



# 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



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1969

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

**FORMAL TITLE:**

August 7, 2025 Meeting Minutes

**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**

N/A





# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

## Historic Preservation Advisory Board Minutes

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Thursday, August 7, 2025

4:00 PM

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1. Call To Order

a. Roll Call

**Present**

Carol Barber  
Joshua DeMonte  
Holland Drake  
Rick Hugli  
Chairperson Tom McCullough

**Absent**

Jane Cosand  
Noelle Smith

**Excused**

Vice Chair Melissa Townsend

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Board was posted on July 24, 2025

3. Approval of Minutes

a.

**Attachments:** [July 8, 2025 Meeting Minutes](#)

**RESULT:** APPROVED

**MOVER:** Rick Hugli

**SECONDER:** Holland Drake

4. Certificates of Appropriateness

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

**Attachments:** [COA25- 0022 Staff Report](#)  
[COA25-0022 Application](#)  
[COA25-0022 Master Site File](#)

Planner II, Breah Miller, requested COA25-0022 be tabled until the September meeting to allow time for necessary modifications.

Motion to table COA25-0022.

**RESULT:** TABLED

**MOVER:** Rick Hugli

**SECONDER:** Carol Barber

b. Case File # 159; COA25-0024; 814 SE 4th Street - Outdoor Kitchen.

**Attachments:**    [COA25-0024 Staff Report](#)  
                              [COA25-0024 Application](#)  
                              [COA25-0024 Master Site File](#)

Planner II Breah Miller, provided a brief overview of COA25-0024 a request to add a pre-engineered outdoor kitchen in the rear yard with an associated Administrative Variance.

Ms. Barber inquired whether the outdoor kitchen is 10 feet in height. Breah confirmed that the rear portion of the structure is 10 feet tall, sloping down to 8 feet at the front.

Ms. Barber also asked if the perimeter fence functions as a visual barrier. Breah clarified that the fence is an aluminum structure, previously approved in November 2024, and serves as a buffer in the rear yard.

Mr. Drake added that the fence is not visually prominent, as it is located behind the house.

Motion to approve COA25-0024.

**RESULT:**            APPROVED

**MOVER:**            Carol Barber

**SECONDER:**    Holland Drake

5.     Affirmative Maintenance

None.

6.     Old Business

None.

7.     New Business

None.

8.     Public Comments

None.

9.     Staff Comments

Planner II Breah Miller informed the board that an alternative date would need to be selected for the October meeting due to scheduled renovations in the Chambers. The board agreed to reschedule the meeting for October 14, 2025.

10.    Board Comments

Mr. Hugli inquired about the status of the outdated guidelines. Breah responded, explaining that

the guidelines are intended to tailor interior standards to the specific needs of the city. She noted that some code provisions are outdated and require updates. The revised standards will impose stricter requirements; however, there may be a state statute in effect that limits the ability to implement further restrictions.

Breah also mentioned the need to hire a consultant to assist with the workload by gathering community input, and ensure the updates align with the interior standards. Once the revisions are complete, they must be approved by City Council before being published and made available to the public.

11. Next Meeting Date: September 4, 2025

12. Adjournment

The meeting adjourned at 4:16 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1886

**Agenda Item #:** a.

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Case File # 256; COA25-0022; 1244 SE 7<sup>th</sup> Street - Garage.

Petitioner: Robert & Nadia Briggs

Agent: John C. Morton

Planner: Breah Miller, Planner II  
[bmiller@ocalafl.gov](mailto: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*



## Staff Report

Case #256

COA25-0022

Ocala Historic Preservation Advisory Board: September 4, 2025

**Petitioner/Property Owner:** Robert & Nadia Briggs  
**Agent:** John C. Morton Jr.  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** Addition of a 1,344 square foot garage to the home with an associated recommendation for a variance request to reduce the rear setback from 25-feet to 3-feet and the street side setback from 25-feet to 18.5-feet.

### Parcel Information

**Acres:** ±0.37 acres  
**Parcel(s) #:** 2836-005-001  
**Location:** 1244 SE 7<sup>th</sup> Street  
**Future Land Use:** Neighborhood  
**Zoning District:** R-1, Single-Family District  
**Existing Use:** Single-Family Residence

### Background:

The home was constructed in 1954 using a Contemporary Vernacular building style. The home is not a contributing structure to the Ocala Historic District. The home is on the corner of SE 7<sup>th</sup> Street and SE 13<sup>th</sup> Avenue with driveway access from both roadways. The property received approval to enclose the existing garage and to construct the proposed garage without the proposed breezeway in November 2021. The approval letter outlined that work must start within one year of approval, and completion of the work within two years (November 4, 2023). The alteration received an extension from OHPAB in May 2023 for the work to be completed by May 5, 2024. This extension has since lapsed.

When reviewing the resubmittal of the Certificate of Appropriateness, staff discovered that the structure previously approved by OHPAB did not comply with the City of Ocala's Code of Ordinances for either street side yard setbacks nor the location of an accessory structure in the front yard.. As a result, the applicant submitted new plans for an attached garage which requires variance approval from the Board of Adjustment for both the street side yard and rear yard setbacks.

### Applicant Request:

The applicant is requesting to add a 1,344 square foot garage addition towards the rear of the home, with an associated recommendation for a variance request to reduce the rear setback from 25-feet to 3-feet and the street side setback from 25-feet to 18.5-feet.

### **Staff Analysis**

#### **Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):**

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

*The garage will be attached to the rear of the home by a covered breezeway. The proposed garage incorporates architectural components of the primary residence such as composite shingles, brick veneer, and windows to match the existing home. The alterations will not diminish the architectural quality or historical character of the building or building site.*

2. Sandblasting of any materials except for iron is prohibited.

*Not applicable; proposed alteration does not require sandblasting of any materials.*

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

*Not applicable; the request does not identify any abrasive cleaning.*

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

*The garage is a large addition to the home. The structure will be positioned in the street side and rear yards. Pursuant to the Code of Ordinances, the proposed garage has required rear and street side setbacks of 25-feet. Due to the proposed location, size of the garage, and the location of the existing pool entrance, the garage cannot meet the setback requirements of 25-feet. An application for a variance to reduce the rear setback from 25-feet to 3-feet and the street side yard from 25-feet to 18.5-feet must be granted by the Board of Adjustment.*

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

*The proposed garage is approximately 22-feet in height and 1,344 square feet in size. The front elevation is approximately 32-feet-wide with two garage doors and gabled windows on the second floor. The rear elevation is approximately 42-feet-wide with 8 windows. There are no windows or doors on the left elevation. Lastly, the right elevation has a covered breezeway that will connect to the rear elevation of the home and has 3 windows and a door. The garage has matching stucco and brick veneers with a matching composite shingled hip roof to the existing home.*

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

*The garage embodies the existing rhythm created by the existing building masses and spacing and scaled to match the surrounding area and existing home on site.*

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

*Not applicable; the request does not include any alteration to or additional landscaping.*

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

*The addition will match and maintain the existing expressions of the neighborhood and building on site. The design of the garage was created to mimic the existing home on site by matching roof lines, material pattern and size.*

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

*The garage will incorporate architectural characteristics of the area. The garage will have matching materials and windows to the existing residence.*

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

*The initial plan for a detached garage was altered due to its proposed location along the street side yard. To comply with regulations, the garage was connected to the home via a breezeway, changing it from a detached accessory structure to an attached addition.*

**Sec. 122-93. - Variances for historic property.**

An applicant for a variance within a designated historic district or property need not demonstrate a practical difficulty but shall show only that the project is not detrimental to the public interest.

**Sec. 122-94. - Procedure for approval.**

A variance from the terms of this chapter shall not be granted unless and until:

- (1) A written application for a variance is submitted demonstrating that:
  - a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
  - b. Literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
  - c. The special conditions and circumstances mentioned in subsection (1)a of this section do not result from the action of the applicant.
  - d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.
  - e. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of a variance.
- (2) Notice of public hearing on the variance shall be given in the manner prescribed in Section 122-113(2).
- (3) The public hearing shall be held. Any party may appear in person or by agent or attorney.
- (4) The board of adjustment shall make findings that the requirements of subsection (1) of this section have been met by the applicant.
- (5) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Staff Recommendation:**

**Appropriate with Condition**

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





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 256  
COA 25 - 0022  
Meeting Date: 7/3/25  
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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:	2836-005-001	Property Address:	1244 SE 7 <sup>th</sup> St
Owner:	ROBERT & NADIA BRIGGS	Owner Address:	SAME
Owner Phone #:	352-427-5518	Owner Email:	NADIA.SANAN.BRIGGS@GMAIL.COM
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:		JOHN C. MORTON JR	
Rep. Phone #:		352-362-0970	
Rep. Email:		JCMORTON@EARTHLINK.NET	

Project Type:	<input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration <input 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 type="checkbox"/> Other _____
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City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 256  
COA 25 - 0022  
Meeting Date: 7/3/25  
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.

Attached garage with an associated variance request from 25' to 18.5' on street side and 25' to 3' on rear side.

**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

6-3-25

Date

**PROXY AUTHORIZATION**

To Whom It May Concern:

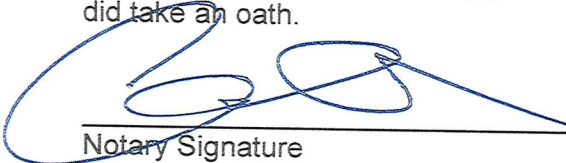
The undersigned homeowners of 1244 SE. 7<sup>th</sup> St., Ocala, Florida, hereby authorize Johnny Morton to speak, communicate, correspond, petition, and apply for any permits, waivers, authorization or permission to seek approval for and commence construction of a garage at the above named location.

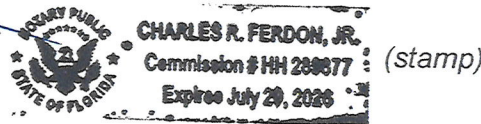
  
\_\_\_\_\_  
Robert Briggs

  
\_\_\_\_\_  
Nadia Briggs

STATE OF FLORIDA  
COUNTY OF MARION

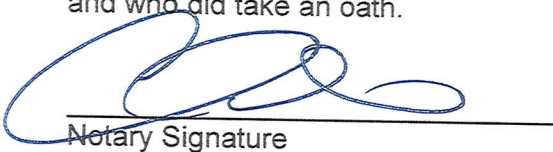
Sworn to or affirmed before me this 21<sup>st</sup> day of May, 2025, by Robert Briggs, [☒] who is personally known to me or [☐] who has produced \_\_\_\_\_ as identification and who did take an oath.

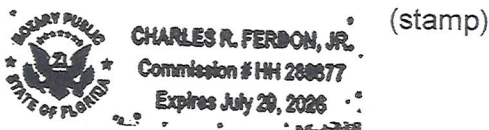
  
\_\_\_\_\_  
Notary Signature



STATE OF FLORIDA  
COUNTY OF MARION

Sworn to or affirmed before me this 21<sup>st</sup> day of May, 2025, by Nadia Briggs, [☒] who is personally known to me or [☐] who has produced \_\_\_\_\_ as identification and who did take an oath.

  
\_\_\_\_\_  
Notary Signature





Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card Real Estate

2836-005-001

[GOOGLE Street View](#)

Prime Key: 1239362

[MAP IT+](#)

Current as of 6/3/2025

### Property Information

BRIGGS NADIA S  
BRIGGS ROBERT C  
1244 SE 7TH ST  
OCALA FL 34471-4051

Taxes / Assessments:  
Map ID: 179  
Millage: 1001 - OCALA

M.S.T.U.

PC: 01  
Acres: .37

Situs: 1244 SE 7TH ST OCALA

### 2024 Certified Value

Land Just Value	\$209,520		
Buildings	\$474,266		
Miscellaneous	\$20,784		
Total Just Value	\$704,570		
Total Assessed Value	\$323,676	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$380,894)
Total Taxable	\$273,676		
School Taxable	\$298,676		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$209,520	\$474,266	\$20,784	\$704,570	\$323,676	\$50,000	\$273,676
2023	\$139,680	\$633,146	\$29,251	\$802,077	\$314,249	\$50,000	\$264,249
2022	\$116,400	\$432,381	\$24,633	\$573,414	\$305,096	\$50,000	\$255,096

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6217/0542	05/2015	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$470,000
5362/1853	05/2010	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$455,000
3755/0743	06/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$469,000
3357/0397	02/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$389,000
2983/1469	06/2001	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
2661/0073	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$340,000
2638/0159	04/1999	07 WARRANTY	7 PORTIONUND INT	U	I	\$70,000
2498/0114	05/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$190,000

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK C PAGE 010  
OAKLEIGH PARK  
BLK E LOT 1 & E 1/2 OF LOT 2

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		120.0	133.0	R1	120.00	FF						
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D												
Mkt: 8 70												

Traverse

**Building 1 of 1**

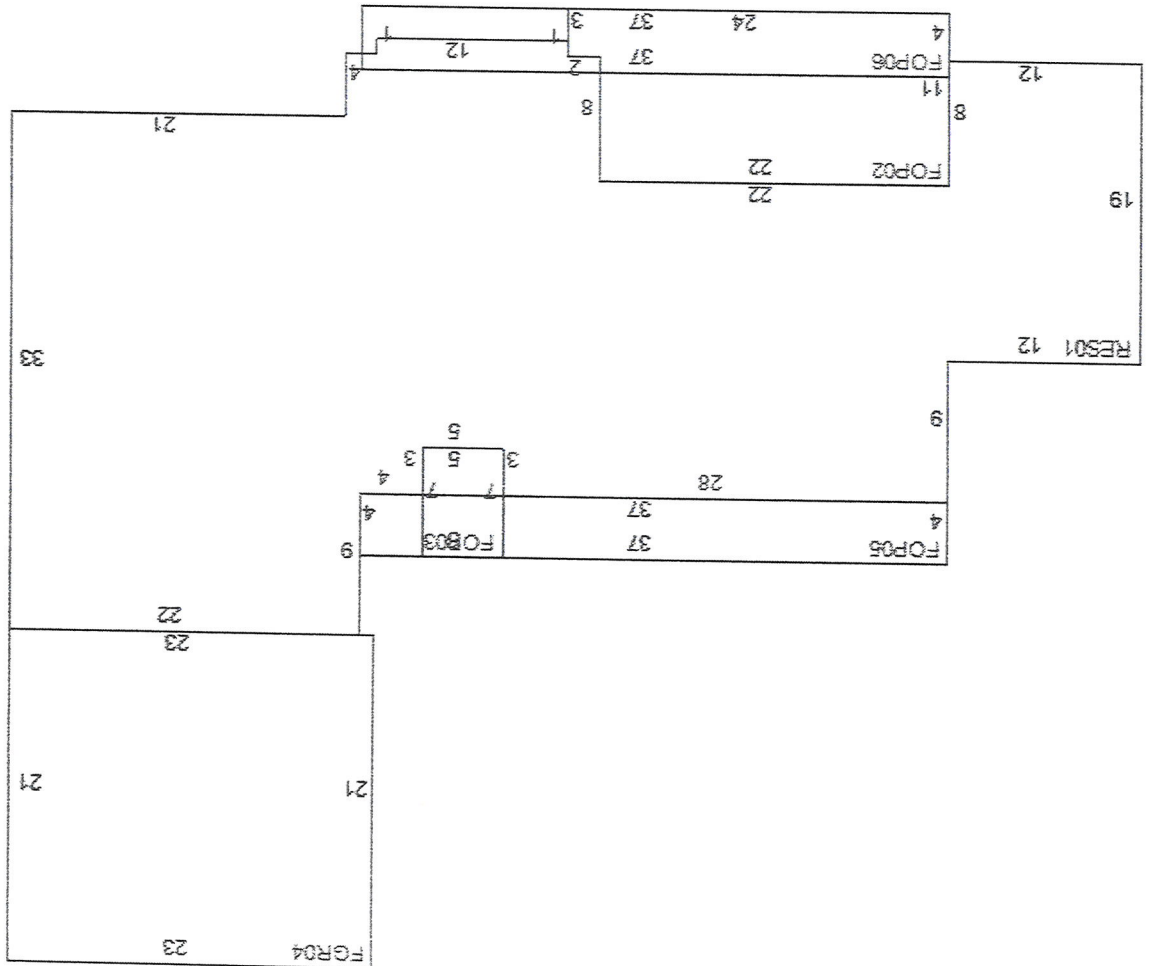
RES01=L12U19R12U9R28D3R5U3R4U9R22D33L21D4L2D1L12U1L2U8L22D8.U8  
FOP02=D11R24U3L2U8L22.U20R28D3  
FOP03=U7R5D7L5.R5U3R4U9L1  
FGR04=R23U21L23D21.R23L22D9  
FOP05=L37U4R37D4.L37D31  
FOP06=R37U4L37D4.

Improvement  
Effective Age  
Condition  
Quality Grade  
Inspected on

IF - SFR-01 FAMILY RESID  
4 - 15-19 YRS  
700 - GOOD  
6/16/2023 by 187

Year Built 1954  
Physical Deterioration 0%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Architecture 0 - STANDARD SFR  
Base Perimeter 240

### Building Characteristics



Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Basmt Area	Finish	Ground Floor Area	Total Flr Area
RES	0156	COM BRK VEN-WD	1.95	1954	N	0%	0%	1,815	3,539
FOP	0201	NO EXTERIOR	1.00	1954	N	0%	0%	248	
FOP	0301	NO EXTERIOR	1.00	1954	N	0%	0%	35	
FGR	0456	COM BRK VEN-WD	1.00	1954	N	0%	0%	483	
FOP	0501	NO EXTERIOR	1.00	1954	N	0%	0%	148	
FOP	0601	NO EXTERIOR	1.00	1954	N	0%	0%	148	

### Section: 1

Roof Style: 10 GABLE  
Roof Cover: 08 FBRGLASS SHNGL  
Wall Finish: 20 PLASTER  
Floor Finish: 32 HARDWD ON WOOD  
Bedrooms: 4  
Blt-In Kitchen: Y  
4 Fixture Baths: 1 Dishwasher: Y  
3 Fixture Baths: 2 Garbage Disposal: Y  
Heat Meth 1: 22 DUCTED FHA  
Heat Meth 2: 00  
Garbage Compactor: N

Foundation: 3 PIER  
A/C: Y

Heat Fuel 2: 00  
Fireplaces: 1

2 Fixture Baths: 1 Intercom: N  
Extra Fixtures: 3 Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL	576.00	SF	20	1966	5	0.0	0.0
156 PAVING BRICK	1,545.00	SF	20	1966	5	0.0	0.0
250 WALLS MASONRY	320.00	SF	50	1966	3	0.0	0.0
159 PAV CONCRETE	3,583.00	SF	20	1966	3	0.0	0.0
184 RETAIN WALL	141.00	SF	50	1966	3	0.0	0.0
115 FENCE ALUMINUM	40.00	LF	20	1966	3	0.0	0.0

Appraiser Notes

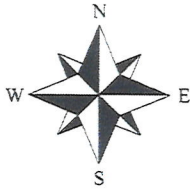
UPPER STORY=1729SF  
SEE FOLDER FOR SKETCH  
ESTIMATED INTERIOR INFORMATION.  
TWO PORCHES UPSTAIRS ARE TRAVERSED.

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
OC00857	5/1/2008	-	INT. REMODEL
OCO1232	7/1/1998	-	ADDITION





# SITE PLAN

SCALE - 1/8" = 1'-0"

N.00°04'14"E. 133.00'

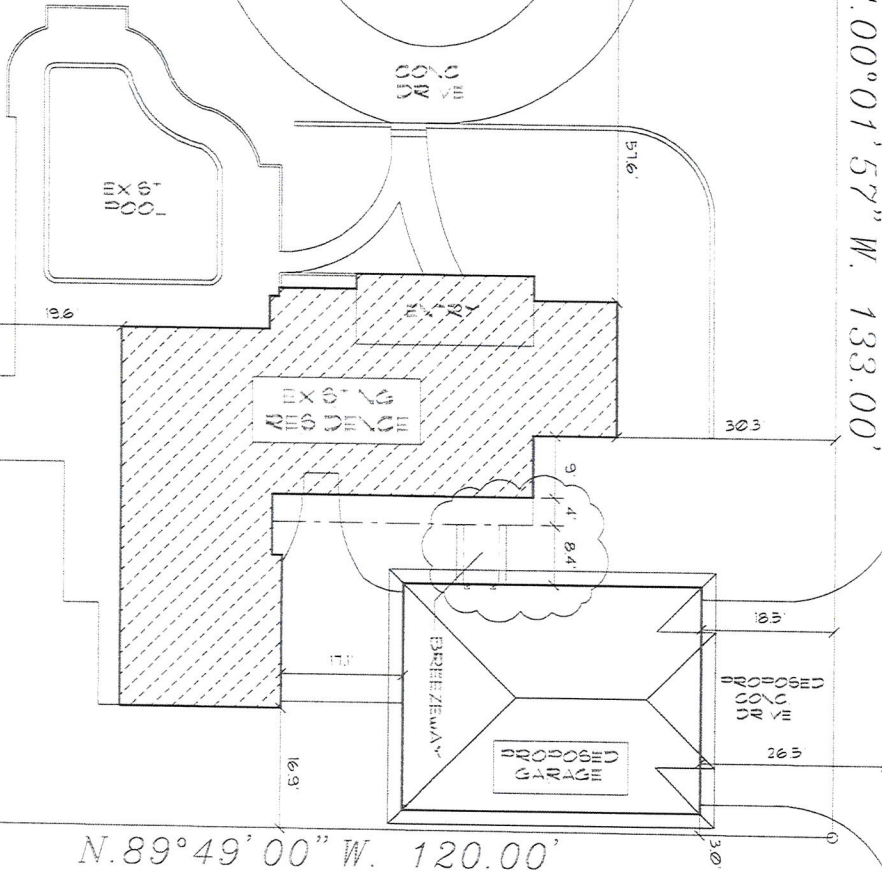
S.E. 7TH STREET

S.89°40'00"E. 120.00'

S.00°01'57"W. 133.00'

S.E. 13TH AVENUE

N.89°49'00"W. 120.00'



1/8" = 1'-0"

A - 0

SITE PLAN

REVISIONS

DATE: 5/21/25  
BY: [Signature]  
APP: [Signature]  
1/28/25

DATE: 5/21/25  
BY: [Signature]  
APP: [Signature]  
1/28/25

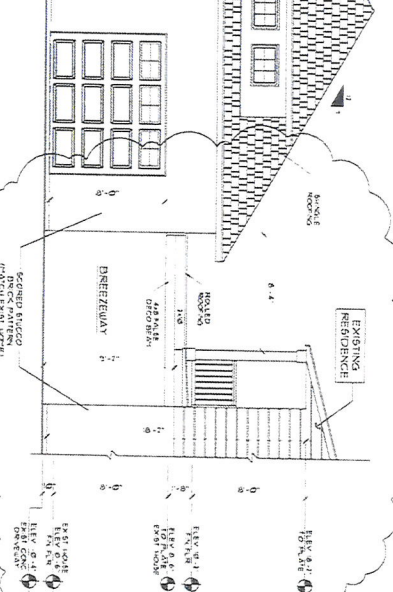
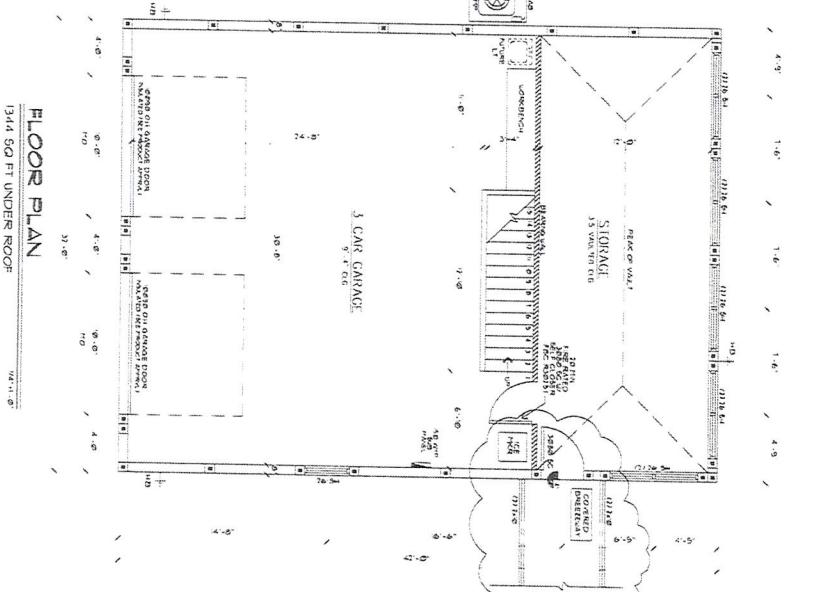
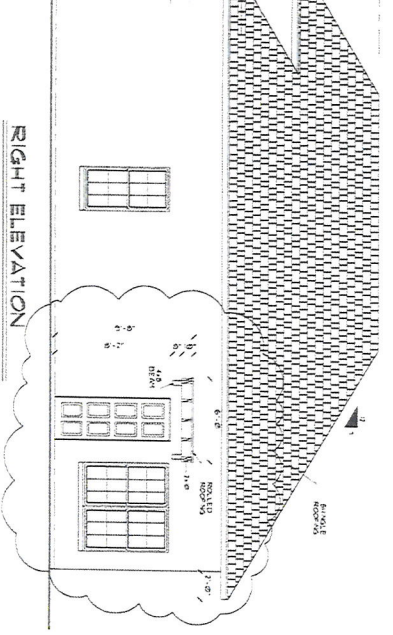
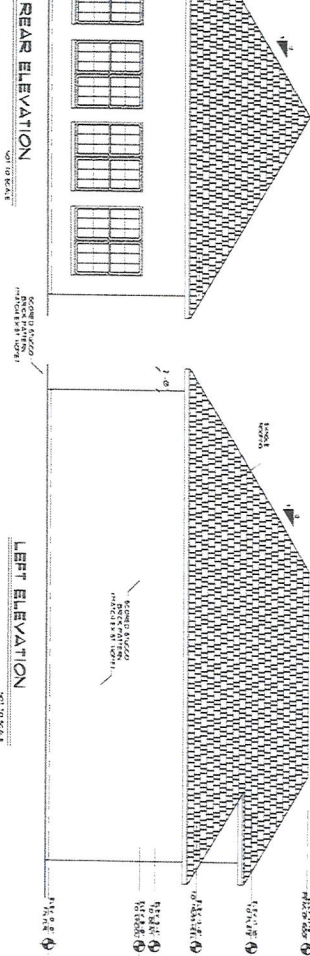
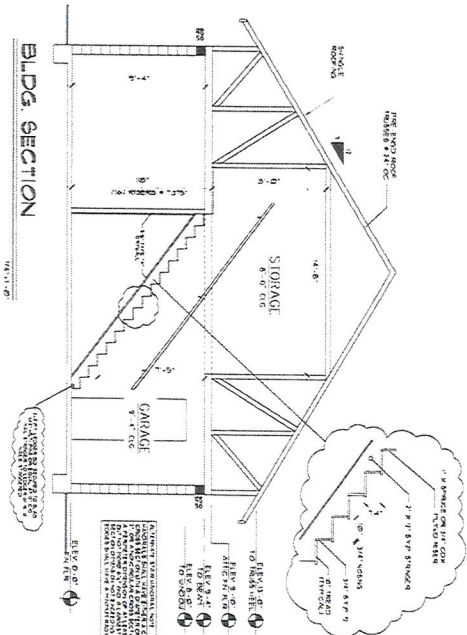
DATE: 5/21/25  
BY: [Signature]  
APP: [Signature]  
1/28/25

**BRIGGS GARAGE**  
1244 SE 7TH STREET  
OCALA, FL. 34471



**W.A. RUPPEL LLC**  
Residential Drafting  
& Design Services  
4419 S.E. 4TH PLACE  
OCALA, FL 34471  
OFFICE: (352) 824-2872  
EMAIL: warruppel@bnpd.com





**BRIGGS GARAGE**  
1244 SE 7TH STREET  
OCALA, FL. 34471

**W. A. RUPPEL LLC**  
Residential Drafting  
& Design Services  
4416 S.E. 4TH PLACE  
OCALA, FLORIDA 34471  
971.611.1212  
OWAL - 561.999.0800

**BRIGGS GARAGE**  
1244 SE 7TH STREET  
OCALA, FL. 34471  
971.611.1212  
OWAL - 561.999.0800



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1939

**Agenda Item #:** b.

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Case File # 328; COA25-0026; 1019 SE 3<sup>rd</sup> Street - Driveway.

Petitioner: Richard Sherman

Agent: Richard Sherman

Planner: Breah Miller, Planner II

[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

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

*Recommended Action: Appropriate*



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # \_\_\_\_\_  
COA \_\_\_\_\_ - \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:	28385-004-09	Property Address:	1019 S.E. 3 <sup>RD</sup> ST. OCALA, FL
Owner:	Richard SHERMAN	Owner Address:	3101 S.W. 34 <sup>TH</sup> AVE UNIT 905-423 OCALA FL
Owner Phone #:	(352) 362-9366	Owner Email:	RICKSHERMAN1121@yahoo.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 type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other DRIVEWAY PRODS





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # \_\_\_\_\_  
COA \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
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.

EXISTING Driveway - Remove  
Replace with "Olde Town" Pavers (4x6, 6x6, 6x9) (3pc)  
product # PV21340  
Color: Glacier (Gray color)

**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:

A. Conklin Construction Inc.

7/21/2025

Applicant Signature

Date

# Olde Towne



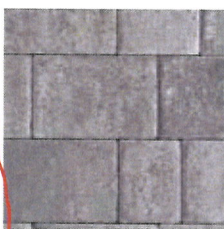
OLDE TOWNE 3PC (LIONSBRIDGE)

Olde Towne is the classic choice for hardscape projects where the smaller format of classic European elegance is more appealing. The smaller sizes are ideal for traditional or random patterns, while the natural cobblestone appearance gives long-lasting beauty and Old World charm to any hardscape project.

## Standard Colors:



Autumn Blend



Glacier



Lionsbridge



Sand Dune



Sierra

## Size Chart:


 Olde Towne  
 4x6, 6x6, 6x9  
 #PV21340

 Olde Towne 2pc  
 6x6, 6x9  
 #PV21385

 Olde Towne 6x9  
 6x9  
 #PV21380

## Paver Info:

PRODUCT #	PV21340
DIMENSIONS (in.)	4x6, 6x6, 6x9
THICKNESS (in.)	2-3/8
SF PER CUBE	124
CUBE WEIGHT (lbs.)	3,225
SURFACE:	Pillow Top

Due to variations in printing, color selections should always be chosen from actual product samples.









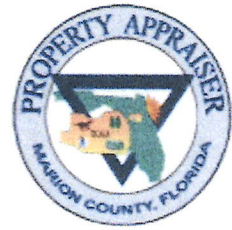






Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card Real Estate

28385-004-09

[GOOGLE Street View](#)

Prime Key: 1958393

[MAP IT+](#)

Current as of 1/7/2025

### [Property Information](#)

SHERMAN RICHARD E  
SHERMAN DANIELLE R  
3101 SW 34TH AVE UNIT 905-423  
OCALA FL 34474-7447

### [Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

PC: 01

Acres: .18

Situs: Situs: 1019 SE 3RD ST OCALA

### [2024 Certified Value](#)

Land Just Value	\$113,742		
Buildings	\$204,056		
Miscellaneous	\$6,646		
Total Just Value	\$324,444		
Total Assessed Value	\$296,010	Impact <a href="#">Ex Codes:</a> 01 38	(\$28,434)
Exemptions	\$0		
Total Taxable	\$296,010		
School Taxable	\$324,444		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$113,742	\$204,056	\$6,646	\$324,444	\$296,010	\$0	\$296,010
2023	\$75,828	\$263,335	\$9,723	\$348,886	\$269,100	\$0	\$269,100
2022	\$63,190	\$172,949	\$8,497	\$244,636	\$244,636	\$0	\$244,636

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8450/0998</a>	10/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$430,000
<a href="#">8450/0989</a>	10/2024	77 AFFIDAVIT	0	U	I	\$100
<a href="#">7599/1872</a>	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$364,000
<a href="#">6760/0940</a>	05/2018	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$222,000
<a href="#">5953/1135</a>	10/2013	08 CORRECTIVE	0	U	I	\$100
<a href="#">5939/1336</a>	10/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$145,000
<a href="#">3971/0873</a>	03/2005	76 MAR CER	0	U	I	\$100
<a href="#">3251/0963</a>	09/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$125,000
<a href="#">1569/0846</a>	04/1989	07 WARRANTY	8 ALLOCATED	U	I	\$49,538
<a href="#">1304/0124</a>	09/1985	07 WARRANTY	0	U	I	\$72,900

### [Property Description](#)

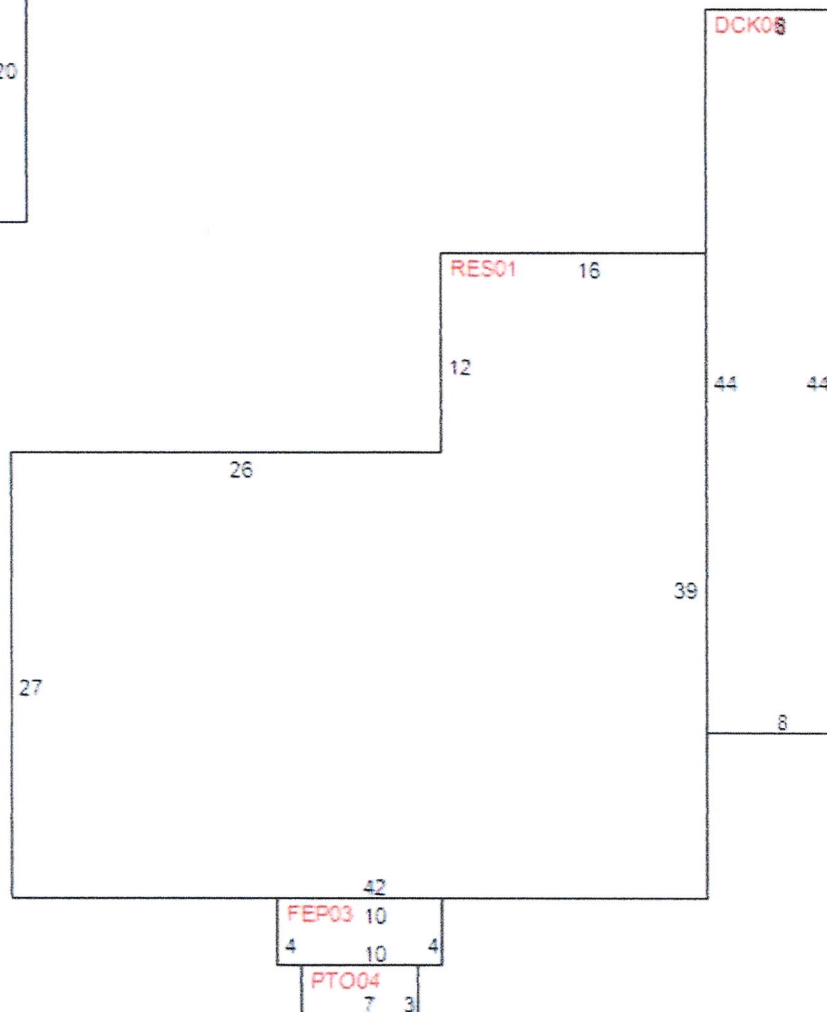
SEC 17 TWP 15 RGE 22  
PLAT BOOK A PAGE 129  
WOODROWS SUB  
BLK 4 LOT I &  
THE W 6.57 FT OF LOT H &  
S 112 FT OF CERTAIN 11 FT ALLEY LYING BETWEEN LOTS J.I IN BLK 4  
**Parent Parcel:** 56619-000-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		71.0	112.0	R3	71.00	FF							
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D													
Mkt: 8 70													

[Traverse](#)

**Building 1 of 1**  
RES01=L16D12L26D27R42U39.L1L40U2  
UDG02=L18U20R18D20.D41R15  
FEP03=D4R10U4L10.D4R1,5  
PTO04=D3R7U3L7.R24,5U14  
DCK05=U44R8D44L8.



### Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b>	1928
<b>Effective Age</b>	4 - 15-19 YRS	<b>Physical Deterioration</b>	0%
<b>Condition</b>	2	<b>Obsolescence: Functional</b>	0%
<b>Quality Grade</b>	600 - AVERAGE	<b>Obsolescence: Locational</b>	0%
<b>Inspected on</b>	4/22/2022 by 118	<b>Architecture</b>	H - HISTORICAL RESIDENCE
		<b>Base Perimeter</b>	162

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0160	- COMMON BRICK	1.00	1928	N	0 %	0 %	1,326	1,326
UDG0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %	360	360
FEP 0326	- SIDING-NO SHTG	1.00	1928	N	0 %	0 %	40	40
PTO 0460	- COMMON BRICK	1.00	1928	N	0 %	0 %	21	21
DCK 0501	- NO EXTERIOR	1.00	2021	N	0 %	0 %	352	352

### Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 31 HARDWD ON JOST	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 28 SLATE	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 1	<b>Extra Fixtures:</b> 3	<b>Intercom:</b> N

A/C: Y

Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	76.00	LF	10	2003	4	0.0	0.0
144 PAVING ASPHALT	1,136.00	SF	5	1960	1	0.0	0.0
156 PAVING BRICK	120.00	SF	20	1988	1	30.0	4.0
159 PAV CONCRETE	216.00	SF	20	1960	3	0.0	0.0
280 FIREPLACE	1.00	UT	50	2002	1	0.0	0.0
226 RES SWIM POOL	100.00	SF	20	2021	5	10.0	10.0
156 PAVING BRICK	138.00	SF	20	2021	1	0.0	0.0
115 FENCE ALUMINUM	16.00	LF	20	2021	3	0.0	0.0

Appraiser Notes

TWO GAS FIREPLACES ONLY ONE STACK  
EST.INT.  
FIREPLACE INOPERABLE

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
POL21-0042	7/13/2021	-	SULLIVAN / SWIMMING POOL/RENEWAL
POL19-0040	10/31/2019	-	RESIDENTIAL POOL
BLD19-0152	1/24/2019	-	REPAIR/RENOVATION
BLD18-0789	4/2/2018	4/25/2018	RE ROOF
OC02416	9/1/2006	-	DCK
OC01810	12/1/2002	-	RSRA



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =

Site No. 56619 1009 = =  
Survey Date 8303 820 = =

Site Name \_\_\_\_\_ 830 = =  
Address of Site: 1019 S.E. 3rd St. 905 = =

Instruction for locating 1019 S.E. 3rd St.  
Ocala, Fla. 32671 813 = =

Location: Woodrows Sub Plat Bk. A, Pg. 120, Lots G, H, I, Bk. 4 868 = =  
subdivision name block no. lot no.

County: Marion 808 = =

Owner of Site: Name: Green, Edna c/o John Green RAY, KARYL ;  
Address: 116 S.E. Ft. King St. 1009 SE 3RD ST

Ocala, Fla. 32671 902 = =  
OCALA, FL 32671

Type of Ownership Private 848 = = Recording Date 832 = =

Recorder:  
Name & Title: Tate, Susan (Preservation Architect) ;

Address: University of Florida - College of Architecture  
Gainesville, Fla. 32611 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One		Check One or More		Present Use	
<input type="checkbox"/> Excellent	863 = =	<input checked="" type="checkbox"/> Altered	858 = =	<u>Residence</u>	850 = =
<input checked="" type="checkbox"/> Good	863 = =	<input type="checkbox"/> Unaltered	858 = =	Dates: Beginning <u>C+ 1928</u>	844 = =
<input type="checkbox"/> Fair	863 = =	<input checked="" type="checkbox"/> Original Site	858 = =	Culture/Phase <u>American</u>	840 = =
<input type="checkbox"/> Deteriorated	863 = =	<input type="checkbox"/> Restored ( ) (Date: <u>X</u> )	858 = =	Period <u>20th Century</u>	845 = =
		<input type="checkbox"/> Moved ( ) (Date: <u>X</u> )	858 = =		

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More			
<input checked="" type="checkbox"/> Zoning ( <u>X</u> )	<u>X</u> ) 878 = =	<input type="checkbox"/> Transportation ( <u>X</u> )	<u>X</u> ) 878 = =
<input checked="" type="checkbox"/> Development ( <u>X</u> )	<u>X</u> ) 878 = =	<input type="checkbox"/> Fill ( <u>X</u> )	<u>X</u> ) 878 = =
<input type="checkbox"/> Deterioration ( <u>X</u> )	<u>X</u> ) 878 = =	<input type="checkbox"/> Dredge ( <u>X</u> )	<u>X</u> ) 878 = =
<input type="checkbox"/> Borrowing ( <u>X</u> )	<u>X</u> ) 878 = =		
<input type="checkbox"/> Other (See Remarks Below):	878 = =		

Areas of Significance: Architecture 910 = =

Significance:

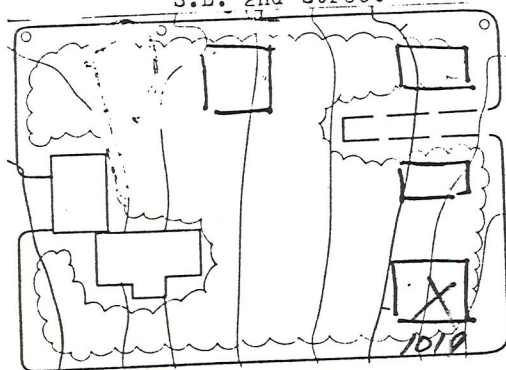
This is a typical gable roofed small brick residence. It is in Woodrows Sub platted in 1904 and first appears on the Tax Records for 1928.

911 = =

ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD Brick vernacular 964 = =  
 PLAN TYPE Rectangular 966 = =  
 EXTERIOR FABRIC(S) Common brick 854 = =  
 STRUCTURAL SYSTEM(S) Brick 856 = =  
 PORCHES \_\_\_\_\_ 942 = =  
 FOUNDATION: Brick 942 = =  
 ROOF TYPE: Gable/hip 942 = =  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942 = =  
 CHIMNEY LOCATION: Central 942 = =  
 WINDOW TYPE: 6/6 wooden DHS 882 = =  
 CHIMNEY: Brick 882 = =  
 ROOF SURFACING: Asphalt composition shingles 882 = =  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882 = =  
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES One 950 = =  
 NO. OF DORMERS \_\_\_\_\_ 954 = =  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_ 800 = =  
 Site Size (Approx. Acreage of Property): \_\_\_\_\_ 833 = =

# LOCATION SKETCH OR MAP

S.E. 2nd Street



S.E. 3rd Street

Township	Range	Section
15S	22E	SE1/4 17

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers \_\_\_\_\_

83N41 #11 (12,13)

Contact Print







# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1887

**Agenda Item #:** 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](mailto: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*

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



## Staff Report

Case #189

COA25-0028

Ocala Historic Preservation Advisory Board: September 4, 2025

**Petitioner/Property Owner:** David & Kim Gibas  
**Agent:** N/A  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** 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.

### Parcel Information

Acres:  $\pm 0.13$  acres  
Parcel(s) #: 2820-022-005  
Location: 514 SE Sanchez Avenue  
Future Land Use: Neighborhood  
Zoning District: R-3, Multi-Family Residential District  
Existing Use: Single-Family Residence

### Background:

The home was constructed in 1929 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District.

Between November 2018 and April 2019, a gazebo was added to the rear yard without obtaining a Certificate of Appropriateness or a building permit, and has since been replaced with a new gazebo without proper approvals. Additionally, between April 2019 and August 2023, a wooden porch was removed in the side yard, and an above-ground pool was installed in its place without obtaining a Certificate of Appropriateness or building permits. A wooden deck was again constructed in the side yard around the pool, screening it from the front yard without a Certificate of Appropriateness. A code enforcement case was opened for the alterations on March 1, 2025.

The property is within the R-3, Multi-Family Residential, zoning district. According to Section 122-286 of the Ocala Code of Ordinances, R-3 zoned properties must have an interior side yard setback of 8-feet, which neither of these alterations meet. Therefore, under Article II, Division 4 of the Code of Ordinances, a variance is required from the Board of Adjustment to reduce the interior side setback for the above-ground pool and wood decking from 8-feet to 2-feet, and for the gazebo from 8-feet to 5-feet.

### Applicant Request:

The applicant is requesting 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.

### **Staff Analysis**

#### **Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):**

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

*Above-ground pool and deck: A Frame Vernacular home typically features simple, functional designs using local materials. The above-ground pool is made from metal materials like the existing roof and is screened by a wood deck that connects to the side of the home. The wood deck and pool can be seen from SE Sanchez Avenue diminishing the historical character of the building and building site.*

*Gazebo: The gazebo does not align with the historical architecture of the home, reducing its historical quality. It uses materials that do not match the material of the home and is visible from SE Sanchez Avenue. These alterations diminish the architectural quality and historical character of both the building and the site.*

2. Sandblasting of any materials except for iron is prohibited.

*Not applicable; proposed alteration does not require sandblasting of any materials.*

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

*Not applicable; the request does not identify any abrasive cleaning.*

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

*The alterations include accessory structures located in the side and rear yards, both visible from SE Sanchez Avenue. The proposed gazebo and pool require an interior side yard setback of 8-feet. However, due to their placement and lack of proper approval in accordance with the Ocala Code of Ordinances, they do not meet the setback requirements. A variance application*

*must be submitted to the Board of Adjustment to reduce the interior side setback from 8-feet to 2-feet for the pool and deck, and from 8-feet to 5-feet for the gazebo.*

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

*Upon application submittal the applicant provided staff with the following dimensions: The gazebo stands about 8- feet- tall and is open on all sides. It measures approximately 13- feet in width and 10- feet in length. The pool, including its decking, is around 2- feet high and it measures approximately 13- feet in width and 13- feet in length.*

*On August 28, 2025, the applicant met with staff and submitted updated dimensions for the existing structures. According to the applicant, the pool is 2- feet deep. One-third of the pool deck measures 2- feet, 1 inch in height and 2- feet in depth. The backrest area, which constitutes another third of the deck, is 1- foot, 6- inches tall, while an additional third of the deck is 1- foot, 1- inch in height. The final third of the pool deck is reportedly open. The applicant also provided new dimensions for the gazebo. The gazebo is 8- feet tall, 9- feet wide, and 12- feet long. However, these dimensions appear inconsistent with the photographs submitted by the applicant and those taken by staff. Also, the measurements indicate that the pool deck is made up of Four- thirds. Staff were unable to verify the measurements, as the applicant denied unsupervised access to the site and indicated that the measurements were self-reported.*

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

*The structures do not embody the existing rhythm created by the existing building massing and do not preserve the rhythm in the spacing created by the surrounding area. The surrounding area features in-ground pools located in the rear yards, typically enclosed with aluminum fencing or screened enclosures.*

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

*Not applicable; the request does not include any alteration to or additional landscaping.*

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

*The gazebo does not align with the architectural style of the neighborhood or the existing buildings on the site, and it does not replicate the design of the current home.*

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

*The gazebo will not feature the architectural characteristics or materials of the surrounding area. The wood deck extends from the rear wooden porch, while the metal material of the pool matches the existing metal roof and is screened by the wood deck.*

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

*The proposed gazebo and pool require a side setback of 8-feet. However, their placement and lack of proper approval according to the Ocala Code of Ordinances mean they do not meet the setback requirements. A variance application must be submitted to the Board of Adjustment to reduce the interior side setback from 8-feet to 2-feet for the pool and deck, and from 8-feet to 5-feet for the gazebo.*

#### **Sec. 122-93. - Variances for historic property.**

An applicant for a variance within a designated historic district or property need not demonstrate a practical difficulty but shall show only that the project is not detrimental to the public interest.

#### **Sec. 122-94. - Procedure for approval.**

A variance from the terms of this chapter shall not be granted unless and until:

- (1) A written application for a variance is submitted demonstrating that:

- a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
- b. Literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
- c. The special conditions and circumstances mentioned in subsection (1)a of this section do not result from the action of the applicant.
- d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same district.
- e. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of a variance.

- (2) Notice of public hearing on the variance shall be given in the manner prescribed in Section 122-113(2).

- (3) The public hearing shall be held. Any party may appear in person or by agent or attorney.

- (4) The board of adjustment shall make findings that the requirements of subsection (1) of this section have been met by the applicant.
- (5) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Staff Recommendation:**

**Not Appropriate**

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





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

email:  
bmiller@  
OcalaFl.  
gov

Case File # \_\_\_\_\_  
COA \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:		Property Address:	514 SE Sanchez Ave Ocala FL 34471
Owner:	David and Kim Gibas	Owner Address:	Same
Owner Phone #:	352-497-1723	Owner Email:	kinggibas@gmail.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 type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other COA for

old improvements  
(completed)





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # \_\_\_\_\_  
COA \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
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.

Improvement: COA  
gazebo  
: above ground wading pool  
: decking

**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 (there is not one)
- ☐ 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. \* (not new)
- ☐ Please list any additional attachments:

Kim M. Gibbs

Applicant Signature

June 2 2025

Date











dm 6.00  
70  
100 ind.

1 2002 JAN 10 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM 11 00:13 AM

**Corrective Quit Claim Deed**

DAVID R ELLSPERMANN  
CLERK OF MARION COUNTY  
BK 03088 PG 0833  
FILE NUM 2002003037  
RECORDED 01/10/2002 09:13:18 AM  
DEED DOC TAX 0.70  
RECORDING FEES 6.00  
RECORDED BY D Collier *OCOWIS*

7th This Corrective Quit Claim Deed, executed this day of January, 2002, by **Kim G. Gibas, f/k/a Kim Gardner, joined by her husband, David J. Gibas**, party of the first part, whose post office address is 514 SE Sanchez Avenue, Ocala, Florida 34471, ("Grantor") to **David J. Gibas and Kim G. Gibas, husband and wife**, whose post office address is 514 SE Sanchez Avenue, Ocala, FL 34471, party of the second part ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**

That Grantors, Kim G. Gibas, f/k/a Kim Gardner, joined by her husband, David J. Gibas, for and in consideration of the sum of **Ten & No/100 Dollars (\$10.00)** and other good and valuable consideration, the receipt and adequacy whereof is hereby acknowledged, has quit claimed, granted, bargained and sold unto the grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property lying and being in County of Marion, State of Florida, to wit:

**SE 1/4 of Lot 22, EXCEPT South 1/2 of CALDWELLS ADDITION OF OCALA, as per plat thereof recorded in Plat Book E, Page 48, public records of Marion County, Florida.**

**This Corrective Quit Claim Deed is being given to correct the Legal Description contained in that certain Quit Claim Deed recorded in Official Records Book 3066, Page 0329, public records of Marion County, Florida.**

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

IN WITNESS WHEREOF, WE, Kim G. Gibas, f/k/a Kim Gardner and David J. Gibas have hereunto set our hands and official seals the day and year first above written.

Signed, sealed and delivered in the presence of:

*Heather J. Stagmer*  
HEATHER J. STAGMER

*Kim Gardner Gibas*  
Kim G. Gibas, f/k/a Kim Gardner

Please print full name

*Jamie L. Firth*  
Jamie L. Firth  
Please print full name

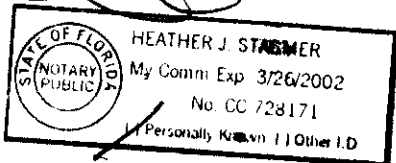
*David J. Gibas*  
David J. Gibas

STATE OF FLORIDA  
COUNTY OF MARION

I HEREBY CERTIFY that on this 7th day of January, 2002, before me, an officer duly authorized aforesaid to take acknowledgments, personally appeared Kim G. Gibas, f/k/a Kim Gardner, joined by her husband, David J. Gibas, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein contained and that they are personally known to me or have produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in State and County aforesaid, this 7th day of January, 2002.

This instrument prepared by and return to:  
Daniel Hicks, Esquire  
**DANIEL HICKS, P.A.**  
421 South Pine Avenue  
Ocala, Florida 34474  
Florida Bar #0145139  
Phone: (352) 351-3353  
File No. 2001-267DH

*Heather J. Stagmer*  
Notary Public  


FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =

1009 = =

Site No. (5177)

2820-022-005

830 = =

Survey Date 8303

820 = =

Site Name

Address of Site: 514 S.E. Sanchez Ave.

905 = =

Instruction for locating 514 S.E. Sanchez Ave.

Ocala, Fla. 32671

813 = =

Location: Caldwells Ad Ocala SE 1/4 Lot 22. EX S 1/2

subdivision name

block no.

lot no.

868 = =

County: Marion

808 = =

Owner of Site: Name: Perkins, Stella M.

MOORE, ORA PEARL

Address: 514 S.E. Sanchez Ave.

514 SE SANCHEZ AVE

Ocala, Fla. 32671

OCALA, FL 32671

902 = =

Type of Ownership Private

848 = =

Recording Date

832 = =

Recorder:

Name & Title: Tate, Susan (Preservation Architect)

Address: University of Florida - College of Architecture

Gainesville, Fla. 32611

818 = =

Condition of Site:

Integrity of Site:

Original Use Residence

838 = =

Check One

Check One or More

☐ Excellent 863 = =

☒ Altered 858 = =

☒ Good 863 = =

☐ Unaltered 858 = =

☐ Fair 863 = =

☒ Original Site 858 = =

☐ Deteriorated 863 = =

☐ Restored ( ) (Date: X) 858 = =

☐ Moved ( ) (Date: X) 858 = =

Present Use Residence

850 = =

Dates: Beginning C+ 1924

844 = =

Culture/Phase American

840 = =

Period 20th Century

845 = =

NR Classification Category: Building

916 = =

Threats to Site:

Check One or More

☒ Zoning ( X ) 878 = =

☐ Transportation ( X ) 878 = =

☒ Development ( X ) 878 = =

☐ Fill ( X ) 878 = =

☐ Deterioration ( X ) 878 = =

☐ Dredge ( X ) 878 = =

☐ Borrowing ( X ) 878 = =

☐ Other (See Remarks Below):

878 = =

Areas of Significance: Architecture

910 = =

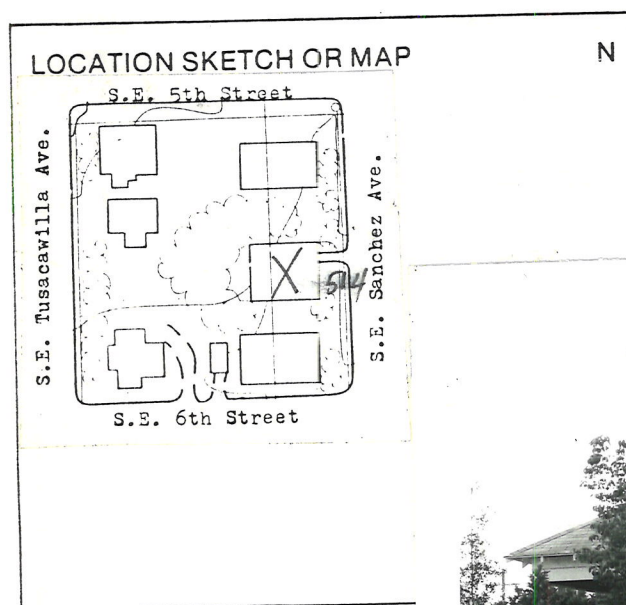
Significance:

This is a typical example of the hip roof frame residence of this area. It is in Caldwell's Ad Ocala platted in 1880 and first appears on the Sanborn Map of 1924.

911 = =



ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD Frame vernacular 964 = =  
 PLAN TYPE Rectangular 966 = =  
 EXTERIOR FABRIC(S) Novelty siding 854 = =  
 STRUCTURAL SYSTEM(S) Wood frame 856 = =  
 PORCHES Front, carport 942 = =  
 FOUNDATION: Pier (brick) 942 = =  
 ROOF TYPE: Hip 942 = =  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942 = =  
 CHIMNEY LOCATION: Lateral North 942 = =  
 WINDOW TYPE: 1/1 DHS 942 = =  
 CHIMNEY: Brick 882 = =  
 ROOF SURFACING: Asphalt shingles 882 = =  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882 = =  
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES One & one-half 950 = =  
 NO. OF DORMERS Three 954 = =  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_ 800 = =  
 Site Size (Approx. Acreage of Property): \_\_\_\_\_ 833 = =



Township	Range	Section	
15S	22E	SW1/4 17	812 = =

UTM Coordinates:

Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_ 890 = =

Photographic Records Numb  
83N417#13(5,6)

Contact Print





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**File #:** 2025-1940

**Agenda Item #:** 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](mailto:bmiller@ocalafl.gov)

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

*Recommended Action: Not Appropriate*



## Staff Report

Case #91

COA25-0030

Ocala Historic Preservation Advisory Board: September 4, 2025

**Petitioner:** Brian Kuhn  
**Property Owner:** Brian Kuhn  
**Agent:** N/A  
**Project Planner:** Charlita Whitehead, Economic Development Project Coordinator  
**Applicant Request:** Replace the existing shingle roof with a 26-gauge silver galvanized metal roof.

### Parcel Information

**Acres:** ±0.18 acres  
**Parcel(s) #:** 2820-000-009  
**Location:** 703 E. Fort King St.  
**Future Land Use:** Neighborhood  
**Zoning District:** RBH-3, Residential Business Historic District 3  
**Existing Use:** Hairstyling Shop

### Background:

The existing hairstyling shop, known as the S.H. House, was constructed as a single-family residence in 1946 using an A-frame vernacular style with a gable roof building style. The building is a contributing structure to the Ocala Historic District.

In 2008, the property owner applied for a Certificate of Appropriateness (COA08-0039) to replace the existing shingle roof with a metal roof. The request was denied because the proposed change did not meet the Secretary of the Interior's Standards for Rehabilitation or the City's Historic Preservation Guidelines. It was determined that the use of a metal roof would introduce an uncharacteristic element inconsistent with the home's design and would diminish the architectural quality and historic character of the property. The recommendation was to replace the asphalt shingles to maintain the historic appearance. The applicant has again requested approval to replace the existing shingle roof with metal.

### Applicant Request:

The applicant is requesting to replace the existing shingle roof with a 26-gauge silver metal roof.

### Staff Analysis

#### **Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):**

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary



to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

*The proposed silver, galvanized, metal roof would diminish the architectural quality and historic character of the building by altering the original materials and appearance, introducing an uncharacteristic feature not historically associated with the property.*

2. Sandblasting of any materials except for iron is prohibited.

*Not applicable; proposed alteration does not require sandblasting of any materials.*

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

*Not applicable; the request does not identify any abrasive cleaning.*

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

*Not applicable; the request does not involve landscaping, signage, parking, or site development.*

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

*Not applicable; the request does not involve new building construction.*

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

*Not applicable; the request does not involve new building construction.*

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

*Not applicable; the request does not include landscaping changes.*

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

*Not applicable; the request does not involve new building construction.*

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

*Not applicable; the request does not include any new construction.*

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

*Not applicable; the request does not include accessory structures.*

#### **The Secretary of the Interior Standards; Roofs (page 44)**

Recommended: Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

*The existing asphalt shingle roof is historically appropriate to the property's style and period of construction. Replacing it with metal would not preserve distinctive materials or the traditional appearance of the roof and would introduce a material that alters the building's historic character. The Secretary's Standards specifically call for retaining and preserving the roof form, materials, and visual qualities that define the historic character of the property. The proposed change is not consistent with this guidance.*

**Staff Recommendation:**

**Denial**





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # \_\_\_\_\_  
COA \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
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.
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3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:	2820000009	Property Address:	703 E Ft King St
Owner:	Brian F. Kuhn	Owner Address:	703 E Ft King St
Owner Phone #:	352-427-7199	Owner Email:	KuhnKool@yahoo.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 checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input type="checkbox"/> Other _____
---------------	--	--	--

City of Ocala Application for Certificate of Appropriateness  
Form revised: January 2023





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # \_\_\_\_\_  
COA \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
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.

want Re Roof done in 26ga silver metal.  
Galvanized

**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

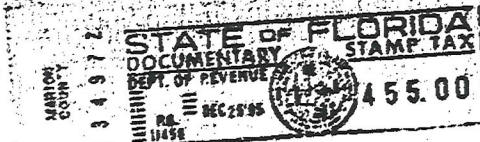
7-29-25

Date

City of Ocala Application for Certificate of Appropriateness  
Form revised: January 2023



Name: **G. DON RITTER, ESQUIRE**  
 Address: **P. O. Box 1161**  
**Ocala, FL. 34478**  
 This instrument prepared by:  
 Name: **G. DON RITTER, ESQUIRE**  
 Address: **P.O. Box 1161**  
**Ocala, FL. 34478**  
 Property Appraiser Parcel Identification: **51929-000-00**  
 Public Notarization:  
 Commission No. **51929-000-00**



FRANCES E. THOMPIN, CLERK OF CIRCUIT COURT  
 FILE: 95089618  
 12/29/95 15:15  
 OR BOOK/PAGE: 2206/539  
 MARION COUNTY - *M. Alexander*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed**, Made the 28<sup>th</sup> day of December, 19 95, by **GEORGE DONIVAN RITTER a/k/a G. DON RITTER**, and his wife, **SHIRLEY A. RITTER**, hereinafter called the Grantor, to **BRIAN KUHN**, whose post office address is **3351 NE 17th Avenue, Ocala, Florida 34479**, hereinafter called the Grantee

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$ 10.00 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 290 feet West of the Southwest corner of Lot 40, CALDWELL'S ADDITION to Ocala, as per plat thereof recorded in Plat Book "E", Page 4, Public Records of Marion County, Florida thence West 70 feet, thence North 115.5 feet, thence East 70 feet, thence South 115.5 feet to the Point of Beginning.

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, 1995.

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:

*Charlotte E. Chappel*

Witness Signature (as to First Grantor)

*Charlotte E. Chappel*

Printed Name

*S. Ray Gill*

Witness Signature (as to First Grantor)

*Charlotte E. Chappel*

Printed Name

*S. Ray Gill*

Witness Signature (as to Co-Grantor, if any)

*S. Ray Gill*

Printed Name

**STATE OF FLORIDA**

**COUNTY OF MARION**

**GEORGE DONIVAN RITTER a/k/a G. DON RITTER**

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they

executed the same, and an oath was not taken. (Check one) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following

type of identification:

NOTARY RUBBER STAMP SEAL



Grantor Signature

*George Donovan Ritter a/k/a G. Don Ritter*

Printed Name

**P.O. Box 1161, Ocala, FL. 34478**

Post Office Address

*Shirley A. Ritter*

Co-Grantor Signature (if any)

**Shirley A. Ritter**

Printed Name

**P.O. Box 1161, Ocala, FL. 34478**

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized

to administer oaths and take acknowledgments, personally appeared

**GEORGE DONIVAN RITTER a/k/a G. DON RITTER** and his wife, **SHIRLEY A. RITTER**,

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they

executed the same, and an oath was not taken. (Check one) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following

type of identification:

Witness my hand and official seal in the County and State last aforesaid

this 28<sup>th</sup> day of December, A.D. 19 95

*Charlotte E. Chappel*

Notary Signature

Printed Name



CA. 91 - re-roof approved via memo to  
OWPAB from Planning staff

✓ 1/2/88  
(old parcel #)  
new parcel # 7/89

(A)

PS

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS-HSP 3AAA Rev. 3-79

# FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 ==  
1009 ==  
Site No. 15- (51929) 2820-000-009  
830 == Survey Date 1981 820 ==  
905 ==

Site Name Bltch, S. H. House  
Address of Site: 703 SE Ft. King  
Instruction for locating Fifth house west of SE Wenona Ave on north side of SE  
Ft. King Ave.

Location: Caldwells AD Ocala Com 290 Ft W of SW Cor Lot 40 Thence

County: Marion - W 70 Ft N 115 1/2 Ft E 70 Ft S 115 1/2 Ft

Owner of Site: Name: Ritter, G Don & Shirley

Address: PO Box 1161  
Ocala, FL 32678

Type of Ownership Private Recording Date

Recorder:

Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc.

Address: 1241 S.W. 10th St.  
Ocala, FL 32670

Condition of Site: Integrity of Site: Original Use Residence

Check One

Check One or More

☒ Excellent 863 ==  
☐ Good 863 ==  
☐ Fair 863 ==  
☐ Deteriorated 863 ==  
☒ Altered 858 ==  
☐ Unaltered 858 ==  
☐ Original Site 858 ==  
☐ Restored ( ) (Date: ) 858 ==  
☐ Moved ( ) (Date: ) 858 ==

Present Use Professional  
Dates: Beginning CA: 1912  
Culture/Phase American  
Period

NR Classification Category:

Threats to Site:

Check One or More

☐ Zoning ( ) 878 ==  
☒ Development ( ) 878 ==  
☐ Deterioration ( ) 878 ==  
☐ Borrowing ( ) 878 ==  
☐ Other (See Remarks Below) 878 ==  
☐ Transportation ( ) 878 ==  
☐ Fill ( ) 878 ==  
☐ Dredge ( ) 878 ==

Areas of Significance: Architecture

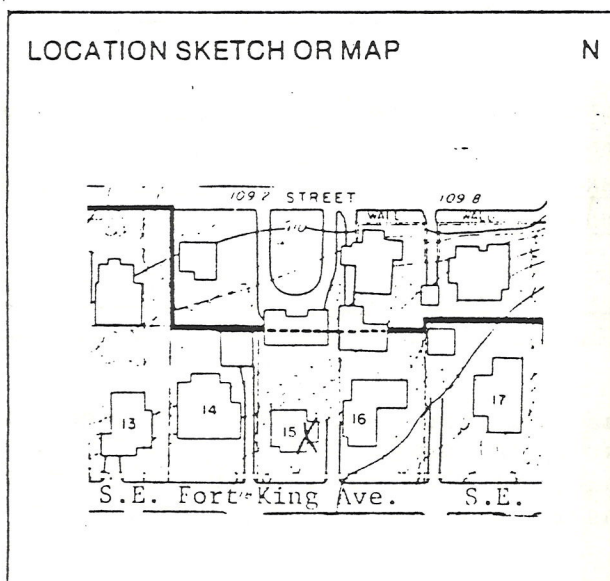
## Significance:

An example of a frame vernacular style house. It was the residence of S. H. Blitch who was the manager of the Commercial Bank CA 1911-12. The house is in scale and character with its surroundings, a residential Victorian neighborhood which has evolved from the 1880's through the early 1900's.

911 ==



ARCHITECT \_\_\_\_\_ 872 ==  
 BUILDER \_\_\_\_\_ 874 ==  
 STYLE AND/OR PERIOD frame vernacular 964 ==  
 PLAN TYPE central 966 ==  
 EXTERIOR FABRIC(S) stucco 854 ==  
 STRUCTURAL SYSTEM(S) wood frame 856 ==  
 PORCHES east side enclosed  
 \_\_\_\_\_ 942 ==  
 FOUNDATION: continuous footing 942 ==  
 ROOF TYPE: gable 942 ==  
 SECONDARY ROOF STRUCTURE(S): shed 942 ==  
 CHIMNEY LOCATION: off ridge 942 ==  
 WINDOW TYPE: corner casement 942 ==  
 CHIMNEY: tin 882 ==  
 ROOF SURFACING: asphalt tile 882 ==  
 ORNAMENT EXTERIOR: fieldstone 882 ==  
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1 950 ==  
 NO. OF DORMERS --- 954 ==  
 Map Reference (incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964  
 \_\_\_\_\_ 809 ==  
 Latitude and Longitude: \_\_\_\_\_ 800 ==  
 \_\_\_\_\_  
 Site Size (Approx. Acreage of Property): \_\_\_\_\_ 833 ==



Photographic Records Numbers \_\_\_\_\_

81N70#11 (14,17)

84N312 #21 (15)

Contact Print

Township	Range	Section
15N	31E	17

