

2023-1528  
2023-1294



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 23 - 45129  
Meeting Date: 8.3.2023  
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:	
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 <input type="checkbox"/> Yes <input type="checkbox"/> No		Ideally, owner will be present at the August meeting.	
(If yes, representative will need a letter of authorization*)			
If yes, name of representative:	Megan McBride		
Rep. Phone #:	352 875 7263	Rep. Email:	meganrebekah@yahoo.com

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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 352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

COA 23-45129

Meeting Date: 8.3.23

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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.

We would like to build a new house on our vacant lot, and would like to get comments based on the conceptual drawing and description. We would very much like to build a home that would enhance the unique qualities of the Ocala Historic District.

The lot is a Lot of Record, and the Building Department has deemed it buildable.

It is 91' wide by 54' deep, and although we will apply for variances from the setbacks, we would like to build in such a way that we minimize the variance amounts, and fit the shape of the lot.

Ideally, we would prefer to design a house largely of the Second Empire Style. Although there are limited examples in the area, the style was very influential during the time when the Ocala Historic District was developed. This style would allow for a house that fits the shape of the yard, without the porches or features of other styles (such as Victorian) or typical perpendicular to the street orientation of other styles (such as Craftsman) that would require more of a dimensional variance. The main exterior material would be plaster. There is an existing driveway, and no fences, accessory buildings, or other improvements would be added at this time.

I have included images for conceptual purposes. The white Second Empire House is our preference. Also included is a proposed site plan, the actual dimensions of which are dependent on the style approved and variance granted.

We appreciate any comments or suggestions, and look forward to working with the guidance of OHPAB.

<b>Required additional materials for submission:</b>
<ul style="list-style-type: none"><li><input type="checkbox"/> Completed and signed COA application</li><li><input type="checkbox"/> Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.</li><li><input type="checkbox"/> Site plan</li><li><input type="checkbox"/> Copy of property deed or proof of ownership</li><li><input type="checkbox"/> Authorization letter for non-property owner representative*</li><li><input type="checkbox"/> 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. * <input type="checkbox"/> Please list any additional attachments:</li></ul>



7/12/2023

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**Applicant Signature Date**

COMMERCE TITLE  
385 DOUGLAS AVENUE SUITE 1100  
ALTAMONTE SPRINGS, FL 32714



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 11/05/2007 04:18:50 PM  
FILE #: 2007143692 OR BK 04923 PGS 1912-1914

RECORDING FEES 27.00

Prepared by  
Tammy Flores, an employee of  
Metropolitan Title & Guaranty Company dba Commerce Title Company  
2301 Lucien Way, Suite 420  
Maitland, FL 32751  
(407)661-2130

DEED DOC TAX 875.00

Return to: Grantee

File No.: 4008325

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

State of Florida

County of Marion

**THIS SPECIAL WARRANTY DEED** is made the **26** day of **October, 2007**, between

**CTX Mortgage Company, LLC**, A Delaware Limited Liability Company

having a business address at: P.O. Box 199114, Dallas, TX 75219  
("Grantor"). and

**Joe Carvalho and Kelly McBride, both single people**  
as joint tenants with right of survivorship  
having a mailing address of: 205 S.E. Sanchez Avenue, Ocala, FL 34470  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Marion, State of Florida**, to-wit:  
**Parcel A:**

**Beginning at the Northwest corner of Lot 28, JOSEPH CALDWELL ADDITION, according to the plat thereof, as recorded in Plat Book E, page 4, of the Public Records of Marion County, Florida, thence East along the North boundary of said Lot 209.30 feet to a line running South which equally divided said Lot 28, thence South along said line 54.00 feet, thence West parallel with the North boundary of said Lot 209.45 feet to West boundary of said Lot, thence North along said West boundary 54.00 feet to the Point of Beginning.**

**LESS AND EXCEPT** the East 91.26 feet thereof.

**Parcel B: The East 91.26 feet of the following described property:**

Page 1 of 3  
4008325



Beginning at the Northwest corner of Lot 28, JOSEPH CALDWELL ADDITION, according to the plat thereof, as recorded in Plat Book E, page 4, of the Public Records of Marion County, Florida, thence East along the North boundary of said Lot 209.30 feet to a line running South which equally divided said Lot 28, thence South along said line 54.00 feet, thence West parallel with the North boundary of said Lot 209.45 feet to West boundary of said Lot, thence North along said West boundary 54.00 feet to the Point of Beginning.

Tax Parcel Identification Number: R2820-028-001/R2820-028-009

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents on the date set forth above.

CTX Mortgage Company, LLC, a Delaware  
Limited Liability Company

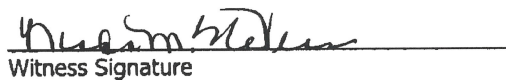


By: Teresa Baldwin, Vice President

Signed, sealed and delivered in our presence:

  
Witness Signature

Print Name: Angie Diaz

  
Witness Signature

Print Name: Linda M. Stevens

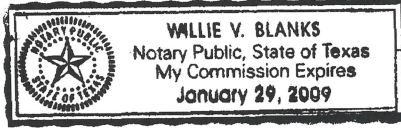
State of Texas

County of Dallas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 26th day of October, 2007, by **Teresa Baldwin, as Vice President, on behalf of Teresa Baldwin, a Delaware Limited Liability Company** existing under the laws of the State of **Delaware**, who is/are personally known to me or who has/have produced a valid drivers license as identification.

Willie V. Blanks

NOTARY PUBLIC



Willie V. Blanks

Printed Name of Notary

My Commission Expires: January 29, 2009

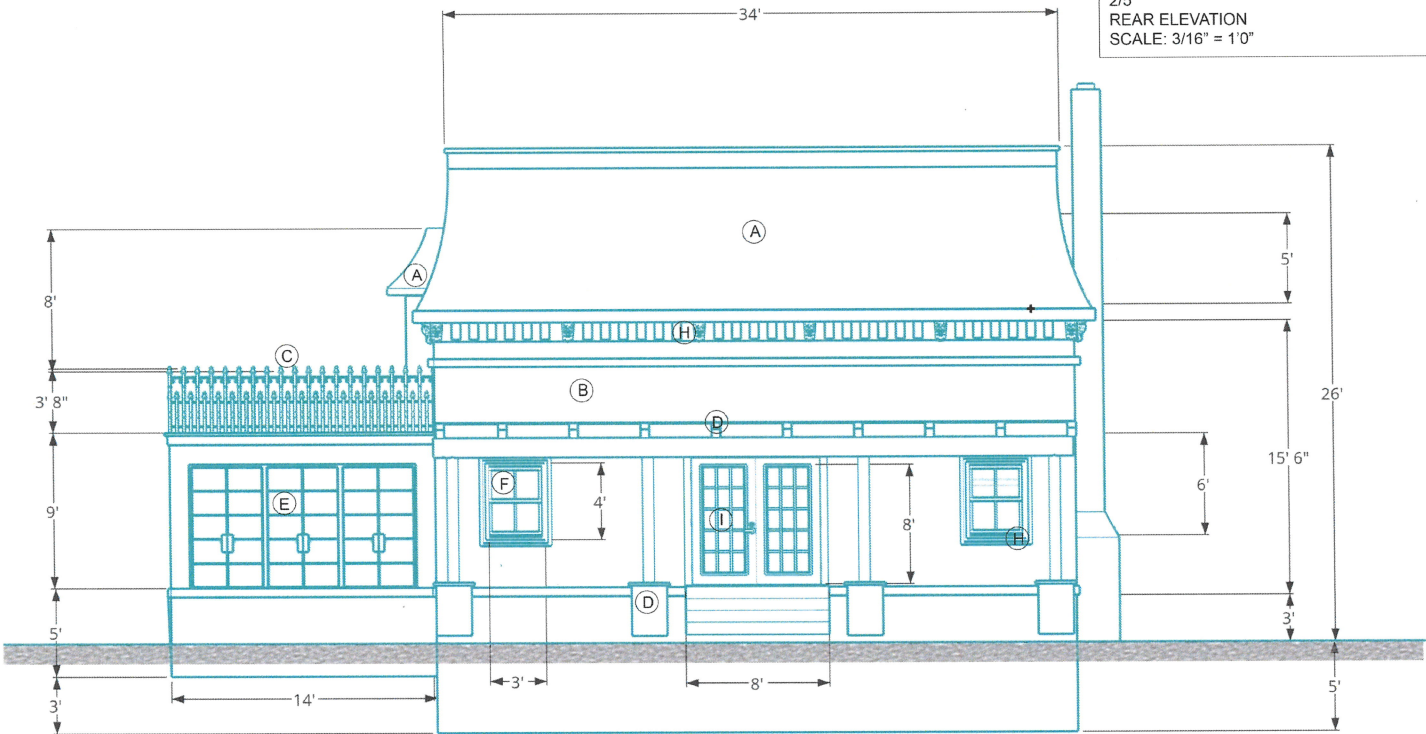
**CARVALHO PROPOSED RESIDENCE**  
 Ocala, FL SE HISTORIC DISTRICT  
 1/5  
 FRONT ELEVATION  
 SCALE: 3/16" = 1'0"



**NOTES**

A: SLATE/SIMILAR ROOF	D: 2 OVER 2 WINDOW 36" X 72"	G: WOODEN DOOR 42" X 80"
B: STONE PLASTER	E: DIVIDED LIGHT WINDOW 42" X 72"	H: REINFORCED CEMENT W/ STONE PLASTER
C: WROUGHT IRON RAIL	F: 2 OVER 2 WINDOW 24" X 48"	

**CARVALHO PROPOSED RESIDENCE**  
 Ocala, FL SE HISTORIC DISTRICT  
 2/5  
 REAR ELEVATION  
 SCALE: 3/16" = 1'0"

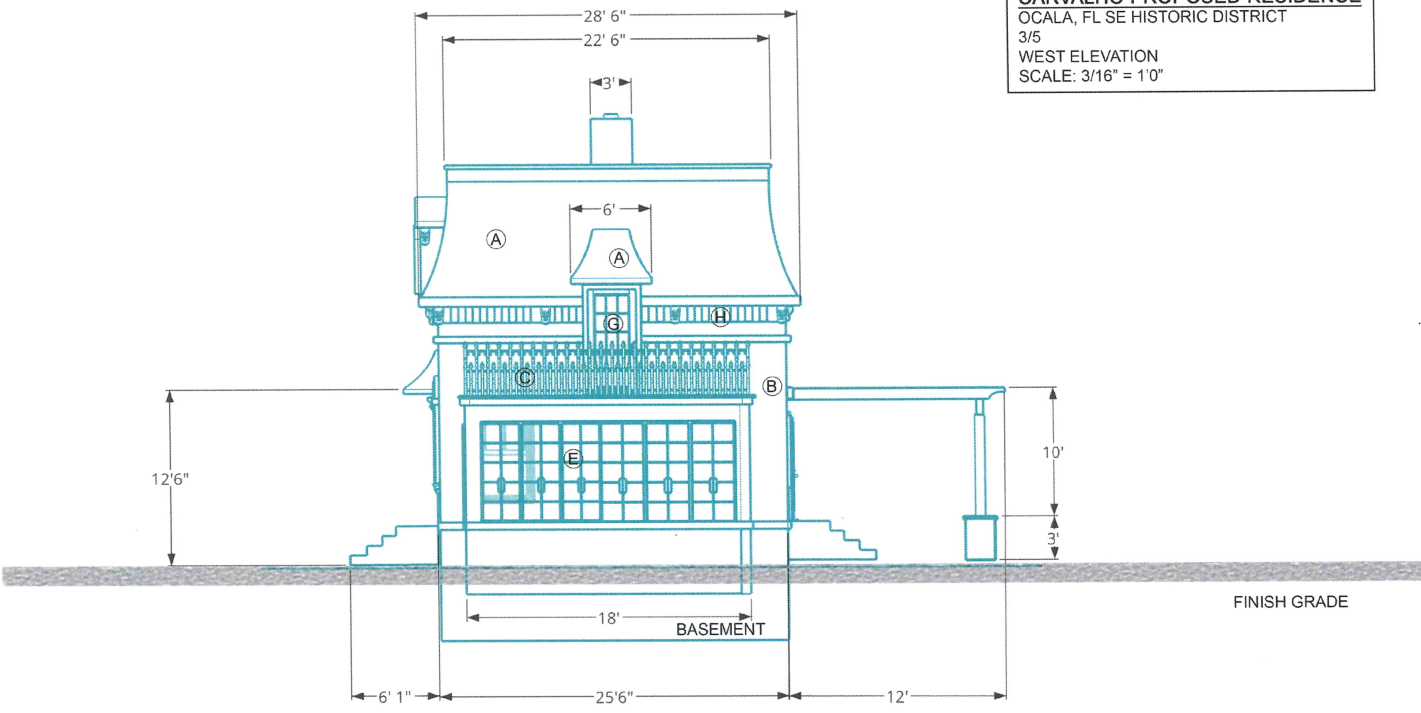


**NOTES**

A: SLATE/SIMILAR ROOF	D: WOODEN TRELLIS	G: DIVIDED LIGHT DOORS 96" X 96"
B: STONE PLASTER	E: DIVIDED LIGHT WINDOW 42" X 72"	H: REINFORCED CEMENT W/ STONE PLASTER
C: WROUGHT IRON RAIL	F: 2 OVER 2 WINDOW 36" X 48"	



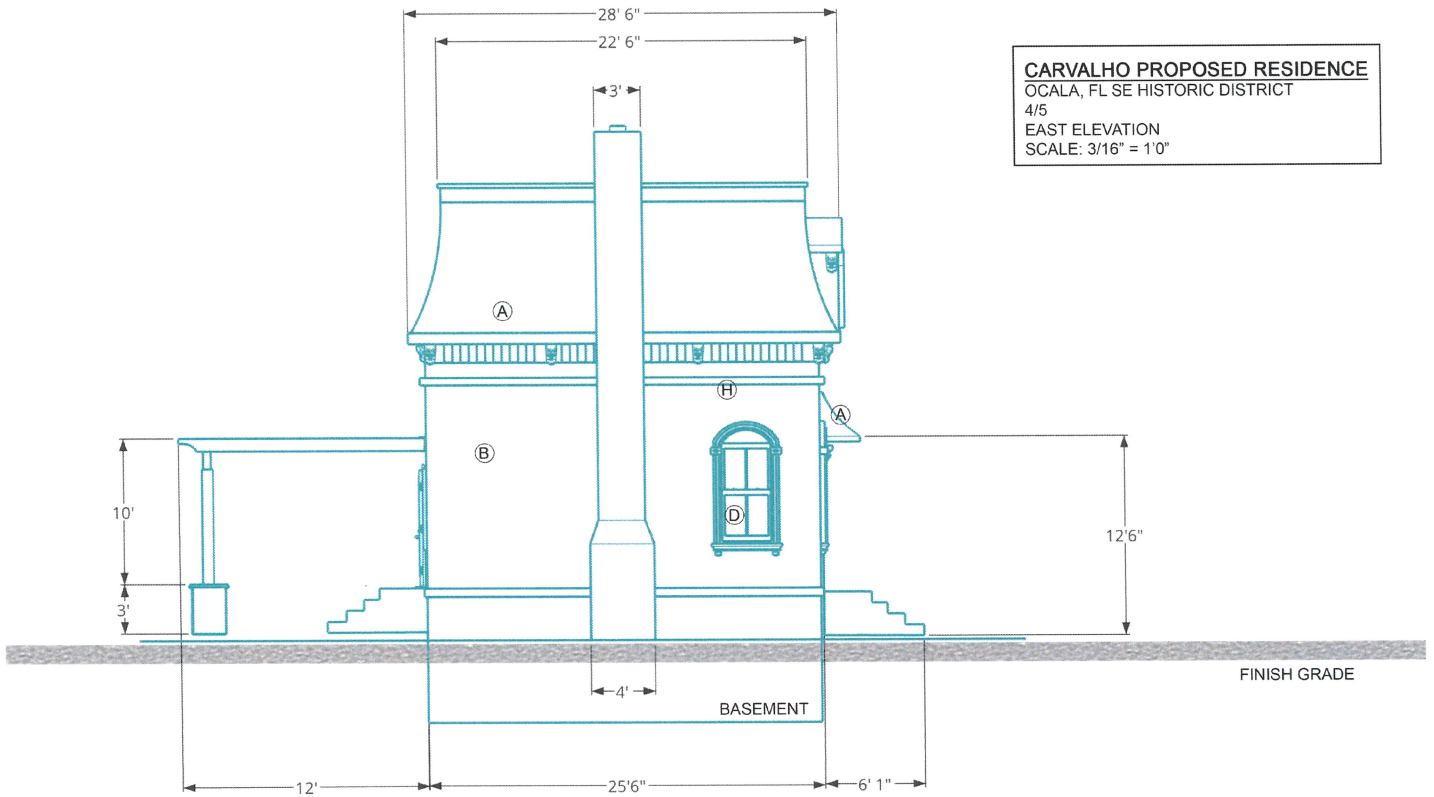
**CARVALHO PROPOSED RESIDENCE**  
 OCALA, FL SE HISTORIC DISTRICT  
 3/5  
 WEST ELEVATION  
 SCALE: 3/16" = 1'0"



NOTES

A: SLATE/SIMILAR ROOF	G: DOOR W/ DIVIDED LIGHT 36" X 80"	
B: STONE PLASTER	E: DIVIDED LIGHT WINDOW 42" X 72"	H: REINFORCED CEMENT W/ STONE PLASTER
C: WROUGHT IRON RAIL		

**CARVALHO PROPOSED RESIDENCE**  
 OCALA, FL SE HISTORIC DISTRICT  
 4/5  
 EAST ELEVATION  
 SCALE: 3/16" = 1'0"



**NOTES**

A: SLATE/SIMILAR ROOF	D: 2 OVER 2 WINDOW 36" X 72"	G: DOOR W/ DIVIDED LIGHT 36" X 80"
B: STONE PLASTER	E: DIVIDED LIGHT WINDOW 42" X 72"	H: REINFORCED CEMENT W/ STONE PLASTER
C: WROUGHT IRON RAIL		

**CARVALHO PROPOSED RESIDENCE**  
 OCALA, FL SE HISTORIC DISTRICT  
 5/5  
 PLAN VIEW  
 SCALE: 3/16" = 1'0"

