



## Ocala Board of Adjustment Agenda - Final Monday, December 16, 2024

### Meeting Information

#### *Location*

Ocala City Hall  
110 SE Watula Avenue  
Second Floor - Council Chambers  
Ocala, Florida

<https://www.ocalafl.gov/meetings>

#### *Time*

5:30 PM

#### Board Members:

George Carrasco  
James Hartley, Chairperson  
Rusty Juergens  
Dustin Magamoll, Vice-Chairperson  
Brent Malever

#### Staff:

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

Endira Madraveren  
Chief Planning Official  
Staff Liaison

Gabriela Solano  
Committee Secretary

### WELCOME!

We are very glad you have joined us for today's meeting. The Zoning Board of Adjustment (BOA) is a quasi-judicial board that meets once a month to hear and decide only such special exceptions, variance, and appeals of the building official, as the BOA is specifically authorized to pass upon by the terms of the code and shall decide such questions as are involved in determining whether special exceptions should be granted. It shall grant approvals with such conditions and safeguards as are appropriate under the code and shall deny when not in harmony with the purpose, intent and requirements of the code.

### GENERAL RULES OF ORDER

The BOA is pleased to hear all non-repetitive comments. If you wish to appear before the BOA, please fill out an Appearance Request/Lobbyist Registration Form and give it to the BOA Recording Secretary. When the Chairman recognizes you, state your name and address and speak directly into the microphone. Persons with disabilities needing assistance to participate in any of these proceedings should contact the BOA Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

### APPEALS

Appeals from decisions of the BOA shall be to the Marion County Circuit Court. Any person or any board, taxpayer, department or bureau of the City aggrieved by any decision of the BOA may seek review by a court of record of such decisions in the manner provided by law. Please be advised that if any person wishes to appeal any decision made by the BOA with respect to any material considered at the above meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure a verbatim record of the proceeding is made.

**1. Call To Order**

- a. Pledge
- b. Roll Call

**2. Proof of Publication**

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on November 29, 2024.

- a. [Ocala Gazette Ad](#)

**Attachments:** [12162024 BOA Ad Proof](#)

**3. Approval of Minutes**

- a. [October 28, 2024 Meeting Minutes](#)

**Attachments:** [October 28, 2024 Meeting Minutes.pdf](#)

**4. Special Exception**

- a. [SE24-0002/ New Bethel Missionary Baptist Church of Ocala](#)

**Attachments:** [SE34-0002 Bethel Church-Staff Report](#)  
[SE24-0002 Greater New Bethel Aerial Map](#)  
[SE24-0002 Greater New Bethel Case Map](#)  
[2024-11 New Bethel Church - Site Layout](#)  
[23-120-Survey Bethel](#)  
[SE22-45033 Approval Letter](#)  
[SE22-45033 Aerial Map](#)  
[SE22-45033 Property Survey](#)  
[SE22-45033 Preliminary Site Plan](#)

**5. Public Comment**

**6. Staff Comment**

- a. Board Member Training

**7. Board Comment**

**8. Next Meeting: February 17, 2025**

**9. Adjournment**