



Ocala Historic Preservation Advisory Board Agenda

Thursday, September 4, 2025

Meeting Information

Location

Ocala City Hall
Council Chambers - Second Floor
110 SE Watula Avenue
Ocala, FL 34471

<https://ocalafl.gov/meetings>

Time

4:00 PM

Board Members

Carol Barber
Jane Cosand
Joshua DeMonte
Holland Drake
Rick Hugli
Tom McCullough, Chair
Noelle Smith
Melissa Townsend, Vice Chair

Staff

Breah Miller, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Gabriela Solano
Committee Secretary

In memory of
Ira Holmes
Chairman Emeritus

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call 352-629-8404 at least 48 hours in advance so arrangements can be made.

As a courtesy to all, PLEASE be on time.

The meeting should start promptly at 4:00 pm

1. Call To Order and Roll Call
 - a. Roll Call
2. Public Meeting Notice Acknowledgement
The public notice for the Ocala Historic Preservation Board was posted on August 21, 2025.
3. Approval of Minutes

- a. [August 7, 2025 Meeting Minutes](#)
Attachments: [August 7, 2025 Meeting Minutes](#)

4. Certificates of Appropriateness

- a. [Case File # 256; COA25-0022; 1244 SE 7th Street - Garage.](#)

Petitioner: Robert & Nadia Briggs
Agent: John C. Morton
Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

A request to add a 1,344 square foot garage addition to the home with an associated recommendations for a variance request to reduce the rear setback from 25- feet to 3- feet and a variance request to reduce the street side yard from 25- feet to 18.5- feet.

Recommended Action: Appropriate with Condition

1. *A recommendation to apply for a Variance is required by separate action from the Ocala Historic Preservation Advisory Board*

Attachments: [COA25- 0022 Staff Report](#)
[COA25- 0022 Application](#)

- b. [Case File # 328; COA25-0026; 1019 SE 3rd Street – Driveway.](#)

Petitioner: Richard Sherman
Agent: Richard Sherman
Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

Remove asphalt driveway and replace the driveway with Tremron “Olde Towne” Glacier Grey pavers.

Recommended Action: Appropriate

Attachments: [COA25-0026 Staff Report](#)
[COA25-0026 Application](#)
[COA25-0026 Master Site File](#)

c. [Case File # 189; COA25-0028; 514 SE Sanchez Avenue – Gazebo and Pool with Deck.](#)

Petitioner: David and Kim Gibas
Agent: N/A
Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

A request to receive after-the-fact approval for an above ground pool and wood decking with an associated recommendation for a variance request to reduce the interior side setback from 8-feet to 2-feet and a gazebo with an associated recommendation for a variance request to reduce the interior side setback from 8-feet to 5-feet.

Recommended Action: Not Appropriate with Condition

A recommendation to apply for a Variance is required by separate action from the Ocala Historic Preservation Advisory Board

Attachments: [COA25-0028 Staff Report](#)
[COA25-0028 Application](#)
[COA 25-0028 Master Site File](#)

d. [Case File # 91; COA25-0030; 703 E. Fort King - Reroof.](#)

Petitioner: Brian Kuhn
Agent: Richard Sherman
Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

A request to replace the shingle roof with a 26-gauge silver metal roof.

Recommended Action: Not Appropriate

Attachments: [COA25-0030 Staff Report](#)
[COA25-0030 Application](#)
[COA25-0030 Master Site File](#)

5. Affirmative Maintenance
6. Old Business
7. New Business
8. Public Comments
9. Staff Comments
10. Board Comments
11. Next Meeting Day: October 14, 2025
8. Adjournment