



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



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0251

Agenda Item #: a.

Ocala Gazette Ad



NOTICE OF PUBLIC HEARING OCALA BOARD OF ADJUSTMENT

The Ocala Board of Adjustment will consider the following petition at its meeting on **Monday, December 16, 2024, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

NORTHWEST

Petitioner: Greater New Bethel Missionary Baptist Church of Ocala, Florida, Inc.; Agent: Michael W. Radcliffe, Michael W. Radcliffe Engineering, Inc.; Case: SE24-0002; A request for special exception to allow a church/place of worship in the R-2, Two-Family Residential, zoning district for property at 612 NW 4th Place (Parcel 2865-017-001); approximately 0.67 acres.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for **4**uch purpose may need to ensure that a verbatim record o, the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0304

Agenda Item #: a.

October 28, 2024 Meeting Minutes



Ocala

Board of Adjustment

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, October 28, 2024

5:30 PM

1. Call To Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present: Chairman James Hartley
George Carrasco Jr.
Vice Chair Dustin Magamoll
Rusty Juergens
Brent Malever

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 October 11, 2024.

a.

Attachments: [BOA Proof 10282024](#)

3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Dustin Magamoll

SECONDER: Rusty Juergens

AYE: Chairman Hartley, Carrasco, Vice Chair Magamoll, Juergens and Malever

a.

Attachments: [7-15-24 BOA Minutes.pdf](#)

4. Special Exception

a. **A-DENIV Corp / SE24-45761**

Attachments: [SE24-45761 Staff Report](#)
[SE24-45761 Conceptual Plan](#)
[SE24-45761 Conceptual Elevations](#)
[SE24-45761 Case Map A Deniv Corp](#)
[SE24-45761 Aerial Map A Deniv Corp](#)

Emily Johnson, Senior Planner displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE24-45761.

William Menadier, Menadier Engineering, 13800 Tech City Circle, Alachua, FL, 32616 said he accepts all the conditions that are in the staff report.

Mr. Magamol asked for the buffering requirement along US Highway 27. Mr. Menadier responded they are providing a twenty-foot street widening setback, twenty five-foot rear yard setback, ten-foot landscape buffer around the perimeter and a eight-foot yard setback on the east side. Ms. Johnson said they would have to provide a five-foot wide landscape buffer between the parking area and US Highway 27.

Mr. Juergens said the landscape buffers would have to be maintained. Ms. Johnson replied it would be a Code Enforcement issue if the landscape buffers are not maintained.

Mr. Magamoll asked if City Council denied the request. Ms. Johnson replied the rezoning was denied, but indicated the special exception would be more appropriate for the use.

Aubrey Hale Planning Director said going through special exceptions allows to add extra conditions. Mr. Juergens asked for the future plan. Mr. Hale replied the City is going through a 2050 vision update and includes corridor enhancements and the gateways coming into the city.

Mr. Malever asked about the traffic. Mr. Menadier replied it is about 1.1 pm trips per unit and increasing by fifteen to sixteen trips and the access would be off of Blichton Road.

Craig Smith from Habitat Circle said their view is going to be blocked and Blichton Road will be more congested with the new development.

Glory Smith from Habitat Circle said it is a bad idea because there are a lot of kids in the neighborhood and there is no space for the apartments.

Mr. Carrasco asked what the B-4 property is zoned for without any special exceptions. Ms. Johnson replied B-4 is a general business district and zoned for car wash, restaurants, hotel, auto supply store, building material store, department store, pawn shops and a drug store. Mr. Carrasco opinioned that an apartment building is less intensive than a fast food restaurant, or Dollar General and better for the neighborhood.

Mr. Menadier said commercial uses would be more intense and generate more traffic than a 14 unit townhome/apartments. Mr. Carrasco asked how his development enhance the safety of the children in the neighborhood. Mr. Menadier replied that they are providing sidewalks and fencing as opposed to the existing grassy shoulder.

Motion to approve SE24-45761 a request to allow multi-family dwellings in the B-4 General Business, zoning district, for property located at the southeast corner of the intersection of US Highway 27 and NW Old Blichton Road (Parcel 22276-000-00) approximately 1.20 acres.

RESULT: APPROVED
MOVER: George Carrasco, Jr.
SECONDER: Brent Malever
AYE: Chairman Hartley, Carrasco and Malever
NAY: Vice Chair Magamoll and Juergens

b. **Legacy View Church / SE24-45800**

Attachments: [Staff report-SE24-45800 Legacy View Church newest wLegistar edits LEGACY-VIEW-CHURCH-SUP](#)
[Resident Response-SE24-45800](#)
[SE24-45800 Case Map Legacy View Church](#)
[SE24-45800 Aerial Map Legacy View Church](#)

Planner II Kristina Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE24-45800.

Mr. Carrasco asked if there was going to be outreach to the community. Pastor Danny Nunn, 1734 and 1748 W. Silver Springs Boulevard responded there is no plan for outreach yet, but their main focus is to establish a sanctuary place to worship.

Richard Ray James, 1717 SW Fort King Street, Ocala, FL, said he wanted to know the days and the times of church service. He has been there 26 years and wants to know if there will be sidewalks and a fence.

Chief Planning Official Endira Madraveren said 1717 SW Fort King is one of the four properties in between the two parcels. Mr. Carrasco asked if he is in between the two subject parcels. Ms. Madraveren replied yes in between the two yellow squares.

Carla Nunn, 1734 and 1748 W. Silver Springs Boulevard said the church service hours will be Sunday 10:30 am to 2 pm, Monday thru Friday 8 am to 7 pm and no service on Saturdays.

Growth Management Director Jeff Shrum said the times of service are applicable is if we put a condition on the service hours. Mr. Carrasco asked what if the hours change. Mr. Shrum responded it can be added as a condition and come back through a future special exception to be reviewed. Mr. Hartley asked if the place of worship allows for a daycare. Mr. Shrum replied not as a stand alone principal use, and that it would have to be associated with the service.

Tina Albritton, 6183 NW 60th Street, Ocala, FL, said she donated the property to the church and hopes they can open the church for the West side of Ocala.

Mr. Hale said he needed clarification on the wall that separates Mr. James property. Mr. Sexton asked if the proposed fence is compliant with the setback requirements for the church parcel. Mr. Hale replied yes and all improvements would be reviewed through the

site plan process.

Mr. James said he would not like a fence because there will be a problem with the trash. Pastor Nunn said he was fine not putting a fence.

Mr. Juergens asked about Mr. James setbacks from the church property line. Mr. Hale replied it is about fifteen- feet and if a fence goes in it would five- feet.

Motion to approve a request to allow a church/place of worship in the R-2, Two-Family Residential, zoning for property located at 1734 and 1748 West Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00); approximately 1.05 acres with a revision on number five to read: The site plan must include a 10 foot wide landscape buffer and may include six foot wall or fences.

RESULT: APPROVED

MOVER: George Carrasco, Jr.

SECONDER: Dustin Magamoll

AYE: Chairman Hartley, Carrasco, Vice Chair Magamoll, Juergens and Malever

c. Guinn III Properties, LLC / SE24-45855

Attachments: [SE24-45855 Staff Report](#)
[SE24-45855 Site Plan](#)
[SE24-45855 Legal Description](#)
[SE24-45855 Parking Analysis](#)
[2023 Concept Plan](#)
[SE24-45855 Case Advanced Tire](#)
[SE24-45855 Aerial Advanced Tire](#)

Planner II Brea Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE24-45855.

Mr. Carrasco asked if there was a list of what they are able to do and not do. Ms. Miller replied the previous conditions were carried over from 2023. Mr. Magamoll asked if every condition that was approved in 2023 was moved to now. Ms. Miller replied yes, except for the six month submittal deadline for the site plan, because it is currently under review. Mr. Magamoll asked if the square footage is added. Ms. Miller responded yes, it was approved for 15,000 square feet and now they are proposing 35,000 square feet and it will be phased out. Mr. Magamoll asked if the special exception is for the expansion. Ms. Miller replied it is for the modification and a parking reduction. Mr. Magamoll asked for the allowed square footage for parking. Ms. Miller replied per the Code of Ordinance, 37 parking spaces are required. Mr. Juergens asked if the street is residential or industrial. Mr. Hale replied the project went through the West Ocala CRA Catalytic grant which will include some beautification.

Jose Lopez, Kimley Horn, 1790 SE 17th Street, Ocala, FL said he was available to answer questions.

Motion to approve SE24-45855 a request to allow a repair garage and associated parking in the B-4, General Business zoning district, for property located at 2199 NW 10th Street, approximately 4.84 acres.

RESULT: APPROVED

MOVER: George Carrasco, Jr.

SECONDER: Rusty Juergens

AYE: Carrasco, Vice Chair Magamoll, Juergens and Malever

RECUSED: Chairman Hartley

5. Public Comments

None.

6. Staff Comment

Mr. Shrum said there will be a short meeting to get a training on Sunshine Laws, board roles, and staff roles before the end the end of the year. He said Code Enforcement, Board of Adjustment, Planning and Zoning are the boards that he wants to prioritize to get them out of the way and the CRA Boards later.

7. Board Comment

Mr. Hartley welcomed Mr. Malever to the board and asked if there were any vacancies. Ms. Madraveren replied there are two vacant positions for the Board of Adjustment.

8. Next Meeting: Monday November 18, 2024 at 5:30 PM

9. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0253

Agenda Item #: a.

Greater New Bethel Missionary Baptist Church of Ocala, FL, Inc./ SE24-0002;

Petitioner: Greater New Bethel Missionary Baptist Church of Ocala, FL, Inc.

Planner: Kristina Wright (352-629-8324)

kwright@ocalafl.gov

A request for a Special Exception to allow a church/place of worship in R-2, Two-Family Residential, zoning district for property located at 612 NW 4th Place, approximately 0.67 acres.

Recommended Action: Approval of SE24-0002 with conditions.



Staff Report: Special Exception

SE24-0002

Board of Adjustment: December 16, 2024

Petitioner/Property Owner: Greater New Bethel Missionary Baptist Church of Ocala, FL, Inc.

Agent: Pastor Tanya Hanks

Project Planner: Kristina L. Wright, CNU-A, FRA-RA

Applicant Request: Special Exception to allow a church/place of worship in the R-2, Two-Family Residential zoning district.

Parcel Information

Acres: ±0.67 acres

Parcel(s) #: 2865-017-001

Location: 612 NW 4th Place

Existing Use: Church/Place of Worship

Future Land Use: Neighborhood

Zoning Designation: R-2, Two-Family Residential

Special District(s)/Plan(s): West Ocala Community Redevelopment Area (CRA)

Approved Agreements(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Public	GU, Governmental Use	Water Retention Area
East	Public	GU, Governmental Use	Water Retention Area
South	Neighborhood	R-2, Two-Family Residential	Undeveloped
West	Neighborhood	R-2, Two-Family Residential	Residential

Applicant Request

The petitioner is requesting a Special Exception to allow for an addition to an existing church/place of worship in the R-2, Two-Family Residential District.

Background

In 2022, the applicant originally applied for a Special Exception to allow for a thirty-foot-by-thirty-foot (30' x 30') building addition. At that time, attendance for the 10 AM Sunday service was approximately 65 to 80 parishioners. The ministry anticipates several different purposes including, but not limited to; children’s church, youth ministry, 3-day a week after school programs, test tutoring, bible studies, and feeding the homeless. The City of Ocala, via quit claim deed, granted the church an additional 0.17 acres (parcel 2865-017-003). A condition of the 2022 Special Exception was that site plan approval was required within two years of the special exception hearing.

Parcel 2865-017-001 is developed with a church; the building was originally established in 1889 in its present location - 612 NW 4th Place. The church was rebuilt 32 years ago in 1992, on the original footprint. Portions of the building used to lie outside of the property boundaries. Churches are not a permitted use by right in the R-2 zoning district, although, they are permitted by special exception. The Church has been a mainstay in the West Ocala community for more than a century and they wish to expand their ministry’s work.

The subject properties lie within the West Ocala Community Redevelopment Area. The surrounding area is characterized by single-family residential to the west and vacant undeveloped areas to the north, south, and east of the subject property.

Staff Analysis

The present zoning of the subject property does not permit the use of a church. A minor site plan (SPLM24-45598) is under review currently, although the minor site plan is not consistent with the 2022 special exception approval. The special exception approved in 2022, allowed the church expansion on the original acreage; however, the site plan under review, includes additional building square footage and land acreage not contemplated during the 2022 special exception. A new special exception is required to address the increase in square footage and acreage, as well as

the condition of receiving site plan approval within a two-year period of the 2022 special exception approval. This special exception request will replace the 2022 special exception and allow for the church use on the newly acquired property.

The site plan indicates a proposed flood compensatory storage area in the form of a swale, as well as a dining addition of 1,464 square feet. Proposed parking will include 31 parking spaces, including 2 handicap spaces. Ingress/egress into the church will be from NW 4th Place. The original conceptual plan with the special exception request in 2022 indicated a smaller addition of 900 square feet, which is 564 square feet smaller than what is being proposed with this request. The original conceptual site plan proposed less landscaping and did not include the compensatory storage swale.

The minor site plan is consistent with the Ocala Code of Ordinances Sections 122-1010 (*Required number of spaces*) and 122-286 (*Lot requirements*). More specifically, the parking required for the church based on a capacity of 140 seats would require 28 parking spaces. The applicant is proposing a total of 31 parking spaces, with two of these being handicap spaces. The property is located within a FEMA Flood Zone, which requires coordination with the Stormwater Engineering Department for future development of the property.

Special Exception Standards for Approval (Section 122-73(5)):

The Code states that the Board of Adjustment, in reaching its conclusion and in making the required findings, shall consider and weigh the following factors and standards, among others, and shall show in its record these factors and the disposition made thereof. Further, the board shall find in the case of any of these factors and standards, that the purposes and requirements for granting the special exception have been met by the applicant. The required factors to be weighed are as follows:

- A. Ingress and egress to the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Primary ingress/egress to the property is off NW 4th Place; however, there is also a secondary means of ingress/egress to the east of the property where NW 4th Place terminates, creating an access to the eastern side of the building.

- B. Off-street parking and loading areas, where required, including consideration of ingress and egress to the property, and the economic, noise, glare, or odor effects of the location of such off-street parking and loading areas on adjacent and nearby properties and properties generally in the district.

The requirement for churches/places of worship is one space for each five seats in the auditorium or chapel area, not including classrooms (Sec. 122-1010(a)(12)). The conceptual plan provided by the applicant indicates that there will be 31 spaces, with two of these being handicap spaces. Based on the code requirements, the use is required to provide 28 spaces.

- C. Refuse and service areas, and how these areas correspond with both the off-street parking area, and the ingress and egress to the site.

There is an existing dumpster on the subject property. Any additional sanitation requirements will be met through the site plan review process.

- D. Utilities, including such considerations as hook-in locations and availability and compatibility of utilities for the proposed use.

Electric, Internet, Potable Water, and Sanitary Sewer utility services are available. Any additional connections or service needs will be determined during the site plan review process.

- E. Screening and buffering, including consideration of such relevant factors as type, dimensions, and character to preserve and improve compatibility and harmony of use and structure between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

Staff has suggested that the addition to the church match the existing architecture and color palette of the existing church to blend more seamlessly with the surrounding uses. Building setbacks will be verified by staff during the site plan and building plan review process.

- F. Signs, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of signs and lighting on properties in the district and compatibility and harmony with other properties in the district.

No additional signage is being proposed for this project, however, all signage must comply with Chapter 110, Ocala Code of Ordinances.

- G. Required yards and open spaces.

Development of the property will be required to comply with all required lot and open space requirements as part of the site plan approval process.

- H. Height of structure where related to uses and structures on adjacent and nearby properties and properties generally in the district.

The existing R-2 zoning allows a maximum building height of thirty-five (35) feet. The proposed building height will be consistent with the zoning district.

- I. Economic effect on adjacent and nearby properties and properties generally in the district of the grant of the special exception.

The proposed use is consistent with and supportive of existing nearby uses. The church hosts festivals and tutoring for children within a low-income community. The new space will house these special events, as well as feeding the homeless on certain days of the week.

- J. Visual, physical, and economic impact of the proposed project or use on a historically designated property and district.

The property is not located within a historic district.

Findings

Staff recommends approval of the special exception. The proposal meets the standards of Ocala Code of Ordinances Section 122-73(5) for the approval of a Special Exception. Further, the Neighborhood land use designation allows for non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) development to serve the surrounding residential areas at compatible intensities. Finally, the existing church at this location was established in 1889 and predates the adoption of the City of Ocala's Code of Ordinances. The proposed expansion of the church will be subject to the special exception and associated conditions.

Staff Recommendation: Approval with Conditions

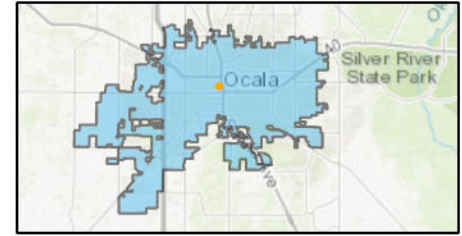
Recommended Conditions of Approval:

1. This Special Exception shall be granted for and run with the subject property located at 612 NW 4th Place (parcel 2865-017-001) so long as the church/place of worship remains the primary use.
2. The site plan shall be consistent with the provided conceptual plan and the addition shall architecturally match the existing church building in materials and design.
3. Minor Site Plan approval for the addition shall be obtained within 24 months of the effective date of the Special Exception or the Special Exception shall expire.
4. Sanitation cart service is currently being provided; however, should future sanitation or recycling needs require dumpster service, the dumpster/s will be required to be screened from nearby residential properties via a minimum 6-ft high concrete masonry wall or privacy fence. A dumpster shall not be located within 25-feet of a residential use's property boundary.
5. Any signage must be ground mounted, without any animation or illumination.

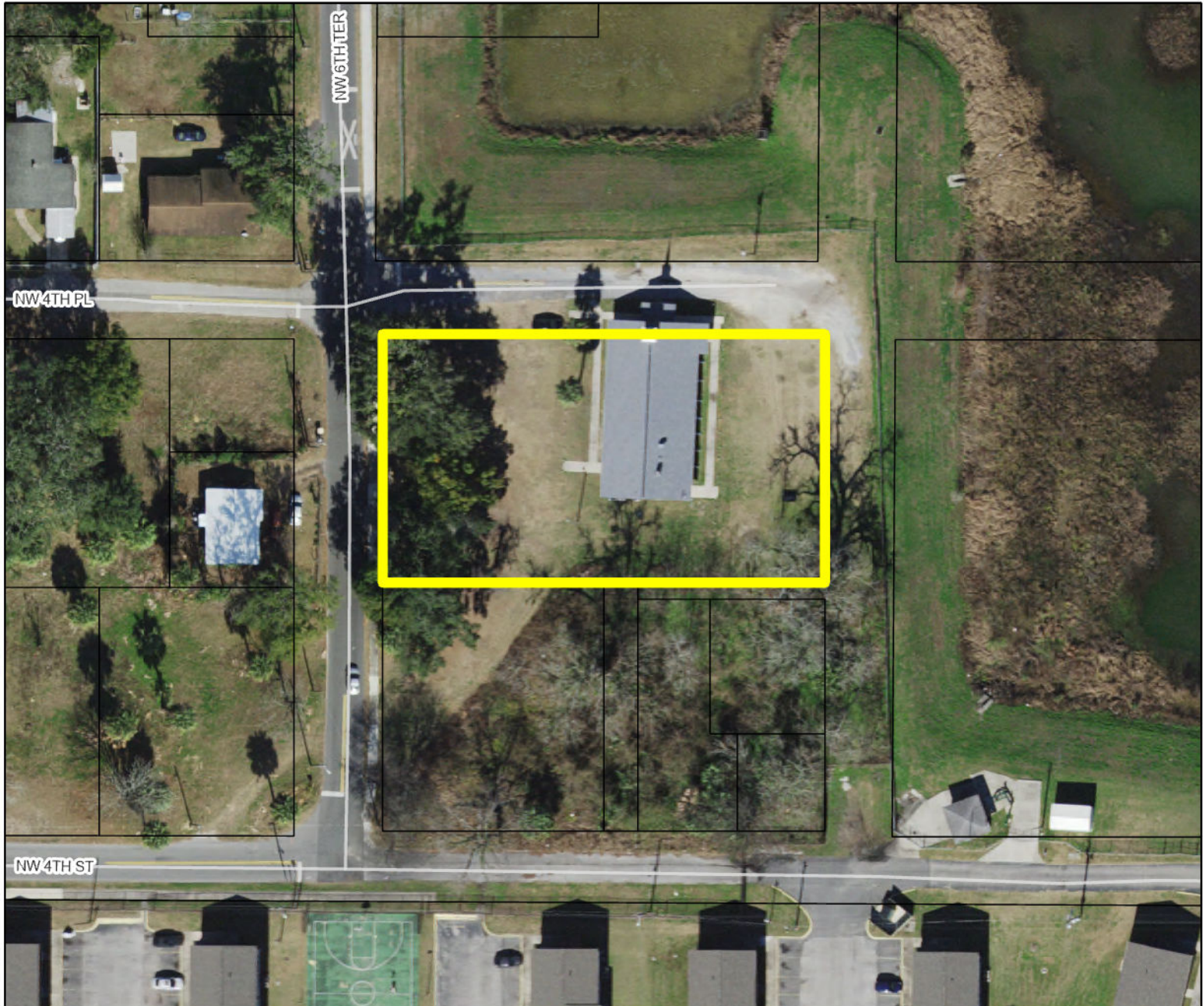
AERIAL MAP

Case Number: SE24-0002
Parcel: 2865-017-001

Location Map



Property Size: Approximately 0.67 acres
Land Use Designation: Neighborhood
Zoning: R-2, Two-Family Residential
Proposal: A request to allow for a church/place of worship use in the R-2, Two-Family Residential, zoning district.



-  Parcels
-  Subject Property



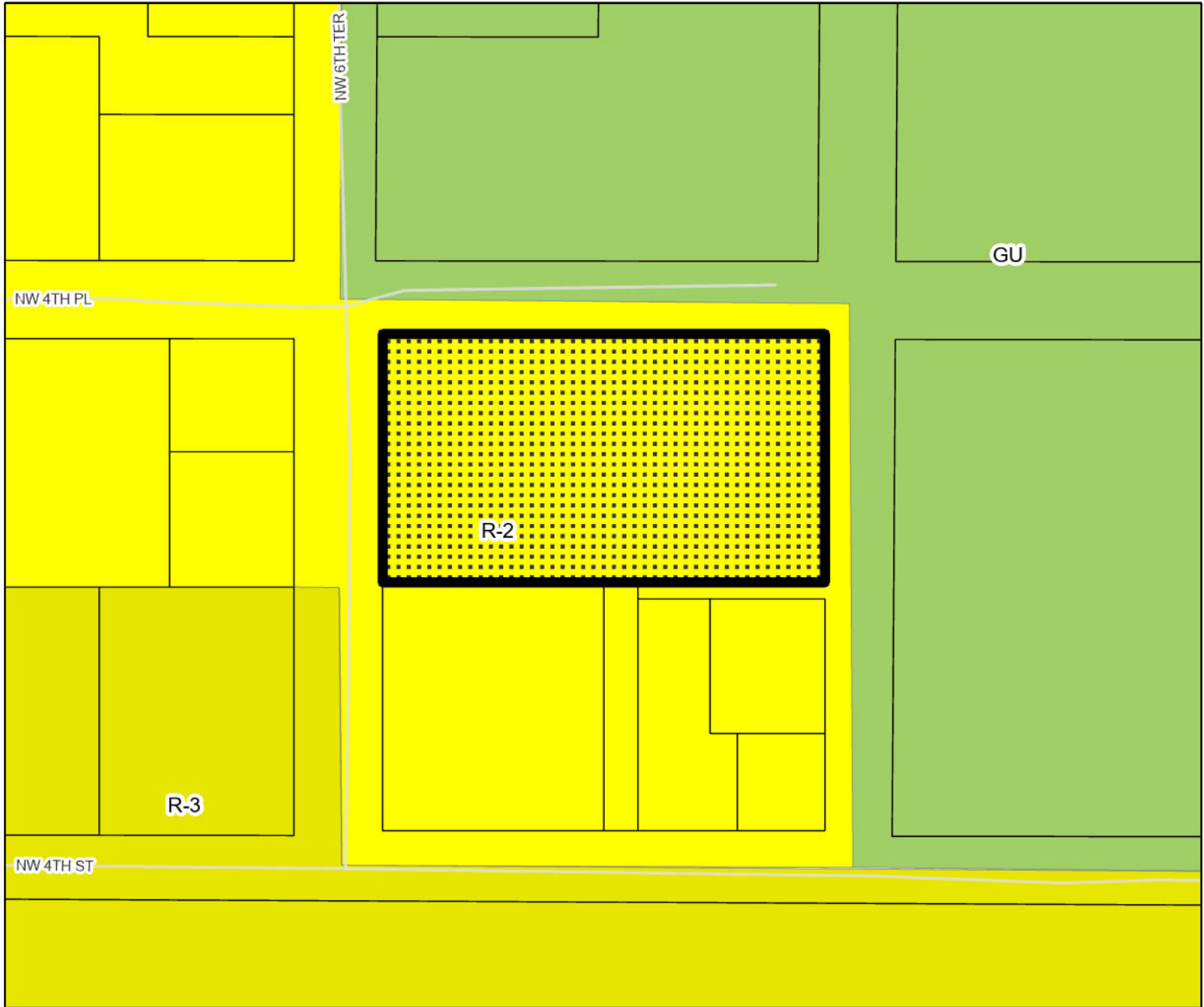
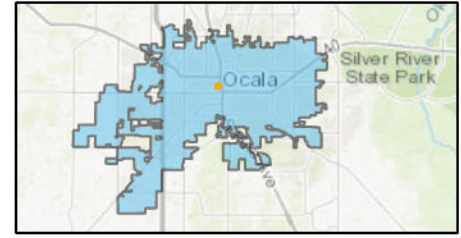
CASE MAP

BOA Meeting: December 16, 2024

Case Number: SE24-0002
Parcel: 2865-017-001

Property Size: Approximately 0.67 acres
Land Use Designation: Neighborhood
Zoning: R-2, Two-Family Residential
Proposal: A request to allow for a church/place of worship use in the R-2, Two-Family Residential, zoning district.

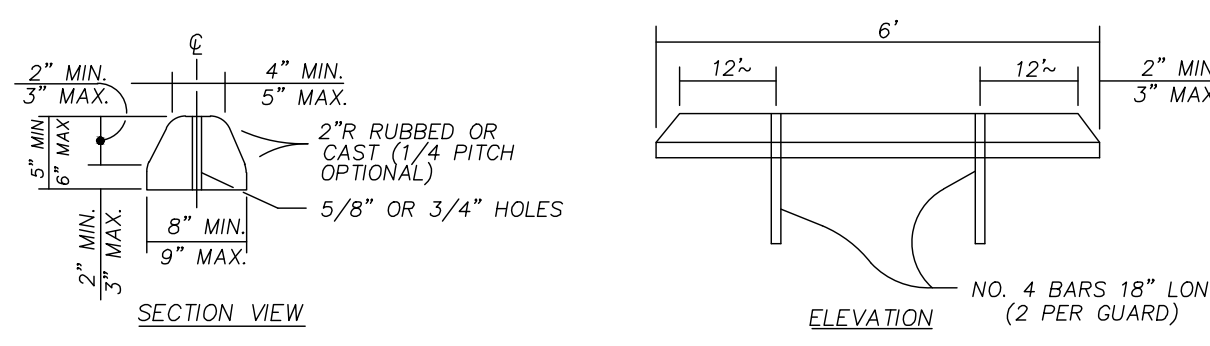
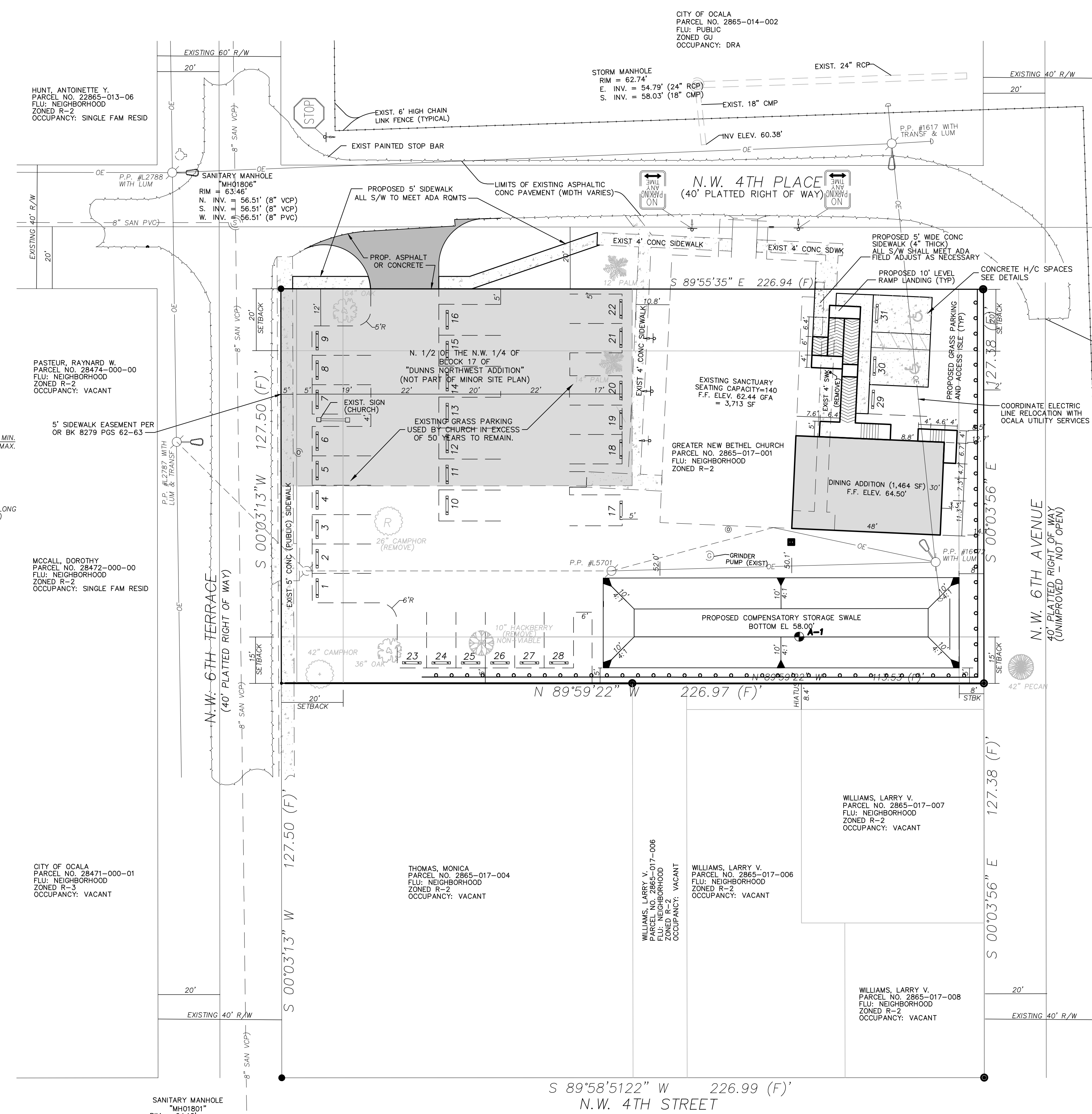
Location Map



- GU: Governmental Use
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- Parcels
- Subject Property



Prepared by the City of Ocala
Growth Management Department
by ewjohnson on 11/25/2024



CONCRETE WHEEL STOP DETAIL
 NOTE: PLACEMENT (I.E. OFFSETS) OF WHEEL STOPS ARE REFERENCED FROM THE NEAR EDGE (END) OF THEIR RESPECTIVE STALLS TO THE FACE OF THE WHEEL STOP.

BOUNDARY COORDINATE DATA

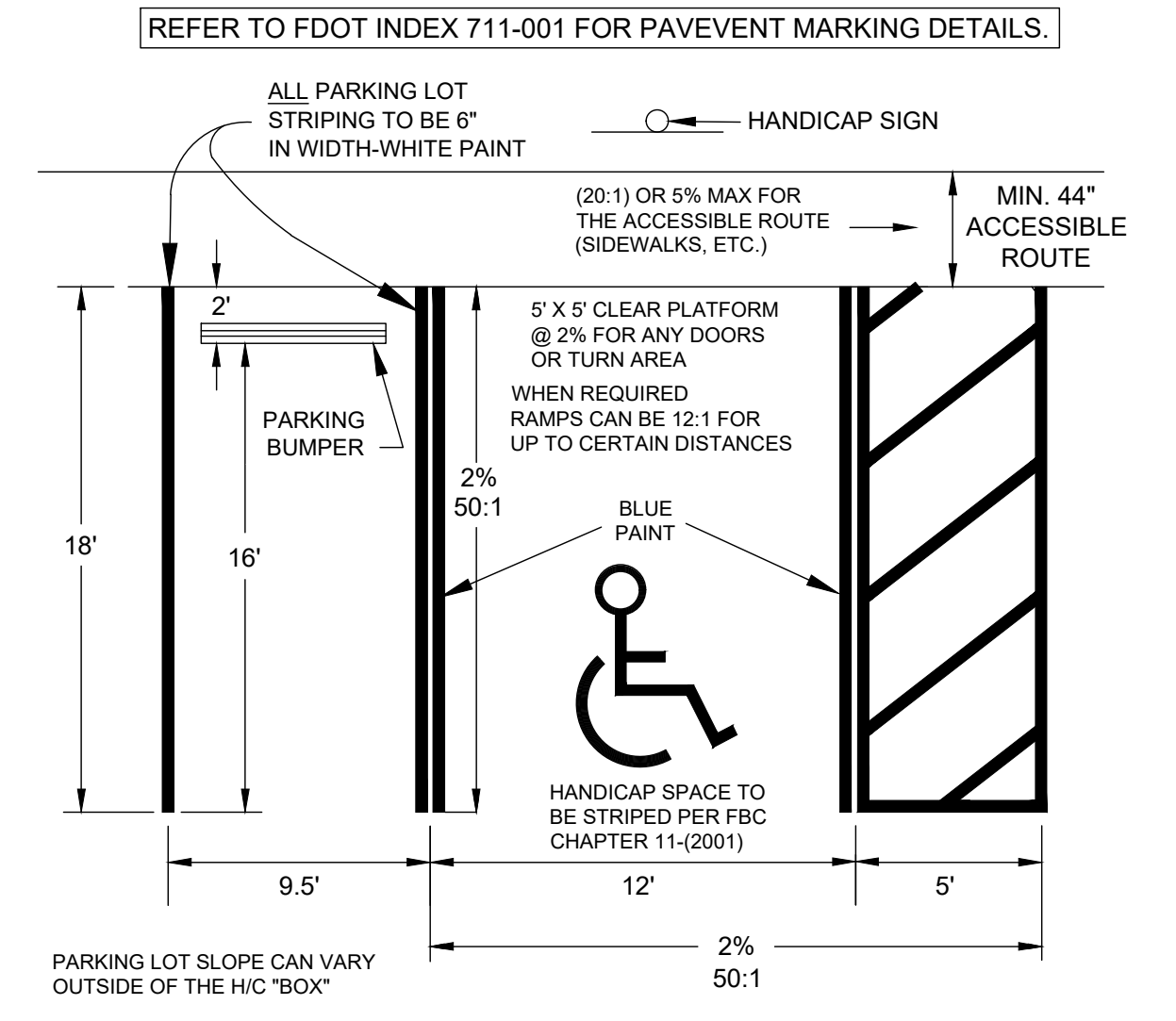
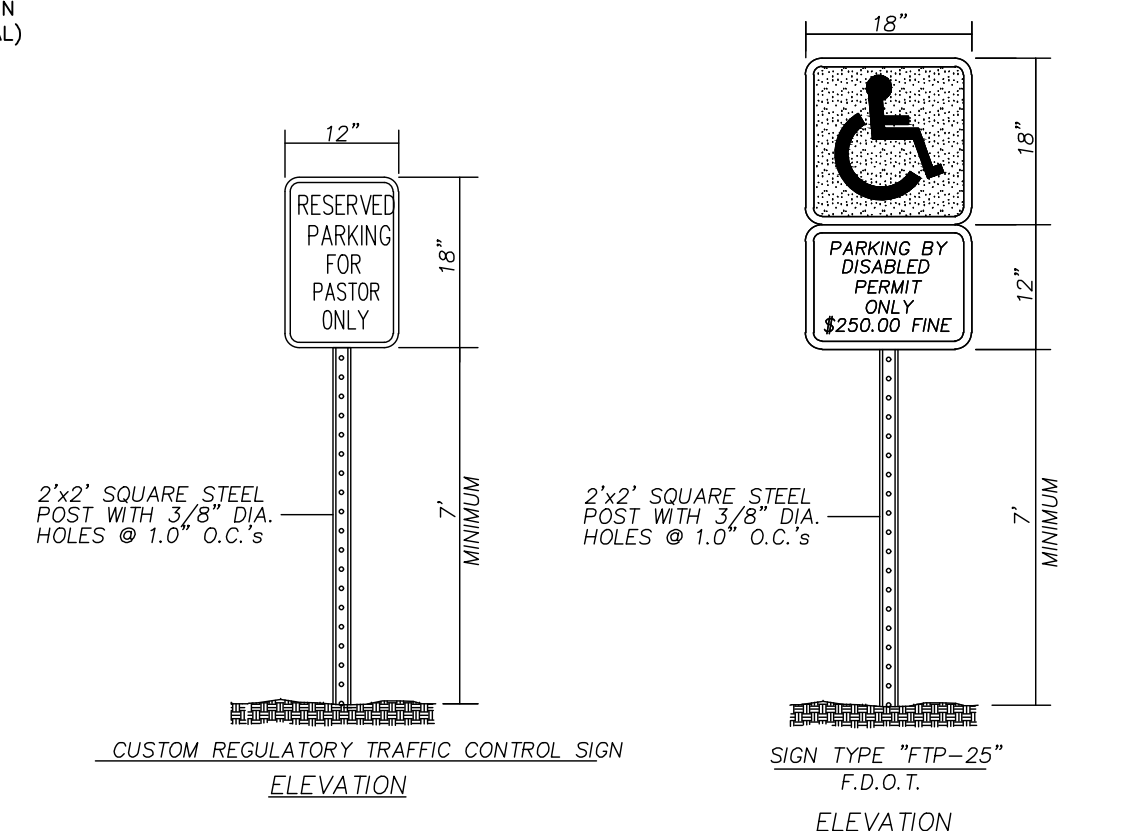
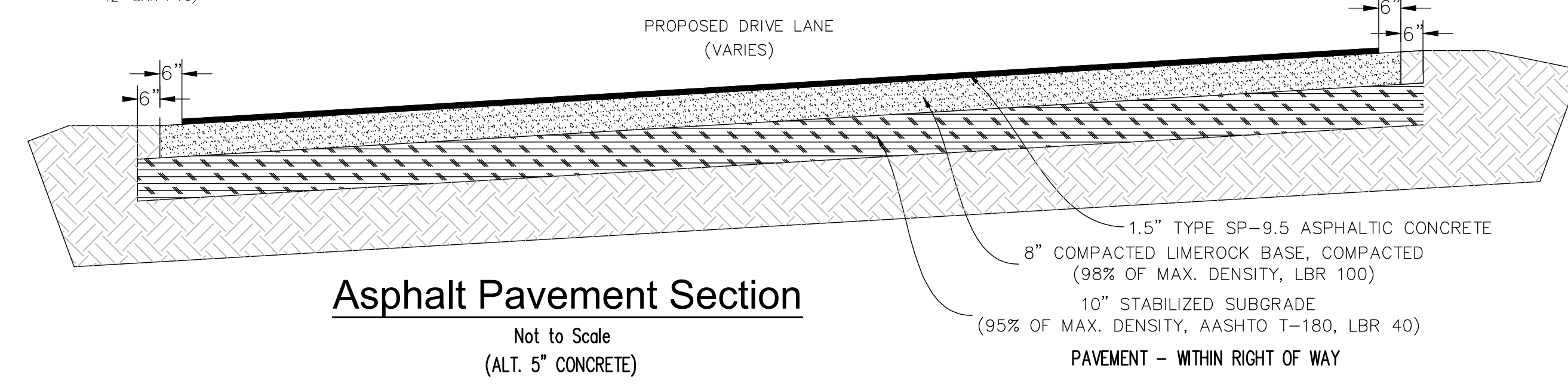
POINT NO.	NORTHING	EASTING	LATITUDE	LONGITUDE
(A)	1,765,481.31	610,332.81	N 29°11'05.33" W	82°09'41.50"
(B)	1,765,608.81	610,322.69	N 29°11'05.29" W	82°09'37.89"

PROPOSED PARKING STALL LAYOUT DATA

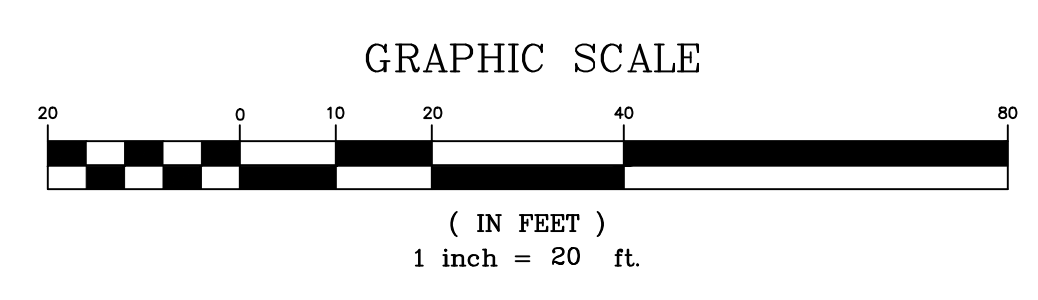
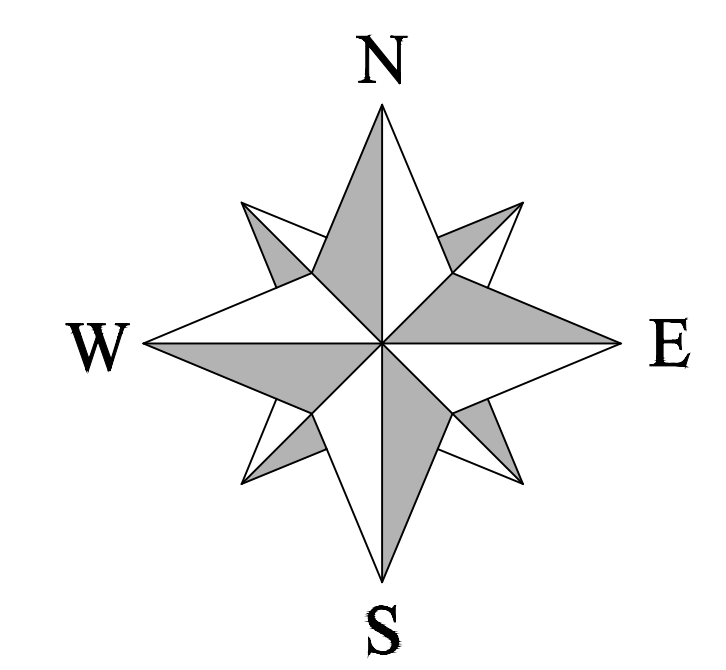
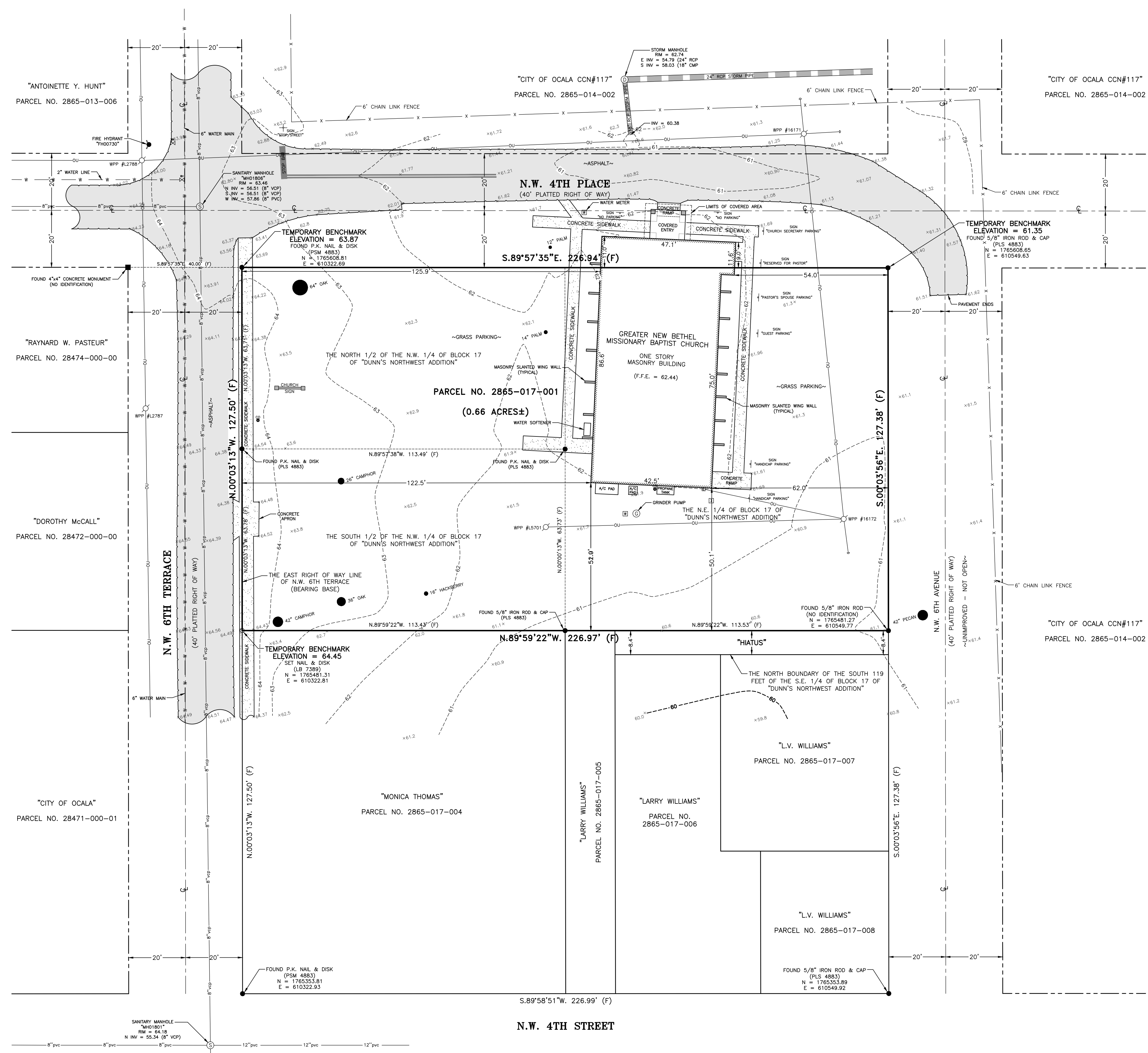
STALL NOS.	GRASS PARKING STALLS			PAVED (6" THICK CONCRETE) PARKING STALLS		
	LENGTH	WIDTH	WHEEL STOP OFFSET	LENGTH	WIDTH	WHEEL STOP OFFSET
1 THRU 9	19	9.5	2.0			
10 THRU 16	20	10.0	3.0			
17	17	10.0	0.75			
18				17	12	0.75
19	17	10.0	0.75			
20	17	12.0		17	12	0.75
21 THRU 26	18	9.5	2.0			
27 THRU 29	17	9.5	0.75			

NOTES: 1) ALL DIMENSIONS ARE IN FEET.
 2) HANDICAP PARKING STALLS.
 3) WHEEL STOP DIMENSIONS ARE REFERENCED FROM THE NEAR END OF THE RESPECTIVE PARKING STALL TO THE FACE OF WHEEL STOP.

- LEGEND**
- TYP = TYPICAL
 - R/W = RIGHT-OF-WAY
 - C = CENTERLINE OF ROAD
 - EL = ELEVATION
 - D.R.A. = DRAINAGE RETENTION AREA (COMPENSATORY STORAGE)
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - TBM = TEMPORARY BENCH MARK
 - SAN = SANITARY SEWER MAIN
 - LAN BED = PROPOSED LANDSCAPE BED
 - CONC = CONCRETE
 - INV = PIPE INVERT ELEVATION
 - DRA = DRAINAGE RETENTION AREA
 - STBK = SETBACK
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - VCP = VITRIFIED CLAY PIPE (SAN MAIN)
 - PVC = POLYVINYL CHLORIDE PIPE
 - TRANSF = TRANSFORMER
 - F.F.E. = FINISH FLOOR ELEVATION
 - WS = EXISTING WATER SOFTENER
 - WM = WATER METER (OUT OF SERVICE)
 - SM = EXISTING STORM WATER MANHOLE REFERENCE NUMBER
 - SMH = EXISTING SANITARY MANHOLE
 - PP = EXISTING POWER POLE
 - CM = FOUND CONC MONUMENT (NO ID)
 - PPW = EXIST. POWER POLE W/EXIST LUMINAIRE
 - IR = FOUND IRON ROD & CAP (PLS 4883)
 - OE = OVERHEAD (AERIAL) ELECTRIC
 - IRN = FOUND P.K. NAIL & DISK (PSM)
 - IR = FOUND IRON ROD & CAP (PLS 4883)
 - CS = EXIST. SANITARY SEWER CLEAN-OUT
 - WV = EXISTING WATER VALVE W/COVER
 - FH = EXISTING FIRE HYDRANT (FH)
 - WM = EXISTING WATER MAIN
 - WM = EXISTING 5/8"x3/4" WATER METER
 - A-16 = DENOTES SOIL BORING LOCATION



Project Name: New Bethel
 Sheet Name: C002 of C005
 Project: 2024-11
 Date: 05-30-24
 Scale: N.T.S.
 Drawn: MWR
 Checked: MWR
 Date: 05-30-24
 File: 2024-11 New Bethel Church - SP.dwg
 Revisions: PER CITY COMMENTS
 07-12-24 AMG
 10-23-24 AMG
 MOVED H/C SPACES TO EAST SIDE
 MICHAEL W. RADLIFE ENGINEERING, INC.
 2611 S.E. Lake Wilbur Avenue, Ocala, FL 34771
 (352) 629-5500 FAX (352) 629-1010
 Christopher A. Levin P.E. #46588
 Michael W. Radlife P.E. #31170
 www.mradlifeengineering.com
 Certificate No. EP-0006198 • Michael W. Radlife, Inc. • All Rights Reserved



DESCRIPTION:

(PREPARED BY SURVEYOR)
 THE N.E. 1/4 OF BLOCK 17; AND THE NORTH 1/2 OF THE N.W. 1/4 OF BLOCK 17; AND THE SOUTH 1/2 OF THE N.W. 1/4 OF BLOCK 17, DUNN'S NORTHWEST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 6, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 SAID LANDS ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE NORTH 1/2 OF BLOCK 17, DUNN'S NORTHWEST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 6, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (1990 ADJUSTMENT), IN WHICH THE EAST RIGHT OF WAY LINE OF N.W. 6TH TERRACE BEARS: N.00°03'13"W.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "AE" - AN AREA WITHIN THE 100 YEAR FLOOD ZONE, WITH AN ESTABLISHED BASE FLOOD ELEVATION OF 65 FEET, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0509 E, EFFECTIVE APRIL 19, 2017.
11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
12. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "S 593", PUBLISHED ELEVATION = 67.52', NAVD-88.
13. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CITY OF OCALA CONTROL POINTS "C 427" & "0117" RESET, NAD-83 (2011 ADJUSTMENT).

LEGEND

(P) = PLAT DIMENSION	TBM = TEMPORARY BENCHMARK	⊕ = HOSE BIBB
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE	⊙ = BURIED CABLE MARKER
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE	⊗ = GREASE TRAP
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE	⊕ = SANITARY MANHOLE
(X) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	⊕ = CABLE TV RISER BOX
R/W = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE	⊕ = STORM DRAINAGE MANHOLE
CB = CHORD BEARING	OTJ = OVERHEAD UTILITY(IES)	⊕ = TELEPHONE MANHOLE
ORB = OFFICIAL RECORDS BOOK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	⊕ = STORM INLET
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER	⊕ = CENTERLINE
PT = POINT OF TANGENCY	A/C = AIR CONDITIONER	⊕ = MONITORING WELL
LB = LICENSED BUSINESS	FCOM = FIBER OPTIC CABLE MARKER	⊕ = LIGHT POLE
LSE = LICENSED SURVEYOR	PRM = PERMANENT REFERENCE MONUMENT	⊕ = SIGN POST
FTE = FINISHED FLOOR ELEVATION	PSP = PERMANENT CONTROL POINT	⊕ = MAILBOX
TRB = TELEPHONE RISER BOX	PSM = PROFESSIONAL SURVEYOR & MAPPER	⊕ = SANITARY CLEAN-OUT
WPP = WOOD POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
CPP = CONCRETE POWER POLE	RLS = REGISTERED LAND SURVEYOR	⊕ = DEPICTS CONCRETE
MPP = METAL POWER POLE	I.D. = IDENTIFICATION	
	NO. = NUMBER	



BOUNDARY & TOPOGRAPHIC SURVEY
 FOR:
GREATER NEW BETHEL MISSIONARY BAPTIST CHURCH OF OCALA, INC.

PREECE
 LAND SURVEYING, INC.
 BELLWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 OCALA, FL 34471
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: glen@plinc.us
 (LICENSED BUSINESS NO. 7389)

SURVEYOR'S CERTIFICATION
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE _____
 GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: OCTOBER 11, 2023

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B.:	PAGES			
123	13			

FILE INFO:
 DUNN'S NW ADDN.

SCALE: 1" = 20' COPYRIGHT © 2023 JOB ORDER # 23-120



City of Ocala

December 20, 2022

Greater new Bethel Missionary Baptist Church of Ocala, Fl. Inc.
c/o Pastor Tanya Hanks
612 NW 4th Place
Ocala, FL 34475

RE: Special Exception (SE22-45033)
Parcel # 2865-017-001

Dear Pastor Hanks,

This letter is to confirm that on December 19, 2022, the Ocala Board of Adjustment conditionally approved a special exception to allow an addition to a church/place of worship in the R-2, Two-Family Residential zoning district on property located at 612 NW 4th Place.

The conditions of the approval are listed below.

1. Site plan approval shall be obtained within two years from approval of the Special Exception or the Special Exception shall expire.
2. The addition should architecturally match the existing church building in materials and design.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

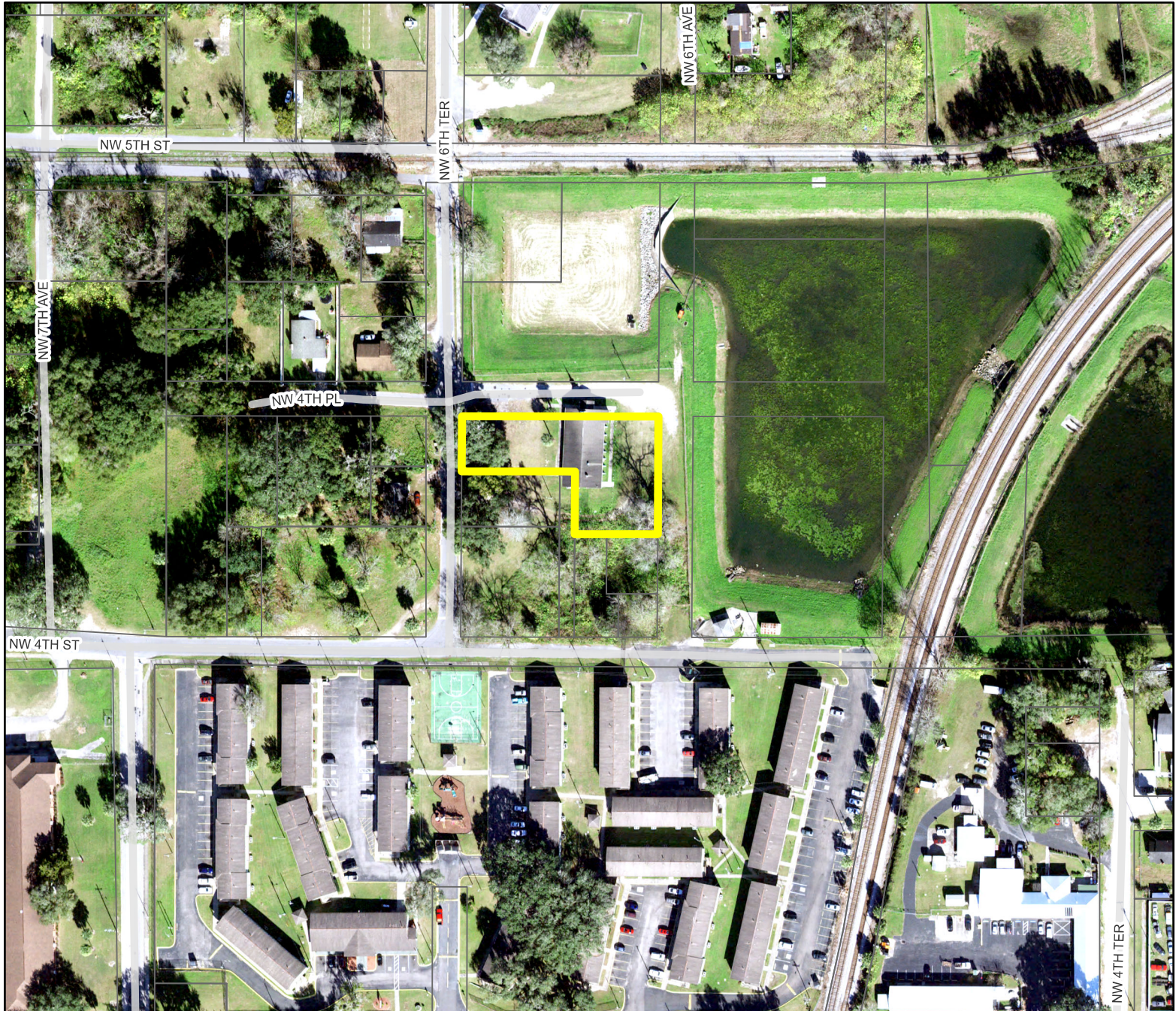
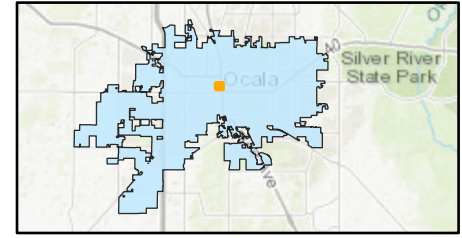
Aubrey Hale
City of Ocala
Deputy Director, Planning

AERIAL MAP

BOA Meeting: December 19, 2022

Location Map

Case Number: SE22-45033
Parcel Number: 2865-017-001
Property Size: Approximately 0.50 acres
Land Use Designation: Neighborhood
Zoning: R-2, Two Family Residential Distirct
Proposal: A request for a Special Exception to allow an addition to a church/
place of worship in the R-2, Two-Family Residential, zone

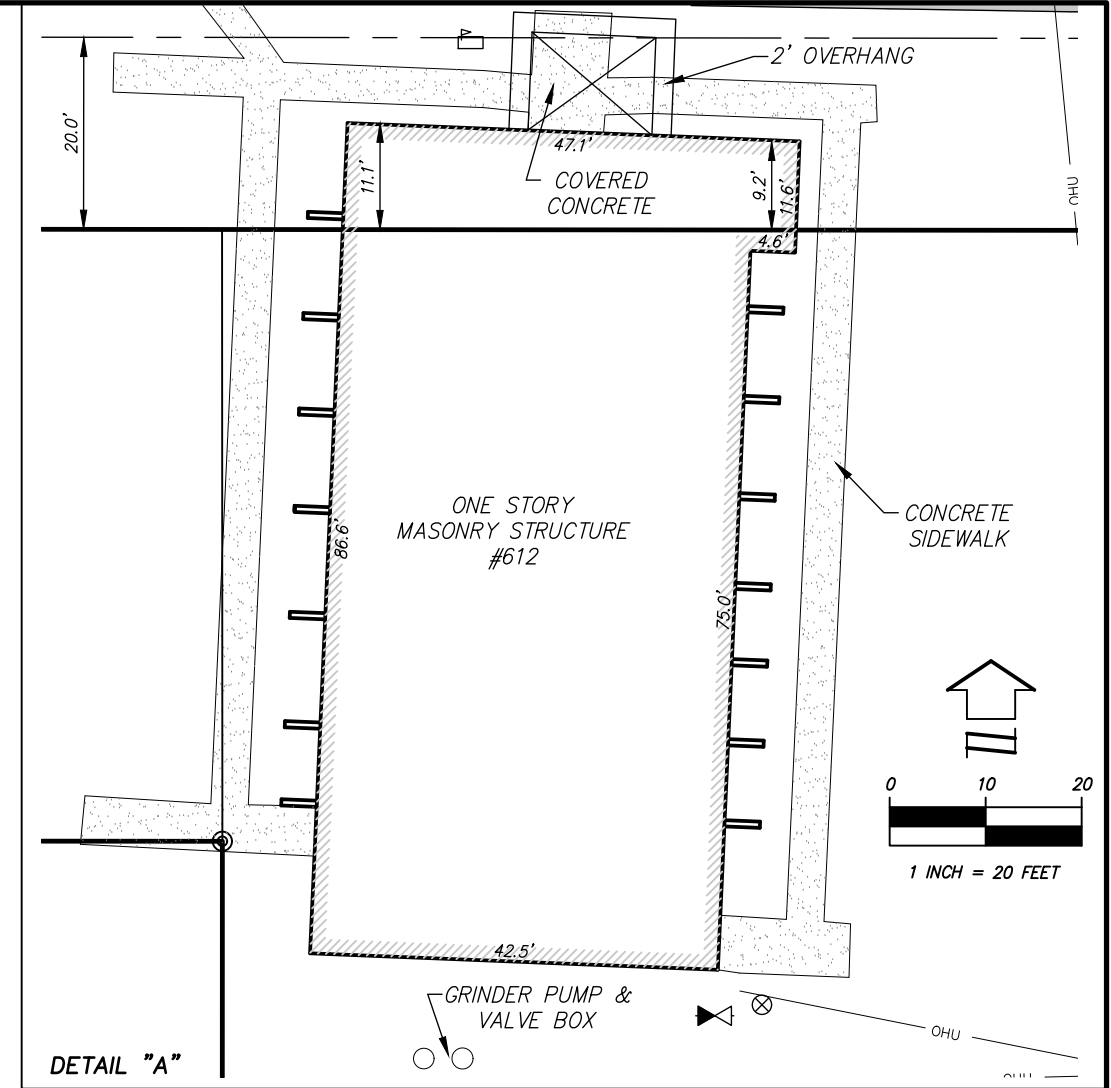
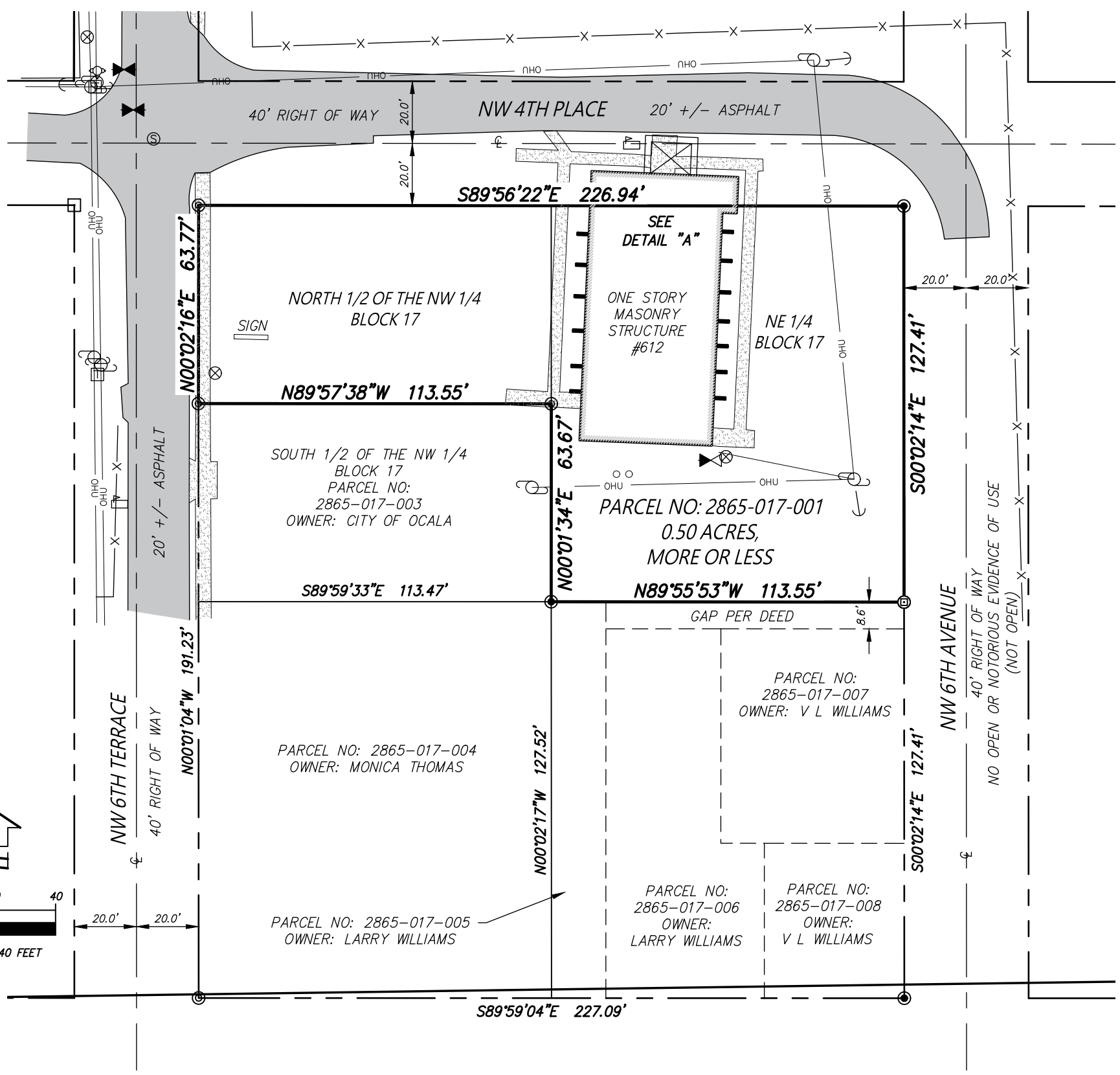


 Property
 Parcels

0 200 Feet



Drawing name: Z:\Projects\221587 Dunns NW Add Ocala; 612 NW 4th Pl (NEW BETHEL MISSIONARY BAPTIST)\DWG\221587.dwg SHEET 1 Oct 07, 2022 3:22pm by: Administrator



- NOTES:**
- BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY OF NW 6TH TERRACE, AS BEING N00°02'16"E.
 - UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
 - I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ABBREVIATIONS/LEGEND:

- | | | | | | |
|-------|-----------------------|----|------------------------|-------|-------------------------------------|
| R/W | RIGHT-OF-WAY | R | RADIUS | —X— | FENCE |
| CONC. | CONCRETE | Δ | DELTA (CENTRAL ANGLE) | —OHU— | OVERHEAD UTILITY LINE |
| LS | LAND SURVEYOR | CB | CHORD BEARING | ⊠ | AIR CONDITIONER PAD |
| LB | LICENSED BUSINESS | CH | CHORD | ⊠ | FOUND 4"x4" CONC. MONUMENT (NAIL) |
| NO. | NUMBER | ⊠ | WATER METER | ⊠ | FOUND NAIL & DISK (LS 4883) |
| € | CENTERLINE | ⊠ | ELECTRIC BOX | ⊠ | FOUND 5/8" IRON ROD & CAP (LS 4883) |
| P.C. | POINT OF CURVATURE | ⊠ | CABLE TELEVISION RISER | ⊠ | SET 5/8" IRON ROD & CAP (LB 8071) |
| P.I. | POINT OF INTERSECTION | ⊠ | TELEPHONE RISER | | |
| (F) | FIELD MEASURE | ⊠ | SANITARY CLEANOUT | | |
| (P) | PLAT MEASURE | ⊠ | WATER VALVE | | |
| (C) | CALCULATED MEASURE | ⊠ | FIRE HYDRANT | | |
| L | ARC LENGTH | | | | |

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT + SURVEYING & MAPPING
PLANNING + ENVIRONMENTAL + G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.jchcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

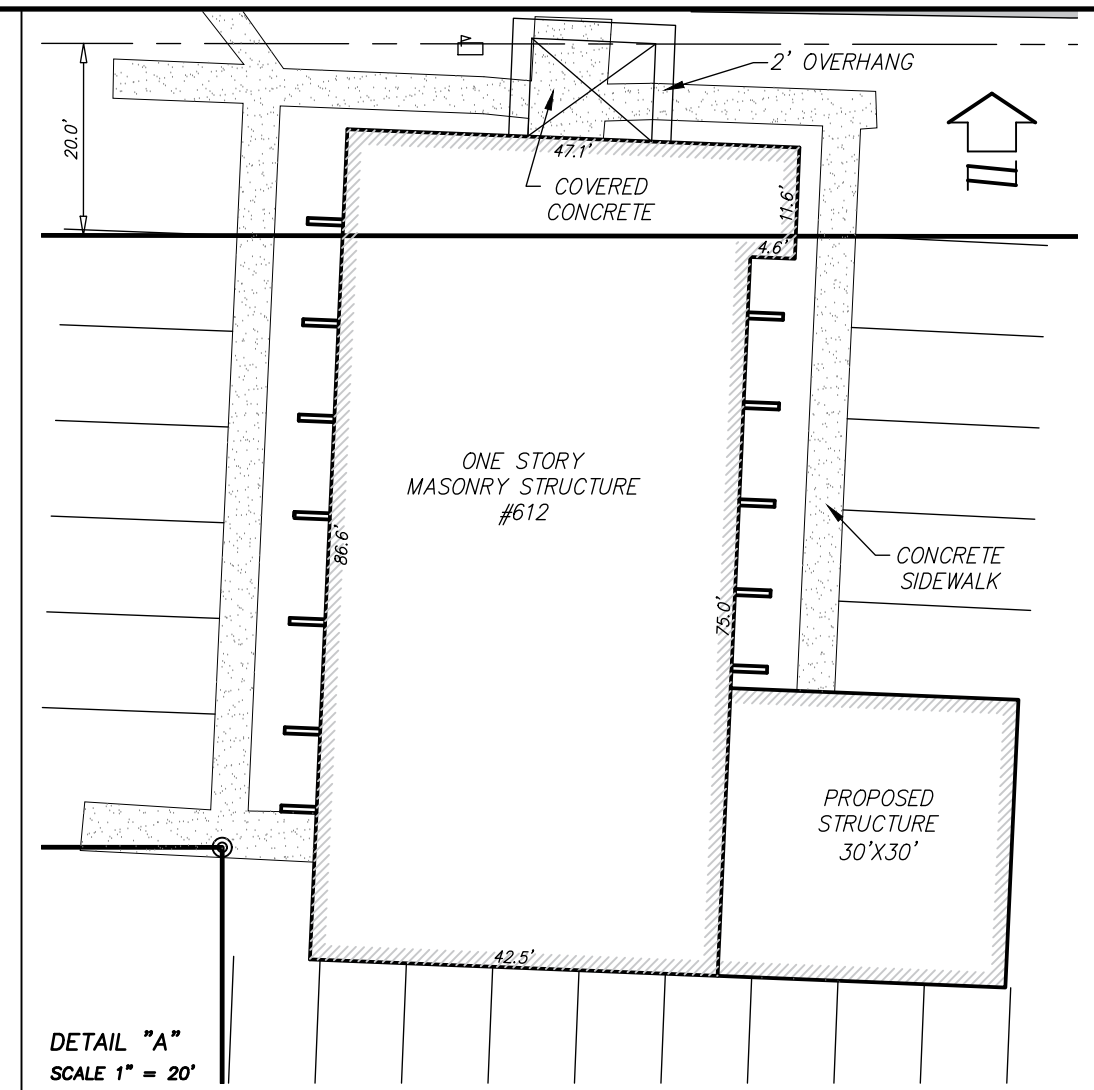
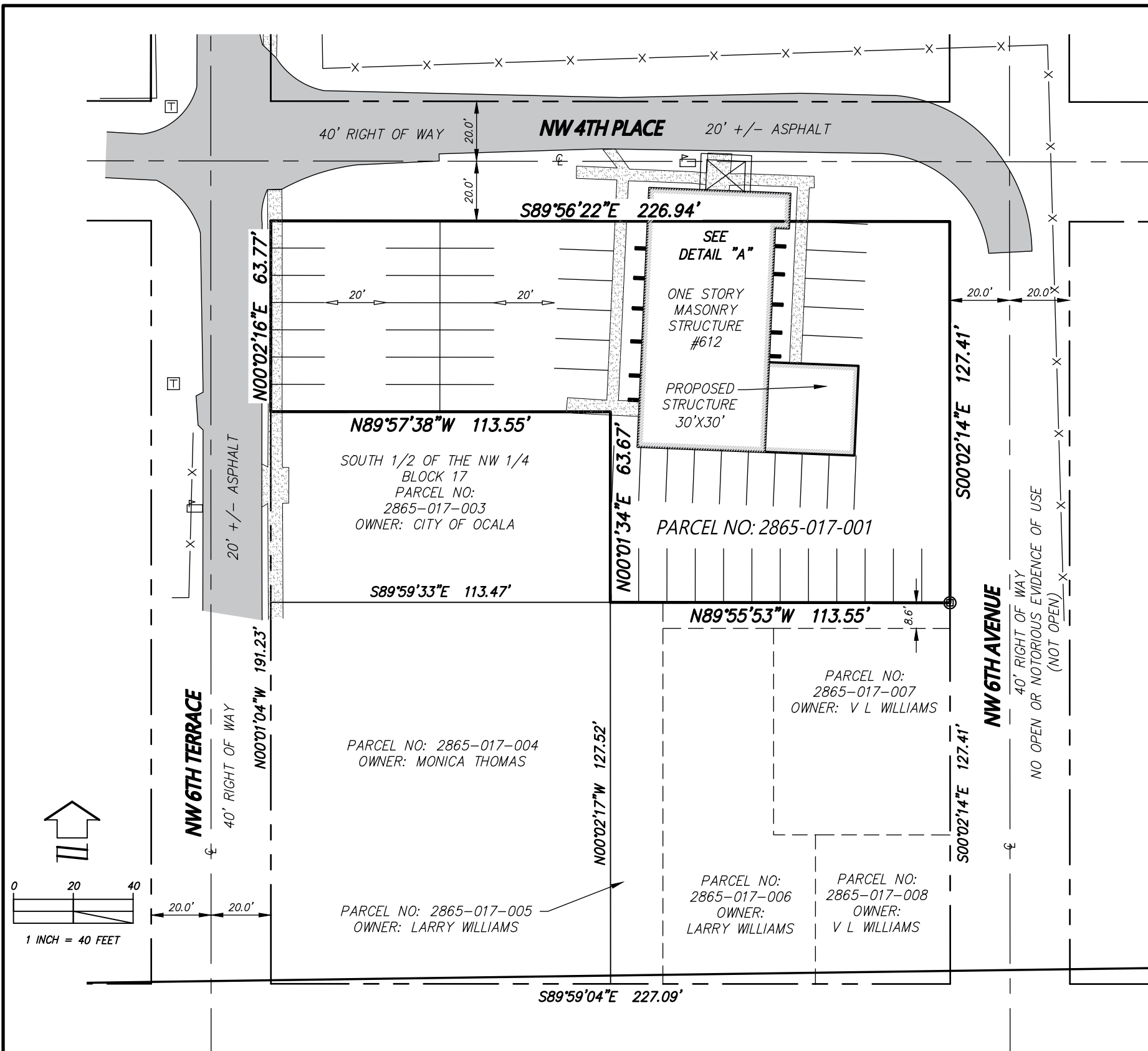
PLAT OF BOUNDARY SURVEY
FOR: NEW BETHEL MISSIONARY BAPTIST
DESCRIPTION: **DUNNS NORTHWEST ADDITION**
NE 1/4 BLOCK 17 AND NORTH 1/2 OF THE NW 1/4 BLOCK 17
RECORDED IN PLAT BOOK E PAGE(S) 6
PUBLIC RECORDS OF MARION COUNTY, FLORIDA

REVISION	DATE	FIELD BOOK/PAGE	BY
BOUNDARY SURVEY	10/6/22	22-6/28	CJH

JOB #
NUMBER
221587

DWG #
221587

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
Preliminary
10/07/2022 3:22:36 PM
CHRISTOPHER J. HOWSON — DATE
FLORIDA LAND SURVEYOR REGISTRATION NO. 6553



NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY OF NW 6TH TERRACE, AS BEING N00°02'16"E.
2. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
5. I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REQUIRED PER SEC 122-101(12)

1 PARKING SPACES/ 5 SEATS IN CHAPEL AREA TOTAL = 50 SPACES PROVIDED - 52 SPACES

TYPICAL PARKING SPACE 9'X18'

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT + SURVEYING & MAPPING
 PLANNING + ENVIRONMENTAL + G.I.S.
 426 SW 15TH STREET, Ocala, FLORIDA 34471
 PHONE (352) 405-1482 FAX (352) 272-8335 www.JCHgroup.com
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

PLAT OF PLOT PLAN
 FOR: NEW BETHEL MISSIONARY BAPTIST
 DESCRIPTION: DUNNS NORTHWEST ADDITION
 NE 1/4 BLOCK 17 AND NORTH 1/2 OF THE NW 1/4 BLOCK 17
 RECORDED IN PLAT BOOK E PAGE(S) 6
 PUBLIC RECORDS OF MARION COUNTY, FLORIDA

REVISION	DATE	FIELD BOOK/PAGE	BY
PLOT PLAN	11/08/22		CJH
BOUNDARY SURVEY	10/6/22	22-6/28	CJH

JOB #
 NUMBER
 221587

DWG #
 221587

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHRISTOPHER J. HOWSON - DATE
 FLORIDA LAND SURVEYOR REGISTRATION NO.6553