



Ocala

Board of Adjustment

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, April 21, 2025

5:30 PM

1. Call To Order

Present: Chairman James Hartley
Vice Chair Dustin Magamoll
Rusty Juergens
Brent Malever

Excused: George Carrasco Jr.

- a. Pledge
- b. Roll Call for Determination of a Quorum

Present: Chairman James Hartley
Vice Chair Dustin Magamoll
Rusty Juergens
Brent Malever

Excused: George Carrasco Jr.

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 April 4, 2025

a.

Attachments: [Ad Proof BOA 04212025](#)

Approval of Minutes

a.

Attachments: [November 18, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Rusty Juergens

AYE: Chairman Hartley, Vice Chair Magamoll, Juergens and Malever

EXCUSED: Carrasco

4. Special Exception

a. **Kalasa Holding LLC / SE25-0001**

Attachments: [SE25-0001 Staff Report](#)
[SE25-0001 Conceptual Floor Plan](#)
[SPL15-0024 Site Plan](#)

Senior Planner Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE25-0001.

Sean Plunkett, 2538 SE 14th Street, Ocala said he is going to have indoor pickle ball courts and no additional infrastructure is involved.

Mr. Hartley asked if the recreation center will have a membership. Mr. Plunkett replied it will be open to the public and will offer memberships.

Mr. Juergens asked if he had plans to put in a fifth court. Mr. Plunkett responded there is room to put another court, but does not want to spend more money.

Mr. Hartley said he just wanted to make sure the owner has an understanding that special events shall not be held onsite. Ms. Johnson explained that the reason for the condition is to alleviate an outdoor event or large competition.

Mr. Magammoll said his concern is if the space is leased and 100 people show up. Ms. Johnson replied they cannot have spectator seating and the occupancy was not addressed as part of the application.

Mr. Hartley asked if the special exception can be revoked if one of the conditions is violated. Jeff Shrum, Growth Management Director responded that staff would be working with the applicant to figure out what constitutes a special event. The conditions on the approvals will need to be clearer and understandable.

Mr. Plunkett said there would be no turn over and would not be breaking the rules.

Motion to approve SE25-0001 a Special Exception to allow for a recreation facility, indoor use in the M-2, Medium Industrial, zoning district.

RESULT: APPROVED

MOVER: Rusty Juergens

SECONDER: Dustin Magamoll

AYE: Chairman Hartley, Vice Chair Magamoll, Juergens and Malever

EXCUSED: Carrasco

5. Public Comments

None.

6. Staff Comment

None.

7. Board Comment

None.

8. Next Meeting: May 19, 2025

No meeting for May 19, 2025.

9. Adjournment

The meeting adjourned at 5:53 pm.