



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # \_\_\_\_\_  
COA \_\_\_\_\_ - \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
Product Approval # \_\_\_\_\_

## Application for a Certificate of Appropriateness (COA)

As required by [Section 94-82\(g\)](#) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the [Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings](#) the [Ocala Historic Preservation Design Guidelines](#), and the [Ocala Historic Preservation Code](#).

### COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: [historic@ocalafl.org](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> floor of City Hall (110 SE Watula Ave.)

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

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	28385-004-09	Property Address:	1019 S.E. 3 <sup>RD</sup> ST. OCALA, FL
Owner:	Richard SHERMAN	Owner Address:	3101 S.W. 34 <sup>TH</sup> AVE UNIT 905-423 OCALA FL
Owner Phone #:	(352) 362-9366	Owner Email:	RICKSHERMAN1121@yahoo.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 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 DRIVEWAY PAVES



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

EXISTING Driveway - Remove  
Replace with "Olde Town" Pavers (4x6, 6x6, 6x9) (3pc)  
product # PV21340  
color: Glacier (Gray color)

**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:

A. Conklin Construction Inc.

7/21/2025

Applicant Signature

Date



# Olde Towne



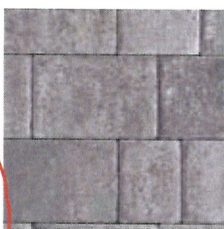
OLDE TOWNE 3PC (LIONSBRIDGE)

Olde Towne is the classic choice for hardscape projects where the smaller format of classic European elegance is more appealing. The smaller sizes are ideal for traditional or random patterns, while the natural cobblestone appearance gives long-lasting beauty and Old World charm to any hardscape project.

## Standard Colors:



Autumn Blend



Glacier



Lionsbridge



Sand Dune



Sierra

## Size Chart:


 Olde Towne  
 4x6, 6x6, 6x9  
 #PV21340

 Olde Towne 2pc  
 6x6, 6x9  
 #PV21385

 Olde Towne 6x9  
 6x9  
 #PV21380

## Paver Info:

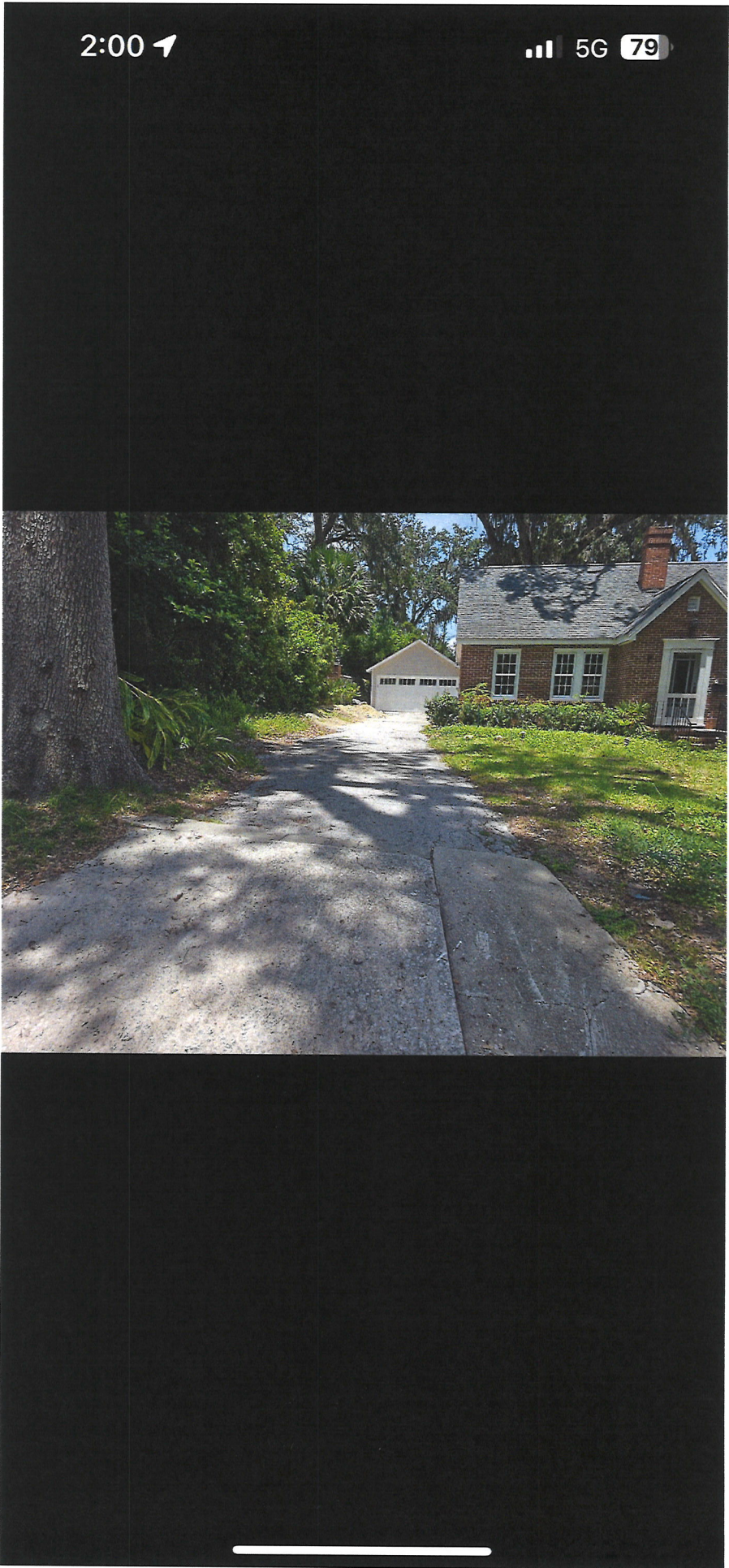
PRODUCT #	PV21340
DIMENSIONS (in.)	4x6, 6x6, 6x9
THICKNESS (in.)	2-3/8
SF PER CUBE	124
CUBE WEIGHT (lbs.)	3,225
SURFACE:	Pillow Top

Due to variations in printing, color selections should always be chosen from actual product samples.







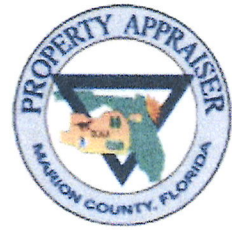






Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card Real Estate

28385-004-09

[GOOGLE Street View](#)

Prime Key: 1958393

[MAP IT+](#)

Current as of 1/7/2025

### [Property Information](#)

SHERMAN RICHARD E  
SHERMAN DANIELLE R  
3101 SW 34TH AVE UNIT 905-423  
OCALA FL 34474-7447

### [Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

PC: 01

Acres: .18

Situs: Situs: 1019 SE 3RD ST OCALA

### [2024 Certified Value](#)

Land Just Value	\$113,742		
Buildings	\$204,056		
Miscellaneous	\$6,646		
Total Just Value	\$324,444	Impact	
Total Assessed Value	\$296,010	<a href="#">Ex Codes:</a> 01 38	(\$28,434)
Exemptions	\$0		
Total Taxable	\$296,010		
School Taxable	\$324,444		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$113,742	\$204,056	\$6,646	\$324,444	\$296,010	\$0	\$296,010
2023	\$75,828	\$263,335	\$9,723	\$348,886	\$269,100	\$0	\$269,100
2022	\$63,190	\$172,949	\$8,497	\$244,636	\$244,636	\$0	\$244,636

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8450/0998</a>	10/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$430,000
<a href="#">8450/0989</a>	10/2024	77 AFFIDAVIT	0	U	I	\$100
<a href="#">7599/1872</a>	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$364,000
<a href="#">6760/0940</a>	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$222,000
<a href="#">5953/1135</a>	10/2013	08 CORRECTIVE	0	U	I	\$100
<a href="#">5939/1336</a>	10/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$145,000
<a href="#">3971/0873</a>	03/2005	76 MAR CER	0	U	I	\$100
<a href="#">3251/0963</a>	09/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$125,000
<a href="#">1569/0846</a>	04/1989	07 WARRANTY	8 ALLOCATED	U	I	\$49,538
<a href="#">1304/0124</a>	09/1985	07 WARRANTY	0	U	I	\$72,900

### [Property Description](#)



SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 129  
WOODROWS SUB  
BLK 4 LOT I &  
THE W 6.57 FT OF LOT H &  
S 112 FT OF CERTAIN 11 FT ALLEY LYING BETWEEN LOTS J.I IN BLK 4  
**Parent Parcel:** 56619-000-00

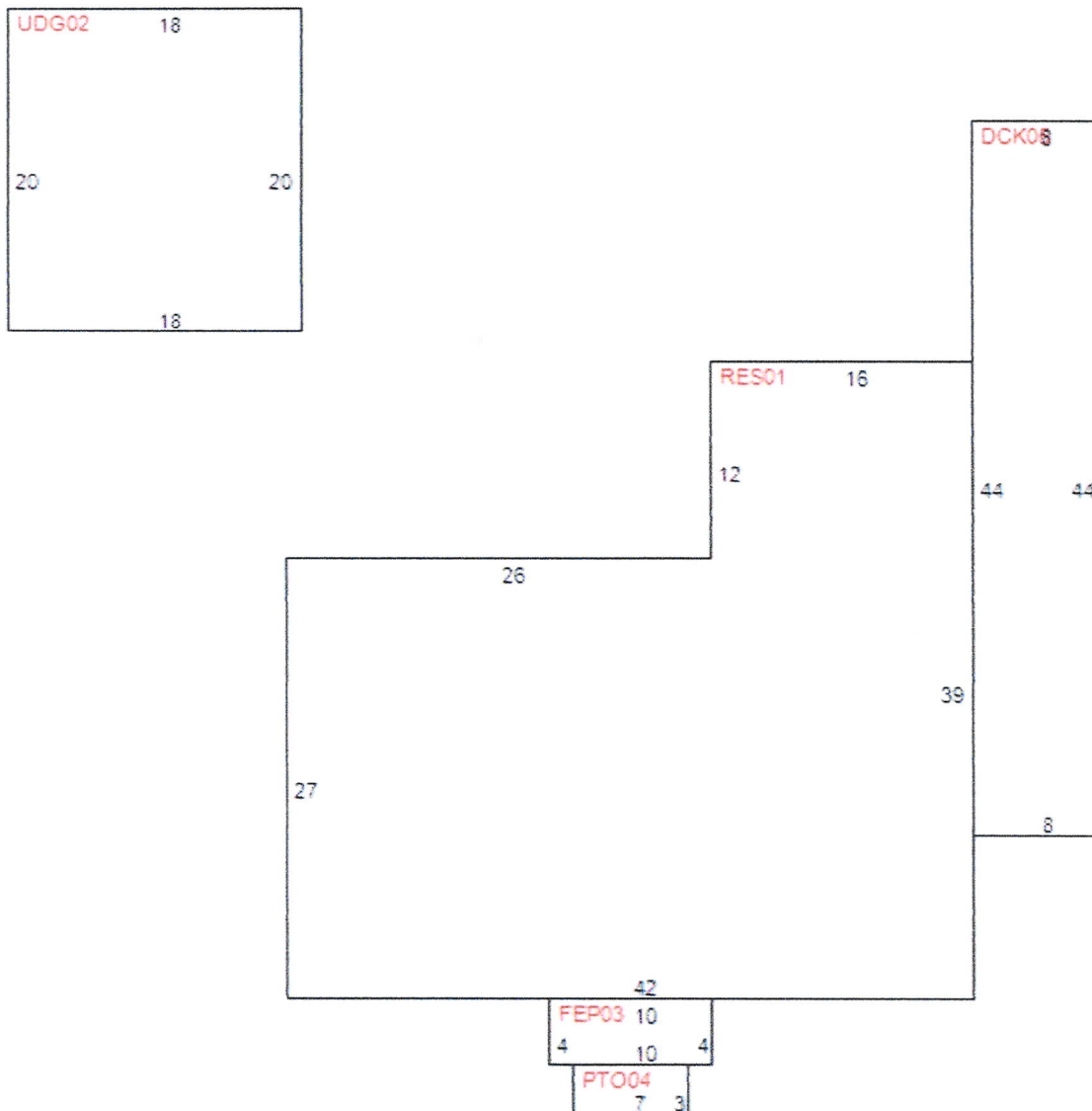
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		71.0	112.0	R3	71.00	FF							
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D													
Mkt: 8 70													

[Traverse](#)

**Building 1 of 1**  
RES01=L16D12L26D27R42U39.L1L40U2  
UDG02=L18U20R18D20.D41R15  
FEP03=D4R10U4L10.D4R1,5  
PTO04=D3R7U3L7.R24,5U14  
DCK05=U44R8D44L8.





### Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID  
 Effective Age 4 - 15-19 YRS  
 Condition 2  
 Quality Grade 600 - AVERAGE  
 Inspected on 4/22/2022 by 118

Year Built 1928  
 Physical Deterioration 0%  
 Obsolescence: Functional 0%  
 Obsolescence: Locational 0%  
 Architecture H - HISTORICAL RESIDENCE  
 Base Perimeter 162

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	COMMON BRICK	1.00	1928	N	0 %	0 %	1,326	1,326
UDG0201	NO EXTERIOR	1.00	2006	N	0 %	0 %	360	360
FEP 0326	SIDING-NO SHTG	1.00	1928	N	0 %	0 %	40	40
PTO 0460	COMMON BRICK	1.00	1928	N	0 %	0 %	21	21
DCK 0501	NO EXTERIOR	1.00	2021	N	0 %	0 %	352	352

### Section: 1

Roof Style: 10 GABLE	Floor Finish: 31 HARDWD ON JOST	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 28 SLATE	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 1	Extra Fixtures: 3	Intercom: N

A/C: Y

Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	76.00	LF	10	2003	4	0.0	0.0
144 PAVING ASPHALT	1,136.00	SF	5	1960	1	0.0	0.0
156 PAVING BRICK	120.00	SF	20	1988	1	30.0	4.0
159 PAV CONCRETE	216.00	SF	20	1960	3	0.0	0.0
280 FIREPLACE	1.00	UT	50	2002	1	0.0	0.0
226 RES SWIM POOL	100.00	SF	20	2021	5	10.0	10.0
156 PAVING BRICK	138.00	SF	20	2021	1	0.0	0.0
115 FENCE ALUMINUM	16.00	LF	20	2021	3	0.0	0.0

Appraiser Notes

TWO GAS FIREPLACES ONLY ONE STACK  
EST.INT.  
FIREPLACE INOPERABLE

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
POL21-0042	7/13/2021	-	SULLIVAN / SWIMMING POOL/RENEWAL
POL19-0040	10/31/2019	-	RESIDENTIAL POOL
BLD19-0152	1/24/2019	-	REPAIR/RENOVATION
BLD18-0789	4/2/2018	4/25/2018	RE ROOF
OC02416	9/1/2006	-	DCK
OC01810	12/1/2002	-	RSRA