



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:                                                                                                                                                                                | 2820-037-004                | Property Address:                    | 828 SE 3rd St.<br>Ocala, FL 34470          |
| Owner:                                                                                                                                                                                   | Leonardis, Archie<br>→ Anne | Owner Address:                       | 62 Comstock Ave<br>Ivoryton, CT 06442-1211 |
| Owner Phone #:                                                                                                                                                                           | 203-223-6520                | Owner Email:                         | Aheonar357@gmail.com                       |
| Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>(If yes, representative will need a letter of authorization*) |                             |                                      |                                            |
| If yes, name of representative:                                                                                                                                                          |                             | Lana L Flodman                       |                                            |
| Rep. Phone #: 352-362-1600                                                                                                                                                               |                             | Rep. Email: lana.l.flodman@gmail.com |                                            |

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

October 6, 2025

To Whom It May Concern:

I authorize Lana Flodman to represent me, Archie Leonardis, at the City of Ocala Growth Management meeting. This is obtain a Certificate of Appropriateness for my property located at 828 SE 3<sup>rd</sup> St, Ocala, FL 34470.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'AL' in a stylized, cursive script.

Archie Leonardis



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

Plunge Pool 10 Feet By 20 Feet  
Materials: Cement + Tile.

**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

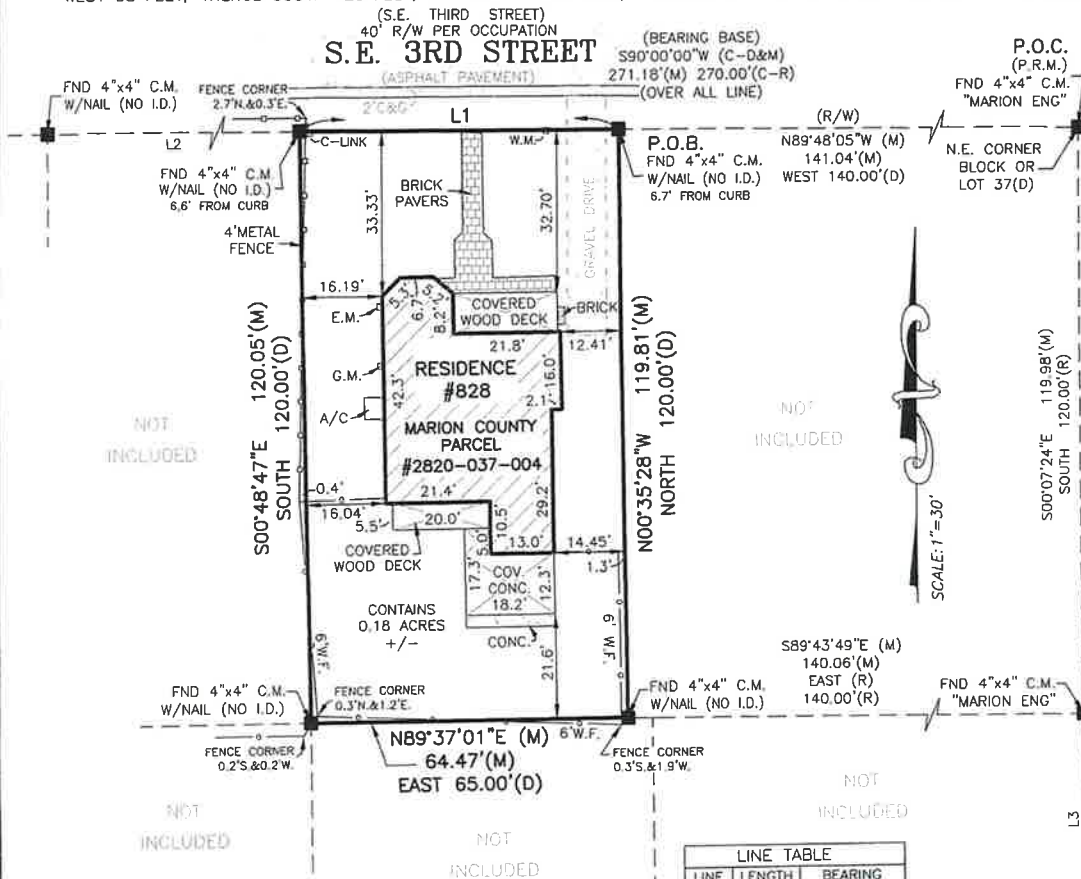
9-26-25

Date

# BOUNDARY SURVEY

## PROPERTY DESCRIPTION

COMMENCING 140 FEET WEST OF THE NE CORNER OF BLOCK OR LOT 37, CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUNNING THENCE WEST 65 FEET; THENCE SOUTH 120 FEET; THENCE EAST 65 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.



## SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD, SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.
4. BEARINGS ARE BASED ON THE SOUTH R/W LINE OF S.E. 3RD STREET, ASSUMED AS BEING S.90°00'00"W., PER DESCRIPTION.
5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY AND UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA, PER FIRM PANEL #12083C0517E, DATED APRIL 19, 2017, MARION COUNTY, FLORIDA.

## LEGEND AND ABBREVIATIONS:

|         |                            |            |                                   |
|---------|----------------------------|------------|-----------------------------------|
| Δ       | - DELTA                    | P.C.       | - POINT OF CURVATURE              |
| ⊙       | - CENTER LINE              | P.C.C.     | - POINT OF COMPOUND CURVATURE     |
| B.M.    | - BENCH MARK               | P.C.P.     | - PERMANENT CONTROL POINT         |
| A/C     | - AIR CONDITIONER          | Pg.        | - PAGE                            |
| QATV    | - CABLE TELEVISION RISER   | P.I.       | - POINT OF INTERSECTION           |
| C.B.    | - CHORD BEARING            | P.O.B.     | - POINT OF BEGINNING              |
| C.B.S.  | - CONCRETE BLOCK STRUCTURE | P.O.C.     | - POINT OF COMMENCEMENT           |
| C.B.W.  | - CONCRETE BLOCK WALL      | P.O.L.     | - POINT ON LINE                   |
| C.L.F.  | - CHAIN LINKED FENCE       | P.P.       | - POWER POLE/SERVICE POLE         |
| C-UNK   | - CENTURY-LINK RISER       | P.R.C.     | - POINT OF REVERSE CURVATURE      |
| C.M.    | - CONCRETE MONUMENT        | P.R.M.     | - PERMANENT REFERENCE MONUMENT    |
| CONC.   | - CONCRETE                 | P.T.       | - POINT OF TANGENCY               |
| COV.    | - COVERED                  | R.         | - RADIUS                          |
| C&G     | - CURB & GUTTER            | RAD.       | - RADIAL                          |
| D.E.    | - DRAINAGE EASEMENT        | R.P.       | - RADIUS POINT                    |
| E.B.    | - ELECTRIC BOX (ELEC.)     | R/W        | - RIGHT-OF-WAY                    |
| E.M.    | - ELECTRIC METER           | S/W        | - SIDEWALK                        |
| EASE.   | - EASEMENT                 | SO. FT.    | - SQUARE FEET                     |
| F.H.    | - FIRE HYDRANT             | T.B.       | - TANGENT BEARING                 |
| FND     | - FOUND                    | TELE.      | - TELEPHONE RISER                 |
| G.M.    | - GAS METER                | TRANS.     | - TRANSFORMER PAD                 |
| H.W.F.  | - HOG WIRE FENCE           | TYP.       | - TYPICAL                         |
| I.R.    | - IRON ROD (SIZE NOTED)    | U.E.       | - UTILITY EASEMENT                |
| I.P.    | - IRON PIPE                | W.F.       | - WOOD FENCE                      |
| L.      | - ARC LENGTH               | W.F.S.W.E. | - WALL/FENCE & STORMWATER EASE.   |
| L.P.    | - LIGHT POLE               | W.M.       | - WATER METER                     |
| M.H.    | - MANHOLE                  | W.V.       | - WATER VALVE (OR VALVE AS NOTED) |
| NO I.D. | - NO IDENTIFICATION        | (C)        | - CALCULATED                      |
| N&D     | - NAIL AND DISC            | (D)        | - DEED                            |
| PAVE.   | - PAVEMENT                 | (M)        | - MEASURED                        |
| P.B.    | - PLAT BOOK                | (P)        | - PLAT                            |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1(M)      | 64.94  | S89°49'29"W |
| L2(M)      | 65.20  | S89°44'41"W |
| L3(M)      | 120.16 | S00°00'35"E |
| L1(D)      | 65.00  | WEST        |
| L2(R)      | 65.00  | WEST        |
| L3(R)      | 120.00 | SOUTH       |

## CERTIFIED TO:

DANIEL LAXTON AND RACHEL LAXTON  
GOLDWATER BANK, N.A., ISAOA  
AFFILIATED TITLE OF CENTRAL FLORIDA, LTD.  
FIRST AMERICAN TITLE INSURANCE COMPANY

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE STANDARD'S OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

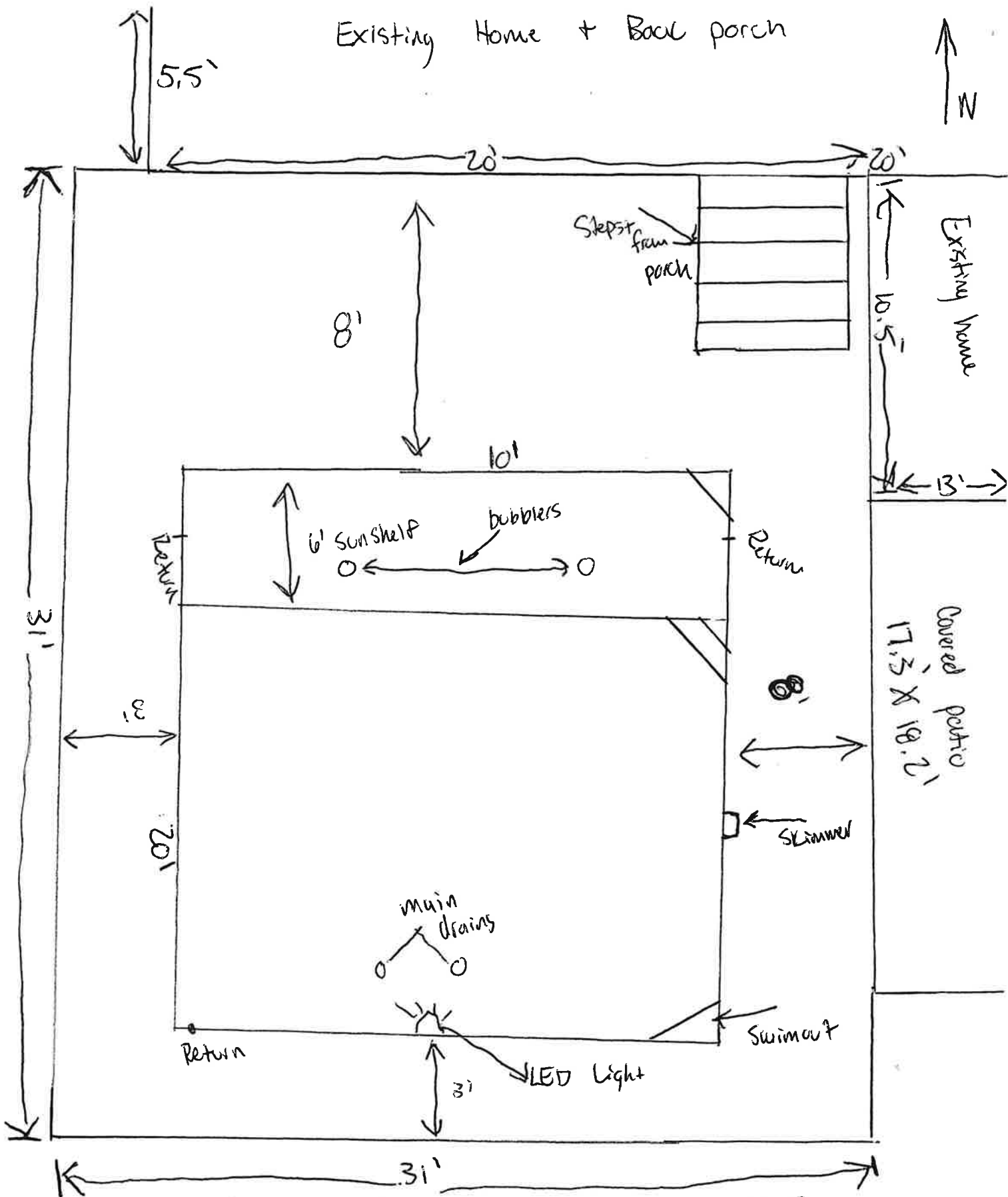
Joseph M. Stokes, Jr.  
Professional Surveyor and Mapper  
Florida Registration Number 5507

This survey is not covered by Professional Liability Insurance.

| COMMENTS                                             | FIELD | DATE   | OFFICE    | DATE     |
|------------------------------------------------------|-------|--------|-----------|----------|
| BOUNDARY SURVEY                                      | P.A.  | 1/4/23 | P.A./D.H. | 01/05/23 |
| CHECKED BY: J.M.S. JR. SHEET NUMBER 1 OF 1           |       |        |           |          |
| JOB NUMBER: 22-583 CADD DWG. FILE: 22-583DWG         |       |        |           |          |
| www.SAA-survey.com<br>Info@SAA-survey.com<br>LB 7524 |       |        |           |          |

**S** Land **A** Surveying **A**  
**Stokes, Anderson & Associates**  
P.O. BOX 4112  
BELLEVUE, FLORIDA 34421  
PH. (352) 205-9488  
FAX (866) 480-6733  
Land Surveyors & Drafters





1-352-657-5533  
 Krystal Pool Pools  
 1147 NE 17th RD  
 Ocala FL 34471

1-203-223-6520  
 Architect Kim Leonardis  
 628 SE 3rd St Ocala FL  
 34471  
 (Ocala Historic District)



Photos 828 SE 3rd St



Front of the property



Back of the property