



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

Case File # 188
 COA 23-45193
 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.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	2820-010-004	Property Address:	315 Watula ave
Owner:	Marion Realty Is	Owner Address:	8440 SE 21 st Ave Ocala FL
Owner Phone #:	352-286-9466	Owner Email:	sethe marion development group.com
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 type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



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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.

Replace broken front doors with new doors & hardware.

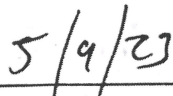
Emailed specs

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

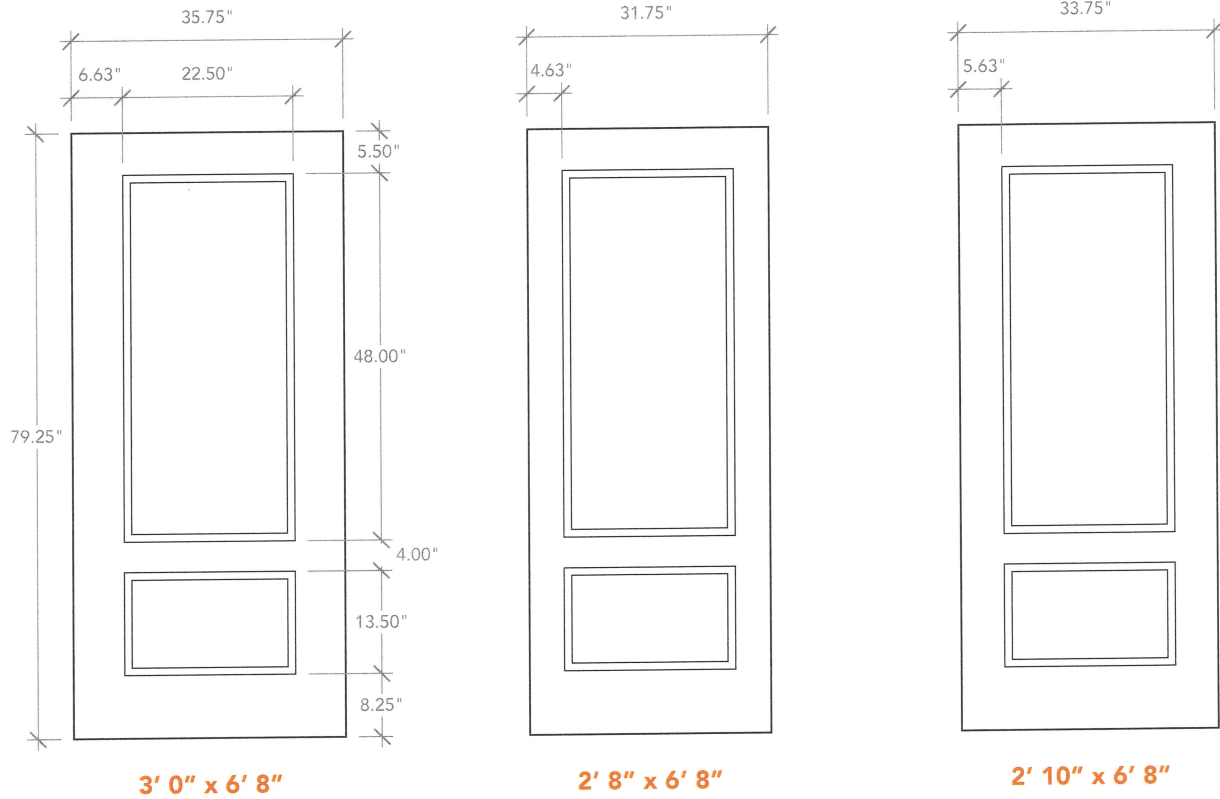
6'8" DRS29 3/4 TWO PANEL DOOR

SMOOTH SERIES

2023 PLASTPRO SPECBOOK PAGE: 135

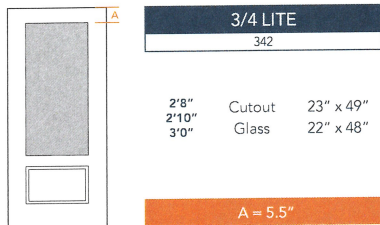
AVAILABLE SIZING

ARTWORK SCALE: 1/2"=1'



NOTE: BY REQUEST, DOOR HEIGHT COMES IN VARYING DIMENSIONS TO A MINIMUM OF 79". EXCESS WILL BE TAKEN FROM BOTTOM RAIL. ALL OTHER DIMENSIONS WILL REMAIN THE SAME.

CUTOUTS & GLASS



A = DISTANCE FROM TOP OF DOOR TO TOP OF OPENING



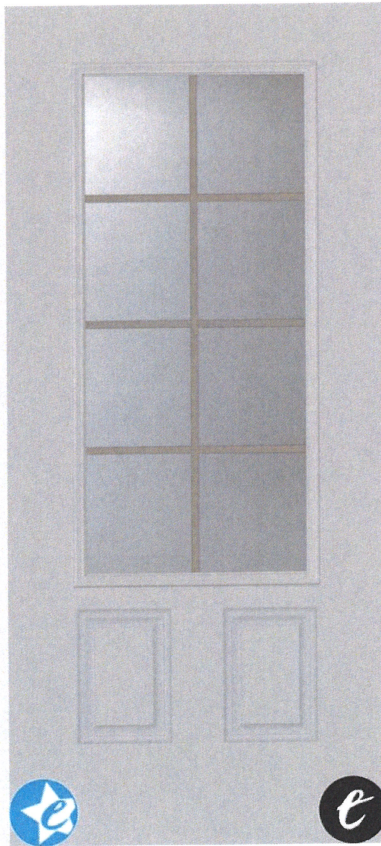
Grilles Between Glass (GBG) – Wide 7/8" Bar

Where to Buy

We offer a full assortment of clear glass, Low-E glass, and grilles between glass. Various colors, profiles, and widths of grilles will match any architectural detail in your home.

CLASSIC SERIES

- + Grill Color Options
- + Privacy Rating
- + Sidelights
- + Transoms
- + Other



Rec. \$18.50
DS \$1,575.00

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.: **F2022067**

Property Appraisers Parcel Identification (Folio) Number: **2820-010-004**

SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made the 14th day of **June**, 2022 by **LORNA EFFLER**, an unmarried woman, whose post office address is **315 SE Watula Avenue, Ocala, FL 34471**, herein called the Grantor, to **MARION RENTALS, LLC**, a Florida limited liability company, whose post office address is **809 NE 25th Avenue, Ocala, FL 34470**, 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)

W I T N E S S E T H: That the Grantor, 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.:

Commencing at a point 104 feet South of the Northwest corner of Lot 10, CALDWELL'S ADDITION TO OCALA, as recorded in Plat Book E, Page 4 of the Public Records of Marion County, Florida, thence East 104 feet; thence South 61 feet; thence West 104 feet; thence North 61 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 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, and hereby 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, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

David F. Norman
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Mary Thomason
Witness #2 Printed Name

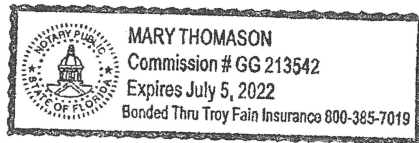
[Signature]
LORNA EFFLER

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of June, 2022, by LORNA EFFLER who is personally known to me or has produced driver license as identification.

[Signature]
Notary Public

«{NOTARY_SEAL}»



Printed Notary Name
My Commission Expires: