



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

Case File # 41
 COA 24 - 45773
 Meeting Date: Sept 5, 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.
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 #:	2820-000-004	Property Address:	709 E Fort King St. Ocala, FL 34471
Owner:	Juan Espinosa	Owner Address:	715 E Fort King St. Ocala, FL 34471
Owner Phone #:	954-254-1148	Owner Email:	juan.espinosa100@gmail.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input 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 type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other Window Replacement



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Case File # 41
COA 24-4573
Meeting Date: Sept 5, 2024
Product Approval # _____

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.

Windows - Simonton 5050 collection. Double hang, no grille pattern, white.

Link to specs:

https://www.simonton.com/wp-content/uploads/Widen%20Assets/Documents/Simonton_Reflections_5050_Brochure.pdf

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 - N/A
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative* - N/A
- 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. * - N/A
- Please list any additional attachments: - N/A

Applicant Signature

07/19/2024

Date

Prepared by:

Ralph W. Confreda, Jr., Esq.

Record & Return to:

Tropics Title Services, Inc.

13701 SW 88 St., Ste. 302

Miami, FL 33186

Property folio number 2820-000-004

Warranty Deed

This Indenture, made this 23rd day of January, 2023 between Daniel Dixon, a single person, grantor*, whose post office address is 1830 Radius Dr., Apt. 719, Hollywood, FL 33020, and Juan Espinosa and Laura Perea Artunduaga, husband and wife, grantee*, whose post office address is 959 NE 2nd St., Ocala, Florida 34470.

*"grantor" and "grantee" are used for singular or plural, as context requires

Witnesseth: That said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other 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 County, Florida, wit:

COMMENCING 210 FEET WEST OF SOUTHWEST CORNER OF LOT 40, CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "E", PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE WEST 80 FEET; THENCE NORTH 115.5 FEET; THENCE EAST 5 FEET; THENCE NORTH 115.5 FEET; THENCE EAST 75 FEET; THENCE SOUTH 231 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THAT PORTION COMMENCING 210 FEET WEST OF THE SOUTHWEST CORNER OF LOT 40, CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "E", PAGE 4 PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST 80 FEET; THENCE NORTH 115.5 FEET; THENCE EAST 5 FEET; THENCE NORTH 20.5 FEET TO THE POINT OF BEGINNING; THENCE NORTH 95 FEET; THENCE EAST 75 FEET; THENCE SOUTH 95 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

AKA 709 E. Fort King St., Ocala, FL 34471

Subject to restrictions, reservations and limitation of record, if any, and taxes for the year 2022 and subsequent years.

TO HAVE AND TO HOLD IN FEE SIMPLE

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

The property herein conveyed DOES NOT constitute the homestead property of and is not contiguous to the homestead property of the Grantor.

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

Witnesses:

Jennifer Fields
Witness: Jennifer Fields

By: Dan Dixon
Daniel Dixon

Ralph W. Confreda Jr.
Witness: Ralph W. Confreda Jr.

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23rd day of January, 2023 by Daniel Dixon who are personally known to me or who have produced _____ as identification.

Ralph W. Confreda Jr.

NOTARY PUBLIC

(Seal)

My Commission Expires:



RALPH W. CONFREDA, JR.
Commission # HH 131165
Expires September 18, 2025
Bonded Thru Budget Notary Services

5050 Collection

PREMIUM VINYL WINDOWS



Classic Design. Thoughtful Features.

Traditional design with impressive functionality, Simonton[®] 5050 vinyl windows are characterized by strength, weather resistance and thermal efficiencies. Available in the most popular window styles and classic colors, the 5050 Collection offers remarkable performance and that will enhance your home for years to come.

IMPRESSIVE INSIDE & OUT



Everything You Need & More.

The 5050 Collection offers the styles, features and options most essential to homeowners. Each window style is precisely manufactured to earn the AAMA Gold Label, signifying best-in-class durability, weather resistance, and energy efficiency.



PREMIUM VINYL

Simonton® vinyl is crafted with pride in the USA using high-quality raw materials for exceptional durability, thermal efficiency, and resistance to weather, insects, and decay.



COMPREHENSIVE WARRANTY

We stand behind the quality and craftsmanship of our windows and proudly offer a robust warranty covering our vinyl, hardware, screens and glass units to ensure your total peace of mind.



TRUSTED EXPERTISE

We are proud to embrace our legacy as an American manufacturer, and we continue to deliver on our reputation for innovation and authenticity built over 75 years in the business.

5050 Double Hung

1. BUILT TO LAST

Fusion-welded construction delivers durability, strength and performance.

2. EFFECTIVE INSULATION

Multi-chambered vinyl profiles increase strength and thermal efficiency.

3. CLASSIC STYLE

Raised exterior frame design complements any style of home.

4. FRESH AIR

Air Lok™ can be engaged to limit the amount a window can be opened for safer ventilation. Included rollformed screen frame with fiberglass mesh can be upgraded to a durable extruded screen frame.

5. EASY TO CLEAN

Tilt-in, lift-out sash allow you to easily clean both sides of the window from inside your home.

6. WEATHER RESISTANT

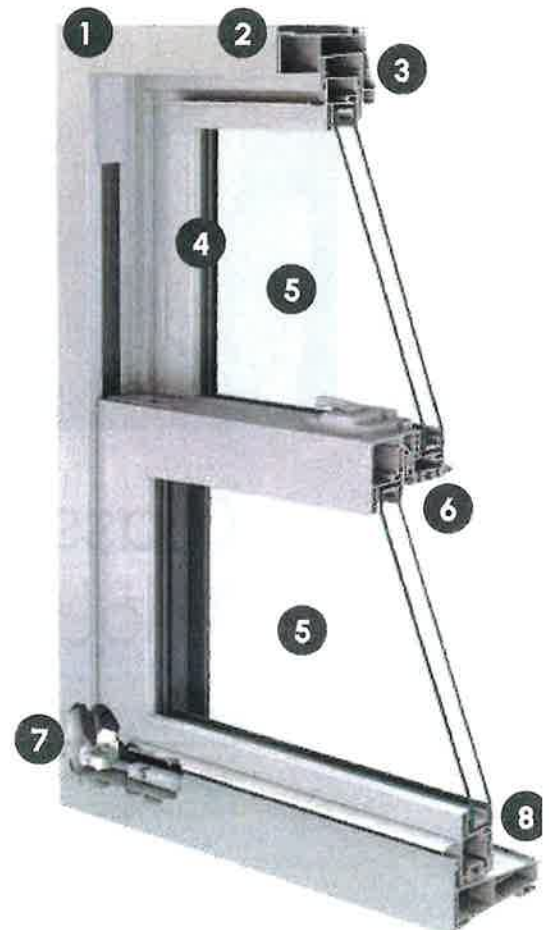
An overlapping, interlocking Lap-Lok® meeting rail with advanced weatherstripping creates a strong barrier against air and water infiltration.

7. DEPENDABLE PERFORMANCE

3/4" stainless-steel balance system and unique pivot system allow easy opening of the window sash to any desired position.

8. PROTECTIVE WATER BARRIER

10° sloped sill effectively moves water away from the home and can be upgraded to the dual action, triple-step sloped sill for increased protection.



Energy Savings. Interior Comfort.

Simonton 5050 windows are designed to offer ideal energy performance and interior comfort for your home with a 3/4" insulating glass unit with ProSolar® Low-E glass, Argon gas and the Intercept™ spacer system. Customize your glass package with specialized ProSolar Low-E glass and advanced glass options to optimize performance where you live. Additional glass options are available to enhance safety, privacy and fade protection.



DOUBLE-STRENGTH GLASS

Thick, double-strength glass is break-resistant and offers increased sound control.



SAFETY GLASS

Heat-strengthened tempered glass is stronger than regular glass and safely breaks down into pebbles if broken. Tempered glass is often a building code requirement for use in bathrooms and windows near the floor.



OBSCURED GLASS

Obscured glass has a textured pattern to maximize privacy while still allowing ample natural light into your home.



TINTED GLASS

Bronze or gray tinted glass helps control solar heat gain and reduce glare and visibility into your home.



ENERGY STAR®

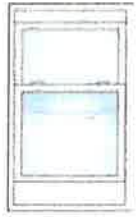
Simonton offers optional region-specific ENERGY STAR glass packages designed to deliver optimal energy performance and comfort in any climate.



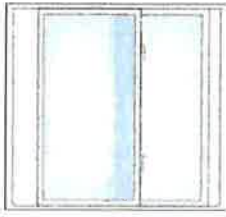
Style & Design

Enhance your home's architecture with various window styles, colors and grille options.

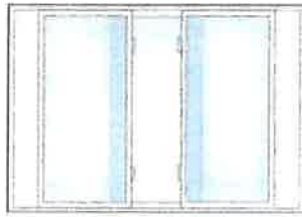
WINDOW STYLES



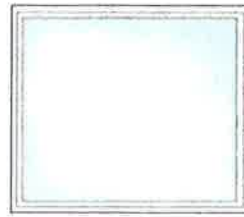
Double Hung



Double Slider



End Vent Slider

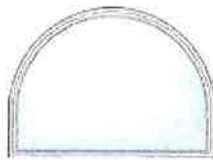


Picture

SPECIALTY SHAPES



Half-Round



Extended Half-Round



Extended Eyebrow

GRILLE PROFILES



5/8" Flat



3/4" Contoured



1" Contoured

GRILLE PATTERNS



Colonial



Perimeter



Prairie



Diamond



Victorian

Double Pattern Available

Diamond and Victorian patterns are only available with 5/8" flat grilles

EXTERIOR/INTERIOR VINYL COLORS



White



Tan

COLOR-MATCHED CAM LOCKS

Durable cam locks pull your window frame and sash together for increased security and weather resistance.



White



Tan



SCAN TO LEARN MORE ABOUT 5050 WINDOWS.

Visit [simonton.com/5050](https://www.simonton.com/5050) to learn more about the 5050 Collection.

The information contained is provided for informational purposes only. Changes to the product may have been made since publication. Not all product options and systems available in all areas. Always call your retailer for product information. Double Check your window installation. Check colors may vary from product literature. Always consult retailer for the most current product information.

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SIMONTON.COM



IMPRESSIVE INSIDE & OUT

5020 Weston Parkway, Cary, NC 27513 | 1-800-SIMONTON (1-800-746-6686)

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"The new windows look beautiful, have already warmed up our house and are so much easier to operate and keep clean."



Virginia Homeowner



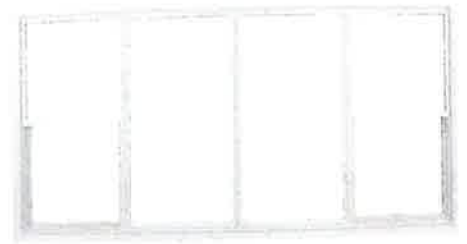
GARDEN

Garden windows bring the outdoors in. Their unique dimensionality makes them ideal for showcasing collectibles and plants while the side windows open for added ventilation.



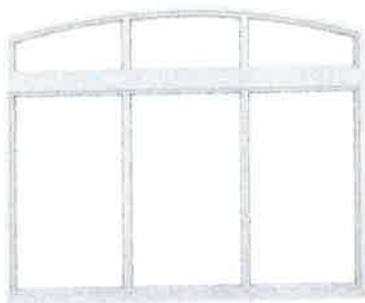
BAY

Bay windows add interior and exterior dimension to your home. Available in 30° or 45° angles, they can create a special nook or add a dramatic accent to any room.



BOW

Bow windows add unique style to your home, with a more rounded, circular appearance than a Bay. The windows are mullled at 10° angles and available in 3-, 4- or 5-unit configurations.



COMBINATION WINDOWS

Select Simonton 5500 Collection windows can be mullled (or joined) together into a single unit. A mullled window combines matching or contrasting window styles to create a single weathertight unit that provides a truly custom aesthetic and allows more natural light into your home.



END VENT SLIDER WINDOW

White vinyl with polished brass cam locks



NEED INSPIRATION?

Scan to see these window styles in our photo gallery.

Learn About Your Glass Options

Simonton 5500 Collection windows deliver the ultimate in energy efficiency and thermal performance, helping to reduce your heating and cooling costs all year long. Additional glass options are available to enhance security, acoustics, privacy and fade protection.



Select 5500 window styles with triple-pane glass were recognized as Most Efficient by ENERGY STAR in 2023. The Most Efficient distinction identifies products that offer cutting-edge energy efficiency and represents the best-performing ENERGY STAR windows available.

Visit [simonton.com/most-efficient](https://www.simonton.com/most-efficient) for more info.

ENERGY SAVINGS & INTERIOR COMFORT

Simonton 5500 Collection windows can be customized to meet ENERGY STAR requirements in any region. Customize your glass package to optimize efficiency, comfort and performance for your home.



Standard **ProSolar® Low-E Glass** helps keep warm air in during the winter months. In summer, it helps deflect external heat and retains cooled air.



ProSolar® Shade Low-E Glass offers superior solar control and insulating performance, making it ideal for warmer climates with more intensive interior cooling needs.



ProSolar® Sun Low-E Glass lets in the sun's warming rays while blocking external heat loss, helping to keep homes warm in cooler climates that require more energy to heat.



TRIPLE-PANE GLASS

Three panes of double-strength glass create two separate air spaces for optimal thermal performance and interior comfort.



DOUBLE-STRENGTH GLASS

Thick, double-strength glass is break-resistant and offers increased sound control.



SAFETY GLASS

Heat-strengthened tempered glass is stronger than regular glass and safely breaks down into pebbles if broken. Tempered glass is often a building code requirement for use in bathrooms and windows near the floor.



OBSCURED GLASS

Obscured glass has a textured pattern to maximize privacy while still allowing ample natural light into your home.



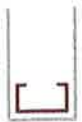
TINTED GLASS

Bronze or gray tinted glass helps control solar heat gain and reduce glare and visibility into your home.



SOUND & SECURITY GLASS

Laminated glass consists of a durable interlayer sealed between two layers of glass that withstands forced entry, greatly reduces unwanted sound and deflects up to 99% of damaging ultraviolet (UV) rays that cause interior fading.



SPACER SYSTEMS

Glass panes are separated by a spacer system that helps seal in functional gases and create an airtight seal.

The standard **Intercept®** spacer system helps keep glass warm and expands and contracts for reduced seal failure.

The **Supercept™** spacer system utilizes a stainless steel alloy that offers increased durability and thermal efficiency.

The non-metallic foam **Super Spacer®** is non-conductive and virtually eliminates temperature transfer.



GAS FILL

Standard **Argon gas** (six times denser than air) is sealed between the glass panes to increase insulation and reduce energy loss.

Upgrade to **Krypton gas** (twelve times denser than air) for maximum thermal efficiency.

KEY

Standard Optional

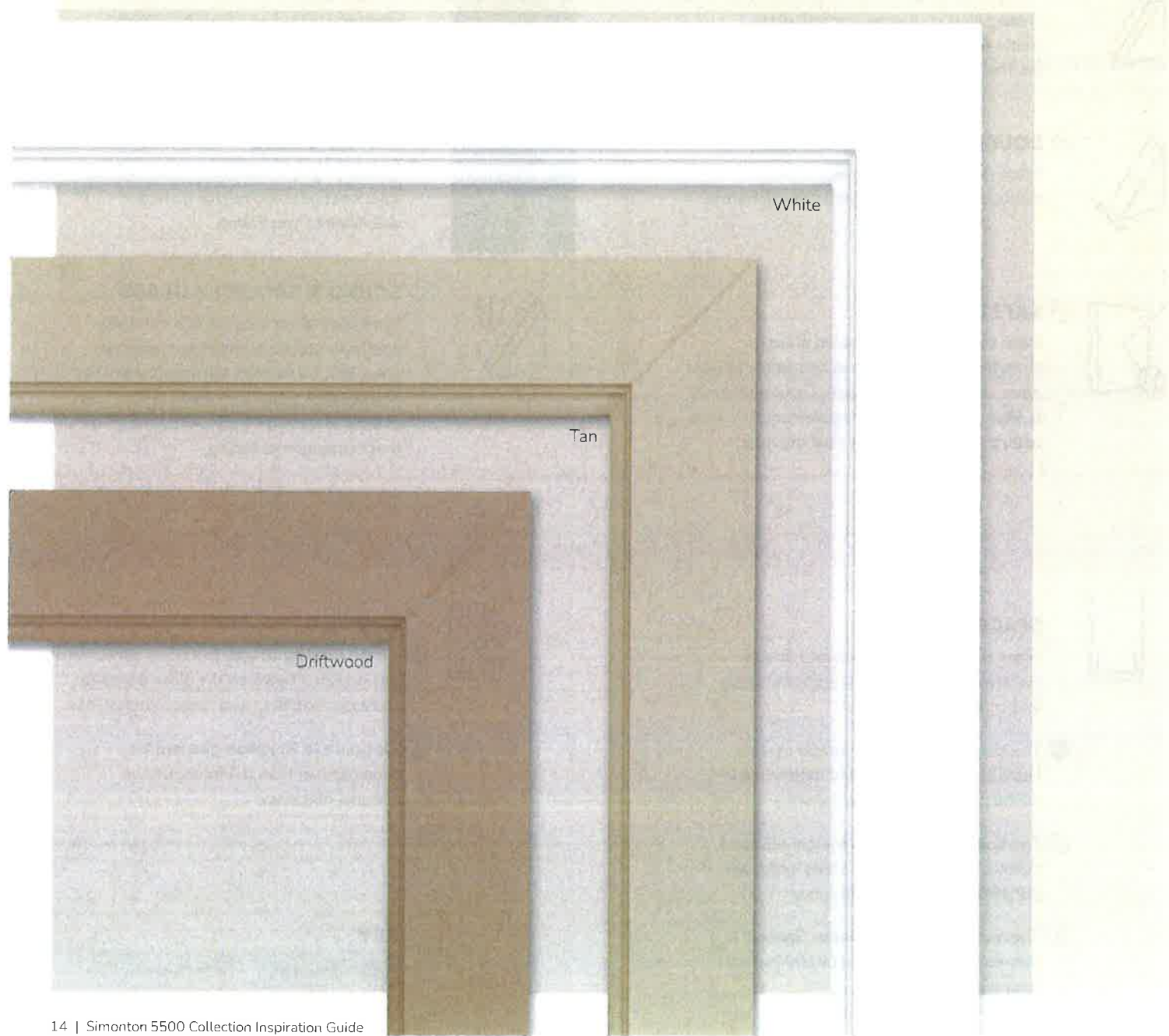


Select Your Design Options

Bring your vision to life with a wide range of exterior and interior colors, authentic interior woodgrain laminates and hardware options designed to match colors and metal finishes unique to your home.

Select from these options to customize your ideal window.

VINYL INTERIOR & EXTERIOR COLORS





DOUBLE HUNG & PICTURE WINDOWS

Tan vinyl with color-matched
3/4" Contoured grilles in a
Colonial pattern



**SIMONTON
DESIGN TIP:**

Combine Picture windows with Double Hung windows to provide an expansive view that enhances the height of the room.

CUSTOM INTERIOR FINISHES



Maple



Contemporary Oak



Antique Cherry



Dark Woodgrain

CUSTOM EXTERIOR FINISHES



Cream



Tan



Driftwood



Pine



Brick



Bronze



Chocolate



Black

Hardware Finishes

Cam Locks

Available on Double Hung and Slider windows, cam locks pull your window frame and sash together for increased security and weather resistance.

COLOR-MATCHED CAM LOCK FINISHES



White



Tan



Driftwood



Dark Bronze (Woodgrain)

PREMIUM CAM LOCK FINISHES



Polished Brass



Brushed Nickel



Oil-Rubbed Bronze



Nesting Crank Handles

Casement and Awning windows feature a convenient nesting handle that folds neatly away into the base and doesn't interfere with blinds or shades. Nested hardware is available in all standard and premium finish options.

COLOR-MATCHED CRANK HANDLE FINISHES



White



Tan



Driftwood

PREMIUM CRANK HANDLE FINISHES



Brushed Nickel



Polished Brass



Oil-Rubbed Bronze



Dark Bronze (Standard on Woodgrain)



Select your Grille Pattern and Profile

Traditional or contemporary, the right grille profile and pattern can transform the look of your home. Easy-care grilles are located between the panes of glass and never need to be dusted or cleaned.

GRILLE PATTERNS

Simonton grille profiles and patterns enhance curb appeal and elevate the overall design of your windows and patio doors. From traditional to contemporary to craftsman home styles, we provide architecturally authentic selections to match any aesthetic. Grille patterns can also be customized to complement any home.



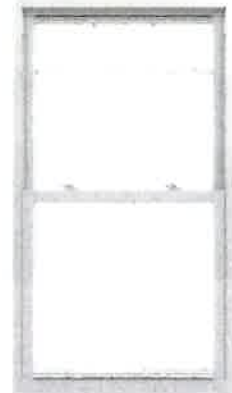
COLONIAL

Iconic style of Colonial, Cape Cod, Farmhouse or Victorian homes in multiple lite patterns.



PERIMETER & DOUBLE PERIMETER

Border pattern offering an open view for Prairie, Farmhouse and contemporary homes. Available Double Perimeter pattern works best for larger windows.



VICTORIAN*

Ideal for Victorian and Queen Anne architecture, also Craftsman and Farmhouse homes.



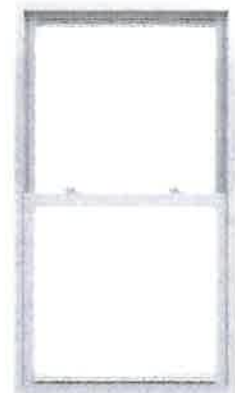
PRAIRIE & DOUBLE PRAIRIE

Pattern borders each sash in multiple lite windows for Prairie, Craftsman and modern design. Available Double Prairie pattern works best for larger windows.



DIAMOND*

Ideal for Victorian and Tudor-style homes or your cottage home design.



NO GRILLE PATTERN

Provides an unobstructed view and works well with all home styles.

Custom grille patterns are available.

CASEMENTS & MULLED PICTURE WINDOW
 Maple interior finish with Oil-Rubbed Bronze
 hardware finish & 3/4" Contoured Perimeter grilles

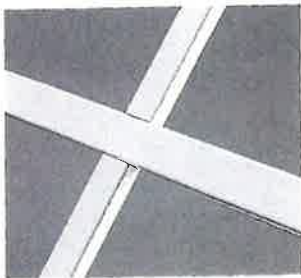


**SIMONTON
 DESIGN TIP:**

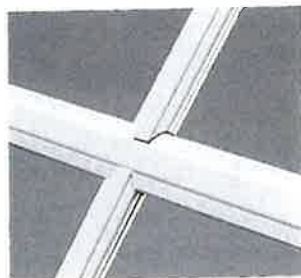
Combine different styles of windows into a single muller unit for a more expansive view that bathes the space in natural light.

GRILLE PROFILES

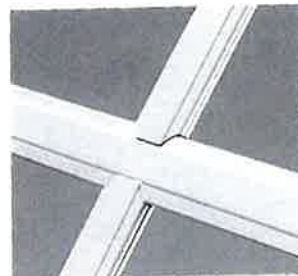
Grilles are available in a variety of profiles and dimensions and are matched to your window's vinyl color or woodgrain.**



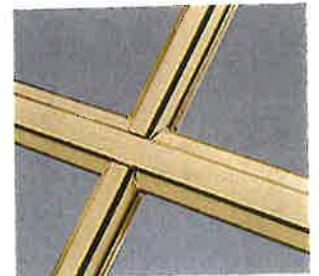
5/8" FLAT



3/4" CONTOURED



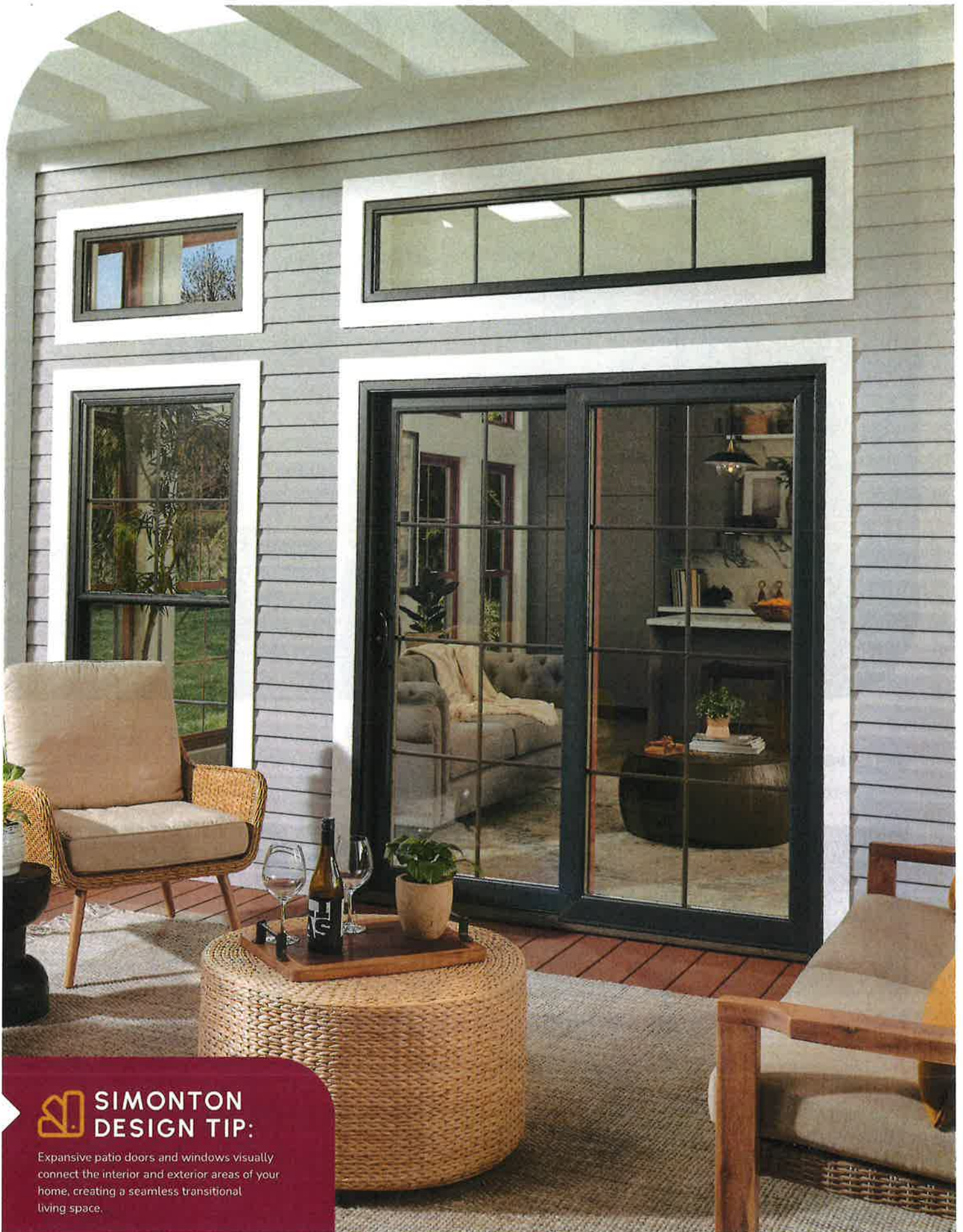
1" CONTOURED



**3/4" CONTOURED
 BRASS**

*Only available in 5/8" Flat grille profile.

**Two-tone exterior color/woodgrain and brass grilles are only available with a 3/4" Contoured grille profile.



**SIMONTON
DESIGN TIP:**

Expansive patio doors and windows visually connect the interior and exterior areas of your home, creating a seamless transitional living space.

"Love our new windows and doors. We replaced all of the windows and doors in our home! Warranty looks to be amazing."



Florida Homeowner

Complement Your Windows With the Perfect Patio Door



Simonton patio doors provide energy-efficient insulation and an expansive view of your surrounding environment.

The innovative and award-winning Inovo® Patio Door is just one of your many options to unlock the true potential of your home.



Go to simonton.com/doors to view the full line of our patio sliding and swinging patio doors.

INOVO® SLIDING PATIO DOOR WITH DOUBLE HUNG & FIXED TRANSOM WINDOWS

Bronze exterior finish with Oil-Rubbed Bronze hardware finish and 3/4" Contoured Colonial grille