



# Ocala Historic Preservation Advisory Board Agenda

Thursday, January 8, 2026

## 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
  - a. Roll Call
2. Public Meeting Notice Acknowledgement  
The public notice for the Ocala Historic Preservation Board was posted on December 17, 2025.
3. Approval of Minutes
  - a. [December 4, 2025 Meeting Minutes](#)  
**Attachments:** [December 4, 2025 Meeting Minutes](#)
4. Certificates of Appropriateness
  - a. [COA25-0042; 609 NE 2nd Street - Windows](#)
  - b. [COA25-0043 - Rear Door Replacement](#)
5. Affirmative Maintenance
6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting Date: February 5. 2026
10. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

---

**File #:** 2026-0554

**Agenda Item #:** a.

---

**Submitted By:** JaNiece Lucky

**Department:** Growth Management

---

**FORMAL TITLE:**

December 4, 2025 Meeting Minutes

---

**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

---

**PROOF OF PUBLICATION:**

N/A

---

**BACKGROUND:**

N/A



# Ocala

## Historic Preservation Advisory Board

### Minutes

---

Thursday, December 4, 2025

4:00 PM

---

1. Call To Order

a. Roll Call

<b>Present</b>	Jane Cosand Holland Drake Noelle Smith Rick Hugli Chairperson Tom McCullough
<b>Absent</b>	Carol Barber
<b>Excused</b>	Vice Chair Melissa Townsend Joshua DeMonte

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Board was posted on November 18, 2025.

3. Approval of Minutes

a. November 6, 2025 Meeting Minutes

**Attachments:** [November 6, 2025 Final Meeting Minutes](#)

**MOVER:** Rick Hugli

**SECONDER:** Jane Cosand

4. Certificates of Appropriateness

a. Case File # 22; COA25-0039; 1006 E Fort King - Fence.

**Attachments:** [COA25- 0039 Staff Report](#)  
[COA25-0039 Application](#)  
[COA25- 0039 Master Site File](#)  
[COA25- 0039 Fencing](#)  
[COA25-0039 Gate](#)

Economic Development Coordinator, Charlita Whitehead, provided a brief overview of COA25-0039 a request to install a 4-foot-tall, Emily style, aluminum fence including two gates.

Jill Conkrite 1006 E Fort King Street, Ocala, FL, stated the purpose of the request is to install a fence similar to others in the surrounding area. The fence is intended to contain dogs and to address concerns about people frequently walking through the property.

Motion to approve COA25-0039.

**RESULT:** APPROVED  
**MOVER:** Holland Drake  
**SECONDER:** Jane Cosand

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

Economic Development Coordinator, Charlita Whitehead stated there are two vacancies on the board and noted the need for an architect.

Planning Director, Aubrey Hale discussed the extension of the CRAs for an additional ten years. The East Ocala CRA specifically impacts the downtown and historic district. One reason for involving Charlita is her extensive involvement in CRA projects. She CRA provides incentives and grant opportunities for those within the CRA boundaries that include the historic districts, including residential improvement grants and commercial grants. She further advised that this extension has been approved and that there is approximately a ten-day period following the hearing for it to be finalized.

Associate Planner, JaNiece Lucky provided alternative dates for the next board meeting, as the regularly scheduled meeting falls on New Year's Day. The board decided that the next scheduled meeting will be held on January 8, 2026.

8. Board Comments

Economic Development Coordinator, Charlita Whitehead, stated that there are two vacancies on the board and noted the need for an architect.

Planning Director, Aubrey Hale, discussed the extension of the CRAs for an additional ten years. The East Ocala CRA specifically impacts the downtown and historic district. One reason for involving Charlita is her extensive involvement in CRA projects. She also noted that the CRA provides incentives and grant opportunities for those within the CRA boundaries that include the historic districts, including residential improvement grants and commercial grants. She further advised that this extension has been approved and that there is approximately a ten-day period following the hearing for it to be finalized.

9. Next Meeting Date: TBD

Associate Planner, JaNiece Lucky, provided alternative dates for the next board meeting, as the regularly scheduled meeting falls on New Year's Day. The board decided that the next scheduled meeting will be held on January 8, 2026.

10. Adjournment

Meeting adjourned at 4:18PM.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

---

**File #:** 2026-0538

**Agenda Item #:** a.

---

Case File #: 369 COA: COA25-0042 - 609 NE 2nd Street - Windows

Petitioner: Lhote Dayan

Agent: Randy Harris

Project Manager: Charlita Whitehead

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

A request to replace all windows with JELD-WEN's rectangular single-hung and slider windows.

Recommended Action:

Request to postpone



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

---

**File #:** 2026-0539

**Agenda Item #:** b.

---

Case File #: 267

COA: COA25-0043 - Rear Door Replacement

Petitioner: Lazy Dog Investments LLC / James Vernon

Project Manager: Charlita Whitehead

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

Description of Request:

A request to replace a rear, non-street-facing door with a single-panel Shaker-style door on a contributing historic structure within the Tusawilla Historic District.

Recommended Action:

Request to postpone