



# 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](mailto: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**



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2024-2126

**Agenda Item #:** a.

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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, September 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: A-Deniv Corp; Agent: William Menadier, P.E., Menadier Engineering, LLC; Case: 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 Blitchton Road (Parcel 22276-000-00); approximately 1.20 acres.

## SOUTHWEST

Petitioner: Legacy View Church Inc.; Agent: Pastor Danny Nunn, Jr., Legacy View Church Inc.; Case: SE24-45800; 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.

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](http://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 **5** 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](http://www.ocalafl.gov)

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**File #:** 2024-2127

**Agenda Item #:** a.

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July 15, 2024, Meeting Minutes



# Ocala

## Board of Adjustment

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**Monday, July 15, 2024**

**5:30 PM**

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#### 1. Call To Order

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

- a. Pledge
- b. Roll Call

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

#### 2. Public Notice

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 June 28, 2024.

a.

**Attachments:** [Proof Star Banner Ad BOA July 15 2024](#)

#### 3. Approval of Minutes

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

**RESULT:** APPROVED

**MOVER:** Rusty Juergens

**SECONDER:** George Carrasco, Jr.

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

**Attachments:** [3-18-24 Meeting Minutes.pdf](#)

#### 4. Variance

a.

Andy J. Tingue/VAR24-45701

**Attachments:** [Staff Report Tingue VAR24-45701](#)  
[Exhibit A - 1990 Pond Expansions](#)  
[Exhibit B - FEMA Map](#)  
[Exhibit C Tingue Photos](#)  
[Exhibit D - Elevation Certificate with photos of the new house](#)  
[FloodPlainAdministratorNotice-7-10-24](#)  
[VAR24-45701 Case Map](#)  
[VAR24-45701 Aerial Map](#)

City Projects Director Tye Chighizola provided a brief overview of a request for a variance to reduce the base flood elevation from 83.1 feet to 78.1 feet for the property located at 3713 SE 8th Street (Parcel # 27711-000-00); approximately .49 acres. During a severe storm in June 2023, a tree fell on the house, causing significant damage and injuring an occupant. The family had to temporarily move into Recreational Vehicles on the property until the house was repaired or rebuilt. In October 2023, it was determined that the house was beyond repair, and the homeowner, facing a challenging situation, submitted plans to rebuild the house with a footprint of 63 feet wide by 49 feet deep.

City Engineer Director, Flood Plain Administrator Sean Lanier stated that topographically it is difficult to work with flood ordinances on a half acre lot. If a property is elevated five feet, the property owner would need to provide compensatory storage.

Mr. Juergens asked if FEMA flood plains reports changes every 5-6 months. Mr. Lanier replied no, they come through every so often. Mr. Lanier provided a brief history of the A zone area and stated that the goal is to get everyone out of the flood hazard area. Mr. Lanier mentioned that a long-term solution may include expanding the existing water retention facilities and submitting a Letter of Map Amendment (LOMA) to remove the properties from the floodplain.

Mr. Chighizola said the customer has a temporary C.O. (Certificate of Occupancy) because of the circumstance process, but that is why there is a request for a variance.

Mr. Magamoll asked if the problem was the expedited permitting process. Mr. Chighizola replied yes, it came through permitting as a rebuild and should have been looked at when the new plans came into the department. Mr. Carrasco asked if the applicant had to pay for permit fees. Mr. Chighizola replied the City covered the permitting fees.

Michael W. Chuchian, 3726 SE 7th Street, Ocala, FL, said he lives in the neighborhood and in 2010 he went through the same scenario and the variance was denied. The house caught on fire and was demolished. Mr. Chuchian said the applicant is not required to have flood insurance, but everyone else does. A owner/builder permit should not exceed \$75,000.00 and he has \$200,000.00 in value. The house was 2,032 square feet and now it is 3,108 square feet and all the fees were waived. Mr. Chuchian said he built his house out of the flood zone because the City would not allow to build on that property, so he brought 300 hundred loads of dirt and a stone wall to be able to build on his property.



Mr. Carrasco stated that the Board should move forward with the application and let the City sort it out.

Mr. Lanier stated that the applicant is still in the floodplain, and the recordings will have to be done on his property. It does penalize the homeowner for the variance. A packet was sent via certified mail to the homeowner and warns him of the increased risk of flooding and the flood insurance will be a higher rate. A house that is valued at \$250,000.00 will have to pay \$62,000.00 a year for flood insurance.

Mr. Chighizola said he did not see a variance request in the record for 3726 SE 7th Street, Ocala, FL, in 2010.

Mr. Hartley asked if the construction was done before the variance request at no fault of the applicant. Mr. Chighizola replied yes.

Motion to approve VAR24-45701, with conditions of a Certificate of Occupancy must be issued within 60 days of the Board of Adjustment's approval, or this Variance will expire, add a slab for the air conditioning system, applicant must comply with the recording requirements of 90.17 (h) (3) & (4).

**RESULT:** APPROVED

**MOVER:** George Carrasco, Jr.

**SECONDER:** Dustin Magamoll

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

**5. Public Comments**

None.

**6. Board Comments**

None.

**7. Staff Comments**

Mr. Chighizola said staff is still trying to get additional board members. A proposal went through City Council to reduce the board down to five members instead of seven. City Council decided to keep it at seven, but members can serve on the Planning and Zoning and the Board of Adjustment. Mr. Chighizola stated the ordinance was changed, some requirements were taken out, and now you just have to be a registered voter to serve on either board.

Mr. Carrasco asked about the financial disclosure. Mr. Chighizola replied there has been some changes since the last time.

Mr. Carrasco asked about the number of members on the other boards. Mr. Chighizola said most of the boards are seven and the smaller boards may have five. Mr. Carrasco asked if a Zoom meeting was possible. Mr. Chighizola replied that he did not think that a zoom meeting was possible, but dates can be pushed back.

Growth Management Director Jeff Shrum said staff is trying to get the vacant positions filled and it is really important to know in advance if someone is going to be absent. Mr. Shrum said he will ask the City Attorney whether a Zoom meeting can be done.

**8. Next Meeting: August 19, 2024**

**9. Adjournment**



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2024-2134

**Agenda Item #:** a.

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

Petitioner: A-DENIV Corp

Agent: William Menadier

Planner: Emily Johnson 352-629-8313

[ewjohnson@ocalafl.gov](mailto: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 Blitchton Road (Parcel 22276-000-00); approximately 1.20 acres.

*Recommended Action: Approval with conditions.*



# Special Exception Staff Report

SE24-45761

Board of Adjustment: September 16, 2024

**Petitioner:** A-Deniv Corp  
**Property Owner:** A-Deniv Corp  
**Agent:** William Menadier, P.E., Menadier Engineering, LLC  
**Project Planner:** Emily W. Johnson, AICP  
**Applicant Request:** Special Exception to allow multi-family dwellings in the B-4, General Business, zoning district.

### Parcel Information

**Acres:** ±1.20 acres  
**Parcel(s) #:** 22276-000-00  
**Location:** The southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road.  
**Future Land Use:** Low Intensity  
**Zoning District:** B-4, General Business  
**Existing Use:** Undeveloped

### Adjacent Property Information

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	Low Intensity	B-4, General Business	Various commercial uses (Liquor store, auto supply store, office/retail, and warehousing), adjacent to US Hwy 27.
<b>East</b>	Low Intensity	B-4, General Business R-3, Multi-Family Residential	Used merchandise store (Ms. Queen's Thrift Shop), Automotive repair (10 <sup>th</sup> Street Garage), and vacant residential.
<b>South</b>	Neighborhood	R-3, Multi-Family Residential	Single-Family Residential subdivision (Blitchton Village Phases 1 & 2), adjacent to NW Old Blitchton Road)
<b>West</b>	Employment Center	R-3, Multi-Family Residential M-1, Light Industrial	Automotive repair & Automobile sales (Morrow's Repair & Used Cars); Light Industrial subdivision (Bison Industrial Park).

### **Applicant Request**

The petitioner is requesting a Special Exception to allow multi-family dwellings in the B-4, General Business, zoning district. The petitioner submitted a concept plan which proposes fourteen (14), 2-story townhome-style dwellings. The conceptual placement of the homes is along and parallel to NW Old Blitchton Road. As proposed, access to the site is via NW Old Blitchton Road providing connection to the 22 space parking lot.

### **Background**

The subject property, identified by Parcel Identification Number 22276-000-00, contains approximately 1.20 acres. The property is generally located in the 2300 block of NW 10<sup>th</sup> Street at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road. The property is currently vacant and undeveloped.

The subject property is in the West Ocala Community Redevelopment Area (CRA) and within the West Ocala Vision and Community Plan (2011). The West Ocala Vision identified six different districts, including a Neighborhoods district, in which the subject property resides. The intent of the Plan's Neighborhoods district is to promote a walkable urban form expressed as identifiable residential neighborhoods where the predominant land use is residential, and the primary modes of transportation include walking, bicycles, automobiles, and bus transit.

Earlier this year, the petitioner applied to rezone the subject property from B-4, General Business, to R-3, Multi-Family Residential, to accommodate the proposed development. City Council subsequently denied the rezoning request at their June 18, 2024, meeting, citing concerns related to access from US Highway 27 and compatibility of the R-3 zoning district along a major arterial corridor. City Council also indicated that as a multi-family project it would be more appropriate for consideration through the Special Exception process.

### **Staff Analysis**

Pursuant to the Ocala Code of Ordinances Section 122-724(1)(b), multifamily dwellings are permitted up to a maximum of 30 dwelling units per acre with a special exception in the B-4, General Business zoning district. Multi-family in this district are also subject to the architectural review requirements in Code Section 122-216(t). The existing Low Intensity Future Land Use classification provides for a maximum density of 18 dwelling units per acre, which equates to maximum potential of 21 units on the subject 1.20-acre parcel. The applicant's request for 14 multi-family units is less than the maximum density allowed for the Low Intensity classification. Additionally, multi-family development is consistent with the West Ocala CRA, West Ocala Vision and Community Plan, Comprehensive Plan and Code of Ordinances.

The subject property includes a small triangular portion of the property that is non-contiguous to the main property. This non-contiguous portion is most likely the result of the creation of right-of-way through this area many years ago. While this portion is only comprised of 820 square feet and not readily usable for development, it does count toward the acreage of the property for the purpose of appropriate property calculations. The conceptual plan shows that development would be relegated to the main portion of the subject property.

The petitioner has made changes to the concept plan to address comments made by City Council at the June 18, 2024, zoning hearing. Specifically, the access has been relocated from US Highway 27 to NW Old Blitchton Road and the proposed building sites are now aligned more closely with Old Blitchton Road. This layout provides more proximity of the structures to the nearby residential development to help integration with the existing neighborhood character. The petitioner also provided building elevations to foster a coordinated design and architectural relief along Old Blitchton Road. The design includes covered rear porches with railings, second-story windows, and a mixture of building materials along the street-facing façade.

Introducing multi-family uses to the area also provides for more diverse housing types and helps to provide infill development within this established urban neighborhood. The proposed residential use and design are encouraged in this District and is compatible with the intent and purpose of the Neighborhoods District and the West Ocala Vision and Community Plan.

Approval of the special exception with conditions is recommended to provide for the appropriate safeguards and conditions to help the proposed multi-family development provide for a transition of uses to the surrounding residential and commercial uses in the area. The development of the site will require submittal of a site plan substantially consistent with the proposed conceptual plan and building elevations. The site plan will have to be approved within 18 months of the special exception approval date and shall further address the screening and site design conditions as required.

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

In reaching its conclusion, the Board of Adjustment shall make findings and 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 and related City Code of Ordinance references 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.

*Staff Comment: Ingress/egress will be provided via a proposed two-way access driveway connecting to NW Old Blitchton Road. Because the proposed development contains less than 16 dwelling units, a secondary emergency access is not required.*

- 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: Parking for the proposed multi-family units will be provided via a shared parking lot. Section 122-1010(a)(2) requires 1.5 parking spaces per multi-family dwelling. The conceptual plan indicates 22 parking spaces that includes 21 standard spaces and 1 ADA accessible space. The proposal is consistent with the minimum required number of parking spaces (Section 122-1015).*

- 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: The conceptual plan indicates a proposed dumpster pad location. Refuse service will be addressed as part of the site plan review process. Screening of utilitarian areas, including a concrete wall and vegetative buffer around the dumpster and vegetative screening around air conditioning units, is recommended as a condition of approval.*

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

*Staff Comment: Electric, Internet, Potable Water, and Sanitary Sewer utility services are available at this location. Connections 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 Comment: The conceptual plan depicts a 10-foot-wide landscape buffer along the southern property line where the proposed development faces an existing single-family residential subdivision providing consistency with Section 122-260(c)(10). The exterior boundary of the site shall have a minimum 4-foot-wide open space buffer around the site, and all off-street parking areas shall be screened from bordering streets with a minimum 5-foot-wide landscape buffer, consistent with Sections 122-260(c)(1) and 122-260(c)(2).*

- 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 Comment: All signage must comply with Chapter 110, Ocala Code of Ordinances. The conceptual plan depicts a proposed monument sign location along NW Old Blitchton Road. The requirements that signage shall be ground mounted and no animated signage shall be permitted, are recommended as conditions of approval.*

- G. Required yards and open spaces.

*Staff Comment: The conceptual plan depicts consistency with the building setback requirements. Pursuant to Section 122-286, multi-family residential dwelling units in the B-4, General Business, zoning district are required to maintain a 25-foot front yard, 8-foot interior side yard, and a 25-foot interior rear yard; additionally, Section 122-1244 requires a 20-foot street widening setback along US Highway 27. Section 122-252 allows for accessory parking to encroach into side and rear yard setbacks.*

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

*Staff Comment: Pursuant to Section 122-286, the maximum allowable height in the B-4, General Business, zoning district is 60-feet. The proposed elevations depict that the units will be 2-stories, with a bearing height of 20-feet.*

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

*Staff Comment: The additional housing will create greater interaction between neighboring uses, thereby providing positive economic effects for properties along the US Highway 27 corridor and within the City at-large.*

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

*Staff Comment: This site is not located within a designated historic district.*

### **Staff Findings and Recommendation**

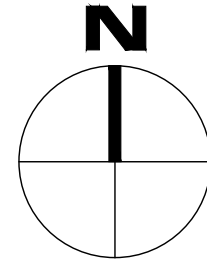
- The request meets the standards for approval of a Special Exception pursuant to Ocala Code of Ordinances Section 122-73(5).
- The requested multi-family development provides for a transition of use from the single family development and mix of commercial development in the surrounding area.
- The petitioner has revised the proposed site layout to address the concerns raised by City Council at the meeting on June 18, 2024
- The conceptual plan is consistent with development standards contained under Ocala Code of Ordinances Sections 122-1010 (*Required number of spaces*), 122-260 (*Buffers*), 122-1244 (*Minimum width and setback for specific streets*), and 122-286 (*Lot requirements*).

<b>Staff Recommendation: Approval with Conditions</b>
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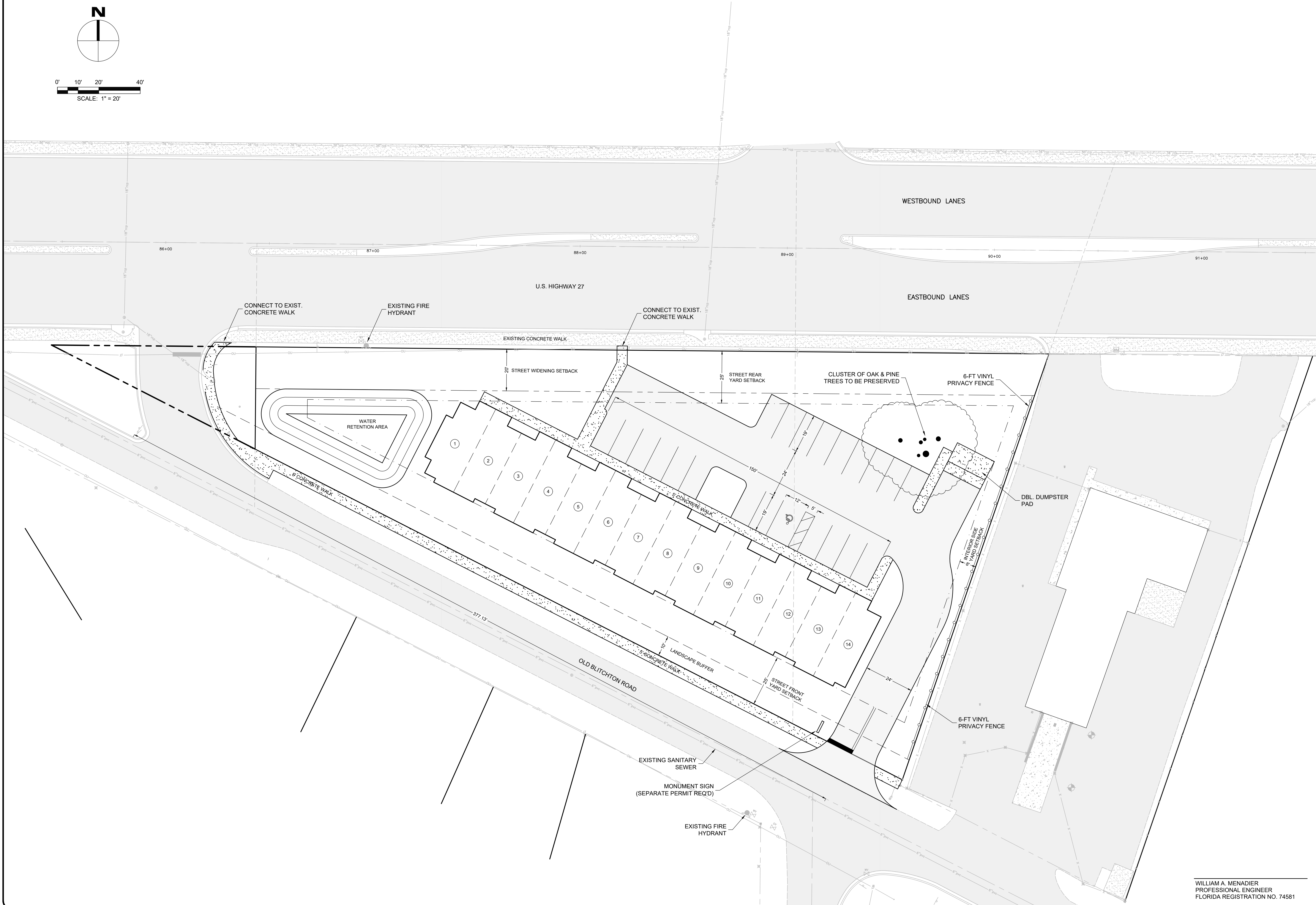
#### **Recommended Conditions of Approval:**

1. This Special Exception shall be granted for and run with the subject property located at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road (PID #22276-000-00).
2. No more than 14 dwelling units shall be developed on the subject property.
3. The site plan shall be substantially consistent with the design and layout shown in the conceptual plan. Residential units shall be positioned along NW Old Blitchton Road and shall have the appearance of a street-facing façade.
4. Architectural renderings shall be submitted for review with the site plan application, design features shall be largely consistent with the façades shown in the conceptual elevations. Residential units shall include extended covered rear porches with railings, second-story windows, and a mixture of building materials along the street-facing façade.
5. Screening of refuse areas, including a concrete wall and vegetative buffer around the dumpster and vegetative and screening shall be provided around air conditioning units, shall be required as determined through the site plan process.
6. All signage shall be consistent with applicable standards of Chapter 110 and shall be ground mounted, with a location to be determined through the site plan process. No animated signage shall be permitted.
7. Site plan approval for the multi-family use shall be issued within 18 months of the date of approval by the Board of Adjustment or this Special Exception shall expire.





0' 10' 20' 40'  
SCALE: 1" = 20'



NO.	DATE	REVISIONS

William A. Menadier, ME, PE  
 P. Reg. No. 74581  
 wmenadier@menadier.com

**MENADIER ENGINEERING**  
 PO Box 656 | Alachua, Florida 32016 | Ph. (386) 347-5133 | www.menadier.com

NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A SITE PLAN FOR:  
**OLD BLITCHTON ROAD**  
 MULTI-FAMILY  
 CITY OF OCALA  
*Conceptual Layout Plan*

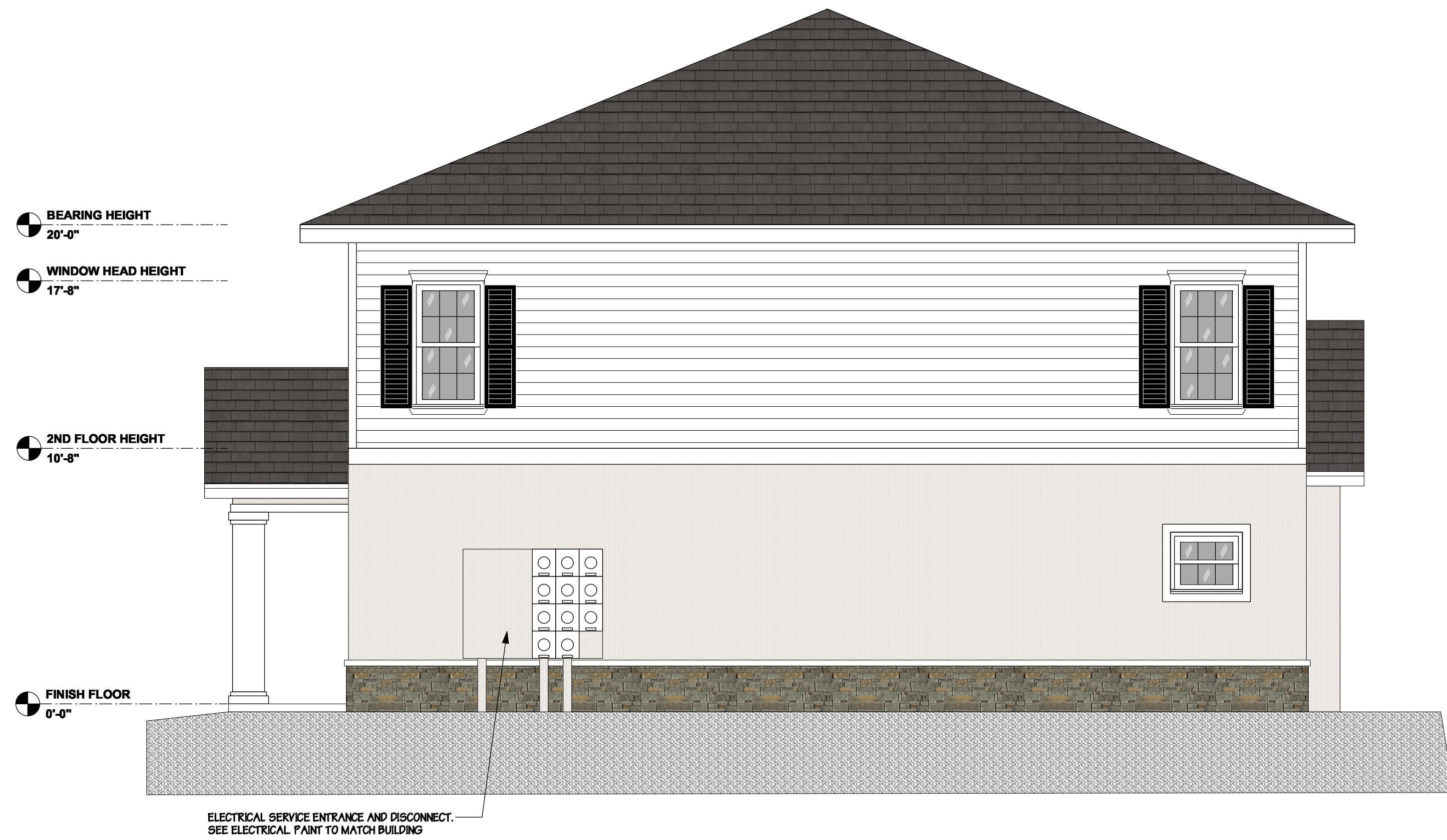
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2023-02-014

DATE:  
8-14-24

SCALE:  
1" = 30'

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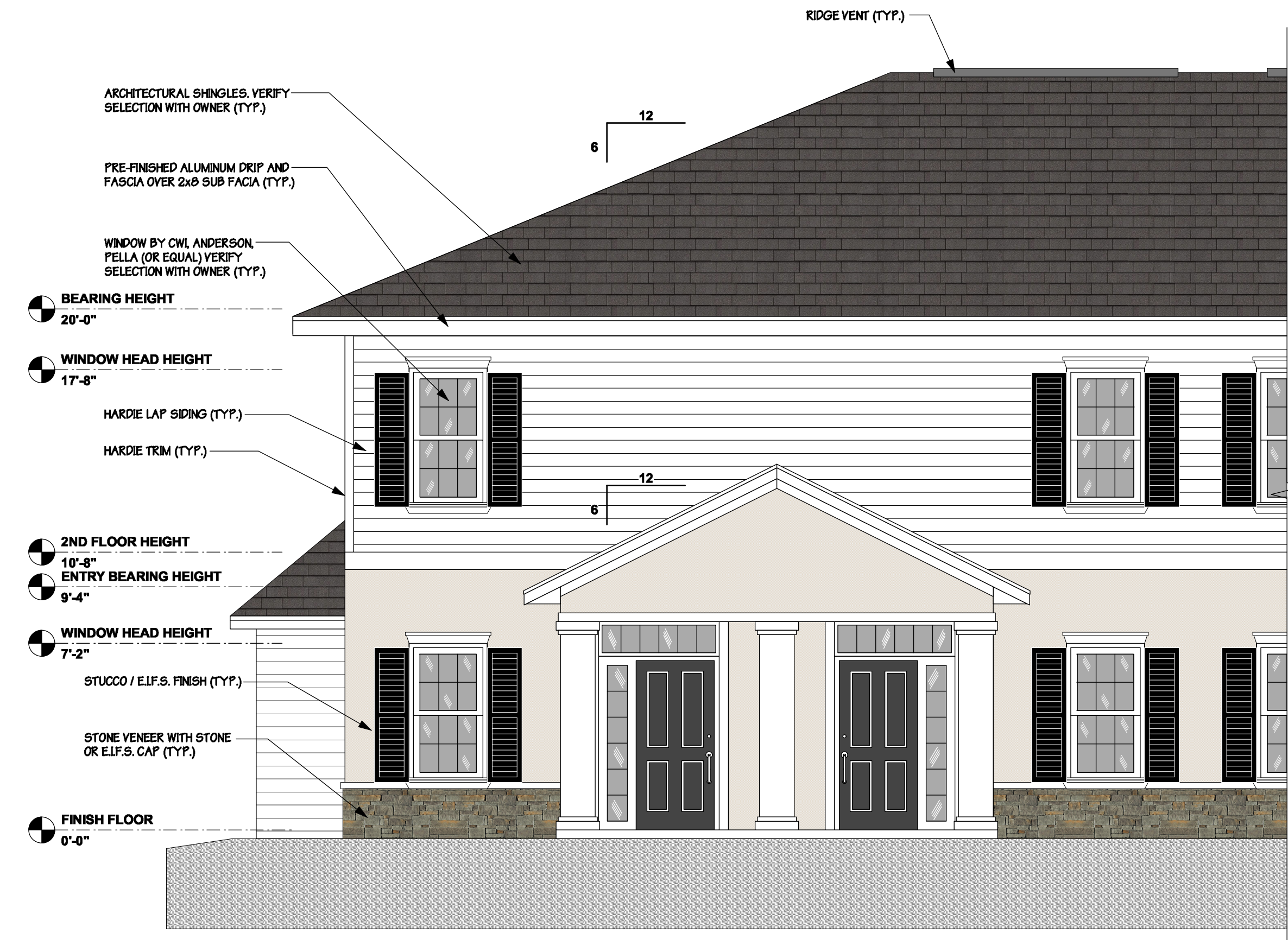
WILLIAM A. MENADIER  
 PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 74581



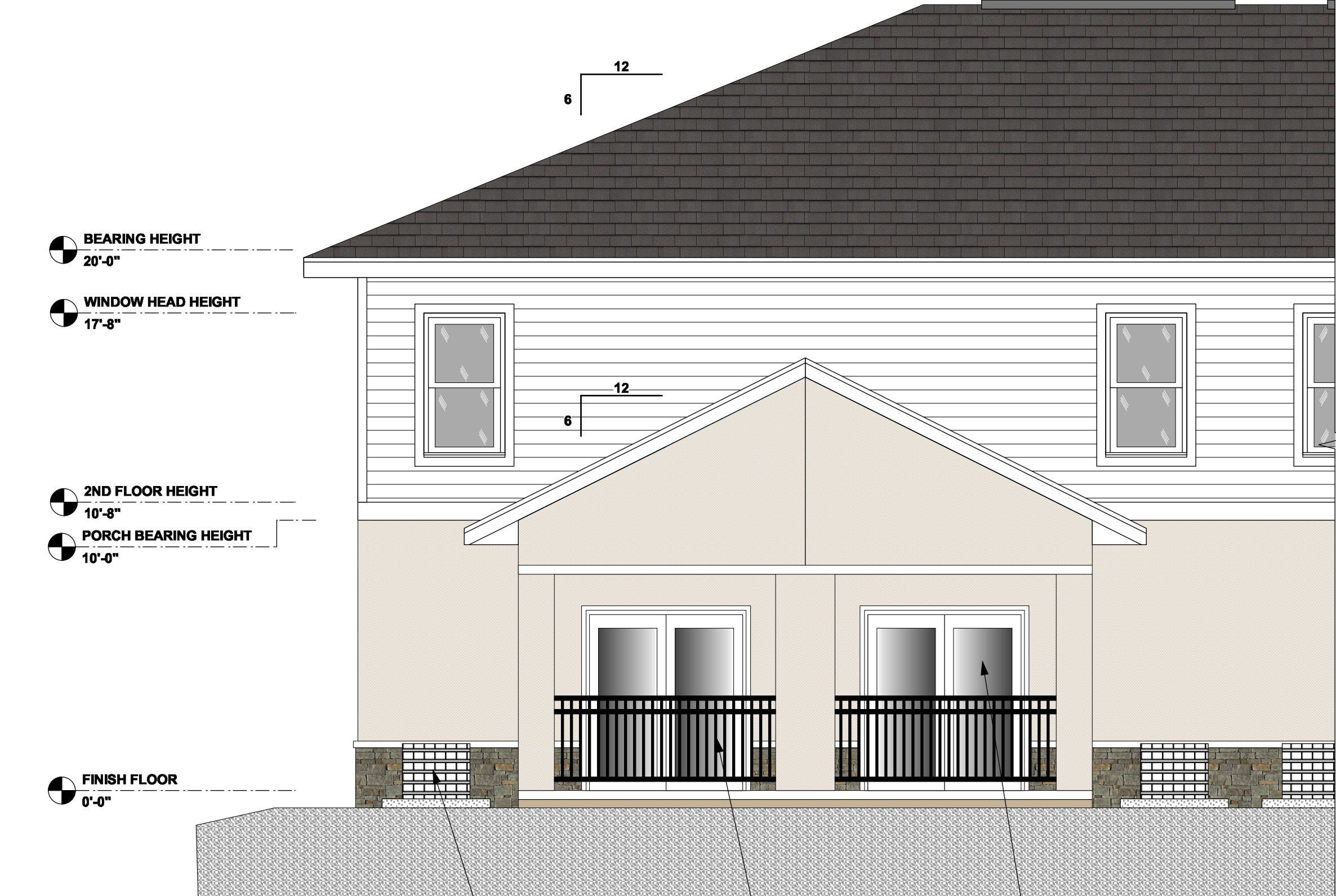
1  
A201  
SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A201  
SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A201  
ENLARGED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A201  
ENLARGED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS		
REV.	DATE	DESCRIPTION

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USE MAY RESULT IN LEGAL ACTION.

**DONAHUE ARCHITECTURE, INC.**  
1202 SW 17th Street, Ste. 201-165  
Ocala, FL 34471  
T 352.867.5148  
E john@donahue-arch.com  
E laura@donahue-arch.com  
FL: # AR0017458, GA: # PA012363  
NY: #036859

**DA**

Elevations

**A New Apartment Complex for  
Old Blitchton Rd Multi Family  
Development**  
NW 10th St (Parcel # 22276-000-00)  
Ocala, FL 34475

DATE: 08/13/24	8
JOB: D_24005	
DRAWN BY: JG	OF
CHECKED BY: JD	

<b>A201</b>	27
DESIGN DEVELOPMENT	

# CASE MAP

Case Number: SE24-45761

Parcel: 22276-000-00

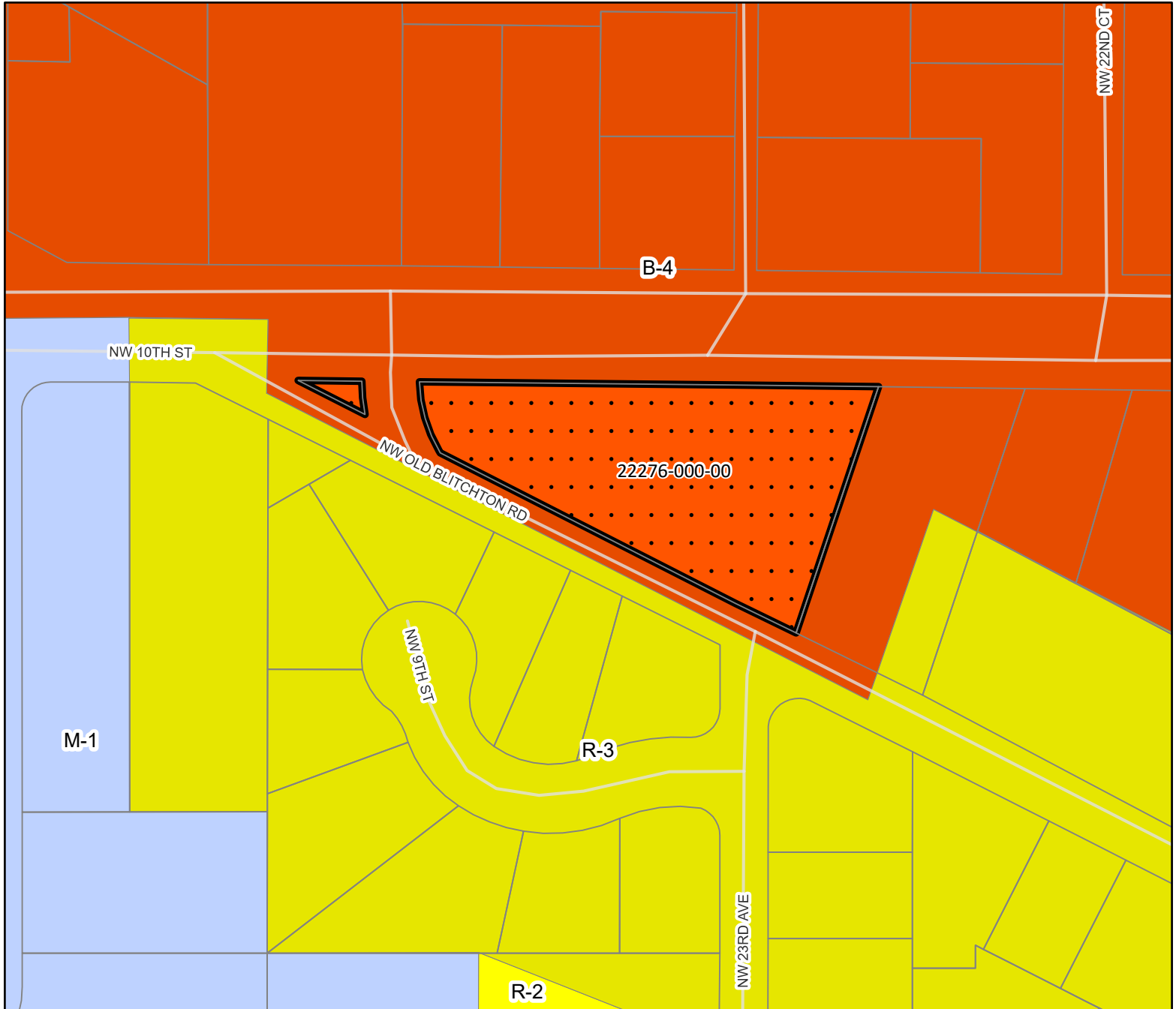
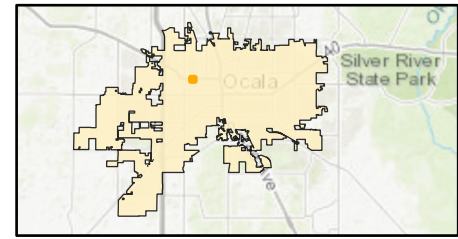
Property Size: Approximately 1.20 acres

Land Use Designation: Low Intensity

Zoning: B-4, General Business

Proposal: A request to construct a 15-unit multi-family development with an existing B-4 zoning district

## Location Map



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



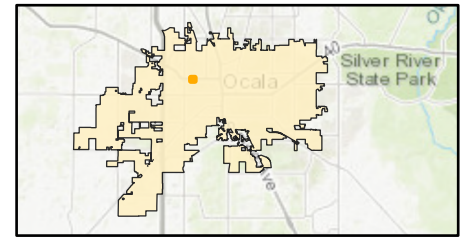
# AERIAL MAP

BOA Meeting: September 16, 2024

Case Number: SE24-45761


## Location Map

Parcel: 22276-000-00



Property Size: Approximately 1.20 acres  
Land Use Designation: Low Intensity  
Zoning: B-4, General Business  
Proposal: A request to construct a 15-unit multi-family development with an existing B-4 zoning district



 Subject Property

 Parcels

0 500 Feet



Prepared by the City of Ocala  
Growth Management Department  
by kwirhlin on 8/13/2024



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2024-2135

**Agenda Item #:** b.

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### **Legacy View Church / SE24-45800**

Petitioner: Legacy View Church

Agent: Danny Nunn Jr.

Planner: Kristina Wright 352-629-8324  
[kwright@ocalafl.gov](mailto: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.*