



Ocala

Board of Adjustment

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, December 18, 2023

5:30 PM

1. Call to Order

- a. Pledge
- b. Roll Call

Present: Vice Chair James Hartley
William R. Futch
Rusty Juergens
Justin MacDonald
Dustin Magamoll

Absent: Chairperson Joyce Johnson

Excused: George Carrasco Jr.

2. Public Notice

- a.

Attachments: [FINAL Ad BOA 12182023.pdf](#)

3. Public Comments

4. Approval of Minutes

- a.

Attachments: [11-20-23 Final Minutes.pdf](#)

RESULT: APPROVED

MOVER: William R. Futch

SECONDER: Dustin Magamoll

AYE: Vice Chair Hartley, Futch, Juergens, MacDonald and Magamoll

ABSENT: Chairperson Johnson

EXCUSED: Carrasco

5. Variances

VAR23-45392 / Joseph Carvalho

Attachments: [Staff Report](#)
[OHPAB Application Packet](#)
[Survey](#)
[VAR23-45392 Case Map Joseph Carvalho](#)
[VAR23-45392 Aerial Map Joseph Carvalho](#)

Ms. Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Futch asked if the house would be completed in two years. Joe Carvalho, 727 SE 3rd Street, Ocala, FL, responded that he planned to finish, but it would be great if he got an extension.

Mr. Futch asked if Mr. Carvalho would need to come back to the board if he needed more time. Ms. Madraveren said that he could revise the conditions as stated.

Motion to approve, VAR23-45392, 700 Block of SE 2nd Street. Variance to reduce the front yard setback from twenty (20) feet to thirteen (13) feet and a rear yard setback from twenty-five (25) to fifteen (15) in the R-3, Multi-Family zoning district with the revision that the applicant must receive a Certificate of Occupancy (CO) within 30 months from the date of the approval.

RESULT: APPROVED

MOVER: William R. Futch

SECONDER: Justin MacDonald

AYE: Vice Chair Hartley, Futch, Juergens, MacDonald and Magamoll

ABSENT: Chairperson Johnson

EXCUSED: Carrasco

VAR23-45353 / Natalie and Cody Wells

Attachments: [Staff Report](#)
[OHPAB Application Packet](#)
[OHPAB Approval Letter](#)
[VAR23-45353 Case Map Wells](#)
[VAR23-45353 Aerial Map Wells](#)

Ms. Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Jerry Stevens, 933 SE 12th Place, Ocala, FL, said he is fortunate to do a lot of work in the Historic District, which brings value to the area.

Motion to approve VAR23-45353, 1213 SE 3rd Street. Variance to reduce the front yard setback from twenty-five (25) feet to twenty (20) feet in R-1, Single Family Residential zoning district.

RESULT: APPROVED

MOVER: Rusty Juergens

SECONDER: Dustin Magamoll

AYE: Vice Chair Hartley, Futch, Juergens, MacDonald and Magamoll

ABSENT: Chairperson Johnson

EXCUSED: Carrasco

6. Staff Comments

Ms. Madraveren said there were no items for the January Board of Adjustment Meeting and the meeting would be cancelled.

Mr. Hartley asked about the deadline for the January meeting. Ms. Madraveren said the deadline passed.

7. Board Comments

No Board comments.

8. Next Meeting: January 22, 2024

The January 22, 2024 meeting will be cancelled.

9. Adjournment

The meeting adjourned at 5:44 PM.