



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, June 4, 2026

4:00 PM

1. Call To Order

a. Roll Call

Present

Carol Barber
Jane Cosand
Rick Hugli
Tom McCullough
Noelle Smith

Absent

Joshua DeMonte

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Board was posted on May 20, 2026.

3. Approval of Minutes

a. April 2, 2026 Meeting Minutes

Attachments: [April 2, 2026 Meeting Minutes](#)

Ms. Cosand made a motion to approve the minutes with the correction to change the name of "Carol Roberts" to "Carolyn Roberts." Mr. Hugli seconded that motion.

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Carol Barber

b. May 14, 2026 Meeting Minutes

Attachments: [May 14, 2026 Meeting Minutes](#)

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Carol Barber

4. Certificates of Appropriateness

a. Case File #136; COA26-0021; 706 SE 4th Street. Addition a four-foot-tall, three-railed black flat-top rake-bottom aluminum fence, with three gates along the front and side yard.

Attachments: [COA26-0021 Application](#)
[Master Site File 706 SE 4th Street](#)
[COA26-0021 Photos](#)
[COA26_0021_Aerial and Case Map](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0021 a request to install a four-foot-tall, three-railed black flat-top rake-bottom aluminum fence, with three gates along the front and side yard.

Ms. Barber asked whether there were similar fences in the surrounding area. Charlita responded there were.

Ms. Cosand asked whether Planning staff considered the fence to be awkward in design. Charlita responded that the Planning staff is not tasked with determining whether a design is “awkward,” but rather whether it meets the applicable zoning requirements, including setbacks and height standards. Ms. Smith stated that if the fence complies with all City zoning requirements and is consistent with other fencing in the neighborhood, then it meets the applicable standards. She added that it is not staff’s role to determine whether the design is awkward. Ms. Cosand expressed her belief that it is the Board’s responsibility to ensure the proposal blends with the character of the neighborhood. Ms. Smith reiterated that if similar fencing exists within the neighborhood, the proposal is considered to be consistent with the surrounding area and compliance is based on code standards rather than subjective design opinions. Charlita responded that decisions regarding appropriateness should be based on the Secretary of the Interior’s Standards and the City’s historic preservation code, where applicable. She encouraged the Board to review the staff analysis, including the Secretary of the Interior’s Standards and the relevant code provisions, in making its determination.

Mr. McCullough stated that the fence meets the applicable standards and noted that there are many homes within the historic district with similar fencing.

Tim Creely, 605 SE Sanchez, Ocala, Florida, stated that there is an identical fence across the street from the property, as well as at his own residence.

Motion to approve COA26-0021 to install a four-foot-tall, three-railed black flat-top rake-bottom aluminum fence, with three gates along the front and side yard.

Ms. Cosand opposed the motion.

RESULT: APPROVED

MOVER: Carol Barber

SECONDER: Noelle Smith

- b. Case File #187; COA26-0022; 713 SE 2nd Street - Addition of an in-ground swimming pool with associated deck in the rear yard

Attachments: [COA26-0022 Application](#)
 [Master Site File 713 SE 2nd Street](#)
 [COA26-0022 Photos](#)
 [COA26_0022_Aerial and Case Map](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0022 a request to install an in-ground swimming pool with associated deck in the rear yard.

Ms. Cosand asked what type of fencing is located in the backyard. Charlita responded that it is wood fencing.

Donna and Patrick Cress, 713 SE 2nd Street, Ocala, Florida, stated they were hopeful for approval from the Board.

Motion to approve COA26-0022 to install an in-ground swimming pool with associated deck in the rear yard.

RESULT: APPROVED

MOVER: Carol Barber

SECONDER: Rick Hugli

- c. Case File #68; COA26-0025; 906 E Fort King Street; Addition of two open-air pergola structures on the existing residence

Attachments: [COA26-0025 Application and Additional Information](#)
 [906 SE Ft King Street Master Site File](#)
 [COA26_0025_Aerial and Case Map](#)
 [COA26-0025 Photos](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0025 a request to install two open-air pergola structures on the existing residence.

Stacey Harris, 906 E Fort King Street, Ocala, Florida, stated they are trying to be part of a solution rather than a problem. They explained they are seeking shade and additional covered areas, noting that the top of the carport is a large open space. They indicated they are looking to create an open covered porch. Ms. Harris stated they have worked with an architect who has provided renderings for the proposal and that they are open to any option that would provide additional coverage.

Ms. Cosand asked where access to the porch is located. Ms. Harris responded that access is through the back bathroom.

Motion to approve COA26-0025 to install two open-air pergola structures on the existing residence.

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Jane Cosand

- d. Case File #105; COA26-0026; 723 E Fort King St. - Install an eight-foot by 14-foot prefabricated shed on an existing concrete slab.

Attachments: [COA26-0026 Application](#)
[Master Site File 723 SE Ft King Street](#)
[COA26-0026 Photos](#)
[COA26_0026 Aerial and Case Map](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0026 a request to install an eight-foot by 14-foot prefabricated shed on an existing concrete slab.

Ms. Cosand asked how the architecture of the shed matches the home from a planning perspective. Charlita responded that she could not speak to the architectural compatibility from a planning perspective; however, the simple design of the shed was found to be conflicting. She noted the Board is welcome to make any assessment it deems appropriate, but stated that the materials and installation being subordinate are not particularly visible from the street.

Mr. McCullough stated the shed should be aesthetically consistent and should match the architecture and structure of the home.

Motion to deny COA26-0026 to install an eight-foot by 14-foot prefabricated shed on an existing concrete slab, due to architectural design not matching the house.

RESULT: DENIED

MOVER: Jane Cosand

SECONDER: Carol Barber

- e. Case File # 53; COA26-0029; 605 SE Sanchez Avenue. A request to add a 20-foot by 30-foot brick patio in the backyard.

Attachments: [COA26-0029 Application and Additional Information](#)
[605 SE Sanchez Ave Master Site File](#)
[COA26_0029 Aerial and Case Map](#)
[COA26-0029 Photos](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0026 a request to install add a 20-foot by 30-foot brick patio in the backyard.

Tim Creely, 605 SE Sanchez Ave, Ocala, Florida, stated the slab is located approximately 10 feet from the house and includes a cutout. He noted the house is not plumb on both sides, with the right side approximately 10 feet and the left side slightly less than 10 feet. He described the area as a flat patio rather than a permanent concrete slab and stated it could be removed. He further stated the brick material matches the house and that the structure is intended to be temporary.

Motion to approve COA26-0029 to install a 20-foot by 30 foot brick patio in the backyard.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Rick Hugli

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

Charlita announced Ms. Rita Masters was appointed to the Ocala Historic Preservation Advisory Board by City Council at its May 19, 2026 meeting. Ms. Masters is expected to join the Board at the next meeting.

Charlita also provided an update on administratively approved COAs.

8. Board Comments

Mr. McCullough acknowledged Ms. Smith's anticipated departure from her position on the Board.

9. Next Meeting Date: July 2, 2026

10. Adjournment

Meeting adjourned at 4:54pm.