



Application for a Certificate of Appropriateness (C.A.)

C.A. File # 89
COA 24-45640
Meeting Date 5-2-24

Ocala Historic Preservation Advisory Board (OHPAB)

c/o City of Ocala Growth Management Dept
201 SE 3rd Street (2nd floor), Ocala, FL 34471
Phone: (352) 629-8311 FAX: (352) 629-8242

C.A. Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit C.A. application and required material to Planning staff at least 3 weeks (21 days) prior to OHPAB meeting. Meetings are held the 1st Thursday of each month.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meeting Location: City Council Chambers, 2nd floor of City Hall Time: 4:00 PM
5. 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 Number: 28353-004-00 Property Address: 1027 SE 5th St, Ocala, FL

Owner's name, address, phone #, email: Erin Schlichter
1027 SE 5th St, Ocala, FL

Name, address, phone #, email of meeting representative: _____

Project Type: Addition Alteration Repair New Construction Fence Reroof
 Relocation Site Work Other

Describe in a list the specific changes you are requesting to do to your property. Include the type(s) of material(s) to be used as well as dimensions. _____
Build a treated wood deck off the back of the house. There are no vertical components; a step will be built all the way around the deck instead of a railing. Deck is on the rear of the house and is not visible from the front of house or 5th street.

Materials to include with C.A. Application submission:

1. Completed and signed application form.
2. One set of building plans for structural changes, including all four elevations, site plans, showing required setbacks, or landscape plans (if applicable). All plans must be drawn to scale and new material labeled. Plans sheets are to be no larger than 11" x 17".
3. Detailed drawings and specifications for all new materials-windows, doors, siding, roofing material.
4. Authorization letter for non-property owner representative at the meeting.
5. Copy of property deed or proof of ownership.
6. If work requiring a COA begins before approval, a \$100 fee is due.

Erin Schlichter
Applicant's Signature

April 4, 2024
Date

Rec. \$18.50
DS \$5,950.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 SE 11th Ave.
Ocala, Florida 34471
Our File No.: F2022112

Property Appraisers Parcel Identification (Folio) Number: 28353-004-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30 day of August, 2022 by JAMES S. WILKERSON and LYNDA C. WILKERSON, husband and wife, whose post office address is 1027 SE 5th Street, Ocala, FL 34471, herein called the Grantors, to ERIN JANE SCHLICHTER, whose post office address is 1027 SE 5th Street, Ocala, FL 34471, hereinafter called the Grantee: *(Wherever used herein the terms "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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

PARCEL 1:
THE SOUTH 33 FEET OF THE FOLLOWING:
BEGINNING AT A POINT 5 FEET EAST OF THE SOUTHEAST CORNER OF LOT 1, BUCKALEW PARK, OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 9, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 40 FEET; THENCE WEST 162.5 FEET TO A POINT 141 FEET WEST OF THE EAST BOUNDARY OF LOT D AS EXTENDED NORTH HIGHLANDS PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 7, THENCE NORTH 40 FEET; THENCE EAST 162.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF NEWBERRY STREET WITH THE NORTH BOUNDARY OF SOUTH FIFTH STREET OCALA, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY OF SOUTH FIFTH STREET 141 FEET TO A POINT 141 FEET WEST OF THE EAST BOUNDARY OF LOT D, HIGHLANDS PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 7, THENCE NORTH 255 FEET; THENCE EAST 141 FEET TO THE WEST BOUNDARY OF NEWBERRY STREET; THENCE SOUTH ALONG WEST BOUNDARY OF NEWBERRY STREET 255 FEET TO THE POINT OF BEGINNING.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2022 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

File No.: F2022112

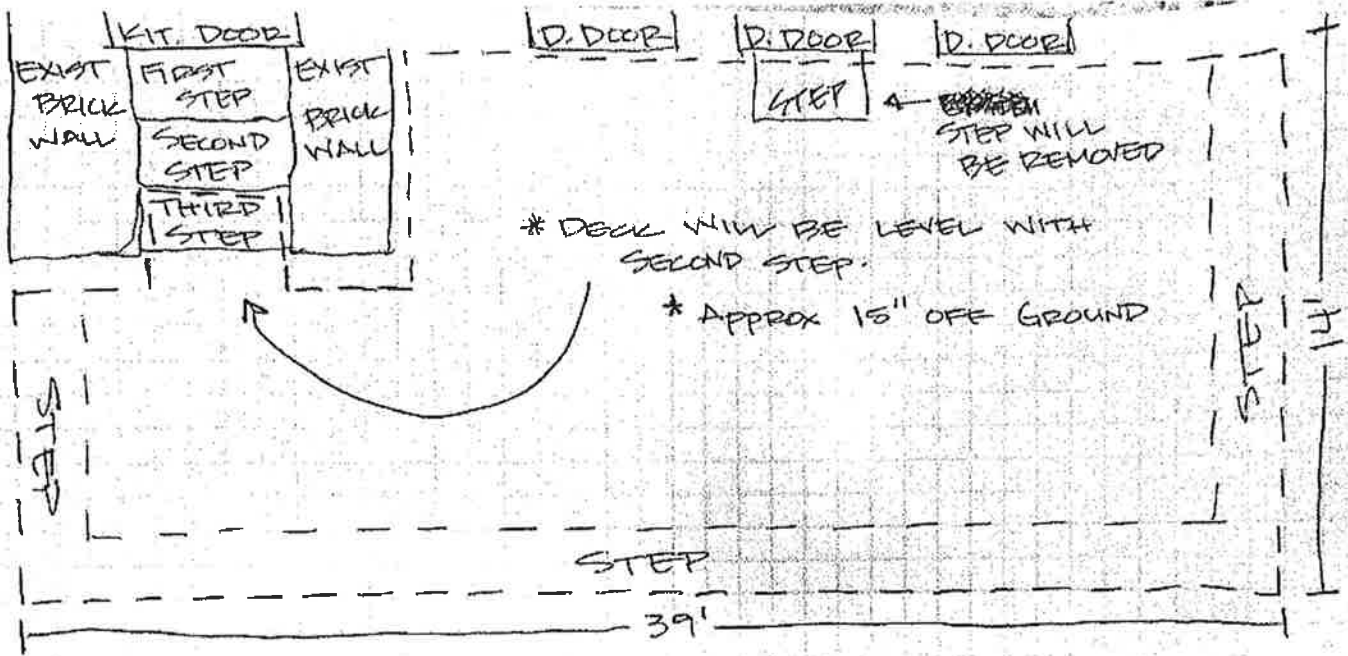
LIT

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2022129626 BK 7871 Pgs 1621-1622 09/02/2022 03:50:27 PM
REC FEE 18.50 INDEX DEED DOC 5,950.00

Type: D
File No.: 2022129626
Date: 09/02/2022 03:50:27 PM
Book Type: O
Book/Page: 7871/1621
Pages: 2
Consideration: \$850,000.00
Case/Parcel: 28353-004-00
Legal: PT BUCKALEW PK /O
FIRST PARTY: WILKERSON JAMES S
WILKERSON LYNDA C
SECOND PARTY: SCHLICHTER ERIN JANE

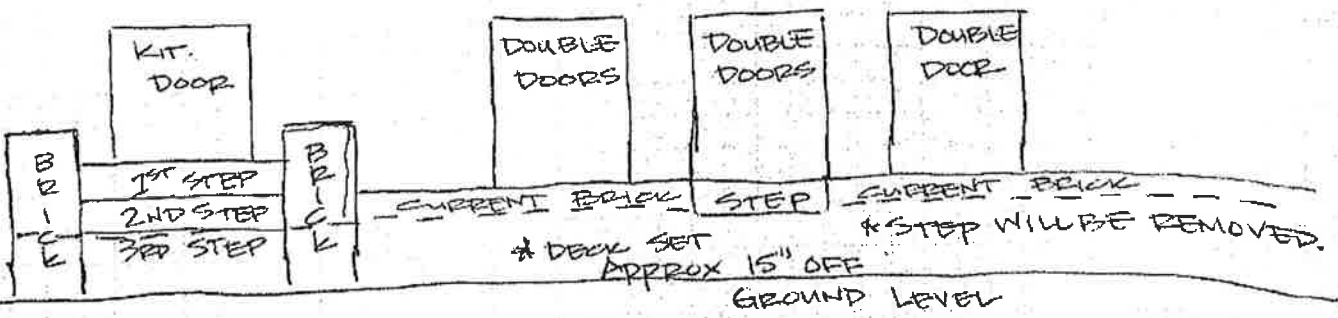
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(blob:https://nvweb.marioncountyclerk.org/77370ff7-f971-4870-833f-d850d696f1c8)





* DECK WILL BE LEVEL WITH SECOND STEP.

* APPROX 15" OFF GROUND

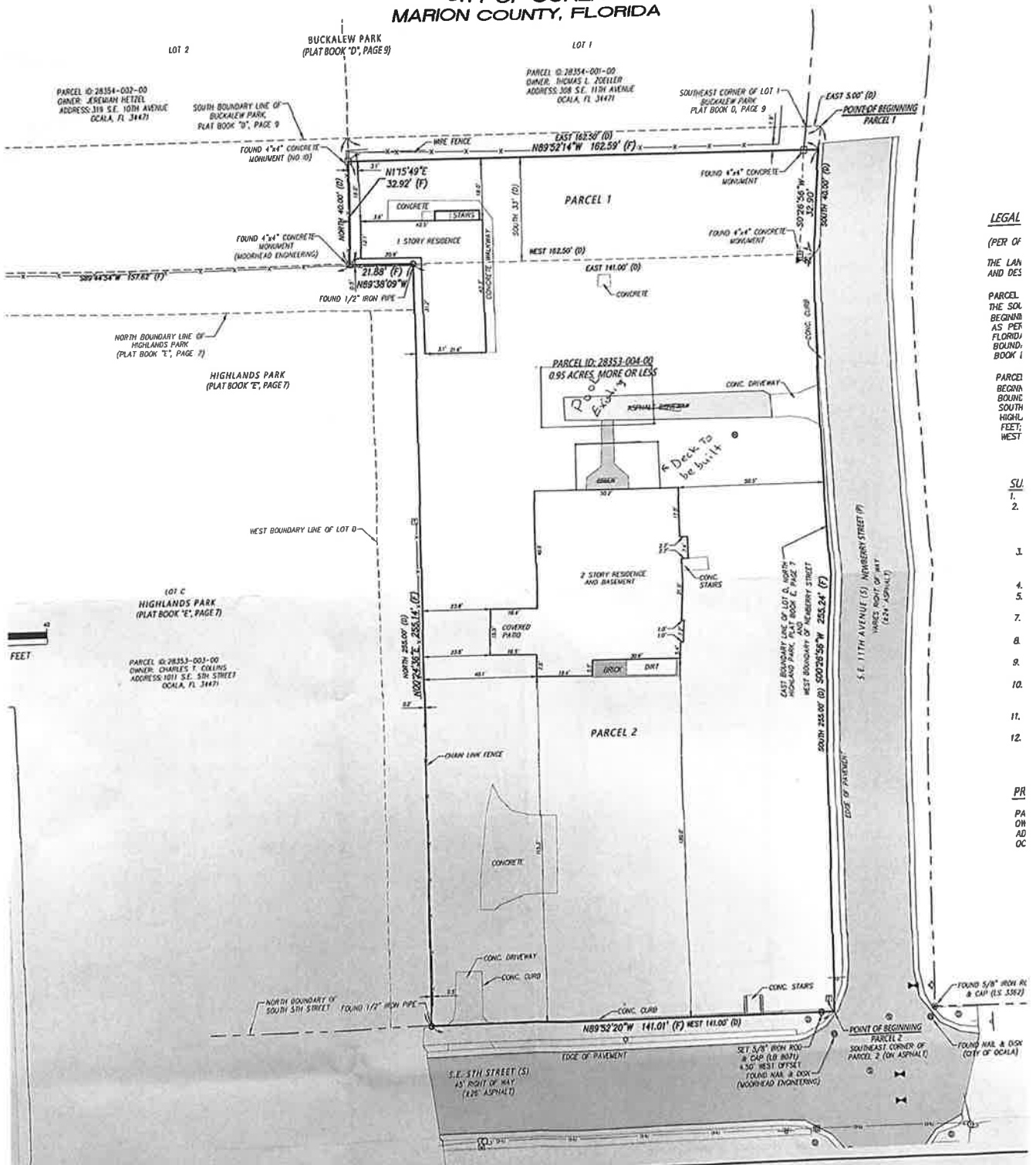


1027 SE 5TH STREET
 --- REPRESENTS DECK BUILD.

* NOT TO SCALE

BOUNDARY SURVEY

A PORTION OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 22 EAST CITY OF OCALA MARION COUNTY, FLORIDA



LEGAL
(PER OF THE LAD AND DES
PARCEL THE SOL BEGINNS AS PER FLORIDA BOUND BOUND, BOOK I
PARCEL BEGINNS BOING SOUTH HIGHL FEET; WEST

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PR
PA
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OC

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
45 SW 11TH STREET, OCALA, FLORIDA 34401
PHONE: 352.366.1442 FAX: 352.366.2331 www.jchgroup.com
CERTIFICATE OF AUTHORIZATION - 1-0-8917

LOCATED IN SECTION 17, TOWNSHIP 15
SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
ERIN JANE SCHLICHTER

PROJECT
SCALE:

