



Ocala Board of Adjustment Agenda - Final Monday, September 15, 2025

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
 - 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 August 29, 2025.

 - a. [Ocala Gazette Ad](#)
Attachments: [BOA Draft Ad PROOF 09152025](#)
3. Approval of Minutes
 - a. [December 16, 2024, Meeting Minutes](#)
Attachments: [December 16, 2024 Meeting Minutes.pdf](#)
 - b. [April 21, 2025, Meeting minutes](#)
Attachments: [April 21, 2025 Meeting Minutes.pdf](#)
4. Special Exception
 - a. [Freewill Baptist Church / SE25-0005](#)

Applicant: Myron Loss, Encouragement Ministries Corp.
Planner: Emily W. Johnson (352-629-8313)
ewjohnson@ocalafl.gov

A request for a special exception to allow a 100-foot-tall telecommunications tower in the R-1A, Single-Family Residential District, for property located at 2206 NE 24th Street (PID 24569-001-00).

Recommended Action: Denial

Attachments: [SE25-0005 Staff Report](#)
[SE25-0005 Case Map](#)
[SE25-0005 Aerial Map](#)
[Concept Plan](#)
[Letter to BOA](#)
[American Tower Confirmation & FCC Permit](#)
5. Variance

a. [Briggs/ VAR25-0005](#)

Petitioner: Robert & Nadia Briggs
Planner: Breah Miller (352.629.8341)
bmiller@ocalafl.gov

A Variance request to reduce the street side yard setback from 25 feet to 18.3 feet
and to reduce the rear yard setback from 25 feet to 3 feet

Recommended Action: Approval

Attachments: [VAR25-0005 Staff Report](#)
[VAR25-0005 Case Map](#)
[VAR25-0005 Aerial Map](#)
[VAR25-0005 Site Plan](#)
[VAR25-0005 Elevations](#)
[VAR25-0005 Application](#)
[VAR25-0005 OHPAB Approval](#)

6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting: October 20, 2025
10. Adjournment