



## Ocala Board of Adjustment Agenda - Final

### Monday, October 28, 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 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 October 11, 2024.

- a. [Ocala Gazette Ad](#)

**Attachments:** [BOA Proof 10282024](#)

**3. Approval of Minutes**

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

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

**4. Special Exception**

- 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 Blitchton 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: Pastor 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 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: Approval with conditions.*

**Attachments:** [Staff report-SE24-45800 Legacy View Church newest wLegistar edits](#)  
[LEGACY-VIEW-CHURCH-SUP](#)  
[Resident Response-SE24-45800](#)  
[SE24-45800 Case Map Legacy View Church](#)  
[SE24-45800 Aerial Map Legacy View Church](#)

**c. [Guinn III Properties, LLC / SE24-45855](#)**

Petitioner: Guinn III Properties, LLC

Planner: Breah Miller (352-629-8341)  
bmiller@ocalafl.gov

A request to allow a repair garage and associated parking in the B-4, General Business zoning district, for property located at 2199 NW 10th Street; approximately 4.84 acres.

*Recommended Action: Approval with conditions*

**Attachments:** [SE24-45855 Staff Report](#)  
[SE24-45855 Site Plan](#)  
[SE24-45855 Legal Description](#)  
[SE24-45855 Parking Analysis](#)  
[2023 Concept Plan](#)  
[SE24-45855 Case Advanced Tire](#)  
[SE24-45855 Aerial Advanced Tire](#)

**5. Public Comments**

**6. Staff Comment**

**7. Board Comment**

**8. Next Meeting: Monday November 18, 2024 at 5:30 PM**

**9. Adjournment**