



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

07/11/24

Applicant Signature

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)

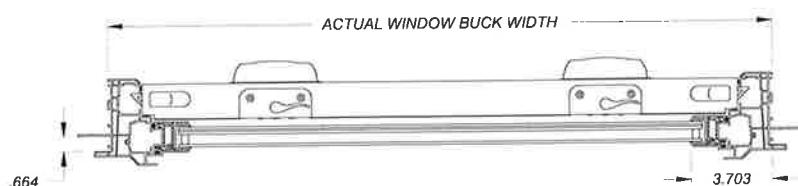
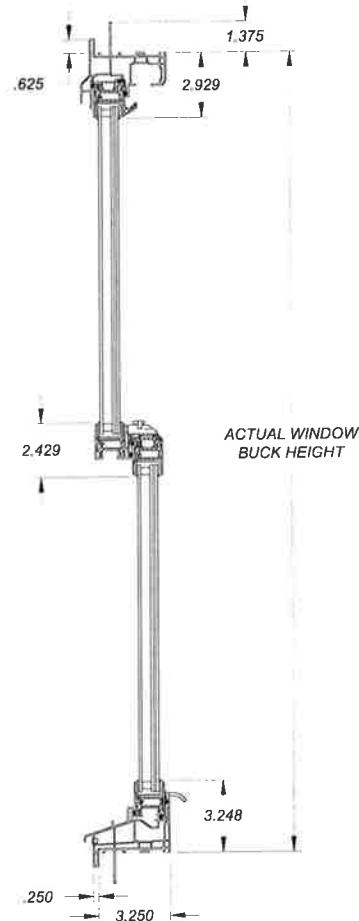
PERFORMANCE:

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)

C O M M O D I T Y S I Z E S

| Height | Width | | | | | Egress is 5.0 SF or greater | Egress is 5.7 SF or greater |
|---------|---------|---------|-----|---------|-----|-----------------------------|-----------------------------|
| | 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 | | |

M O D U L A R S I Z E S

| 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 |

N O M I N A L S I Z E S

| 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" | 51-1/2" |
| 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 | |

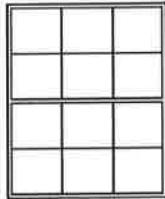
Note: Egress calculations are based on standard glass package, constant force balance, top sash continuous pull rail, bottom sash with comfort lift handles, minimum reinforcement as required/certified for size, and no grids or other options that would change the outcome of egress. Calculate additional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

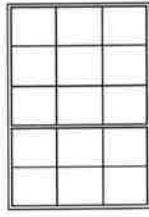
The number of springs are determined by sash weight; sash weight varies according to glass thickness, colonial and size. Egress Formulas are based on standard window features. Material or design changes may be made without notice or liability. In the event of discrepancies, only those egress opening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



- FLAT GRIDS
 - 9/16" wide or flat grids between the glass
- 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
- DIVIDED LITE GRIDS
 - 9/16" wide or flat grids between the glass

Rec. *[Signature]*
Doc. *[Signature]*

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 #: 2021112737 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 Tuscarawilla 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

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.

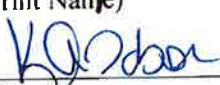
Signed, sealed and delivered
in our presence:

Witness



(Print Name)

Witness



(Print Name)

GRANTOR:

PATRONA PROPERTIES, LLC, a
Florida limited liability company

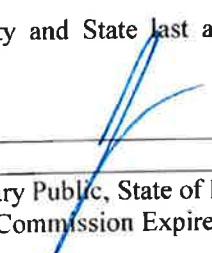
BY


LISA MIDGETT, as Manager

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@southernavigation.us) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAGSgDFXaN4v68N9MtChLJsV_vWIAmLALf |

"COA 2024 - SA Windows (004)" History

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



Adobe Acrobat Sign



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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

| | |
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