



Ocala Historic Preservation Advisory Board Agenda

Thursday, November 6, 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
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](#)
4. Certificates of Appropriateness
 - a. [COA25-0033; 35 SE 1st Avenue all units – Historic Landmark](#)
Attachments: [COA25-00033 Staff Report](#)
[COA25-0033 Application](#)
[COA25-0033 Site Plan](#)
[COA25-0033 Supporting Document](#)
[COA25-0033 Examples of Downtown Ocala Historic Markers](#)
 - b.
Attachments: [COA25-0037 Staff Report](#)
[COA25-0037 Site Plan](#)
[COA25-0037 Application](#)
[COA25-0037 Master Site File](#)
5. Affirmative Maintenance
6. Public Comments
 7. Staff Comments
8. Board Comments
9. Next Meeting: December 4, 2025
10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0202

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

September 4, 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

Thursday, September 4, 2025

4:00 PM

1. Call To Order and Roll Call

a. Roll Call

Present

Carol Barber
Jane Cosand
Joshua DeMonte
Noelle Smith
Rick Hugli
Chairperson Tom McCullough

Absent

Holland Drake

Excused

Vice Chair Melissa Townsend

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](#)

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Jane Cosand

4. Certificates of Appropriateness

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

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

Planner II, Breah Miller, provided a brief overview of COA25-0022 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.

Robert Briggs and Nadia Briggs, 1244 SE 7th Street, Ocala, FL shared that they have lived at their residence for the past ten years. They currently have three children enrolled at Forest High School. The Briggs family expressed that the project under discussion is very important to them. They emphasized that they have no plans to move and intend to remain in their home permanently. They noted a strong need for the proposed garage

space, specifically with a west view.

Ms. Barber asked if this was the property that had previously been delayed due to setback requirements. Breah confirmed that it was, and explained that one of the conditions for moving forward with a recommendation is that the applicants must first appear before the Ocala Historic Preservation Board prior to proceeding to the Board of Adjustment. Motion to approve COA25-0022 with conditions to apply for a variance.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Rick Hugli

- b. Case File # 328; COA25-0026; 1019 SE 3rd Street - Driveway.

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

Planner II, Breah Miller, provided a brief overview of COA25-0026 a request to replace asphalt driveway with Tremron "Olde Towne" Glacier Grey pavers.

Ms. Cosand asked whether the concrete driveway was breaking up, and Breah responded that it is, noting that the surface is uneven.

Mr. McCullough asked if the area was already paved, noting that because the materials are not like-for-like, this is why the project must come before the board. Breah confirmed this and added that until a code update is in place, similar projects will continue to require board review.

Ms. Barber asked if the applicants had given a reason for wanting to install pavers. Breah responded that it was a matter of preference, as they wanted the alterations to match improvements already made to the home. Additionally, the existing concrete is broken up, and the applicants do not want to remove the trees in the area. Ms. Barber then inquired whether the pavers would be brick-sized. Breah explained that the pavers are closely set and not significantly gapped like typical pavers.

Motion to approve COA25-0026.

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Noelle Smith

- c. Case File # 189; COA25-0028; 514 SE Sanchez Avenue - Gazebo and Pool with Deck.

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

Planner II, Breah Miller, provided a brief overview of COA25-0028 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.

Kim Gibas, 514 SE Sanchez Avenue, stated that she has lived at the property for 35 years. Her sister resides on one side of the property, and she owns the adjoining property on the other side, located at 520 SE Sanchez Avenue, for which she has a Power of Attorney. Ms. Gibas explained the gazebo in question is not new and has been on the property for several years. It has recently come to light that the structure does not meet current code requirements. She clarified that the gazebo is not a permanent fixture but a movable metal structure. The pool on the property is not deep enough to require a permit, and although it may appear that the deck surrounds the pool, it does not. The front area has no decking, and only about three-quarters of the deck is visible from the road. Ms. Gibas noted that she does not have a new site plan and instead used her own measurements from the property line to the items in question.

Breah clarified that the property adjacent to hers belongs to her father, for whom she has Power of Attorney. She explained that if she owned both properties and they were not combined, they would still be considered separate parcels and must meet the required setbacks based on the existing property line. There is no current survey available, so measurements from the structures to the property line cannot be verified. The gazebo was originally placed between 2018 and 2019 without proper approval. A storm occurred several years later, during which she replaced the cloth covering. The original application listed different dimensions, which would have required permits for the associated work. After a meeting with city staff, she remeasured the structure, and the new measurements indicated that a building permit was not needed. However, the gazebo's actual size meets the threshold requiring a building permit. If engineered plans for the alterations cannot be provided, the permit will be denied. This is the reason the application could not move forward for a determination of appropriateness.

Ms. Cosand asked whether the gazebo was anchored. Breah responded that it was not. She explained that the dimensions of her gazebo require a building permit, as it must be anchored and include engineered plans. She has never obtained a Certificate of Appropriateness or a building permit for the structure.

Ms. Barber stated we may need to table it until the specs are met.

Ms. Gibas stated that she agreed with Breah's comments and confirmed that everything Breah mentioned was correct. She explained that before meeting with building staff and receiving a code violation, she was informed that a building permit was required for the gazebo. She later met with another city department regarding the gazebo but was initially unable to get a clear answer. After a follow-up call, she was told that a building permit was not needed. She then met with Breah, who expressed concerns and explained that the requirement for a building permit depends on the size of the structure. Breah stated now that the exact dimensions are known, it has been determined that a building permit

is required.

Ms. Cosand asked why Ms. Gibas had not applied for approval prior to installing the gazebo. Ms. Gibas responded that she did not believe it was necessary because the structure is not permanent. She noted that she has applied for several Certificates of Appropriateness in the past and is aware of the process. Ms. Cosand then asked whether the structure could be dangerous if a storm were to come through. Ms. Gibas replied that it would not be dangerous, as she is able to take it down when needed. She explained that it functions more like an umbrella over the patio area. Ms. Gibas also stated that she has not received any email indicating a building permit is required and that, based on her previous meetings with the Planning and Building Departments, she was informed a permit was not necessary.

Breah wanted to clarify whether she needs a building permit or not it will come after the approval for this request. Also, she needs to get approval for a variance before a building permit.

Mr. DeMonte asked if the gazebo is visible from the road. Breah confirmed that it is, stating that it can be seen as one walks past the property.

Kelly Hamer, of 506 SE Sanchez Avenue, which is on the west side of the property, clarified information regarding the gazebo. She stated that the structure is commercially available from stores such as Lowe's, consisting of metal poles with a canvas top, and is not a built or permanent structure. She noted that since 2018, the only work done on the gazebo was replacing the canvas top, which is what drew attention to it.

Motion for denial was made for COA25-0028.

RESULT: DENIED

MOVER: Carol Barber

SECONDER: Joshua DeMonte

- d. Case File # 91; COA25-0030; 703 E. Fort King - Reroof.

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

Planner II, Breah Miller, provided a brief overview of COA25-0030 a request to replace the shingle roof with a 26-gauge silver metal roof.

Ms. Smith asked if the structure next door had been approved. Breah responded that the board had approved a metal roof for the property. Ms. Smith then asked if the approval occurred after the initial request. Breah explained that the initial request for the neighboring property was submitted in 2008 and was denied because it did not fit the architecture of that home. The home on the west, which is a single-family residence, was later approved for the metal roof. She noted, however, that approvals are considered on an individual basis, so it is not entirely clear how that approval was granted.

Brian Kuhn, of 703 SE Fort King Avenue, stated that he has lived at the property for 30 years. He is seeking approval to install a silver roof, noting that he believes it would enhance the appearance of the home and that he plans to remain at the property for some time.

A motion for denial was made fro COA25-0030.

RESULT: DENIED

MOVER: Carol Barber

SECONDER: Joshua DeMonte

5. Affirmative Maintenance

None,

6. Old Business

None.

7. New Business

None.

8. Public Comments

None,

9. Staff Comments

None.

10. Board Comments

None.

11. Next Meeting Day: October 14, 2025

None.

8. Adjournment

Meeting adjourned at 4:48pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0190

Agenda Item #: a.

COA25-0033; 35 SE 1st Avenue all units - Historic Landmark

- Petitioner/ Property Owner: Austin International RLT, LLC
- Agent: Paul Stentiford
- Project Planner: Charlita Whitehead, Economic Development Project Coordinator

Applicant Request: To install a new historic marker titled “*Elvis in Ocala, Tom Petty Inspired*” on the northeast corner of East Silver Springs Boulevard and NE Osceola Avenue, commemorating the 1961 visit of Elvis Presley to film *Follow That Dream* and its influence on a 10-year-old Tom Petty.



Staff Report

Case #207

COA25-0037

Ocala Historic Preservation Advisory Board: November 6, 2025

Property Owner: Austin International RLT, LLC

Petitioner: Paul Stentiford

Project Planner: Charlita Whitehead

Applicant Request: To install a new historic marker titled “*Elvis in Ocala, Tom Petty Inspired*” on the northeast corner of the intersection at East Silver Springs Boulevard and NE Osceola Avenue, commemorating the 1961 visit of Elvis Presley to film *Follow That Dream* and its influence on a 10-year-old Tom Petty.

Parcel Information

Acres: ±0.64 acres

Parcel(s) #: 2823-064-007

Location: 117 E Silver Springs Boulevard, Corner of E. Silver Springs Boulevard and NE Osceola Avenue

Future Land Use: High Intensity/Central Core

Zoning District: Form Based Code

Existing Use: Vacant Commercial Property

Background:

Local historic landmarks and markers play an essential role in preserving and interpreting the community’s heritage. They provide tangible, public reminders of the people, places, and events that shaped Ocala’s identity and contribute to civic pride and heritage tourism. Through the placement of signage, the City and its partners ensure that local stories are documented, accessible, and celebrated for future generations.

In July 1961, Elvis Presley arrived in Ocala to film scenes for the movie *Follow That Dream* at the Commercial Bank and Trust Company on East Silver Springs Boulevard. The production drew hundreds of spectators as the “King of Rock and Roll” briefly transformed downtown into a film set.

Among the onlookers was 10-year-old Tom Petty of Gainesville, whose uncle, Earl Jernigan, was involved with the film crew. Accompanied by his Aunt Evelyn and cousins Sadie and Norma, Tom met Elvis that day, an encounter Petty later described as “what kicked off my love of music.” He would go on to become one of America’s most influential rock musicians.

The Ocala Sunset Rotary, in coordination with the Florida Division of Historical Resources, applied for a state historic marker to commemorate this moment. Written authorization from the property owner has been provided, and the proposed installation location has been reviewed by City staff. Photos of the existing historic markers and the proposed placement are attached.

Applicant Request:

To install a new historic marker titled “*Elvis in Ocala, Tom Petty Inspired*” on the northeast corner of the

intersection at East Silver Springs Boulevard and NE Osceola Avenue, commemorating the 1961 visit of Elvis Presley to film *Follow That Dream* and its influence on then 10-year-old Tom Petty.

Staff Analysis

The site is associated with Elvis Presley and Tom Petty, both nationally recognized figures whose brief intersection in Ocala links local history to the broader story of American popular music. Consistent with the intent of Sec. 94-81(c), which identifies public education and appreciation of historic resources as core purposes of landmark designation. The marker advances public understanding of Ocala's role in Florida's mid-century cultural landscape and provides a tangible interpretive element for heritage tourism. It complements existing markers on the Downtown Square and near the Florida Institute for Human and Machine Cognition. The proposed placement near the original filming site retains historical context and visual association with the event.

Pursuant to Sec. 94-81(c)(1)(b), the marker's installation supports the City's preservation goals by enhancing community understanding of historic personages important to national, state, or local history. Installation will occur on publicly accessible property and be maintained by the Ocala Sunset Rotary. The marker will be accessible 24 hours a day and adds to the City's public education and heritage assets. Staff finds that the event meets the criteria for recognition under Sec. 94-81(c)(1) as a location associated with persons who made significant contributions to history.

Nomination and designation of local landmarks. (Section 94-81(c)):

The following is the procedure for nomination of individual historic resources as a landmark. The nominated historic resource may or may not be listed on the National Register of Historic Places.

(1) In addition to the structures already identified as within the historic district, the board shall consider for landmark designation any additional buildings, structures, objects, sites, and districts within the city which merit landmark designation and protection, possessing integrity of location, design, setting, materials, workmanship of association and being:

- a. Of particular historic significance by exemplifying the broad cultural, political, economic, or social history of the nation, state, or community:

The proposed landmark exemplifies the cultural and social history of two nationally recognized individuals that met for the first time while visiting the City of Ocala.

- b. Associated with historic personages important in national, state, or local history:
- c. *Elvis Presley and Tom Petty are persons who have made significant contributions to American music and rock n' roll history.* The site of a historic event which had a significant effect on the development of the nation, state, or community:

The proposed landmark identifies a historic event in which Elvis Presley and Tom Petty met for the first time and had a brief exchange during the filming of "Follow that Dream".

- d. An embodiment of the distinctive characteristics of a type, period, or method of architecture or engineering.

the proposed landmark is not an embodiment of the distinctive characteristics of a type, period, or method of architecture or engineering. This landmark designation refers to an important cultural and social event.

- e. Representative of the work of an important builder, designer, artist or architect whose individual ability has been recognized or who influenced his age.

The site is not directly associated with a specific recognized builder, designer, architect, or artist but represents the mid-20th century film production design and locations that helped shape the visual identity of American movies.

- f. Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation.

The proposed landmark is not significant for containing elements of design, detail, materials, or craftsmanship representing a significant innovation. It is more so significant from a cultural and social historic aspect.

- g. Able or likely to yield information important in prehistory or history.

This is cultural and social event between two prominent national music figures of the mid 1900's era.

Guidelines for recommendations (Section 94-81(d):

Locally designated historic districts and local landmarks may be designated by ordinance upon recommendation by the board, which shall use the following criteria as general guidelines for making such recommendations: districts, sites, buildings, structures and objects that possess integrity of location, design, setting, material, workmanship, feeling and association, and that:

- (1) Are associated with events that have made a significant contribution to the broad patterns of the city's history.

The site is associated with events that contributed to the city's cultural history, in this case, the filming of "Follow That Dream" and its influence on Tom Petty's musical career.

- (2) Are associated with the lives of persons significant in the city's past.

The site is associated with the lives of Elvis Presley and Tom Petty who were visiting Ocala, which is significant in the city's cultural history.

- (3) Embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.

the site does not embody distinctive architectural or construction characteristics.

- (4) Have yielded or may yield information important in prehistory or history.

- (5) ***This is cultural and social event between two prominent national music figures of the mid 1900's era.***Constitute a unique density of architecture, scale, landscaping and planning.

The site does not exhibit a unique density of architecture, scale, landscaping, or planning; its importance is primarily cultural and social history of two prominent national musicians.

Staff Findings:

Based on Sec. 94-81 criteria, staff finds the nomination is consistent with the intent of the Code of Ordinances.

Division of Historical Resources, Bureau of Historic Preservation

Historical Markers Application

- [My Application](#)
- [Return to Application Later](#)
- [Logout](#)

Florida Historical Marker Application

Application Number: **HM-1361**

You are not done yet!

We have received your application electronically however you are **NOT** done yet! We still need a few more things from you.

- [Print Signature Page](#)

Attach signature page to:

ATTN: Historic Marker Program
 Division of Historical Resources
 Bureau of Historic Preservation
 R.A. Gray Building
 500 S. Bronough Street, Room 422
 Tallahassee, Florida 32399-0250

Part 1: Resource Information

Name and Location

What is the Historic Name of the Resource?
 Elvis Presley and Tom Petty Memorial
 Address
 corner of East Silver Springs Boulevard and NE Osceola Avenue
 City
 Ocala
 Zip Code
 34470

Details

What type of resource will you be marking?
 Site (e.g., archaeological, historic, cemetery, battlefield)

If other, please explain:

Historic

Is the resource listed in the National Register of Historic Places?
No

Description and Significance

Please describe the resource

Tom Petty was 10 years old when he met Elvis Presley on a movie set in Ocala. The brief encounter with the rock and roll sensation on that hot July day in 1961 ended up being a transformative moment for Petty and his love for music.

Provide a statement explaining the significance of the resource

The King of Rock and Roll inspired a 10 year old boy who never had an interest in music to later become a legendary rock and roll icon. The movie Elvis was filming in Ocala, FL in 1961 was "Follow That Dream" and 10 year old Tom Petty whose uncle was involved in the production had Tom's aunt bring him from his hometown of Gainesville 40 miles North to see the filming and meet Elvis. It was there on that day that 10 year old Tom Petty who had no former interest in music would be forever fascinated - and hooked - on rock 'n' roll. In his own words I quote " That's what kicked off my love of music. And I'd never thought much about rock 'n' roll until that moment."

Part 2: Marker Information

Marker Details & Location

Will this be a new or replacement marker?
New Marker
Will this be a single or double-sided marker?
Single-sided marker (identical text on both sides)
Will the marker be located at the resource?
Yes

If no, please explain:

In which county will the marker be located?
Marion County

What are the **geographic coordinates** of the proposed marker location?

Please use decimal fractions. (Example: 30.438659 or -84.284451). See [How to Determine Marker Coordinates](#) for instructions.

Longitude
29° 11' 13.9092" N
Latitude
82° 8' 6.936" W

What days and times will the marker accessible to the public?

Accessible 24/7

Marker Text

What is your proposed Marker Title
Elvis in Ocala, Tom Petty Inspired

Please provide your proposed **Marker Text**

The marker text may not exceed 1,235 characters per side. This character limit includes punctuation and spaces. See [Tips for Writing Marker Text](#) for additional instruction.

Side One

On a summer morning in 1961, Elvis Presley arrived in Ocala, FL, to film a scene for a movie at the Commercial Bank and Trust Company on East Silver Springs Boulevard, just east of the railroad tracks. The city paused as the "King of Rock and Roll" brought Hollywood glamour to this quiet stretch of downtown. That same day, a 10-year-old boy named Tom Petty made the 30-mile trip from Gainesville with his Aunt Evelyn and cousins Sadie and Norma. Their uncle, Earl Jernigan, was working on the film set, giving them rare access to witness the magic of moviemaking and to meet Elvis himself. Petty's cousin Sadie Darnell later recalls, "He was completely, completely enthralled." Inspired and wide-eyed, young Tom told his family that day that he was going to be a rock star. Decades later, he would become just that - an American music legend in his own right. Fittingly, the film Elvis was shooting that day carried the title Follow That Dream.

Side Two (double-sided markers only)

What organization(s) and or individual(s) are sponsoring the marker?

Ocala Sunset Rotary

Close
Close

Part 3: Contact Information

Resource Owner

If the resource is owned by an organization, provide the name and information of a contact person in that organization.

What is the name of the resource owner or organization contact?

First name	Paul
Last name	Stentiford

Organization name (if owned by an organization)

Ocala Sunset Rotary

What is the address of the resource owner?

Address	1501 SE 14TH AVE
City	OCALA
State	Florida
Zip Code	34471

Phone number of owner

352-266-8994

Email address of owner

PAUL@STENTIFORDFL.COM

Will the resource owner also be responsible for installation and maintenance of the marker?

Yes

Is the resource owner also the person that prepared this application?
Yes

Marker Caretaker

Please provide the contact information for the person responsible for installing and maintaining the marker if different from the resource owner. If this will be an organization, provide the name and information of a contact person in that organization.

What is the name of the of the marker caretaker?

First name
Paul
Last name
Stentiford

Organization name (If an organization will be the marker caretaker)

What is the address of the marker caretaker?

Street Address
1501 SE 14TH AVE
City
OCALA
State
Florida
Zip Code
34471

Phone number of caretaker
352-266-8994
Email address of caretaker
PAUL@STENTIFORDFL.COM

Person That Prepared the Application

Please provide the contact information for the person that prepared the content of this application (if different from resource owner).

What is the name of the of the person that prepared the application?

First name
Paul
Last name
Stentiford

What is the address of the of the person that prepared the application?

Street Address
1501 SE 14TH AVE
City
OCALA
State
Florida
Zip Code
34471

Phone number of preparer
352-266-8994
Email address of preparer
PAUL@STENTIFORDFL.COM
If you need assistance, please email flheritage@dos.myflorida.com or call 850.245.6333.

Memorial Sign - Example



"Marion County." *American Courthouses*, 1 Feb. 2023, courthouses.co/us-states/states-a-g/florida/marion-county/.



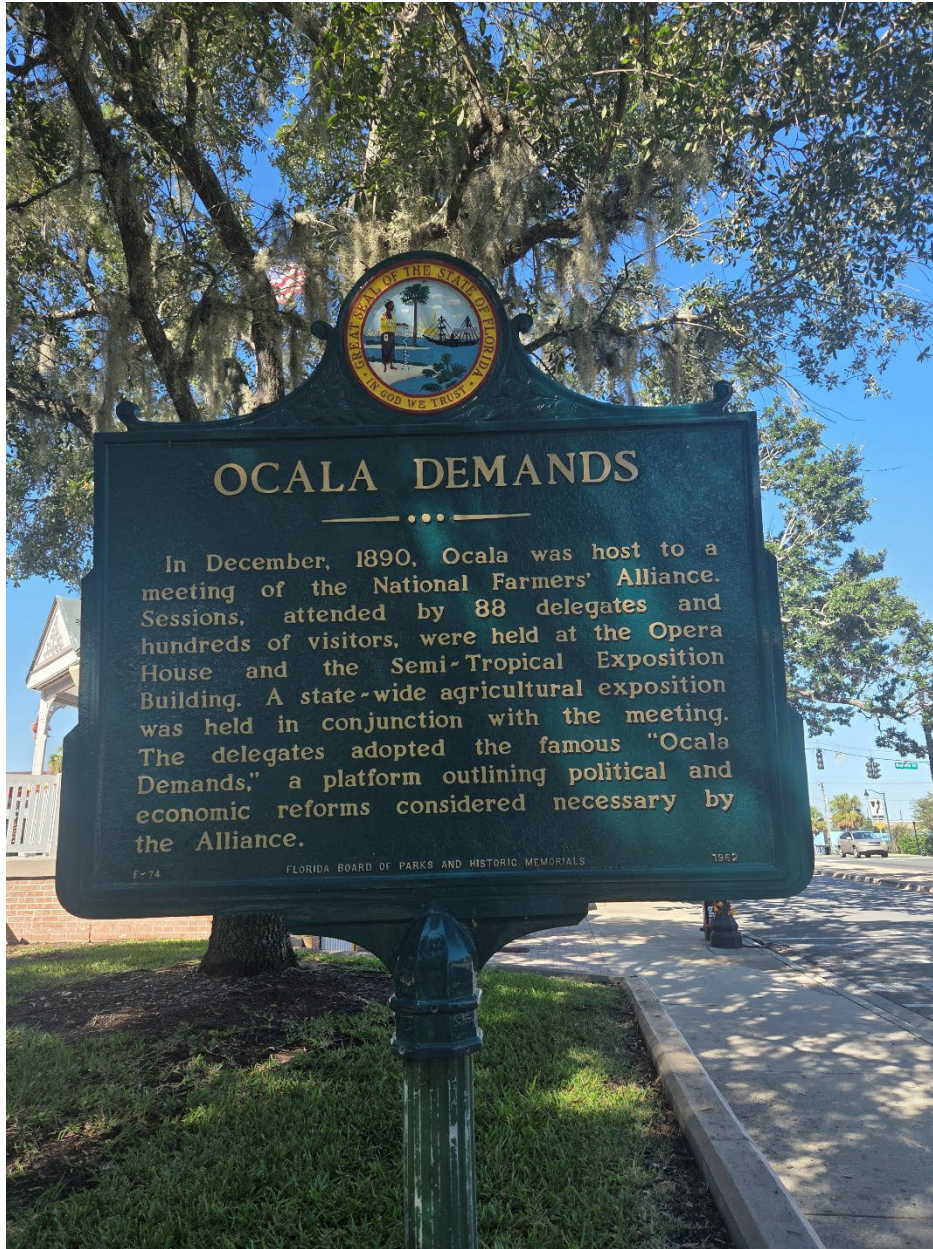
Elvis Presley emerges from Commercial Bank (now SunTrust) in downtown Ocala during the filming of "Follow That Dream." The old movie will kick off the third Silver Springs International Film Festival; its name also will serve as the festival's theme. *Ocala Star-Banner*

Allen Correspondent, Rick. "'Follow That Dream' Kicks off 2016 Silver Springs International Film Festival." *The Star Banner*, Ocala Star-Banner, 30 Mar. 2016, www.ocala.com/story/entertainment/local/2016/03/30/follow-that-dream-kicks-off-2016-silver-springs-international-film-festival/31971217007/.

Below is the proposed location for the Tom Petty and Elvis Presley historical marker, which would be placed on the left side of the picture, at the street corner. The building on the right side of the image is the former commercial bank where Elvis Presley's movie "Follow That Dream" was filmed.



Examples of Downtown Ocala Historic Markers



Ocala Demands Marker

Examples of Downtown Ocala Historic Markers



Old Courthouse Square Marker

Examples of Downtown Ocala Historic Markers



Institute of Human Machine Cognition / Former Library Marker



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0184

Agenda Item #: b.

Case file #16; COA25-0037; 828 SE 3rd Street - In-ground plunge pool.

- Petitioner: Archie and Anne Leonardis
- Agent: Lana L. Flodman
- Planner: Charlita Whitehead, Economic Development Project Coordinator

Cwhitehead@ocalafl.gov

A request to install a 10-foot by 20-foot in-ground plunge pool in the rear of the property.

Recommended Action: Appropriate



Staff Report

Case #16

COA25-0037

Ocala Historic Preservation Advisory Board: November 6, 2025

Petitioner/ Property Owner: Archie and Anne Leonardis
Agent: Lana L. Flodman
Project Planner: Charlita Whitehead
Applicant Request: Install a 10-foot by 20-foot in-ground plunge pool in the backyard of the property.

Parcel Information

Acres: $\pm$ 0.18 acres
Parcel(s) #: 2820-037-004
Location: 828 SE 3rd Street Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential
Existing Use: Residential

Background:

The existing home, known as the Edith Tigner House, was constructed in 1908 using a Victorian Frame Vernacular building style that exhibits Gothic architectural influences. The home is a contributing structure to the Ocala Historic District. The property has been the subject of several previously approved Certificates of Appropriateness (COAs), including one approved in February 2023 for reroofing (COA23-45103). In February 2006, three additional COAs were approved: for the replacement of the front door (COA06-0018), roof repair on the front porch (COA06-0011), and reroofing (COA06-0010).

Applicant Request:

The applicant is requesting to install a 10-foot by 20-foot in-ground plunge pool in the backyard of the property. The proposed pool will be located to the rear of the primary structure and will not be visible from the public right-of-way.

Staff Analysis

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

The Code of Ordinances states that the Ocala Historic Preservation Advisory Board (Board) may issue a Certificate of Appropriateness (COA) 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 COA 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 plunge pool is a modern site feature that will be located in the rear yard, out of public view. No alterations to the historic structure or visible architectural elements are proposed. The project will not diminish the historical character of the property or district.

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

Not applicable; the request does not identify 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 pool will be integrated into the existing rear yard. No visible site changes will occur from the street, refer to the sketch in the attachments.

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 plunge pool is a ground-level feature, and materials will be compatible with residential use.

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

Not Applicable; the proposed alterations will not affect the existing rhythm.

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

Landscape impacts will be minimal. The installation area is confined to the rear yard and not in public view.

- 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 proposed alterations will not impact the existing façade expression.

- 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 pool does not involve architectural detailing of the primary structure.

- 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 pool requires a minimum side setback of 8 feet and a rear setback of 3 feet. Based on the provided site plan, the pool will meet the required setbacks with a side setback of *8 feet and a rear setback of 8 feet*. As there are no vertical elements proposed with the alterations, the compatibility of roof form, materials, and height is not applicable.

Staff Recommendation: Approval



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 #:	2820-037-004	Property Address:	828 SE 3rd St. Ocala, FL 34470
Owner:	Leonardis, Archie → Anne	Owner Address:	62 Comstock Ave Ivoryton, CT 06442-1211
Owner Phone #:	203-223-6520	Owner Email:	Aheonar357@gmail.com
Will there be an additional meeting representative? ☒ Yes ☐ No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Lana L Flodman	
Rep. Phone #: 352-362-1600		Rep. Email: lana.l.flodman@gmail.com	

Project Type:	☐ Addition	☐ New Construction	☐ Site Work
	☐ Alteration	☐ Reroof	☐ Fence
	☐ Repair	☐ Relocation	☒ Other <u>Pool</u>

October 6, 2025

To Whom It May Concern:

I authorize Lana Flodman to represent me, Archie Leonardis, at the City of Ocala Growth Management meeting. This is obtain a Certificate of Appropriateness for my property located at 828 SE 3rd St, Ocala, FL 34470.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'AL' in a stylized, cursive script.

Archie Leonardis



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.

Plunge Pool 10 Feet By 20 Feet
Materials: Cement + Tile.

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

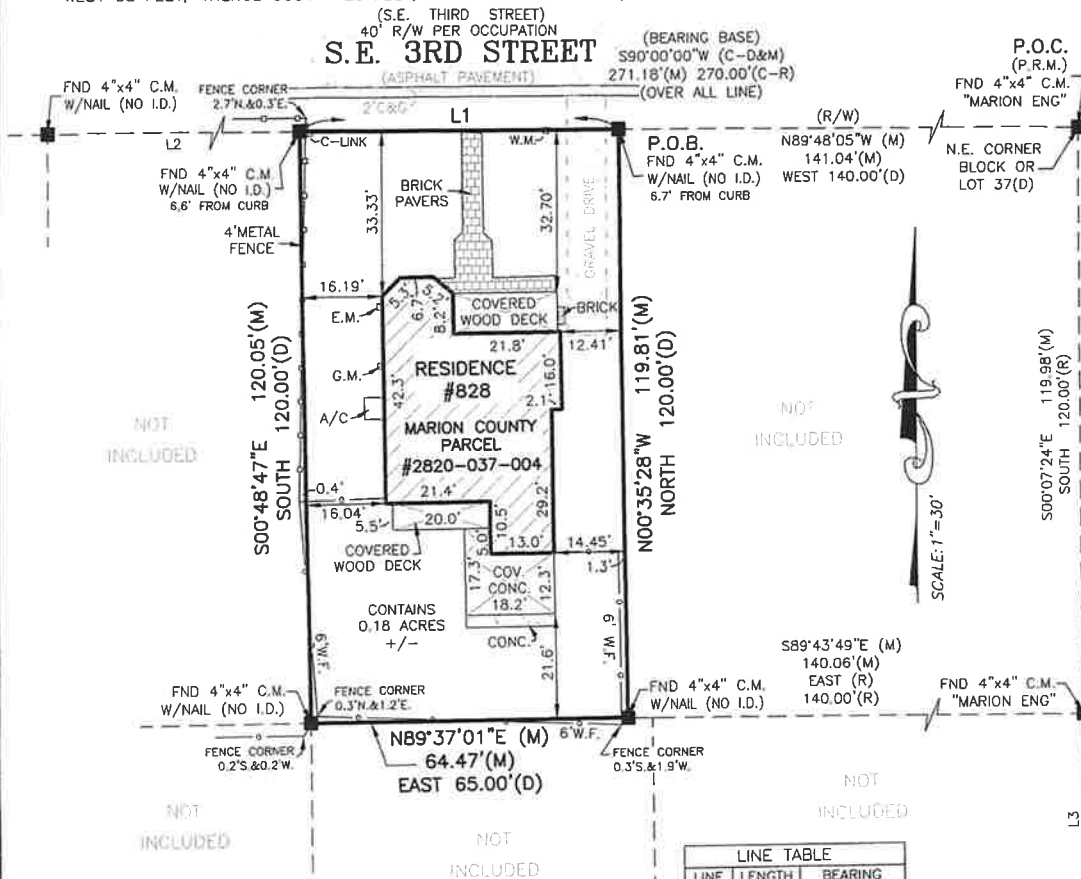
9-26-25

Date

BOUNDARY SURVEY

PROPERTY DESCRIPTION

COMMENCING 140 FEET WEST OF THE NE CORNER OF BLOCK OR LOT 37, CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUNNING THENCE WEST 65 FEET; THENCE SOUTH 120 FEET; THENCE EAST 65 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD, SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.
4. BEARINGS ARE BASED ON THE SOUTH R/W LINE OF S.E. 3RD STREET, ASSUMED AS BEING S.90°00'00"W., PER DESCRIPTION.
5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY AND UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.
6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA, PER FIRM PANEL #12083C0517E, DATED APRIL 19, 2017, MARION COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS:

Δ	- DELTA	P.C.	- POINT OF CURVATURE
⊙	- CENTER LINE	P.C.C.	- POINT OF COMPOUND CURVATURE
B.M.	- BENCH MARK	P.C.P.	- PERMANENT CONTROL POINT
A/C	- AIR CONDITIONER	Pg.	- PAGE
CATV	- CABLE TELEVISION RISER	P.I.	- POINT OF INTERSECTION
C.B.	- CHORD BEARING	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK STRUCTURE	P.O.C.	- POINT OF COMMENCEMENT
C.B.W.	- CONCRETE BLOCK WALL	P.O.L.	- POINT ON LINE
C.L.F.	- CHAIN LINKED FENCE	P.P.	- POWER POLE/SERVICE POLE
C-UNK	- CENTURY-LINK RISER	P.R.C.	- POINT OF REVERSE CURVATURE
C.M.	- CONCRETE MONUMENT	P.R.M.	- PERMANENT REFERENCE MONUMENT
CONC.	- CONCRETE	P.T.	- POINT OF TANGENCY
COV.	- COVERED	R.	- RADIUS
C&G	- CURB & GUTTER	RAD.	- RADIAL
D.E.	- DRAINAGE EASEMENT	R.P.	- RADIUS POINT
E.B.	- ELECTRIC BOX (ELEC.)	R/W	- RIGHT-OF-WAY
E.M.	- ELECTRIC METER	S/W	- SIDEWALK
EASE.	- EASEMENT	SO. FT.	- SQUARE FEET
F.H.	- FIRE HYDRANT	T.B.	- TANGENT BEARING
FND	- FOUND	TELE.	- TELEPHONE RISER
G.M.	- GAS METER	TRANS.	- TRANSFORMER PAD
H.W.F.	- HOG WIRE FENCE	TYP.	- TYPICAL
I.R.	- IRON ROD (SIZE NOTED)	U.E.	- UTILITY EASEMENT
I.P.	- IRON PIPE	W.F.	- WOOD FENCE
L.	- ARC LENGTH	W.F.S.W.E.	- WALL/FENCE & STORMWATER EASE.
L.P.	- LIGHT POLE	W.M.	- WATER METER
M.H.	- MANHOLE	W.V.	- WATER VALVE (OR VALVE AS NOTED)
NO I.D.	- NO IDENTIFICATION	(C)	- CALCULATED
N&D	- NAIL AND DISC	(D)	- DEED
PAVE.	- PAVEMENT	(M)	- MEASURED
P.B.	- PLAT BOOK	(P)	- PLAT

LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	64.94	S89°49'29"W
L2(M)	65.20	S89°44'41"W
L3(M)	120.16	S00°00'35"E
L1(D)	65.00	WEST
L2(R)	65.00	WEST
L3(R)	120.00	SOUTH

CERTIFIED TO:

DANIEL LAXTON AND RACHEL LAXTON
GOLDWATER BANK, N.A., ISAOA
AFFILIATED TITLE OF CENTRAL FLORIDA, LTD.
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE STANDARD'S OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

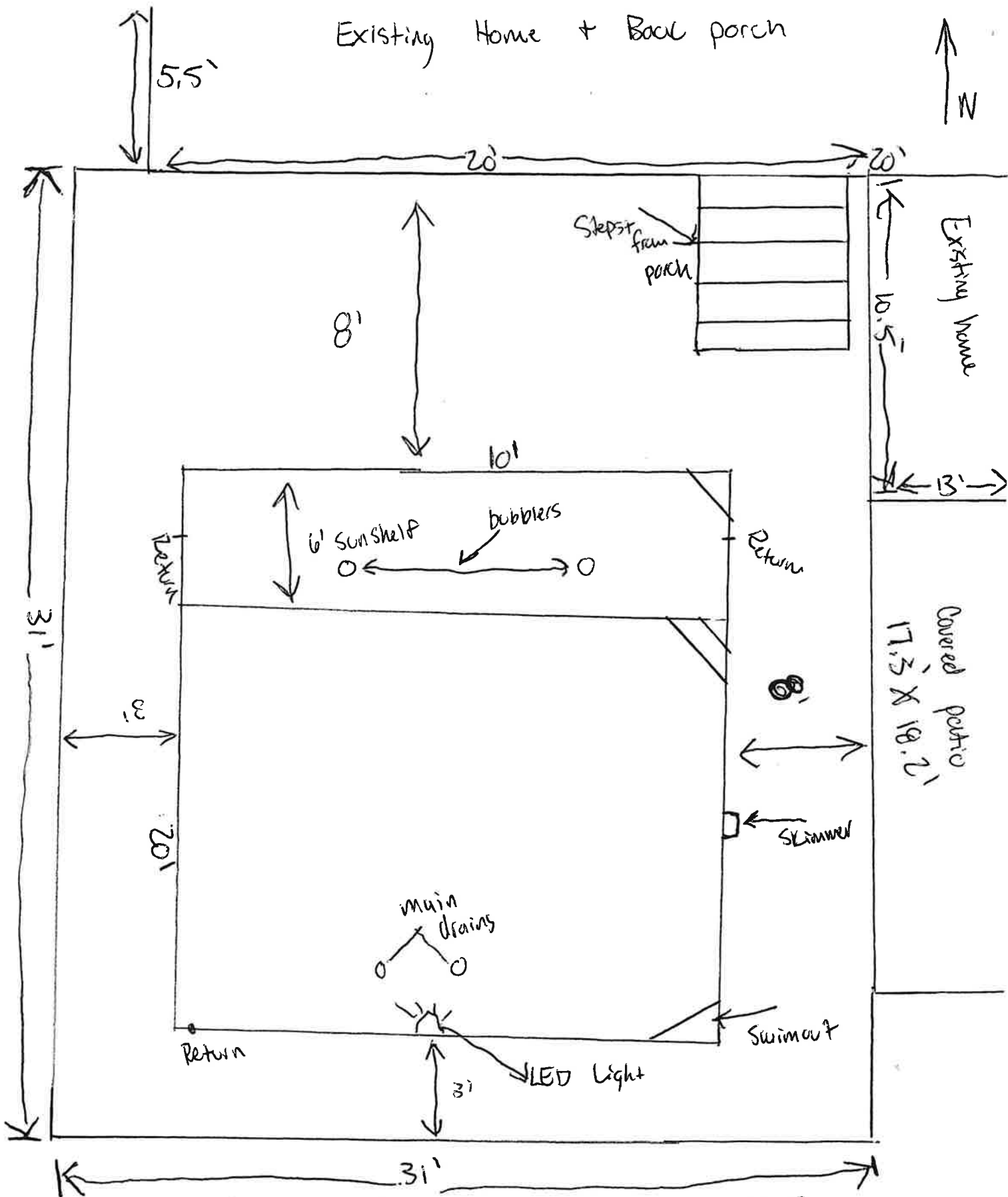
Joseph M. Stokes, Jr.
Professional Surveyor and Mapper
Florida Registration Number 5507

This survey is not covered by Professional Liability Insurance.

COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	P.A.	1/4/23	P.A./D.H.	01/05/23
CHECKED BY: J.M.S. JR. SHEET NUMBER 1 OF 1				
JOB NUMBER: 22-583 CADD DWG. FILE: 22-583DWG				
www.SAA-survey.com Info@SAA-survey.com LB 7524				

S Land A Surveying A
Stokes, Anderson & Associates
P.O. BOX 4112
BELLEVUE, FLORIDA 34421
PH. (352) 205-9488
FAX (866) 480-6733





1-352-657-5533
 Krystal Pool Pools
 1147 NE 17th RD
 Ocala FL 34471

1-203-223-6520
 Architect Kim Leonardis
 628 SE 3rd St Ocala FL
 34433
 (Ocala Historic District)

Photos 828 SE 3rd St



Front of the property



Back of the property

CA. 16 - return actualization

12/88

95

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

(old parcel#)
need parcel# 7/89 (C)
FDAHRM 802 = =
1009 = =
820 = =
905 = =
813 = =
868 = =
808 = =
902 = =
832 = =

Site Name Tigner, Edith House 830 = = Site No. 63-51892 2820-037-004
Address of Site: 828 S.E. 3rd St. Survey Date 1981
Instruction for locating Fourth house east of S.E. Wenona Avenue on the south
side of S.E. 3rd St.
Location: Caldwells AD Ocala Com 140 Ft W of NE Cor Lot 37 Thence
subdivision name block no. lot no.
County: Marion - W 65 Ft S 120 Ft E 65 Ft N 120 Ft 808 = =
Owner of Site: Name: Freeman, S T & RL Parker STANLEY GEORGINA FREEMAN
Address: 828 SE 3rd St. (PO BOX 3674) 34478
Ocala, FL 32670 34478 902 = =
Type of Ownership Private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc.
Address: 1241 S.W. 10th St. Planner 818 = =
Ocala, FL 32670 838 = =
Condition of Site: Integrity of Site: Original Use Residence 850 = =
Check One Check One or More Present Use Residence 844 = =
☒ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning CA: 1906 840 = =
☐ Good 863 = = ☒ Unaltered 858 = = Culture/Phase American 845 = =
☐ Fair 863 = = ☒ Original Site 858 = = Period
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = = 916 = =

NR Classification Category:
Threats to Site:
Check One or More
☐ Zoning () 878 = = ☐ Transportation () 878 = =
☒ Development () 878 = = ☐ Fill () 878 = =
☐ Deterioration () 878 = = ☐ Dredge () 878 = =
☐ Borrowing () 878 = =
☐ Other (See Remarks Below): 878 = =
Areas of Significance: Architecture 910 = =

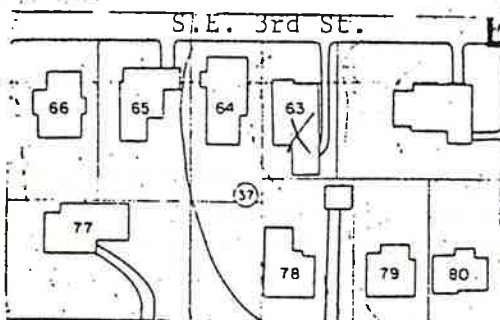
Significance:
An example of a Victorian frame vernacular style house exhibiting Gothic (details) architectural influences. The house is in scale and character with its surroundings, a residential Victorian neighborhood which has evolved from the 1880's through the early 1900's.
911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD frame vernacular Gothic 964 ==
 PLAN TYPE L 966 ==
 EXTERIOR FABRIC(S) shiplap wood siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES front - open
 _____ 942 ==
 FOUNDATION: brick piers, some continuous stone apron work 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): shed over porch 942 ==
 CHIMNEY LOCATION: central ridge 942 ==
 WINDOW TYPE: double hung sash 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: asbestos tile 882 ==
 ORNAMENT EXTERIOR: fish scale shingles north gable 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 ==

LOCATION SKETCH OR MAP

N



Photographic Records Numbers
81N70#8 (7, 8)

84N312 #23 (7)
Contact Print

Township Range Section

