



## Ocala Board of Adjustment Agenda - Final

### Monday, July 15, 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

##### *Staff:*

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

Endira Madraveren  
Chief Planning Official  
Staff Liaison

Gabriela Solano  
Committee Secretary

#### **WELCOME!**

We are very glad you have joined us for today's meeting. The Zoning Board of Adjustment (BOA) is a quasi-judicial board that meets once a month to hear and decide only such special exceptions, variance, and appeals of the building official, as the BOA is specifically authorized to pass upon by the terms of the code and shall decide such questions as are involved in determining whether special exceptions should be granted. It shall grant approvals with such conditions and safeguards as are appropriate under the code and shall deny when not in harmony with the purpose, intent and requirements of the code.

#### **GENERAL RULES OF ORDER**

The BOA is pleased to hear all non-repetitive comments. If you wish to appear before the BOA, please fill out an Appearance Request/Lobbyist Registration Form and give it to the BOA Recording Secretary. When the Chairman recognizes you, state your name and address and speak directly into the microphone. Persons with disabilities needing assistance to participate in any of these proceedings should contact the BOA Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

#### **APPEALS**

Appeals from decisions of the BOA shall be to the Marion County Circuit Court. Any person or any board, taxpayer, department or bureau of the City aggrieved by any decision of the BOA may seek review by a court of record of such decisions in the manner provided by law. Please be advised that if any person wishes to appeal any decision made by the BOA with respect to any material considered at the above meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure a verbatim record of the proceeding is made.

**1. Call To Order**

- a. Pledge
- b. Roll Call

**2. 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. [Ocala Gazette](#)

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

**3. Approval of Minutes**

[March 18, 2024 Meeting Minutes.](#)

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

**4. Variance**

- a. [Andy J. Tingue/VAR24-45701](#)

Petitioner: Andy J. Tingue

Planner: Tye Chighizola 352-401-3992

[tchighizola@ocalafl.gov](mailto:tchighizola@ocalafl.gov)

A request for a variance related to Chapter 90 Flood Prevention and Protection to reduce the base flood elevation for property located at 3713 SE 8th Street (Parcel # 27711-000-00); approximately .49 acres. Due to the configuration and topography of the site, compliance with the elevation requirements of Chapter 90 would render the lot undevelopable.

*Recommended Action: Approve waiver of the base flood elevation requirement.*

**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](#)

**5. Public Comments****6. Board Comments****7. Staff Comments****8. Next Meeting: August 19, 2024****9. Adjournment**