



Ocala Historic Preservation Advisory Board Agenda

Thursday, December 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
 - a. Roll Call
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](#)
4. Certificates of Appropriateness
 - a. [Case File # 22; COA25-0039; 1006 E Fort King - Fence.](#)

Petitioner: Jill Cronkrite
Agent: Johnathan Bohdal
Planner: Breah Miller, Planner II
bmiller@ocalafl.gov

A request to install a 4-foot-tall, Emily style, aluminum fence including two gates.

Recommended Action: Appropriate

Attachments: [COA25- 0039 Staff Report](#)
[COA25-0039 Application](#)
[COA25- 0039 Master Site File](#)
[COA25- 0039 Fencing](#)
[COA25-0039 Gate](#)
5. Affirmative Maintenance
6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting Date: TBD
10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0311

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

November 6, 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, November 6, 2025

4:00 PM

1. Call To Order and Roll Call

Present Jane Cosand
Holland Drake
Noelle Smith
Rick Hugli
Chairperson Tom McCullough

Absent Joshua DeMonte

Excused Vice Chair Melissa Townsend
Carol Barber

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Board was posted on October 28, 2025.

3. Review of September 4, 2025 Meeting Minutes

a. September 4, 2025 Meeting Minutes

Attachments: [September 4, 2025 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Jane Cosand

4. Certificates of Appropriateness

a.

Attachments: [COA25-00033 Staff Report](#)
[COA25-0033 Application](#)
[COA25-0033 Site Plan](#)
[COA25-0033 Supporting Document](#)
[COA25-0033 Examples of Downtown Ocala Historic Markers](#)

Economic Development Coordinator, Charlita Whitehead, provided a brief overview of COA25-0033 a request to install a new historic marker titled "Elvis in Ocala, Tom Petty Inspired" on the northeast corner of East Silver Springs Boulevard on NE Osceola Avenue, commemorating the 1961 visit of Elvis Presley to film Follow that Dream and it influence on a 10-year-old Tom Petty.

Paul Stentiford, General Contractor, 1501 SE 14th Avenue, Ocala, Florida, stated that in 1993 he built a community center and a fire station in the City of Inglis. He noted that the Mayor at the time was very proud of a road leading to the Gulf of Mexico named "Follow That Dream Highway," after Elvis Presley filmed a scene for a movie there. In

the late 1990s, Mr. Stentiford completed a renovation project at a SunTrust Bank, where he learned that the interior wall finishes being removed were the same ones present when Elvis was at the bank filming the same movie. After conducting some research, he found out Elvis's visit had inspired 10-year old Tom Petty, a Gainesville native who later became an influential figure in music history. He emphasized that the effort is a nonprofit initiative intended solely to honor Elvis Presley's influence.

Motion to approve COA25-0033

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Noelle Smith

b.

Attachments: [COA25-0037 Staff Report](#)
[COA25-0037 Site Plan](#)
[COA25-0037 Application](#)
[COA25-0037 Master Site File](#)

Economic Development Coordinator, Charlita Whitehead, provided a brief overview of COA25-0037 a request to install a 10-foot by 20-foot in-ground plunge pool in the rear of the property.

Lana L. Flodman 1107 SE 24th Terrace, Ocala, FL, stated the request is as presented and that the structure is not attached to the house.

Rick Hugli asked if any safety parameters were required. Charlita responded that the area is fenced in. Planning Director, Aubrey Hale added that all safety requirements would be handled through the Florida Building Code.

Motion to approve COA25-0037.

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Rick Hugli

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

Mr. McCullough welcomed Charlita and commended her for doing an excellent job, stating that the Board appreciates her efforts.

9. Next Meeting: December 4, 2025

10. Adjournment

Meeting adjourned at 4:27PM.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0393

Agenda Item #: a.

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

Petitioner: Jill Cronkrite

Agent: Johnathan Bohdal

Planner: Breah Miller, Planner II

bmiller@ocalafl.gov

A request to install a 4-foot-tall, Emily style, aluminum fence including two gates.

Recommended Action: Appropriate



Staff Report

Case #22

COA25-0039

Ocala Historic Preservation Advisory Board: December 4, 2025

Petitioner/Property Owner: Jill Cronkrite
Agent: Jonathan Bohdal
Project Planner: Breah Miller, Planner II
Applicant Request: Installation of a 4-foot-tall, Emily style, aluminum fence and replacement of the two existing wooden gates with two 4-foot-tall gates.

Parcel Information

Acres: ± 0.41 acres
Parcel(s) #: 28355-001-04
Location: 1006 E Fort King Street
Future Land Use: Neighborhood
Zoning District: RBH-3, Residential Business Historic
Existing Use: Single-Family Residence

Background:

The home, known as the T.J. Kemp House, was constructed in 1929 using a Tudoresque building style. The home is a contributing structure to the Ocala Historic District. Between 2006 and 2008, the property received several Certificates of Appropriateness, including approval for a driveway addition (COA06-0109), a reroof (COA06-0116), and signage (COA08-0029).

Although the site is developed as a single-family residence, it is located within the Residential Business District (RBH-3), which permits a limited number of service and retail uses in addition to residential uses. The RBH-3 District includes additional restrictions regarding ownership of the business, property, and who may occupy the residence. It also includes minimum requirements for the portion of the building that must remain dedicated to residential use.

In 2017, the property owner received a recommendation of approval from OHPAB to proceed to a Public Hearing for a Developer's Agreement to waive the residential-use requirements of the RBH-3 District (COA17-0030). The request was approved by City Council on September 19, 2017. The specific RBH-3 requirements approved for waivers are listed below:

1. The owner of the property must be an owner of the business on that property, and an owner must reside at the property.
2. Employees shall be limited to the property owner and family, employees residing on the property and two- non-residing employees or subcontractors.
3. A minimum of 50 percent of the principal structure must be designed, provided and intended for residential use. The property and business owner must reside in the residential

portion of the structure.

Applicant Request:

The applicant is requesting approval to install a 4-foot-tall, Emily-style, aluminum fence including two 4-foot-tall aluminum gates along the northern and eastern sides of the residence, located just south of the existing driveway.

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 existing home features a masonry brick wall with wooden gates on the northern, southern, and western sides, which is consistent with the site's historic character and complements the architectural style of the primary structure. The proposed 4-foot-tall aluminum fence and gates will be located at the northern corner of the residence. Replacing the existing wooden gate with aluminum will update one of the two existing fencing materials while remaining aligned with Section 94-86(b) of the Code of Ordinances. As a result, the new fence material will not diminish the architectural quality of 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.

There is similar aluminum fencing within the surrounding area meaning the proposed fencing and gates are not only compatible with the building but the environment in which it is visually related.

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 include any New Construction facades.

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

Not applicable; the request does not include any addition building masses to be compared to existing masses.

- 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.

Not applicable; the request does not include any alteration to or additional new facades.

- 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 proposed fencing material does not incorporate architectural details related to the existing building. However, the inclusion of matching gates will complement the fencing and collectively enhance the property's historic character.

- 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 any alteration to or additional accessory structures.

Sec. 94-86. - Fences.

- a. Generally. All fences located within a locally designated historic district shall follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating

Historic Buildings. Any newly constructed or replacement fence shall require a certificate of appropriateness.

On October 17, 2025, the applicant submitted a Certificate of Appropriateness to install a 4-foot-tall aluminum fence at the property located at 1006 E. Fort King Street.

- b. Materials. New fences should complement the style, design, color and material of the building(s), the building site and the surrounding neighborhood. A single lot shall contain no more than two types of fencing material. Decorative fences made of cast iron, wrought iron, simulated wrought iron, wood pickets or other historic materials are appropriate for front yards. Privacy wood fences are appropriate for rear and side yards. Fencing material shall be appropriate to the historic time period of the locally designated historic district or local landmark. Other materials may be approved on a case-by-case basis, the board may consider alternative materials. Repairing fencing is preferred over replacement. Deteriorated sections of historic fencing should be replaced with materials of matching design, texture and color whenever possible.

The proposed aluminum fence will complement both the historic building and the existing masonry wall. The property already features a masonry wall, and replacing the two wooden gates with aluminum gates will prevent the introduction of a third fencing material. This approach will maintain consistency and better support the site's historic character.

- c. Height. Decorative fences along street fronts shall allow views of the yard and building. Fence height for front yards and side yards up to the front facade is no higher than four feet and for side and rear yards at six feet. On corner lots, the maximum heights are four feet for street elevations and six feet for side and rear yards. Other heights for side and rear yards may be approved on a case by case basis if consistent with the standards.

The proposed fencing and gates are 4 feet in height which meets the height restrictions for fences located on street elevations.

- d. Placement. New fences should be compatible with the site in facade setback, size and scale to protect the historic integrity of the neighborhood. Privacy fencing for the rear and side yards should be placed behind the front facade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

The proposed fence and gates meet the setback, size, scale requirements and are compatible with the site or the historic integrity of the neighborhood.

Staff Recommendation:

Appropriate



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | 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.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:		Property Address:	1006 E Fort King St
Owner:	Jill Cronkrite	Owner Address:	1006 E Fort King St
Owner Phone #:	352-789-9624	Owner Email:	jillcronkrite@gmail.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Jonathan Bohdal - Getter Done Fence	
Rep. Phone #:		352-844-2677	
Rep. Email:		jbohdal@gdfencepro.com	

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 checked="" type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | 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.

Add Aluminum Fence (Emily 7 ft) to Side and Front of the home with two gates.

4 ft in height

Note - ~~Survey~~ Survey is old the walk way around the building isn't there its just a straight path way from the front door.

We will Change out the ~~two~~ two wooden gates (North & South Side of property) to aluminum to match the material

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 - Tax record
- ☒ 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:

Julia Celmer
Applicant Signature

10/14/25
Date

CA 22: obtain attestation (awarding)

✓ 12/88
(old parcel #)
new parcel # 7189
28385-04-04

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 = =
820 = =
905 = =

Site Name Kemp, T. J. House 830 = = Site No. 55373 Survey Date 8303
Address of Site: 1006 S.E. Ft. King St.
Instruction for locating 1006 S.E. Ft. King St. 813 = =
Ocala, Fla. 32671 868 = =
Location: Rickards Sub Plat Bk. A, Pg. 66, Lots 4 & 5, Bk. 1
subdivision name block no. lot no. 808 = =
County: Marion
Owner of Site: Name: Byrd, M.A. & Kuehl
Address: P.O. Box 3036 1006 SE Fort King St 902 = =
Ocala, Fla. 32671 832 = =
Type of Ownership Private 848 = = Recording Date _____
Recorder: _____
Name & Title: Tate, Susan (Preservation Architect)
Address: University of Florida - College of Architecture 818 = =
Gainesville, Fla. 32611 838 = =
Condition of Site: Integrity of Site: Original Use Residence
Check One Check One or More Present Use Commercial 850 = =
☐ Excellent 863 = = ☒ Altered 858 = = Dates: Beginning c. 1938 844 = =
☒ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =
☐ Fair 863 = = ☒ Original Site 858 = = Period 20th Century 845 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = = 916 = =

NR Classification Category: Building

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 large brick, Tudoresque residence is noteworthy for its brick detail and ornamental half timbering.
It is in Rickards Sub platted in 1891 and first appears on the Tax Records of 1938.
This was the home of T.J. Kemp, agent for Sinclair Refining Co. in the 1930's.

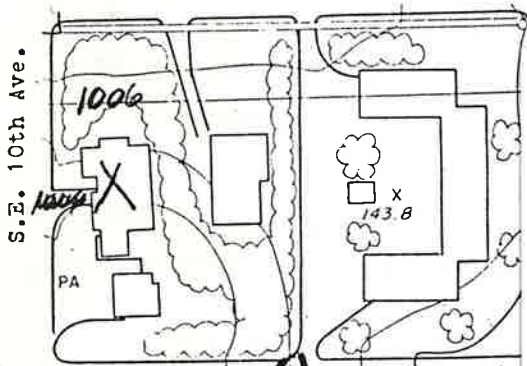
911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Tudoresque 964 = =
 PLAN TYPE Square 966 = =
 EXTERIOR FABRIC(S) Common brick 854 = =
 STRUCTURAL SYSTEM(S) _____ 856 = =
 PORCHES Front _____ 942 = =
 FOUNDATION: Brick 942 = =
 ROOF TYPE: Gable and high hip 942 = =
 SECONDARY ROOF STRUCTURE(S): Porch roof - gable 942 = =
 CHIMNEY LOCATION: Offset East 942 = =
 WINDOW TYPE: Wooden casement 942 = =
 CHIMNEY: Brick 882 = =
 ROOF SURFACING: Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: Parquet brick detail, 1/4 circle porch * 882 = =
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES Two 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. Fort King Street

N



S.E. 2nd Street

Photographic Records Numbers

83N312#1 (17,18)

Contact Print

Township	Range	Section
15S	22E	SE1/4 17

812 = =

UTM Coordinates:



* Arched windows

8:29



Getter Done Fence Shared a...

app.companycam.com



Install CompanyCam

app.companycam.com

Install

Getter Done Fence shared a gallery with you

 [Download All Photos](#)



Rita Cowan

📍 8322 SW 52nd Lane Rd •
Ocala, FL 34481

🕒 Aug 27, 2025 04:01 PM by
Jonathan Bohdal



Rita Cowan

📍 8322 SW 52nd Lane Rd •
Ocala, FL 34481

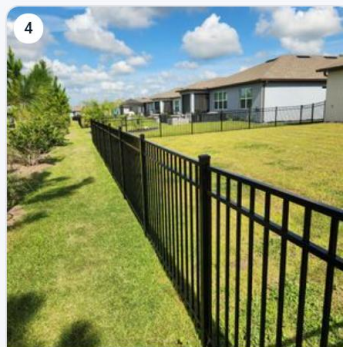
🕒 Aug 7, 2025 10:23 AM by
Chris Lindsey



Rita Cowan

📍 8322 SW 52nd Lane Rd •
Ocala, FL 34481

🕒 Aug 7, 2025 10:23 AM by
Chris Lindsey



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Ocala, FL 34481

🕒 Aug 7, 2025 10:23 AM by
Chris Lindsey

