



Application for a Certificate of Appropriateness (C.A.)

Ocala Historic Preservation Advisory Board (OHPAB)

c/o City of Ocala Growth Management Dept
201 SE 3rd Street (2nd floor), Ocala, FL 34471
Phone: (352) 629-8311 FAX: (352) 629-8242

C.A. File # 53

COA 25 - 0017

Meeting Date: 6-5-25

C.A. Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit C.A. application and required material to Planning staff at least 3 weeks (21 days) prior to OHPAB meeting. Meetings are held the 1st Thursday of each month.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meeting Location: City Council Chambers, 2nd floor of City Hall Time: 4:00 PM
5. 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.

Parcel Number: 2820-032-001 Property Address: 605 SE Sanchez Ave, Ocala 34471

Owner's name, address, phone #, email: Lydia & Tim Creely 605 SE Sanchez Ave.
Timcreely@gmail.com

Name, address, phone #, email of meeting representative: Same

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

Describe in a list the specific changes you are requesting to do to your property. Include the type(s) of material(s) to be used as well as dimensions.

Repairing landscape and adding updates with plants, trees, mulch,
and granite rock.

Adding two window boxes

Fence COA modification

Materials to include with C.A. Application submission:

1. Completed and signed application form.
2. One set of building plans for structural changes, including all four elevations, site plans, showing required setbacks, or landscape plans (if applicable). All plans must be drawn to scale and new material labeled. Plans sheets are to be no larger than 11" x 17".
3. Detailed drawings and specifications for all new materials-windows, doors, siding, roofing material.
4. Authorization letter for non-property owner representative at the meeting.
5. Copy of property deed or proof of ownership.
6. If work requiring a COA begins before approval, a \$100 fee is due.

[Signature]
Applicant's Signature

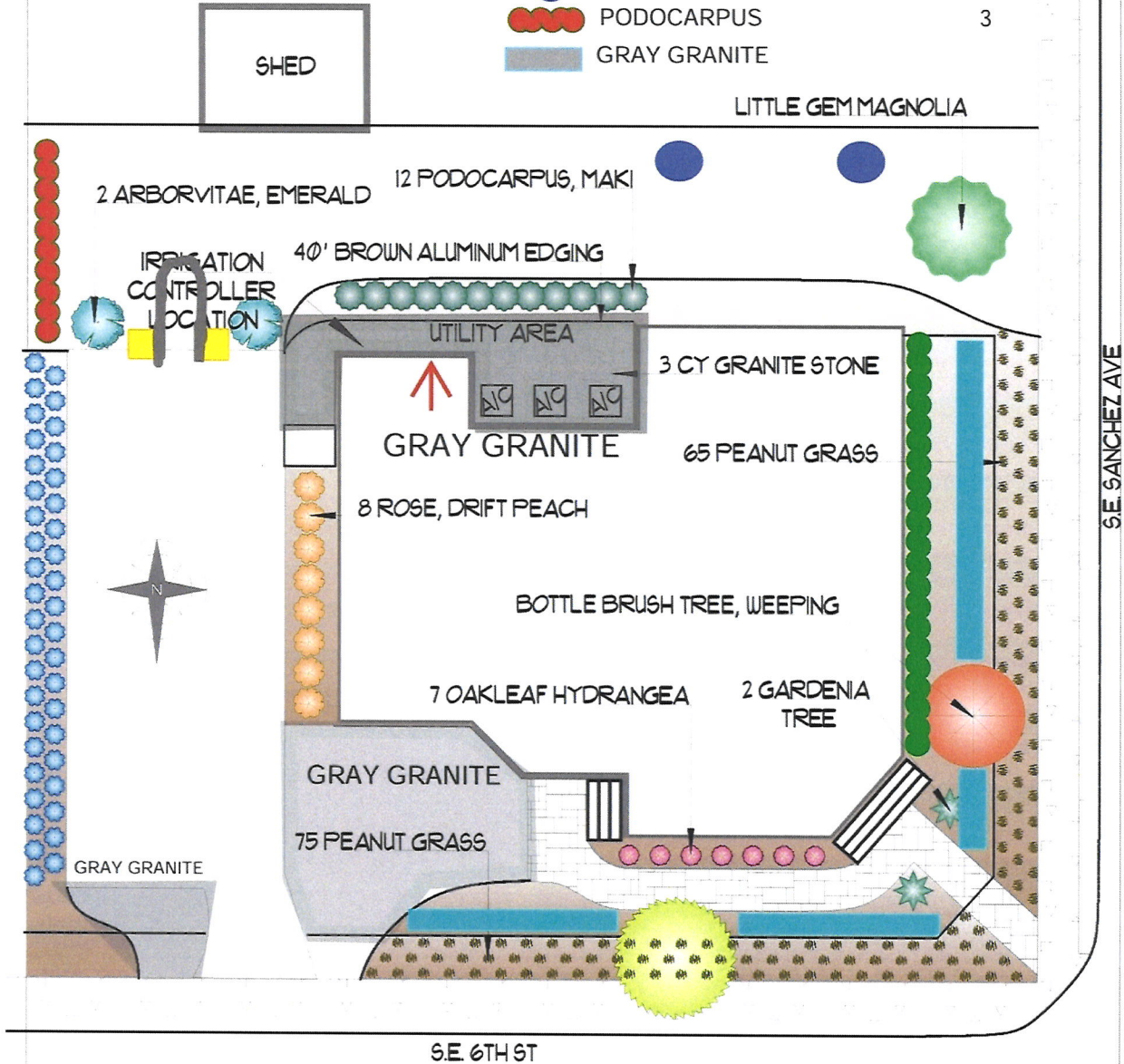
4/23/25
Date

Revised: December 2016

LEGEND

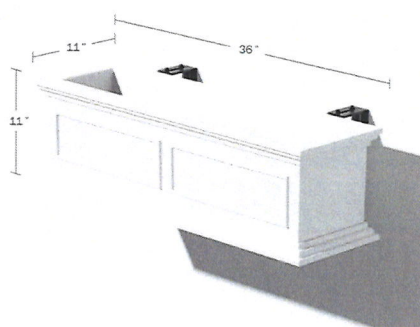
COMMON NAME	QTY	COMMON NAME	QTY
ARBORVITAE, EMERALD 30G	2	MAGNOLIA, LITTLE GEM 30G	1
BLUE DAZE 1G	41	PERENNIAL PEANUT 1G	140
BOTTLE BRUSH TREE, WEEPING 30G	1	PODOCARPUS, MAKI 7G	12
GARDENIA, MIAMI SUPREME 7G	2	ROSE, DRIFT PEACH 3G	8
HYDRANGEA, OAKLEAF 3G	7	YELLOW HIBISCUS	3

CONFEDERATE JASMINE	2	MAGIC CAMELLIA	10
PEANUT GRASS AS NEED TO FILL IN		RED MAPLE	2
		PODOCARPUS	3
		GRAY GRANITE	





We would like to add two plant window boxes in front of the house.
I have attached an image from the manufacturer's website, along with dimensions and an image of proposed window boxes on the house. The window boxes have not been installed.

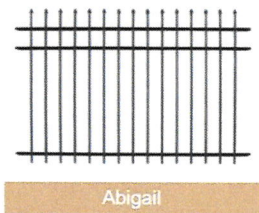




We received a CO for fence on 8-5-21, we would like to change and get re-approval for fence.

Black aluminum/ Antebellum-Abigail style/4 feet high fence. With 1 small 4 ft. front gate matching Abigail style, around perimeter of front yard.

Change- Not installing 12ft motorized gate

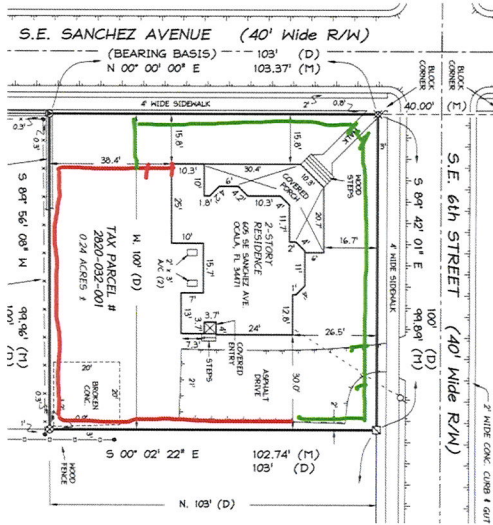


Standard 6ft tall natural wood fence around perimeter of backyard.

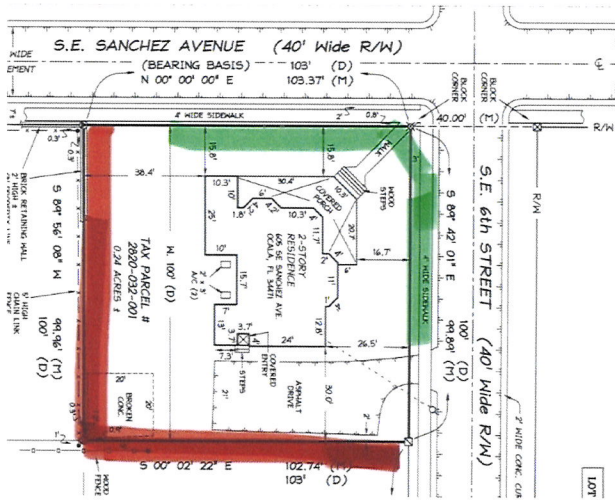
Change- not extending fence on the SE Sanchez side of property.



Original design already approved!



New design to incorporate the new drive access in the rear of the house and better functionality for the property.



Landscaping

This is our current landscaping situation, and what we plan to incorporate into our yard. Unfortunately, we were not aware of the need for a CA for our landscaping project, or we would have included this with the request for the Arbor that was done last year.

Below is a current project diagram, except for a few plants that were not in season.

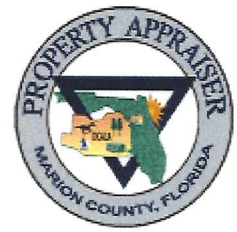
(The 7 oakleaf hydrangeas and 8 peach roses drifts are not planted, but we plan to, as soon as they are available)

We chose these plants to be visually compatible with the environment by planting plants that already existed in the neighborhood, and to be sensitive to the individual house. We also chose some native Florida plants. (Oak leaf Hydrangeas, Magnolia, Firebush, Hibiscus, and Jasmine)

Along with plants and trees, we added granite stone to the back of the house for accessibility to our back area and front corner of our driveway. We added mulch under plants (note on diagram, brown color) to add as a medium for the young plants to grow. When we acquired the house, we acquired a yard full of weeds and a grade of land that caused water to rush and pool under the house. We removed unhealthy landscaping material from the front yard, then graded the land and added dirt to eliminate water from further damage to the house. The weeds and dirt were replaced with perennial peanut grass along the sides of the house, directly in front of SE Sanchez Ave and SE 6th Street. Additionally, we would like to add 3 Podocarpus over by our Arbor and Shed to block our trash cans. We would also like to add Magic Camellia along the porch, on Sanchez Ave, and 2 red Maple trees in the back yard.

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

2820-032-001

[GOOGLE Street View](#)

Prime Key: 1219043

[MAP IT+](#)

Current as of 5/14/2025

[Property Information](#)[More Names](#)

TLC TRUST
 CREELY TIMOTHY LEE TR ET AL
 605 SE SANCHEZ AVE
 OCALA FL 34471-3813

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 08

Acres: .24

[More Situs](#)

Situs: 605 SE SANCHEZ AVE ALL
 UNITS OCALA

[2024 Certified Value](#)

Land Just Value	\$136,800		
Buildings	\$280,103		
Miscellaneous	\$1,757		
Total Just Value	\$418,660		
Total Assessed Value	\$302,177	Impact	
Exemptions	(\$50,000)	Ex Codes: 01 38	(\$116,483)
Total Taxable	\$252,177		
School Taxable	\$277,177		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$136,800	\$280,103	\$1,757	\$418,660	\$302,177	\$50,000	\$252,177
2023	\$91,200	\$305,676	\$2,251	\$399,127	\$360,185	\$0	\$360,185
2022	\$76,000	\$249,175	\$2,266	\$327,441	\$327,441	\$0	\$327,441

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7445/1086	04/2021	07 WARRANTY	0	U	I	\$100
7415/0602	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$335,000
7415/0600	09/2020	71 DTH CER	0	U	I	\$100
1238/0857	08/1984	07 WARRANTY	0	U	I	\$58,000
1069/0078	06/1981	07 WARRANTY	0	U	I	\$30,500
0705/0367	08/1975	02 DEED NC	0	Q	I	\$18,000

[Property Description](#)

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 N 103 FT OF W 100 FT LOT 32

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0830		100.0	103.0	R3	100.00	FF							
Neighborhood 5310 - OCALA HISTORIC DISTRICT													
Mkt: 8 70													

[Traverse](#)

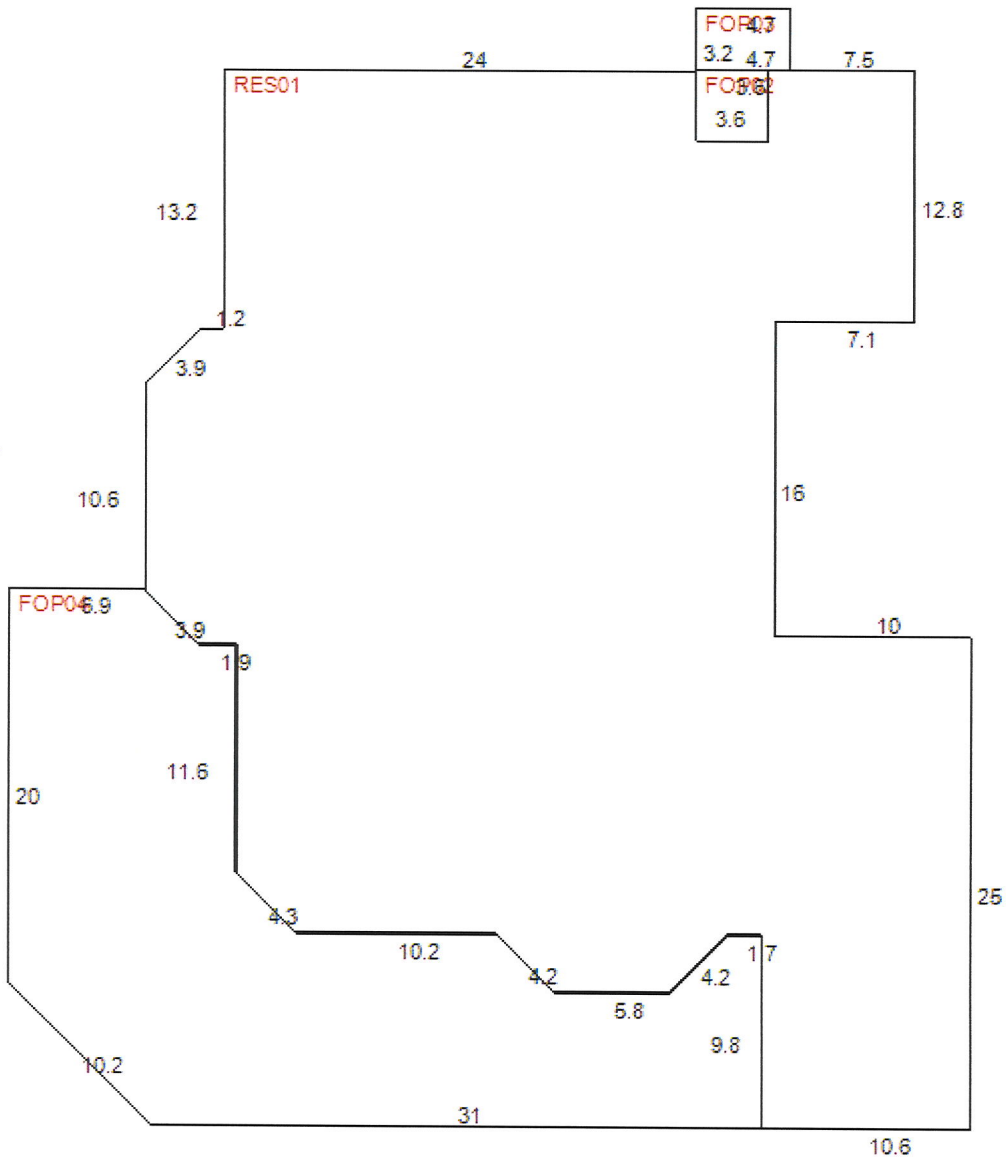
Building 1 of 1

RES01=L24D13,2L1,2A225|3,9D10,6A135|3,9R1,9D11,6A135|4,3R10,2A135|4,2R5,8A45|4,2R1,7D9,8R10,6U25L10U
 16R7,1U12,8L7,5D3,6L3,6U3,6.

FOP02=R3,6D3,6L3,6U3,6.

FOP03=R4,7U3,2L4,7D3,2.L24D13,2L1,2A225|3,9D10,6

FOP04=A135|3,9R1,9D11,6A135|4,3R10,2A135|4,2R5,8A45|4,2R1,7D9,8L31A315|10,2U20R6,9.



Building Characteristics

Improvement 3F - TRIPLEX- 03 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 4
Quality Grade 700 - GOOD
Inspected on 10/11/2024 by 250

Year Built 1895
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 210

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.66	1895	N	0 %	0 %	1,631	2,707
FOP 0201	- NO EXTERIOR	1.00	1895	N	0 %	0 %	13	13
FOP 0301	- NO EXTERIOR	1.00	1895	N	0 %	0 %	15	15
FOP 0401	- NO EXTERIOR	1.00	1895	N	0 %	0 %	519	519

Section: 1

Roof Style: 10 GABLE
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: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 3
2 Fixture Baths: 0
Extra Fixtures: 6

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,327.00	SF	5	1980	1	0.0	0.0
156 PAVING BRICK	235.00	SF	20	2024	5	0.0	0.0

Appraiser Notes

FIREPLACE CAPPED (N/A)
 UDU (16X12) N/A

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
ROW24-0427	12/12/2024	12/20/2024	605 SE SANCHEZ AVE (DRIVEWAY)
BLD24-1001	6/21/2024	12/23/2024	CREELY RENO REPAIR
BLD22-3695	12/19/2022	4/24/2024	CREELY / REROOF
BLD22-3444	12/15/2022	1/20/2023	CREELY / SHED
BLD22-1409	10/3/2022	8/12/2024	CREELY/ INT RENO
BLD21-2382	9/21/2021	6/28/2024	CREELY / INTERIOR DEMO
BLD21-1607	7/26/2021	12/8/2021	CREELY / FOUNDATION
BLD21-0416	3/8/2021	3/10/2021	KUENDIG / FOUNDATION
OC00066	1/1/2007	5/1/2007	INT. DRYWALL
OC01850	12/1/1996	-	ROOF