



# Ocala Board of Adjustment Agenda - Final

## Monday, March 16, 2026

### **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

### **Mission Statement**

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

### **Board of Adjustment's Strategic Priorities**

### 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 for Determination of a Quorum

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 February 28, 2026.

- a. [Ocala Gazette Ad Proof](#)

**Attachments:** [BOA Draft Ad PROOF 03162026](#)

3. Approval of Minutes

- a. [December 15, 2025 Final Minutes](#)

**Attachments:** [December 15, 2025 Final Minutes](#)

4. Special Exception

- a. [SE25-0006](#)

Petitioner: Primus Rutledge  
Planner: Breah J. Miller (352-629-8341)  
bmiller@ocalafl.gov

A request for a Special Exception to allow an 1,824 square foot expansion of an existing church/place of worship within the R-2, Two-Family Residential, District.

*Recommended Action: Approval with conditions.*

**Attachments:** [Cry of Deliverance Staff Report](#)  
[Cry of Deliverance Aerial Map](#)  
[Cry of Deliverance Case Map](#)  
[Cry of Deliverance Site Sketch](#)

- b. [SE26-0002](#)

Petitioner: Primus Rutledge  
Planner: Breah J. Miller (352-629-8341)  
bmiller@ocalafl.gov

A request for a Special Exception to allow for off-site parking in association with a church/place of worship within the R-2, Two-Family Residential District.

*Recommended Action: Approval with conditions.*

**Attachments:** [Cry of Deliverance Staff Report](#)  
[Cry of Deliverance Aerial Map](#)  
[Cry of Deliverance Case Map](#)  
[Cry of Deliverance Site Sketch](#)

c. [SE26-0003](#)

Petitioner: Primus Rutledge  
Planner: Breah J. Miller (352-629-8341)  
bmiller@ocalafl.gov

A request for a Special Exception to allow for off-site parking in association with a church/place of worship within the R-3, Multi-Family Residential District.

*Recommended Action: Approval with conditions.*

**Attachments:** [Cry of Deliverance Staff Report](#)  
[Cry of Deliverance Aerial Map](#)  
[Cry of Deliverance Case Map](#)  
[Cry of Deliverance Site Sketch](#)

5. Public Comments

6. Staff Comments

a. Planning Officials Training Workshop

**2026-0982**

**Attachments:** POT\_OcalaMarion\_County\_April\_9\_8.5x11\_flier.pdf

7. Board Comments

8.. Next Meeting: April 20, 2026

9. Adjournment