

**APPROVED**

By Breah Miller at 9:36 am, Jan 08, 2024



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 # 293  
COA 23 - 45465  
Meeting Date: January 4, 2024  
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 #:	2820-027-009	Property Address:	122 SE Wenona Ave. Ocala, Florida 34471
Owner:	4 SISTER LAND HOLDINGS LLC	Owner Address:	122 SE Wenona Ave. Ocala, Florida 34471
Owner Phone #:	(352) 266-0100	Owner Email:	myronbowlin@gmail.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:		Toby Kelley	
Rep. Phone #:	(352) 572-0958	Rep. Email:	toby@patkelleybuilder.com

Project Type:	<input checked="" 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 type="checkbox"/> Other _____

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City of Ocala

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 #

COA 23-45405

Meeting Date:

Product Approval #

293

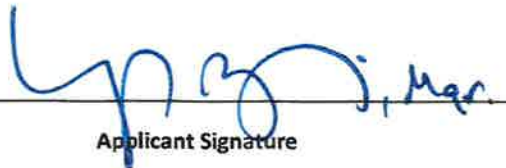
January 4, 2024

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.

- 1) We are requesting to add an attached Carport addition with driveway to the West side of our Residence. We have sourced matching materials in every case. There are no added windows.
- 2) Rock Face 8x8x16 CMU Block will match existing columns.
- 3) S4S wood, painted and configured to match existing for beams, soffit, fascia and misc. trim.
- 4) Storage Closets under the Carport will be clad with 6" Novelty siding to exactly match the existing frame wall portions of the residence. The doors are simple Flush F.G. material that will exactly match the existing door to the house, less the glass panel.
- 5) Added paving will be broom finish concrete.
- 6) Roof Panels are Classic Rib steel with a Galvalume finish that will exactly match the existing roof (initially the new finish will stand out but we expect it to weather to blend relatively quickly)

**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

11/28/2023

Date

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**By Breah Miller at 9:36 am, Jan 08, 2024**

City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board  
Attn: B. Miller

Please accept this letter as authorization for Pat "Toby" Kelley of Pat Kelley Builder, Inc. to act as my Additional Meeting Representative for the OHPAB Meeting regarding the property located at 122 SE Wenona Ave.

A handwritten signature in black ink that reads "Myron Bowlin". The signature is written in a cursive style and is positioned above a horizontal line.

Myron Bowlin, Mgr. - 4 Sisters Land Holdings LLC

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By Breah Miller at 9:36 am, Jan 08, 2024

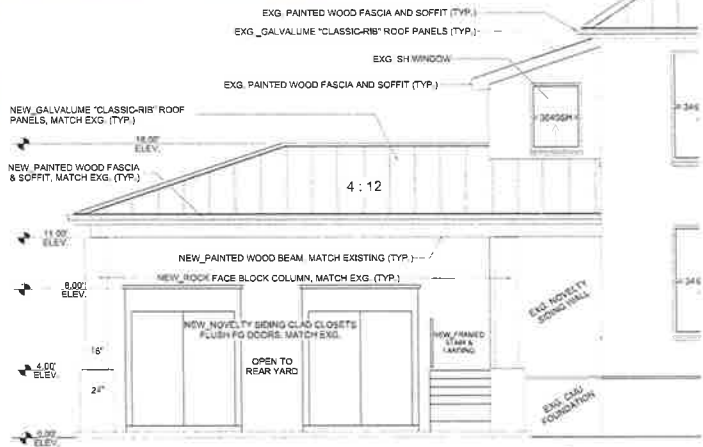
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TYPICAL EXG. ROCK  
FACE BLOCK COLUMN,  
BEAM, SOFFIT TO  
MATCH



PROPOSED ADDITION LOCATION - S. ELEVATION



EL-01 SOUTH ELEV  
3

CG0057346

PAT KELLEY BUILDER, INC.  
805 NW 120th Street  
Reddick, FL 32666  
PHONE: 352.338.8888  
WWW: PATKELLEYBUILDER.COM

**KELLEY**  
**BUILDER, INC.**  
GENERAL CONTRACTORS

MYRON & CINDY BOWLIN  
4 SISTERS LAND HOLDINGS, LLC  
122 SE WENONA AVE.  
OCALA, FL 34471

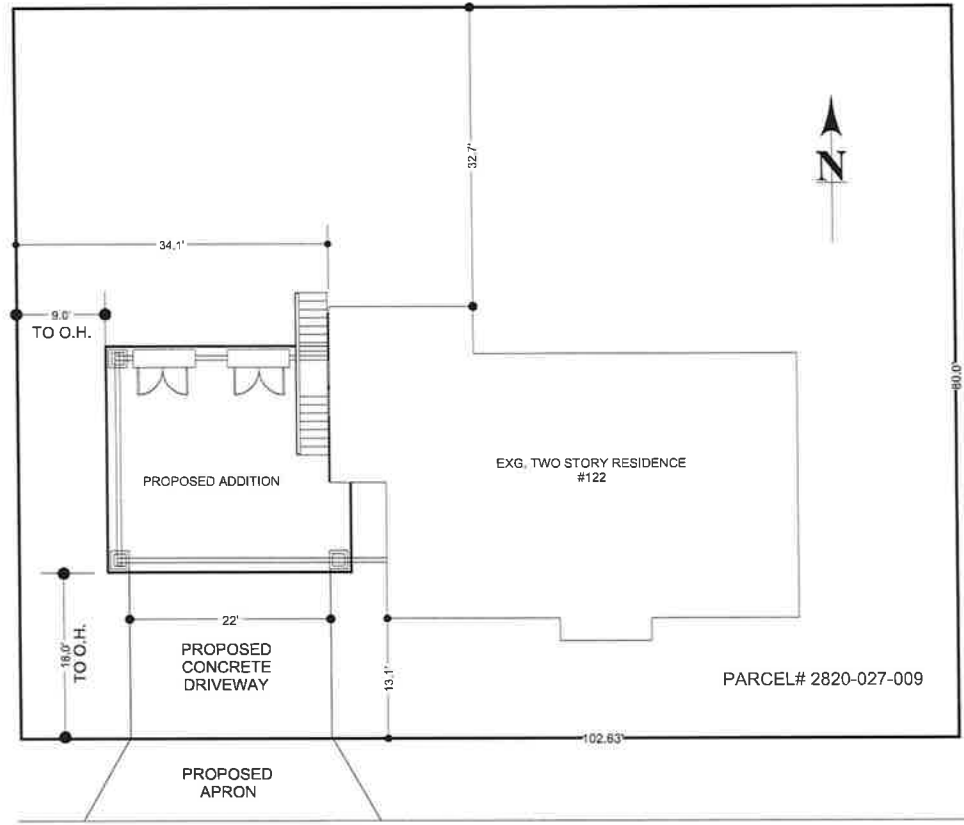
ELEVATION

DATE  
11/30/2023  
SHEET #  
A3

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SOUTHEAST 2ND STREET

SOUTHEAST WENONA AVE

SP-01 SITE PLAN  
1

LICENSE NUMBER:  
CGC057346

PAT KELLEY BUILDER, INC.  
8936 NW 12th Street  
Reddick, FL, 32686  
PHONE: 352-239-4519  
WWW.PATKELLEYBUILDER.COM

**KELLEY**  
BUILDER, INC.  
GENERAL CONTRACTORS

PROJECTED  
MYRON & CINDY BOWLIN  
SISTERS LAND HOLDINGS, LLC  
122 SE WENONA AVE.  
OCALA, FL, 34471

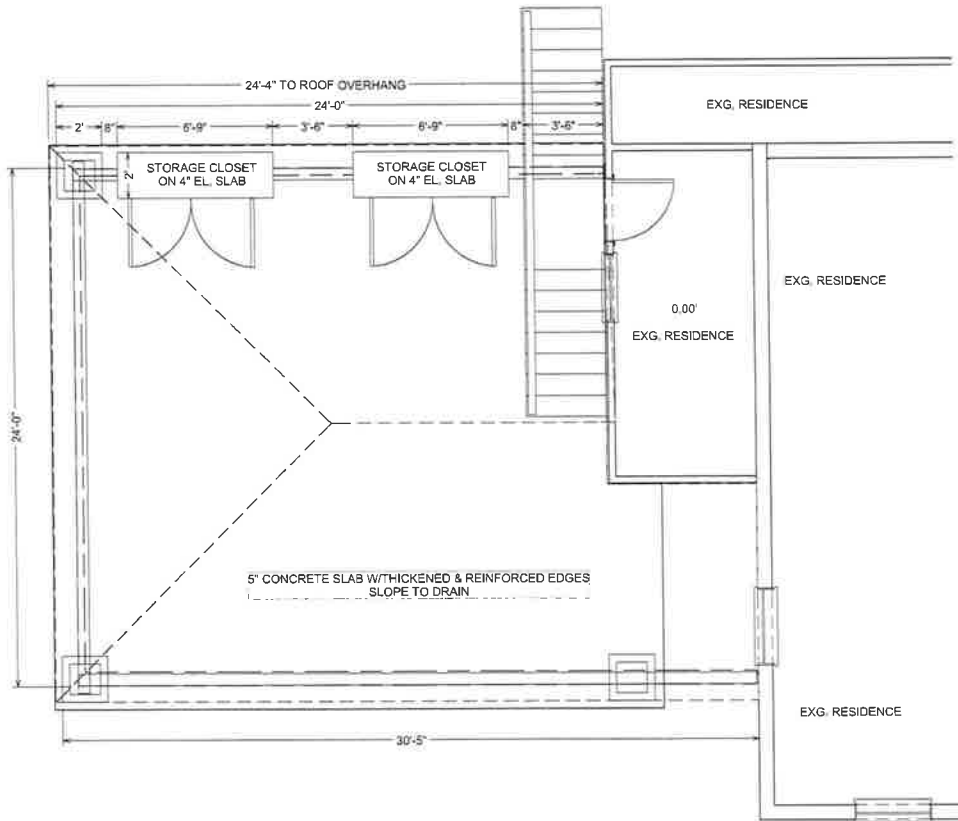
PAGE TITLE  
SITE PLAN

DATE  
11/30/2023  
SCALE  
A1

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PAGE	SCALE	TITLE	PLAN INDEX
1		Site Plan	
2		FLOOR PLAN	
3		ELEVATION	
4		ELEVATION	
5		ELEVATION	
6		SURVEY	

**A-01 FLOOR PLAN**  
2

PROJECT NUMBER  
CGC057346

PAT KELLEY BUILDER, INC.  
8085 NW 120th Street,  
Reddick, FL, 32686  
PHONE: 352.333.3338  
EMAIL: OFFICE@PATKELLEYBUILDER.COM

**PAT KELLEY**  
**BUILDER, INC.**  
GENERAL CONTRACTORS

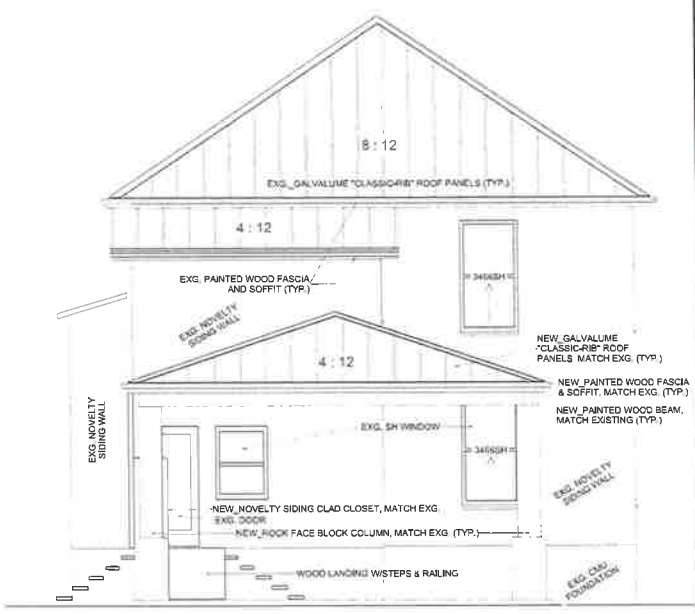
REGISTERED  
MYRON & CINDY BOWLIN  
4 SISTERS LAND HOLDINGS, LLC  
122 SE WENONA AVE.  
OCALA, FL, 34471

FLOOR PLAN

DATE  
11/30/2023  
SHEET #  
A2

**APPROVED**  
 By Breah Miller at 9:36 am, Jan 08, 2024

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EL-02 WEST ELEV  
 4

PROJECT NUMBER  
 CGC057346

PAT KELLEY BUILDER, INC.  
 8055 NW 120th Street  
 Reddick, FL 32886  
 PHONE: 386.888.8888  
 WWW: OFFICE@PATKELLEYBUILDER.COM

**PAT KELLEY**  
**BUILDER, INC.**  
 GENERAL CONTRACTORS

PROJECT OWNER  
 MYRON & CINDY BOWLIN  
 4 SISTERS LAND HOLDINGS, LLC  
 122 SE WENONA AVE.  
 OCALA, FL 34471

PROJECT TITLE  
 ELEVATION

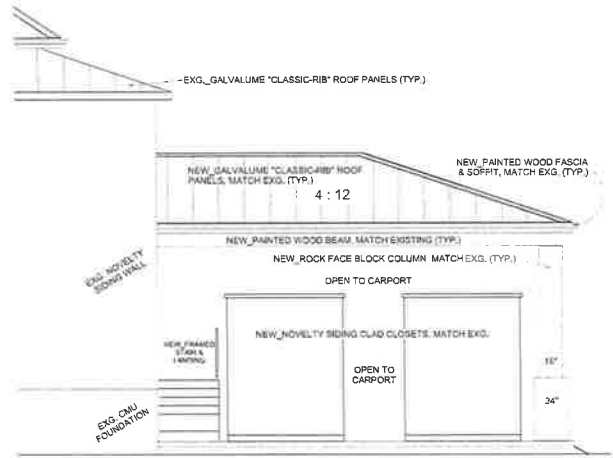
DATE  
 11/30/2023

SHEET #  
 A4

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EL-03 NORTH ELEV  
5

CGC057346

PAT KELLEY BUILDER, INC.  
895 NW 12th Street,  
Fort Lauderdale, FL 33304  
PHONE: 954.342.8888  
EMAIL: info@patkelley.com

**KELLEY**  
**BUILDER, INC.**  
GENERAL CONTRACTORS

MYRON & CINDY BOWLIN  
4 SISTERS LAND HOLDINGS, LLC  
122 SE WENONA AVE.  
OCALA, FL 34471

ELEVATION

DATE  
11/30/2023

SHEET #  
A5



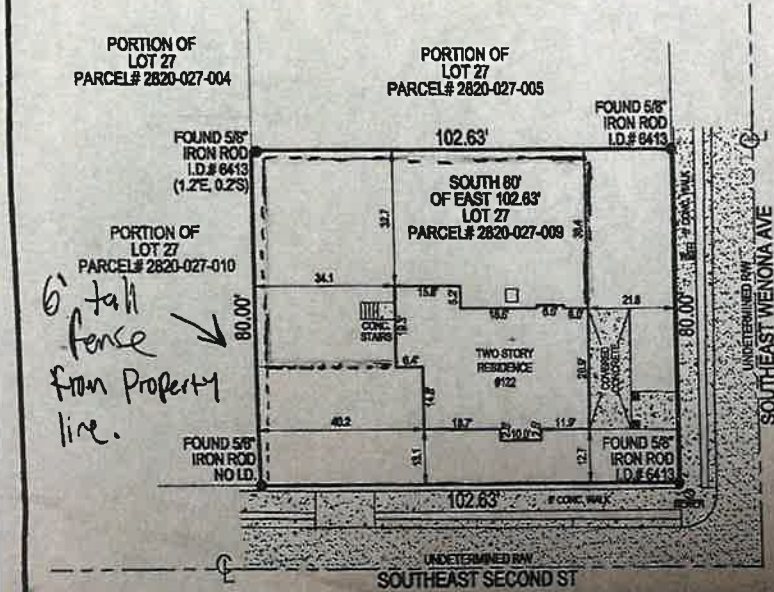
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**LEGAL DESCRIPTION**

LOT THE SOUTH 80 FEET OF THE EAST 102 FEET 7.5 INCHES OF LOT 27, CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9005, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FL.



6' tall fence from Property line.



VICINITY MAP NOT TO SCALE

**LEGEND**

- AR CONDITIONER
- CONCRETE BLOCK STRUCTURE
- CONCRETE FLOOR
- IDENTIFICATION
- LENGTH
- LICENSED BUSINESS
- RECORDED
- AVIAN NORTH AMERICAN VERTICAL DATUM
- INTERNATIONAL GEODETIC VERTICAL DATUM
- OFFICIAL RECORDS BOOK
- PLAT
- PROFESSIONAL SURVEYOR AND MAPPER EQUIPMENT REFERENCE MONUMENT
- PLAT BOOK
- PARKER KILOH HALL
- RADIUS
- CENTERLINE
- NUMBER
- DELTA OR CENTRAL ANGLE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

BOUNDARY SURVEY OF  
**122 SOUTHEAST WENONA AVENUE**  
 OCALA, FL 34471  
 PREPARED FOR  
**PAULA QUIJANO**

DATE: 11/30/2023  
 SHEET: 1-1

**TRASS SURVEYING**  
 6350 N. HIGHLAND AVE. SUITE 100  
 WEST PALM BEACH, FL 33411  
 www.compasslandsurveying.com  
 U.S. MAIL PERMITS #247,000 FAX: 561-646,076

IN WITNESS WHEREOF, I HEREBY CERTIFY THAT THE FOREGOING SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTORIAL CONTROL AND WITHOUT A KNOWN SUBROGATED HEAL AND BEING LINE.

DATE OF FIELD WORK: 10/26/2021  
 DATE OF MAP: 10/27/2021  
**REYNOLDS L. GIBSON**  
 PROFESSIONAL SURVEYOR AND MAPPER LICENSE

LICENS# NUMBER  
 CGC057348

PAT KELLEY BUILDER, INC.  
 8095 HWY 120th Street  
 Healdock, FL 32086  
 904-232-9348  
 WWW.PRICEBUILDER.COM

**KELLEY**  
**BUILDER, INC.**  
 GENERAL CONTRACTORS

MYRON & CINDY BOWLIN  
 SISTERS LAND HOLDINGS, LLC  
 4 SE WENONA AVE.  
 OCALA, FL 34471

SURVEY

DATE: 11/30/2023  
 SHEET # 1-1  
 OF 1

**APPROVED**

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Prepared by and return to:

Camilo Espinosa  
LGI Title Services  
40 SW 13th Street  
Suite 102  
Miami, FL 33130  
(786) 453-8222  
File No 06-13-708

Parcel Identification No 2820-027-009

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 19th day of July, 2023 between Vision 2022 LLC, a Florida Limited Liability Company, whose post office address is 6272 Abbott Station Drive, Zephyrhills, FL 33542, of the County of Pasco, State of Florida, Grantor, to 4 Sister Land Holdings LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 54, Candler, FL 32111, of the County of Marion, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

The South 80 feet of the East 102 feet 7 1/2 inches of Lot 27, CALDWELL'S ADDITION TO OCALA, as per plat thereof recorded in Plat Book E, Page 4, of the Public Records of Marion County, Florida.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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By Breah Miller at 9:37 am, Jan 08, 2024

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS  
PRINT NAME: \_\_\_\_\_

WITNESS  
PRINT NAME: Jorge Diaz

Vision 2022 LLC, a Florida Limited Liability Company

By: Luisa Davila  
Luisa Fernanda Davila, Member

By: [Signature]  
Isabella Maturana, Manager

STATE OF FLORIDA  
COUNTY OF ~~MIAMI DADE~~ Pasco

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 19th day of July, 2023 by Luisa Fernanda Davila, Member of Vision 2022 LLC and Isabella Maturana, Manager of Vision 2022 LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Erika B

Signature of Notary Public  
Print, Type/Stamp Name of Notary

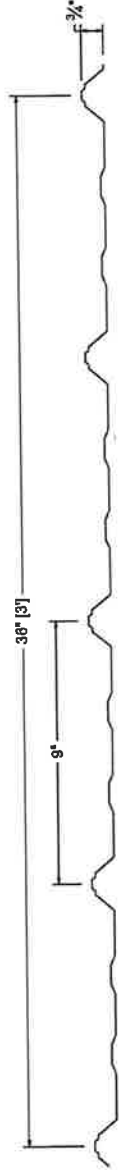


Personally known: \_\_\_\_\_  
OR Produced Identification: A Drivers License and Colombian Passport  
Type of Identification Produced: \_\_\_\_\_

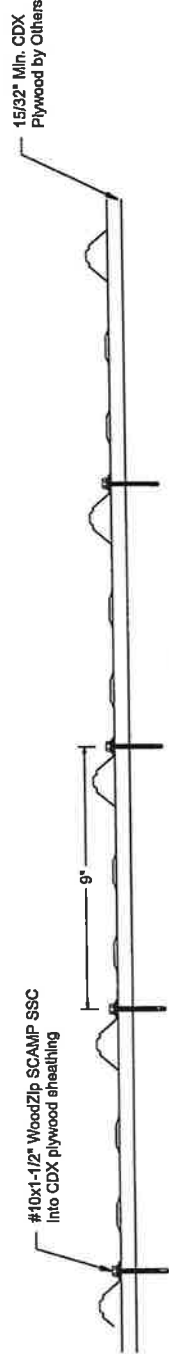
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SOUTH RIB 26 AND 29 GA. GRADE 80 STEEL NON-STRUCTURAL OVER 15/32" CDX PLYWOOD



South Rib Profile



Fastener Pattern at Eave, Ridge and 3' O.C. in Field



10/16/2018  
Lucas A. Turner, P.E.  
FL PE #58201  
2428 Old Natchez Trc  
Trc, Camden, TN 38320  
Ph. 941-390-1574

DEEP SOUTH METALS, LLC 106 MASTERS RD, EAST PALATKA, FL 32131	
DATE DRAWN	10/16/2018
SCALE: NTS	REV: 0
DRAWING: FPA-SouthRibPly	SHT: 1 OF 1

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**STANDARD PATTERNS OF DROP SIDING — Continued**  
(Orders should specify pattern numbers.)

