



Ocala Board of Adjustment Agenda - Final

Monday, March 18, 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
R. William Futch
James Hartley, Vice-Chairperson
Rusty Juergens
Dustin Magamoll

Staff:

Jeff Shrum, AICP
Director
Growth Management Director

Aubrey Hale
Planning Director

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. Public Notice

- a. [Ocala Gazette](#)

Attachments: [Final Ad BOA 03182024.pdf](#)

3. Public Comments**4. Consideration of the Minutes**

- a. [December 18, 2023 Meeting Minutes.](#)

Attachments: [12-18-23 BOA Minutes.pdf](#)

5. Special Exceptions

- a. [G & G Holding and Trust LLC / SE23-45207](#)

Petitioner: G & G Holding and Trust LLC
Planner: Endira Madraveren 352-629-8440
emadraveren@ocalfl.gov

A request to allow Day Care Facility in R-2, Two-Family Residential zoning district, for property located at 1601 NW 14th Street (Parcel 2195-000-000); approximately 0.56 acres.

Recommended Action: Approval with conditions

Attachments: [SE23-45207 Staff Report](#)
[G & G Holding and Trust \(Petition for Relief ADR - 70.51\)](#)
[FLUEDRA Settlement Agreement](#)

b. [Ashcroft Properties / SE24-45543](#)

Petitioner: Ashcroft Properties
Agent: Miles Anderson Consulting Engineers
Planner: Emily Johnson 352-629-8313
ewjohnson@ocalafl.gov

A request to allow multi-family dwellings in B-4, General Business zoning district, for property located at 3415 W Anthony Rd (Parcel 25226-008-02); approximately 7.14 acres.

Recommended Action: Approval with conditions.

Attachments: [SE24-45543 Staff Report](#)
[SE24-45543 Case Map Avalon](#)
[SE24-45543 Aerial Map Avalon](#)
[SE24-45543 CONCEPT PLAN SHOWING MODIFIED BUILDINGS](#)
[APPROVAL LETTER SE19-0004 FOR REFERENCE ONLY](#)
[BACKUP SE19-0004 FOR REFERENCE ONLY](#)
[SE04-0004_BOA MINUTES 05-24-04 FOR REFERENCE ONLY](#)

c. [Creative Learning Preschool, LLC / SE24-45530](#)

Petitioner: Creative Learning Preschool, LLC
Planner: Breah Miller 352-629-8341
bmiller@ocalafl.gov

A request to allow daycare facility in M-1, Light Industrial zoning district, for property located at 5285 SW 1st Lane (Parcel 2318-002-107); approximately 1.20 acres.

Recommended Action: Approval with conditions

Attachments: [Staff Report](#)
[Application](#)
[Aerial Map](#)
[Case Map](#)

6. Variances

a. [4 Sisters Land Holdings, LLC / VAR24-45542](#)

Petitioner: 4 Sisters Land Holdings, LLC

Planner: Breah Miller 352-629-8341

bmiller@ocalafl.gov

A request to reduce the rear setback from twenty-five-feet (25') to nine-feet (9') in R-3, Multi-Family Residential zoning district, for property located at 122 SE Wenona Ave (Parcel 2820-027-009); approximately 0.19 acres.

Recommended Action: Approval with conditions

.

Attachments: [Staff Report](#)
 [Aerial Map](#)
 [Case Map](#)
 [Approved OHPAB Application](#)
 [OHPAB Staff Report](#)

7. **Staff Comments**

8. **Board Comments**

a. Elections

6. **Next Meeting: April 15, 2024**

7. **Adjournment**