



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 # 325  
 COA 24-45625  
 Meeting Date: 5-2-24  
 Product Approval # 41886  
18644  
15220.4

### 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 #:	<u>2820-021-004</u>	Property Address:	<u>623 SE Tuscanville Ave. Ocala, FL 34471</u>
Owner:	<u>Brandie P. Bennett</u>	Owner Address:	<u>10320 SW 51st Ter. Ocala, FL 34476</u>
Owner Phone #:	<u>352-572-0244</u>	Owner Email:	<u>bbennett@brickcitytitle.net</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 checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



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 # 325  
 COA 24-45625  
 Meeting Date: 5-2-24  
 Product Approval # 41886  
18644  
15220.4

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 move section of fencing running north to south on north side of home to just east of the end of porch to provide barrier to prevent access to A/C unit and electrical panel box on north side of home from the road as well as make it more aesthetically pleasing from road/curb appeal

② add wooden gate matching existing fence to the same place we would be moving the fence section from to provide access to A/C unit and electrical panel box from backyard. but also provide a more aesthetically pleasing view from backyard

**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

Date

- 3) Replace all windows due to inoperability and/or broken panes of glass. Single Hung Windows will be replaced with Florida approval #41886 and Picture Window with #18644.**
- 4) Close in windows to laundry room and properly vent for electric dryer. Outside would be plywood sheathing, vapor barrier and siding to match the home. Inside would be insulation and drywall to dry in where the existing window was.**
- 5) Replace French doors on back of home with proper fitting doors. New French Door Florida approval #15220.4.**
- 6) Add carriage lights to both sides of French doors in the back of home. (please see attached photo)**
- 7) Replace metal siding around skirting of home with hardware cloth and white composite lattice. (please see attached photos of materials to be used)**
- 8) Replace metal siding on back of home around back doors to match other siding. We will be using the siding that has been removed from the skirting of the home for this as it matches the existing siding.**
- 9) Add gutters and downspouts to entire home. (please see attached photos)**

After Recording Return to:  
Beverly B Schrenker  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471

This Instrument Prepared by:  
Beverly B Schrenker  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
2820-021-004  
File No.: 2205424

## WARRANTY DEED

This Warranty Deed, Made the 12th day of January, 2024, by Stacy Maddox, a single person, whose post office address is: 623 SE Tuscawilla Ave, Ocala, FL 34471, hereinafter called the "Grantor", to Brandie Peavy Bennett, a married woman, whose post office address is: 10320 SW 51st Terrace, Ocala, FL 34476, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Hundred Sixty Nine Thousand Dollars and No Cents (\$269,000.00)** 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, to wit:

The South 50.00 feet of the West 80 feet of Block 4, Davidson's Subdivision of Lot 21, Caldwell's Addition, Ocala, Florida, in Plat Book A, Page 80, of the Public Records of Marion County, Florida, and as Revised in Plat Book A, page 281, of the Public Records of Marion County, Florida.

The property is the homestead of the Grantor(s).

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

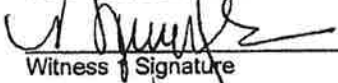
**To Have and to Hold**, the same in fee simple forever.


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, 2023, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

  
\_\_\_\_\_  
Witness 1 Signature

  
\_\_\_\_\_  
Stacy Maddox

Witness 1 Printed Name and Post Office Address:  
Beverly Schrenker

\_\_\_\_\_  
1727 E Ft King St  
Ocala FL 39471

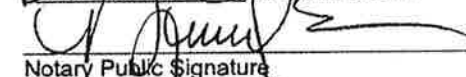
  
\_\_\_\_\_  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

\_\_\_\_\_  
Tiffany Solomon  
1727 E Ft King St  
Ocala FL 39471

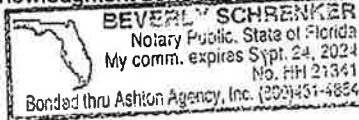
State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of January, 2024 by **Stacy Maddox**, a **single person**, who has produced Drivers Lic as identification.

  
\_\_\_\_\_  
Notary Public Signature  
Printed Name: Beverly B Schrenker

My Commission Expires: \_\_\_\_\_  
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



# BOUNDARY SURVEY

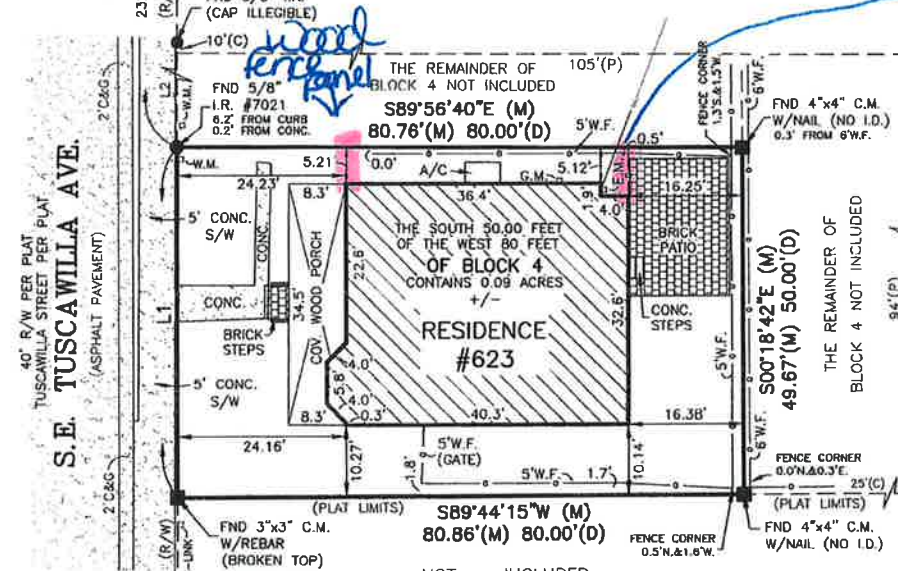
## PROPERTY DESCRIPTION

THE SOUTH 50.00 FEET OF THE WEST 80 FEET OF BLOCK 4, DAVIDSON'S SUBDIVISION OF LOT 21, CALDWELL'S ADDITION, OCALA, FLORIDA, IN PLAT BOOK A, PAGE 80, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND AS REVISED IN PLAT BOOK A, PAGE 281, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**NOTE:**  
NO BEARINGS APPEAR ON PLAT OF DAVIDSON'S SUBDIVISION OF LOT 21, CALDWELL'S ADDITION BEARINGS SHOWN HEREON ARE ASSUMED.

LINE	LENGTH	BEARING
L1(M)	50.11	N00°11'57"W
L2(M)	53.87	N00°03'40"E
L3(M)	70.17	N00°16'45"W
L4(M)	69.87	N00°08'42"E
L5(M)	38.09	N00°09'42"E

LINE	LENGTH	BEARING
L1(D)	50.00	N/A
L2(C-P)	54.00	N/A
L3(P)	70.00	N/A
L4(P)	70.00	N/A
L5(P)	40.00	N/A



→ MOVE this fence panel to other highlighted area and replace w/wooder gate to match existing wood privacy fence

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD. SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.
4. BEARINGS ARE BASED ON THE EAST R/W LINE OF S.E. TUSCAWILLA AVENUE, ASSUMED AS BEING N. 00°00'00" E., AS SHOWN HEREON.
5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY and UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X". NOT A SPECIAL FLOOD AREA, PER FIRM PANEL #12083C0517E, DATED APRIL 19, 2017, MARION COUNTY, FLORIDA.

**LEGEND AND ABBREVIATIONS:**

- |          |                            |            |                                   |
|----------|----------------------------|------------|-----------------------------------|
| Δ        | - DELTA                    | P.C.       | - POINT OF CURVATURE              |
| ⊕        | - CENTER LINE              | P.C.C.     | - POINT OF COMPOUND CURVATURE     |
| A/C      | - AIR CONDITIONER          | P.C.P.     | - PERMANENT CONTROL POINT         |
| B.M.     | - BENCH MARK               | Pg         | - PAGE                            |
| CATV     | - CABLE TELEVISION RISER   | P.I.       | - POINT OF INTERSECTION           |
| C.B.     | - CHORD BEARING            | P.O.B.     | - POINT OF BEGINNING              |
| C.B.S.   | - CONCRETE BLOCK STRUCTURE | P.O.C.     | - POINT OF COMMENCEMENT           |
| C.B.W.   | - CONCRETE BLOCK WALL      | P.O.L.     | - POINT ON LINE                   |
| C.L.F.   | - CHAIN LINK FENCE         | P.P.       | - POWER POLE/SERVICE POLE         |
| C-LINK   | - CHAIN LINK RISER         | P.R.C.     | - POINT OF REVERSE CURVATURE      |
| CONC.    | - CONCRETE                 | P.R.M.     | - PERMANENT REFERENCE MONUMENT    |
| COV.     | - COVERED                  | P.T.       | - POINT OF TANGENCY               |
| C&G      | - CURB & GUTTER            | R.         | - RADIUS                          |
| D.E.     | - DRAINAGE EASEMENT        | RAD.       | - RADIAL                          |
| E.B.     | - ELECTRIC BOX (ELEC.)     | R.P.       | - RADIUS POINT                    |
| E.M.     | - ELECTRIC METER           | R/W        | - RIGHT-OF-WAY                    |
| E.A.S.C. | - EASEMENT                 | S/W        | - SIDEWALK                        |
| F.H.     | - FIRE HYDRANT             | SQ. FT.    | - SQUARE FEET                     |
| FND      | - FOUND                    | T.B.       | - TANGENT BEARING                 |
| G.M.     | - GAS METER                | TELE.      | - TELEPHONE RISER                 |
| H.W.F.   | - HOOD WIRE FENCE          | TRANS.     | - TRANSFORMER PAD                 |
| I.R.     | - IRON ROD (SIZE NOTED)    | TYP.       | - TYPICAL                         |
| I.P.     | - IRON PIPE                | U.E.       | - UTILITY EASEMENT                |
| L.       | - ARC LENGTH               | W.F.       | - WOOD FENCE                      |
| L.P.     | - LIGHT POLE               | W.F.S.W.E. | - WALL/FENCE & STORMWATER EASE    |
| M.H.     | - MANHOLE                  | W.M.       | - WATER METER                     |
| NO I.D.  | - NO IDENTIFICATION        | W.V.       | - WATER VALVE (OR VALVE AS NOTED) |
| N&D      | - NAIL AND DISC            | (C)        | - CALCULATED                      |
| O.H.L.   | - OVERHEAD LINE            | (D)        | - DEED                            |
| PAVE.    | - PAVEMENT                 | (M)        | - MEASURED                        |
| P.B.     | - PLAT BOOK                | (P)        | - PLAT                            |

**CERTIFIED TO:**

BRANDIE PEAVY BENNETT  
AMERICAN BANCSHARES MORTGAGE, LLC, ISA0A/ATIMA  
STEWART TITLE COMPANY  
STEWART TITLE GUARANTY COMPANY

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE STANDARD'S OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Joseph M. Stokes, Jr.  
Professional Surveyor and Mapper  
Florida Registration Number 5507

This survey is not covered by Professional Liability Insurance.

COMMENTS	FIELD DATE	OFFICE DATE
BOUNDARY SURVEY	P.A. 1/08/24	P.A./D.H. 01/09/24

CHECKED BY: J.M.S. JR. SHEET NUMBER 1 OF 1  
JOB NUMBER: 23-629 CADD DWG. FILE: 23-629DWG

www.SAA-survey.com  
Info@SAA-survey.com  
LB 7624

**S** Land **A** Surveying **A**  
**Stokes, Anderson & Associates**  
P.O. BOX 4112  
BELLEVUE, FLORIDA 34421  
PH. (352) 205-9488  
FAX (866) 480-8733



Land Surveyors & Drafters



# 1-Light Hardwired Matte Black Outdoor Clear Glass Dusk to Dawn Wall Lantern Sconce

by Pia Ricco ★★★★★ (18)

**\$40.16** /carton

Product Details

Specifications

Questions & Answers

Customer Reviews

... / [Lighting](#) / [Outdoor Lighting](#) / [Outdoor Wall Lighting](#) / [Outdoor Sconces](#)

Internet # 320998128 Model # 1Jay-12151-PC Store SKU # 1008125266



Pia Ricco

## 1-Light Hardwired Matte Black Outdoor Clear Glass Dusk to Dawn Wall Lantern Sconce

★★★★★ (18) Questions & Answers (8)

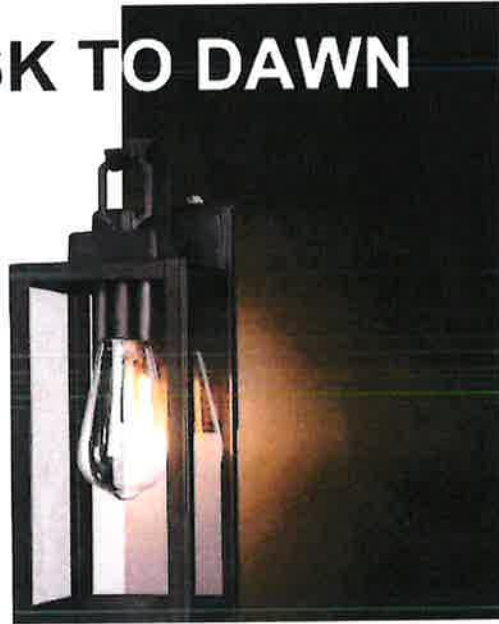


What can we help you find today?

Ocala 10PM



# DUSK TO DAWN



Hover Image to Zoom



34474

Share Print



**\$40.16** /carton



Save up to \$100 on your qualifying purchase

[Apply for a Home Depot Consumer Card](#)

- Rustproof metal construction ensures durability
- Clear glass shade provides bright light
- Dusk-to-dawn enables automatic illumination
- [View More Details](#)

Product Height (in.): 13.74 in

Shop All

Services

DIY

Me



**Ship to Store**  
 Mar 25 - Mar 27  
 76 available  
 FREE

**Delivery**  
 Mar 27 - Mar 28  
 76 available  
 FREE

Live Chat  
Feedback

### Need a Pro? We Can Help!

Get Referred to a Local Pro

Add Pro Referral

[What to Expect](#)

### Protect This Item

Select a Home Depot Protection Plan by Allstate for:

2 Year / \$6.00

No thanks

[What to Expect](#)

- 1 +

Add to Cart

- or -

Buy now with **PayPal**



### Free & Easy Returns In Store or Online

Return this item within 90 days of purchase. [Read Return Policy](#)

## Product Details

### About This Product

With the development of technology & education, more and more people are pursuing energy saving, environment protecting, smart and healthy life by choosing the best high quality safer products in daily life. This light is designed to fit your lifestyle and enhance the beauty, safety, and usability of your home's exterior areas. Enjoy the comfort and convenience of continuous bright illumination during the early evening hours with automatic dimming late at night to provide soft, ambient illumination until dawn.

### Highlights

- Weather Resistant, suitable for wet location
- Made of heavy-duty rugged metal construction, durable
- Easy and fast installation, quick and convenient installation with hardwire
- 100% Safety, ETL Certified, provide high efficient and uniform lighting, no UV or IR radiation, no hum
- [Return Policy](#)

### Product Information

Internet # 320998128  
 Model # 1Jay-12151-PC  
 Store SKU # 1008125266





From the manufacturer

- [Warranty](#)
- [Instructions / Assembly](#)
- [Return Policy](#)



**C Cattleya**  
 1-Light Matte Black  
 Hardwired Outdoor...  
 ★★★★★ (10)  
 \$52<sup>56</sup> (\$26.28 /fixture)

Sponsored



Specifications

Dimensions: H 13.74 in, W 5 in, D 6.66 in



Sconce Type

Lantern

[See Similar Items](#)

Number of Lights

1 Light

[See Similar Items](#)

Power Source

Hardwired

[See Similar Items](#)

Light Direction

Down

[See Similar Items](#)

Damp/Wet Rating

Wet Rated

[See Similar Items](#)

Outdoor Lighting Features

Dusk to Dawn

[See Similar Items](#)

Dimensions

Mounting Plate Height (in.)	6.7
Mounting Plate Width (in.)	4.3
Product Depth (in.)	6.66 in



**Details**

<b>Compatible Bulb Type</b>	No Bulbs Included
<b>Damp/Wet Rating</b>	Wet Rated
<b>Durability</b>	Rust Resistant, Waterproof
<b>Exterior Lighting Product Type</b>	Sconce
<b>Fixture Color/Finish</b>	Matte Black
<b>Fixture Material</b>	Metal
<b>Glass Type</b>	Clear Glass
<b>Included</b>	Hardware Included
<b>Indoor/Outdoor</b>	Outdoor
<b>Light Bulb Base Code</b>	E26
<b>Light Bulb Type Included</b>	No Bulbs Included
<b>Light Direction</b>	Down
<b>Max. Bulb Wattage (W)</b>	60 W
<b>Number of Lights</b>	1 Light
<b>Outdoor Lighting Features</b>	Dusk to Dawn
<b>Package Quantity</b>	1
<b>Power Source</b>	Hardwired
<b>Product Size</b>	Medium
<b>Product Weight (lb.)</b>	4.18 lb
<b>Recommended Light Bulb Shape Code</b>	E26
<b>Returnable</b>	90-Day
<b>Sconce Type</b>	Lantern
<b>Shade Material</b>	Glass
<b>Shape</b>	Rectangle
<b>Style</b>	Transitional
<b>Voltage Type</b>	Line Voltage

Live Chat

Feedback

**Warranty / Certifications**

<b>Certifications and Listings</b>	ETL Certified
<b>Manufacturer Warranty</b>	90 Days Limited Warranty



Home / Lumber & Composites / Fencing & Gates / Hardware Cloth Fencing

Internet # 205960848 Model # 308225EB Store SKU # 268121

Everbilt

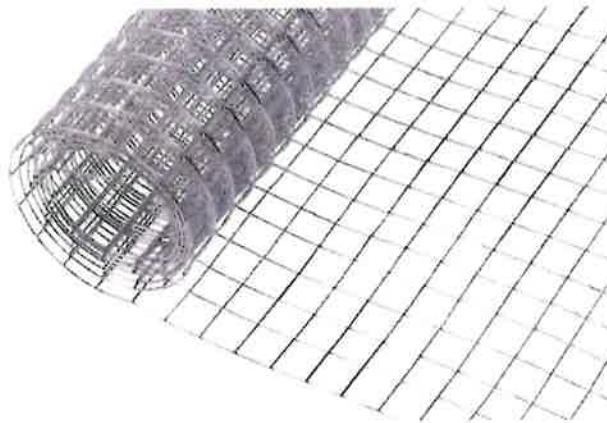
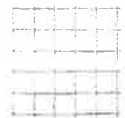
### 1/2 in. Mesh x 3 ft. x 25 ft. 19-Gauge Galvanized Steel Hardware Cloth

★★★★★ (1110) Questions & Answers (77)



What can we help you find today?

Ocala 10PM



Hover Image to Zoom

Live Chat  
Feedback



34474

Share Print

**\$55<sup>62</sup>** /roll

Pay **\$30.62** after **\$25 OFF** your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

#### Ocala Store

✓ 22 in stock Aisle 24, Bay 001

Product Height (in.): 36 in



Home / Lumber & Composites / Lattice / Vinyl Lattice

Internet # 100011154 Model # 73004026 Store SKU # 526762



What can we help you find today?

Ocala 10PM

★★★★★ (1199) Questions & Answers (210)



3447

Live Chat

Feedback



Hover Image to Zoom

Share Print

\$24.98

Ocala Store

✓ 70 in stock Aisle 24, Bay 015

Pickup at Ocala

Delivering to 34474

9

ESTIMATE



**Prepared For**

Brandie Bennett  
623 SE Tusawilla Avenue  
Ocala, FL 34470  
(352) 572-0244

**R&R Seamless Gutters, LLC**

10221 SW 71st Ct  
Ocala, FL 34476  
Phone: (352) 207-9612  
Email: rrseamlessgutters@gmail.com  
Web: randrgutters.webstarts.com

Estimate # 88  
Date 03/12/2024

**Description**

---

Seamless Gutters

Installation of 6" seamless gutters and downspouts around the house - \$1,540.00

Leafguards on all new gutter system - \$700.00

Color: White

---

<b>Subtotal</b>	\$2,240.00
<b>Total</b>	<b>\$2,240.00</b>

---

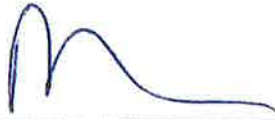
\* R&R Seamless Gutters, LLC offers a warranty for a period of 3 months from the installation due to improper workmanship installation of the gutter system. In case of such issue, R&R Seamless Gutters, LLC promises to repair or replace any defect of workmanship within the warranty period at no expense to the owner.

\*\* A non-refundable deposit of \$100 is required prior to schedule the job.

\*\*\* Checks returned by your Financial Institution requires that the balance due now be paid in cash.

9

By signing this document, the customer agrees to the services and conditions outlined in this document.



---

Brandie Bennett

9





9



9



