



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

Case File # 23
COA 25 - 0012
Meeting Date: May 1, 2025
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 #:	<u>2820-029-001</u>	Property Address:	<u>774 SE 31st St</u>
Owner:	<u>Rodden Herman</u>	Owner Address:	<u>same</u>
Owner Phone #:	<u>352-216-8635</u>	Owner Email:	<u>Rodden.herman@comcast.net</u>
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 checked="" type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



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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.

See Attached pictures. I'm requesting a section of my fence to be left @ 8' which is 12ft in length d/t neighbor's garage and line pour water when it rains into my yard and pool. I need plexi glass in blue fence to repel water + prevent wood & other pieces to prevent rot

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

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

2820-029-004GOOGLE Street View

Prime Key: 1218756

MAP IT+

Current as of 3/18/2025

Property InformationM.S.T.U.

PC: 01

Acres: .22

HERRMANN LADDEN
PO BOX 4473
OCALA FL 34478-4473

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

Situs: 726 SE 3RD ST OCALA

2024 Certified Value

Land Just Value	\$110,880		
Buildings	\$215,987		
Miscellaneous	\$30,286		
Total Just Value	\$357,153		
Total Assessed Value	\$195,622	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$161,531)
Total Taxable	\$145,622		
School Taxable	\$170,622		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$110,880	\$215,987	\$30,286	\$357,153	\$195,622	\$50,000	\$145,622
2023	\$73,920	\$267,770	\$44,676	\$386,366	\$189,924	\$50,000	\$139,924
2022	\$61,600	\$176,989	\$39,425	\$278,014	\$184,392	\$50,000	\$134,392

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7037/1668</u>	08/2019	07 WARRANTY	0	U	I	\$100
<u>6907/0083</u>	01/2019	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$100,000
<u>6799/0755</u>	07/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$100,000
<u>6751/0130</u>	04/2018	05 QUIT CLAIM	0	U	I	\$100
<u>6641/0321</u>	09/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$75,000
<u>5157/1649</u>	02/2009	62 DISTR	0	U	I	\$100
<u>0598/0061</u>	06/1973	02 DEED NC	0	U	I	\$10,000

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 COM AT PT 140 FT W OF NE COR OF LOT 29 CALDWELLS
 ADD TO OCALA TH S 140 FT TH W 70 FT TH N 140 FT TH
 E 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	140.0	R3	70.00	FF							
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=U12R6A45|5,7U6A315|5,7L1U20L32D43A220|5A130|6,2A40|5R10U1R12,2.
 UCP02=L1D8R12U14L11D6.L1
 FOP03=L11D1L9D7R20U8.U46L10
 FOP04=U5L7D5R7.R20
 UOP05=U17R5D17L5.R5
 UDU06=U21R10D21L10.
 UOP07=28.
 28







