



City of Ocala Board of Adjustment Agenda

Monday, June 17, 2019

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 p.m.

Board Members:

Joyce Johnson
Chairperson

George Carrasco

R. William Futch

James Hartley

Rusty Juergens

Dustin Magamoll

Richard Williamson

Staff:

Peter Lee, AICP
Planning Director

Patricia Hitchcock, AICP
Planning & Zoning Manager

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 denial 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. Invocation/Pledge
- b. Roll Call for Determination of a Quorum

2. **Proof of Publication**

3. **Consideration of Minutes**

April 15, 2019

4. **Board of Adjustment Cases**

a. **Case: SE19-0003**

Petitioner: NS Fitness, LLC; Agent: James E. Day
Planner: Nancy Smith AICP (352-629-8313)
nsmith@ocalafl.org

A request for a **Special Exception** to allow a recreation facility in a M-1, Light Industrial zone, for property located at 1600 SW 17th Avenue, approximately .74 acres.

b. **Case: VAR19-0002**

Petitioner: Ashley and Gordon Glover; Agent: Jerry Stevens
Planner: Ian Rynex (352-629-8329)
Irynex@ocalafl.org

A request for a **Variance** to reduce the front yard setback from 25 feet to 10 feet for the attached garage and from 25 feet to 5 feet for the accessory structure, for property located at 1252 SE 5th Street, approximately .57 acres.

5. **Comments**

6. **Next Meeting: Monday, July 15, 2019, at 5:30 pm (if applicable)**

7. **Adjournment**