



Ocala Historic Preservation Advisory Board Agenda

Thursday, June 4, 2026

Meeting Information

Location

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

<https://ocalafl.gov/meetings>

Time

4:00 PM

Board Members

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

Staff

Breah Miller, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Janiece Lucky
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.

1. Call To Order
 - a. Roll Call
2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Board was posted on May 20, 2026.
3. Approval of Minutes
 - a. [April 2, 2026 Meeting Minutes](#)
Attachments: [April 2, 2026 Meeting Minutes](#)
 - b. [May 14, 2026 Meeting Minutes](#)
Attachments: [May 14, 2026 Meeting Minutes](#)
4. Certificates of Appropriateness
 - a. [Case File #136; COA26-0021; 706 SE 4th Street. Addition a four-foot-tall, three-railed black flat-top rake-bottom aluminum fence, with three gates along the front and side yard.](#)

Presentation By: Charlita Whitehead
Attachments: [COA26-0021 Application](#)
[Master Site File 706 SE 4th Street](#)
[COA26-0021 Photos](#)
[COA26_0021_Aerial and Case Map](#)
 - b. [Case File #187; COA26-0022; 713 SE 2nd Street - Addition of an in-ground swimming pool with associated deck in the rear yard](#)

Presentation By: Charlita Whitehead
Attachments: [COA26-0022 Application](#)
[Master Site File 713 SE 2nd Street](#)
[COA26-0022 Photos](#)
[COA26_0022_Aerial and Case Map](#)
 - c. [Case File #68; COA26-0025; 906 E Fort King Street; Addition of two open-air pergola structures on the existing residence](#)

Presentation By: Charlita Whitehead
Attachments: [COA26-0025 Application and Additional Information](#)
[906 SE Ft King Street Master Site File](#)
[COA26_0025_Aerial and Case Map](#)
[COA26-0025 Photos](#)

- d. [Case File #105; COA26-0026; 723 E Fort King St. - Install an eight-foot by 14-foot prefabricated shed on an existing concrete slab.](#)

Presentation By: Charlita Whitehead

Attachments: [COA26-0026 Application](#)
[Master Site File 723 SE Ft King Street](#)
[COA26-0026 Photos](#)
[COA26_0026_Aerial and Case Map](#)

- e. [Case File # 53; COA26-0029; 605 SE Sanchez Avenue. A request to add a 20-foot by 30-foot brick patio in the backyard.](#)

Presentation By: Charlita Whitehead

Attachments: [COA26-0029 Application and Additional Information](#)
[605 SE Sanchez Ave Master Site File](#)
[COA26_0029_Aerial and Case Map](#)
[COA26-0029 Photos](#)

5. Affirmative Maintenance
6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting Date: July 2, 2026
10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

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



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.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1529

Agenda Item #: b.

Submitted By: JaNiece Lucky
Department: Growth Management

FORMAL TITLE:

..title
May 14, 2026 Meeting Minutes
..end

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

..body

BACKGROUND:

N/A



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, May 14, 2026

3:00 PM

1. Call To Order

a. Roll Call

During roll call, it was determined that a quorum was not present. As a result, no business was conducted, and the meeting was adjourned.

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

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

Attachments: [COA26-0021 Application](#)
[Master Site File 706 SE 4th Street](#)
[COA26-0021 Photos](#)
[COA26 0021 Aerial and Case Map](#)

b. Case File #187; COA26-0022; 713 SE 2nd Street - Addition of an in-ground swimming pool with associated deck in the rear yard

Attachments: [COA26-0022 Application](#)
[Master Site File 713 SE 2nd Street](#)
[COA26-0022 Photos](#)
[COA26 0022 Aerial and Case Map](#)

c. Case File #105; COA26-0026; 723 E Fort King St. - Install an eight-foot by 14-foot prefabricated shed on an existing concrete slab.

Attachments: [COA26-0026 Application](#)
[Master Site File 723 SE Ft King Street](#)
[COA26-0026 Photos](#)
[COA26_0026_Aerial and Case Map](#)

5. Affirmative Maintenance
6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting Date: June 4, 2026
10. Adjournment

During roll call, it was determined that a quorum was not present. As a result, no business was conducted, and the meeting was adjourned at 3:02PM.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1275

Agenda Item #: a.

Submitted By: Charlita Whitehead
..presenter
Presentation By: Charlita Whitehead
..end
Department: Growth Management

FORMAL TITLE:

..title
Case File #136; COA26-0021; 706 SE 4th Street. Addition a four-foot-tall, three-railed black flat-top rake-bottom aluminum fence, with three gates along the front and side yard.
..end

..body

BACKGROUND:

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 facade 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 facade of the front porch and includes a five-foot-wide gate.

FINDINGS AND CONCLUSIONS:

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.

ALTERNATIVE:

- * Approve
- * Approve with Conditions
- * Table
- * Deny



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 #:	2820-030-001	Property Address:	706 S.E. 4 th St. Ocala, FL 34471
Owner:	Carrie Cann	Owner Address:	706 S.E. 4 th St. Ocala, FL 34471
Owner Phone #:	352-721-5163	Owner Email:	Carrie.j.cann@gmail
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input checked="" type="checkbox"/> Fence <input type="checkbox"/> Other _____
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City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 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

"Fences Make Better Neighbors"

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

(3) 5'W Walk Gates.

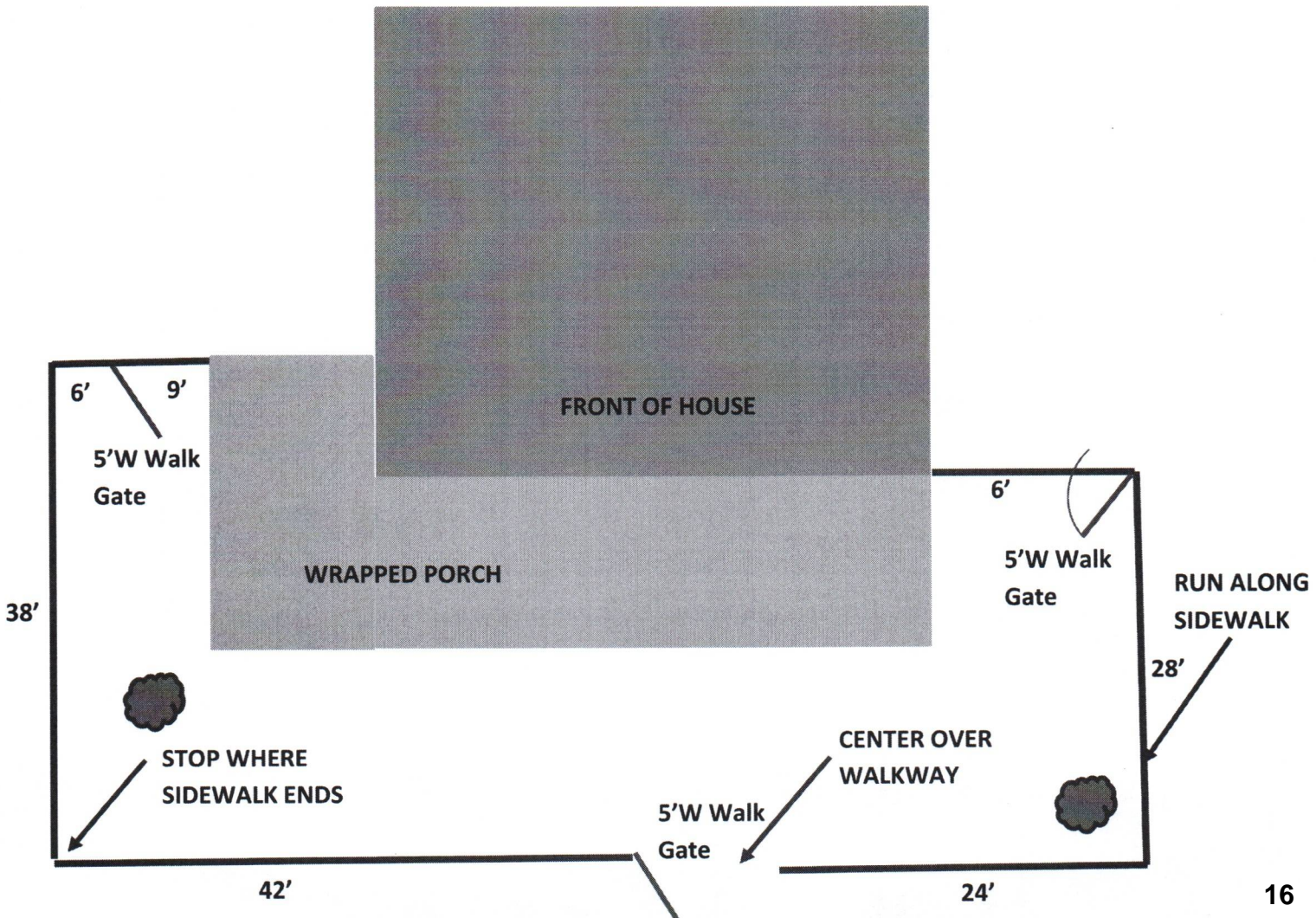
NO REMOVAL

INSTALL TO GRADE



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		
Total Assessed Value	\$117,331	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$180,075)
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

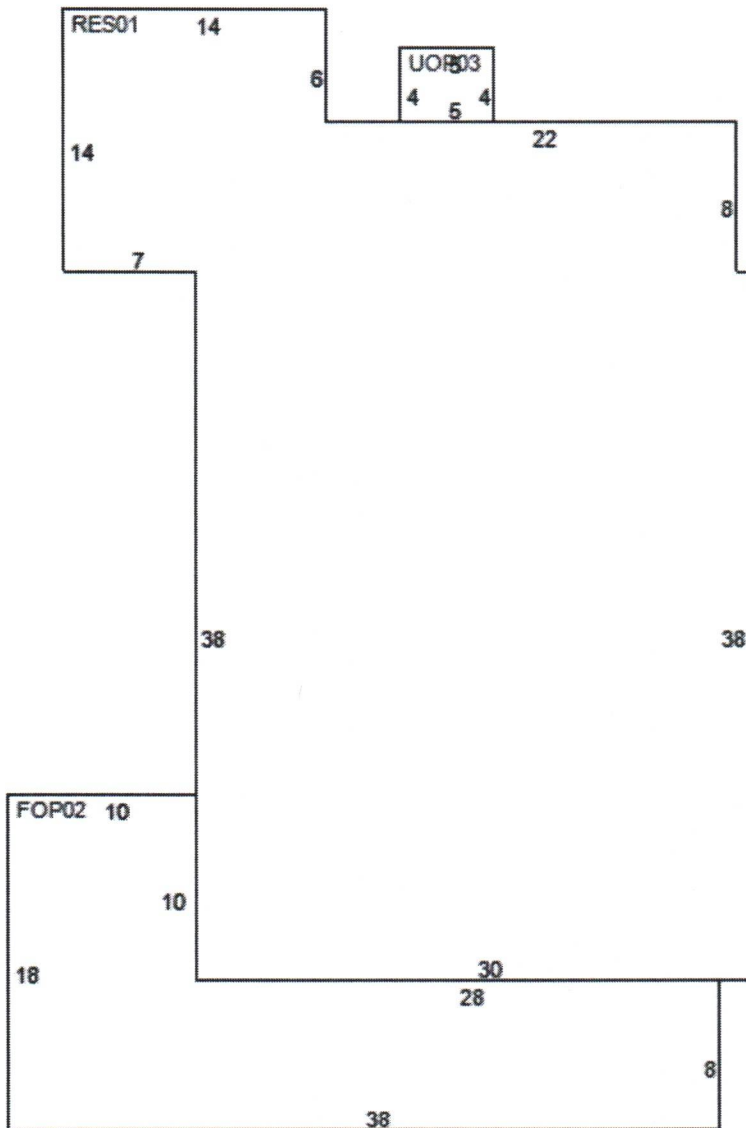
Land Data - Warning: Verify Zoning

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

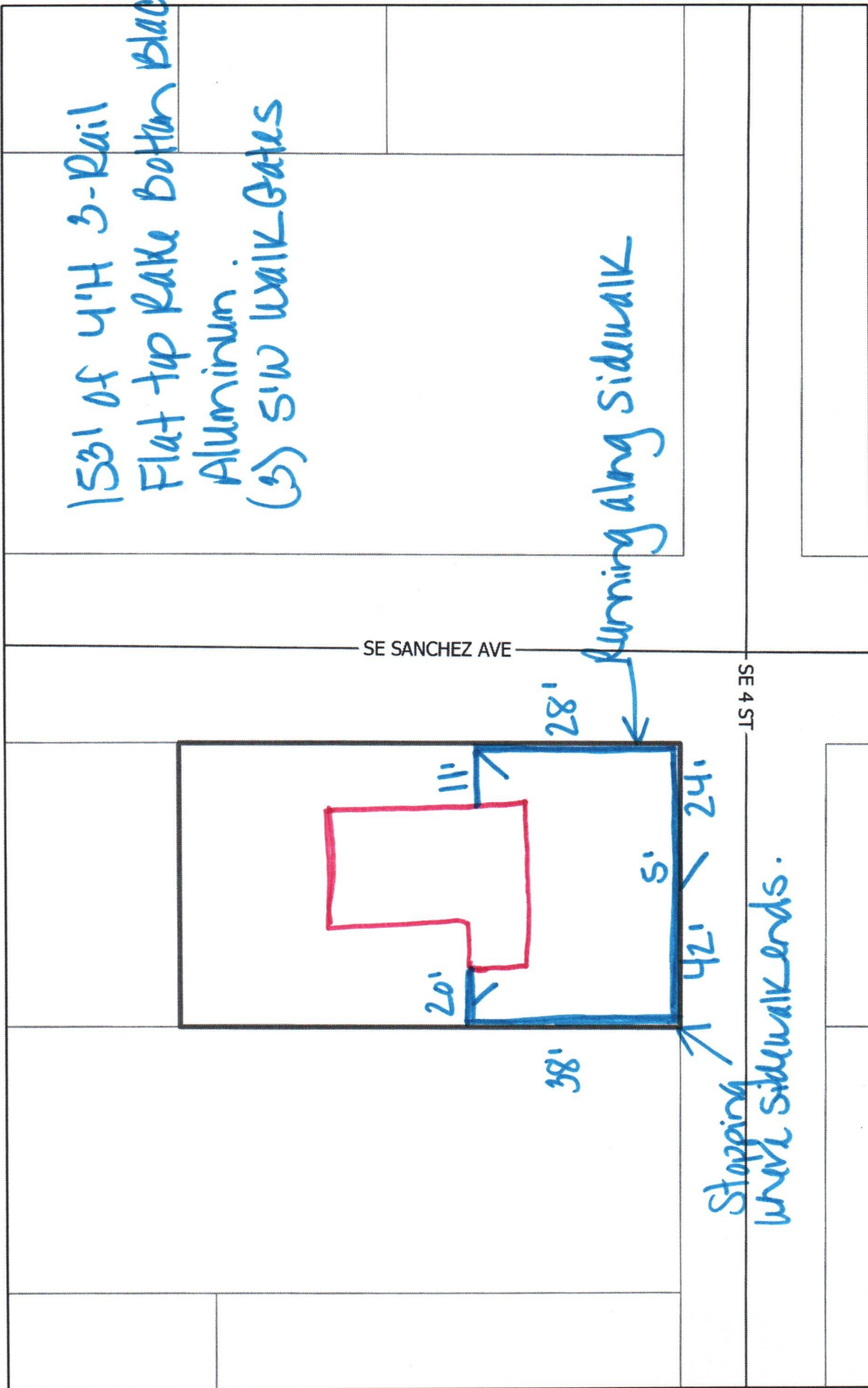
FIREPLACE IS CAPPED N/A

Planning and Building

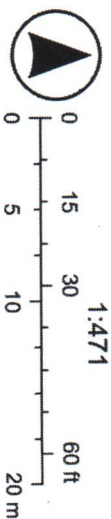
**** Permit Search ****

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



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.

Marion County, Florida - Use at your own risk.



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: 1/10/26

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)

Residential 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



STANDARD | 4' X 6' PRINCETON

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

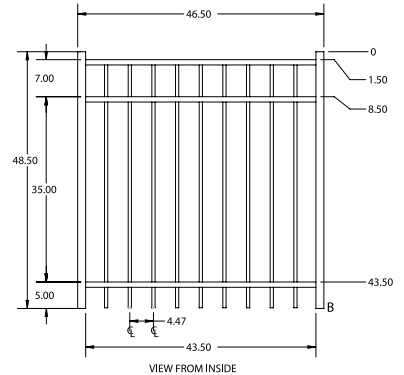


DESCRIPTION	BLACK	
	QTY	SKU
4' x 6' Princeton Flat Top 3 Rail Standard Bottom Panel (G)		73002245
2" x 2" x 70" Line Post (G)		73002255
2" x 2" x 70" Corner Post (G)		73002256
2" x 2" x 70" End Post (G)		73002257
2" x 2" x 70" Heavy-Duty Gate Post (G)		73002258
2" x 2" x 70" Blank Post		73002235
2" x 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
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
9 1/2" x 35" Puppy Picket Add-On Kit		73050575

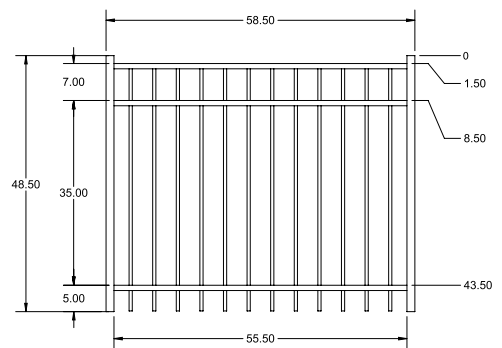
❄️ FREEZE LINE POSTS
⚡ NO DIG POSTS

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

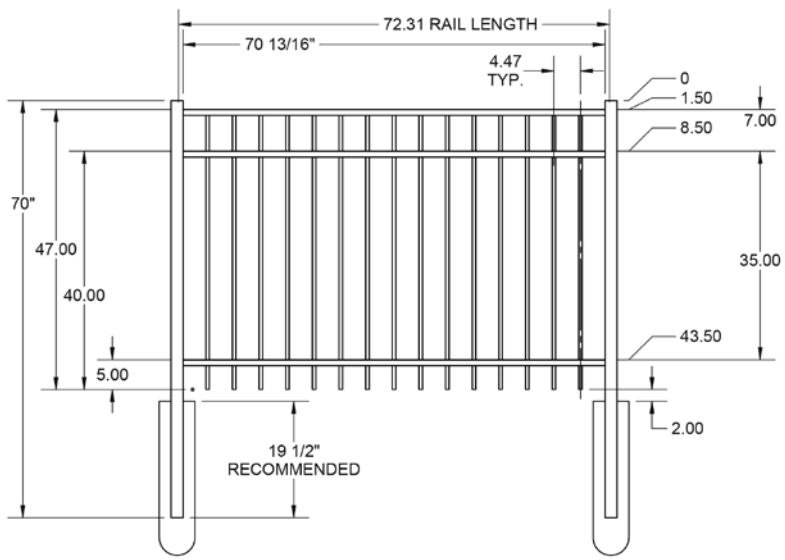
4' STRAIGHT WALK GATE



5' STRAIGHT WALK GATE



FENCE PANEL



RAIL PROFILE

1" x 1"

PICKETS

5/8" x 5/8"





FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =
Site No. 88-51824-2820-030-001

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

Site Name Dosh, N. B. House 830 = = Survey Date 820 = =
Address of Site: 706 S.E. 4th St. 905 = =
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. 902 = =
Ocala, FL 32670 832 = =

Type of Ownership Private 848 = = Recording Date _____

Recorder:
Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc. Planner
Address: 1241 S.W. 10th St. 818 = =
Ocala, FL 32670 838 = =

Condition of Site: Integrity of Site: Original Use residence 850 = =

Check One	Check One or More	Present Use <u>residence</u> 850 = =
<input type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =	Dates: Beginning <u>ca+1924</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input checked="" type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period _____ 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date:) 858 = =	
	<input type="checkbox"/> Moved () (Date:) 858 = =	

NR Classification Category: _____ 916 = =

Threats to Site:
Check One or More

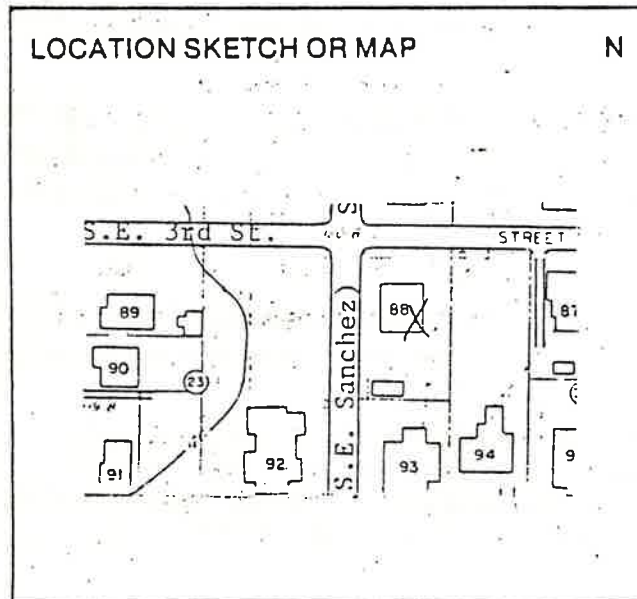
<input type="checkbox"/> Zoning (X) _____ () 878 = =	<input type="checkbox"/> Transportation (X) _____ () 878 = =
<input checked="" type="checkbox"/> Development (X) _____ () 878 = =	<input type="checkbox"/> Fill (X) _____ () 878 = =
<input type="checkbox"/> Deterioration (X) _____ () 878 = =	<input type="checkbox"/> Dredge (X) _____ () 878 = =
<input type="checkbox"/> Borrowing (X) _____ () 878 = =	
<input type="checkbox"/> 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 ==



Township	Range	Section



Photographic Records Numbers _____

81N70#8(5,6)
84N312#23(20)
 Contact Print

COA26-0021 - 706 SE Fourth Street



Subject property (facing south) from SE Fourth St.



Subject property (facing west)

COA26-0021 - 706 SE Fourth Street



Subject property (facing north)

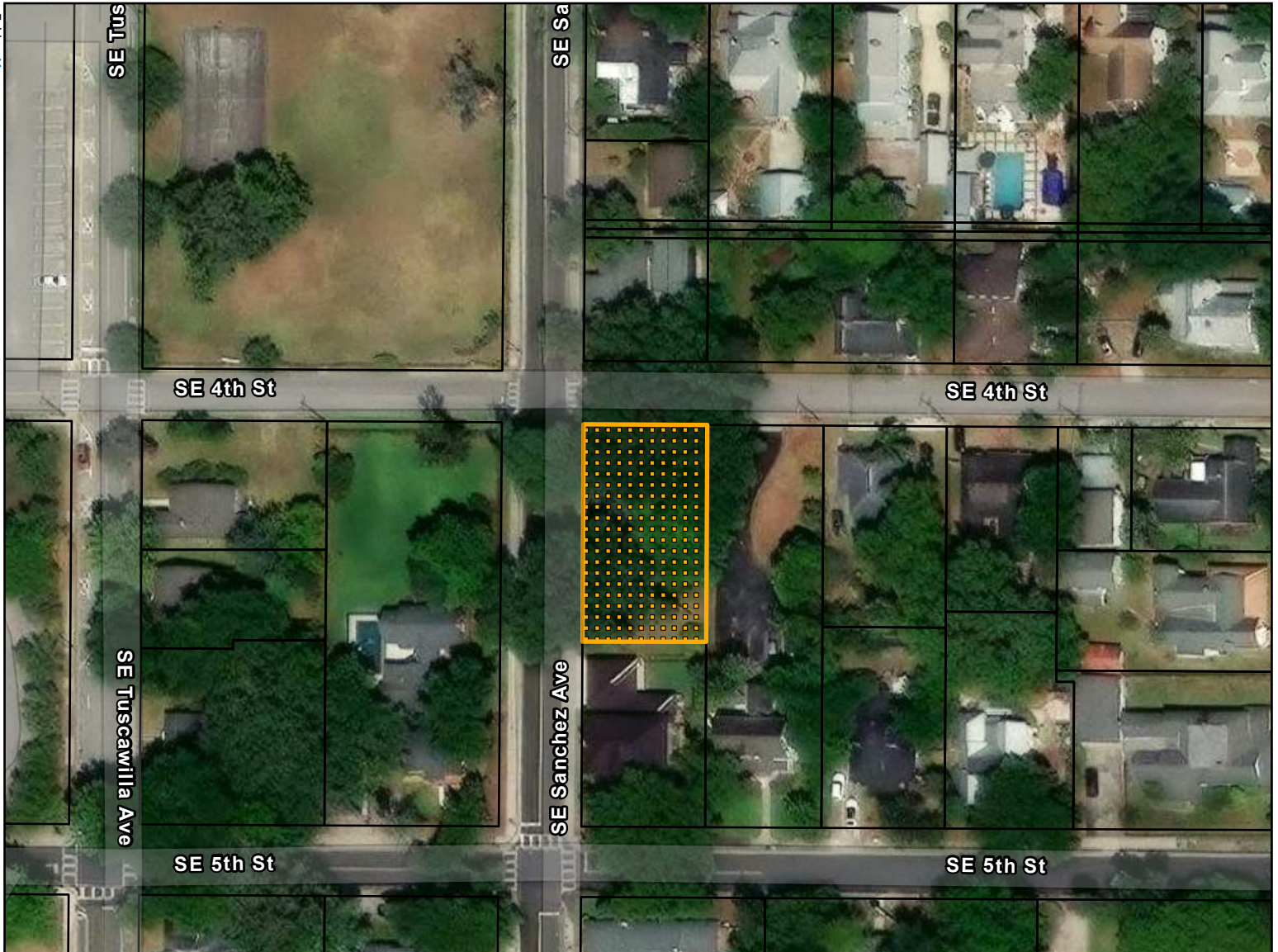
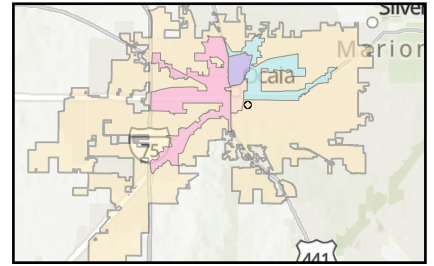



Subject property (facing east)

AERIAL MAP

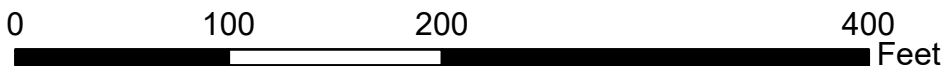
Case Number: COA26-0021

Property Size: Approximately 0.18 acres
Address: 706 SE 4TH ST
Proposal: New COA application



 Subject Parcel

 Parcels



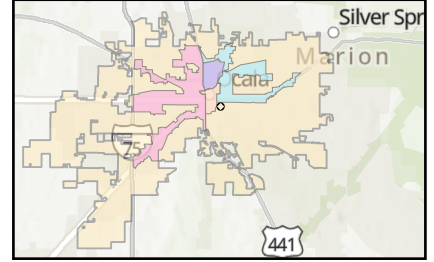
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Folder: M:
GIS\Department\IT\Evan\EconomicDev\CRAS\2026\June\COA26_0021

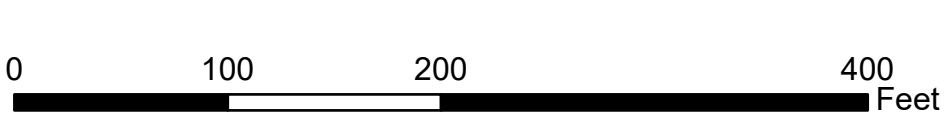
CASE MAP

Case Number: COA26-0021

Property Size: Approximately 0.18 acres
Address: 706 SE 4TH ST
Proposal: New COA application



- Parcels
- GU: Governmental Use
- R-3: Multi-Family Residential
- INST: Institutional
- Subject Parcel



Folder: M:\GIS\Department\IT\Evan\ComomicDev\CRAS\2026\June\COA26_0021\



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1293

Agenda Item #: b.

Submitted By: Charlita Whitehead
..presenter
Presentation By: Charlita Whitehead
..end
Department: Growth Management

FORMAL TITLE:

..title
Case File #187; COA26-0022; 713 SE 2nd Street - Addition of an in-ground swimming pool with associated deck in the rear yard
..end

..body

BACKGROUND:

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 sun shelf 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.

FINDINGS AND CONCLUSIONS:

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 facade 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

ALTERNATIVE:

* Approve

* Approve with Conditions

* Table

* Deny



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 # _____

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.)

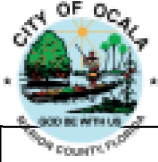
If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

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? <input type="checkbox"/> Yes <input type="checkbox"/> 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:	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input type="checkbox"/> 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

- 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

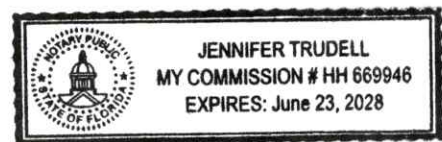
Donna Cress _____ Personally Known OR Produced Identification
(NAME OF PERSON ACKNOWLEDGEING)

Type of Identification Produced _____

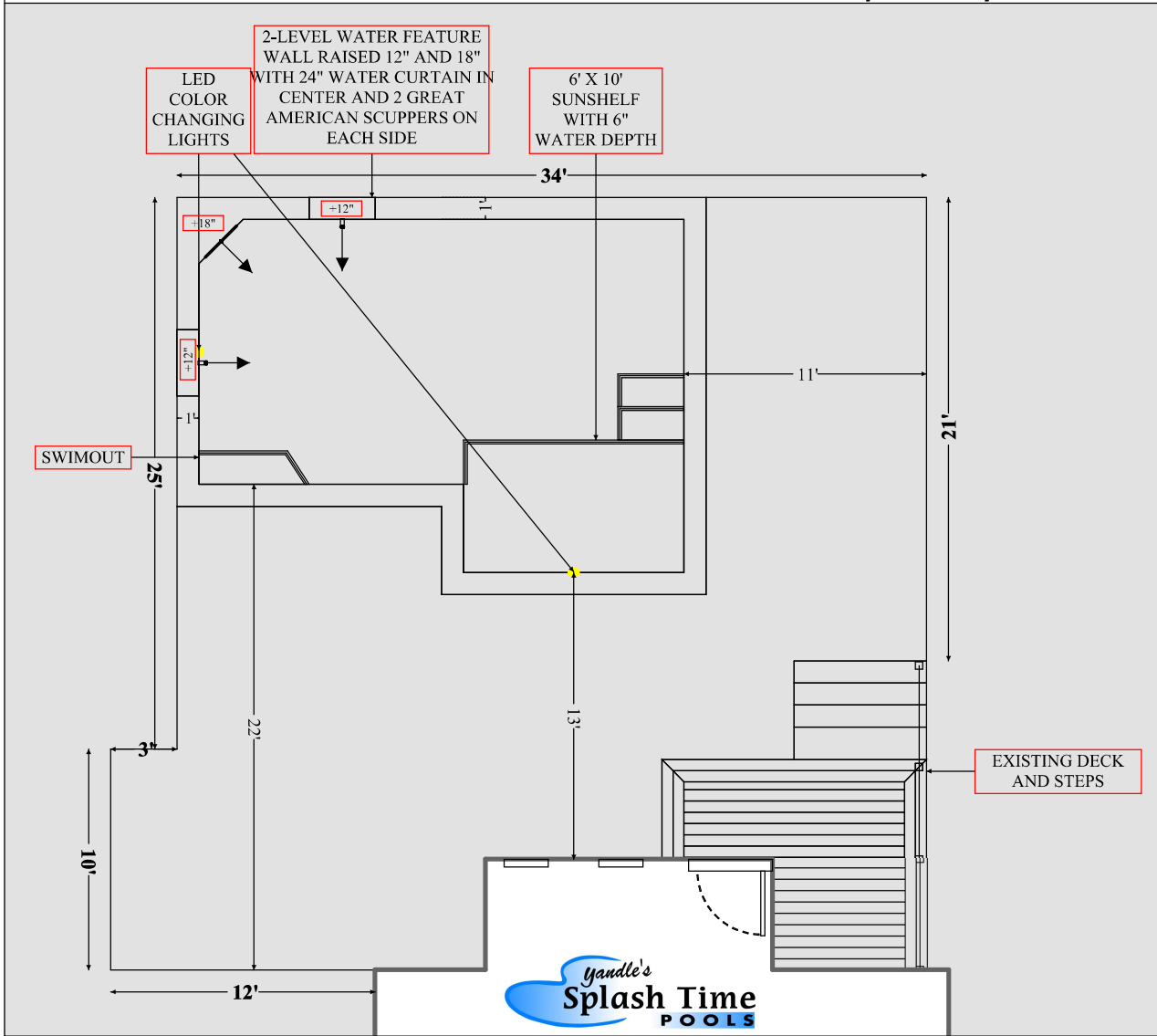
Jennifer Trudell
NOTARY PUBLIC

REVISED 10/14/20

GROWTH MANAGEMENT DEPARTMENT • 201 SE 3RD STREET • OCALA, FLORIDA 34471
(352) 629-CITY (2489) • www.ocalafl.org



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	





SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM



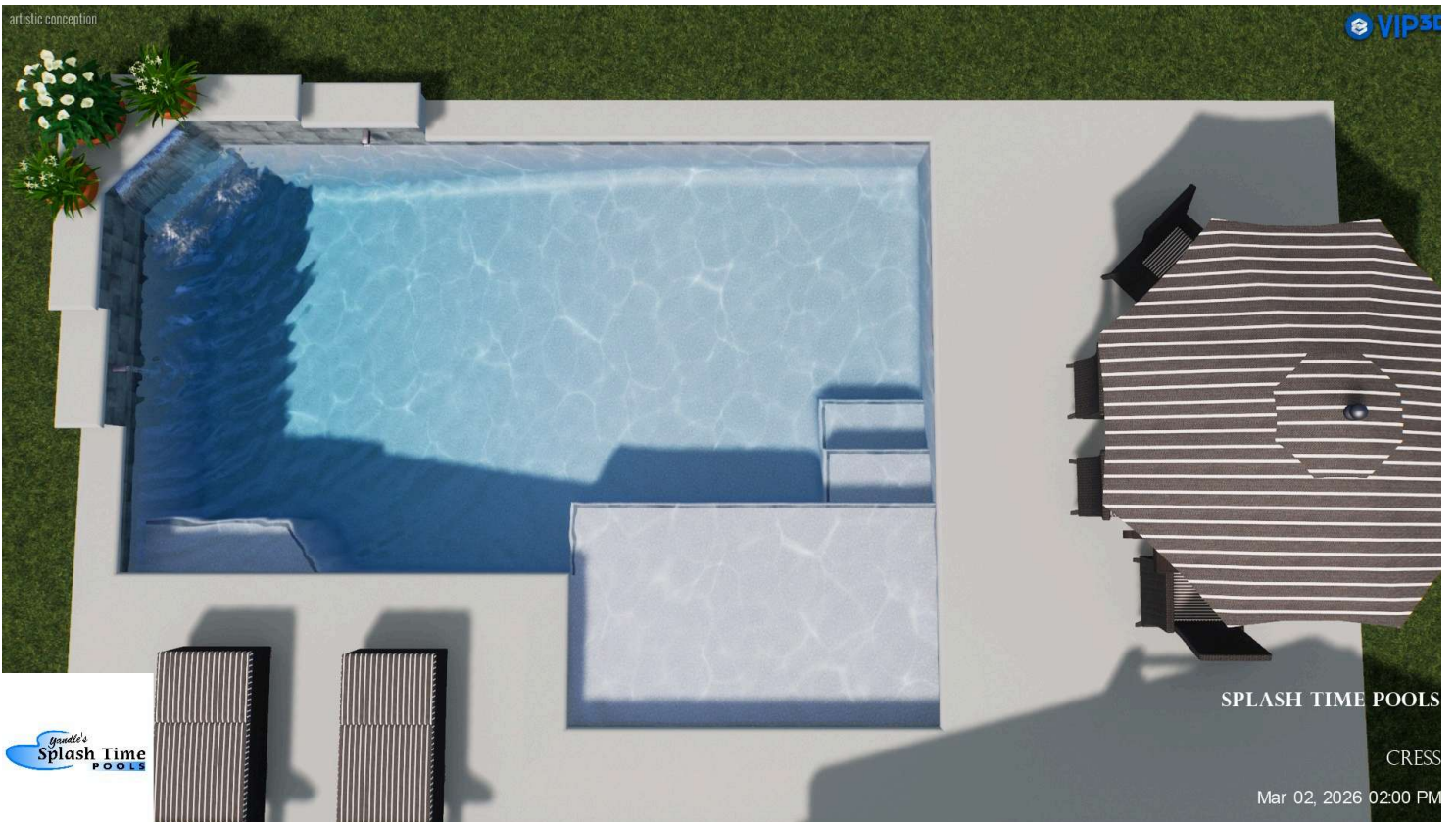
SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIPST



Gandhi's
Splash Time
POOLS

SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM



SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM



SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIP



SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIP



Gandhi's
Splash Time
POOLS

SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIPSP

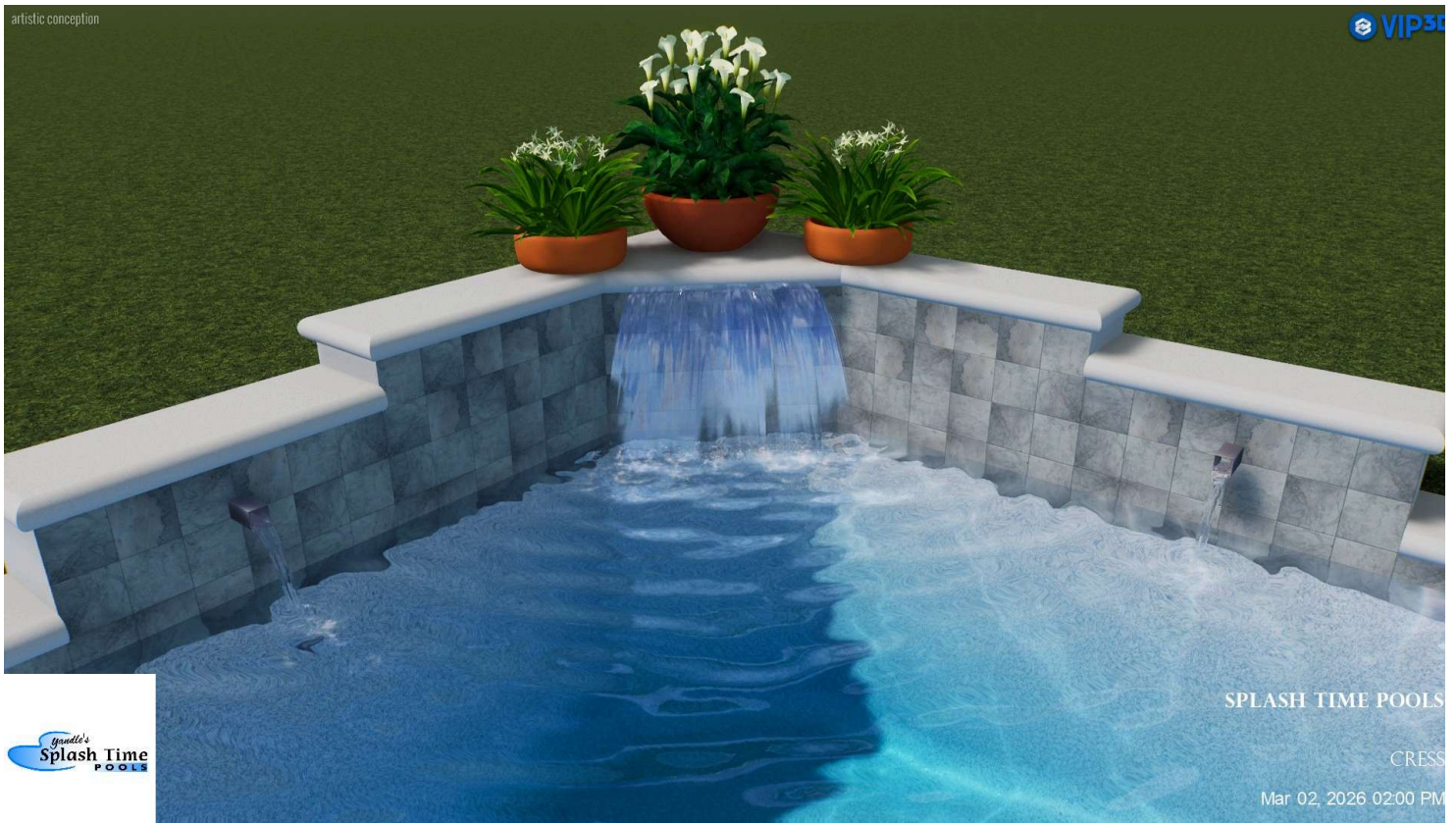


Gundie's
Splash Time
POOLS

SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM



Gandhi's
Splash Time
POOLS

SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIP3D



Mar 02, 2026 02:00 PM

artistic conception



SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIP3D



Gandhi's
Splash Time
POOLS

SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM



SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

artistic conception

VIPST



SPLASH TIME POOLS

CRESS

Mar 02, 2026 02:00 PM

✓ 12/88

(old parcel #)
new parcel # 7/89 P.5
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) 2920-027-007
830 = = Survey Date 1981 820 = =
905 = =

Address of Site: 713 S. E. 2nd St.
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. 206
County: Marion - Lot 27 808 = =

Owner of Site: Name: Davis, John W & Margaret MERRIAM, LAUREN III ;
Address: 713 SE 2nd St. 902 = =
Ocala, FL 32670 832 = =

Type of Ownership Private 848 = = Recording Date _____ 832 = =
Recorder:

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

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

Check One	Check One or More	Present Use	Residence	850 = =
<input checked="" type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =	Dates: Beginning	<u>CA: 1924</u>	844 = =
<input type="checkbox"/> Good 863 = =	<input checked="" type="checkbox"/> Unaltered 858 = =	Culture/Phase	<u>American</u>	840 = =
<input type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period		845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date:) () 858 = =			
	<input type="checkbox"/> Moved () (Date:) () 858 = =			

NR Classification Category: _____ 916 = =
Threats to Site:

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

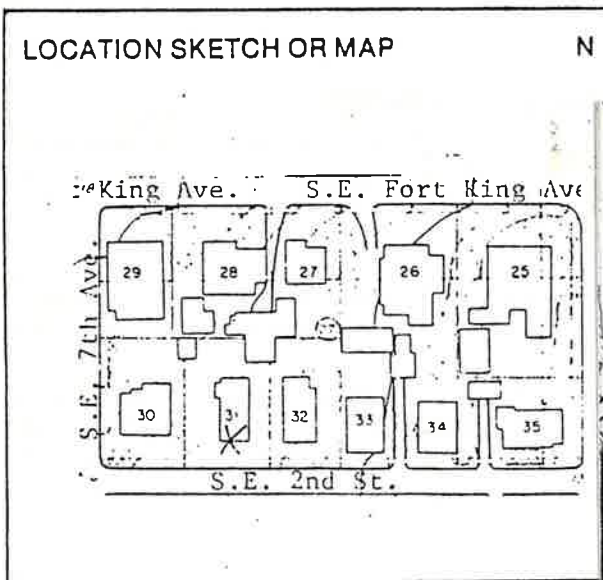
Areas of Significance: Architecture 910 = =

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 984 ==
 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 ==



Township	Range	Section
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Photographic Records Numbers _____

81N70#9 (S, 9)

84 N 312 # 22 (20)

Contact Print

COA26-0022 - 713 SE Second Street



Subject property (facing north) from SE Second St.



The existing paver patio to be removed

COA26-0022 - 713 SE Second Street

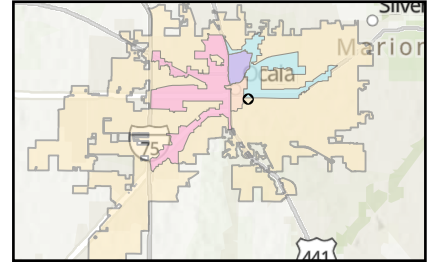


The existing paver patio to be removed

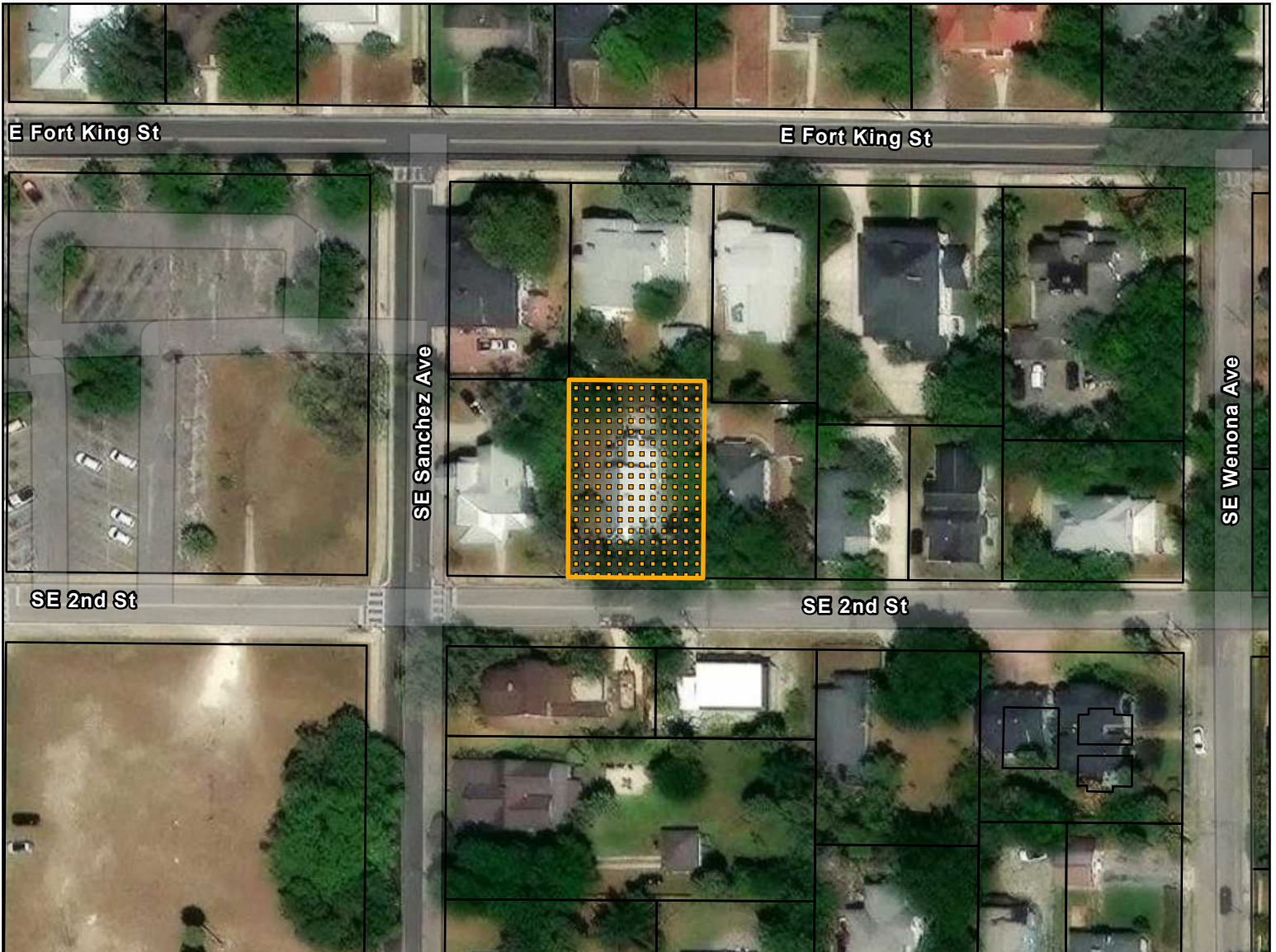
AERIAL MAP



Case Number: COA26-0022

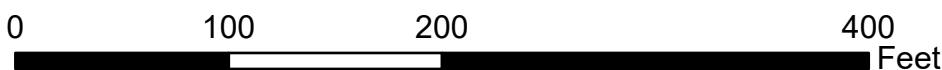
Property Size: Approximately 0.20 acres
Address: 713 SE 2ND ST
Proposal: New COA application



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GIS\Department\T\T\Plan\EconomicDev\GRAS\2026\June\COA26_0022\



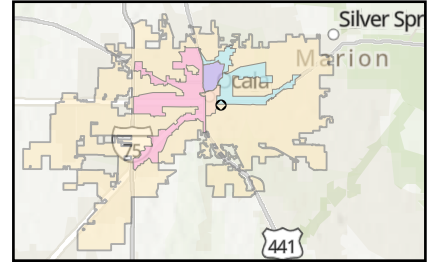
-  Subject Property
-  Parcels



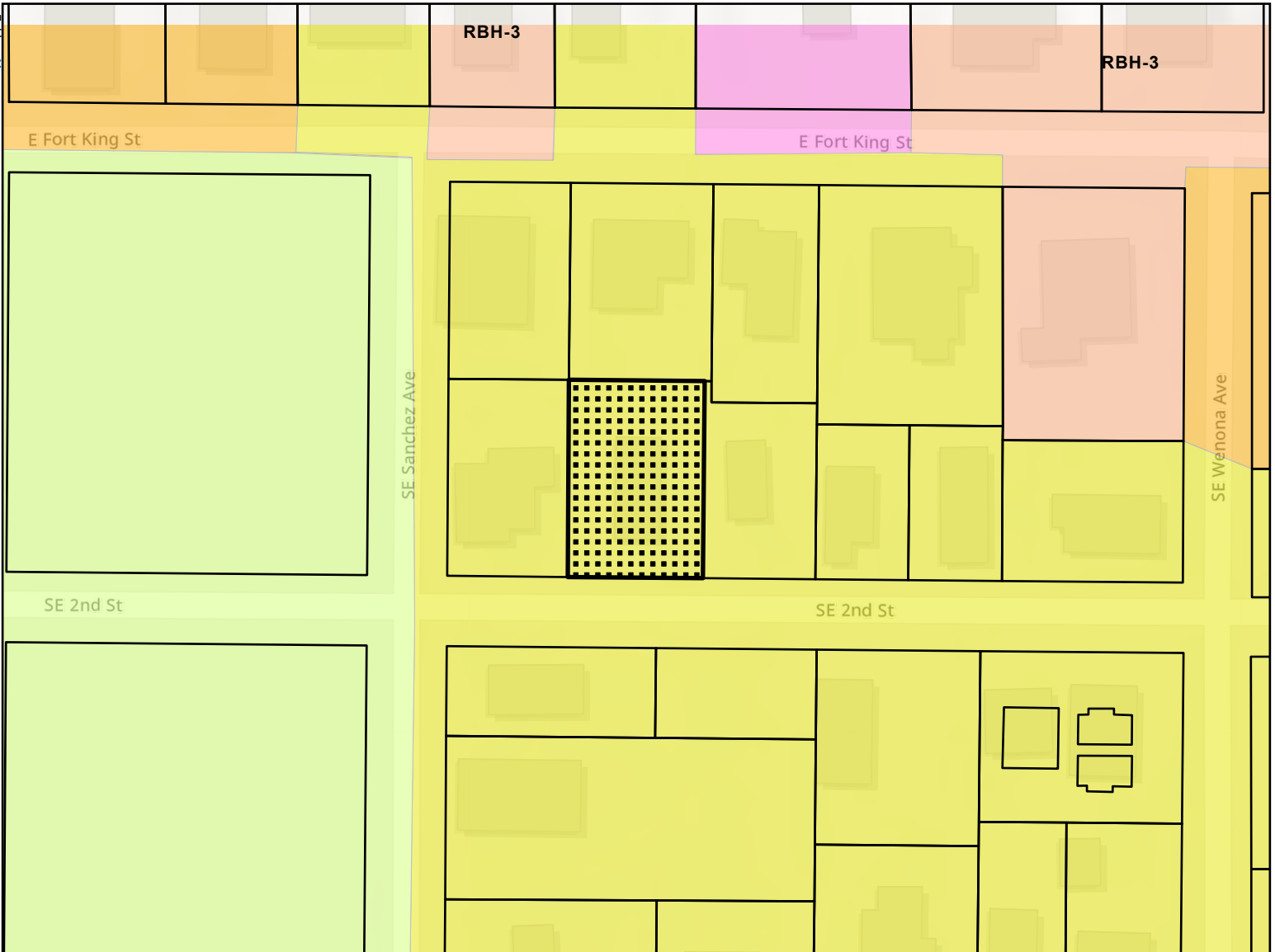
CASE MAP

Case Number: COA26-0022

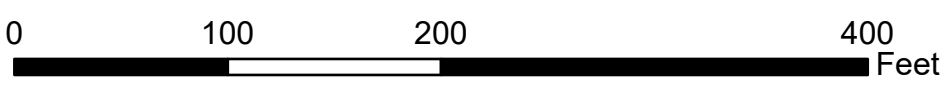
Property Size: Approximately 0.20 acres
Address: 713 SE 2ND ST
Proposal: New COA application



Folder: M:\GIS\Department\IT\Plan\EconomicDev\CRAS\2026\June\COA26_0022\



- Parcels
- INST: Institutional
- O-H: Office Historic
- R-3: Multi-Family Residential
- RBH-3: Residential Business Historic-3
- RO: Residential Office
- Subject Property





Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2026-1490

Agenda Item #: c.

Submitted By: Charlita Whitehead

..presenter

Presentation By: Charlita Whitehead

..end

Department: Growth Management

FORMAL TITLE (Motion Ready):

..title

Case File #68; COA26-0025; 906 E Fort King Street; Addition of two open-air pergola structures on the existing residence

..end

..body

BACKGROUND:

Petitioner/ Property Owner: Stacey Harris and Jon Harris

Project Planner: Charlita Whitehead

Applicant Request: To add two open-air pergola structures at the existing residence, including one ground-level pergola on the east side of the home and one upper-level pergola on the existing elevated deck above the carport, with a covered entryway providing access to the residence.

Parcel Information

Acres: 0.50 acres

Parcel(s) #: 28362-039-01

Location: 906 E Fort King St.

Future Land Use: Neighborhood

Zoning District: R-3: Multi-Family Residential

Existing Use: Residential

Background:

The existing home, known as the William G. Marshall House, was constructed in 1908 using a Classical Revival architectural style. The home is a contributing structure within the Ocala Historic District. Recent activity on the property includes COA26-0003 for landscaping improvements and COA26-0017 for replacement of deteriorating siding and roofing on an outbuilding, both of which were approved administratively through the Staff Certificate of Appropriateness process. COA26-0012, approved by the board on April 2, 2026, included replacement of the existing wood fencing with ornamental black aluminum fencing; installation of stairs from the lower carport to the upper deck; enclosure and expansion of the existing screened porch for additional interior space; replacement of the upper deck railing; removal of exterior shutters and window screens for repair and restoration of window trim; and relocation of existing windows and doors as part of the addition and interior renovation.

Applicant Request:

To add two open-air pergola structures on the existing residence, including one ground-level pergola 18' x 12' located on the east side of the home and one upper-level pergola 26'8" x 45'6" located on the existing elevated deck above the carport with an additional 6' x 6'11" covered entryway into the house.

FINDINGS AND CONCLUSIONS:

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 pergola structures are subordinate additions to the primary historic structure and are designed to complement the architectural character of the residence. The additions use compatible materials, proportions, trim detailing, and roof elements that reflect the existing structure without diminishing or removing character-defining historic features.

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 pergolas are located within previously developed portions of the site, including an existing concrete patio and elevated deck. The additions maintain compatibility with the existing residential setting and do not substantially alter the historic site layout or relationship between structures and open spaces.

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 pergolas are designed to reflect the proportions and architectural rhythm of the existing structure using compatible columns, trim profiles, siding exposure, and roofing materials. The structures remain secondary in scale and do not visually overpower the primary historic residence.

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

Staff Comments: The proposed pergolas are located on existing patio and deck areas and do not substantially alter the spacing or relationship between structures on the property. The proposed additions do not obscure primary character-defining architectural features visible from the public right-of-way.

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: The proposed pergolas maintain the horizontal and vertical proportions established by the existing residence through compatible column spacing, roof forms, and trim detailing.

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 proposal incorporates architectural elements compatible with the existing structure, including compatible column proportions, trim details, roofing materials, and painted finishes.

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 pergola structures are compatible with the primary residence in scale, materials, detailing, and roof form. The additions remain subordinate to the primary structure and do not exceed the height of the existing residence or applicable zoning requirements.

Secretary of the Interior's Standards for the Treatment of Historic Properties Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. (page 76)

Staff Comments: The proposed pergolas are additive and reversible in nature and do not require removal of character-defining historic features. The structures are designed to be compatible with the historic residence while remaining identifiable as new construction.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the

future, the essential form and integrity of the historic property and its environment would be unimpaired. (page 76)
Staff Comments: The proposed pergola structures are designed as reversible additions constructed primarily within existing developed areas of the property. Removal of the structures in the future would not impair the essential integrity of the historic resource.

New Exterior Additions to Historic Buildings and Related New Construction

Recommended: Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building. (page 156)

Staff Comments: The proposed pergola additions are located on secondary elevations and existing outdoor living areas associated with the residence. The additions remain subordinate in scale to the primary historic structure and do not visually dominate the structure.

Recommended: Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed. (page 156)

Staff Comments: The proposed pergola structures are designed to minimize impacts to historic materials and character-defining features.

Recommended: Designing a new addition that is compatible with the historic building. (page 156)

Staff Comments: The pergolas incorporate compatible architectural elements, including proportional columns, trim detailing, roofing materials, and painted finishes that relate to the existing Classical Revival residence while remaining identifiable as new construction.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color. (page 156)

Staff Comments: The proposed additions remain visually subordinate to the primary structure through their open-air design, secondary placement, compatible materials, and proportional relationship to the existing residence.

Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building. (page 160)

Staff Comments: The proposed upper-level pergola is limited in height and maintains an open-air design that minimizes visual impact on the historic structure.

Ensuring that new construction is secondary to the historic building and does not detract from its significance. (page 162)

Staff Comments: The proposed pergola structures are secondary accessory features that complement the historic residence without detracting from the significance of the property.

Staff Recommendation:

Approval

ALTERNATIVE:

- * Approve
- * Approve with Conditions
- * Table
- * Deny



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

Case File # 68
 COA 26 - 0025
 Meeting Date: 06/04/2026
 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 #:	28362-039-01	Property Address:	906 E Fort King
Owner:	Jon & Stacey Harris	Owner Address:	906 E Fort King
Owner Phone #:	678 333 7852	Owner Email:	staceyharris11@gmail.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

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



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

Case File # 68
COA 26 0025
Meeting Date: 06/04/2026
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.

Construction of 2 open-air pergola structures on the existing residence.

1. a ground level pergola located on the east side of the home.
2. An upper-level pergola structure located on the existing elevated deck above carport.

See COA Pergola attachment for details.

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 11x17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- Please list any additional attachments:

Stacey Harris

Applicant Signature

4-1-26

Date

CERTIFICATE OF APPROPRIATENESS – PROJECT DESCRIPTION

Property Address: 906 East Fort King Street

Applicant: Jon and Stacey Harris

Project: Construction of Pergola Structures (Ground-Level and Upper Deck)

Project Overview

This application proposes the construction of two open-air pergola structures on the existing residence:

- A ground-level pergola located on the right (east) side of the home, constructed over an existing concrete patio (215”x120”)
- An upper-level pergola structure located on the existing elevated deck (Upper deck is 26’8”x45’6”. Pergola will be 26’8”x12’8” with an additional 6’x6’11” covered entryway into the house.)

The proposed work is designed to be compatible with the historic character of the property and surrounding district, consistent with the City of Ocala Historic Preservation Guidelines and the Secretary of the Interior’s Standards for Rehabilitation.

Design Intent & Compatibility

The pergolas have been designed to meet Ocala’s standard that new work shall be differentiated yet compatible with the historic structure in terms of scale, massing, materials, and architectural features.

- Reflects the scale, proportions, and rhythm of the existing structure
- Incorporates existing architectural elements including column forms, trim profiles, and siding exposure
- Maintains the visual continuity of the structure and district
- Designed as subordinate additions, clearly secondary to the primary historic resource

The intent is for the structures to appear historically appropriate while remaining identifiable as new, reversible additions.

Materials & Construction

All materials are selected to comply with Ocala guidelines requiring visual compatibility and durability:

- Roofing: Architectural asphalt shingles to match the existing roof in color, material, and profile
- Siding & Trim: Horizontal lap siding and trim to match existing dimension, exposure, and finish
- Columns: Columns will replicate existing columns by the concrete pad and in the carport area in proportion, spacing, and detailing (base and capital)
- Ceiling & Soffits: Painted wood compatible with existing porch finish
- Paint & Finish: All finishes will match the existing historic color palette

Ground-Level Pergola

- Located on an existing concrete pad, minimizing site disturbance
- Open-air structure with a light roof element providing shade
- Column placement reflects the existing architectural rhythm and spacing
- Designed as a compatible accessory structure that does not obscure or alter historic features

Upper-Level Pergola

- Constructed on the existing deck footprint, with no expansion of massing

- Provides shade and defines outdoor space while maintaining openness
- Reduces the visual scale of the deck in a manner consistent with historic proportions
- Roof form and detailing are designed to be compatible with existing rooflines without creating a false historical appearance

Impact on Historic Fabric

This project is consistent with Ocala's preservation principles:

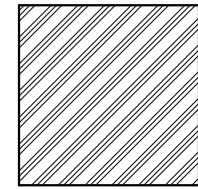
- No removal or alteration of character-defining historic features
- Work is additive and reversible, preserving the integrity of the original structure
- New construction is clearly distinguishable upon close inspection while remaining visually compatible
- The project does not introduce inappropriate materials or alter the historic setting

Summary

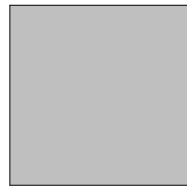
The proposed pergolas meet the intent of the City of Ocala Historic Preservation Guidelines by ensuring that new construction is compatible, subordinate, and reversible, while preserving the historic character of the property. The design carefully balances modern functionality with historic sensitivity, ensuring the additions enhance the property without detracting from its architectural significance.

PARCEL #: 28362-039-01

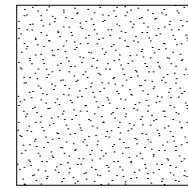
JON & STACEY HARRIS
906 E FORT KING ST
OCALA FL 34471-2318



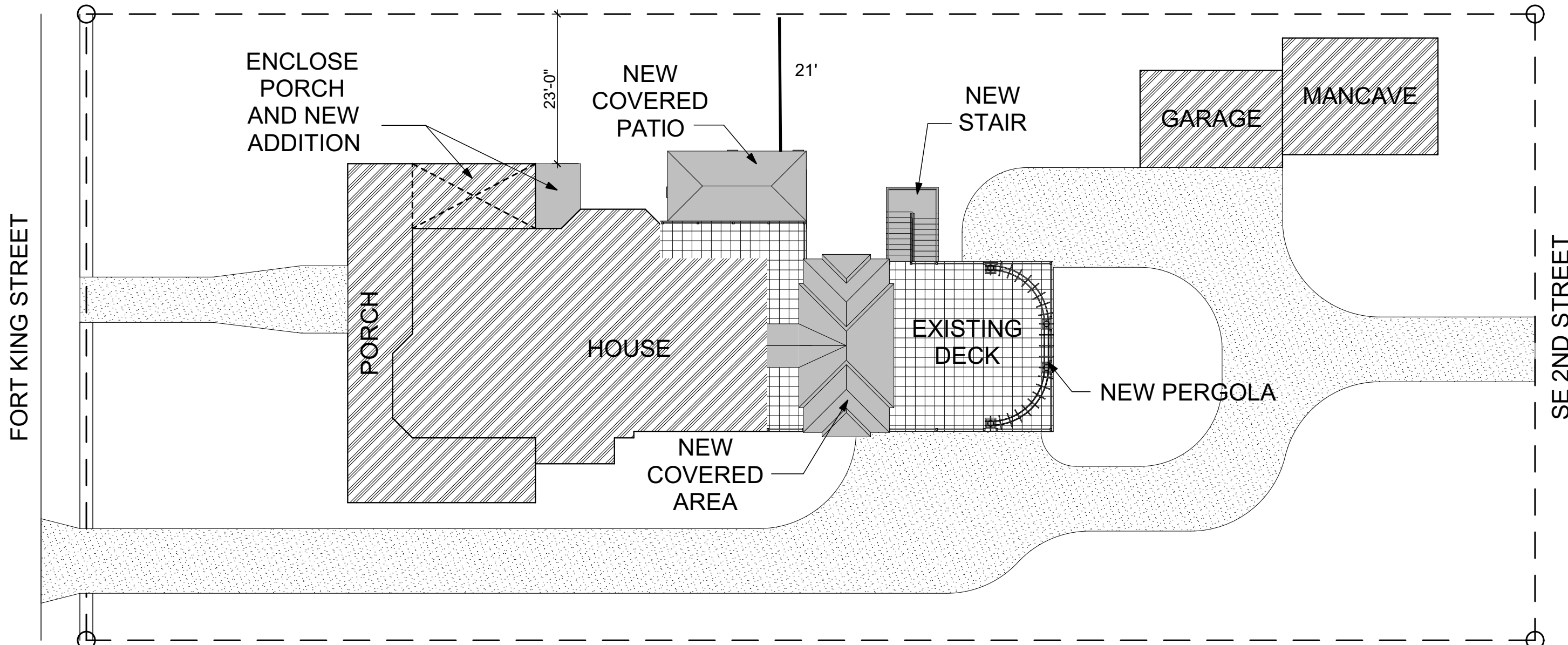
EXISTING BUILDING



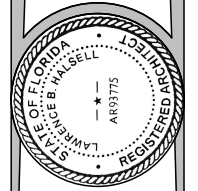
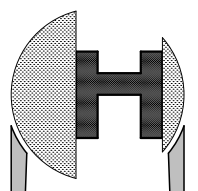
PROPOSED CONSTRUCTION



EXISTING HARDSCAPE



SITE PLAN
SCALE: 1/16" = 1'-0"



LAWRENCE BRITT HAISELL, LLC
1515 E. SILVER SPRINGS BLVD.
SUITE 100
SPRING LAKE, FL 32935
352-362-5004

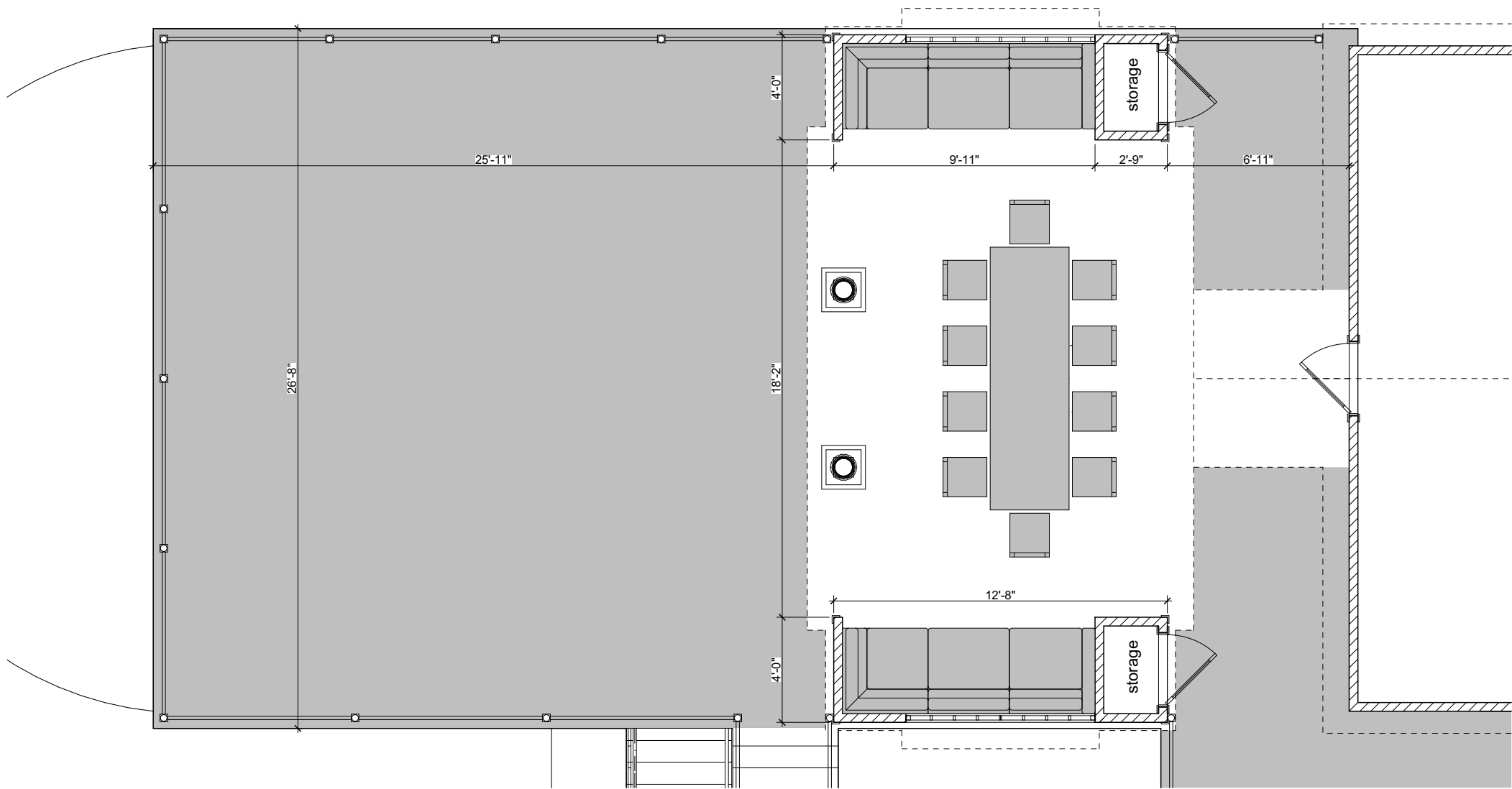
REGISTRATION NUMBER
BR 43776

© LAWRENCE B. HAISELL, LLC
2020

ALTERATIONS & ADDITIONS FOR:
JOHN & STACEY HARRIS
OCALA, FLORIDA

DATE: 05-05-2020
REVISION: XX-XX-XX

SHEET:
1
OF
10
66



PROPOSED PERGOLA ADDITIONS

Ocala Historic District – Jon Harris



Ground-Level Pergola: Constructed over existing concrete pad. Columns replicate existing architectural rhythm and proportions. Roof and materials match main structure.



Upper Deck Pergola: Installed on existing deck footprint. Reduces visual scale and provides shade. Design aligns with historic proportions and rooflines.

These additions are compatible, subordinate, and reversible, consistent with City of Ocala Historic Preservation Guidelines.



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Tejas con tecnología patentada SureNail®



Driftwood®



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

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- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*† for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty^{3/5}
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷

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Las tejas Duration® ofrecen:

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- La gama de colores TruDefinition®
- Una garantía limitada de por vida*† mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas^{3/5}
- Clasificación nominal 3 para resistencia a los impactos⁶ y puede ser aplicable a descuento por seguro del propietario⁷



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Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.



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Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

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Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.

⁶ Duration® Designer is tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

⁷ Duration® Designer se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



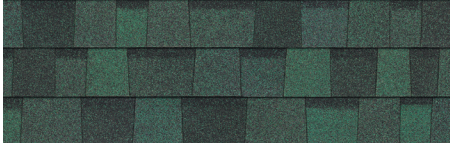
Amber¹



Antique Silver¹



Brownwood¹



Chateau Green¹



Desert Rose¹



Driftwood¹



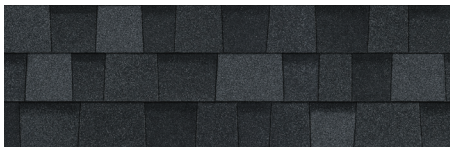
Estate Gray¹



Harbor Blue¹



Midnight Plum^{1/4}



Onyx Black¹



Quarry Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.



Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.

Outstanding Grip

The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®*** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional

La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®*** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Breakthrough Design

Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador

La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

Triple Layer Protection®*

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®*

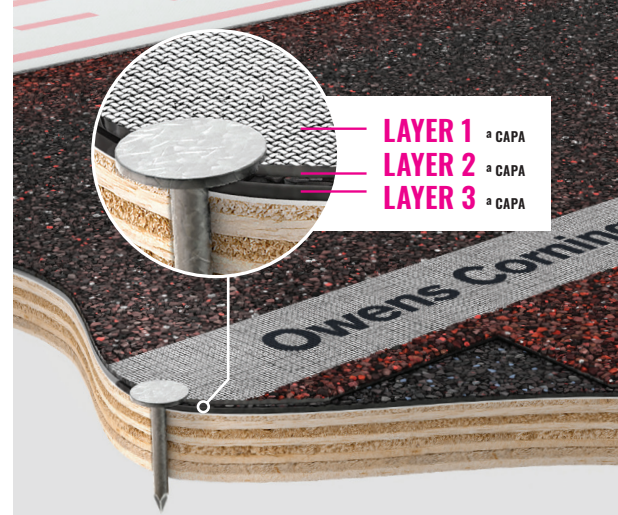
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond

SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común

En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



LAYER 1 CAPA
LAYER 2 CAPA
LAYER 3 CAPA

THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta
2.5X
MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta
9X
MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION RESISTANCE

Hasta
2X
MEJOR
RESISTENCIA A LA DELAMINACIÓN



TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.



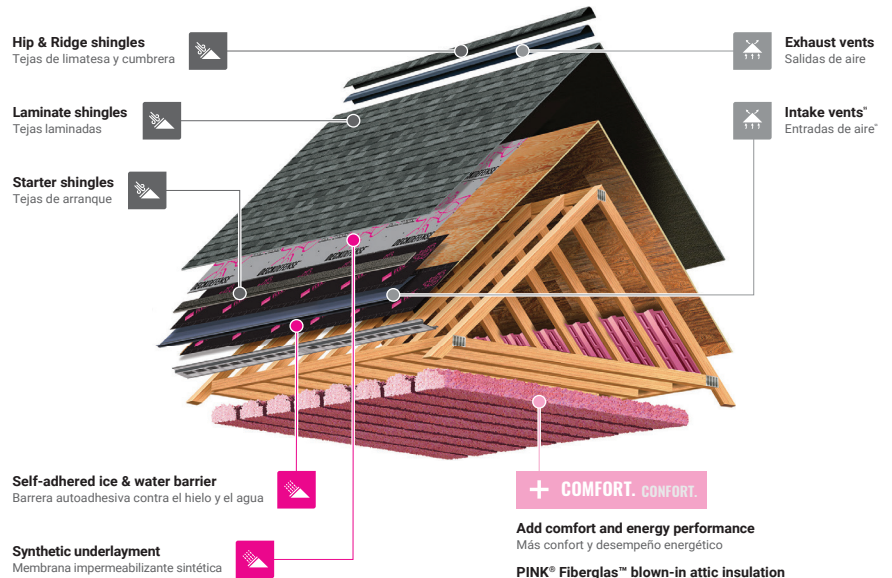
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable



Helps protect against nature's elements
Protege contra los elementos climáticos



For balanced attic ventilation
Para una ventilación equilibrada del ático



® For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.
® Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de alero. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

REGISTER YOUR WARRANTY

Registering your Owens Corning® limited warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



REGISTRE SU GARANTÍA

El registro de su garantía limitada de Owens Corning® le garantiza que la pueda consultar fácilmente en caso de que necesite tener acceso a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

Product Attributes

Warranty Length^{*†}

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty^{*§}

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



Características del producto

Período de garantía^{*†}

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas^{*§}

25 años

Período no prorrateado de garantía limitada TRU PROtection®*

10 años



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39¾"
Application Exposure	5%*
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39¾ pulg)
Exposición de aplicación	14.3 cm (5% pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m ² (98.4 pies ²)

Applicable Standards and Codes

ASTM D3462
ASTM D228
ASTM D3018 (Type 1)
ICC-ES AC438 [#]
ASTM D3161 (Class F Wind Resistance)
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
UL 2218 (Class 3 Impact Resistance) [^]
FM 4473 (Class 3 Impact Resistance) [^]
PRI ER 1378E01
Florida Product Approval
Miami-Dade County Product Approval ²

Normas y códigos pertinentes

ASTM D3462
ASTM D228
ASTM D3018 (Tipo 1)
ICC-ES AC438 [#]
ASTM D3161 (Resistencia al viento, Clase F)
ASTM D7158 (Resistencia al viento Clase H)
ASTM E108/UL 790 (Resistencia al fuego Clase A)
UL 2218 (Resistencia a impactos de clase 3) [^]
FM 4473 (Resistencia a impactos de clase 3) [^]
PRI ER 1378E01
Aprobación del producto en el estado de Florida
Producto aprobado por el condado de Miami-Dade ²

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

+ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

4 Owens Corning® shingles include a patented design.

6 Duration® Designer is tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hair damage is specifically excluded from coverage under the terms of its warranty.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

+ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 4.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbre de Owens Corning®.

4 Las tejas de Owens Corning® incluye un diseño patentado.

6 Duration® Designer se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10024156-D. Printed in U.S.A. February 2026.
THE PINK PANTHER® & © 1964–2026 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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(Jacksonville)

Pub. N.º 10024156-D. Impreso en EE.UU. Febrero de 2026.
THE PINK PANTHER™ y © 1964–2026 Metro-Goldwyn-Mayer Studios Inc.
Todos los derechos reservados. El color PINK es una marca registrada de Owens Corning. © 2026 Owens Corning. Todos los derechos reservados.

CA 68: exterior alterations (repair siding and paint)

✓ 12/88 (old parcel #)
new parcel # 7/89
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. (51912) 28362-039-01
Survey Date 8303 820 = =
905 = =

Site Name Marshall, William G. House 830 = =
Address of Site: 906 S.E. Ft. King St.
Instruction for locating 906 S.E. Ft. King St. 813 = =
Ocala, Fla. 32671 868 = =

Location: Caldwells Ad Ocala Com. at N.E. Cor. Lot 39; thence E. 1.48
subdivision name block no. lot no. 808 = =

County: Marion
Owner of Site: Name: (Florida 1st Natl. Bank Trust)
Address: Wodlinger, Beatrice, P. O. Box 370 902 = =
Ocala, Fla. 32678 832 = =

Type of Ownership Private 848 = = Recording Date _____
Recorder: _____

Name & Title: Tate, Susan (Preservation Architect)
Address: University of Florida - College of Architecture 818 = =
Gainesville, Fla. 32611 838 = =

Condition of Site: Integrity of Site: Original Use Residence 850 = =

- | | | | |
|---|---------|---|---------|
| Check One | | Check One or More | |
| <input checked="" type="checkbox"/> Excellent | 863 = = | <input type="checkbox"/> Altered | 858 = = |
| <input type="checkbox"/> Good | 863 = = | <input checked="" type="checkbox"/> Unaltered | 858 = = |
| <input type="checkbox"/> Fair | 863 = = | <input checked="" type="checkbox"/> Original Site | 858 = = |
| <input type="checkbox"/> Deteriorated | 863 = = | <input type="checkbox"/> Restored () (Date: X) | 858 = = |
| | | <input type="checkbox"/> Moved () (Date: X) | 858 = = |

Present Use Residence 850 = =
Dates: Beginning C+ 1906 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

Significance:

This classical revival house (wood) is an excellent example of this style, detailed with Ionic columns on the verandah porch, arched dormer window and shutters.

NOTE: Site condition: ashlar stone wall on North along Ft. King with ornamental gate at entry. Also, original base to hitching post for carriage on sidewalk

It is in Caldwells Ad Ocala platted in 1880 and first appears on the Sanborn Map of 1912.

It was the residence of William Marshall who owned and operated a plastering business in Ocala in the 1920's.

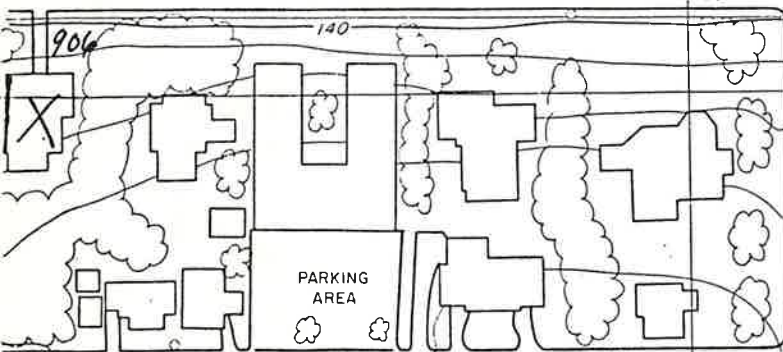
911 = =

chains S. 3.39 chains W. 1.48 chains N. 3.39 chains

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Classic Revival 964 = =
 PLAN TYPE Central block - square 966 = =
 EXTERIOR FABRIC(S) Novelty clapboard 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES Verandah - North and West 942 = =
 FOUNDATION: Concrete block 942 = =
 ROOF TYPE: Gable/hip 942 = =
 SECONDARY ROOF STRUCTURE(S): Dormer - North 942 = =
 CHIMNEY LOCATION: Center 942 = =
 WINDOW TYPE: 1/1 wooden sash one arched - North 942 = =
 CHIMNEY: _____ dormer 882 = =
 ROOF SURFACING: Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: Ionic porch columns, tracery brackets tongue & groove molding 882 = =
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES Two 950 = = on eaves
 NO. OF DORMERS One 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): _____ 833 = =

LOCATION SKETCH OR MAP N

S.E. Fort King Street



S.E. 2nd Street

Township	Range	Section
15S	22E	SE1/4 17

812 = =

TM Coordinates:

890 = =

S.E. 10th Street
 Easting Northing

Photographic Records Numbers

83N312 # 2 (11, 12)

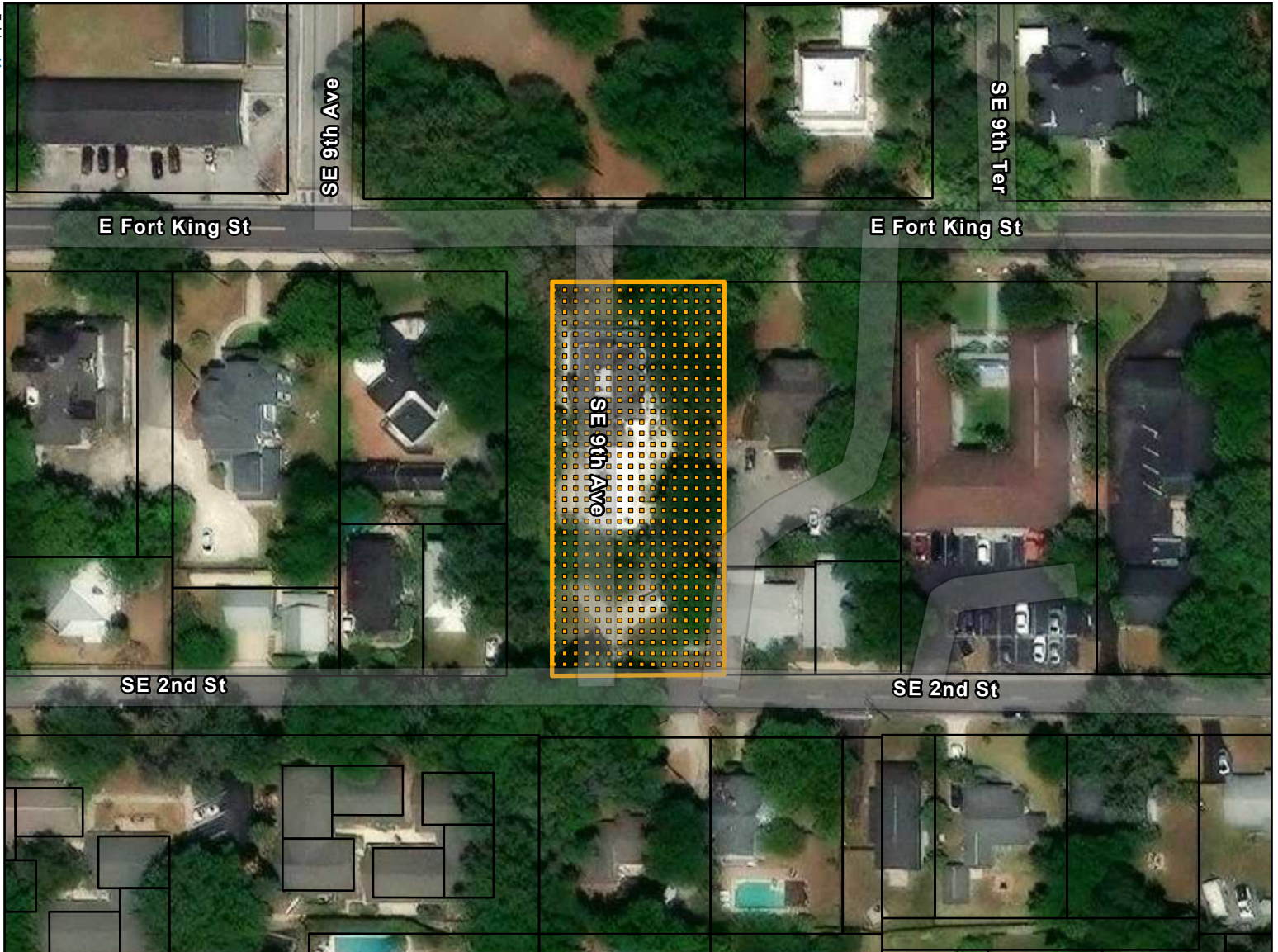
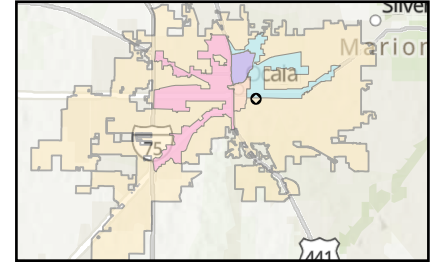
Contact Print



AERIAL MAP

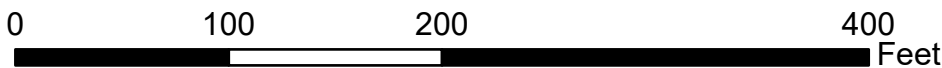
Case Number: COA26-0025

Property Size: Approximately 0.50 acres
Address: 906 E FORT KING ST
Proposal: New COA application



 Subject Property

 Parcels



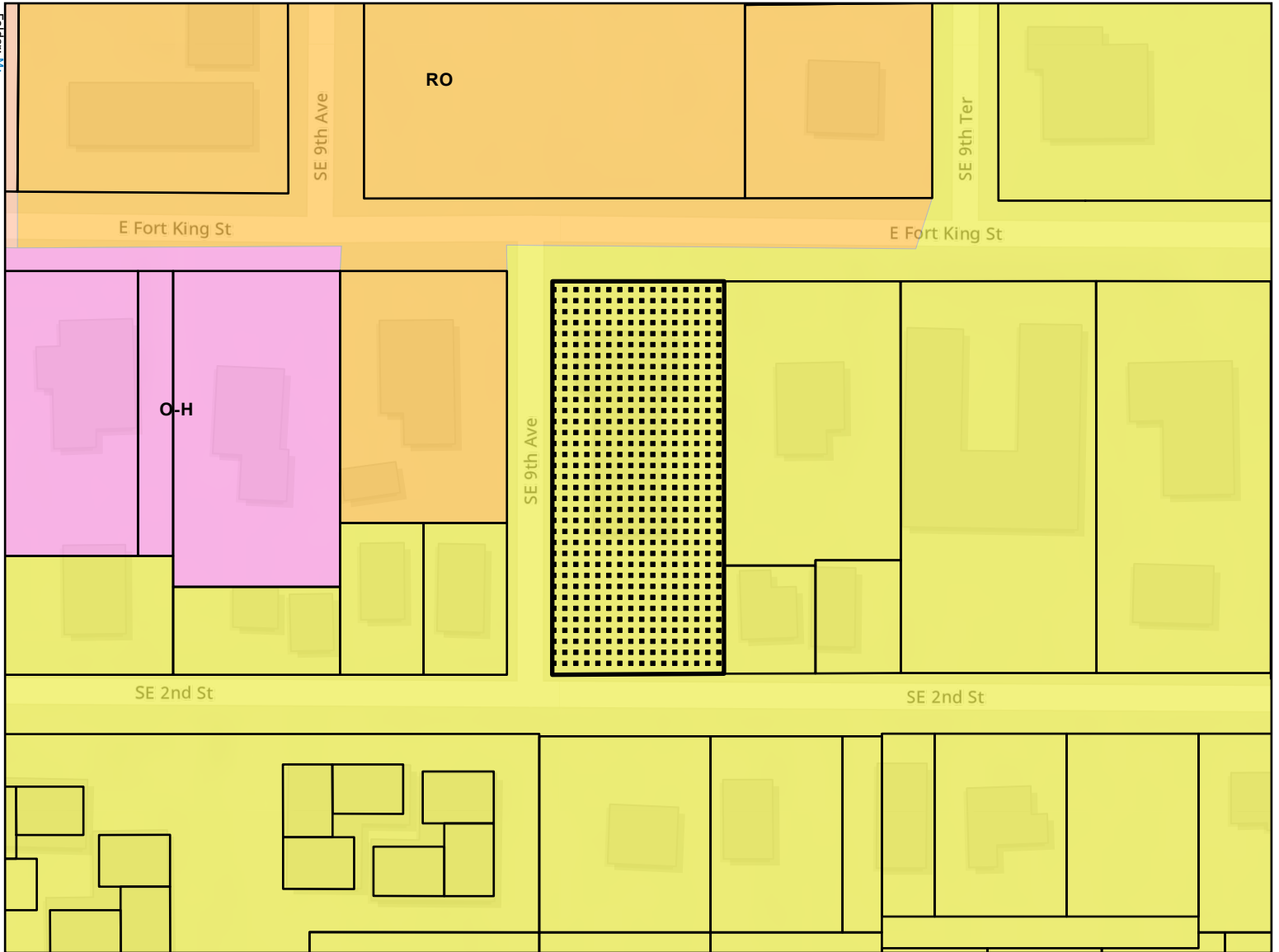
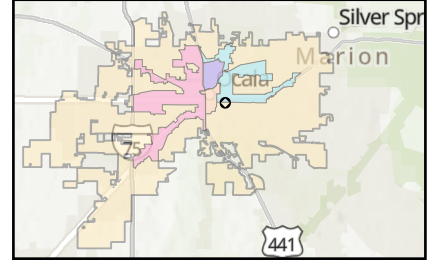
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Folder: M:
\\GIS\Department\TT\Evans\EconomicDev\CPAS\2025\June\COA26_0025\

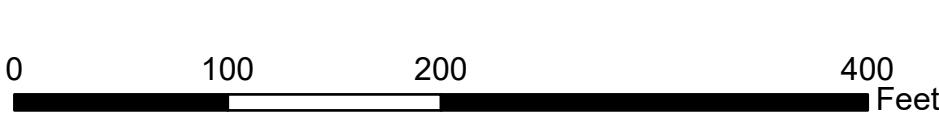
CASE MAP

Case Number: COA26-0025

Property Size: Approximately 0.50 acres
Address: 906 E FORT KING ST
Proposal: New COA application



- Parcels
- RBH-3:Residential Business Historic-3
- O-H: Office Historic
- R-3:Multi-Family Residential
- RO:Residential Office
- Subject Property



Folder: M: \\GIS\Department\TT\Evan\EconomDev\CRAS\2025\June\COA26_0025\

COA26-0025 - 906 E Fort King Street



Subject property (facing south) E Fort King St.



Proposed location for upper-level pergola

COA26-0025 - 906 E Fort King Street



Proposed location for upper-level pergola

COA26-0025 - 906 E Fort King Street



Proposed location for ground-level pergola



Proposed location for ground-level pergola

COA26-0025 - 906 E Fort King Street



Proposed location for ground-level pergola



Proposed location for ground-level pergola



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1295

Agenda Item #: d.

Submitted By: Charlita Whitehead
..presenter
Presentation By: Charlita Whitehead
..end
Department: Growth Management

FORMAL TITLE:

..title
Case File #105; COA26-0026; 723 E Fort King St. - Install an eight-foot by 14-foot prefabricated shed on an existing concrete slab.
..end

..body

BACKGROUND:

Petitioner/ Property Owner: Denice Bellido De Luna
Project Planner: Charlita Whitehead
Applicant Request: Install an eight-foot by 14-foot prefabricated shed 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 recommended to be rezoned from R-3, Multiple Family Residential, to O-H, Office Historic, under COA05-0066. Subsequent Certificates of Appropriateness include:

COA06-0014 - reroofing
COA06-0049 - exterior alterations
COA06-0119 - exterior alterations
COA06-0063 - demolition of a carport
COA07-0030 - installation of a freestanding business sign
COA09-0025 - repairs under the house
COA10-0030 - deck repair
COA18-0042 - rear deck replacement
COA23-45221 - reroofing
COA23-45275 - window and door replacement under
COA23-45308 - siding repair
COA24-45614 - soffit, gutter, and fascia repair

Applicant Request:

Approve an eight-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.

FINDINGS AND CONCLUSIONS:

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (City of Ocala, Code of Ordinances, 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 eight-foot foot by 14-foot prefabricated shed with one door and two windows. The structure has a maximum ridge height of 10 feet 10 inches and a maximum eave height of eight feet six inches. 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.

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: 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.

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

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 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 Standards for the Treatment of Historic Properties

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 compatible in scale and placement and remains subordinate to the primary historic structure. The shed will be located at the rear of the property and does not impact significant historic features of the home.

Staff Recommendation:

Approval

ALTERNATIVE:

- * Approve
- * Approve with Conditions
- * Table
- * Deny



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_fabellsouth.net
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative: _____			
Rep. Phone #:		Rep. Email:	

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



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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" x 72" 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.L 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: GCpl = 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

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

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.



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
ORANGE CITY, FLORIDA 32763
PH: (954) 939-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com

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.

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2024.01.16 10:09:48 -0500'

HERMES F. NORERO, P.E.
FLORIDA P.E. No. 73778
BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
ORANGE CITY, FLORIDA 32763
FPE CERT. OF AUTHORIZATION No. 25578

DATE: **09.22.2023**

DWG. BY: **DI** CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **SUP070**

SHEET: **1**

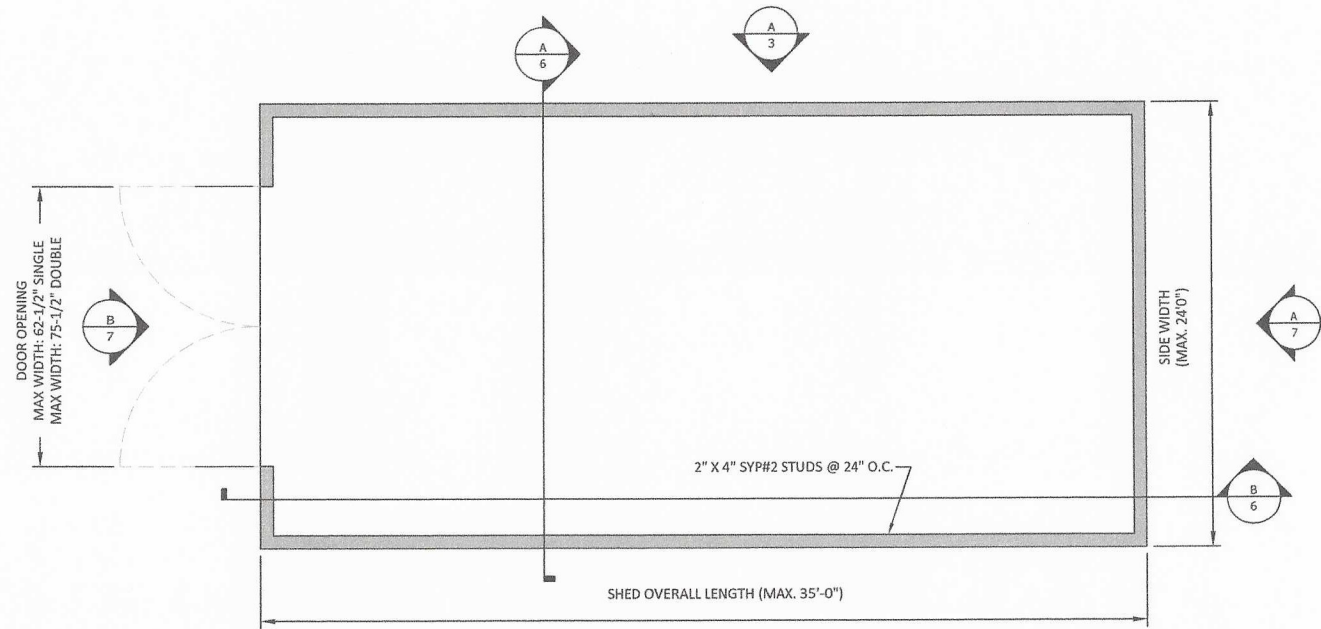
OF 11





2323 S. VOLLUSIA 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) 398-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com



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

FLOOR PLAN

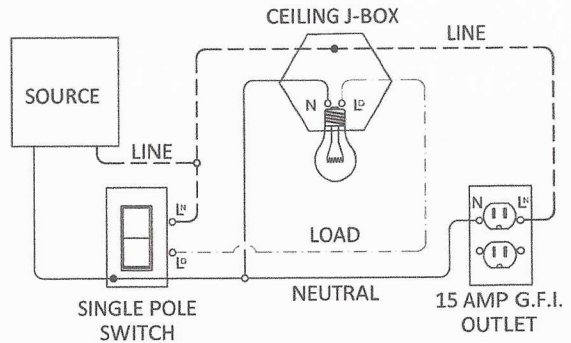
NOTE:
SHEDS TO HAVE A MAXIMUM OF 5 DOORS AND 10 WINDOWS. SUPPLEMENTAL SISTER STUDS TO BE INSTALLED AT EACH DOOR/WINDOW CONNECTION FOR REINFORCEMENT.



- 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

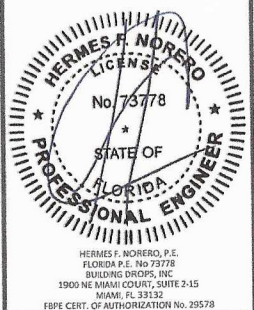


ELECTRICAL WIRING DIAGRAM

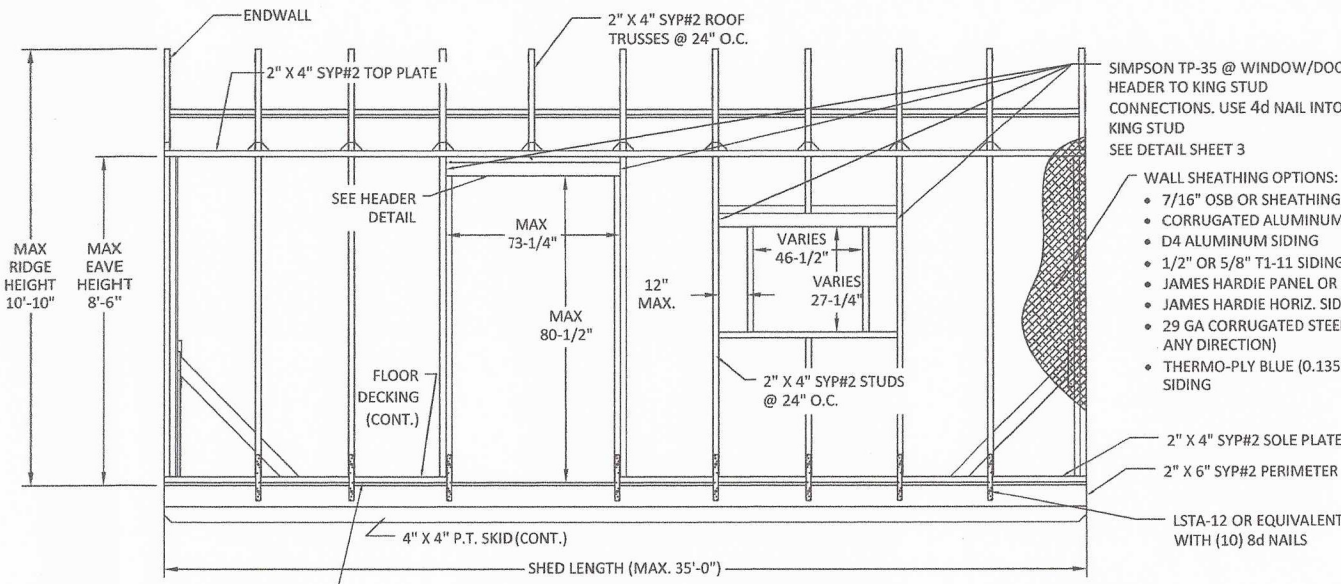
SCALE: NOT TO SCALE

REMARKS	BY	DATE

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



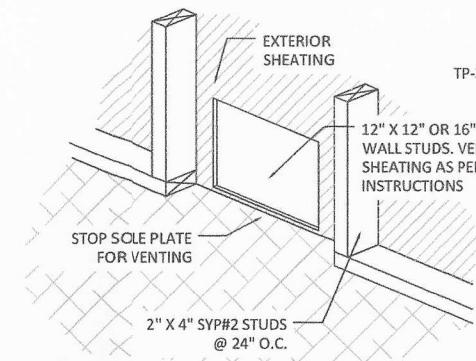
NOTE:
WALL FRAMING MEMBERS ARE CONTINUOUS FROM FOUNDATION SILL TO ROOF AND SECURED TO ENSURE A CONTINUOUS LOAD PATH WHERE WALL MEMBERS ARE NOT CONTINUOUS, SHEET METAL CLAMPS, TIES, OR CLIPS SHALL BE FORMED OF GALVANIZED STEEL OF NOT LESS THAN 0.040" NOMINAL THICKNESS.

- 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



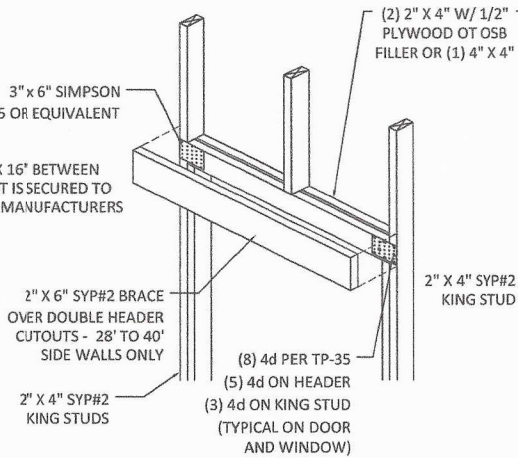
ALL STUDS SECURED TO SOLE PLATE AND FLOOR FRAMING W/ SIMPSON LSTA-12 OR EQUIVALENT STRAP W/ (5) 8d NAILS ON TOP INTO STUD, SECURING INTO RIM JOIST ON BOTTOM W/ (5) 8d NAILS (TYPICAL)

A
3 **SIDEWALL FRAMING**

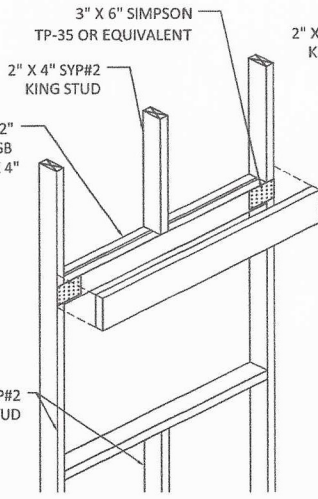


OPTIONAL HYDROVENT DETAIL
SCALE: NTS

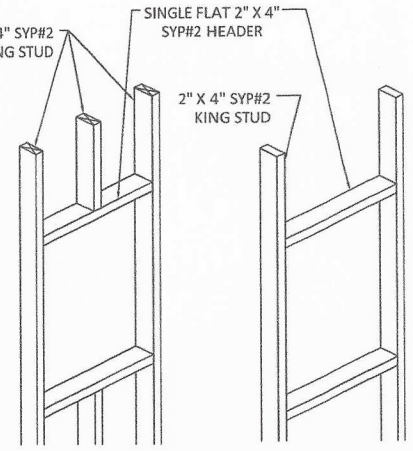
FLOOD VENTS TO BE PROVIDED AND INSTALLED ON-SITE BY OTHERS PER LOCAL AUTHORITY HAVING JURISDICTION PER ASCE 24-14.



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

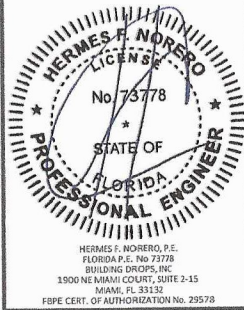
WINDOW DETAILS (TYP)
SCALE: NTS



TITLE: THE DOUBLE WIDE
SIDEWALL FRAMING
PREPARED BY: BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PH: (954) 939-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com

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

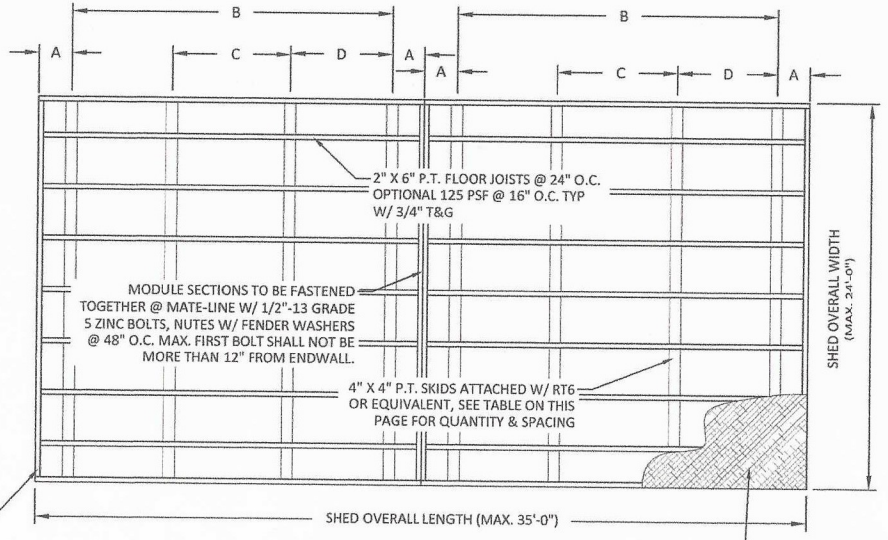
3

TABLE 2: SKID RUNNER SPACING*

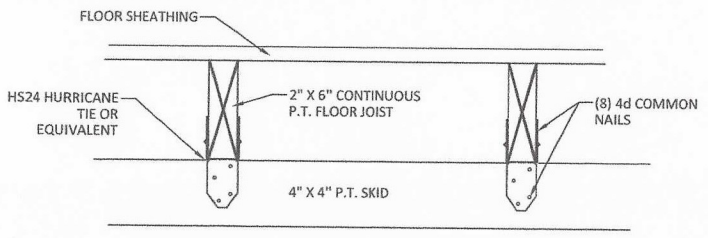
WIDTHS	8'-0"	10'-0"	11'-8"	13'-8"
A	0'-9"	1'-7"	2'-8"	1'-10.5"
B	6'-6"	6'-10"	6'-4"	-
C	-	-	-	1'-10.5"
D	-	-	-	4'-0.25"

*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

TITLE: THE DOUBLE WIDE
 FLOOR FRAMING
 PREPARED BY: BUILDING DROPS, INC.
 1900 NE MIAMI COURT, SUITE 2-15
 MIAMI, FL 33132
 PH: (305) 486-4728
 FAX: (305) 474-4728
 WEB: www.buildingdrops.com

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

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

DATE: 09.22.2023
 DWG. BY: DI
 CHK. BY: HFN

SCALE: NTS
 DWG. #: SUP070
 SHEET:

4

OF 11

IN
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2323 S. VOLUSIA AVENUE
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TITLE: THE DOUBLE WIDE

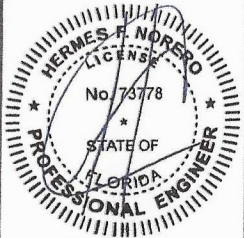
ROOF FRAMING

PREPARED BY:
BUILDING DROPS, INC.
1900 NE MIAMI COURT, SUITE 2-15
MIAMI, FL 33132
PHONE: (305) 599-6778
FAX: (305) 599-6778
WEB: www.buildingdrops.com



REMARKS	BY	DATE

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HERMES F. NORENO, 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

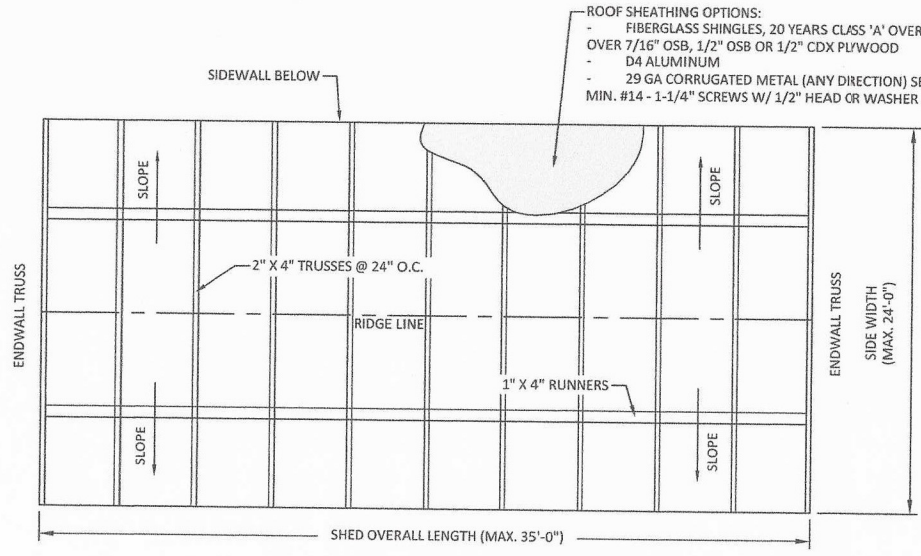
SCALE: NTS

DWG. #: SUP070

SHEET:

5

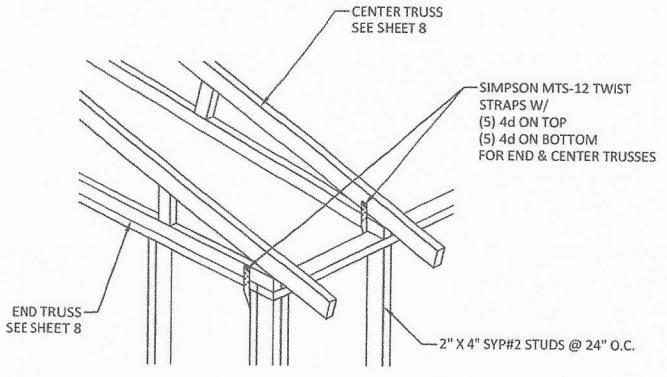
OF 11



ROOF FRAMING PLAN

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

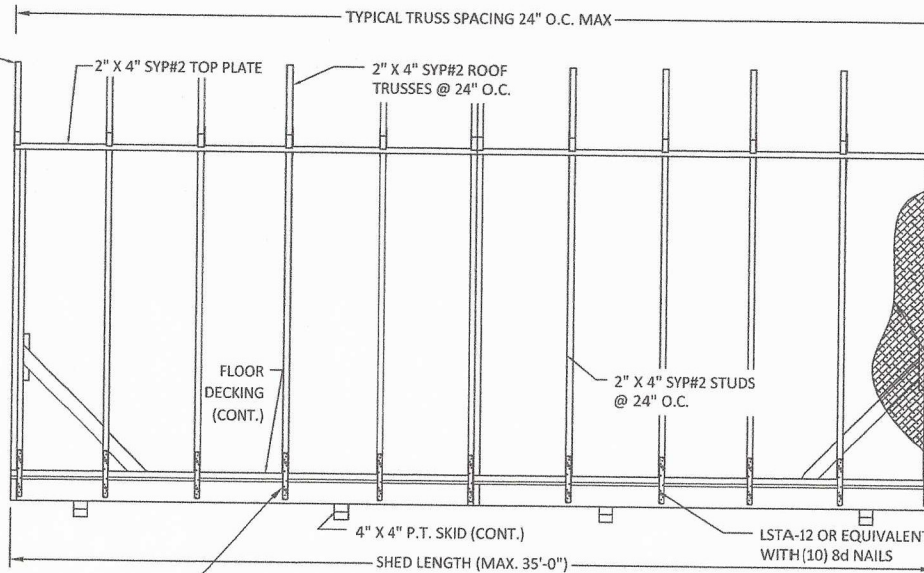
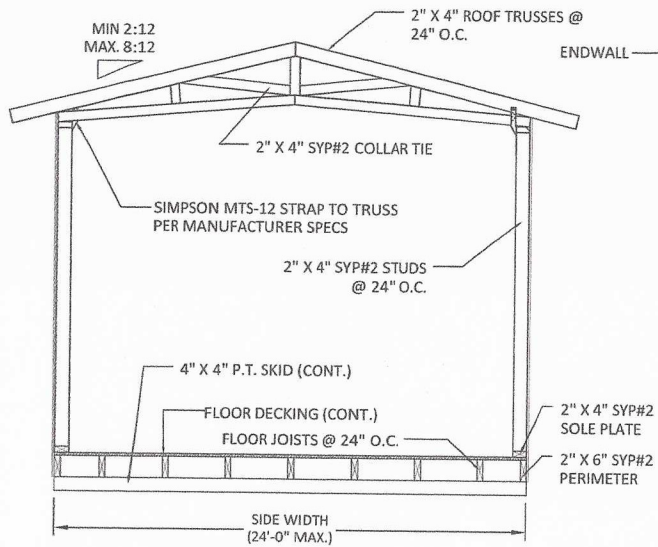
- NOTE:
1. MIN. GRADE STUDS: 2" X 4" STUDS TO BE Fb=1200 PSI OR GREATER
 2. MIN. ROOF SHEATHING: D4 ALUMINUM PANELS
 3. MIN. FLOOR SHEATHING: 3/4" PLYWOOD
 4. MIN. WALL SHEATHING: D4 ALUMINUM SIDING



SHED END WALL & CENTER TRUSS CONNECTION

SCALE: NOT TO SCALE





A
CROSS SECTION A
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)

B
CROSS SECTION B
SCALE: 3/8"=1'-0"

- 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.

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TITLE: THE DOUBLE WIDE

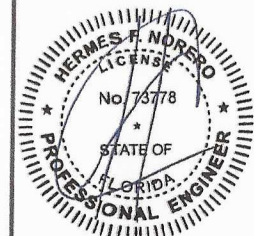
CROSS SECTIONS

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FBPE CERT. OF AUTHORIZATION No. 29578

DATE: 09.22.2023

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CHK. BY: HFN

SCALE: NTS

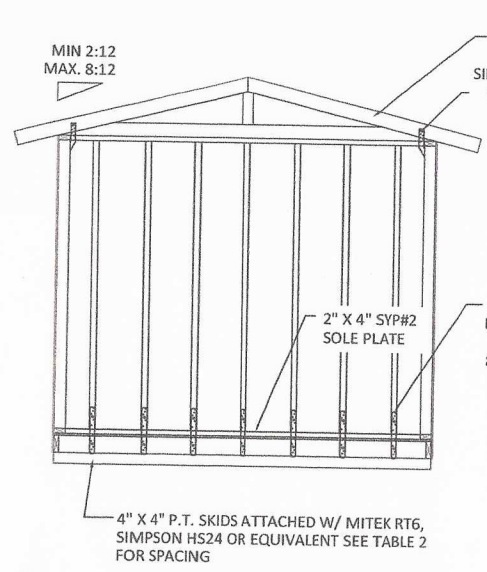
DWG. #: SUP070

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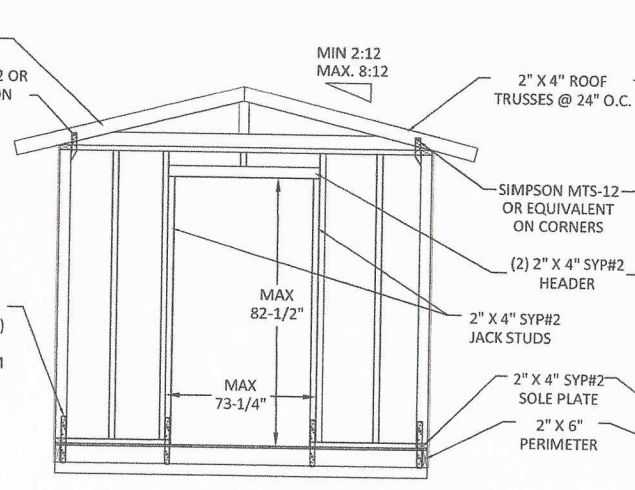
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OF 11

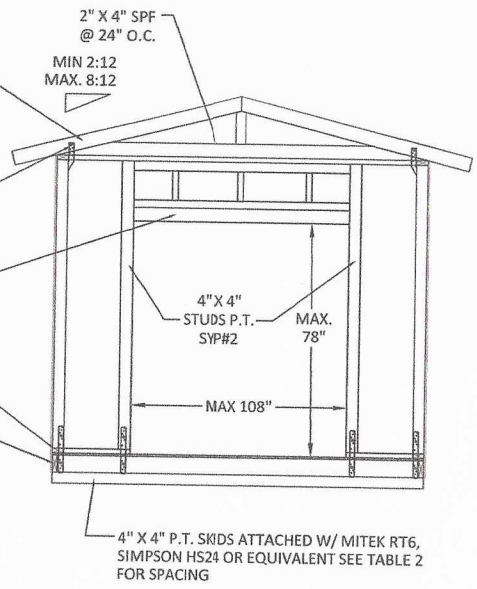




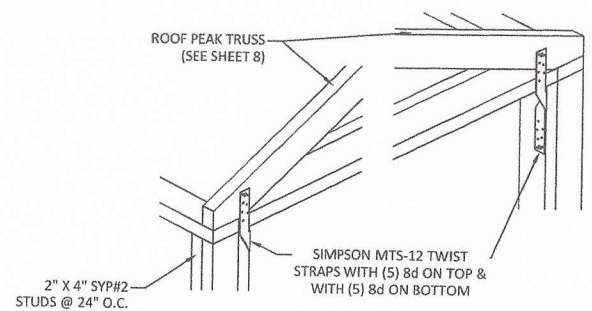
A
7
ENDWALL FRAMING
 SCALE: 3/8"=1'-0"



B
7
ENDWALL FRAMING
 SCALE: 3/8"=1'-0"
 DOOR



C
7
ENDWALL FRAMING
 SCALE: 3/8"=1'-0"
 GARAGE DOOR

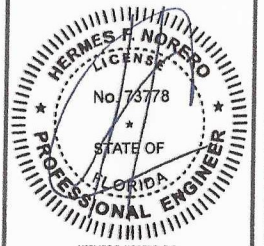


ROOF TRUSS TO ENDWALL CONNECTION
 SCALE: NOT TO SCALE

TITLE: THE DOUBLE WIDE
 ENDWALL FRAMING
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IN
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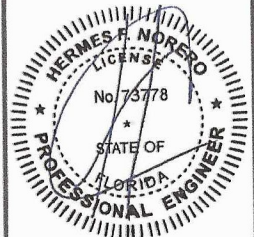
ROOF TRUSS

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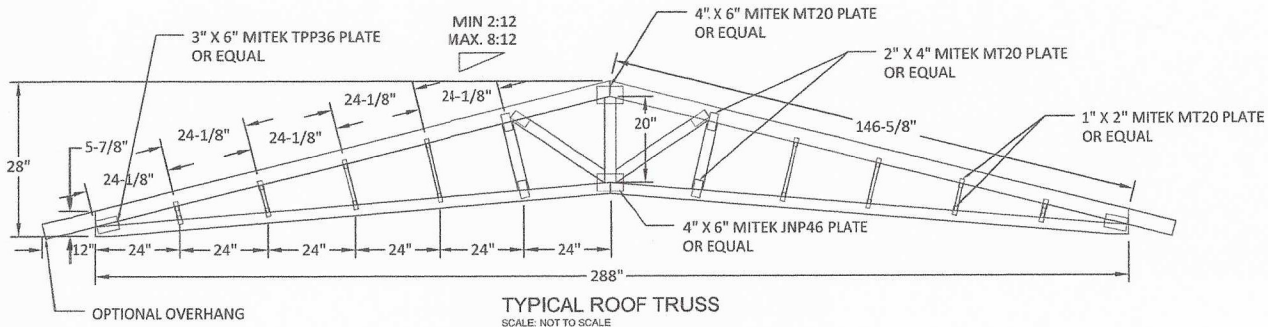
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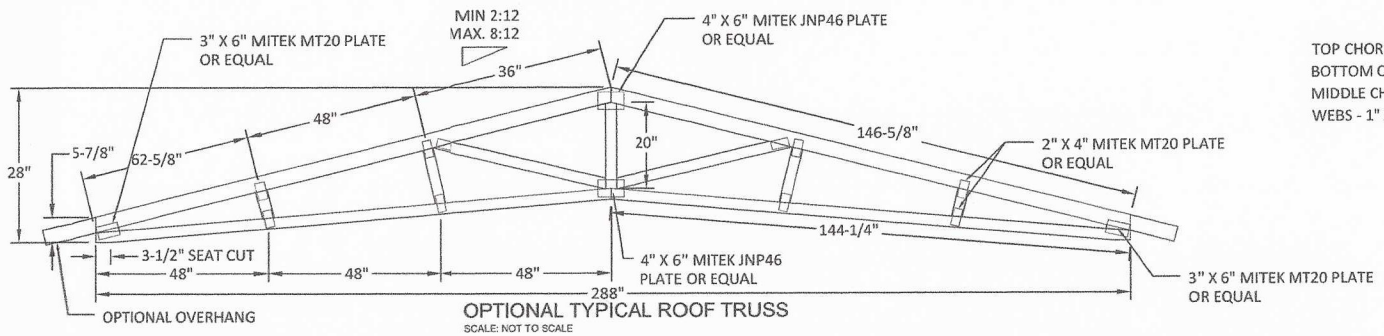


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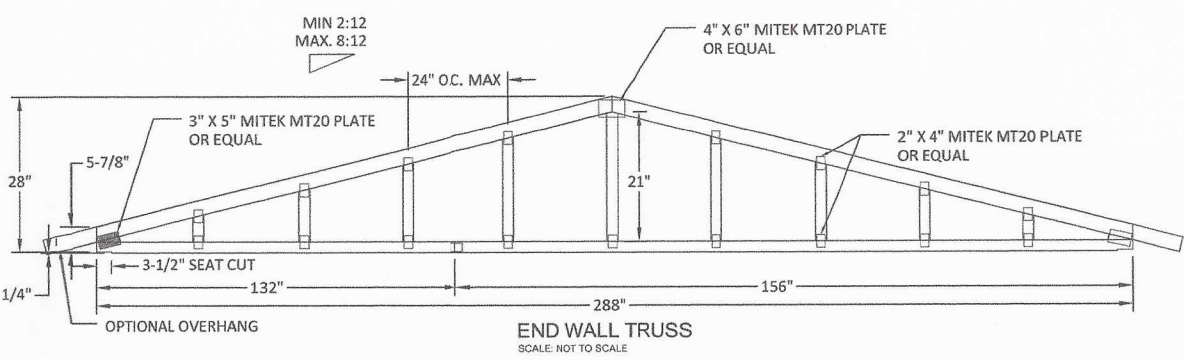
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SCALE:	NTS
DWG. #:	SUP070
SHEET:	8



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



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



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



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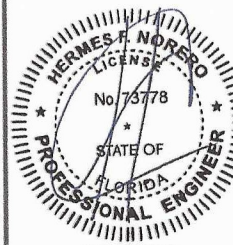
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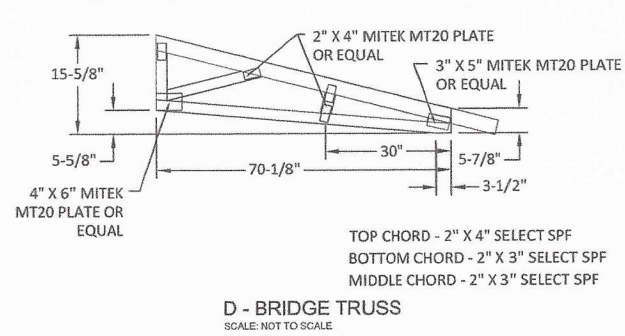
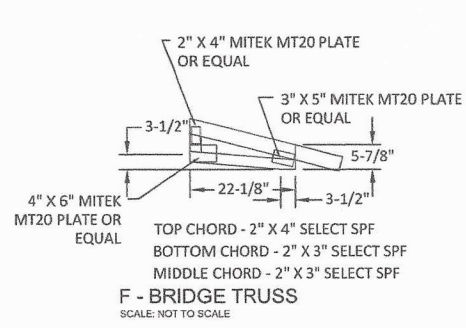
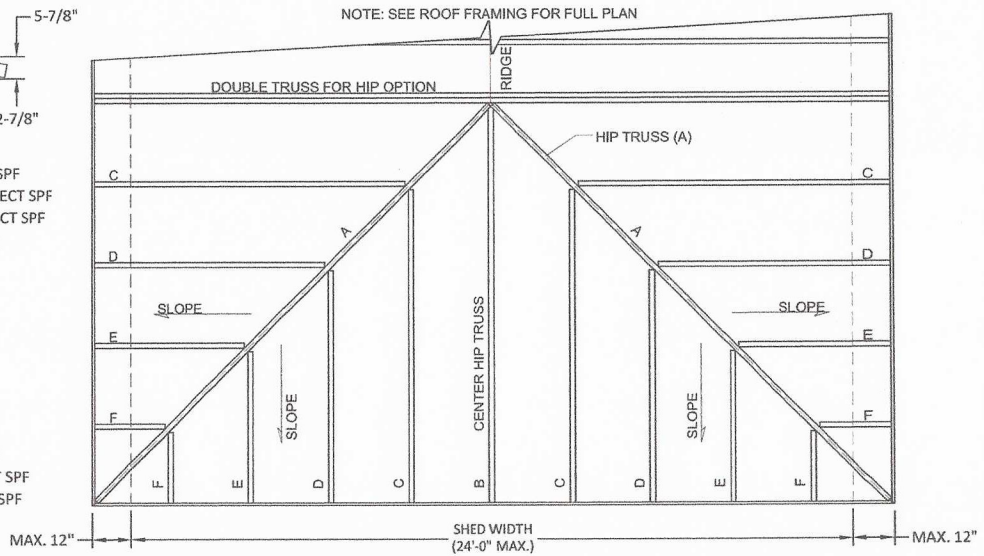
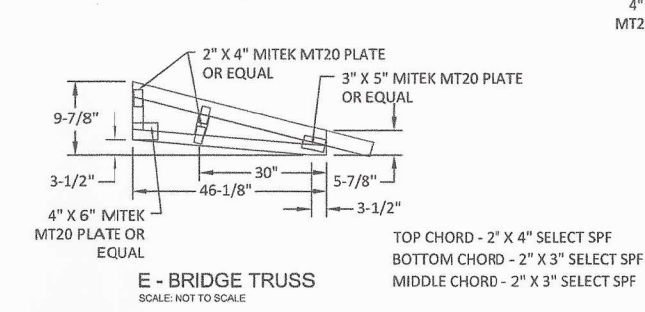
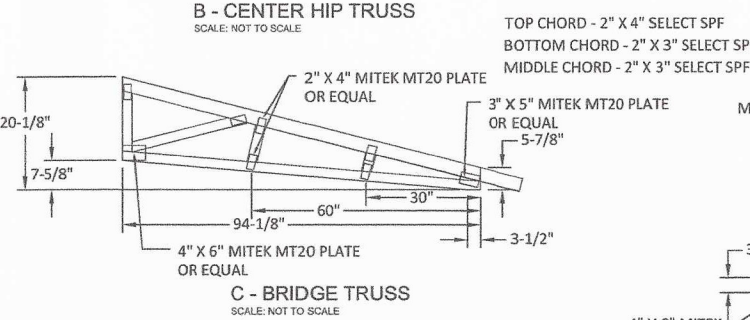
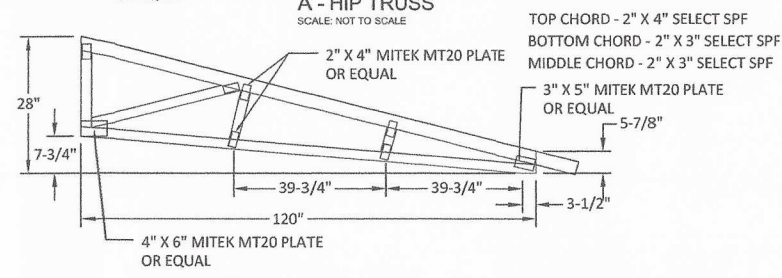
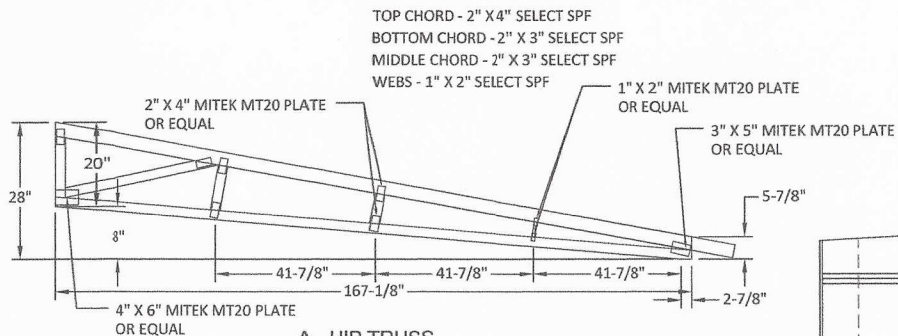
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DWG. #: SUP070	
SHEET: 9	

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-35	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 5/8" X 30" ANCHOR	4725	7 - 10d X 1.5"	-		

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.

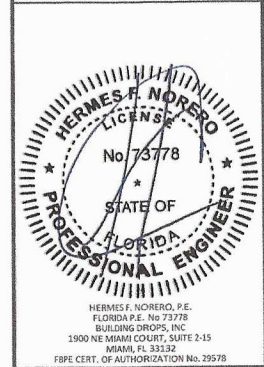
PRODUCT OPTIONS				
PRODUCT CAT.	SUB. CATEGORY	MANUFACTURER	MODEL / DESC.	STATE OF FL APPROVAL #:
PANEL WALLS	SIDING	JAMES HARDIE	5/16" CEDAR	FL#: 13223.1
PANEL WALLS	SIDING	JAMES HARDIE	5/16" STUCCO	FL#: 13223.2
PANEL WALLS	SIDING	ADVANCED ALUM.	x	FL#: -
PANEL WALLS	SIDING	PLY GEM	x	FL#: -
PANEL WALLS	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



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 SCHEDULES
 PREPARED BY: BUILDING DROPS, INC.
 1900 NE MIAMI COURT, SUITE 2-15
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 FAX: (954) 744-4738
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 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	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.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST AT BRACED WALL PANEL	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.	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	TOE NAIL
	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	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	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.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	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.	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)		
CONNECTION	FASTENING	CONNECTION
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 AT EACH BEARING
25. 2" PLANKS	16d COMMON (3-1/2" X 0.162")	FACE NAIL
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	TOE NAIL
	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	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	TOE NAIL
	2 - 16d COMMON (3-1/2" X 0.162") 3 - 3" X 0.131" NAILS 3 - 3" 14 GAUGE STAPLES	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)	1/2" AND LESS 6d (C), (Q) 2-3/8" X 0.113" NAIL (N) 1-3/4" 16 GAUGE (O) 19/32" TO 3/4" 8d (D) OR 6d (E) 2-3/8" X 0.113" NAIL (N) 2" 16 GAUGE (P)	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)
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO 19/32" TO 3/4" FRAMING)	7/8" TO 1" 8d (C) 1-1/8" TO 1-1/4" 10d (D) OR 8d (D)	
	3/4" AND LESS 6d (C) 7/8" TO 1" 8d (C) 1-1/8" TO 1-1/4" 10d (D) OR 8d (D)	
32. PANEL SIDING (TO FRAMING) (Q)	1/2" OR LESS 6d (F) 5/8" 8d (F)	
33. FIBERBOARD SHEATHING (G, Q)	1/2" AND LESS NO. 11 GAUGE ROOFING NAIL (H) 6d COMMON NAIL (2" X 0.113") NO. 16 GAUGE STAPLE (I) NO. 11 GAUGE NAIL (H) 8d COMMON 25/32" NAIL (2 1/2" X 0.131") NO. 16 GAUGE STAPLE (I)	6" O.C. EDGES AND INTERMEDIATE
34. INTERIOR PANELING	1/4" 4d (J) 3/8" 6d (K)	6" O.C. EDGES AND INTERMEDIATE

NOTES:

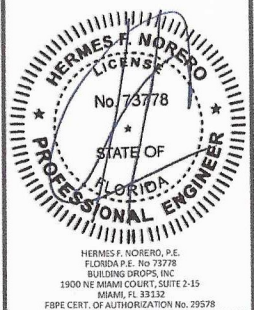
- A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- B. NAILS SPACED AT 6 INCHES ON CENTER ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS 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" SHEATHING 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.



TITLE: THE DOUBLE WIDE SCHEDULES
 PREPARED BY: BUILDING DROPS, INC.
 1500 NE MIAMI COURT, SUITE 2-15
 MIAMI, FL 33132
 PH: (954) 398-8478
 FAX: (954) 744-4738
 WEB: www.buildingdrops.com

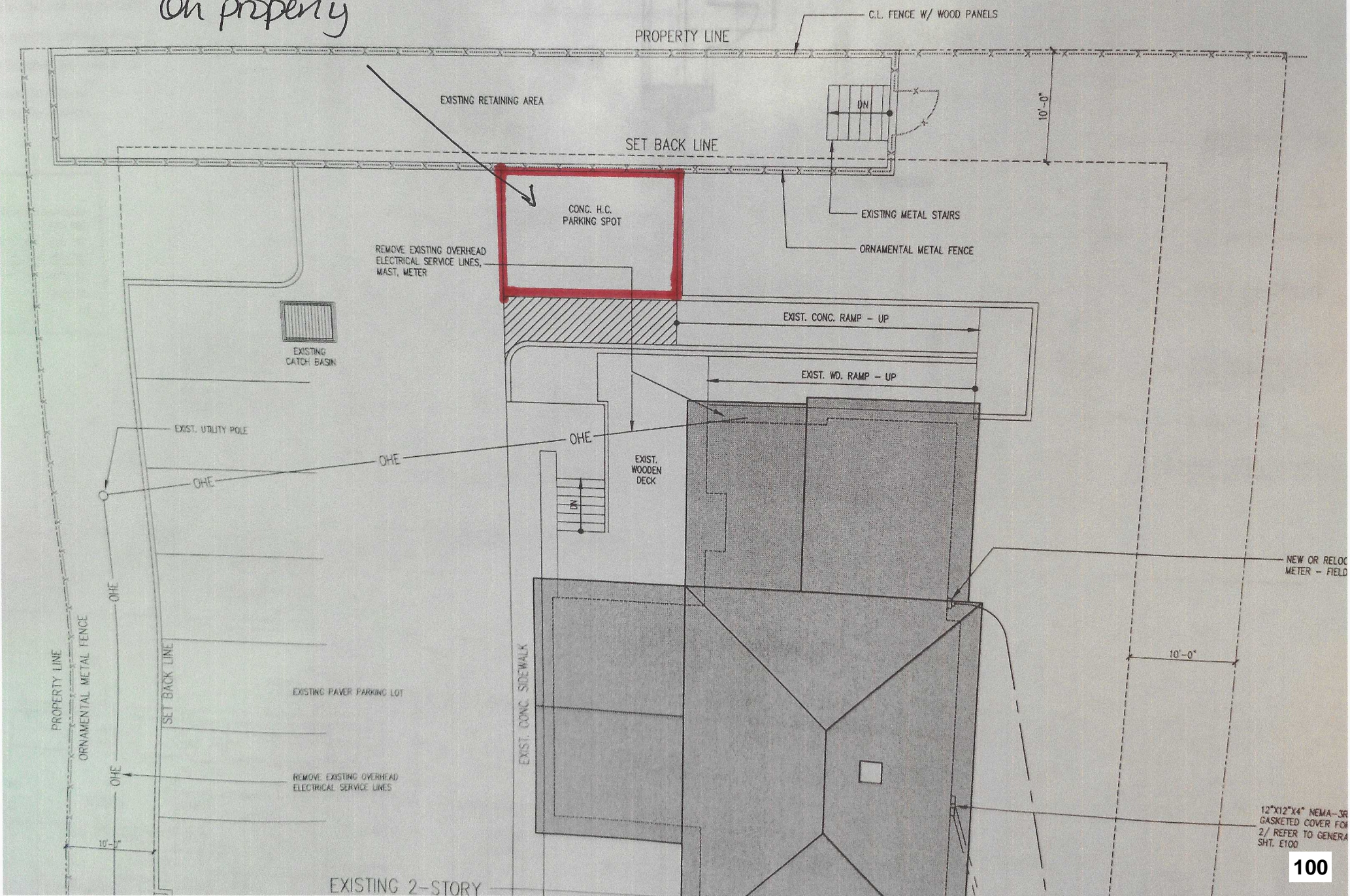
REMARKS	BY	DATE

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



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

Placement of shed on property



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 Intertek¹ 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



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,



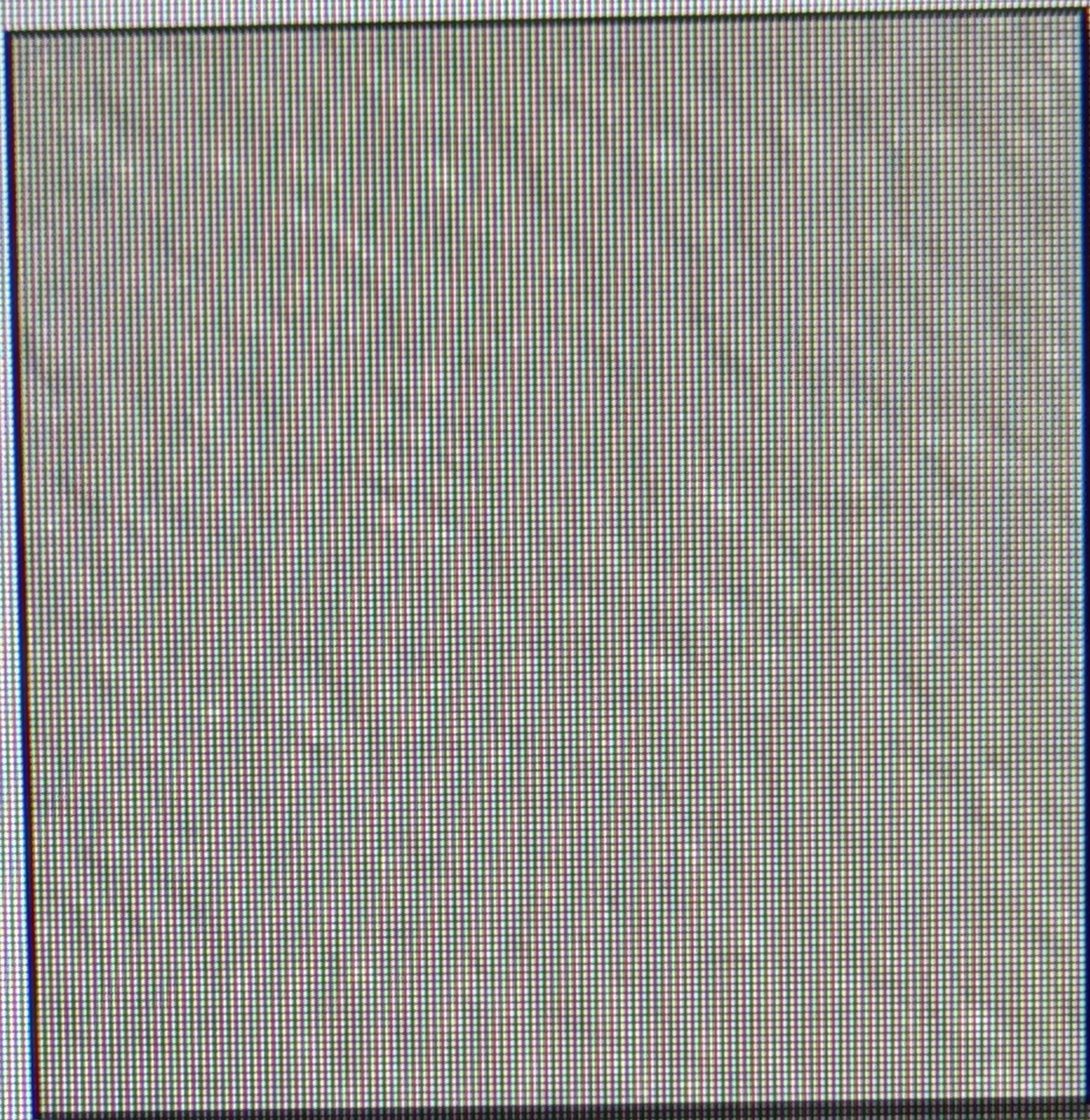
Robert Lorenzo
Manufactured Buildings Program

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

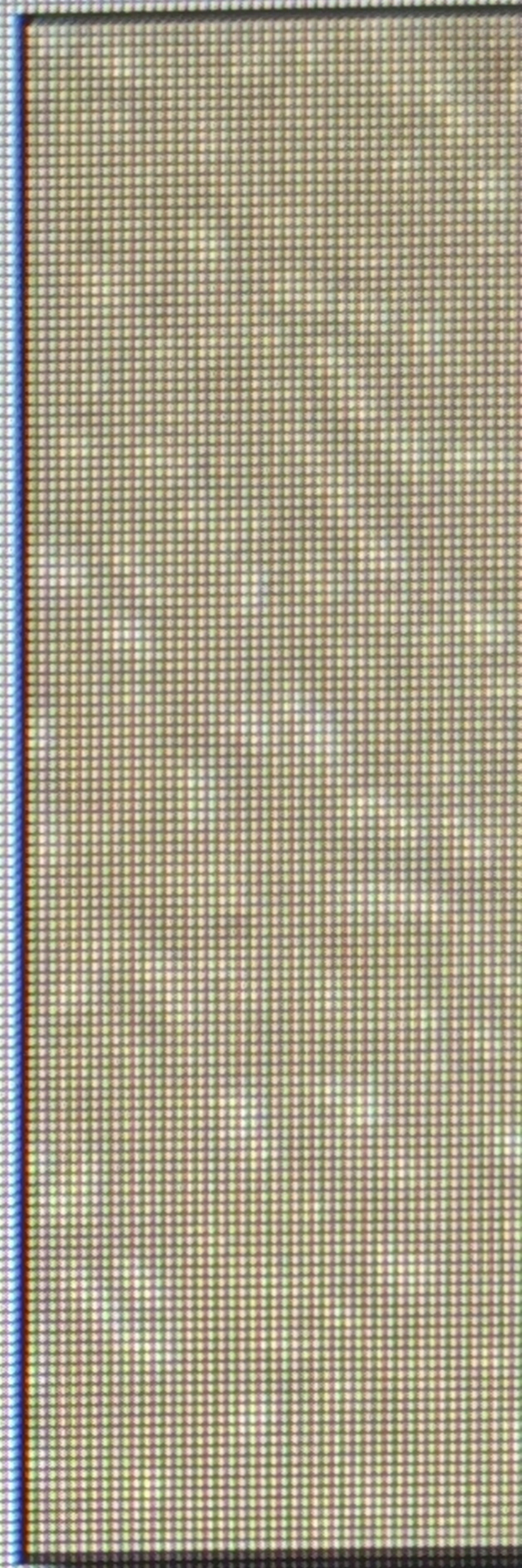




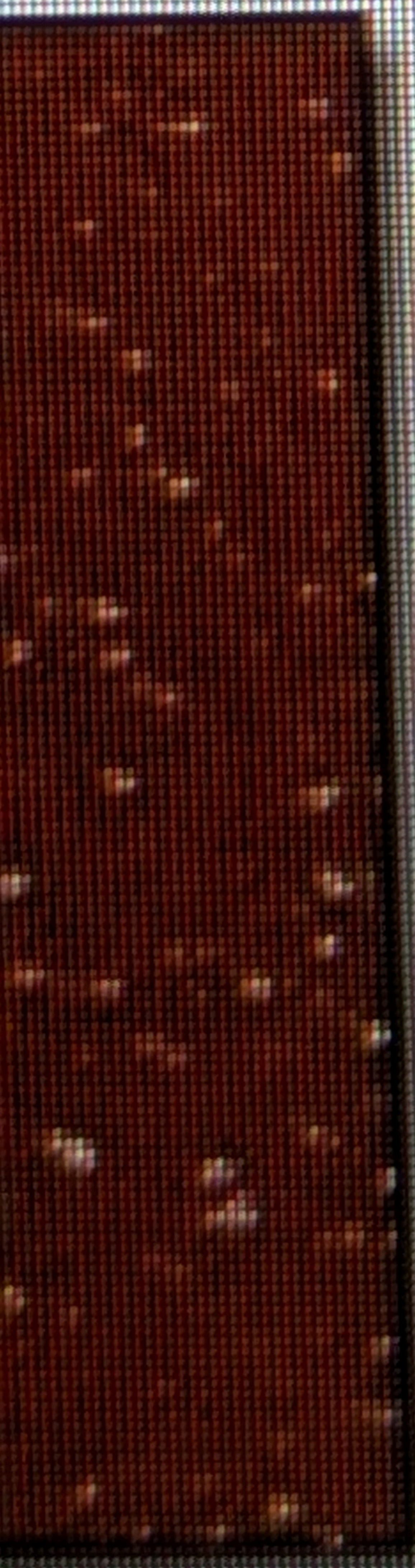
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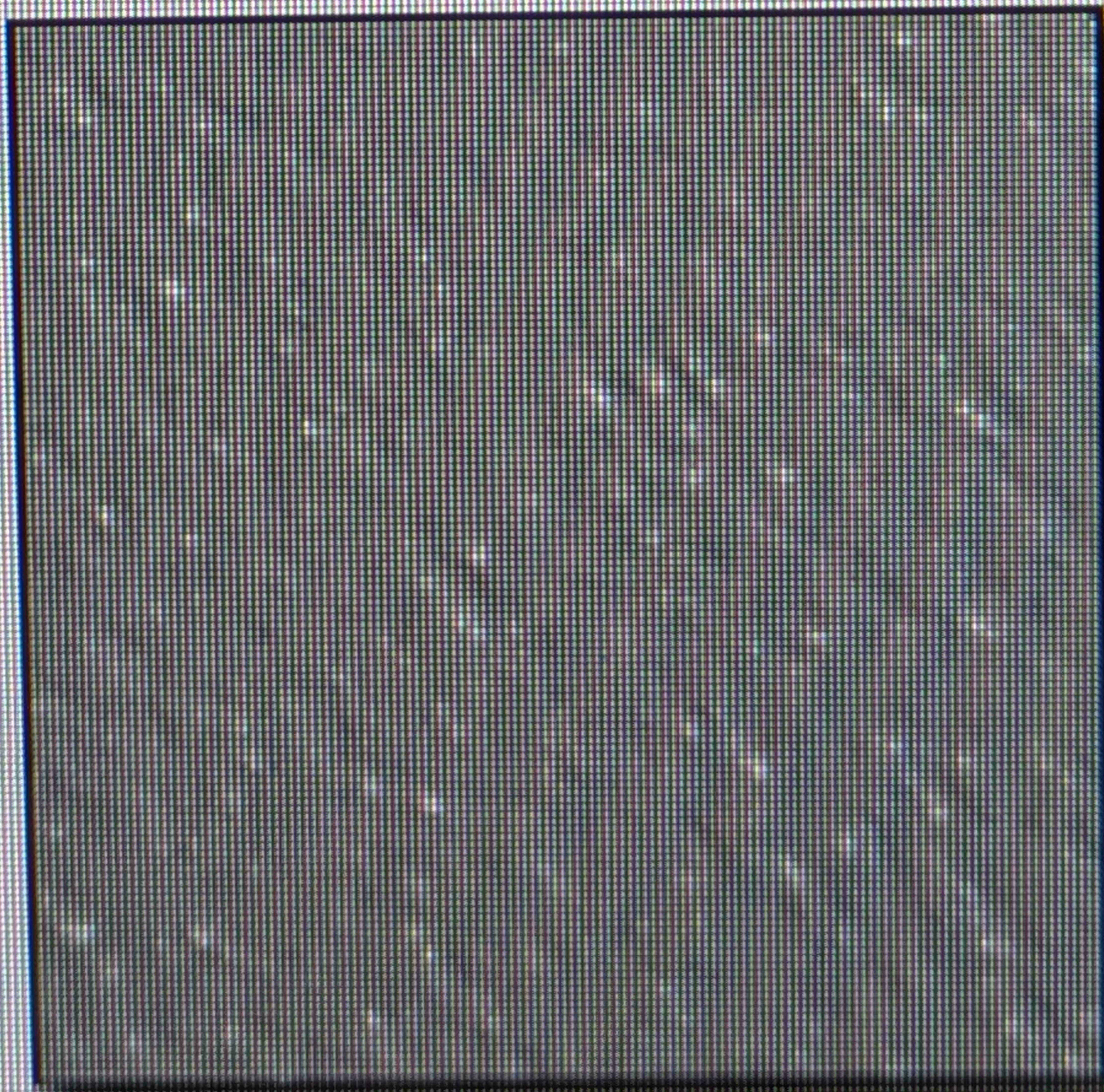
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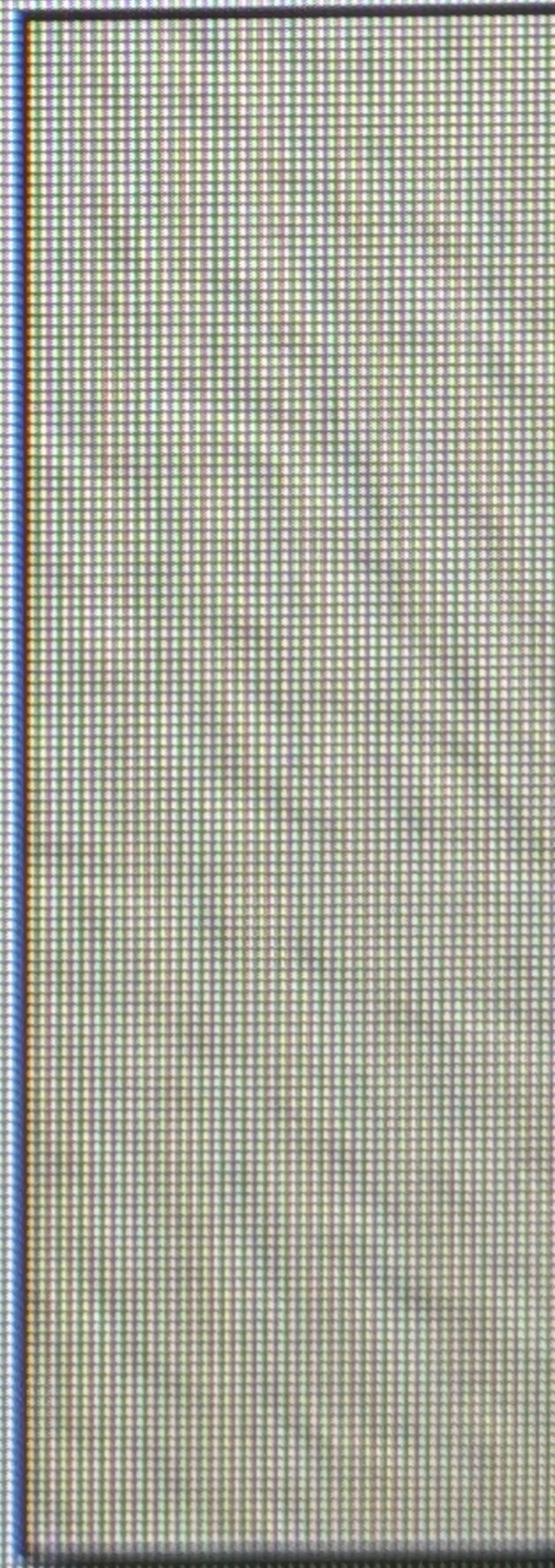
Beige #F



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

COA26-0026 - 723 East Fort King Street



Subject property (facing north) from E Fort King St.



Subject property (facing west)

COA26-0026 - 723 East Fort King Street



Subject property



Subject property

COA26-0026 - 723 East Fort King Street

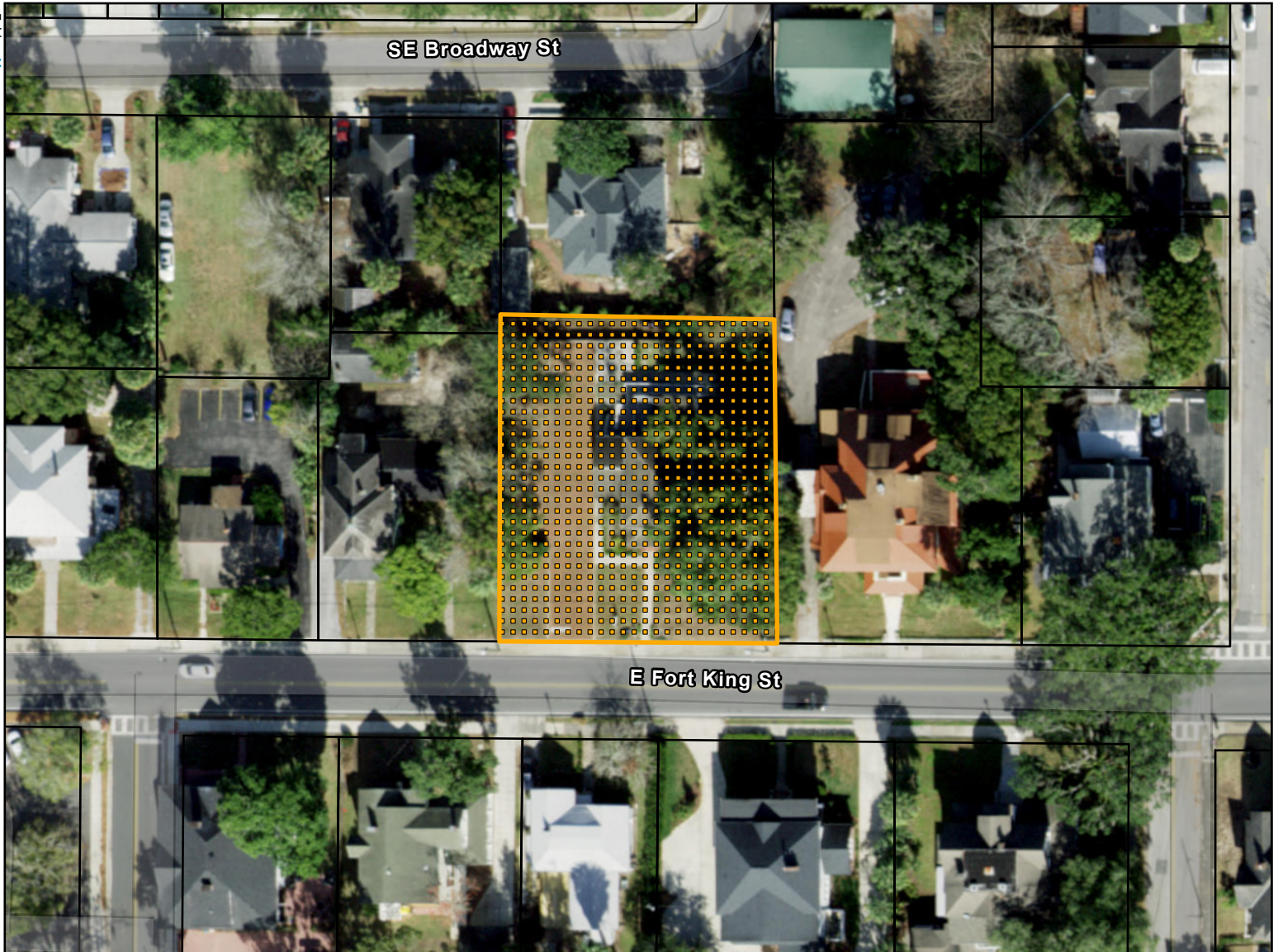
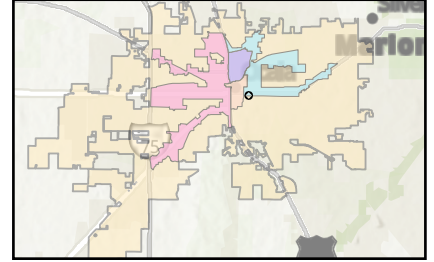



Example of proposed shed and color


AERIAL MAP

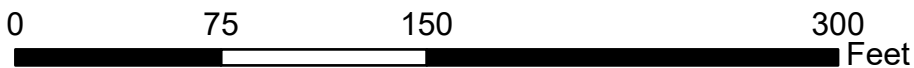
Case Number: COA26-0026

Property Size: Approximately 0.4 acres
Address: 723 E Fort King St
Proposal: New COA application



 Subject Property

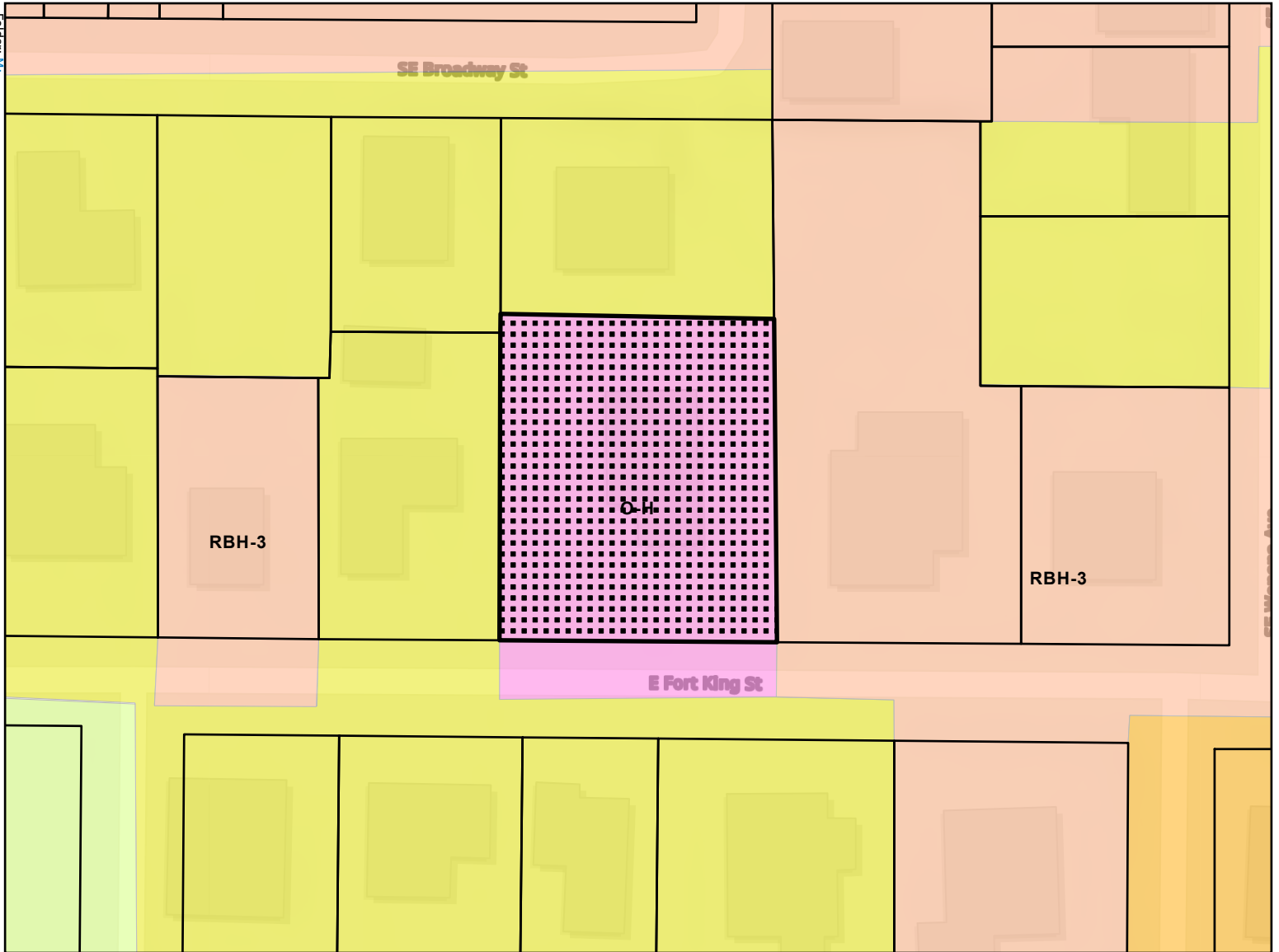
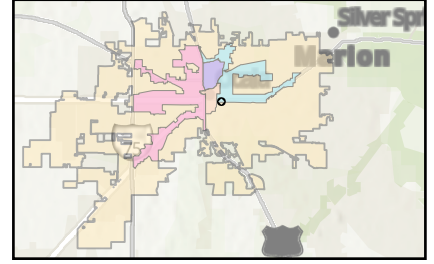
 Parcels



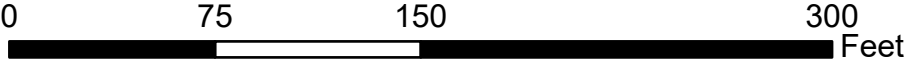
CASE MAP

Case Number: COA26-0026

Property Size: Approximately 0.4 acres
Address: 723 E Fort King St
Proposal: New COA application



- Parcels
- B-2: Community Business
- INST: Institutional
- O-H: Office Historic
- R-3: Multi-Family Residential
- RBH-3: Residential Business Historic-3
- RO: Residential Office
- Subject Property



Folder: M:\GIS\Department\TT\Evans\EconomicDev\CRAS\2026\Map\COA26_0026



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1491

Agenda Item #: e.

Submitted By: Charlita Whitehead
..presenter
Presentation By: Charlita Whitehead
..end
Department: Growth Management

FORMAL TITLE (Motion Ready):

..title
Case File # 53; COA26-0029; 605 SE Sanchez Avenue. A request to add a 20-foot by 30-foot brick patio in the backyard.
..end

..body

BACKGROUND:

Petitioner/ Property Owner: Tim Creely and Lydia Creely
Project Planner: Charlita Whitehead
Applicant Request: To add a 20-foot by 30-foot brick patio in the side rear yard.

Parcel Information

Acres: 0.24 acres
Parcel(s) #: 2820-032-001
Location: 605 SE Sanchez Avenue
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential
Existing Use: Single Family Residence

Background:

The existing home was constructed in 1895 using a Frame Vernacular/Queen Anne Revival influenced building style. The home is a contributing structure to the Ocala Historic District.

Previous Certificates of Appropriateness associated with the property include:

- * COA25-0017: Addition of a 4-foot-tall black aluminum antebellum-style fence gate, a 6-foot-tall natural wood fence, landscaping, and granite installation. Conditions included limiting the privacy fence extension beyond the west and north facade of the home and requiring hedges or bushes along the SE 6th Street driveway access with gravel as a buffer.
- * COA24-45667: Addition of custom wood vertical skirting around the home and vertical wood railing on the front porch.
- * COA24-45538: Addition of stairs to the existing porch on the north elevation of the home.
- * COA21-44364: Replacement of approximately 30 windows, replacement of siding, replacement of front steps, installation of gutters, site work, and installation of a shed and fence.

The applicant previously used the same brick material on a pathway located at the front of the home. The proposed patio material will match the existing brick material currently on the property.

Applicant Request:

The applicant is requesting to construct a 20-foot by 30-foot brick patio in the side rear yard.

FINDINGS AND CONCLUSIONS:

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 brick patio is located within the rear yard and does not alter the primary historic structure. The use of brick materials that match existing brick features on the property supports compatibility with the historic character of the 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 patio is located in the backyard and is compatible with the existing residential character of the property and surrounding historic neighborhood. The proposed brick material complements existing site features.

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: Explanation of how the criterion is met. The proposed patio does not alter the existing facade, roof design, or building proportions. The proposed brick material is visually compatible with the existing materials on site.

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

Staff Comments: The proposed patio is located in the rear yard and does not impact the existing rhythm of building masses and spacing within the neighborhood.

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

Staff Comments: The proposed patio maintains compatibility with the surrounding residential environment and existing site improvements.

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 use of brick materials consistent with existing site elements helps maintain compatibility with the historic character of the property.

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 patio is a ground-level site improvement and does not include an accessory structure.

Secretary of the Interiors Standards for the Treatment of Historic Properties Standards for Rehabilitation

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. (Page 76)

Staff Comments: The proposed patio is located within the rear yard and does not alter or remove character-defining features of the historic residence. The project preserves the historic character of the property.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. (Page 76)

Staff Comments: The proposed brick patio is a ground-level site improvement located at the rear of the property. The proposed materials are compatible with existing brick elements on site and do not negatively impact the scale, massing, proportion, or character of the historic structure.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if

removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
(Page 76)

Staff Comments: The proposed patio is reversible in nature and may be removed in the future without impairing the essential form, integrity, or environment of the historic property.

Staff Recommendation:

Approval

ALTERNATIVE:

* Approve

* Approve with Conditions

* Table

* Deny



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 #:	2820-032-001	Property Address:	605 SE Sanchez Ave Ocala, FL 34471
Owner:	Tim & Lydia Creely	Owner Address:	605 SE Sanchez Ave Ocala, FL 34471
Owner Phone #:	352-427-2451	Owner Email:	timcreely@gmail.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input checked="" 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 type="checkbox"/> Other _____



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.

1. Installation of a 20'x30' brick patio in the backyard. Patio to be constructed with brick with cement applied to perimeter edges to stabilize formation. Interior bricks to remain non-mortared to allow for drainage.
2. Front yard landscaping to include the planting of 2 Florida elm trees. One on each side of the brick walkway.

Required additional materials for submission:

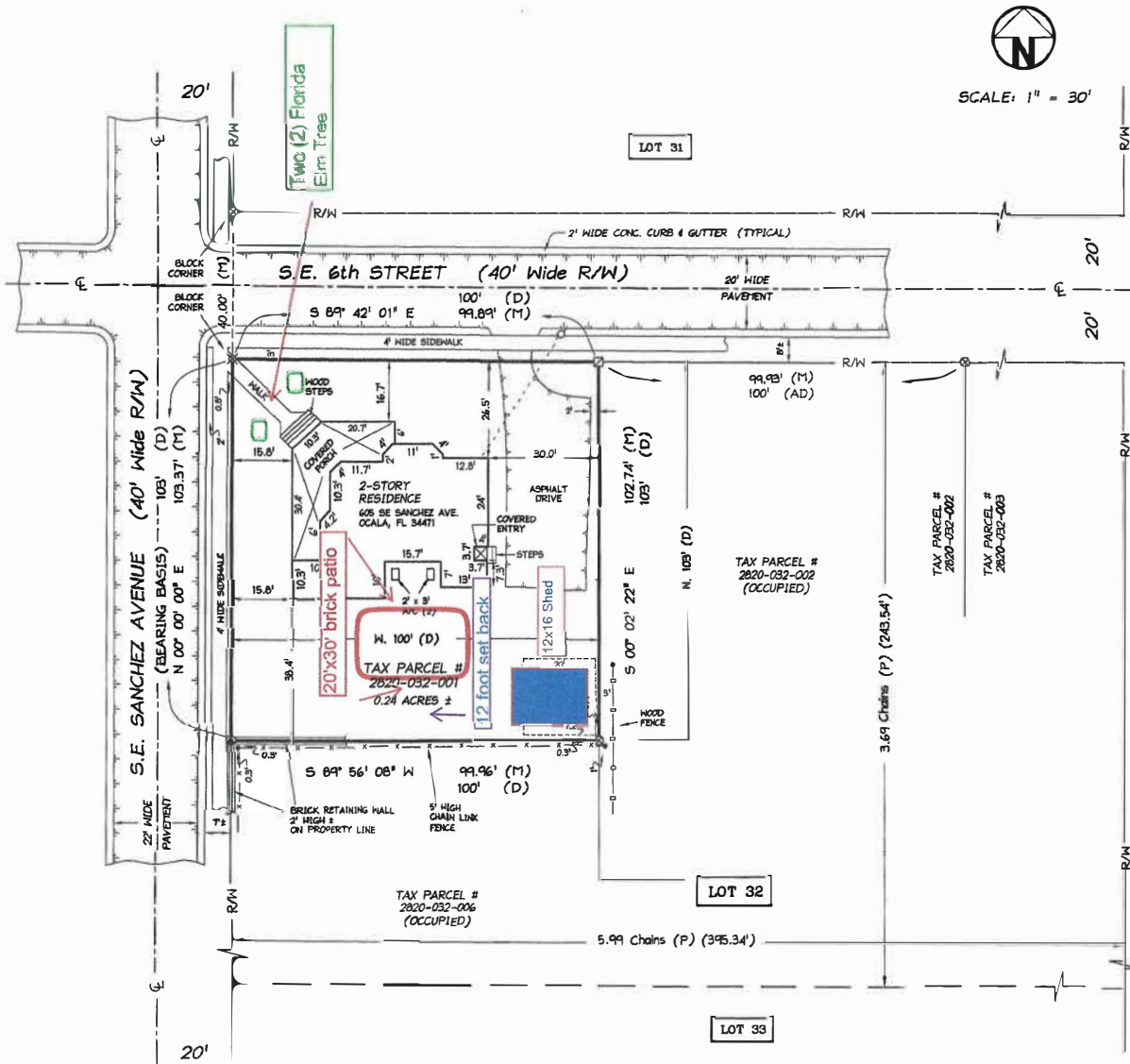
- Completed and signed COA application
- Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- Site plan
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative*
- For New Construction: 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

5/21/26

Date



BOUNDARY SURVEY for TIMOTHY and LYDIA CREELY

LEGAL DESCRIPTION:

NORTH 103 FEET OF THE WEST 100 FEET OF LOT 32, OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'E', PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:

- 1) THIS IS A BOUNDARY SURVEY.
- 2) SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- 3) BEARINGS BASED ON ASSUMED DATUM AS SHOWN.
- 4) DESCRIPTION FURNISHED BY CLIENT.
- 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
- 6) UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES MAY EXIST WHICH WERE NOT LOCATED.
- 7) SEPTIC TANK, DRAIN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME.
- 8) THE DETERMINATION OF A PROPERTY FLOODING, OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.
- 9) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; NO ONE OTHER THAN THE ENTITIES NAMED IN THE CERTIFICATION SHOULD RELY ON THIS SURVEY.

LEGEND:

- | | | | | |
|--|--|---|--|---------------------------------|
| N = NORTH | E = EAST | W = WEST | S = SOUTH | (M) = FIELD MEASUREMENT |
| (OR ANY COMBINATION SUCH AS NE, SW) | | | | (P) = PLAT CALL |
| ° = DEGREES | ' = MINUTES | " = SECONDS | ' = FEET | " = INCHES |
| R/W = RIGHT OF WAY LINE | — — — = BROKEN SCALE LINE | — — — = CENTERLINE | ± = MORE OR LESS | P.I. = POINT OF INTERSECTION |
| — — — = FENCE CORNER | — — — = FENCE LINE (WOOD/VINYL) | — — — = FENCE LINE (CHAIN LINK) | — — — = OVERHEAD UTILITY LINES | ⊕ = UTILITY POLE |
| ⊗ = FOUND 4" x 4" CONCRETE MONUMENT - BROKEN TOP | ⊕ = FOUND 4" x 4" CONCRETE MONUMENT - IDENTIFICATION CAP ILLEGIBLE | ⊗ = FOUND 5/8" IRON ROD - NO IDENTIFICATION CAP | ⊗ = FOUND NAIL ATOP BRICK WALL - NO IDENTIFICATION | ⊗ = SET 1/2" MARK IN CONC. WALK |

CERTIFY TO:

GLUCKENLOANS, LLC, its successors and/or assigns
TIMOTHY LEE CREELY and LYDIA MARIE CREELY
MARION LAKE SUMMIT TITLE, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY



I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-N-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10-MAR-2021

WILLIAM BLEY

P.L.S. # 5088

BILL BLEY & ASSOCIATES, INC.

L.B. # 6413

521 SE 2nd STREET
OCALA, FLORIDA 34471
mail@billbley.com

CLIENT: CREELY
DATE OF FIELD WORK: 8-MAR-2021
FIELD BOOK/PAGE: 201/73
DRAWN BY: L.B.

(352) 694-7777 FAX (352) 694-1777

JOB NUMBER: 21-1113



✓ 12/88

PS

old parcel #
new parcel # 789

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 = =

Site No. (51842) 2820-032-001
Survey Date 8303 820 = =

Site Name _____ 830 = =
Address of Site: 605 S.E. Sanchez Ave. 905 = =

Instruction for locating 605 S.E. Sanchez Ave.
Ocala, Fla. 32671 813 = =

Location: Caldwells Ad Ocala N. 103' of W. 100' Lot 32 868 = =
subdivision name block no. lot no.

County: Marion 808 = =

Owner of Site: Name: Monacy, Edgar & c s KUENDIG, DAVID & MARY ;
Address: 1500 N.E. 15th Ave. 7846 NW 136th TERRACE
Ocala, Fla. 32670 OCALA, FL. 32675 902 = =

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

Recorder:
Name & Title: Tate, Susan (Preservation Architect) ;

Address: University of Florida - College of Architecture
Gainesville, Fla. 32611 818 = =

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

Check One	Check One or More	Present Use <u>Residence</u> 850 = =
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>C+ 1895</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period <u>19th Century</u> 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 = =	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

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

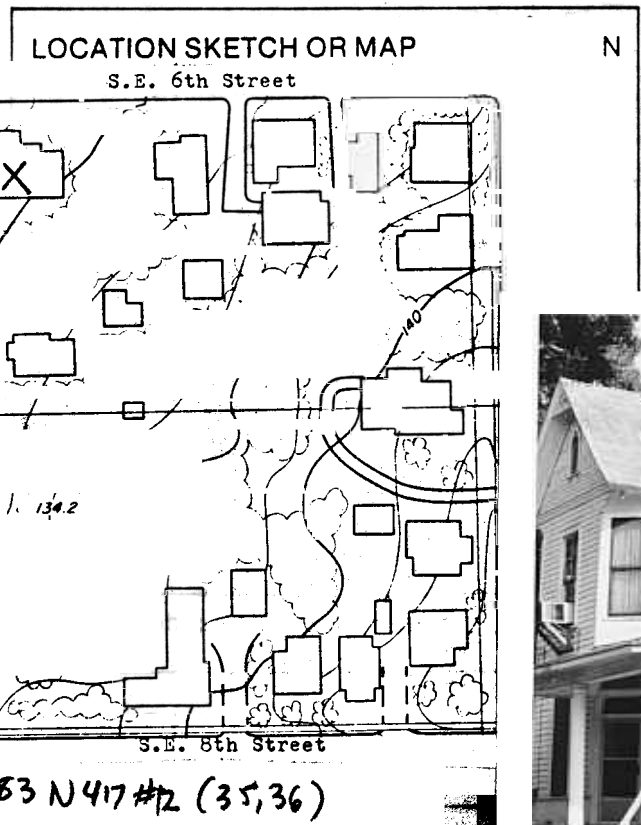
Areas of Significance: Architecture 910 = =

Significance:

Although altered at the entry level, this wood frame structure is noteworthy for ornamental shingles, turned pendants, incised gable ornament and fluted columns. It is in Caldwell's Ad Ocala platted in 1880 and first appears on the Sanborn Map of 1895.

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____
 STYLE AND/OR PERIOD Frame vernacular/Queen Anne Revival influence 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Novelty siding (new siding at entry) 854 ==
 STRUCTURAL SYSTEM(S) _____ 856 ==
 PORCHES Front (wrapping to North) _____
 _____ 942 ==
 FOUNDATION: Brick pier 942 ==
 ROOF TYPE: Intersecting gable 942 ==
 SECONDARY ROOF STRUCTURE(S): Possible alteration at NW corner 942 ==
 CHIMNEY LOCATION: Center ridge 942 ==
 WINDOW TYPE: 2/2 DHS 942 ==
 CHIMNEY: Brick 882 ==
 ROOF SURFACING: Asphalt shingles 882 ==
 ORNAMENT EXTERIOR: Fluted columns, ornamental shingles 882 ==
 NO. OF CHIMNEYS One 952 == NO. OF STORIES Two 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (incl. scale & date) _____
 _____ 809 ==
 Latitude and Longitude: _____
 _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ 833 ==



Township	Range	Section
15S	22E	SW1/4 17

812 ==

UTM Coordinates:

Zone _____ Easting _____ Northing _____

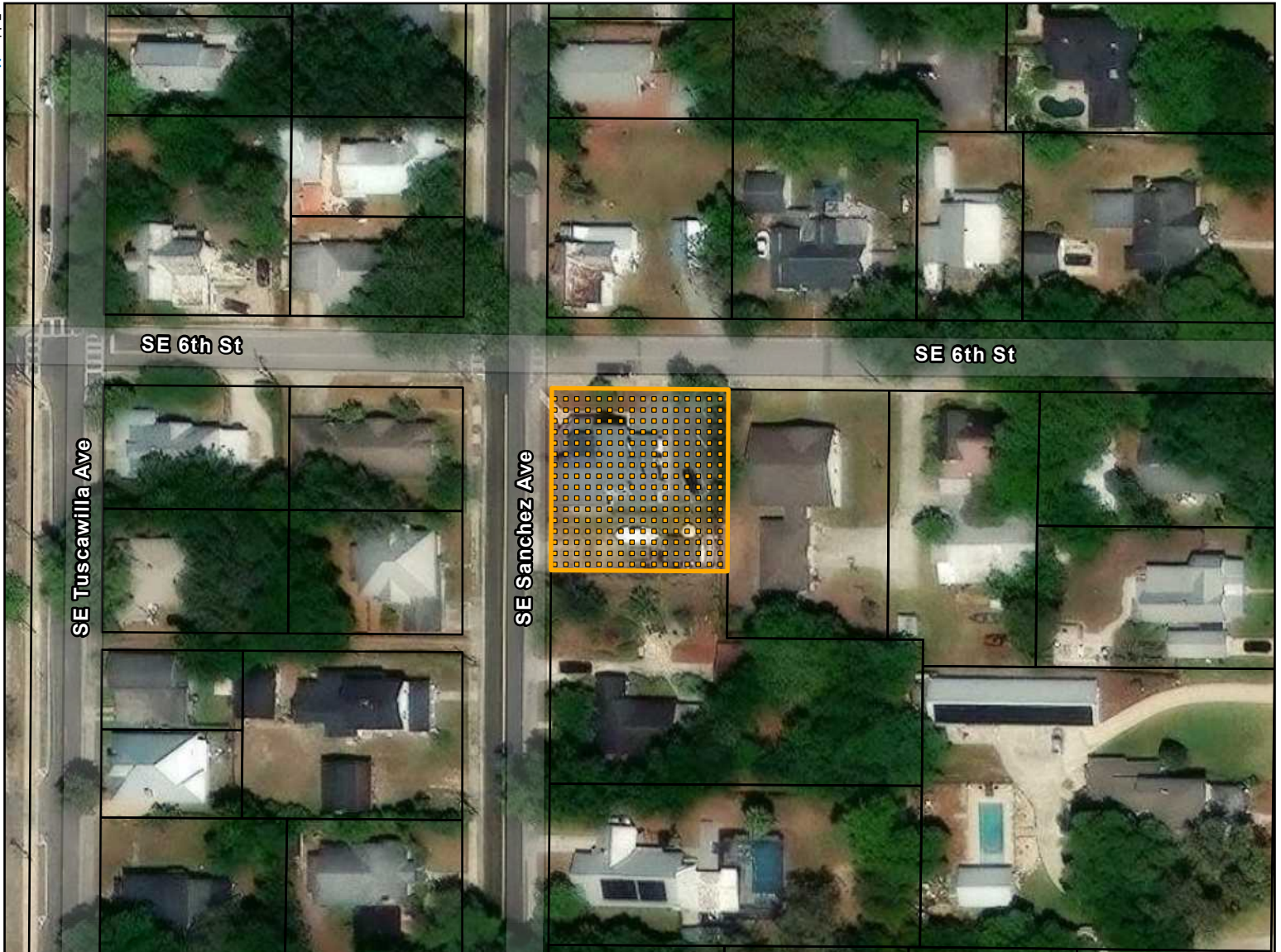
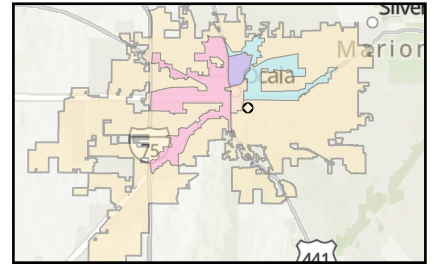
890 ==




AERIAL MAP

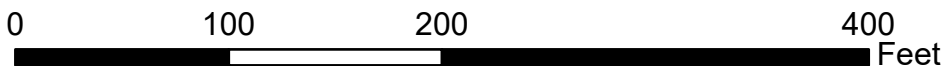
Case Number: COA26-0029

Property Size: Approximately 0.24 acres
Address: 605 SE SANCHEZ AVE
Proposal: New COA application



 Subject Property

 Parcels



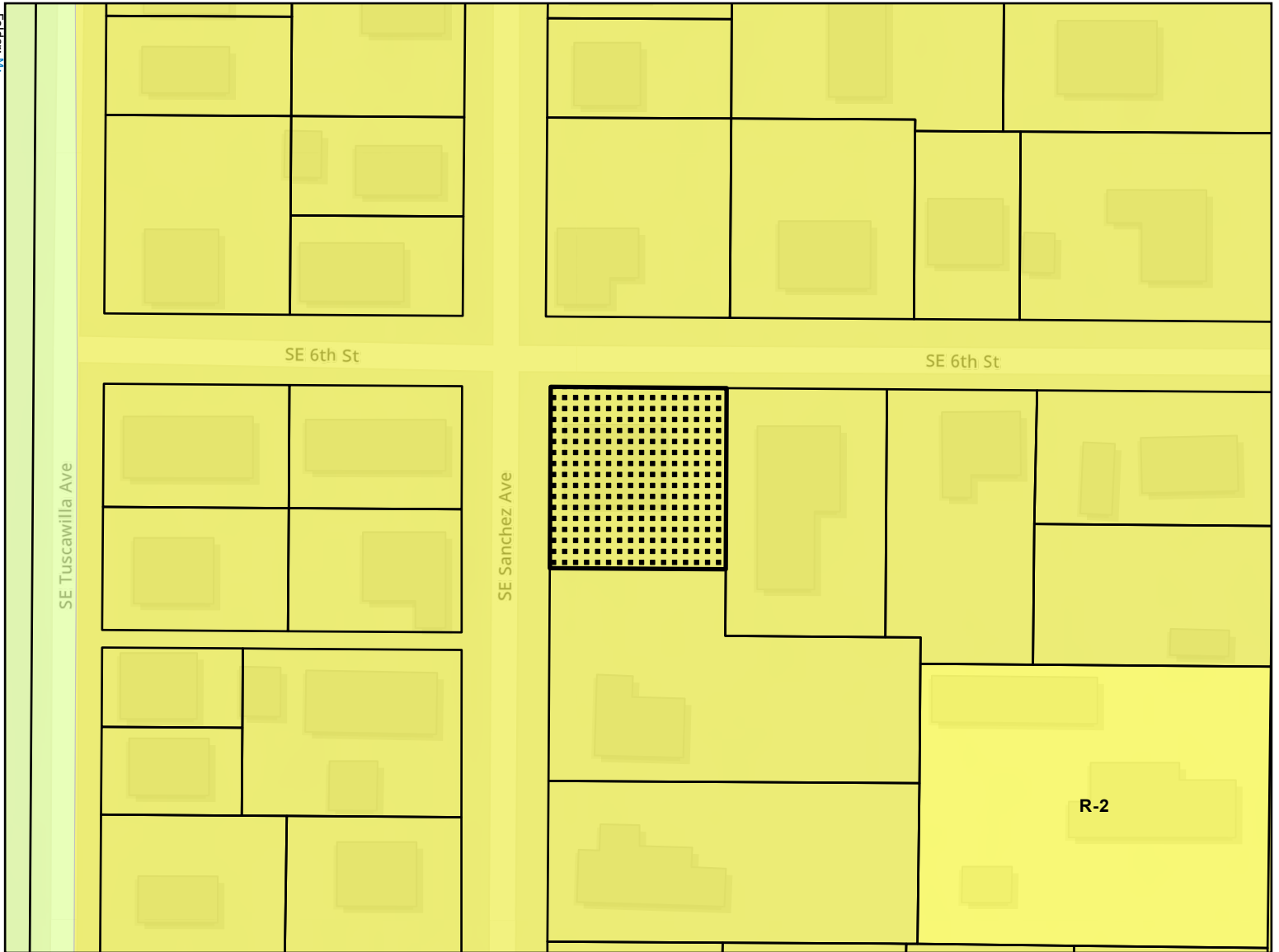
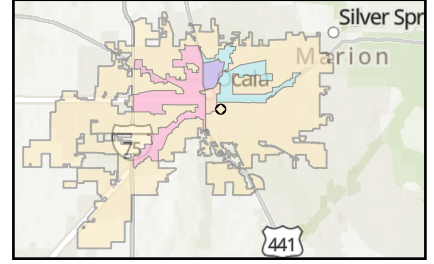
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Folder: M:
\\GIS\Department\TT\Evan\Comms\Dev\CRAS\2026\June\CR26_0029\

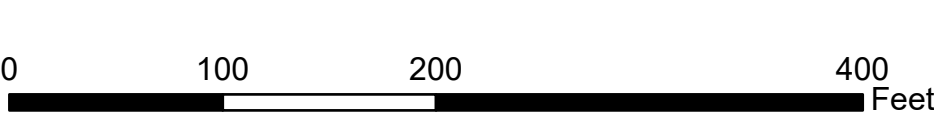
CASE MAP

Case Number: COA26-0029

Property Size: Approximately 0.24 acres
Address: 605 SE SANCHEZ AVE
Proposal: New COA application



- Parcels
- INST: Institutional
- R-3: Multi-Family Residential
- R-2: Two-Family Residential
- Subject Property



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COA26-0029 – 605 SE Sanchez Avenue



Subject property (facing southeast) from the intersection of SE Sanchez Ave and SE 6th St



Proposed location for brick patio facing south

COA26-0029 – 605 SE Sanchez Avenue



Proposed location for brick patio facing east



Proposed location for brick patio facing northeast

COA26-0029 – 605 SE Sanchez Avenue



Proposed location for brick patio facing north



Proposed location for brick patio facing west

COA26-0029 – 605 SE Sanchez Avenue



Proposed brick to be used for patio