



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

Case File # 267
 COA 23-45197
 Meeting Date: 6-1-23
 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.



Parcel #:	<u>2820-028-001</u>	Property Address:	<u>205 SE Sanchez Ave</u>
Owner:	<u>Stacy Cruz</u>	Owner Address:	<u>Ocala, FL 34471</u>
Owner Phone #:	<u>352-208-2033</u>	Owner Email:	<u>stacy.cruz72@yaleo.com</u>
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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Case File # 267
COA 23-45107
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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 a 6 foot privacy fence made of wood to extend from side of property at the back of the house separating my lot from Jbe Carvalho's lot which has fallen under disrepair and is now an eye sore to the community.

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 -on file
- 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:

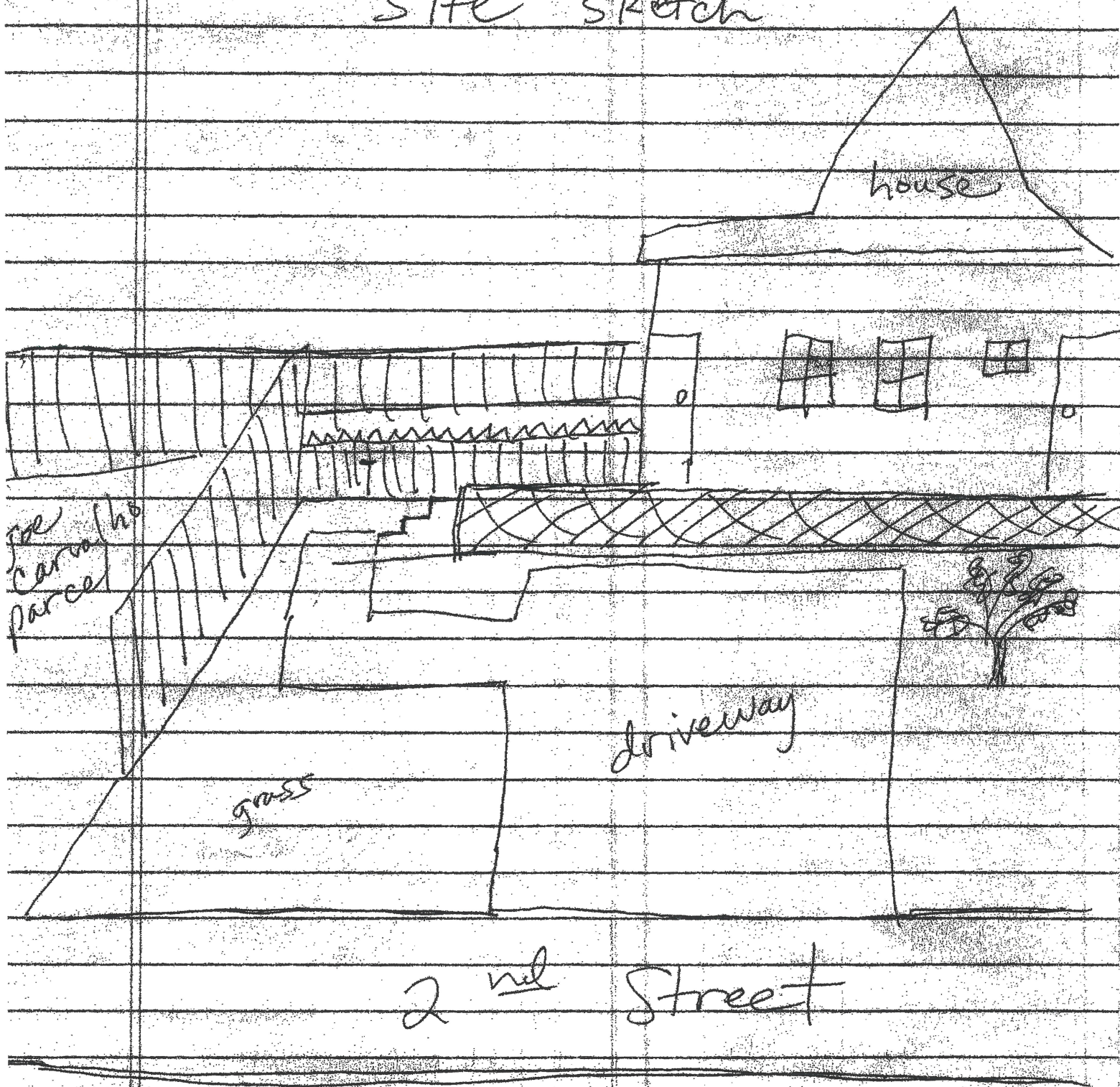
Stacy E. Cruz

Applicant Signature

5-9-2023

Date

Site sketch



Prepared by:
Marie Vazoulas
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 21-0116

General Warranty Deed

Made this 09/15/2021 A.D. By **Joseph P. Carvalho, and Kelli A. Carvalho, husband and wife and Megan R. McBride, an unmarried woman**, whose address is: 727 SE 3rd Street, Ocala FL 34471, hereinafter called the grantor, to **Stacy E. Cruz**, whose post office address is: 205 SE Sanchez Ave, Ocala FL 34471 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

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, 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 ID Number: 2820-028-001

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

DEED Individual Warranty Deed - Legal on Face

Prepared by:
Marie Vazoulas
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 21-0116

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

MARIE VAZOULAS
Witness Printed Name Marie Vazoulas

NASHALY WYB
Witness Printed Name Nashaly Wyb

Joseph P. Carvalho (Seal)
Joseph P. Carvalho

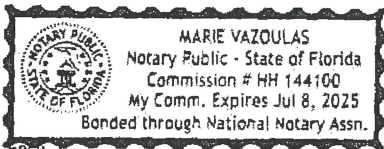
Kelli A. Carvalho (Seal)
Kelli A. Carvalho

Megan R. McBride (Seal)
Megan R. McBride

State of FL
County of Marion

The foregoing instrument was acknowledged before me this July 31, 2021, by means of physical presence X or online notarization
by Joseph P. Carvalho, and Kelli A. Carvalho, husband and wife and Megan R. McBride, an unmarried woman, who is/are
personally known to me or who has produced DL as identification.

MARIE VAZOULAS
Notary Public
Print Name: _____



My Commission Expires: _____

DEED Individual Warranty Deed - Legal on Face