



Ocala Board of Adjustment Agenda - Final Monday, September 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 of Allegiance
- 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 August 30, 2024.

- a. [Ocala Gazette Ad](#)

Attachments: [Proof BOA 09162024 Gazette](#)

3. Approval of Minutes

- a. [July 15, 2024 Meeting Minutes](#)

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

4. New Business

- a. [A-DENIV Corp / SE24-45761](#)

Petitioner: A-DENIV Corp
Agent: William Menadier
Planner: Emily Johnson 352-629-8313
ewjohnson@ocalafl.gov

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.

Recommended Action: Approval with conditions.

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](#)

b. [Legacy View Church / SE24-45800](#)

Petitioner: Legacy View Church

Agent: Danny Nunn Jr.

Planner: Kristina Wright 352-629-8324
kwright@ocalafl.gov

A request to allow a church/place of worship in the R-2, Two-Family Residential, zoning district, for property located at 1734 and 1748 W Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00); approximately 1.05 acres.

Recommended Action: Request to postpone until October 21, 2024.

- 5. **Public Comment**
- 6. **Staff Comment**
- 7. **Board Comment**
- 8. **Next Meeting: October 21, 2024 at 5:30 pm**
- 9. **Adjournment**