



# Ocala

## Board of Adjustment

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**Monday, December 16, 2024**

**5:30 PM**

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**1. Call To Order**

- a. Pledge
- b. Roll Call

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

**Absent:** 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 November 29, 2024.

a.

**Attachments:** [12162024 BOA Ad Proof](#)

**3. Approval of Minutes**

a.

**Attachments:** [October 28, 2024 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Rusty Juergens

**SECONDER:** Brent Malever

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

**ABSENT:** Carrasco

**4. Special Exception**

a.

- Attachments:** [SE34-0002 Bethel Church-Staff Report](#)  
[SE24-0002 Greater New Bethel Aerial Map](#)  
[SE24-0002 Greater New Bethel Case Map](#)  
[2024-11 New Bethel Church - Site Layout](#)  
[23-120-Survey Bethel](#)  
[SE22-45033 Approval Letter](#)  
[SE22-45033 Aerial Map](#)  
[SE22-45033 Property Survey](#)  
[SE22-45033 Preliminary Site Plan](#)

Planner II Kristina Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SE24-0002.

Tanya Hanks, 9668 SW 52nd Court, Ocala, FL, said they need the space for tutoring children and feeding the homeless.

Motion to approve SE24-0002 a special exception to allow a church/place of worship in the R-2, Two-family Residential zoning district.

- RESULT:** APPROVED  
**MOVER:** Brent Malever  
**SECONDER:** Dustin Magamoll  
**AYE:** Chairman Hartley, Vice Chair Magamoll, Juergens and Malever  
**ABSENT:** Carrasco

**5. Public Comment**

None.

**6. Staff Comment**

a. Board Member Training

Growth Management Director, Jeff Shrum reviewed the plans and codes, advisory boards, staff reports, Legislative and Quasi Judicial Hearing procedures.

City Attorney, William Sexton reviewed the meeting procedures, Ex Parte Communications, Conflict of Interest and Sunshine Law procedures.

Mr. Hartley asked if code required a roll call vote for all the decisions. Mr. Sexton replied he did not know if it was required by code, but City Council does it. Mr. Shrum said some Boards are voice vote and some are roll call vote, but he will look into the code if a roll call vote is required.

Mr. Hartley asked if an item can be discussed after it has been decided or wait for the appeal period. Mr. Sexton replied the best practice would be to wait for the appeal period is over.

Mr. Juergens asked if it would be a conflict of interest to have a business client in front of the

board. Mr. Sexton replied he would have to get more details of the client relationship. Mr. Shrum said the Board can reach out to staff or the City Attorney if they have questions.

**7. Board Comment**

Mr. Malever said the Board should not talk to people outside of the meeting until after the motion is made in the City Council Meeting.

**8. Next Meeting: February 17, 2025**

**9. Adjournment**

The meeting adjourned at 6:43 pm.