

APPROVED

By Breah Miller at 9:36 am, Jan 08, 2024



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

Case File # 293
COA 23 - 45465
Meeting Date: January 4, 2024
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 #:	2820-027-009	Property Address:	122 SE Wenona Ave. Ocala, Florida 34471
Owner:	4 SISTER LAND HOLDINGS LLC	Owner Address:	122 SE Wenona Ave. Ocala, Florida 34471
Owner Phone #:	(352) 266-0100	Owner Email:	myronbowlin@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:		Toby Kelley	
Rep. Phone #:		(352) 572-0958	Rep. Email: toby@patkelleybuilder.com

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

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City of Ocala

201 S.E. 3rd Street, 2nd Floor

352-629-8421 | www.ocalafl.org

Case File #

COA

Meeting Date:

Product Approval #

293

23-45465

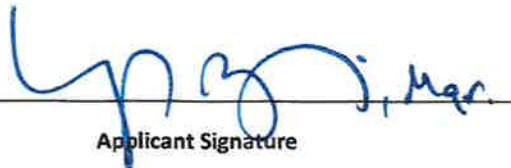
January 4, 2024

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.

- 1) We are requesting to add an attached Carport addition with driveway to the West side of our Residence. We have sourced matching materials in every case. There are no added windows.
- 2) Rock Face 8x8x16 CMU Block will match existing columns.
- 3) S4S wood, painted and configured to match existing for beams, soffit, fascia and misc. trim.
- 4) Storage Closets under the Carport will be clad with 6" Novelty siding to exactly match the existing frame wall portions of the residence. The doors are simple Flush F.G. material that will exactly match the existing door to the house, less the glass panel.
- 5) Added paving will be broom finish concrete.
- 6) Roof Panels are Classic Rib steel with a Galvalume finish that will exactly match the existing roof (initially the new finish will standout but we expect it to weather to blend relatively quickly)

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

11/28/2023

Date

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

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By Breah Miller at 9:36 am, Jan 08, 2024

City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board
Attn: B. Miller

Please accept this letter as authorization for Pat "Toby" Kelley of Pat Kelley Builder, Inc. to act as my Additional Meeting Representative for the OHPAB Meeting regarding the property located at 122 SE Wenona Ave.



Myron Bowlin, Mgr. - 4 Sisters Land Holdings LLC

APPROVED

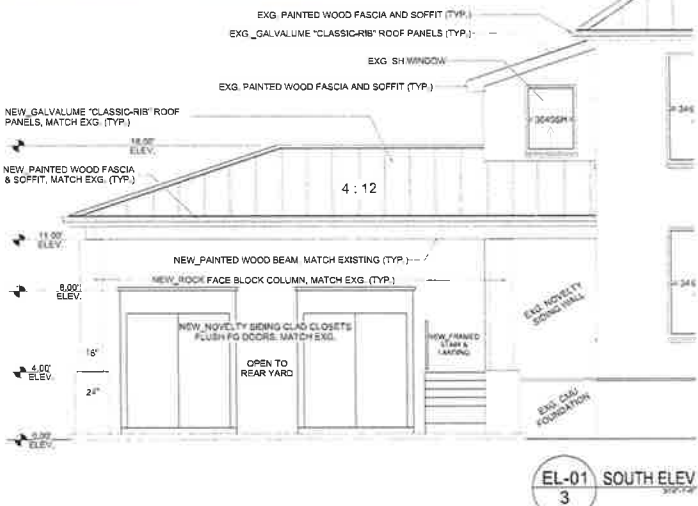
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PROPOSED ADDITION LOCATION - S. ELEVATION



TYPICAL EXG. ROCK
FACE BLOCK COLUMN,
BEAM, SOFFIT TO
MATCH

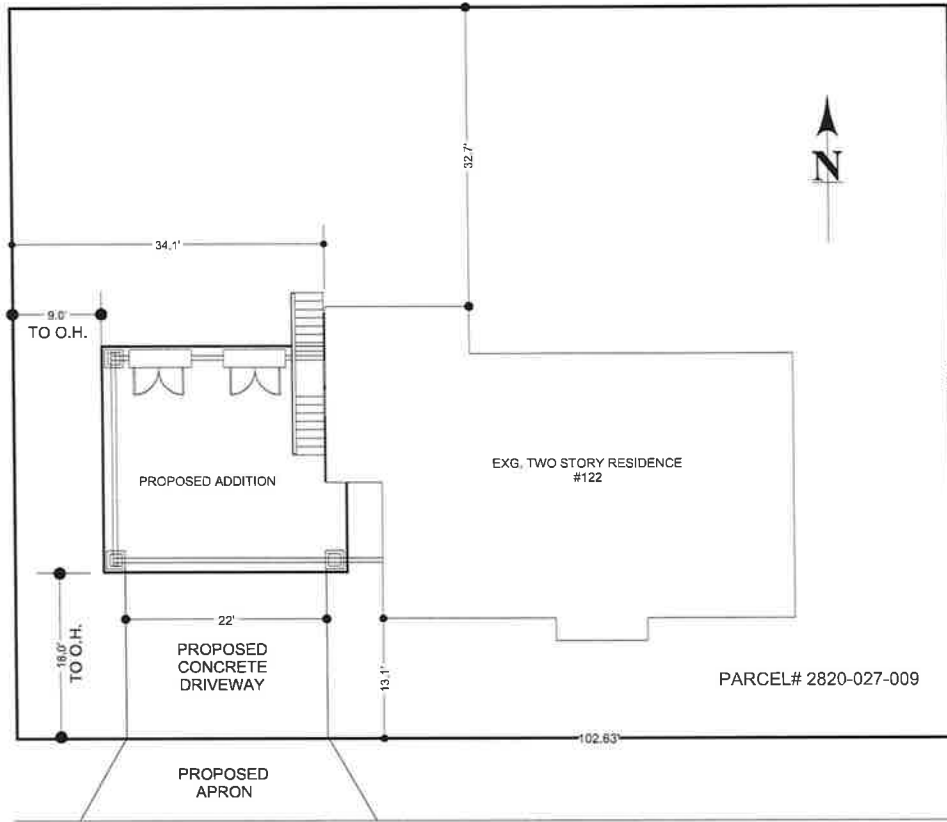


PROJECT NUMBER CG0057346	
PAT KELLEY BUILDER, INC. 805 NW 120th Street Reddick, FL 32666 PHONE: 352.333.8888 WWW: 001238-PATKELLEYBUILDER.COM	
KELLEY BUILDER, INC. GENERAL CONTRACTORS	
MYRON & CINDY BOWLIN 4 SISTERS LAND HOLDINGS, LLC 122 SE WENONA AVE. OCALA, FL 34471	
DATE 11/09/2023	
SHEET # A3	

APPROVED

By Breah Miller at 9:36 am, Jan 08, 2024

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SOUTHEAST 2ND STREET

SOUTHEAST WENONA AVE

SP-01 SITE PLAN
1

LICENSE NUMBER:
CGC057346

PAT KELLEY BUILDER, INC.
8988 NW 12th Street
Reddick, FL 32686
PHONE: 850.289.4519
WWW: OFFICE@PATKELLEYBUILDER.COM

KELLEY
BUILDER, INC.
GENERAL CONTRACTORS

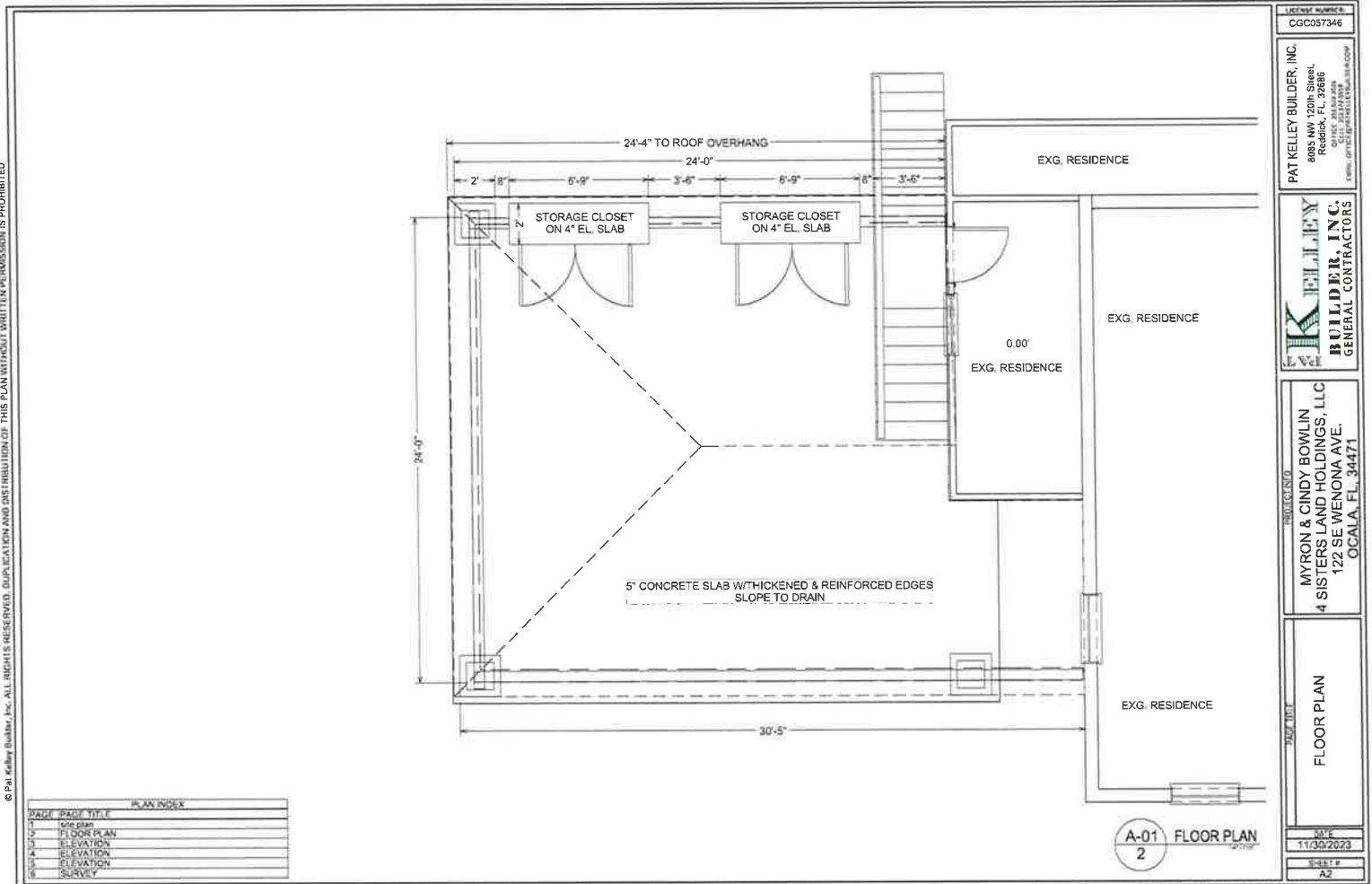
PROJECTED
MYRON & CINDY BOWLIN
SISTERS LAND HOLDINGS, LLC
122 SE WENONA AVE.
OCALA, FL 34471

PAGE TITLE
SITE PLAN

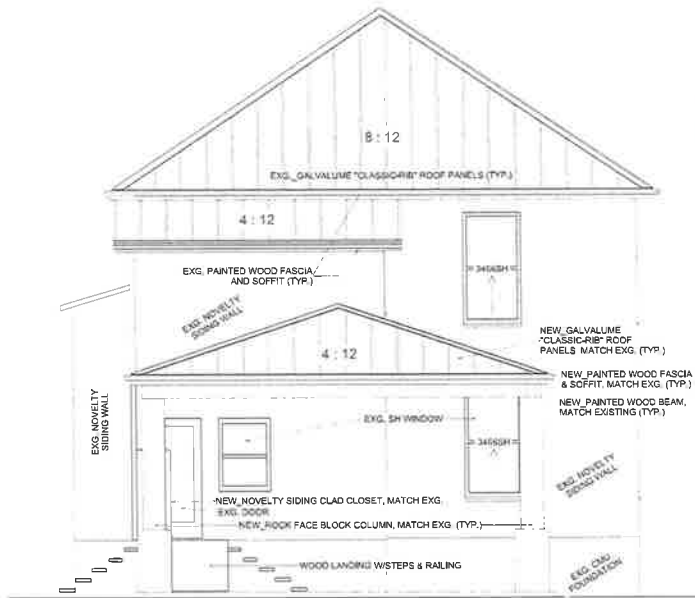
DATE
11/30/2023
SCALE
AS SHOWN

APPROVED

By Breah Miller at 9:36 am, Jan 08, 2024



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By Breah Miller at 9:36 am, Jan 08, 2024

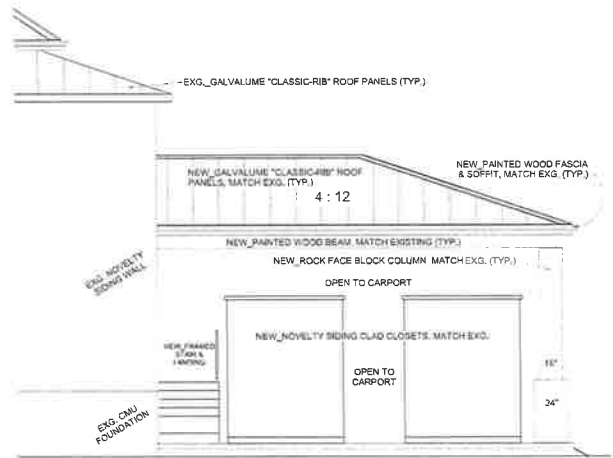


EL-02 WEST ELEV
4

PROJECT INFO	
PAT KELLEY BUILDER, INC. 8055 NW 120th Street Reddick, FL 32886 PHONE: 386.888.8888 WWW: OFFICE@PATKELLEYBUILDER.COM	
PROJECTED BY MYRON & CINDY BOWLIN 4 SISTERS LAND HOLDINGS, LLC 122 SE WENONA AVE. OCALA, FL 34471	
DRAWN BY ELEVATION	
DATE 11/30/2023	SHEET # A4

APPROVED
By Breah Miller at 9:37 am, Jan 08, 2024

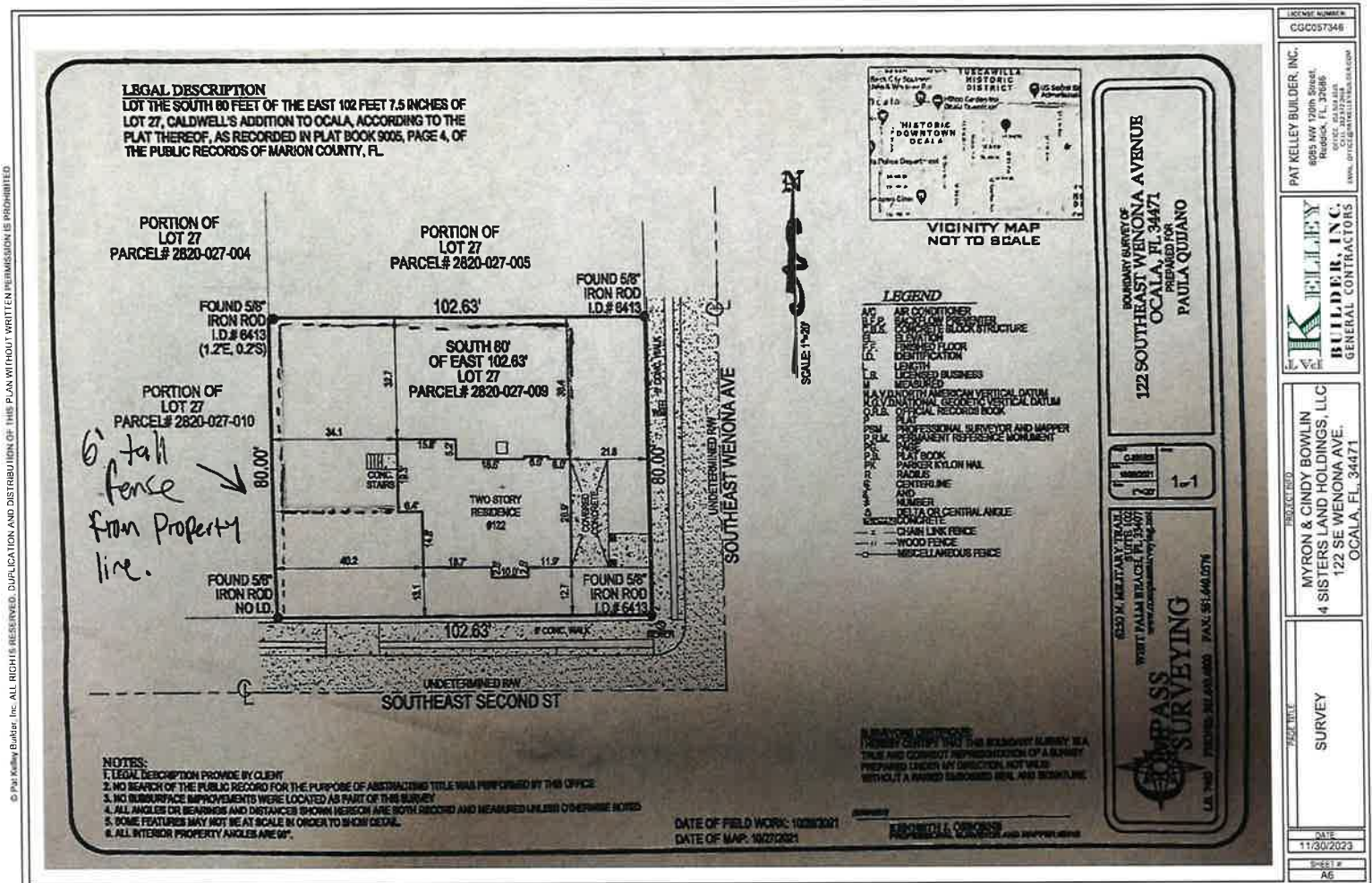
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EL-03 NORTH ELEV
5

PROJECT NUMBER CGC057346
PAT KELLEY BUILDER, INC. 9095 NW 12th Street, Miami, FL 33150 OFFICE: 305.224.2814 EMAIL: GK@PATKELLEYBUILDER.COM
KELLEY BUILDER, INC. GENERAL CONTRACTORS
PROJECT OWNER MYRON & CINDY BOWLIN 4 SISTERS LAND HOLDINGS, LLC 122 SE WENONA AVE. OCALA, FL 34471
TRADE TITLE ELEVATION
DATE 11/30/2023
DESIGNER AS

By Breah Miller at 9:37 am, Jan 08, 2024



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By Breah Miller at 9:37 am, Jan 08, 2024

Prepared by and return to:

Camilo Espinosa
LGI Title Services
40 SW 13th Street
Suite 102
Miami, FL 33130
(786) 453-8222
File No 06-13-708

Parcel Identification No 2820-027-009

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of July, 2023 between Vision 2022 LLC, a Florida Limited Liability Company, whose post office address is 6272 Abbott Station Drive, Zephyrhills, FL 33542, of the County of Pasco, State of Florida, Grantor, to 4 Sister Land Holdings LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 54, Candler, FL 32111, of the County of Marion, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

The South 80 feet of the East 102 feet 7 1/2 inches of Lot 27, CALDWELL'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book E, Page 4, of the Public Records of Marion County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME:

WITNESS

PRINT NAME:

Jorge Diaz

Vision 2022 LLC, a Florida Limited Liability Company

By:

Luisa Fernanda Davila, Member

By:

Isabella Maturana, Manager

STATE OF FLORIDA

COUNTY OF ~~MIAMI DADE~~ Pasco

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 19th day of July, 2023 by Luisa Fernanda Davila, Member of Vision 2022 LLC and Isabella Maturana, Manager of Vision 2022 LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public

Print, Type/Stamp Name of Notary



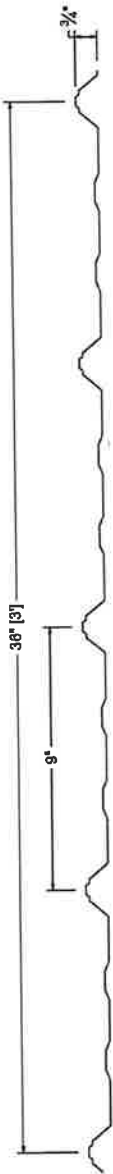
Personally known:

OR Produced Identification:

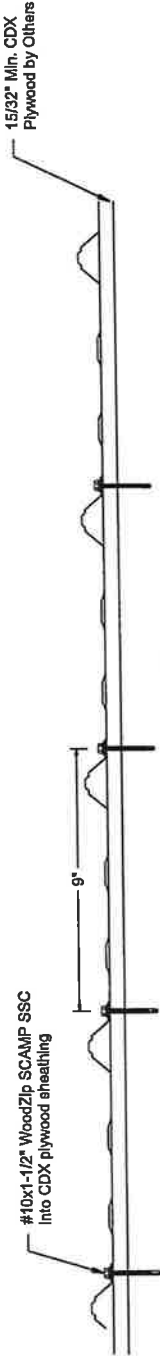
A Drivers License and Colombian Passport

Type of Identification Produced:

SOUTH RIB 26 AND 29 GA. GRADE 80 STEEL NON-STRUCTURAL OVER 15/32" CDX PLYWOOD



South Rib Profile



Fastener Pattern at Eave, Ridge and 3' O.C. in Field



DEEP SOUTH METALS, LLC	
106 MASTERS RD, EAST PALATKA, FL 32131	
DATE	DRAWN
10/16/2018	10/16/2018
SCALE	NTS
DRAWING	FPA-SouthRibPly
SHT	1 OF 1

10/16/2018
Lucas A. Turner, P.E.
FL PE #58201
2428 Old Natchez Trc
Trl, Camden, TN 38320
Ph. 941-380-1574

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STANDARD PATTERNS OF DROP SIDING — Continued
(Orders should specify pattern numbers.)

