



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

Case File # 78
COA 24-45756
Meeting Date: 8-1-24
Product Approval # Attached

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 #:	R2820-000-015	Property Address:	507 E Fort King St. Ocala, FL 34471
Owner:	Southern Aviation Transport Inc.	Owner Address:	507 E Fort King St. Ocala, FL 34471
Owner Phone #:	888-756-6951	Owner Email:	josh@southernaviation.us
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Josh DeMonte	
Rep. Phone #:	352-619-4793	Rep. Email:	josh@southernaviation.us

Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other <u>Window replacement</u>
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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.

Please see attached quote

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:

Sandra DeMonte

Applicant Signature

07/11/24

Date

Double Hung

(DH5460 & DH5560)

FEATURES:

- Nominal 3-1/2" frame depth
- 5/8" double wall front flange
- Removable tilt sash design
- Constant Force or spiral balance system
- SecureConnect sash corner technology
- ComfortLift™ sash handles
- Stainless steel assembly screws
- Extruded full screen with 1816 charcoal mesh

OPTIONS:

- Commodity, Modular, Nominal and custom sizes
- Integral nail fin, J-Channel and Equal leg frame
- EnergyShield™ & EnergyShield™ Max Low-E
- Argon gas
- Standard or Pro-view (Oriel) sash styles
- Radius Top and Half Radius Top
- Arch Top and Half Arch Top
- Bottom sash locks
- Vent latches
- Window Opening Control Device (WOCD)

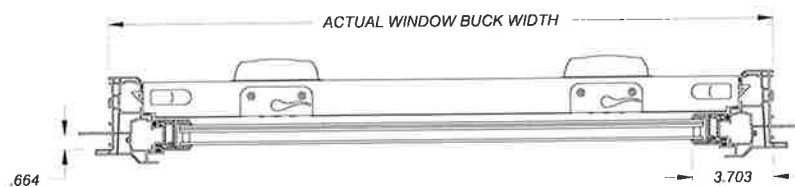
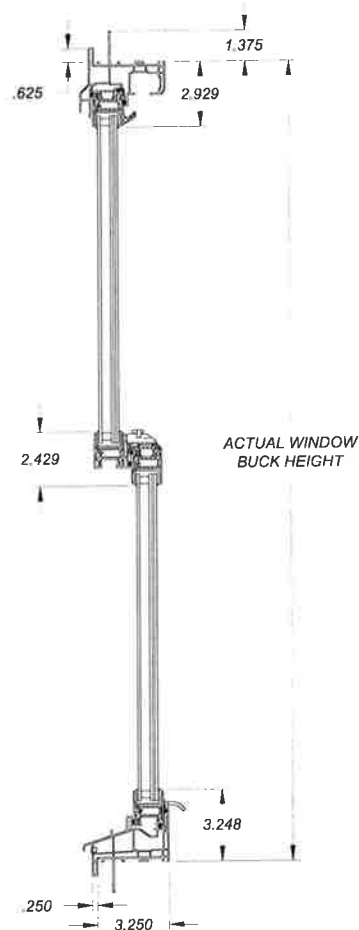
PERFORMANCE:

WinGuard® Vinyl

- Sizes up to 54" x 84" or 52-1/8" x 86-5/16"
- Design Pressures up to +70/-110

EnergyVue® Vinyl

- Sizes up to 52-1/8" x 86-5/16"
- Design Pressures up to +70/-110 or +65/-130



WinGuard® Vinyl glazing shown.

Double Hung

(DH5460 & DH5560)

COMMODITY SIZES

Height	Width				
	18-1/8"	25-1/2"	36"	52-1/8"	54"
25"	12	H32	22	32	T12
37-3/8"	13	H33	23	33	T13
49-5/8"	14	H34	24	34	T14
62"	15	H35	25	35	T15
75"	16	H36	26	36	T16
84"	17	H37	27	37	T17

Egress is 5.0 SF or greater

Egress is 5.7 SF or greater

MODULAR SIZES

Height	Width				
	23"	31"	39"	43"	47"
25"	2022	2822	3422	3822	4022
37-3/8"	2033	2833	3433	3833	4033
49-5/8"	2043	2843	3443	3843	4043
62"	2053	2853	3453	3853	4053
75"	2064	2864	3464	3864	4064

NOMINAL SIZES

Height	Width								
	19-1/2"	23-1/2"	27-1/2"	29-1/2"	31-1/2"	35-1/2"	39-1/2"	43-1/2"	47-1/2"
35-1/2"	1830	2030	2430	2630	2830	3030	3430	3830	4030
37-1/2"	1832	2032	2432	2632	2832	3032	3432	3832	4032
43-1/2"	1838	2038	2438	2638	2838	3038	3438	3838	4038
45-1/2"	18310	20310	24310	26310	28310	30310	34310	38310	40310
47-1/2"	1840	2040	2440	2640	2840	3040	3440	3840	4040
49-1/2"	1842	2042	2442	2642	2842	3042	3442	3842	4042
51-1/2"	1844	2044	2444	2644	2844	3044	3444	3844	4044
53-1/2"	1846	2046	2446	2646	2846	3046	3446	3846	4046
59-1/2"	1850	2050	2450	2650	2850	3050	3450	3850	4050
61-1/2"	1852	2052	2452	2652	2852	3052	3452	3852	4052
65-1/2"	1856	2056	2456	2656	2856	3056	3456	3856	4056
71-1/2"	1860	2060	2460	2660	2860	3060	3460	3860	4060
73-1/2"	1862	2062	2462	2662	2862	3062	3462	3862	4062

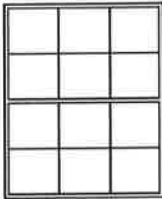
Note: Egress calculations are based on standard glass package, constant force balance, top sash continuous pull rail, bottom sash with comfort lift handles, minimum reinforcement as required/certified for size, and no grids or other options that would change the outcome of egress. Calculate additional sizes and configurations using formula or ClearQuote.

EGRESS FORMULA

Equal Sash		All Frame Types
Clear Opening Width		Actual window width - 4.250"
Clear Opening Height (Max DP50)		
Constant Force balance with Top Sash Continuous Pull Rail		(Actual window height * .500) - 4.970"
Clear Opening Height (Greater than DP50)		
Constant Force balance - 1 spring		(Actual window height * .500) - 7.970"
Constant Force balance - 2 spring		(Actual window height * .500) - 9.345"
Constant Force balance - 3 spring		(Actual window height * .500) - 10.970"
Spiral balance		(Actual window height * .500) - 7.970"
Spiral balance - special egress height		(Actual window height * .500) - 6.470"

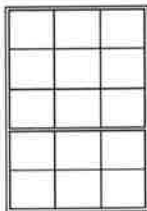
The number of springs are determined by sash weight; sash weight varies according to glass thickness, colonial and size. Egress Formulas are based on standard window features. Material or design changes may be made without notice or liability. In the event of discrepancies, only those egress opening sizes displayed in ClearQuote will be honored.

STANDARD LITES FOR COLONIAL GRIDS



Equal Sash Configuration		
Window Width	Up to 30.9"	= 2 lites across (1V) per lite of glass
Window Width	31" - 41.9"	= 3 lites across (2V) per lite of glass
Window Width	42" - 54"	= 4 lites across (3V) per lite of glass
Window Height	Up to 30.9"	= 1 lite down (0H) per lite of glass
Window Height	31" - 75.9"	= 2 lites down (1H) per lite of glass
Window Height	76" - 84"	= 3 lites down (2H) per lite of glass

STANDARD LITES FOR COLONIAL GRIDS



Proview Sash Configuration		
Window Width	Up to 30.9"	= 2 lites across (1V) per lite of glass
Window Width	31" - 41.9"	= 3 lites across (2V) per lite of glass
Window Width	42" - 54"	= 4 lites across (3V) per lite of glass
Window Height	Up to 30.9"	Vent = 1 lites down (0H) per lite of glass Fixed = 2 lites down (1H) per lite of glass
Window Height	31" - 75.9"	Vent = 2 lites down (1H) per lite of glass Fixed = 3 lites down (2H) per lite of glass
Window Height	76" - 86.625"	Vent = 3 lites down (2H) per lite of glass Fixed = 4 lites down (2H) per lite of glass

Grid Styles



TRADITIONAL SIMULATED DIVIDED LITE GRIDS

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass




FLAT GRIDS

- 9/16" wide or flat grids between the glass

Rec. 185
Doc. 202112737

This instrument was prepared by.
record and return to:
Jon I. McGraw, Esq.
Schatt, McGraw, Rauba, & Mutarelli, PA.
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520


GREGORY C. HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/17/2021 03:00:59 PM
FILE #: 202112737 OR BK 7544 PGS 1077-1078
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$3570.00 MDS: \$0.00 INT: \$0.00

WARRANTY DEED

THIS INDENTURE, made effective the 16th day of August, 2021, between **PATRONA PROPERTIES, LLC, a Florida limited liability company**, whose address is 3510 NE 14th Street, Ocala, Florida 34470, Grantor, and **SOUTHERN AVIATION TRANSPORT, INC., a Florida corporation**, whose address is 8444 SW 103rd Street Road, Ocala, Florida 34481, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

A parcel of land lying in the Alvarez Grant in Section 17, Township 15 South, Range 22 East, Marion County, Florida, being more particularly described as follows:

Commencing 105.00 feet West of the intersection of Fort King Avenue with Tuscawilla Street in Ocala, Florida, on the North side of Fort King Avenue for the Point of Beginning; thence run North 116.00 feet; thence run West 105.00 feet; thence run South 116.00 feet to the North line of said Fort King Avenue; thence run East, along the North right-of-way line of Fort King Avenue, 105.00 feet to the Point of Beginning.

Property Appraiser's Parcel I.D. Number: R2820-000-015

SUBJECT TO:

1. Ad valorem taxes for 2021 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

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 Grantee that 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 and assessments accruing subsequent to December 31, 2020 or subject matters shown in the title commitment.

1-1

Grantor and Grantee are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

GRANTOR:

PATRONA PROPERTIES, LLC, a
Florida limited liability company

BY

LISA MIDGETT, as Manager

Witness

(Print Name)

Witness

(Print Name)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2021 by LISA MIDGETT, as Manager of PATRONA PROPERTIES, LLC, a Florida limited liability company, who is known to me (YES ☒ NO ☐) to be the person described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day August, 2021.



(Print Name)
Notary Public, State of Florida
My Commission Expires:






COA 2024 - SA Windows (004)

Final Audit Report

2024-07-11

Created:	2024-07-11
By:	Joshua DeMonte (josh@southernaviation.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGSgDFXaN4v68N9MtCnLJsV_vWIAmLALf

"COA 2024 - SA Windows (004)" History

-  Document created by Joshua DeMonte (josh@southernaviation.us)
2024-07-11 - 6:26:32 PM GMT
-  Document emailed to Sandra DeMonte (sandra@southernaviation.us) for signature
2024-07-11 - 6:26:45 PM GMT
-  Email viewed by Sandra DeMonte (sandra@southernaviation.us)
2024-07-11 - 6:26:55 PM GMT
-  Document e-signed by Sandra DeMonte (sandra@southernaviation.us)
Signature Date: 2024-07-11 - 6:27:27 PM GMT - Time Source: server
-  Agreement completed.
2024-07-11 - 6:27:27 PM GMT





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Detail by Entity Name

Florida Profit Corporation
SOUTHERN AVIATION TRANSPORT, INC.

Filing Information

Document Number	P16000089538
FEI/EIN Number	81-4352302
Date Filed	11/07/2016
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/21/2018
Event Effective Date	09/21/2018

Principal Address

507 E FORT KING ST
OCALA, FL 34471

Changed: 01/31/2022

Mailing Address

507 E FORT KING ST
OCALA, FL 34471

Changed: 01/31/2022

Registered Agent Name & Address

PATEL, DHRUV
4223 SW. 33RD ST
OCALA, FL 34474

Name Changed: 03/02/2017

Address Changed: 03/02/2017

Officer/Director Detail

Name & Address

Title P

DeMonte, Sandra D
703 SE 14th Ave
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/31/2022
2023	01/17/2023
2024	01/17/2024

Document Images

01/17/2024 -- ANNUAL REPORT	View image in PDF format
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02/03/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
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