



Ocala

Board of Adjustment

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, March 16, 2026

5:30 PM

1. Call To Order

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

Present: Rusty Juergens
Ethan White
Brent Malever
James Hartley
Erica Gibb

Absent: George Carrasco Jr.
Dustin Magamoll

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 February 28, 2026.

- a. Ocala Gazette Ad Proof

Attachments: [BOA Draft Ad PROOF 03162026](#)

3. Approval of Minutes

- a. December 15, 2025 Final Minutes

Attachments: [December 15, 2025 Final Minutes](#)

RESULT: APPROVED

MOVER: Rusty Juergens

SECONDER: Ethan White

AYE: Juergens, White, Malever, Hartley and Gibb

ABSENT: Carrasco and Magamoll

4. Special Exception

- a.

Attachments: [Cry of Deliverance Staff Report](#)
[Cry of Deliverance Aerial Map](#)
[Cry of Deliverance Case Map](#)
[Cry of Deliverance Site Sketch](#)

Planner II, Breah Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE25-0006.

Mr. Hartley asked whether the surface referenced for parking was the grass area. Breah confirmed it was and explained if anything other than asphalt or concrete are to be used, approval from the City Engineer would be required. Mr. Hartley then asked whether the grass surface was already approved. Breah responded it will be reviewed during the site plan process. Mr. Hartley also inquired about sidewalk considerations. Breah stated that, based on the conceptual plan submitted, there will be a sidewalk connecting Parcels A and B, a crosswalk leading to Parcel C, and sidewalks along the southern and eastern sides.

Mr. Juergens asked whether there would be retention for all three parcels. Breah responded that there would be, and that it will be evaluated during the site plan review process.

Ms. Gibbs asked what the parcel in the middle was. Breah stated that it is a vacant lot. Mr. Andy Kesselring, of P.O. Box 5121, Ocala, Florida 34478, stated that the small church would like to upgrade and construct a new sanctuary. He explained that all improvements will occur within the existing "U" shape of the property and confirmed agreement with all stated conditions.

Mr. Hartley asked whether services were held only on Sundays. Mr. Kesselring stated that, at this time, all services are held on Sundays, and noted that the minister was present to answer any additional questions.

Mr. King Brooks, Associate Pastor, of 510 NW 49th Street, Ocala, Florida 34475, addressed the Board. Mr. Hartley asked whether services were held on Sundays. Mr. Brooks stated that they currently hold services one day per week. Mr. Hartley then inquired whether there were any other activities taking place at the church, to which Mr. Brooks responded that it is solely used as a church.

Mr. Juergens asked whether the church had any outreach programs or monthly breakfasts. Mr. Brooks stated that there are no additional activities at the church at this time.

Motion to approve SE25-0006, a Special Exception to allow a 1,824-square-foot expansion of an existing church/place of worship within the R-2, Two-Family Residential District, with conditions as stated by staff in the staff report.

RESULT: APPROVED
MOVER: Rusty Juergens
SECONDER: Brent Malever
AYE: Juergens, White, Malever, Hartley and Gibb
ABSENT: Carrasco and Magamoll

b.

Attachments: [Cry of Deliverance Staff Report](#)
[Cry of Deliverance Aerial Map](#)
[Cry of Deliverance Case Map](#)
[Cry of Deliverance Site Sketch](#)

Planner II, Brea Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE26-0002.

Motion to approve SE26-0002 a Special Exception to allow for off-site parking in association with church/place of worship within the R-2, Two-Family Residential, District. with conditions as stated by staff in the staff report.

RESULT: APPROVED
MOVER: Brent Malever
SECONDER: Ethan White
AYE: Juergens, White, Malever, Hartley and Gibb
ABSENT: Carrasco and Magamoll

c.

Attachments: [Cry of Deliverance Staff Report](#)
[Cry of Deliverance Aerial Map](#)
[Cry of Deliverance Case Map](#)
[Cry of Deliverance Site Sketch](#)

Planner II, Brea Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE26-0003.

Motion to approve SE26-0003 a Special Exception to allow for off-site parking in association with a church/place of worship within the R-3, Multi-Family Residential District. with conditions as stated by staff in the staff report.

RESULT: APPROVED
MOVER: Rusty Juergens
SECONDER: Brent Malever
AYE: Juergens, White, Malever, Hartley and Gibb
ABSENT: Carrasco and Magamoll

5. Public Comments
None.

6. Staff Comments

a.

Attachments: POT_OcalaMarion_County_April_9_8.5x11_flier.pdf

7. Board Comments

Mr. Hartley acknowledged new member Ms. Erica Gibbs.

8.. Next Meeting: April 20, 2026

9. Adjournment

Meeting adjourned at 5:52PM.