



Ocala Board of Adjustment Minutes

201 SE 3rd Street, 2nd Floor
Ocala, FL 34471
www.ocalafl.org

Monday, April 15, 2019

Regular Meeting

1. Call to Order

a. Invocation/Pledge

b. Roll Call for Determination of a Quorum

The Ocala Board of Adjustment held a meeting in the City Council Chambers, City Hall, 110 SE Watula Avenue, Second Floor – on Monday, April 15, 2019 at 5:30 pm.

Attendee Name	Title	Status	Arrived
Joyce Johnson	Chairman	Present	
George Carrasco Jr.		Excused	
R. William Futch		Present	
James Hartley		Present	
Rusty Juergens		Present	
Dustin Magamoll		Absent	
Richard Williamson		Present	

Others Present: Planning and Zoning Manager Patricia Hitchcock; Urban Design Coordinator Aubrey Hale; and Office Administrator Peggy Cash.

2. **Public Notice** – It was acknowledged that a Public Meeting Notice for this meeting was posted at City Hall (110 SE Watula Ave, Ocala, Florida, 34471) and published in the Ocala Star Banner on March 29, 2019.

3. Consideration of Minutes – March 18, 2019

RESULT:	Approved
MOVER:	Rusty Juergens
SECONDER:	James Hartley
AYES:	Juergens, Hartley, Futch, Williamson, Johnson
EXCUSED:	Carrasco
ABSENT:	Magamoll

4. Board of Adjustment Cases

Approved Case SE19-0002 a request for a Special Exception for the conversion of office building to 43 multifamily units in a B-2A zone for property located at 3200 E Silver Springs Blvd, Approximately 2.4 acres.

Petitioner: Aspen Capital Investment Funding LLC; Agent: Brooks Hall
Planner: Aubrey Hale

Mr. Hale showed various photos and maps of the property along with renderings of the proposed apartment building while presenting staff comments and the following findings of fact [included in a staff report provided to Board members]:

Background:

The applicant owns the property, which was originally designed as a retail services establishment called, Springz Entertainment Center. The property received site plan approval in August of 2000 and was developed shortly thereafter. The site has operated as an entertainment center, administrative offices, personal services, and medical office throughout its life time. The building was occupied from 2002 through 2004 as an entertainment center and remained dormant until 2008 when the building was occupied by a personal services establishment, which exists currently. However, the building was not at capacity during that time frame. An additional office use is currently operating within the building and was established in 2012. The entertainment center was the only use that fully occupied the building. Partial occupation of the building has existed since 2008. The proposed use will see the entire activation of the site and building with the addition of residential amenities, dwelling units, and lobby space.

Basis:

Approval of the special exception with conditions is recommended as the proposed multi-family residential is compatible with the surrounding area and the applicant has met the standards for approval of a special exception pursuant to Ocala Code of Ordinances Section 122-73(5). In addition to the zoning, the parcel in question has a low intensity land use designation. The land use permits office, commercial, public, recreation, institutional, educational facilities, and residential. The density in low intensity land use classifications ranges between three (3) and eighteen (18) dwelling units per acre. The proposed multi-family residential use seeks a maximum allowed by the land use, equating to 43 dwelling units.

Recommended Conditions of Approval:

1. Site plan approval for any changes to site conditions, including architectural review is required.

Discussion:

Brooks Hall, 1827 Powers Ferry Road, Atlanta, GA, agent for the Petitioner was sworn in. He stated that the first floor has an 18-foot ceiling, so the apartments are going to be two story units. Second floor apartments will be single story with 14-foot ceilings. A swimming pool is going to added. Amenities, not yet determined, will be on the interior of the building.

Mr. Juergens asked if there is an elevator. Mr. Hall said there is an existing elevator that they'll be maintaining; it meets access requirements.

Mr. Hartley asked what some amenities might be. Mr. Hall said possibly storage, video arcade, or an art studio. He said they like to base some amenities on the community's interests. He said that they expect active, younger tenants with having stairs in the first-floor apartments. He said they will do some market research to determine the potential age group and area interests.

Mr. Hartley asked if there is an estimated rental rate. Mr. Hall said they've been studying the area and looked at a 5-mile radius for the median income and he was surprised to find out that it is \$50,000. Rental rates have not been determined.

There were no public comments.

Mr. Futch moved to approve a special exception with the conditions as set forth by the City.

RESULT: APPROVED
MOVER: R. William Futch
SECONDER: James Hartley
AYES: Futch, Hartley, Juergens, Williamson, Johnson
EXCUSED: Carrasco
ABSENT: Magamoll

5. Comments

Ms. Hitchcock said that there would not be a meeting in May.

6. Election of Officers

RESULT: Joyce Johnson as Chair
NOMINATOR: R. William Futch
SECONDER: James Hartley
AYES: Futch, Hartley, Juergens, Williamson, Johnson
EXCUSED: Carrasco
ABSENT: Magamoll

RESULT: James Hartley as Vice-Chairman
NOMINATOR: R. William Futch
SECONDER: Rusty Juergens
AYES: Futch, Juergens, Hartley, Williamson, Johnson
EXCUSED: Carrasco
ABSENT: Magamoll

7. Next Meeting - Unknown

8. The meeting adjourned at 5:51 pm.