



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

Case File # 348
COA 25-0020
Meeting Date: 7/3/25
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 #:	2820-034-102	Property Address:	607 SE Wenona Ave Ocala, FL 34471
Owner:	Sach & Lorraine Moore	Owner Address:	same as above
Owner Phone #:	(352) 464-0959	Owner Email:	LorrieMo@aol.com
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		James Ryan Rane	
Rep. Phone #: 352-598-5817		Rep. Email: Ryan@Raneydevelopment.com	

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 Replace driveway/sidewalk add handrail.

6/13@4:00



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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.

Scope of work includes, removal of driveway on SE 6th ST of 607 SE Wenona, removal of deteriorated walkway on SE Wenona. We will be replacing with pavers to compliment the home. We are also adding handrails on the steps approaching the front door ~~and the steps to the side door of the house.~~

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

5/8/25

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

2820-034-102

[GOOGLE Street View](#)

Prime Key: 1219175

[MAP IT+](#)

Current as of 6/2/2025

Property InformationMore Names

MOORE HOMER & LORRAINE
TRUST
MOORE HOMER J TR ET AL
3123 28TH ST
SAN DIEGO CA 92104

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALAM.S.T.U.PC: 01

Acres: .26

Situs: 607 SE WENONA AVE OCALA

2024 Certified Value

Land Just Value	\$134,640		
Buildings	\$137,205		
Miscellaneous	\$736		
Total Just Value	\$272,581		
Total Assessed Value	\$135,430	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$137,151)
Total Taxable	\$135,430		
School Taxable	\$272,581		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$134,640	\$137,205	\$736	\$272,581	\$135,430	\$0	\$135,430
2023	\$89,760	\$165,444	\$937	\$256,141	\$123,118	\$0	\$123,118
2022	\$74,800	\$52,053	\$937	\$127,790	\$111,925	\$0	\$111,925

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8001/0782	02/2023	05 QUIT CLAIM	0	U	I	\$100
5908/1876	08/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$78,000
5889/0291	07/2013	31 CERT TL	4 V-APPRAISERS OPINION	U	I	\$61,000
2251/0299	05/1996	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1535/1284	10/1988	25 PER REP	5 V-OTHER MLSAGENT	Q	I	\$48,000
1527/0162	08/1988	71 DTH CER	9 UNVERIFIED	U	I	\$100
1527/0163	09/1984	74 PROBATE	9 UNVERIFIED	U	I	\$100

Property Description

SEC 17 TWP 15 RGE 22

PLAT BOOK A PAGE 128
CALDWELLS ADD OCALA
W 130 FT OF LOT 2 SUB OF LOT 34

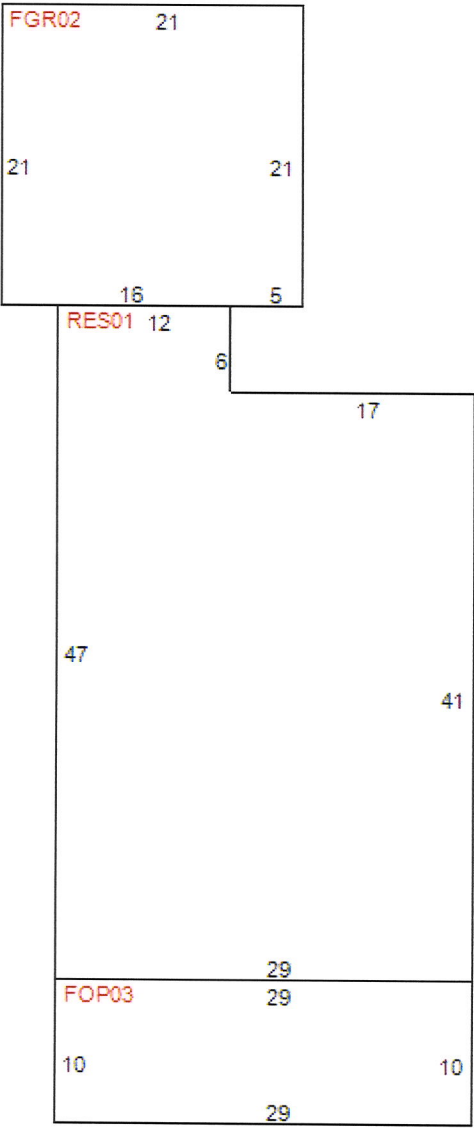
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		88.0	130.0	R3	88.00	FF							
Neighborhood 5310 - OCALA HISTORIC DISTRICT													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L17U6L12D47R29U41.L17U6 FGR02=
R5U21L21D21R16.L12D47 FOP03=D10R29U10
L29.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS

Year Built 1928
Physical Deterioration 0%

Condition 1
Quality Grade 500 - FAIR
Inspected on 12/29/2022 by 211

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 152

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0170	- STONE	1.00	1928	N	0 %	0 %	1,261	1,261
FGR	0224	- CONC BLK-PAINT	1.00	1928	N	0 %	0 %	441	441
FOP	0301	- NO EXTERIOR	1.00	1928	N	0 %	0 %	290	290

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 28 SLATE	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	604.00	SF	20	1988	3	0.0	0.0	

Appraiser Notes

HISTORIC L.O. BANGERT HOUSE C. 1928

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD17-1540	10/4/2017	4/28/2022	REPAIR/RENO
BLD17-0722	5/8/2017	-	REROOF





PATIOS

DRIVEWAYS

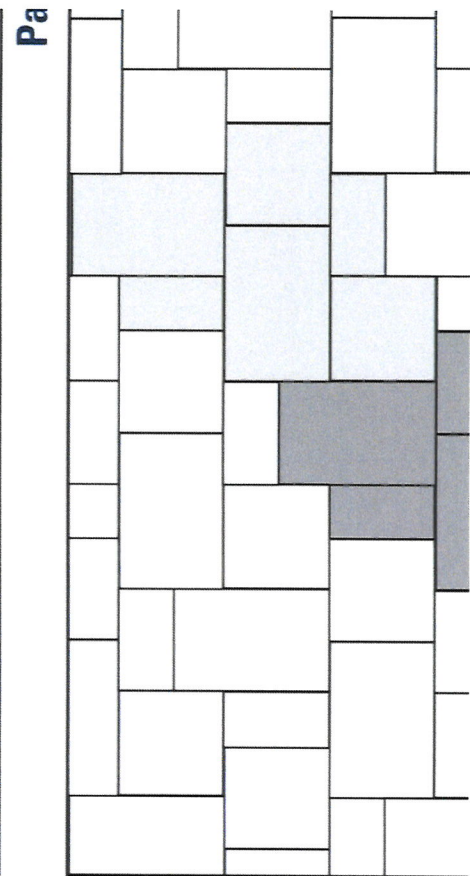
CityStone™ Demi | White/Tan/Charcoal



CITYSTONE™ DEMI

	2 3⁄8", 1 13⁄16"*	THICK
	4" x 8" 8" x 8" 8" x 12"*	DIMEN

* English measurements are nominal. Exact dimensions are shown metric



ANDSOME 3-PIECE COMBINATION ERING GREAT STYLE & FUNCTION

