



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 # 358

COA 24 - 45856

Meeting Date: 11-7-24

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 #:	2820-028-009	Property Address:	718 SE 2nd St
Owner:	Joe and Kelli Carvalho	Owner Address:	727 SE 3rd St, Ocala FL 34471
Owner Phone #:	352 304 1593	Owner Email:	mrjoecarvalho@gmail.com
Will there be an additional meeting representative? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> maybe (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 checked="" 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 Application for Certificate of Appropriateness**

Form revised: January 2023



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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.

**New windows for home.**  
**Front Main Floor Windows**  
 36x71" Jeld-Wen 2/2 double hung to be replaced by:  
 36x96" Anderson 400 Series 2/4 casement.

**Second Story Windows**  
 30x60" Jeld-Wen 2/2 double hung to be replaced by:  
 24x60" Anderson 400 Series 2/4 casement.

**Solarium Windows replaced by**  
 48x82" Anderson 400 Series 4/6 fixed

**Solarium Door replaced by:**  
 60x96" Two ThermaTru 60x96" Double Doors with 2/4 Glass Insert

**Rear Patio Door replaced by:**  
 72x96" ThermaTru Double Doors with Glass Insert

Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**



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

2024 Property Record Card  
**Real Estate**

2820-028-009

[GOOGLE Street View](#)

Prime Key: 3533534

[MAP IT+](#)

Property Information

CARVALHO JOSEPH P  
 CARVALHO KELLY A  
 205 SE SANCHEZ AVE  
 OCALA FL 34471-2231

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .11

Situs: Situs: 718 SE 2ND ST OCALA

Current Value

Land Just Value	\$101,556		
Buildings	\$0		
Miscellaneous	\$202		
Total Just Value	\$101,758	Impact	
Total Assessed Value	\$54,845	<u>Ex Codes:</u>	(\$46,913)
Exemptions	\$0		
Total Taxable	\$54,845		
School Taxable	\$101,758		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$101,556	\$0	\$202	\$101,758	\$54,845	\$0	\$54,845
2023	\$67,704	\$0	\$202	\$67,906	\$49,859	\$0	\$49,859
2022	\$56,420	\$0	\$202	\$56,622	\$45,326	\$0	\$45,326

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">UNRE/INST</a>	05/2008	76 MAR CER	0	U	V	\$100
<a href="#">4923/1912</a>	10/2007	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$87,500
<a href="#">4923/1909</a>	10/2007	08 CORRECTIVE	0	U	I	\$100
<a href="#">4875/0541</a>	08/2007	05 QUIT CLAIM	0	U	I	\$100
<a href="#">4837/0379</a>	06/2007	31 CERT TL	0	U	V	\$2,000
<a href="#">4480/0473</a>	06/2006	07 WARRANTY	0	U	V	\$100
<a href="#">2671/1593</a>	07/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,000

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK E PAGE 004  
 CALDWELLS ADD OCALA  
 THE E 91.26 FT OF THE FOLLOWING DESC PROPERTY:  
 BEG AT THE NW COR OF LOT 28 TH E ALONG THE N BOUNDARY OF  
 SAID LOT 28 A DISTANCE OF 209.3 FT TO A LINE RUNNING S  
 WHICH EQUALLY DIVIDED SAID LOT 28 TH S ALONG SAID LINE 54  
 FT TH W PARALLEL WITH THE N BOUNDARY OF SAID LOT 28 A  
 DISTANCE OF 209.45 FT TO THE W BOUNDARY OF SAID LOT 28 TH N  
 ALONG SAID W BOUNDARY 54 FT TO THE POB  
**Parent Parcel:** 2820-028-001

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		91.0	54.0	R3	91.00	FF	1,800.0000	1.00	0.62	1.00	101,556	101,556
Neighborhood 5310 - OCALA HISTORIC DISTRICT											Total Land - Class \$101,556	
Mkt: 8 70											Total Land - Just \$101,556	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
111 FENCE WOOD	144.00		LF	10	2005	1	0.0	0.0
							Total Value - \$202	

Appraiser Notes

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	\$0	1/1/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$202	3/26/2010	<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Land - Just Value	\$101,556	2/27/2024				
Total Just Value	\$101,758					

**Kitchen Window Replaced by:  
72"72" Kolbe Preserve Double 2/3 Casement window**

**Front door to be replaced by:  
72x96" Custom Wooden Arched-top door**

**Porch Rail and Fence 42" Antique Salvaged Iron**

**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:

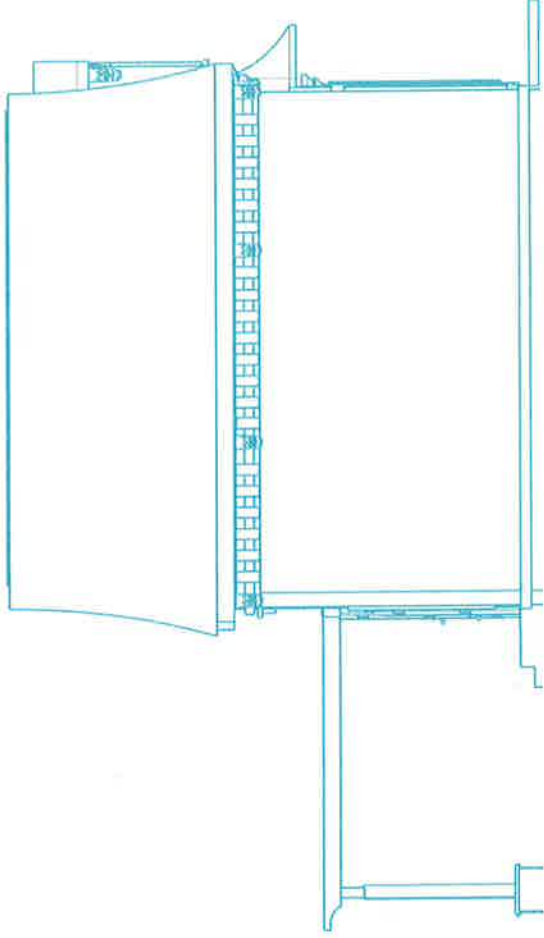


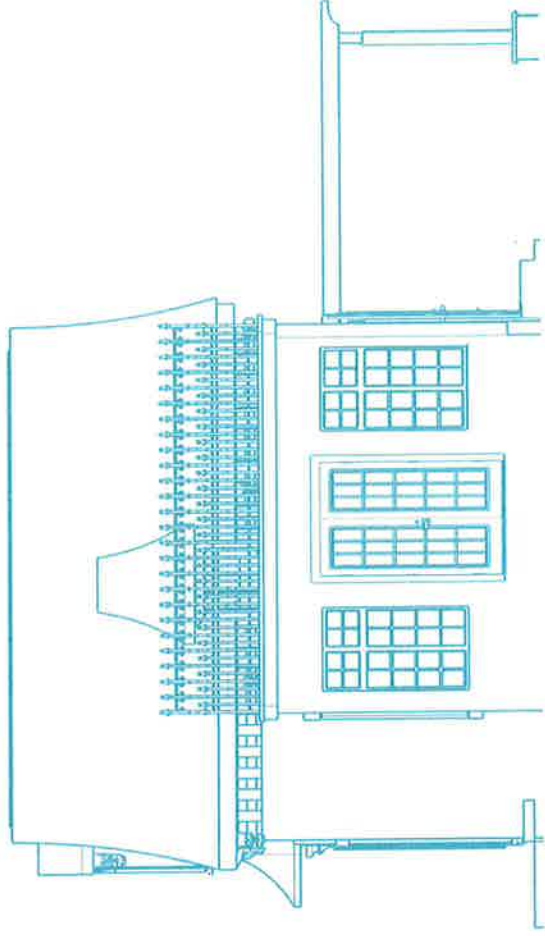
10/7/2024

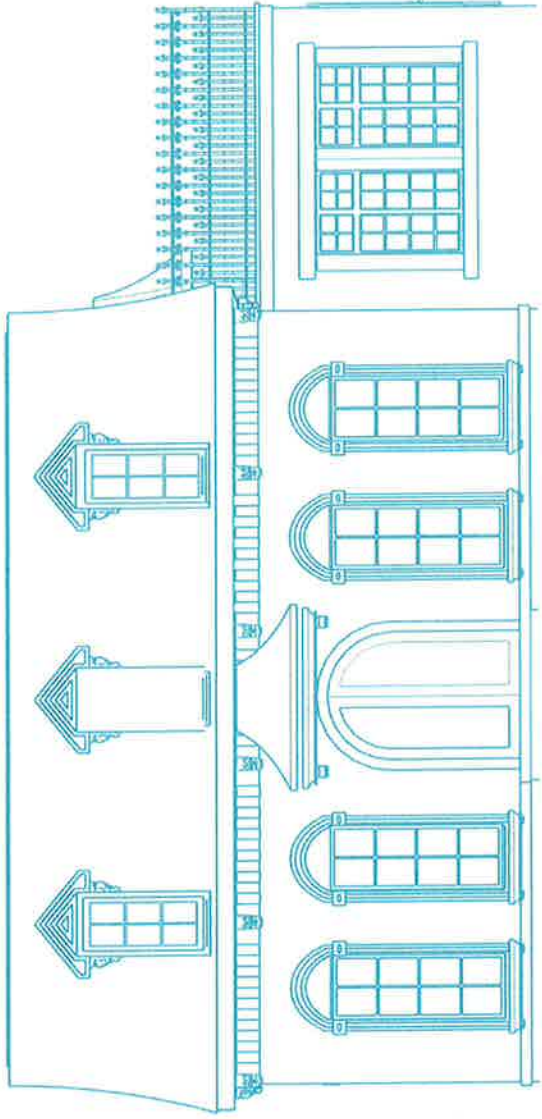
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**Applicant Signature Date**

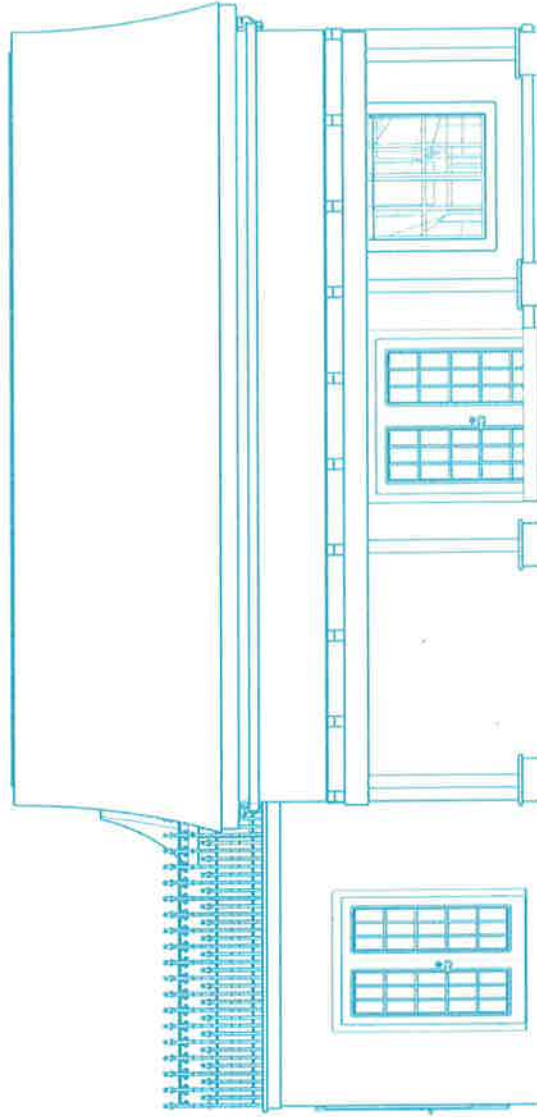
**City of Ocala Application for Certificate of  
Appropriateness Form revised: January 2023**





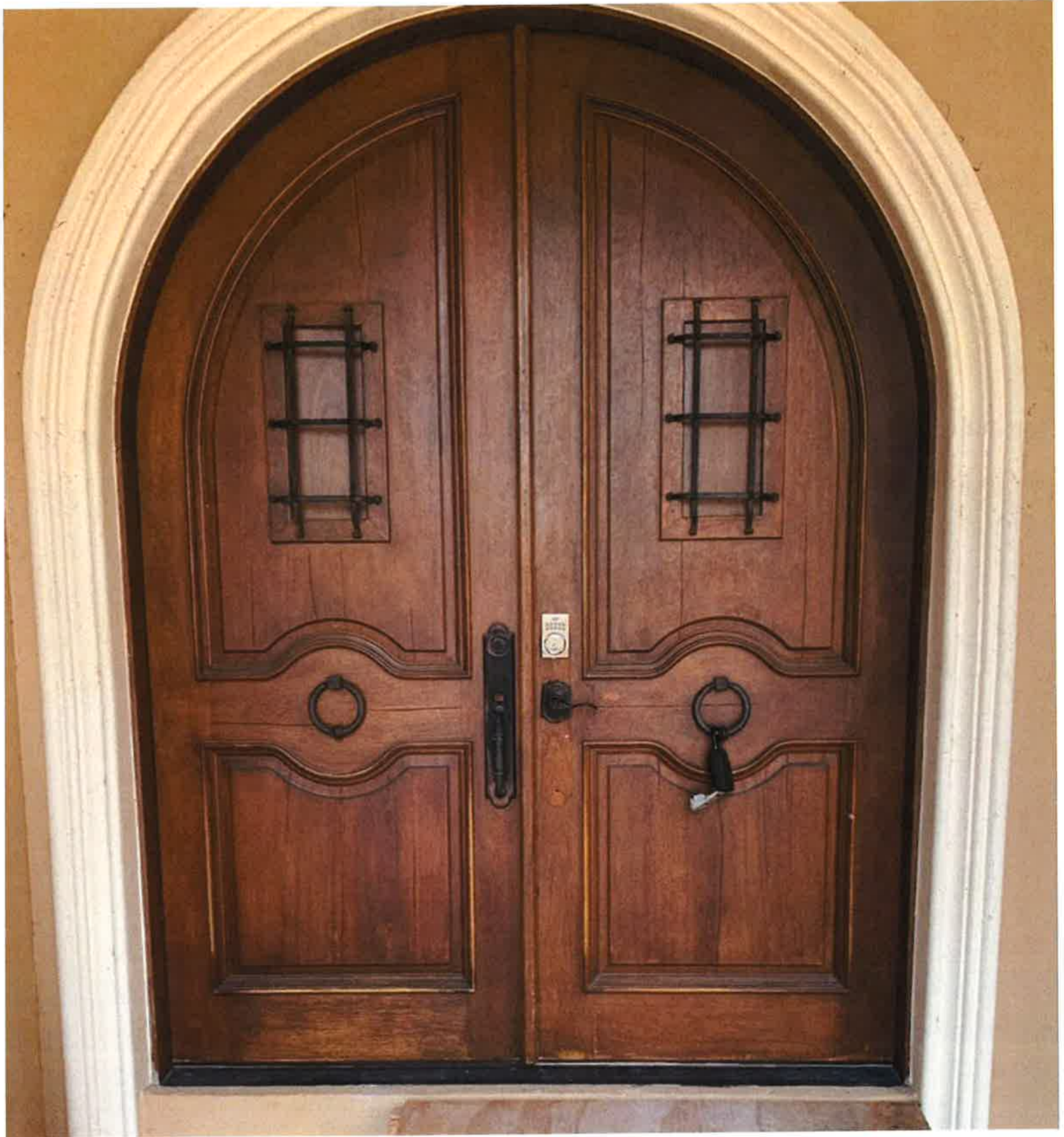






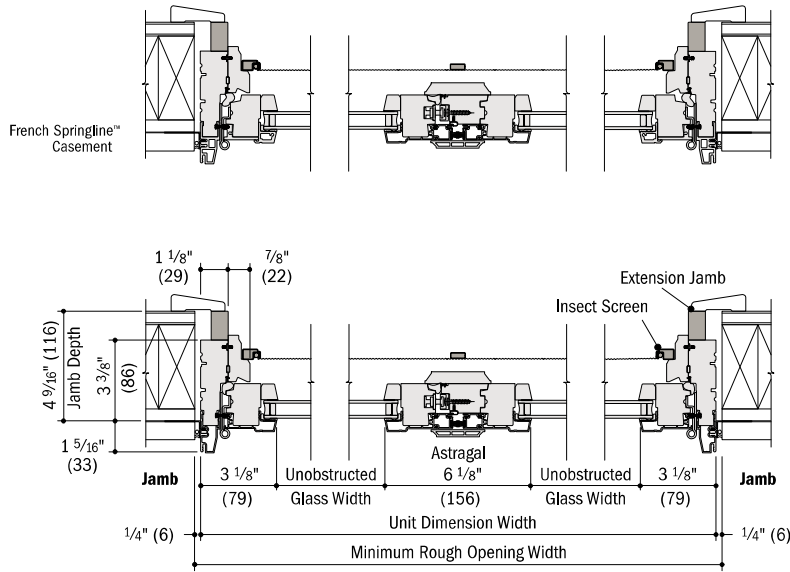




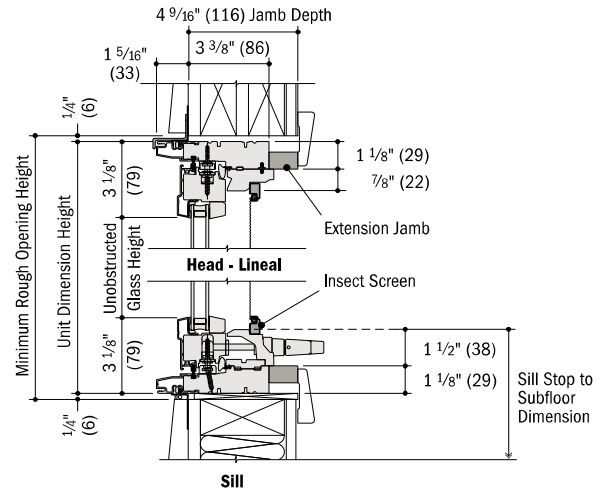
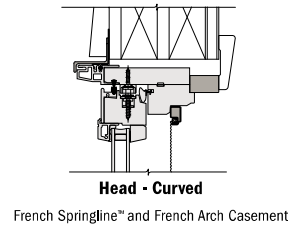


**Clad Complementary Venting French Casement Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



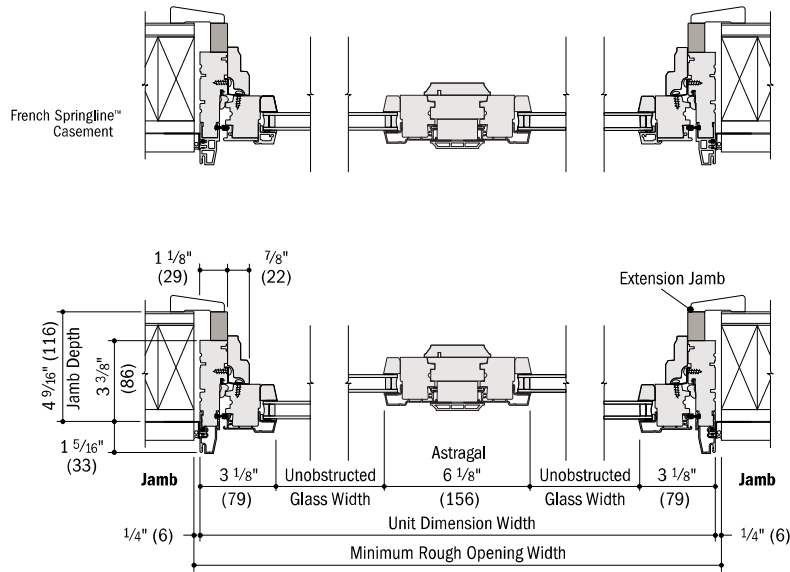
**Horizontal Section**  
French Casement and French Arch Casement



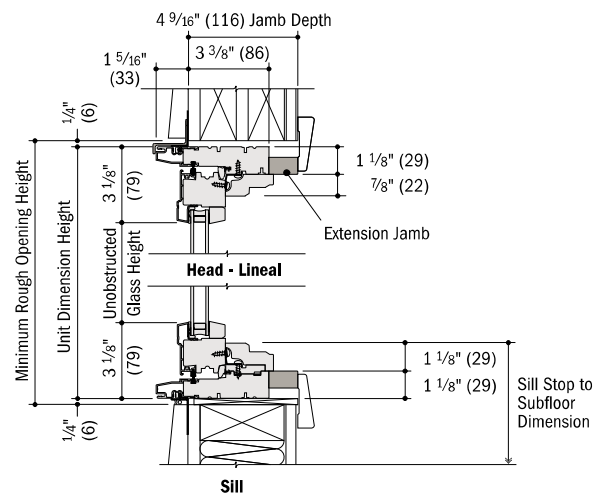
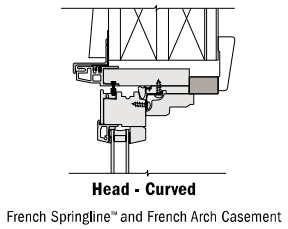
**Vertical Section**  
French Casement and French Arch Casement

**Clad Complementary Stationary French Casement Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



























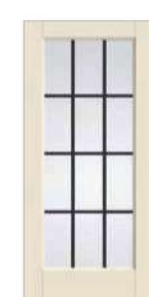

**Horizontal Section**  
French Casement and French Arch Casement



**Vertical Section**  
French Casement and French Arch Casement

- 4 9/16" (116) overall jamb depth and 3 3/8" (86) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen™ parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to unit installation guides at [andersenwindows.com](http://andersenwindows.com).

400 Series  
Complementary  
Casement Windows

 <p><b>Oak</b> FC1204SL 12" x 6'8" 14" x 6'8"</p>		 <p><b>Oak</b> 2050SL 12" x 6'8" 14" x 6'8"</p>		 <p><b>Oak</b> 2009 2'0" x 6'8" 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> 8000-9 2'0" x 8'0" 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p><b>Oak</b> 2009SL 12" x 6'8" 14" x 6'8"</p>		 <p><b>Oak</b> FC5700 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> FC85700 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p><b>Oak</b> FC5710 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> FC85710 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>			
 <p><b>Oak</b> FC5720 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> FC85720 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p><b>Oak</b> FC691 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> FC8691 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p><b>Oak</b> FC685L 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> FC8685L 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p><b>Oak</b> FC685R 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"</p>		 <p><b>Oak</b> FC8685R 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"</p>		 <p><b>Oak</b> FC5700SL 12" x 6'8" 14" x 6'8"</p>		 <p><b>Oak</b> FC5710SL 12" x 6'8" 14" x 6'8"</p>	
 <p><b>Oak</b> FC5720SL 12" x 6'8" 14" x 6'8"</p>		 <p><b>Smooth</b> S1205 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p><b>Smooth</b> S1206 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p><b>Smooth</b> S1207 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p><b>Smooth</b> S2010 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p><b>Smooth</b> S1204 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>		 <p><b>Smooth</b> S2050 2'6" x 6'8" Δ 2'8" x 6'8" Δ 2'10" x 6'8" Δ 3'0" x 6'8" Δ</p>							

CLEAR GLASS



Mahogany

FCM62  
★☆☆☆  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"

FCM862  
★☆☆☆  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



Mahogany

FCM6021  
★☆☆☆  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"



Mahogany

FCM6041  
★☆☆☆  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"



Mahogany

FCM670  
★☆☆☆E  
2'6" x 6'8" (7'0")  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")



Mahogany

FCM62SL  
★☆☆☆  
12" x 6'8"  
14" x 6'8"

FCM862SL  
★☆☆☆  
12" x 8'0"  
14" x 8'0"



Oak

FC62  
★☆☆☆E  
2'6" x 6'8"  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")

81929P  
★☆☆☆  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



Oak

FC670  
★☆☆☆E  
2'6" x 6'8" (7'0")  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")



Oak

81971P  
★☆☆☆  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



Oak

FC48SL  
★☆☆☆  
12" x 6'8"  
14" x 6'8"

81929PSL  
★☆☆☆  
12" x 8'0"  
14" x 8'0"



Smooth

S206  
★☆☆☆E  
2'6" x 6'8"  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")

S81929P  
★☆☆☆  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



Smooth

S6021  
★☆☆☆E  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")

S86021  
★☆☆☆E  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



NEW

NEW

Smooth

S4315  
★☆☆☆E  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"

S84315  
★☆☆☆  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



Smooth

S6041  
★☆☆☆  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"



Smooth

S104  
★☆☆☆E  
2'6" x 6'8"  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")



Smooth

S105  
★☆☆☆E  
2'6" x 6'8"  
2'8" x 6'8" (7'0")  
2'10" x 6'8" (7'0")  
3'0" x 6'8" (7'0")



Smooth

S30  
★☆☆☆  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"

S830  
★☆☆☆  
2'8" x 8'0"  
2'10" x 8'0"  
3'0" x 8'0"



Smooth

S210SL  
★☆☆☆  
12" x 6'8"  
14" x 6'8"

S85910SL  
★☆☆☆  
12" x 8'0"  
14" x 8'0"