Regulations, the above referenced documents have been reviewed for compliance with:

2023 Florida Building Code, 8th Edition
2020 National Electrical Code (NFPA-70)

This approval covers the factory build structure only. Any alterations to the factory-built structure, on site, voids the approval. This plan is subject to the following:

- This plan is Approved for High Velocity Hurricane Zone (i.e. Broward and Miami/Dade Counties)
- Signed and sealed plans are on file with Intertek-ATI
- Chapter 633 Plan Review and Inspection shall be conducted by the local fire and safety inspector
- Items installed on-site are subject to review and approval by the local authority having jurisdiction.
- This review includes products for compliance with 553.8425 or FAC Chapter 61G20-3

If you have any questions or require my assistance in any way, please do not hesitate to contact me.

Respectfully submitted,

Ryan Knowles, SMP-64
Manager, Industrialized Buildings
Building Science Solutions

CC: Mr. Hector Llamas – hllamas@superiorsheds.com

[1] Intertek is a brand name representing the Intertek Group plc legal entities, including but not limited to, Intertek Testing Services NA Inc., Professional Service Industries, Inc. ("INTERTEK-PSI"), Architectural Testing Inc. ("INTERTEK-ATI"), and MT Group Inc. ("INTERTEK-MT").
www.intertek.com/building

Florida dbpr Department of Business & Professional Regulation

FLA Manufactured Building Program
2601 Blair Stone Road
Tallahassee, Florida 32399-0772
Phone: 850.487.1824 • Fax: 850.414.8436

Halsey Beshears, Secretary

Ron DeSantis, Governor

June 12, 2025

Hector Llamas

Superior Sheds, Inc.
2323 S. Volusia Ave
Orange City, FL 32763

RE: Manufacturer Certification, ID MFT-113; Expiration Date: June 10, 2028

Dear Hector Llamas

It is my pleasure to inform you that Superior Sheds, Inc., located at 2323 S. Volusia Ave, Orange City, FL 32763, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Storage Sheds, Manufactured Buildings, Panelized Buildings for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections.

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated [on the cover page of the plans] for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by Email generated by the BCIS (www.floridabuilding.org) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,

Robert Lorenzo
Manufactured Buildings Program

cc: Intertek-ATI (Architectural Testing, Inc.)

02D

BCGray #D5CEC6

Beige #F

13

Charcoal #A4A9AB

Cream #

Staff Report
Case #105
COA26-0026
Ocala Historic Preservation Advisory Board: May 14, 2026

Petitioner/ Property Owner: Denice Bellido De Luna

Project Planner: Charlita Whitehead

Applicant Request: to add an 8 foot by 14 foot prefabricated shed to be placed on an existing concrete slab.

Parcel Information

Acres:	±0.40 acres
Parcel(s) #:	2820-000-010
Location:	723 E Fort King St.
Future Land Use:	Neighborhood
Zoning District:	O-H: Office Historic
Existing Use:	Residential

Background:

The existing home, known as the E.H. Cox House, was constructed in 1891 using a frame vernacular-colonial/Italianate building style. The home is a contributing structure to the Ocala Historic District. The property was rezoned from R-3 Multiple Family Residential to O-H Office Historic under COA05-0066, and subsequent Certificates of Appropriateness include reroofing under COA06-0014, exterior alterations under COA06-0049 and COA06-0119, demolition of a carport under COA06-0063, installation of a freestanding business sign under COA07-0030, repairs under the house under COA09-0025, deck repair under COA10-0030, rear deck replacement under COA18-0042, reroofing under COA23-45221, window and door replacement under COA23-45275, siding repair under COA23-45308, and soffit, gutter, and fascia repair under COA24-45614.

Applicant Request:

A request to approve an 8 foot by 14 foot prefabricated shed with one 48 inch by 72 inch door and two 22 inch by 36 inch windows. The shed will be placed on an existing concrete slab located at the rear of the property.

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.

   Staff Comments: The proposed shed will be located at the rear of the property and will not be attached to the primary structure. The addition will not diminish the architectural quality or historical character of the building or site.
2. Sandblasting of any materials except for iron is prohibited.

   Staff Comments: Not applicable.
3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

   Staff Comments: Not applicable.
4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

   Staff Comments: The shed will be placed in the rear yard and features a simple design that is visually compatible with the site.
5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

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

      Staff Comments: The proposed structure is an 8 foot by 14 foot prefabricated shed with one door and two windows. Its scale and form are subordinate to the primary structure.

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

      Staff Comments: The existing rhythm of building mass and spacing will be maintained.

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

      Staff Comments: Not applicable.

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

Staff Comments: The addition will match and maintain the existing expressions of the neighborhood and building on site. The proposed structure maintains the general scale and proportions consistent with the surrounding environment.

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

Staff Comments: The shed is prefabricated and does not incorporate architectural detailing of the primary structure, but it does not conflict with the character of the site.

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

Staff Comments: The accessory structure does not exceed the maximum height permitted by zoning and remains subordinate to the primary structure in scale and massing.

Secretary of the Interiors

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture. Additions (pg. 35)

Staff Comments: The proposed structure is located at the rear of the property and does not impact significant historic features. The shed is compatible in scale and placement and remains subordinate to the primary historic structure.

Staff Recommendation: Approval