



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 denial 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



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0909

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

Ocala Gazette Ad Proof

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

Ocala Gazette Ad

BACKGROUND:

N/A



NOTICE OF PUBLIC HEARING OCALA BOARD OF ADJUSTMENT

The Ocala Board of Adjustment will consider the following petition at its meeting on **Monday, March 16, 2026, 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: Cry of Deliverance Church, LLC; Agent: Primas Rutledge
Cases: SE25-0006, SE26-0002, and SE26-0003; A request to allow a church/place of worship and off-site parking within the R-2, Two-Family Residential, and R-3, Multi-Family Residential, districts for property located at 2210 NW 8th Street (Parcels 22504-000-00, 22508-000-00, 22497-000-00); approximately 0.74 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 **5** will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0949

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

December 15, 2025 Final Minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

N/A



Ocala

Board of Adjustment

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, December 15, 2025

5:30 PM

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

Present: Chairman James Hartley
George Carrasco Jr.
Rusty Juergens
Brent Malever
Ethan White

Excused: Vice Chair Dustin Magamoll

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 21, 2025.

- a. Ocala Gazette Ad

Attachments: [BOA Ad PROOF 12152025](#)

3. Approval of Minutes

- a. September 15, 2025 Meeting Minutes

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

RESULT: APPROVED

MOVER: George Carrasco, Jr.

SECONDER: Brent Malever

AYE: Chairman Hartley, Carrasco, Juergens, Malever and White

EXCUSED: Vice Chair Magamoll

4. Public Hearing

- a. Public Hearing PH25-0003 to appeal the decision of the Building Official/Growth Management Director per Section 122-111 regarding the fee for digital off-site advertising signs, per Section 110-191(e)(2) of the Code of Ordinances.

Attachments: [2025 07 28 Letter to City of Ocala](#)
[2025 10 02 Letter to City of Ocala and Appeal Packet\(64959752.1\)](#)
[Code of Ordinances Off-site Advertising Signs](#)
[Table 1 Off-site Advertising Signs Approved Since 2012](#)
[VIEW FLORIDA LLC SGN25-0009 SIGN ENGINEERING](#)
[RANEY BILLBOARD SGN24-0135 SIGN ENGINEERING](#)
[OCALA FEDEX SPLM23-45176 SIGN ENGINEERING](#)
[PH25_0003_Case](#)
[PH25_0003_Aerial](#)

Mr. Hartley recused himself due to a conflict of interest. Mr. Carrasco assumed his duties.

Assistant City Attorney, Kristi Vanvleet stated she has not been involved in this case or any related discussions. She explained the Board will hear from both the appellant and the City of Ocala. The Board will then determine how the City Code applies to the case and whether the Growth Management Director correctly applied the Code. She noted that the Board's decision will be final for the City of Ocala and may be appealed to the Circuit Court.

Ashley Lukis, Gray Robinson Law Firm, 301 South Bronough Street, Suite 600, Tallahassee, Florida 32301, representing View Florida, LLC, presented her case regarding whether a sign operator proposing to erect a dual-faced sign is required to pay \$150,000 per sign or per sign face.

Mr. Juergens asked whether the sign had been erected. Ms. Lukis stated that she was unsure if the sign was in place but confirmed that her client had paid to move forward with the permitting process.

Mr. Carrasco asked whether a sign could be up to 300 square feet per face. Ms. Lukis responded the face size would be the size of the copy. Mr. Carrasco then asked whether the signboard itself would be 300 square feet. Ms. Lukis replied that it would be if that was the size limitation in the Code. Mr. Carrasco further asked whether two signs would total 600 square feet. He acknowledged the spacing requirements between signs but questioned whether each face could be 300 square feet, or if each side would be limited to 150 square feet. Ms. Lukis stated the question illustrated her point, explaining that if the Code refers to a sign face, it would mean 300 square feet per side. Mr. Carrasco noted the Code states a sign may be up to 300 square feet in face size. Ms. Lukis stated she may have misunderstood the question. Mr. Carrasco clarified that the Code language allows one sign of up to 300 square feet, and that a double-sided sign would be two signs of 300 square feet each. Ms. Lukis stated she did not have the exact Code language in front of her but agreed that the Code limits a face to 300 square feet and that a double-sided billboard has two faces. She further noted that the term face does not appear in the Code, which instead uses the term sign, which she stated is inclusive of all parts when the word face is not used.

Mr. Juergens asked Ms. Lukis to explain \$150,000 fee per face rather than per sign. Ms. Lukis stated that was based on the \$300,000 fee that was imposed on View Florida, her

understanding is the \$150,000 is being imposed on per face value but the ordinance states once you pay the \$150,000 you may construct a sign not a sign face. Mr. Carrasco stated he has paid permit fees for sign and they go by square footage. In his opinion you get 300sq ft for \$150,000. Ms. Lukis would submit you get a sign for \$150,000 with no limitation on the face. City Attorney, William Sexton stated that isn't exactly right but not putting words in his mouth 110-184 suggests the sign face of an off site sign should not exceed 378sq ft. Mr. Sexton believes Mr. Carrasco is suggesting if the engineered drawing that was submitted show two signs each sign is 378 sq ft or if the sum exceeds 378 sq ft it cannot be one sign. Ms. Lukis stated the language being shown by Mr. Sexton states sign face not sign which are two different terms. When sign is not modified by face it means inclusive by all parts.

City Attorney, William Sexton presented the argument on behalf of the city in regard to the appeal.

Mr. Juergens asked if a large sign that is illuminated, see-through, and not digital allowing both sides to be visible at the same time would be considered a single sign when the advertisement is for a business on the site. Growth Management Director, Jeff Shrum, responded the definitions were being mixed. He clarified that static signs are different from the type of sign being discussed at the meeting.

Ms. Lukis made her closing remarks regarding the case. Mr. Carrasco asked whether each sign would have its own frame. He stated if a sign is placed in a wedge configuration, there would be two frames and two separate signs because they are not back-to-back. Ms. Lukis responded that the configuration would be a V-back. Mr. Carrasco stated that each sign has its own structure. Ms. Lukis stated each sign face has its own support.

Mr. Ethan White asked whether it is the City's position that the applicant's sign is not considered a double-faced sign and is therefore not being defined as such. Mr. Sexton stated that was correct. Mr. Sexton explained an email conversation had taken place prior to his review of the submitted plans, at which time he was not aware that there was a 4.5-foot separation between the two sign faces. Based on the submitted plans, the City's code definition of a double-faced sign requires a separation of no greater than three feet. Mr. White asked whether a double-faced sign would be defined by the City as two separate signs. He noted that Section 110 of the City Code regulates all signage within the City. Referring back to Mr. Juergens earlier point, Mr. White described a traditional pedestal sign located in front of a doctor's office that is perpendicular to the roadway and displays the same information on both sides of a single structure, stating that this is his understanding of a double-faced sign. He emphasized the importance of the code clearly distinguishing between these configurations. Ms. Lukis responded that a double-faced sign is a defined term in the City Code and is considered a single side, two sides. She noted that the term does not appear elsewhere in the City Code outside of the definitions section.

Mr. Juergens asked Ms. Lukis whether, once the billboard is installed, she would be able to have two contracts. Ms. Lukis responded that there would be one contract per sign

face, noting that FDOT follows the same practice. She explained that there is a permit for one face and a permit for the other face; however, it is still considered a single sign.

Mr. White referenced the code, stating that when a sign is not modified by the terms structure or face, the term sign includes all parts of the sign. He asked a question to the Board regarding whether, in this case, the use of face or structure modifies the interpretation of an off-site digital sign specifically, whether it should be considered two separate signs or two sign faces being interpreted as two signs. Mr. Carrasco stated in the advertising world and in his view, the proposal represents two different signs. Mr. Sexton stated it is the City’s position that these are two signs. Mr. Carrasco asked for confirmation that the City’s position is that they are not sign faces, but rather two separate and distinct signs under the City’s interpretation of the ordinance. Mr. Sexton confirmed. Mr. White then asked whether, if both signs share the same pole, that pole would be considered part of the structure as defined for each sign. Mr. Sexton responded stated that he did not see anything in the definition that would prohibit two signs from being located on the same sign structure. Ms. Lukis stated that, under the City’s interpretation, the proposal would be considered two signs located on the same pole. She noted this has never been View Florida’s position, as they consider the designation of a “double-faced sign” to be superfluous and meaningless, and not tied to any practical enforcement mechanism. She stated View Florida considers the proposal to be a single sign with two faces. Ms. Lukis further explained that, until the meeting, her understanding was that the City’s official position was that the sign was considered a double-faced or double-sided sign.

Motion to deny PH25-0003 to appeal the decision of the Building Official/Growth Management Director.

- RESULT:** DENIED
- MOVER:** Rusty Juergens
- SECONDER:** Brent Malever
- AYE:** Carrasco, Juergens and Malever
- NAY:** White
- RECUSED:** Chairman Hartley
- EXCUSED:** Vice Chair Magamoll

- 5. Public Comments
None.
- 6. Staff Comments
None.
- 7. Board Comments
None.

8. Next Meeting: TBD
7. Adjournment
Meeting adjourned at 6:38PM.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0861

Agenda Item #: a.

Cry of Deliverance Outreach Administration, Inc. / 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.



Staff Report

SE25-0006

SE26-0002

SE26-0003

Board of Adjustment: March 16, 2026

Applicant: Primus Rutledge
Agent: Andy Kesselring
Property Owner: Cry Of Deliverance Outreach and Ministry, Inc.
Project Planner: Breah J. Miller, Planner II
Applicant Request: **Three** Special Exceptions:

SE25-0006 – to allow an 1,824 square foot expansion of an existing church/place of worship within the R-2, Two-Family Residential, District.

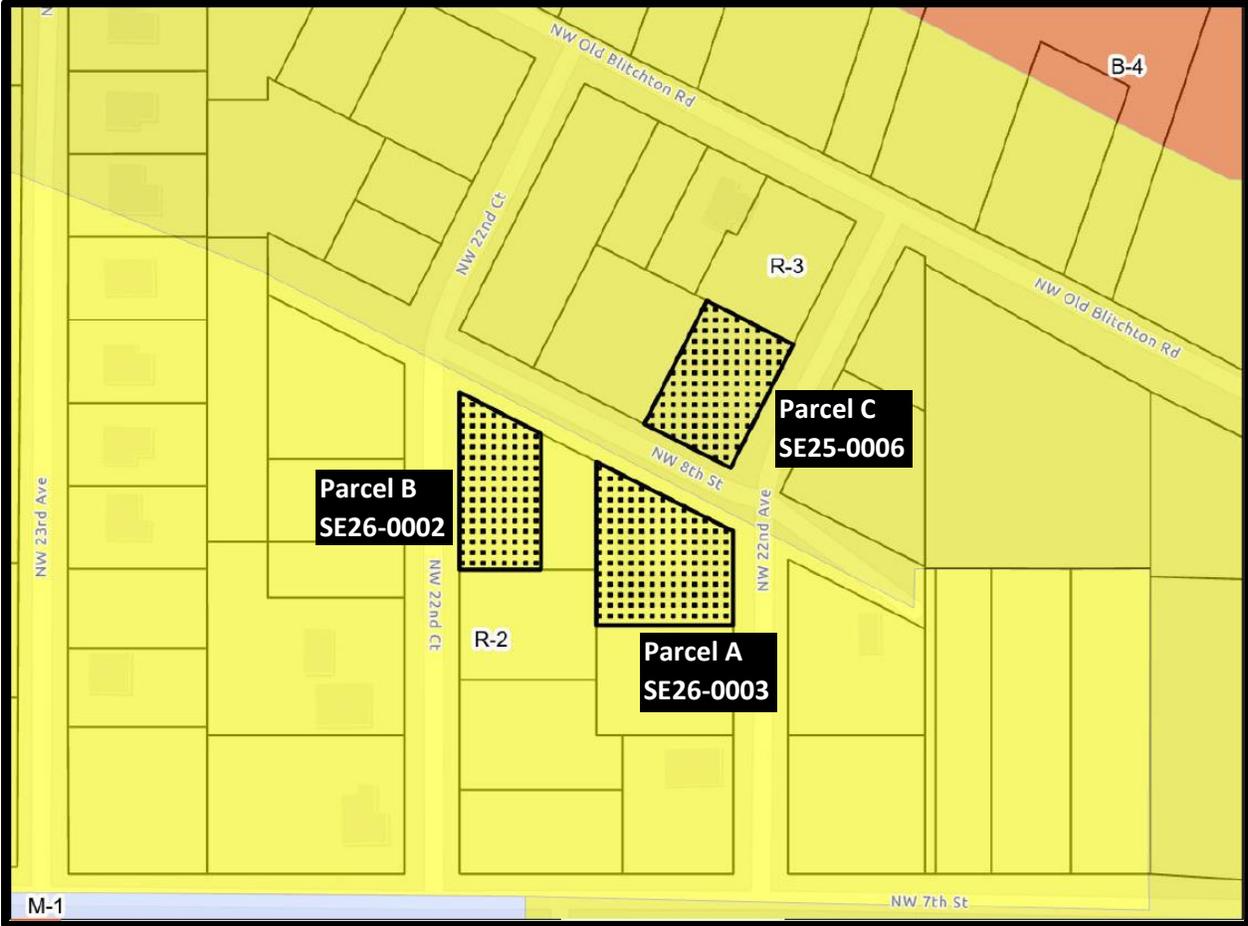
SE26-0002 – to allow for off-site parking in association with a church/place of worship within the R-2, Two-Family Residential District.

SE26-0003 – to allow for off-site parking in association with a church/place of worship within the R-3, Multi-Family Residential District.

Parcel Information

Acres: ± 0.25 acres, ± 0.24 acres, ± 0.25 acres
Parcel(s) #: 22504-000-00, 22508-000-00, 22497-000-00
Location: 2210 NW 8th Street, 2236 NW 8th Street, and the northwest corner of the intersection of NW 22nd Avenue and NW 8th Street.
Existing use: Nonconforming church/place of worship, Vacant, and Undeveloped
Future Land Use: Neighborhood
Zoning Designation: R-2, Two-Family Residential District & R-3, Multi-Family Residential District
Special District(s)/Plans(s): N/A
Overlay(s): N/A

Figure 1. Case Map



Adjacent Property Information

SE25-0006 (Parcel A):

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-2, Two Family District	Single Family Residence
South	Employment Center	R-2, Two Family District	Single Family Residence
West	Neighborhood	R-2, Two Family District	Undeveloped

SE26-0002 (Parcel B):

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-2, Two Family District	Undeveloped Cry of Deliverance Church
South	Neighborhood	R-2, Two Family District	Duplex
West	Neighborhood	R-2, Two Family District	Single Family Residence Mobile Home

SE26-0003 (Parcel C):

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-3, Multi Family District	Water Retention Area
South	Neighborhood	R-2, Two Family District	Cry of Deliverance Church
West	Neighborhood	R-3, Multi Family District	Undeveloped

Applicant Request

SE25-0006 – The Applicant is requesting a Special Exception to allow an 1,824 square foot expansion of an existing church/place of worship R-2, Two-Family Residential District.

SE26-0002 – The Applicant is requesting 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.

SE 26-0003 – The Applicant is requesting 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.

The applicant’s request involves multiple special exceptions. The proposed church/place of worship and associated off-site accessory parking are distributed across three separate parcels. As such, each request is interdependent on the approval of the others. Should any one of the requests be denied, the remaining requests would no longer support the proposed use and should likewise be denied.

Background

SE25-0006: The subject property identified by Parcel Identification Number 22504-000-00 was annexed in 1975. Property Appraiser records indicate that the existing church/place of worship building was constructed in 1957. A church/place of worship has continuously operated at this parcel and is considered a legal nonconforming use. The church conducts bible study and prayer, Sunday school, and Sunday service. Historically, the church utilized the property located to the north, across NW 8th Street, identified as Parcel Identification Number 22497-000-00, for grass parking.

SE26-0002: The subject property identified by Parcel Identification Number 22508-000-00 was annexed in 1975. Property Appraiser records indicate that there was once a building located on the property that was demolished. It is not known if the demolished building was used for residential or non-residential purposes. Cry of Deliverance Church acquired the property May 1, 2024. There is currently no established use on the property.

SE26:0003: The subject property identified by Parcel Identification Number 22497-000-00, was annexed in 1975. Property Appraiser records indicate that the property is undeveloped and serves as nonconforming grass parking for the Cry of Deliverance Church property, Parcel Identification Number 22504-000-00. This property was purchased by the Applicant in June 2022 and later transferred to the Church in May 2024.

Staff Analysis

This staff report analyzes the appropriateness of the special exceptions requested and provides the necessary conditions and safeguards for special exceptions SE25-0006, SE26-0002, and SE26-0003.

The provided site sketch, labeled Conceptual Site Plan, identifies parcels 22504-000-00 as Parcel A, 22508-000-00 as Parcel B, and 22497-000-00 as Parcel C. These designations will be used consistently throughout the staff analysis for clarity and reference.

As found in the following staff analysis, the functions of the addition are consistent with the existing church operations and will not alter the character of the surrounding development, nor increase any other nonconformities. The existing church located on Parcel A, for reasons stated in the background and below is a legal nonconforming structure and use:

Pursuant to Section 122-173, *“Where, at the effective date of the ordinance from which this chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of this chapter, lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:*

- 1. No such nonconforming use shall be enlarged or increased, or extended, or occupy a greater area of land than was occupied at the effective date of the ordinance from which this chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of this chapter.*
- 2. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of the ordinance from which this*

chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of this chapter.

3. *If any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.”*

The existing church/place of worship building and expansion will not be in compliance with the minimum parking standards without the approval of both off-site parking areas which are concurrent special exceptions under project numbers SE26-0002 and SE26-0003. Should one or both off-site parking requests be denied, the proposed special exception for the church expansion cannot move forward as proposed. Parcel A, which contains the church building and proposed expansion is not of adequate size to account for the required parking pursuant to Section 122-1010: “churches are required to provide one (1) parking space per five (5) seats.”

The proposed 120 seats located within the church will require a total of 24 parking spaces. Parcel A proposes four (4) off-street parking spaces. The remaining parking required will be provided on the two off-site properties. Each lot consists of 18 parking spaces. If approved, both off-site parking facilities will total 34 parking spaces or ten more than what is required.

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

The Code states that the Board of Adjustment 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, where they may be relevant and applicable, that the purposes and requirements for granting the special exception have been met by the applicant:

- 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.*

Staff Comment:

SE25-0006: The provided site sketch depicts a driveway connection on the northwestern corner of Parcel A from NE 8th Street. A continuous public sidewalk is also shown along both NW 8th Street and NW 22nd Avenue to provide a safe and convenient pedestrian connection between the associated church property and the off-site parking lots.

SE26-0002: The provided site sketch depicts a driveway connection for Parcel B along the northern property line from NE 8th Street to access the off-site parking lot. A continuous public sidewalk along both NW 22 Court and NW 8th Street are also shown to provide a safe and convenient pedestrian connection between this property and the associated church property.

SE26:0003: The provided site sketch depicts a driveway connection for Parcel C along the southern property line from NE 8th Street to access the off- site parking lot. A continuous public sidewalk are also shown along both NW 22 Avenue and NW 8th Street with a cross walk across NW 8th Street to provide a safe and convenient pedestrian connection between the associated northern off-site parking lot and the church property.

- 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.*

Staff Comment:

SE25-0006: Per the site sketch, Parcel A proposes a total of four (4) off-street parking spaces. The four (4) off-street parking spaces do not meet the minimum off-street parking requirements for a church/place of worship.

Section 122-1010(12).- Churches/places of worship: One parking space for each five seats in auditorium or chapel area, not including classrooms. Per the information provided by the applicant there will be 120 seats located within the chapel area. This concludes that there is a required total number of twenty-four (24) parking spaces for the proposed church expansion.

Approval of the concurrent Special Exceptions for the proposed off-site parking is essential to this site meeting the minimum parking requirements. The proposed off-street parking, and access improvements, will not result in adverse economic impacts or create significant noise, glare, or odor effects on adjacent or nearby properties. The proposed grass parking will require separate approval by the City Engineer, pursuant to Section 122-1007, “*All off-street parking facilities, including access aisles and driveways, shall be surfaced with a minimum of one-inch asphalt on six inches of limerock on a stable subgrade, and maintained in good condition. Other types of pavement materials may be substituted upon approval by the city engineer provided the construction meets the minimum standards set forth in this section.*”

Additionally, pursuant to subsection 122-260(c)(2), “*All off-street parking areas and drive-in service facilities shall be screened from the bordering streets with a minimum of five feet of landscaped buffer strip between the parking or drive-in area and the bordering street. These five feet shall be free of all construction, including driveways, sidewalks or necessary appurtenances, and shall have a minimum three-foot-high continuous hedge or acceptable alternative as approved by the planning director.*” The site sketch depicts the required five-foot (5') hedge along the western property line and a portion of the northwestern property front. The development is consistent with applicable site development standards, including the required parking buffers, and is aligned with considerations of public health, safety, and welfare.

SE26-0002: Per the site sketch, Parcel B proposes a total of eighteen (18) parking spaces. There are no set minimum or maximum parking requirements for a stand-alone parking lot but parking is being supplied for the church located on Parcel A. The proposed parking lot is designed as grass parking with concrete wheel stops. The proposed off-street parking will not result in adverse economic impacts or create significant noise, glare, or odor effects on adjacent or nearby properties. The site sketch provides the required five-foot (5') hedge along NW 22nd Court and a 6 foot tall Opaque PVC fence along the southern and eastern property lines. The development is consistent with applicable site development standards, including the required parking buffers, and is aligned with considerations of public health, safety, and welfare.

SE26:0003: Per the site sketch, Parcel C proposes a total of eighteen (18) parking spaces. The associated church use requires twenty-four (24) spaces to meet the minimum parking

standards, this parking lot will supply the church use with sufficient parking. The proposed parking lot is designed as grass parking with concrete wheel stops. The proposed off-street parking and access improvements will not result in adverse economic impacts or create significant noise, glare, or odor effects on adjacent or nearby properties. The site sketch provides the required five-foot (5') hedge along NW 8th Street and NW 22nd Avenue with a 6 foot tall Opaque PVC located on the northern and western property line. The development is consistent with applicable site development standards, including the required parking buffers, and is aligned with considerations of public health, safety, and welfare.

- 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.*

Staff Comment:

SE25-0006: The Church site, Parcel A, currently has curb side pickup. Additional refuse is not depicted on the provided site sketch. Future development will be subject to site plan review requirements.

SE26-0002: Additional refuse is not depicted on the provided site sketch for Parcel B.

SE26:0003: Additional refuse is not depicted on the provided site sketch for Parcel C.

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

Staff Comments:

SE25-0006: Electric, Potable Water, and Sanitary Sewer utility services are available on the site and will continue to be provided.

SE26-0002: Electric, Potable Water, and Sanitary Sewer utility services are available. Future development will be subject to site plan review requirements.

SE26:0003: Electric, Potable Water, and Sanitary Sewer utility services are available. Future development will be subject to site plan review requirements.

- 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 Comments:

SE25-0006: Parcel A is zoned R-2 and is developed as an existing church/ place of worship. When an institutional use or district abuts a less intensive use or district, a ten-foot-deep landscaped buffer area, or a four-foot-deep landscaped buffer area combined with a stone, brick, or concrete block wall, is required. The site sketch provides a 6-foot tall Opaque PVC fence along the southern and western property lines. The proposed alterations to the site are internal to the existing building footprint; enclosing the middle of the building. Thereby, no additional encroachments are proposed into the existing side and rear yards.

SE26-0002: Per the site sketch, there is a 6-foot tall Opaque PVC fence proposed along the southern and eastern property lines of Parcel B. The addition of buffers and screening aid in

the compatibility and harmony of use by providing a transition area between the off-site church parking and adjacent residential properties.

SE26:0003: Per the site sketch, there is a 6-foot tall Opaque PVC fence proposed along the northern and western property lines of Parcel C. The addition of buffers and screening aid in the compatibility and harmony of use by providing a transition area between the off-site church parking and adjacent residential properties.

- 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.*

Staff Comments:

SE25-0006: Parcel A has an existing freestanding sign for the church which is located along NW 22nd Avenue. The site sketch does not show any additional signage being proposed as a result of the request. Any additional request for signage shall require a modification to the special exception.

SE26-0002: There are no signs or exterior lighting shown on the site sketch for Parcel B. Any additional request for signage shall require a modification to the special exception.

SE26:0003: There are no signs or exterior lighting shown on the site sketch for Parcel C. Any additional request for signage shall require a modification to the special exception.

- G. *Required yards and open spaces.*

Staff Comments:

SE25-0006: Pursuant to Section 122-286, nonresidential uses within the R-2 district have a minimum front yard setback of 20 feet. The site sketch depicts that the proposed addition is being placed on the northern elevation of the building and will meet the front yard setback at 21.2 feet and the site will have approximately 23.2% of open space.

SE26-0002: There are no proposed structures associated with this request. The site sketch depicts the grass parking lot five feet (5') from the street side, thirty feet (30') from the front, ten feet (10') from the interior side, and fourteen feet (14') from the rear.

SE26:0003: There are no proposed structures associated with this request. The proposed site sketch shows the parking lot to be eighteen feet (18') from the street side, seventeen feet (17') from the front, ten feet (10') from the interior side, and eleven feet (11') from the rear.

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

Staff Comment:

SE25-0006: Section 122-286 establishes a maximum height of 35 feet for building in the R-2 zoning district. The applicant has proposed a maximum height of 20 feet for the proposed expansion.

SE26-0002: There are no proposed structures associated with this request.

SE26:0003: There are no proposed structures associated with this request.

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

Staff Comments:

SE25-0006: The proposed church addition is not anticipated to have an adverse economic impact on adjacent or nearby properties or on properties within the surrounding district. The expansion is intended to improve and modernize the existing place of worship, which is an established use in the area.

SE26-0002: The proposed off-site parking lot is expected to reduce on-street parking and traffic-related impacts during service times, which will minimize traffic-related impacts on surrounding properties. Overall, the request is not expected to diminish property values or negatively affect the economic character of the district.

SE26: 0003: The proposed off-site parking lot is expected to reduce on-street parking and traffic-related impacts during service times, which will minimize traffic-related impacts on surrounding properties. Overall, the request is not expected to diminish property values or negatively affect the economic character of the district.

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

Staff Comment: None of the subject properties are individually designated historic properties or located within a designated historic district.

Staff Findings and Recommendation

SE25-0006:

- The expansion of the church requires a Special Exception because the existing church/ place of worship is a legal nonconforming use.
- The property currently does not meet the off-street parking requirements set forth in Section 122-1010.
- The approval of this request is linked to the approval of the associated Special Exception request for the two (2) off-site parking requests.
- The request meets the standards for approval of a Special Exception pursuant to Ocala Code of Ordinances Section 122-73(5).

SE26-0002:

- The proposed off-site parking lot is a permitted use by Special Exception within the R-2, Two-Family Residential, District and is consistent with the intent and standards of the Code of Ordinances, as conditioned below.
- The approval of this request is linked to the approval of the associated Special Exception for a church/place of worship.
- The request meets the standards for approval of a Special Exception pursuant to Ocala Code of Ordinances Section 122-73(5).

SE26-0003:

- The proposed off-site parking lot is a permitted use by Special Exception within the R-2, Two-Family Residential, District and is consistent with the intent and standards of the Code of Ordinances, as conditioned below.
- The approval of this request is linked to the approval of the associated Special Exception for a church/place of worship in the R-2, Two- Family District.
- The request meets the standards for approval of a Special Exception pursuant to Ocala Code of Ordinances Section 122-73(5).

Staff Recommendation: Approval with Conditions

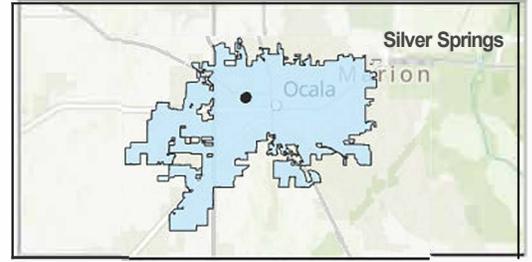
Recommended Conditions of Approval:

Staff recommends **approval** of the three special exception requests with the following conditions:

1. Approval shall become void if either of the associated Special Exception requests for the two (2) off-site parking lots is denied.
2. Approval shall become void if the associated Special Exception for the Cry of Deliverance Church is denied.
3. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
4. Any new signs for Parcel A must be ground mounted, without any animation or illumination. No signage is permitted for the two off-site parking lots.
5. This Special Exception shall be granted for and run with the subject properties (Parcels: 22504-000-00, 22508-000-00, 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.
6. Approval of a public hearing by the Planning & Zoning Commission to allow required off-street parking facilities provided on land within 300 feet of the plot.
7. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of last public hearing required as part of this request or this special exception shall expire.
8. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan.
9. Architectural elevations are required that demonstrate retention of character with the existing building. If a steeple will be incorporated into the design of the church, the steeple shall not exceed 35 feet, in order to preserve the character of the R-2 zoning and the residential scale of the surrounding properties.
10. Drainage retention must be addressed during the site plan process and is subject to the review and approval of stormwater management.
11. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

AERIAL MAP

Case Number: SE25-0006, SE26-0002, SE26-0003
Parcel: 22504-000-00, 22508-000-00, and 22497-000-00
Property Size: Approximately 0.74 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential and R-2, Two Family Residential
Proposal: Church Expansion and Off-site Parking



Subject Area

Parcels



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CASE MAP

Case Number: SE25-0006, SE26-0002, and SE26-0003

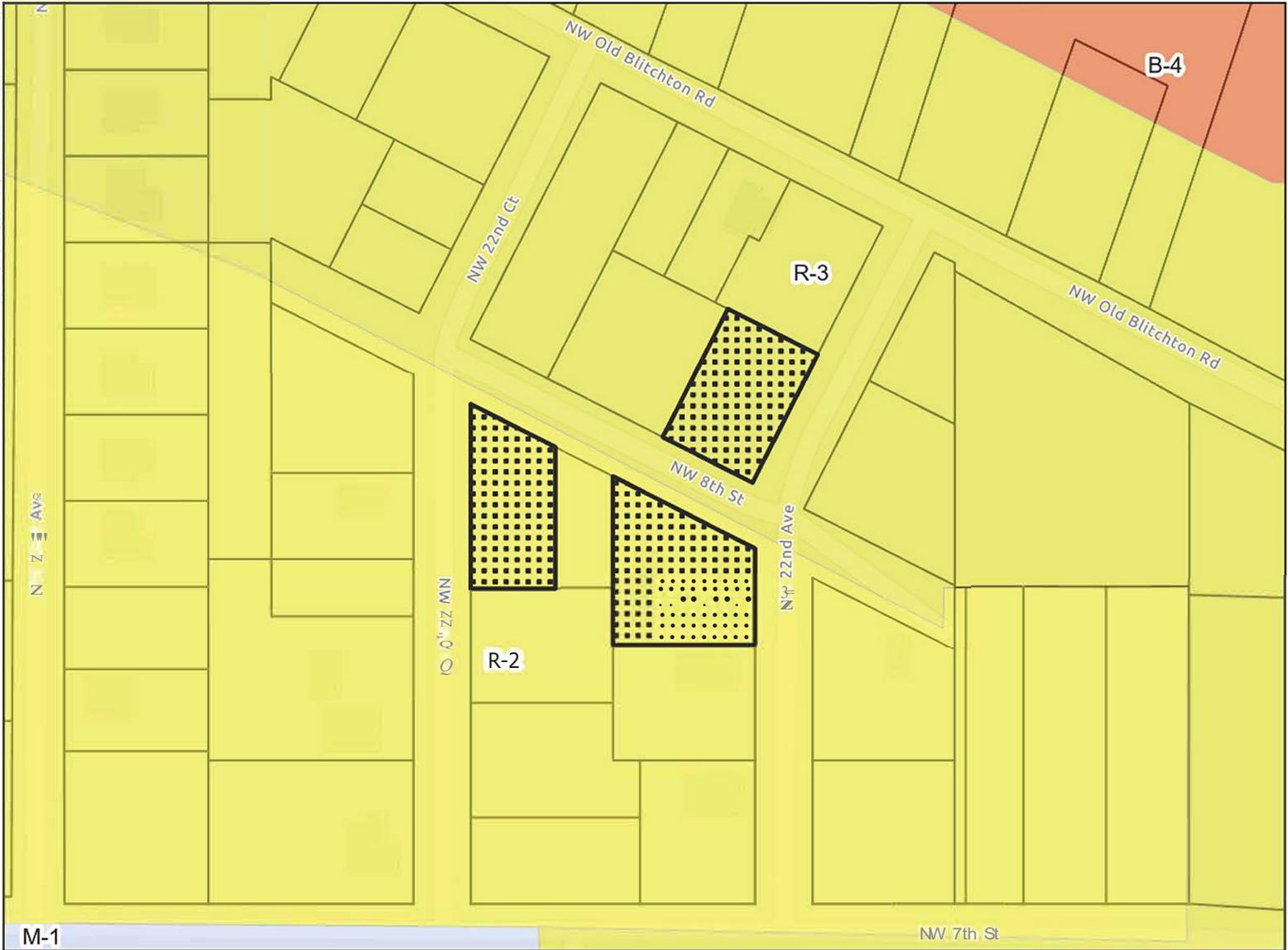
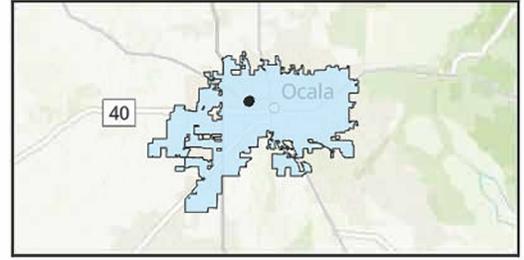
Parcel: 22504-000-00, 22508-000-00, and 22497-000-00

Property Size: Approximately 0.74 Acres

Land Use Designation: Neighborhood

Zoning: R-3, Multi-Family Residential and R-2, Two-Family Residential

Proposal: Church Expansion and Off-site Parking



- B-4: General Business
- M-1: Light Industrial
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- Parcels
- Subject Area





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0978

Agenda Item #: b.

Cry of Deliverance Outreach Administration, Inc. / SE26-0002

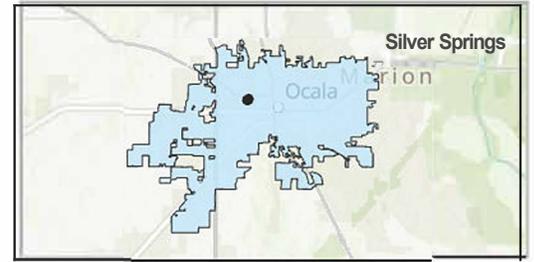
Petitioner: Primus Rutledge
Planner: Breah J. Miller (352-629-8341)
bmiller@ocalafl.gov

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.

AERIAL MAP

Case Number: SE25-0006, SE26-0002, SE26-0003
Parcel: 22504-000-00, 22508-000-00, and 22497-000-00
Property Size: Approximately 0.74 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential and R-2, Two Family Residential
Proposal: Church Expansion and Off-site Parking



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 Subject Area

 Parcels



CASE MAP

Case Number: SE25-0006, SE26-0002, and SE26-0003

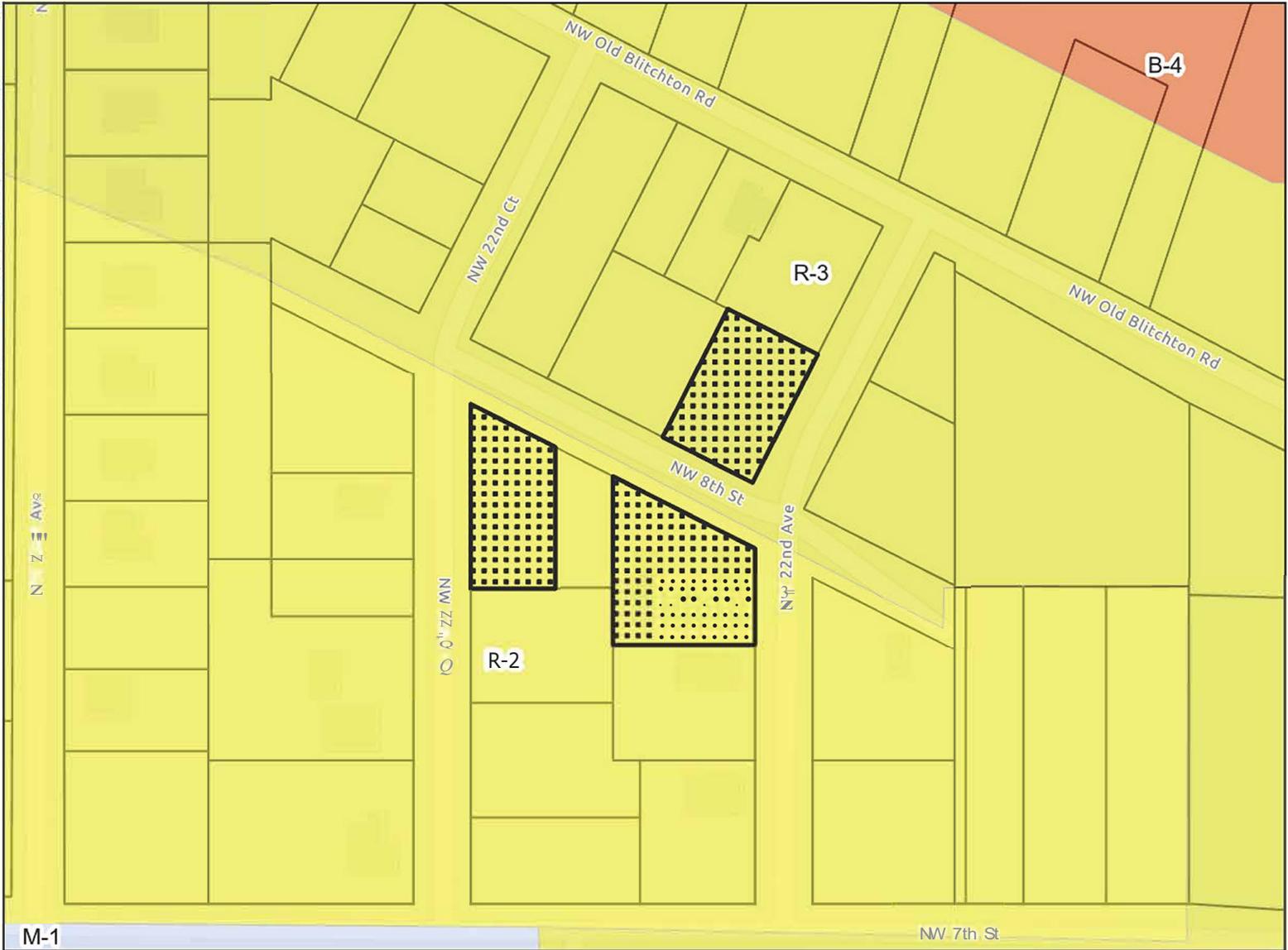
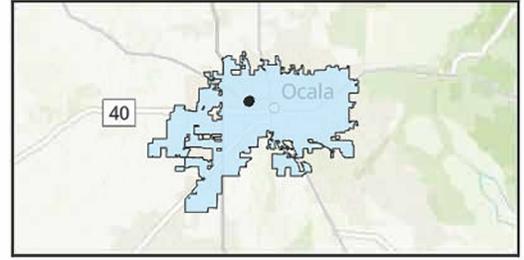
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Property Size: Approximately 0.74 Acres

Land Use Designation: Neighborhood

Zoning: R-3, Multi-Family Residential and R-2, Two-Family Residential

Proposal: Church Expansion and Off-site Parking

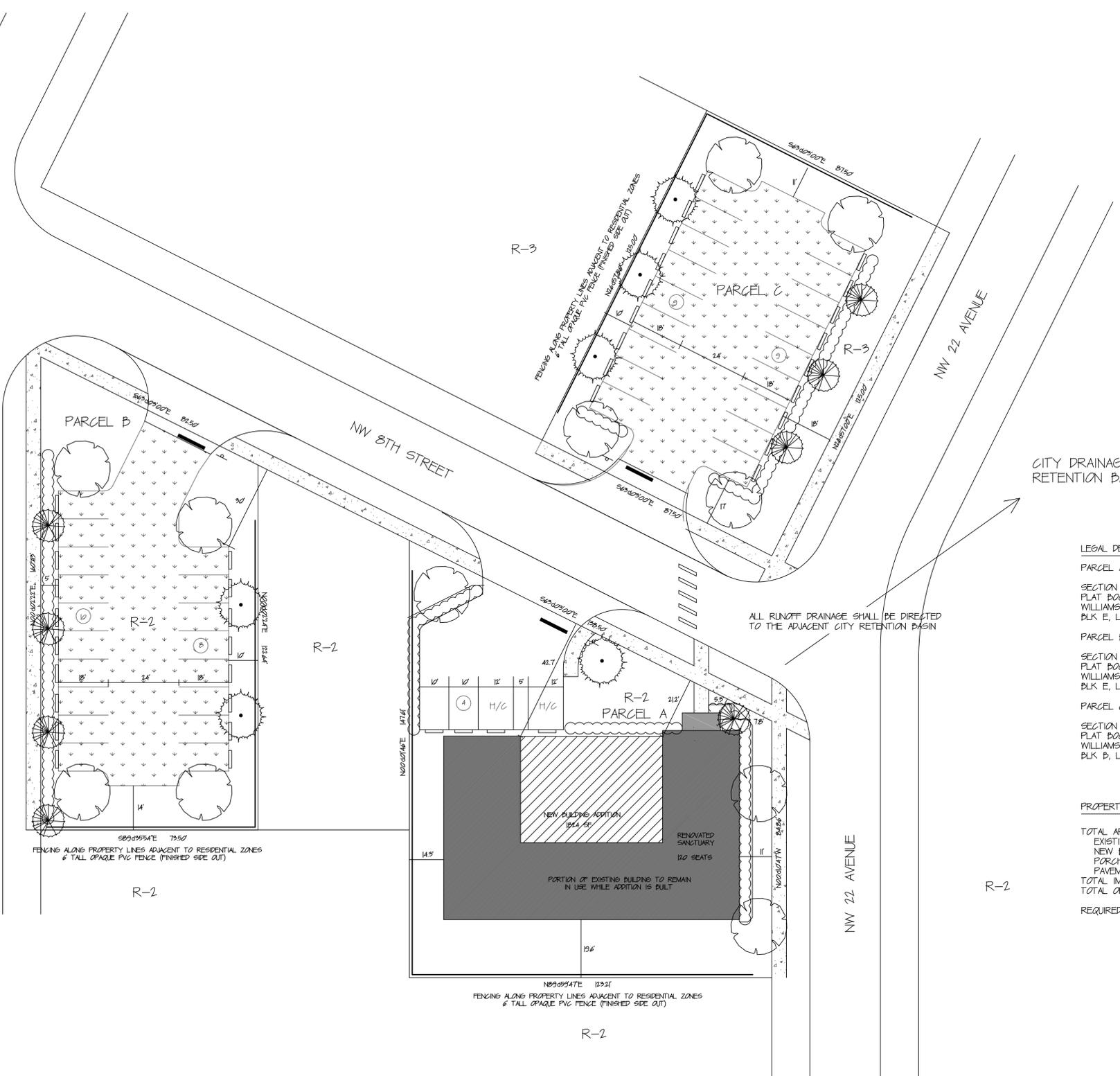


- B-4: General Business
- M-1: Light Industrial
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- Parcels
- Subject Area



R-2

NW 22 COURT



CITY DRAINAGE RETENTION BASIN

LEGAL DESCRIPTIONS

PARCEL A 2250A-000-00
 SECTION 12, TWP 15, RANGE 21
 PLAT BOOK D, PAGE 014
 WILLIAMS TERRACE
 BLK E, LOTS 15, 16, 17, 18, & 19

PARCEL B 2250B-000-00
 SECTION 12, TWP 15, RANGE 21
 PLAT BOOK D, PAGE 014
 WILLIAMS TERRACE
 BLK E, LOTS 22, 23, & 24

PARCEL C 2249T-000-00
 SECTION 12, TWP 15, RANGE 21
 PLAT BOOK D, PAGE 014
 WILLIAMS TERRACE
 BLK B, LOTS 12, 13, 14, AND SOUTH 1/2 OF 15

PROPERTY INFORMATION

TOTAL AREA - PARCEL A	=	10290 SF (25 AC)
EXISTING BUILDING	=	4,310 SF
NEW BUILDING	=	1064 SF
PORCH	=	78 SF
PAVEMENT	=	2,138 SF
TOTAL IMPERVIOUS AREA	=	8,360 SF (76.8%)
TOTAL OPEN SPACE	=	2,530 SF (23.2%)
REQUIRED OPEN SPACE	=	1,307 SF (12%)



RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION
1	1/24	AS-BUILT SURVEY

DATE:	8 / 25
DRAWING NO.:	
NEW NAME:	
SCALE:	1" = 20'
JOB NO.:	
FE:	
PG.	
DRAWN BY:	RAK

ENVIRONMENTAL DESIGN
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE. 8TH STREET
 OCALA, FLORIDA 34478 (352) 622-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



CONCEPTUAL SITE PLAN
 CITY OF DELIVERANCE CHURCH
 OCALA FLORIDA



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0980

Agenda Item #: c.

Cry of Deliverance Outreach Administration, Inc. / SE26-0003

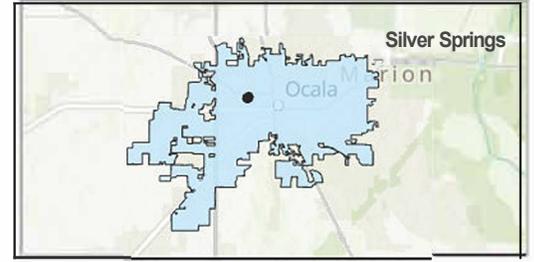
Petitioner: Primus Rutledge
Planner: Breah J. Miller (352-629-8341)
bmiller@ocalafl.gov

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.

AERIAL MAP

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Parcel: 22504-000-00, 22508-000-00, and 22497-000-00
Property Size: Approximately 0.74 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential and R-2, Two Family Residential
Proposal: Church Expansion and Off-site Parking



 Subject Area

 Parcels

0 150 300 600 Feet



CASE MAP

Case Number: SE25-0006, SE26-0002, and SE26-0003

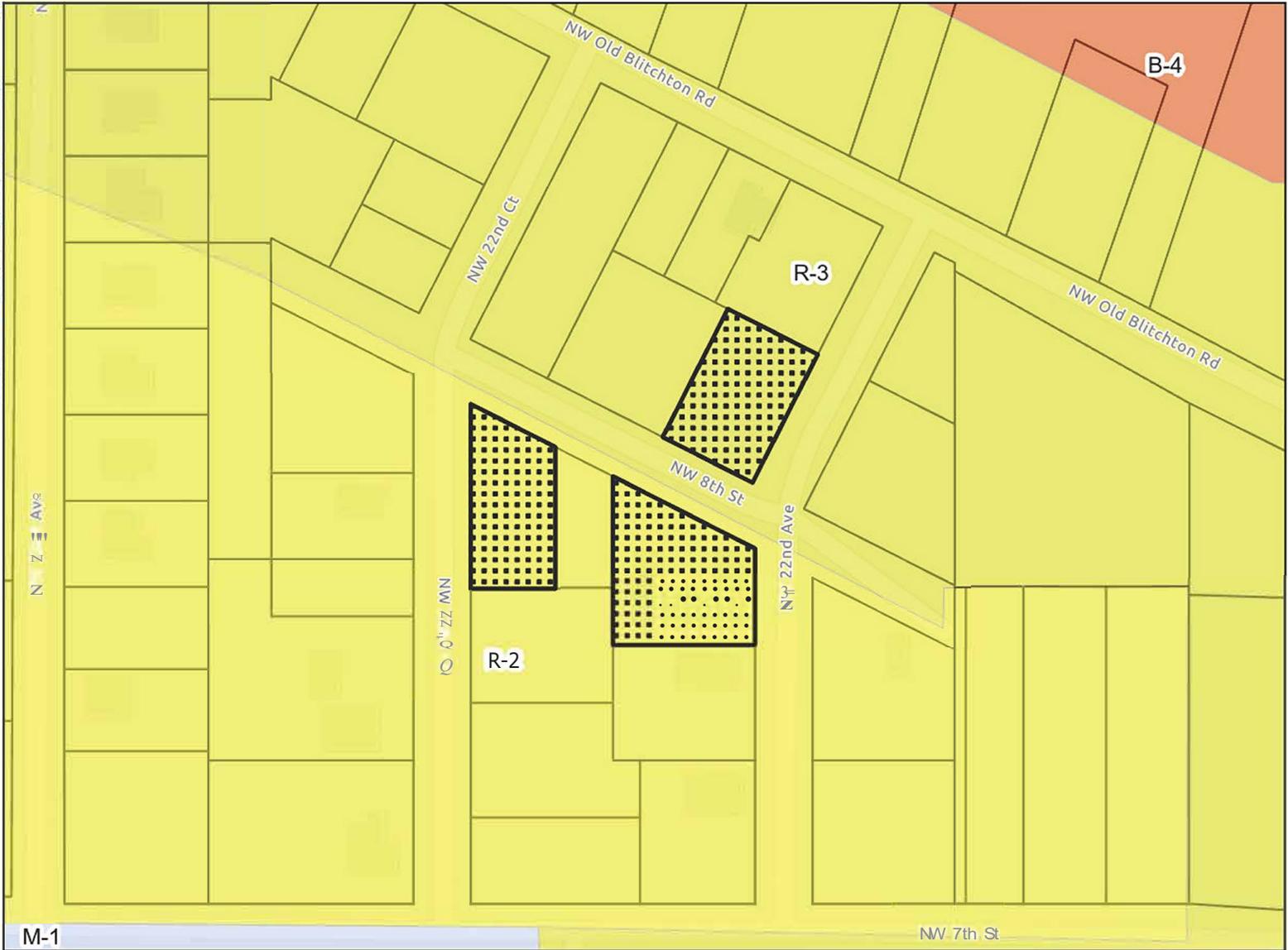
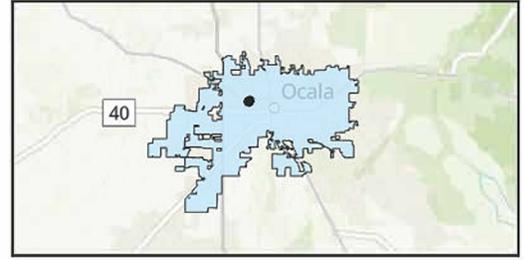
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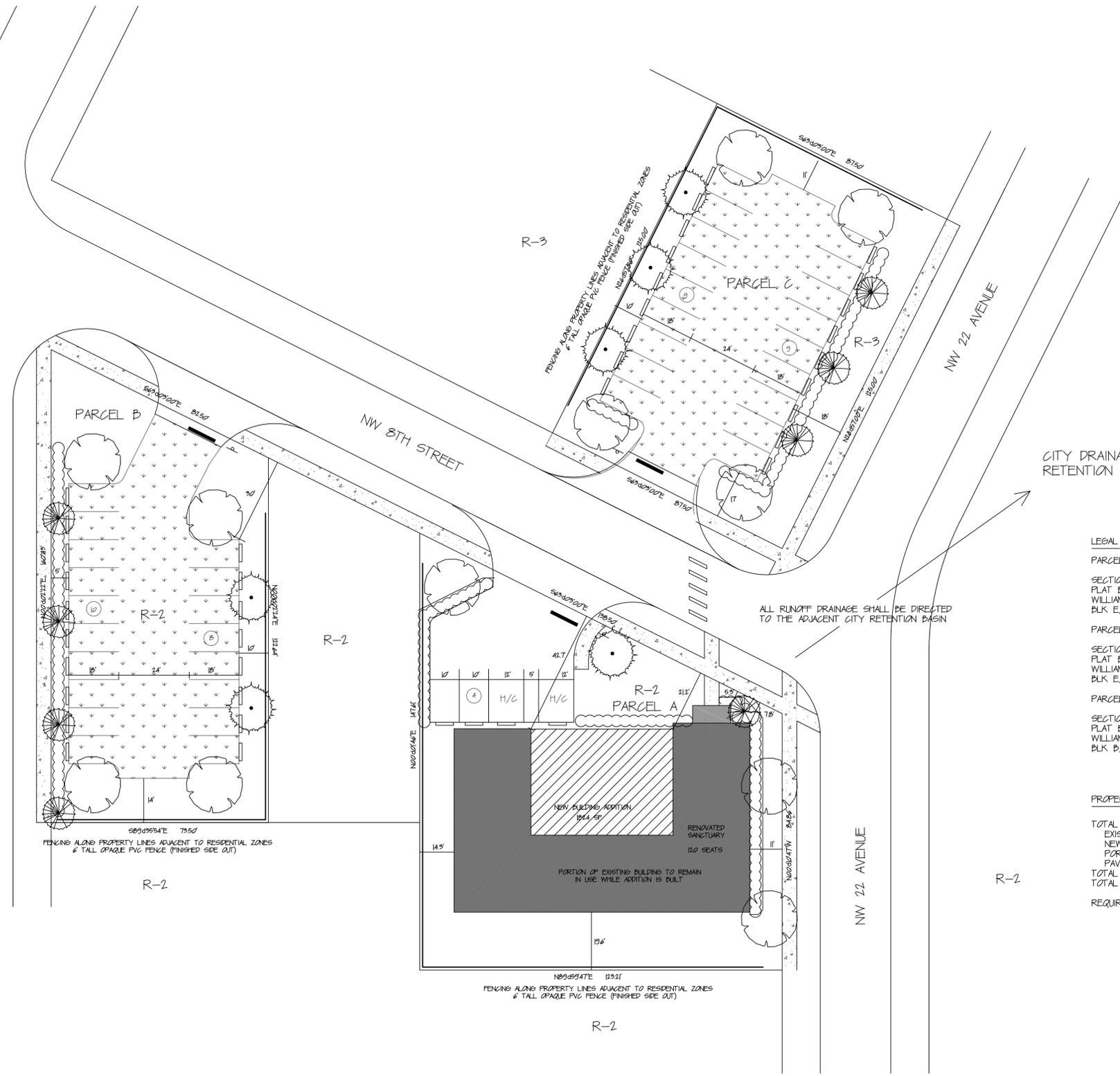


- B-4: General Business
- M-1: Light Industrial
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- Parcels
- Subject Area



R-2

NW 22 COURT



CITY DRAINAGE RETENTION BASIN

ALL RUNOFF DRAINAGE SHALL BE DIRECTED TO THE ADJACENT CITY RETENTION BASIN

LEGAL DESCRIPTIONS

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 SECTION 12, TWP 15, RANGE 21
 PLAT BOOK D, PAGE 014
 WILLIAMS TERRACE
 BLK E, LOTS 15, 16, 17, 18, & 19

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 SECTION 12, TWP 15, RANGE 21
 PLAT BOOK D, PAGE 014
 WILLIAMS TERRACE
 BLK E, LOTS 22, 23, & 24

PARCEL C 2249T-000-00
 SECTION 12, TWP 15, RANGE 21
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 WILLIAMS TERRACE
 BLK B, LOTS 12, 13, 14, AND SOUTH 1/2 OF 15

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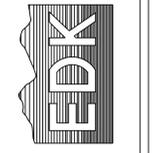
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LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

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ENVIRONMENTAL DESIGN
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LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



CONCEPTUAL SITE PLAN
 CITY OF DELIVERANCE CHURCH
 OCALA FLORIDA



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0982

Agenda Item #: a.

PLANNING OFFICIALS TRAINING WORKSHOP



American Planning Association
Florida Chapter

Creating Great Communities for All

You are invited to a Planning Officials Training Workshop in Ocala. We hope you will join us for this comprehensive training from top experts in Florida's planning field.

This all-day training is ideal for appointed advisory board members, utilities or historic preservation board members, city/county clerks, or a local government employee who is eager to learn more about local planning and zoning fundamentals, land use law, future planning trends, and effective public engagement tactics. **All positions and backgrounds are welcome.**

Agenda:

- Implementing Comprehensive Planning Techniques
- Private Section Perspectives on Current and Future Planning Trends
- Effective Public Engagement Practices
- Navigating Land Use Law Requirements
- Transportation & Traffic Planning Basics

Interested in joining us? Some information you need:

Where: Marion County BOCC | 2710 E. Silver Springs Blvd. | Ocala

When: Thursday, April 9 | 8 am - 4 pm

Cost: \$20

Thank you to our generous sponsors:



**SPEAKER INFO +
REGISTRATION
HERE**

