



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. 4th St. Ocala, FL 34471
Owner:	Carrie Cann	Owner Address:	706 S.E. 4th 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"/> 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.

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.

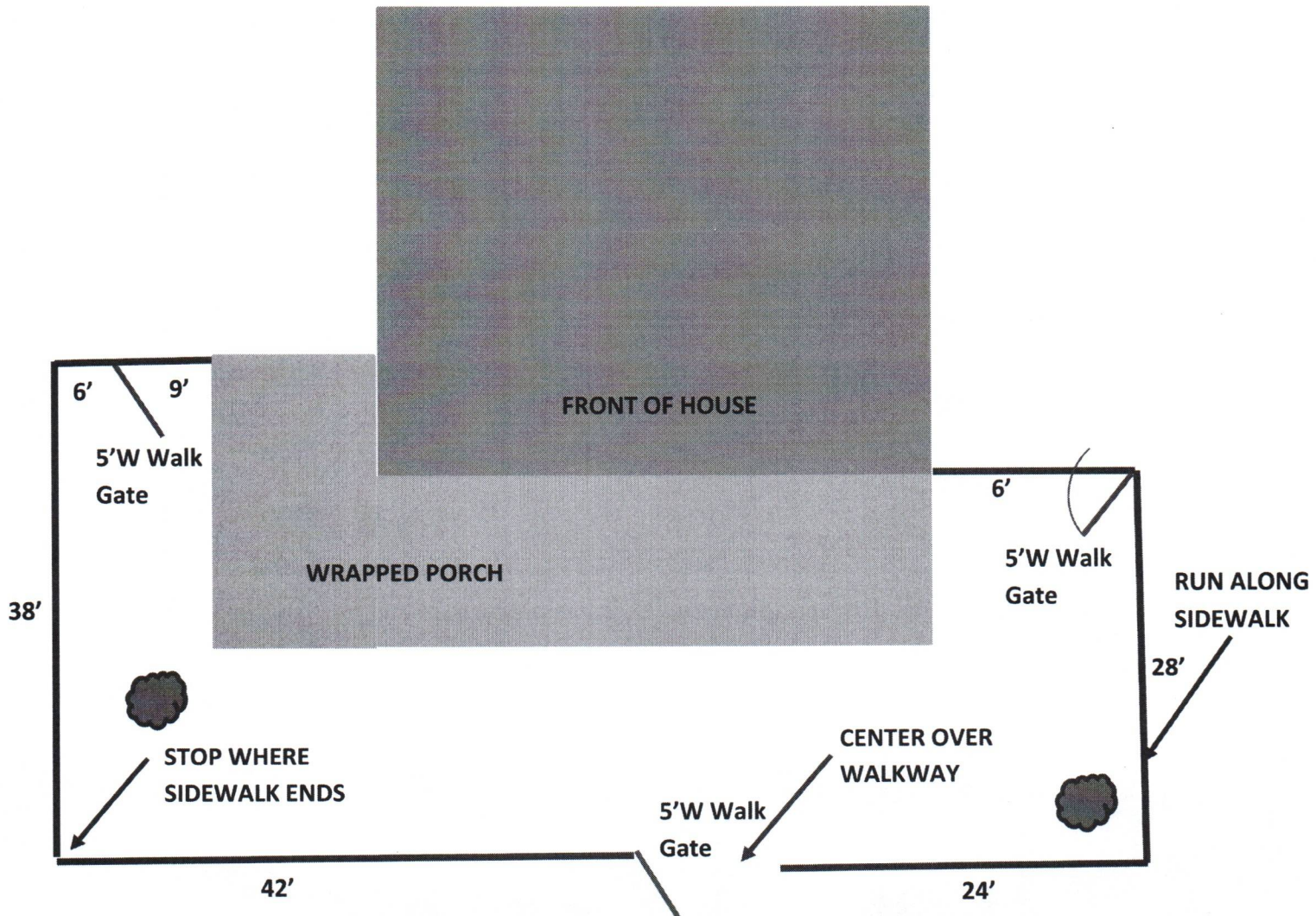
NO REMOVAL

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

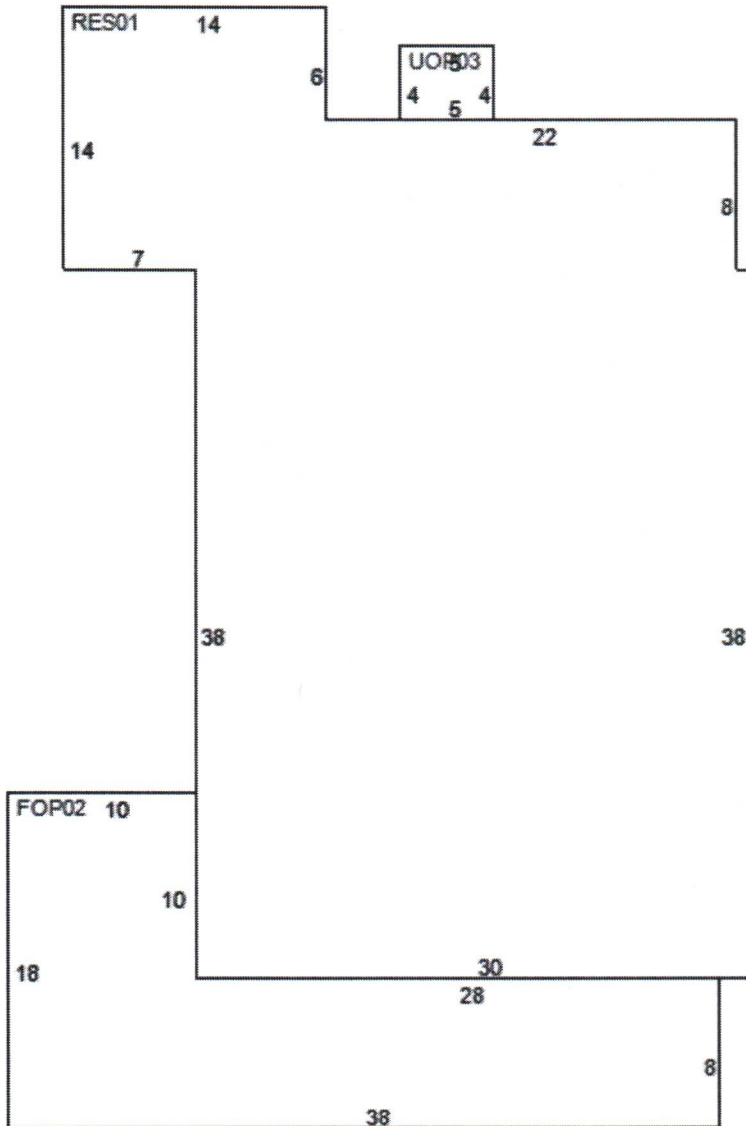
Land Data - Warning: Verify Zoning

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

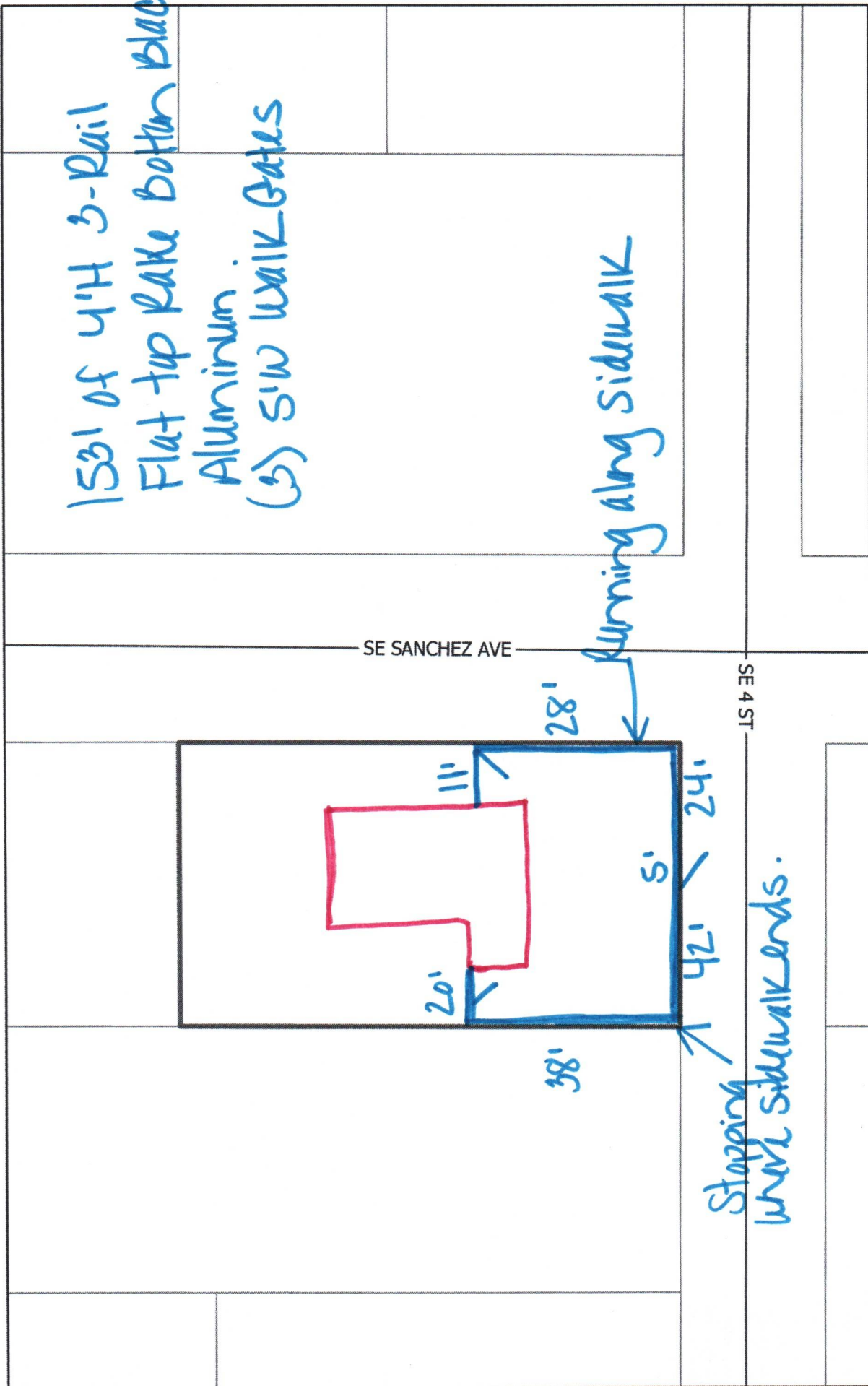
FIREPLACE IS CAPPED N/A

Planning and Building

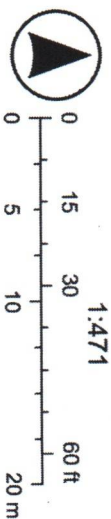
**** Permit Search ****

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





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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

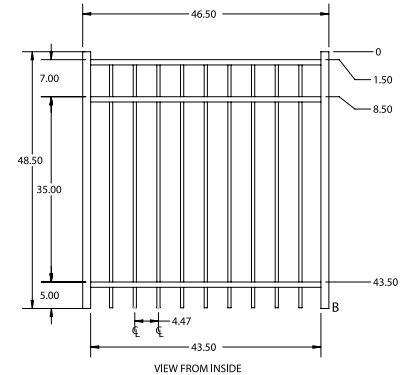
FLAT TOP | 3 RAIL | STANDARD BOTTOM | 1" x 1" RAIL



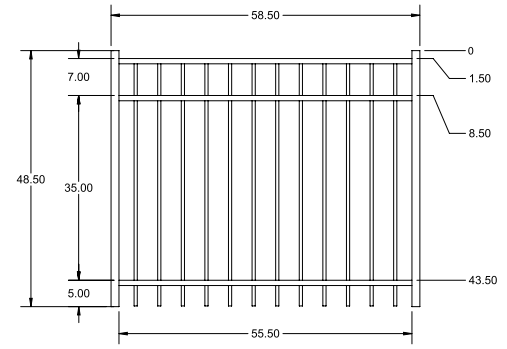
DESCRIPTION	BLACK	
	QTY	SKU
4' x 6' Princeton Flat Top 3 Rail Standard Bottom Panel (G)		73002245
2" x 2" x 70" Line Post (G)		73002255
2" x 2" x 70" Corner Post (G)		73002256
2" x 2" x 70" End Post (G)		73002257
2" x 2" x 70" Heavy-Duty Gate Post (G)		73002258
2" x 2" x 70" Blank Post		73002235
2" x 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

4' STRAIGHT WALK GATE

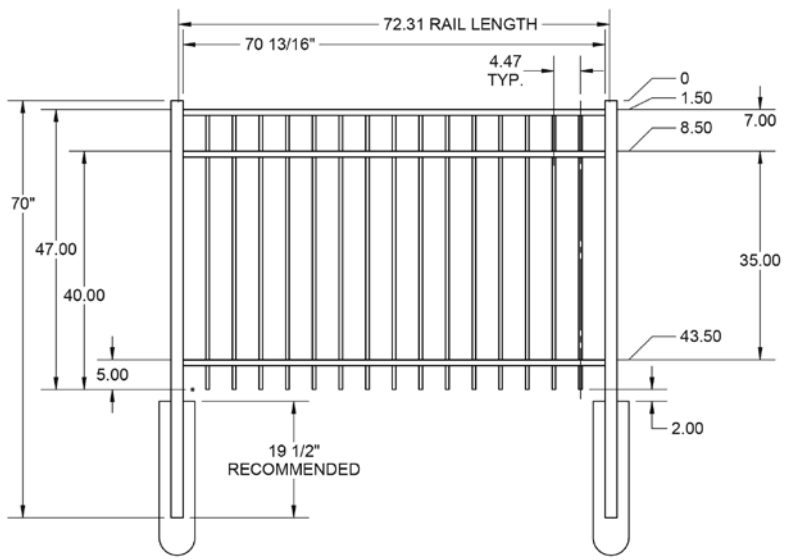


5' STRAIGHT WALK GATE



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

FENCE PANEL



RAIL PROFILE

1" x 1"

PICKETS

5/8" x 5/8"



Florida State
Fence
352.877.3318

