



Marion County

Board of Adjustment

Meeting Agenda

Monday, February 2, 2026

2:00 PM

**Growth Services Building -
Training Room**

Call to Order and Roll Call

Invocation and Pledge of Allegiance

Explanation of Procedure for Hearing Variance Requests

1. Acknowledgment of Proof of Publication, Mailing and Posting of Notice

2. Consider the following Variance Requests

2.1. [260201V - Yanelis Diaz Blondin & Denmys Gutierrez Ledesma, Request a Variance to Reduce the \(Front\) Setback From 25' to 14.5' for an Existing Permitted Carport, in a Single-Family Dwelling \(R-1\) Zone, on Parcel Account Number 3578-019-002, Site Address 4074 SW 103rd Lane, Ocala, FL 34476](#)

2.2. [260202V - Carrie Searfos Locke, Requests a Variance to Reduce the \(Front\) Setback From 25' to 19.10' for an Existing Permitted Carport, in a Single-Family Dwelling \(R-1\) Zone, on Parcel Account Number 3578-029-013, Site Address 10114 SW 42nd Avenue, Ocala, FL 34476](#)

2.3. [260203V - *CONFIDENTIAL*, request a Variance to Reduce the Front Setback From 25 Feet to 7 Feet on the West Side of the Existing Carport and From 25 Feet to 3 Feet on the East Side of the Existing Carport in a Single-Family Dwelling \(R-1\) Zone, on Parcel Account Number 3578-011-024, Site Address 4321 SW 106th Place, Ocala, FL 34476](#)

3. Other Business

4. Consider the Minutes of Previous Meeting

4.1. [January 5, 2026](#)

Adjourn



Marion County

Board of Adjustment

Agenda Item

File No.: 2026-21828

Agenda Date: 2/2/2026

Agenda No.: 2.1.

SUBJECT:

260201V - Yanelis Diaz Blondin & Denmys Gutierrez Ledesma, Request a **Variance** to Reduce the (Front) Setback From 25' to 14.5' for an Existing Permitted Carport, in a Single-Family Dwelling (R-1) Zone, on Parcel Account Number 3578-019-002, Site Address 4074 SW 103rd Lane, Ocala, FL 34476

DESCRIPTION/BACKGROUND:

This is a variance request filed by the applicant Yanelis Diaz Blondin from the Land Development Code (LDC) Section 4.2.10 E, attached structures to the home are required to meet the Single-Family Residential (SFR) setbacks. The Land Development Code states that in R-1 zoning, the SFR setbacks are 25' from the front property line, 25' from the rear property line, and 8' from both side property lines. The applicant is requesting a front setback reduction from the required 25' to 16.3' for an existing attached carport. The carport was built and permitted (permit number 2021072758) in 2021. Attached carports must meet the 25' front setback required for R-1 zoning.



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

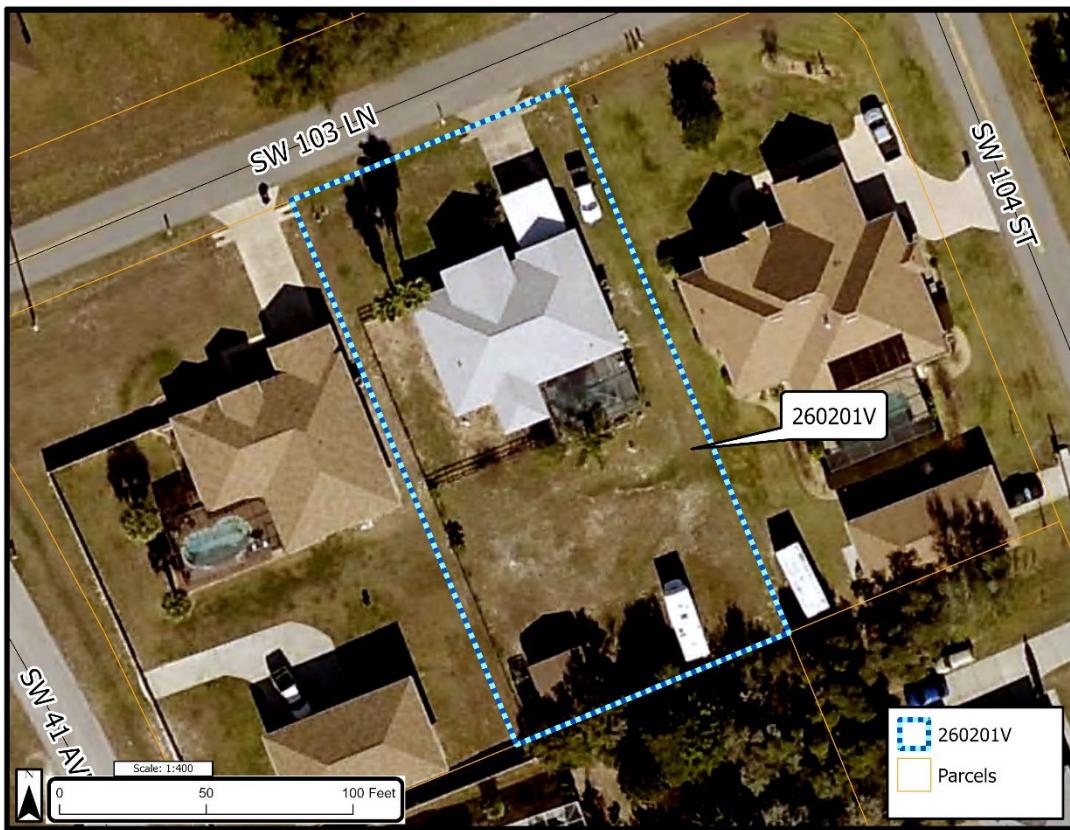
**ZONING SECTION STAFF REPORT
February 2nd, 2026
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	260201V
Plan Number	Z Variance-000023-2025
Type of Case	Variance to reduce front setback from 25' to 16.3 for an existing 20' X 21' permitted carport in a Single-Family Dwelling (R-1) zone.
Owner	Yanelis Diaz Blondin and Denmys Gutierrez Ledesma
Applicant	Yanelis Diaz Blondin
Street Address	4074 SW 103 rd LN, Ocala
Parcel Number	3578-019-002
Property Size	.46 acres
Future Land Use	Medium Density Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (SPOZ), Urban Growth Boundary
Project Planner	Cristina Franco, Zoning Technician I
Related Case(s)	Open Code Case 989244- Accessory structure does not meet front setbacks.

I. ITEM SUMMARY

This is a variance request filed by the applicant Yanelis Diaz Blondin from the Land Development Code (LDC) Section 4.2.10 E, attached structures to the home are required to meet the Single-Family Residential (SFR) setbacks. The Land Development Code states that in R-1 zoning, the SFR setbacks are 25' from the front property line, 25' from the rear property line, and 8' from both side property lines. The applicant is requesting a front setback reduction from the required 25' to 16.3' for an existing attached carport. The carport was built and permitted (permit number 2021072758) in 2021. Attached carports must meet the 25' front setback required for R-1 zoning.

FIGURE 1
GENERAL LOCATION MAP



II. PUBLIC NOTICE

Notice of public hearing was mailed to (29) property owners within 300 feet of the subject property on January 16, 2026. A public notice sign was posted on the subject property on December 16, 2025 (Figure 2) and the notice of the public hearing was published in Marion County website on January 19th, 2026. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject .46-acre lot is located within the recorded subdivision, Ocala Waterway Estates. The property has a Medium Residential Future Land Use Map Series (FLUMS) designation with an R-1 Zoning Classification. LDC Section 4.2.10.E provides the determined setbacks to be a minimum 25' front setback, minimum 25' rear setback, and minimum 8' sides setback.

The .46-acre subject property is displayed as Lot 2, Block 19, Plat Book K Page 052 in Ocala waterway estates. The property has 200' depth with 100' width.

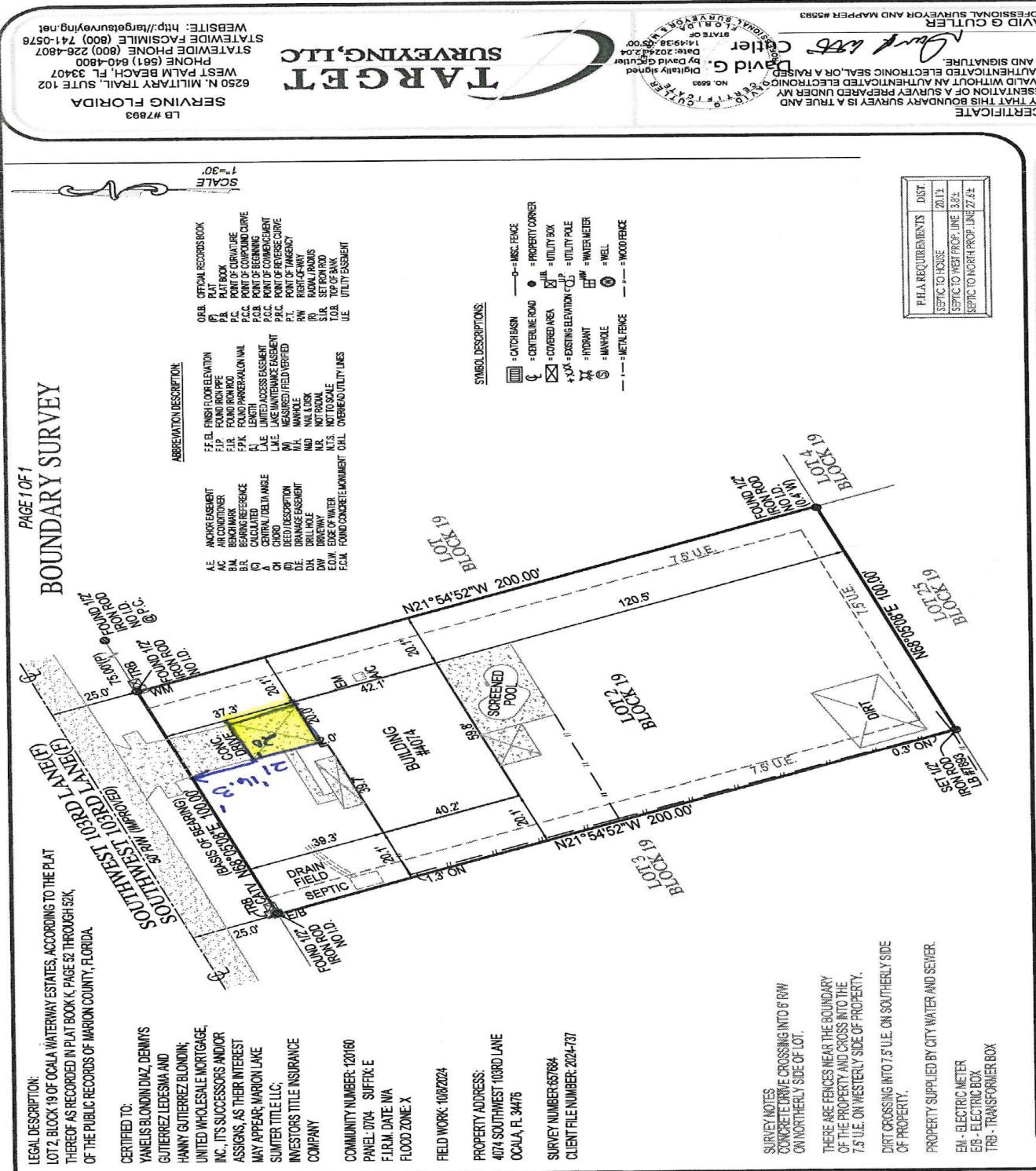
**Figure 2
Roller Property**



IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.2.10.E. for the front setback from the required 25' to 16.3' for an existing 21'x20' attached carport. Consistent with LDC Section 2.9.3.B., on December 16th, 2025, a site visit was conducted by Growth Services Department staff, and measurements and photographs were taken.

Figure 4 Site Plan



ANALYSIS

LDC Section 2.9.4.E provides the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. The six (6) criteria and the staff's analysis of compliance with those criteria are provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which do not apply to other lands, structures, or buildings with the same zoning classification and land use area.

Analysis: Applicant states they are requesting a reduction to the front 25' setback to 16.3 for an existing 20' x 21' attached carport. Carport was permitted in 2021 permit number 2021072758. Carport was built with all required permits and inspections and received a letter of occupancy.

Staff inspected the property to measure the front setback request and concur with the above 16.3 setback request of the applicant. The site plan provided with the original Building permit 2021072758 which was approved by zoning on 08/09/21 with a setback of 26'.

2. The special conditions and circumstances do not result from the actions of the applicant.

Analysis: The applicant states the carport was there before they bought the property with county approval and inspections. They did not build or modify the structure.

Staff find that permit was pulled and approved by the zoning department in 2021. The contractor Sauer and Sons provided a site plan with incorrect setback information.

3. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Analysis: Applicant states that granting of the variance would simply allow us to keep a structure that was legally built and approved in 2021, not a special privilege beyond what was allowed under the rules at that time.

Staff finds that if contractor had put the correct setbacks at the time of the permitting submittal zoning would have denied the permit for not meeting the setback minimums.

4. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building, or structure.

Analysis: Applicant states that literal enforcement would require demolition of a legally approved structure causing unnecessary hardship and financial loss, despite the fact the structure complied fully with the code at the time of construction.

Staff confirms the applicants' request is the minimum variance to allow reasonable use of the land for the detached carport in this location.

5. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in the same zoning classification and land use area.

Analysis: Applicant states this is true.

Staff find that granting any variance is a privilege, but this carport has been permitted for 5 years.

6. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: Applicant states this is true.

Staff finds that if variance is granted, it would not be injurious to the neighborhood.

V. LIST OF ATTACHMENTS

- A. Application
- B. Site Plan
- C. Marion County Property Appraiser Property Record Card
- D. Warranty Deed
- E. Original site plan for permit 2014010819
- F. Notice of violation for code case 989244



Marion County
Board of County Commissioners

Growth Services • Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

Attachment A

OFFICE USE ONLY

Received By: Leanne

Date Received: 11/14/25

VARIANCE APPLICATION

3578-019-002

Application #:

FOR COUNTY USE ONLY

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Maintain an existing Airport that was legally built in 2014 with permit # 2014010879 and certificate of occupancy issued on 08/06/2014, which does not meet current setback requirements

Section of Code requesting variance from:

SETBACK REQUIREMENTS in current Land Development Code

Legal Description (Please attach a copy of deed). Total Acreage of subject property: +/- acres

See attached Survey

Directions to subject property:

4074 SW 103rd LN Ocala FL 34476

Please Note: Property owner must sign this application: Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

Deborah Yanelis Blondin

(Print/Signature) Property Owner

JL

(Print) Applicant or Agent

4074 SW 103rd LN

Address

Ocala FL 34476

City, State, Zip Code

DENMYS

*Goticker
Ledesma*

Address

Address

352 2445-8372 blondin0912@gmail.com

Contact Info: Phone, cell, e-mail address

City, State, Zip Code

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$ 550 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. **PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE.** FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

"Meeting Needs by Exceeding Expectations"

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM. A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

This carport was built 2014 with all required permits and inspections and received a Certificate of Occupancy. It was legally approved under the regulations at that time, but current setback requirements have since changed.

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

The carport was built before we purchased the property with county approval and inspections. We did not build or modify the structure.

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

Granting the variance would simply allow us to keep a structure that was legally built and approved in 2014, not a special privilege beyond what was allowed under the rules at that time.

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

LITERAL ENFORCEMENT WOULD REQUIRE DEMOLITION OF A LEGALLY APPROVED STRUCTURE CAUSING UNNECESSARY HARDSHIP AND FINANCIAL LOSS, DESPITE THE FACT THAT THE STRUCTURE COMPLIED FULLY WITH THE CODE AT THE TIME OF CONSTRUCTION.

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

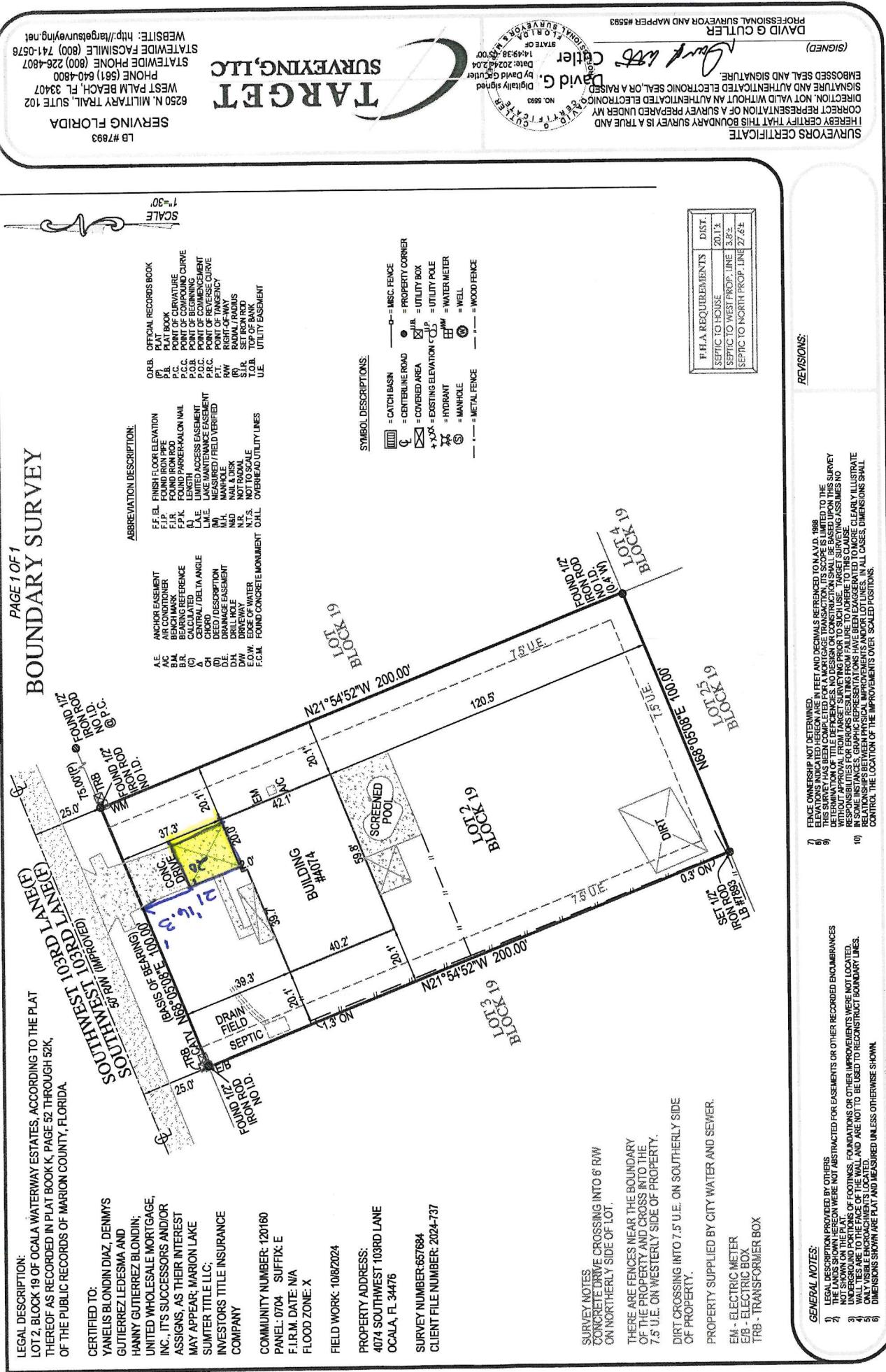
Applicant's justification:

YES, THIS REQUEST IS THE MINIMUM VARIANCE NEEDED TO ALLOW THE EXISTING CARPORT TO REMAIN AS CONSTRUCTED IN 2017

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

YES, THE VARIANCE WOULD BE IN HARMONY WITH THE INTENT OF THE REGULATIONS, SINCE THE CARPORT WAS BUILT SAFELY, INSPECTED AND APPROVED BY THE COUNTY, AND DOES NOT POSE HARM TO NEIGHBORING PROPERTIES.





Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

3578-019-002

[GOOGLE Street View](#)

Prime Key: 895504

[MAP IT+](#)

Property Information

More Names

BLONDIN DIAZ YANELIS
 GUTIERREZ LEDESMA DENMYS ET
 AL
 4074 SW 103RD LN
 OCALA FL 34476-4176

M.S.T.U.

PC: 01

Acres: .46

Taxes / Assessments: \$4,039.14

Map ID: 150

Millage: 9002 - UNINCORPORATED

Situs: 4074 SW 103RD LN OCALA

Current Value

Land Just Value	\$48,500	
Buildings	\$210,567	
Miscellaneous	\$4,160	
Total Just Value	\$263,227	
Total Assessed Value	\$263,227	<u>Ex Codes:</u> 01 38
Exemptions	(\$50,722)	
Total Taxable	\$212,505	
School Taxable	\$238,227	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$48,500	\$210,567	\$4,160	\$263,227	\$263,227	\$50,722	\$212,505
2024	\$42,500	\$226,356	\$4,547	\$273,403	\$139,252	\$50,000	\$89,252
2023	\$42,500	\$211,352	\$4,658	\$258,510	\$135,196	\$50,000	\$85,196

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8499/0476	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$364,000
4215/0275	10/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$229,900
3765/0989	06/2004	41 CORP	2 V-SALES VERIFICATION	Q	I	\$136,400
3560/0815	10/2003	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$52,000
2894/1814	01/2001	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$1,800
1035/1469	06/1971	07 WARRANTY	0	Q	V	\$2,700

Property Description

SEC 27 TWP 16 RGE 21
 PLAT BOOK K PAGE 052
 OCALA WATERWAY ESTATES

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 2004
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	1/28/2022 by 229	Architecture 0 - STANDARD SFR
		Base Perimeter 200

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132 - CONC BLK-STUCO	1.00	2004	N	0 %	0 %				2,000	2,000
FGR 0232 - CONC BLK-STUCO	1.00	2004	N	0 %	0 %				434	434
FOP 0301 - NO EXTERIOR	1.00	2004	N	0 %	0 %				124	124
FSP 0401 - NO EXTERIOR	1.00	2004	N	0 %	0 %				164	164
EPA 0501 - NO EXTERIOR	1.00	2007	N	0 %	0 %				706	706
UCP 0601 - NO EXTERIOR	1.00	2021	N	0 %	0 %				300	300

Section: 1**Roof Style:** 12 HIP**Roof Cover:** 08 FBRLASS SHNGL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB**A/C:** Y**Floor Finish:** 23 VINYL PLANK**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 3**4 Fixture Baths:** 1**3 Fixture Baths:** 1**2 Fixture Baths:** 0**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:** N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE		1,022.00	SF	20	2004	3	0.0	0.0
190 SEPTIC 1-5 BTH		1.00	UT	99	2004	2	0.0	0.0
226 RES SWIM POOL		242.00	SF	20	2007	5	0.0	0.0
099 DECK		462.00	SF	50	2007	2	0.0	0.0
112 FENCE WIRE/BD		50.00	LF	10	2008	5	0.0	0.0
114 FENCE BOARD		128.00	LF	10	2014	2	0.0	0.0
112 FENCE WIRE/BD		126.00	LF	10	2017	5	0.0	0.0
								Total Value - \$4,160

Appraiser Notes

MODEL=MORRO BAY

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022121676	12/16/2022	1/27/2023	C/O FOR 4 TON WITH RHEEM 16 SEER 4 TON
2021101604	10/19/2021	12/21/2021	REMOVE AND REPLACE SHINGLES ON AN SFR. FL#5444.1 FL#21841.
2014010819	1/1/2014	3/28/2014	20X21 STEEL CARPORT ON GROUND
M091286	9/1/2007	10/1/2007	POOL ENCLOSURE
M081079	8/1/2007	10/1/2007	POOL
M020833	2/1/2004	6/1/2004	SFR
2021072758	-	11/8/2021	CONSTRUCT CARPORT 17 X 19 ON EXISTING FOUNDATION FL18464-R4

Cost Summary

Buildings R.C.N.	\$257,183	2/11/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$61,724)					
Bldg - Just Value	\$195,459					
Misc - Just Value	\$4,160	2/11/2022	1	\$257,183	(\$61,724)	\$195,459
Land - Just Value	\$48,500	1/17/2025				
Total Just Value	\$248,119	.				

Prepared by:
Janet Diiorio
Marion Lake Sumter Title, LLC
1890 SE 15th Avenue, Suite 102
Ocala, Florida 34471

File Number: 2024-737

General Warranty Deed

Made this December 20, 2024, A.D., by **David R. Pierce and Laura A. Pierce, husband and wife**, whose address is: 4074 SW 103rd Lane, Ocala, Florida 34476, hereinafter called the Grantor(s), to **Yanelis Blondin Diaz and Denmrys Gutierrez Ledesma, wife and husband, and Hanny Gutierrez Blondin, a single woman, as Joint Tenants with Right of Survivorship**, whose post office address is: 4074 SW 103rd Lane, Ocala, Florida 34476, hereinafter called the Grantee(s):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 2, Block 19 of OCALA WATERWAY ESTATES, according to the plat thereof as recorded in Plat Book K, Page 52 through 52K, of the Public Records of Marion County, Florida.

Parcel ID Number: **3578-019-002**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

Prepared by:
 Janet Diorio
 Marion Lake Sumter Title, LLC
 1890 SE 15th Avenue, Suite 102
 Ocala, Florida 34471

File Number: 2024-737

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Keraleigh Bolain

Witness #1 Signature
 Witness Printed Name

Witness Address: 1890 SE 15th Ave. Ocala 34471

Hannah Barrow

Witness #2 Signature
 Witness Printed Name

Witness Address: 1890 SE 15th Ave. Ocala FL 34471

David R. Pierce

(Seal)

David R. Pierce

Laura A. Pierce

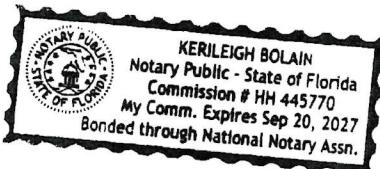
(Seal)

Laura A. Pierce

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of XX physical presence or online notarization, this 20 day of December, 2024, by David R. Pierce and Laura A. Pierce, who is/are personally known to me or who has produced DS as identification.



Keraleigh Bolain

NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____

(SEAL)

DEED Individual Warranty Deed - Legal on Face

Pierce

1-20 Scale

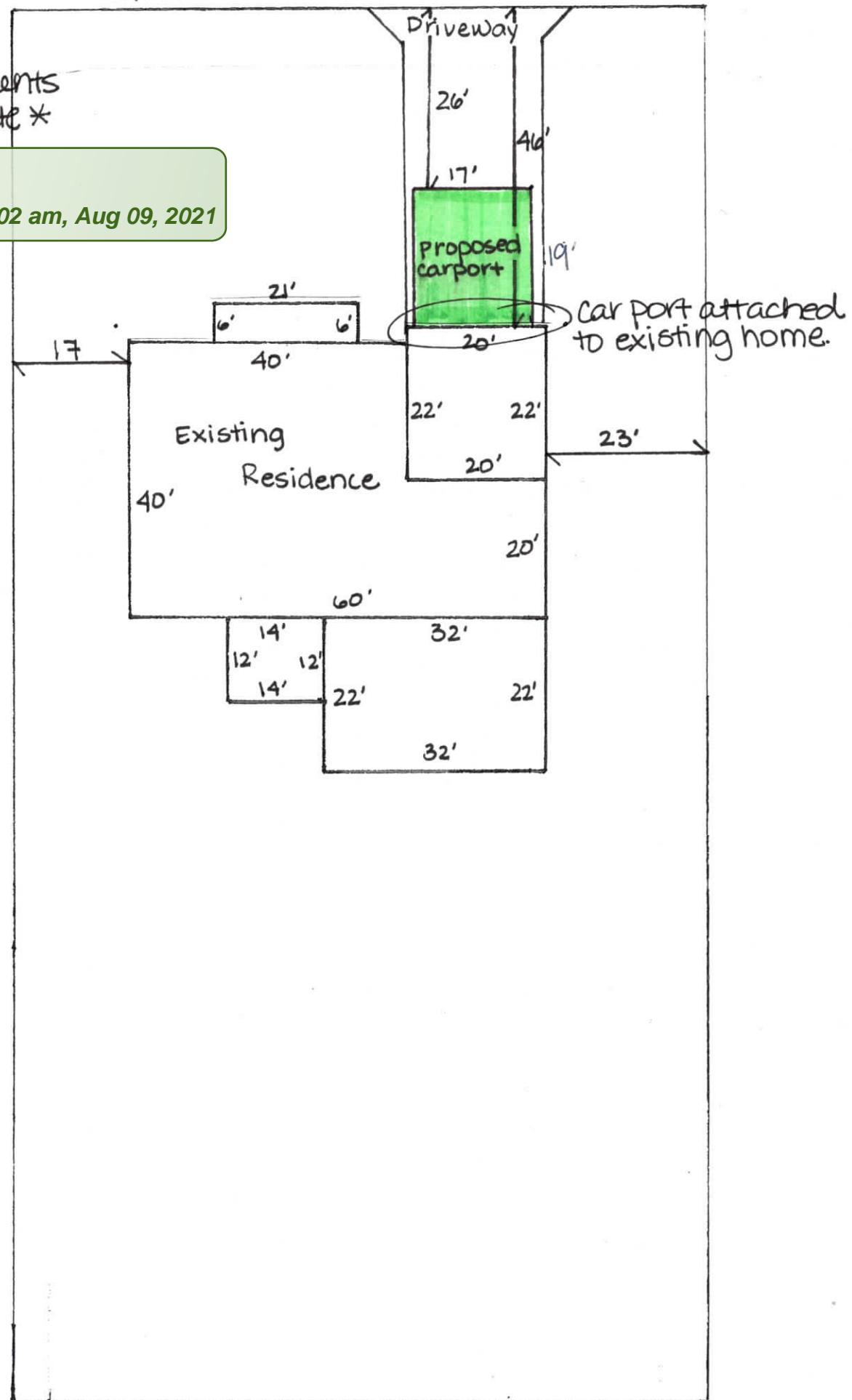
*all measurements
are approximate*

Street: SW 103rd Lane

Attachment E

APPROVED

By Liz Madeloni at 11:02 am, Aug 09, 2021





**Marion County
Board of County Commissioners**

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Attachment F

Case No.: 989244-CM

July 10, 2025

DIAZ YANELIS BLONDIN

DENMYS LEDESMA GUTIERREZ ET
4074 SW 103RD LN
OCALA, FL 34476- 4176

PARCEL #: 3578-019-002

NOTICE OF VIOLATION

On July 8, 2025, at 11:36 a.m., an inspection was made of your property located at 4074 SW 103RD LN, OCALA, in Marion County. This inspection revealed a violation of the **Marion County Land Development Code, Article 4**. Specifically noted: **CARPORT DOES NOT MEET SETBACK REQUIREMENTS**.

➤ **Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.9 (e) Residential Zoning Classifications, by having accessory structure(s) that do(es) not meet setback requirements.** Please contact Cindy Garr at 352-438-2675 for details.

This property will be re-inspected after **July 14, 2025**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation will result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

C. Martinez

Code Enforcement Officer
352- 671-8914
Catherine.Martinez@MarionFL.org











Marion County

Board of Adjustment

Agenda Item

File No.: 2026-21829

Agenda Date: 2/2/2026

Agenda No.: 2.2.

SUBJECT:

260202V - Carrie Searfos Locke, Requests a **Variance** to Reduce the (Front) Setback From 25' to 19.10' for an Existing Permitted Carport, in a Single-Family Dwelling (R-1) Zone, on Parcel Account Number 3578-029-013, Site Address 10114 SW 42nd Avenue, Ocala, FL 34476

DESCRIPTION/BACKGROUND:

This is a request filed by applicant/owner Carrie Searfos-Locke for a variance from Land Development Code (LDC) Section 2.9, a reduction of the front setback from 25' to 19.11' for an existing carport, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for attached structures in single-family dwelling zones are 25 from the front and rear property lines and 8' from the side property lines.



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**ZONING SECTION STAFF REPORT
February 2, 2026
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	260202V
Type of Case	Variance: The applicant requests a variance from Section 2.9 of the Marion County Land Development Code, a reduction of the front setback from 25' to 19.11' for a pre-existing attached carport, in a Single-Family Dwelling (R-1) zone.
Owner	Carrie Searfos-Locke
Applicant	Self/owner
Street Address	10114 SW 42 nd Ave, Ocala
Parcel Number	3578-029-013
Property Size	±.46
Future Land Use	Medium Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Zone
Project Planner	Lynda Smith, Zoning Technician II
Permit	Permit 2014100136, completed in 2014
Code Case	Case 991504

I. ITEM SUMMARY

This is a request filed by applicant/owner Carrie Serfos-Locke for a variance from Land Development Code (LDC) Section 2.9, a reduction of the front setback from 25' to 19.11' for an existing carport, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for attached structures in single-family dwelling zones are 25' from the front and rear property lines and 8' from the side property lines.

Timeline:

- Ocala Waterway Estates subdivision was platted December of 1970
- In 2004, SFR was built on this parcel
- A pool was placed on this parcel in 2004
- This parcel is not located on the water and is not affected by ESOZ regulations
- Carport was permitted and added to the home in 2014
- Home was purchased by current owner June 17, 2022

FIGURE 1 GENERAL LOCATION MAP



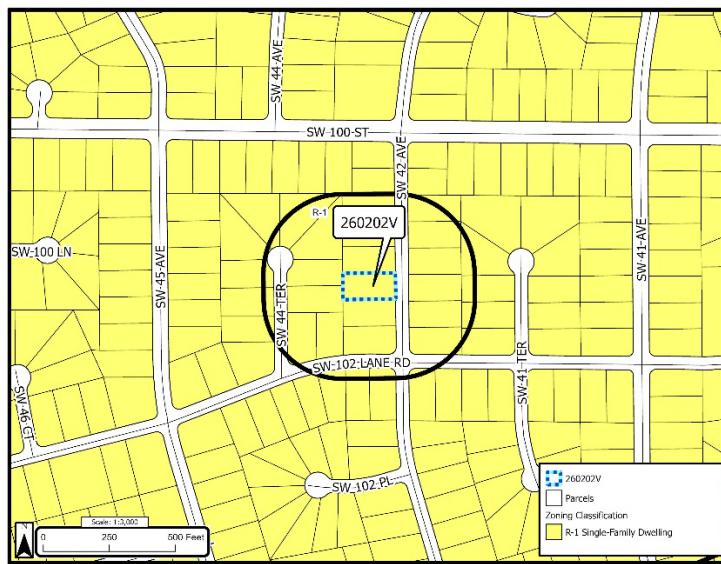
II. PUBLIC NOTICE

Notice of the public hearing was mailed to 32 property owners within 300 feet of the subject property on January 16, 2026. A public notice sign was posted on the subject property on December 16, 2025, and notice of the public hearing was published in the Star Banner on January 19, 2026. Evidence of the public notice requirements are on file with the Department and is incorporated herein by reference.

Figure 2
Sign Posting



Figure 3
300ft Notification Zone



III. PROPERTY CHARACTERISTICS

This parcel is $\pm .46$ acres with Medium residential land use (MR) and Single-Family dwelling (R-1) zoning classification. The lot size is 100' of frontage and a depth of 200'. The home was built in 2004, the pool was built in 2004, and the carport was built in 2014.

FIGURE 4
AERIAL



FIGURE 5
ZONING MAP

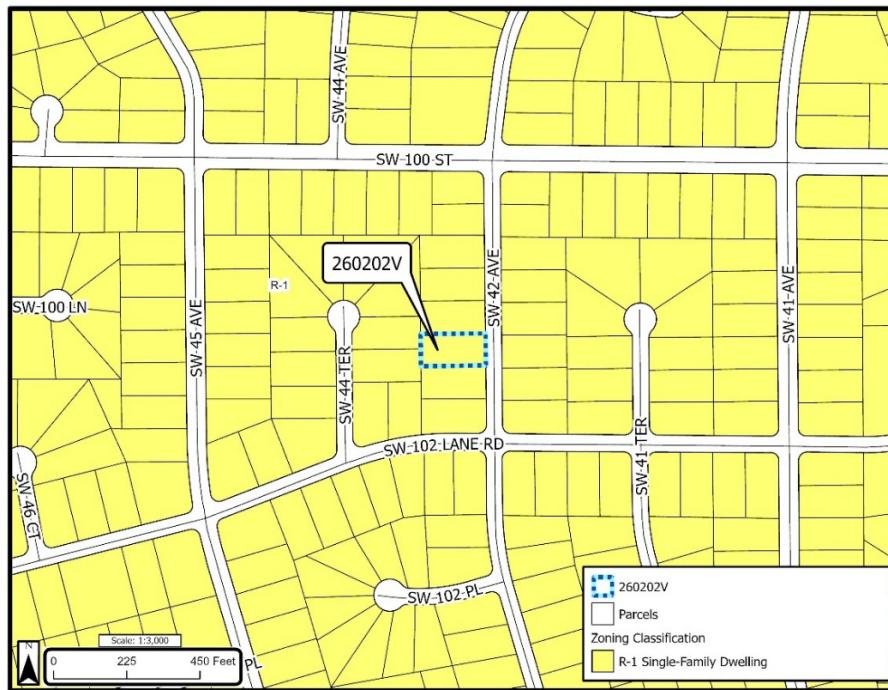


FIGURE 6
FLOODPLAIN MAP

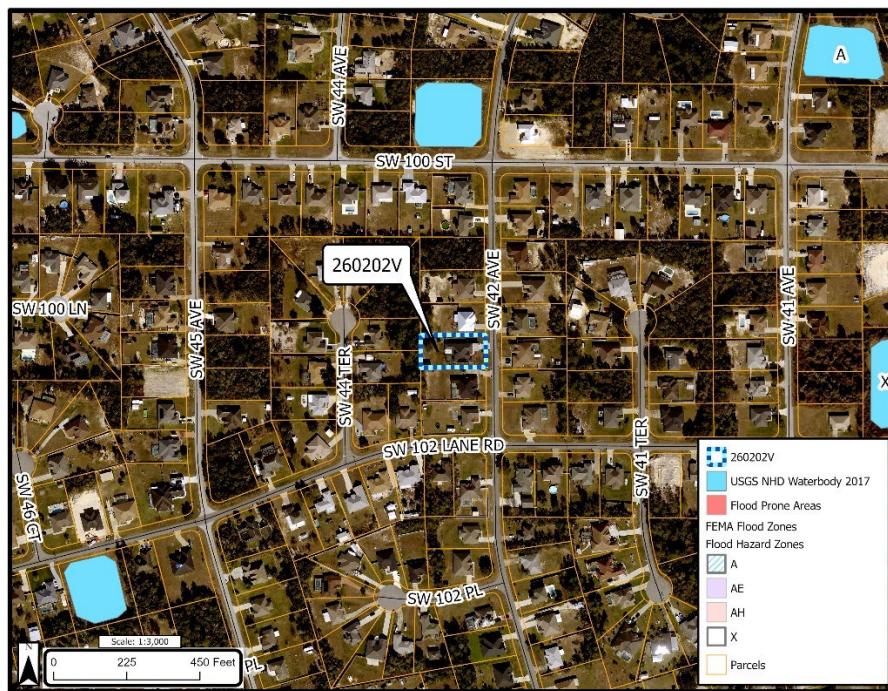


Figure 7 Land Use Map



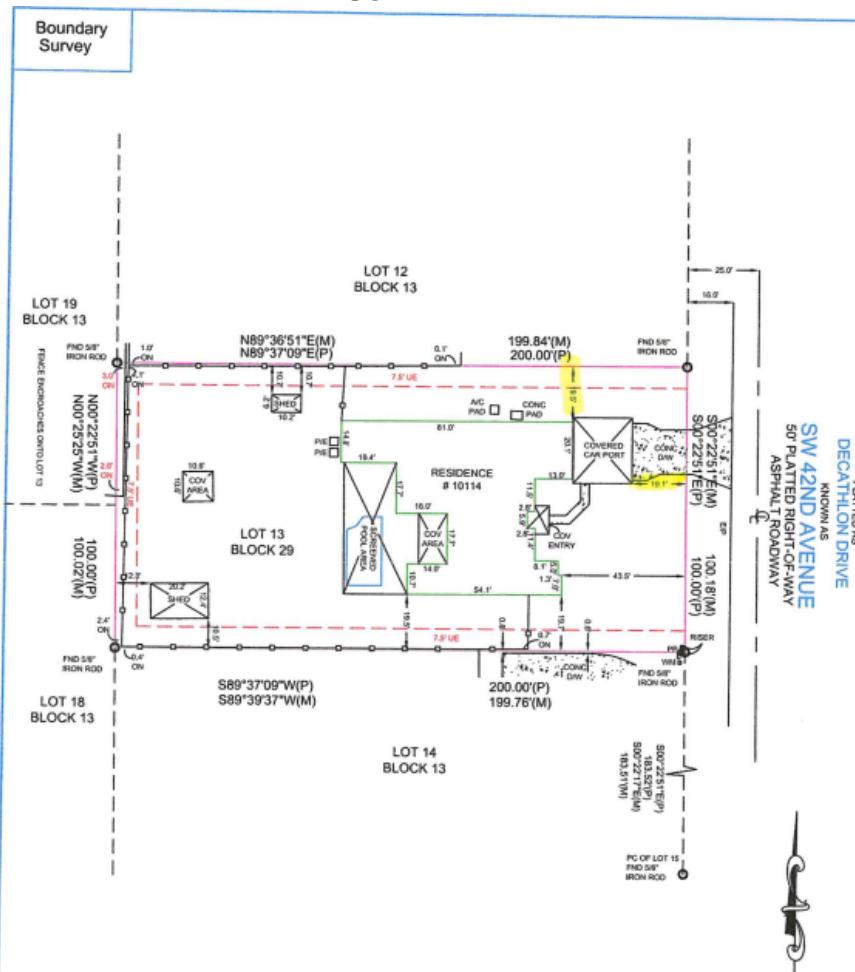
Figure 8
Surrounding Variances Map



IV. REQUEST STATEMENT

This is a request filed by applicant/owner Carrie Serfos-Locke for a variance from Land Development Code (LDC) Section 2.9, a reduction of the front setback from 25' to 19.11' for an existing carport, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for attached accessories in single-family dwelling zones are 25' from the front and rear property lines and 8' from the side property lines. The existing structure cannot meet the front setbacks of 25' but is able to meet the side setback of 8' from the side property line.

FIGURE 9 SURVEY



V. ANALYSIS

LDC Section 2.9.2.E provides that the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with the six (6) criteria. The six (6) criteria and staff's analysis of compliance with those criteria are provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings with the same zoning classification and land use area.

Analysis: I am requesting a reduction for an attached carport to be 19.11' for cover from weather due to wheelchair usage

Staff: Finds that Special conditions and circumstances do not exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings with the same zoning classification and land use area. The attached carport was built in 2014, a permit was pulled, inspected and completed. Setback on the site plan showed it was 25' from the front property line.

2. The special conditions and circumstances do not result from the actions of the applicant.

Analysis: Applicant needs the carport for safety concerns due to being in a wheelchair and protecting the driveway and access to the home from weather.

Staff: Finds that special conditions and circumstances are not the result of the actions of the owner/ applicant. The current owner, Carrie Serfos-Locke, purchased this parcel on June 17, 2022 and the conditions were present prior to her purchasing this property.

3. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Analysis: While we understand the setback is 25', the existing carport, which is 19.11' is needed for safety purposes

Staff: Finds that this carport, which was built in 2014, would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardships on the applicant due to her medical condition.

4. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building or structure.

Analysis: Applicant states we are asking for a front setback of 19.11' from the required 25' which is currently existing on the property

Staff: A reduction of the front setback from 25' to 19.11' is the minimum variance that will allow the use of the land. The carport was built on this property and attached to the house in 2014, prior to the current ownership.

5. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in the same zoning classification and land use area.

Analysis: Owner states that this is true. Granting the variance will not confer any special privilege.

Staff: Finds that granting of the request will not confer on the applicant special privilege. The carport was built in 2014, prior to current ownership. The owner has a condition that requires the use of a wheelchair and needs the protection from the elements the carport offers.

6. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: Owner states that this is true. The variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff: Finds that if the variance is granted, it would not be injurious to the neighborhood. This existing structure was permitted and COED in 2014.

VI. LIST OF ATTACHMENTS

- A. Application
- B. Marion County Property Appraiser Property Record Card, 2024 Certified Assessment Roll
- C. Site Plan/Survey
- D. Deed
- E. 300' Mailing Map
- F. Photos



Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2675 Fax:
352-438-2676

OFFICE USE ONLY

Received By: _____

Date Received: _____

VARIANCE APPLICATION

2578-027-43

Parcel Account Number of Subject Property

Application #: _____
FOR COUNTY USE ONLY

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

requesting a reduction ~~in width~~ from the front 25 ft setback
to 24 ft for an attached carport
19115

Section of Code requesting variance from: 4.2.9 E

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .46 +/- acres

Directions to subject property:

Please Note: Property owner must sign this application. Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

Carrie Searls (aka) Carrie Searls

(Print/Signature) Property Owner

10114 SW 42nd Ave

Address

Ocala FL 34476

City, State, Zip Code

248-342-6606 bba114533@aol.com

Contact Info: Phone, cell, e-mail address

(Print) Applicant or Agent

Address

City, State, Zip Code

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$ 550 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) **MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE.** FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM. A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

19.11 FT requesting a reduction for attached carport to be 21ft ~~due to~~ for cover from the weather ~~due to~~ wheelchair usage

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

Applicant needs the carport for safety concerns due to being in a wheelchair protecting the driveway and access to the home from the weather

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

While we understand the setback is 25ft, the ~~exist~~ existing carport which is 21ft 19.11 FT is needed for safety purposes

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

We are asking for a front setback of 21ft 19.11 ft from the ~~allowable~~ required 25ft which is currently existing on the property

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

Granting this Variance would not confer any special privilege. True.

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

The Variance will not be injurious to the ~~neighborhood~~ neighborhood or otherwise detrimental to the public welfare

1/3/25, 2:43 PM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2025 Certified Assessment Roll

3578-029-013

[GOOGLE Street View](#)

Prime Key: 898180

[MAP IT+](#)

SEARFOS LOCKE CARRIE
10114 SW 42ND AVE
OCALA FL 34476

Property Information

Taxes / Assessments: \$6,629.37
Map ID: 150
Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: .46

Situs: 10114 SW 42ND AVE OCALA

Current Value

Land Just Value	\$48,500
Buildings	\$331,484
Miscellaneous	\$11,820
Total Just Value	\$391,804
Total Assessed Value	\$391,804
Exemptions	\$0
Total Taxable	\$391,804

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$48,500	\$331,484	\$11,820	\$391,804	\$391,804	\$0	\$391,804
2024	\$42,500	\$356,156	\$13,020	\$411,676	\$411,676	\$0	\$411,676
2023	\$42,500	\$334,513	\$13,468	\$390,481	\$390,481	\$0	\$390,481

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7809/1435	06/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$475,000
6497/0223	12/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$257,500
3585/1978	11/2003	41 CORP	4 V-APPRAISERS OPINION	U	V	\$21,000
3310/1420	12/2002	07 WARRANTY	8 ALLOCATED	U	V	\$115,200
2907/0316	01/2001	07 WARRANTY	8 ALLOCATED	U	V	\$7,000
UNRE/INST	12/2000	71 DTH CER	0	U	V	\$100
1049/1884	09/1971	07 WARRANTY	0	Q	V	\$2,700

Property Description

SEC 27 TWP 16 RGE 21
PLAT BOOK K PAGE 052
OCALA WATERWAY ESTATES

1/3/25, 2:43 PM

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 3 - 10-14 YRS
 Condition 1
 Quality Grade 700 - GOOD
 Inspected on 9/23/2022 by 225

Year Built 2004
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 302

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132 - CONC BLK-STUCO	1.00	2004	N	0 %	0 %			2,735	2,735
FGR 0232 - CONC BLK-STUCO	1.00	2004	N	0 %	0 %			480	480
FOP 0301 - NO EXTERIOR	1.00	2004	N	0 %	0 %			68	68
FSP 0401 - NO EXTERIOR	1.00	2004	N	0 %	0 %			180	180
FST 0532 - CONC BLK-STUCO	1.00	2004	N	0 %	0 %			40	40
EPA 0601 - NO EXTERIOR	1.00	2005	N	0 %	0 %			724	724
USP 0701 - NO EXTERIOR	1.00	2005	N	0 %	0 %			288	288
UCP 0801 - NO EXTERIOR	1.00	2014	N	0 %	0 %			340	340

Section: 1

Roof Style: 12 HIP
 Roof Cover: 08 FBRGLASS SHNGL
 Heat Meth 1: 20 HEAT PUMP
 Heat Meth 2: 00
 Foundation: 6 MONOLITC SLAB
 A/C: Y

Floor Finish: 24 CARPET
 Wall Finish: 16 DRYWALL-PAINT
 Heat Fuel 1: 10 ELECTRIC
 Heat Fuel 2: 00
 Fireplaces: 0

Bedrooms: 5
 4 Fixture Baths: 1
 3 Fixture Baths: 2
 2 Fixture Baths: 1
 Extra Fixtures: 3
 Blt-In Kitchen: Y
 Dishwasher: Y
 Garbage Disposal: N
 Garbage Compactor: N
 Intercom: N
 Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	971.00	SF	20	2004	3		0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2004	2		0.0	0.0
226 RES SWIM POOL	288.00	SF	20	2004	5		24.0	12.0
099 DECK	436.00	SF	50	2004	2		0.0	0.0
UDU UTILITY-UNFINS	240.00	SF	40	2007	1		20.0	12.0
UOP PORCH-OPEN-UNF	121.00	SF	40	2007	1		11.0	11.0
116 FENCE VINYL	349.00	LF	99	2018	4		0.0	0.0
SLR SOLAR PANEL	25.00	UT	15	2022	2		0.0	0.0

Total Value - \$11,820

Appraiser Notes

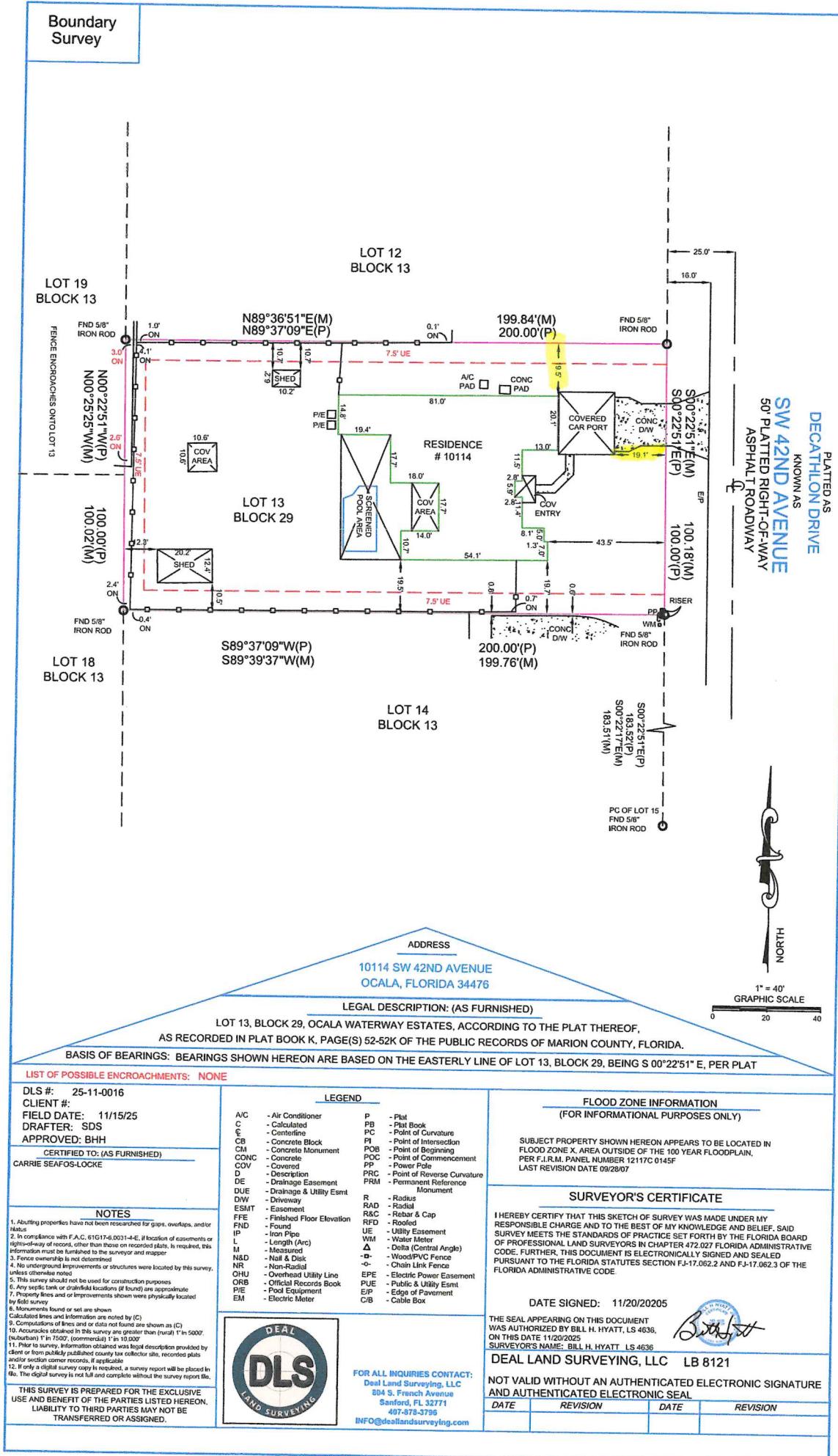
EST INT,& BACK

Planning and Building
** Permit Search **

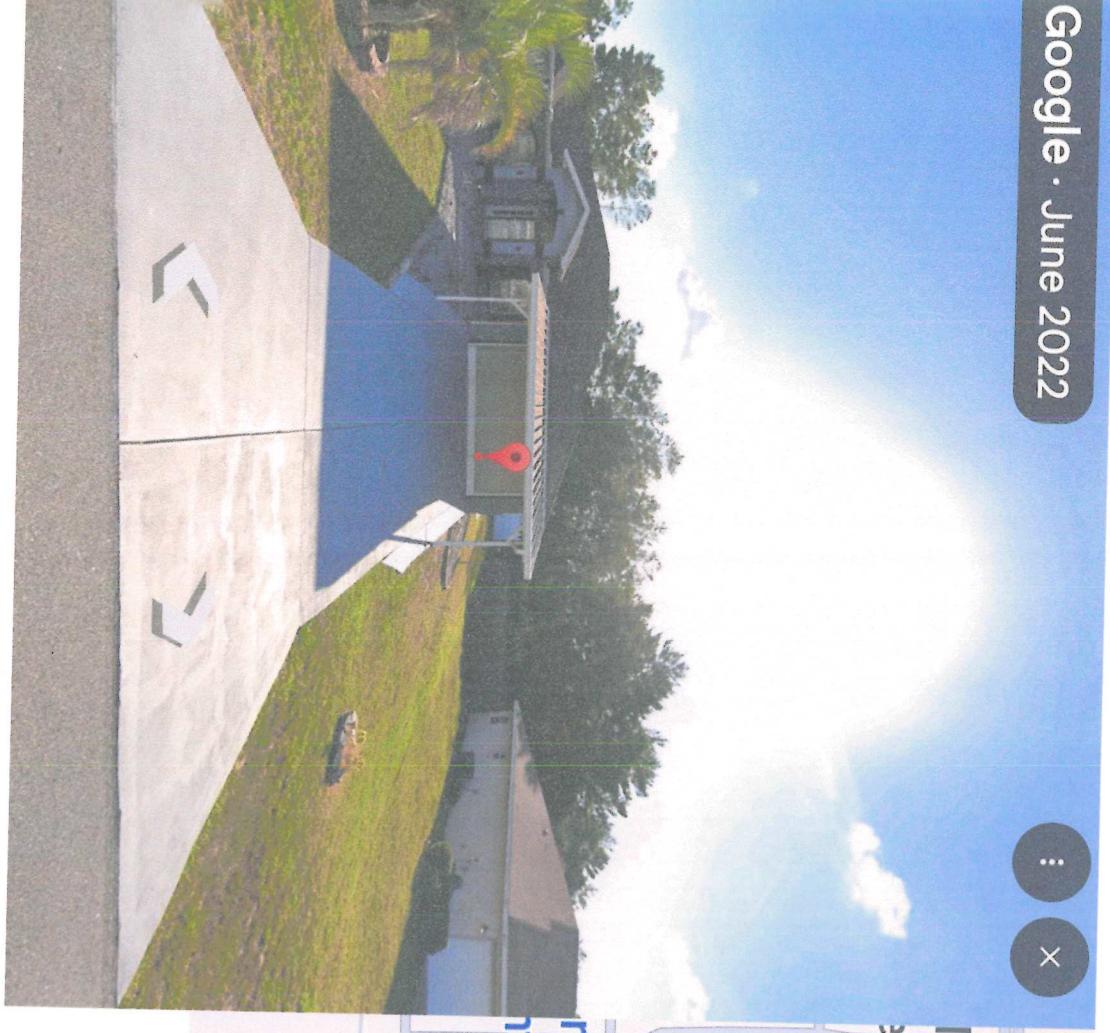
Permit Number	Date Issued	Date Completed	Description
2022071313	8/1/2022	9/14/2022	INSTALLATION OF A ROOF MOUNT SOLAR PV SYSTEM PRIVATE PROVIDED
2022062932	6/22/2022	7/5/2022	REMOVE EXISTING ROOF DOWN TO SHEATHING INSTALL 30 YR ARCHIT
2021101688	10/21/2021	11/4/2021	REMOVE & REPLACE TRANE 4 TON 15 SEER HEAT PUMP SPLIT SYSTEM
2014100136	10/1/2014	10/27/2014	UCP
M070768	7/1/2006	2/1/2007	SHED
M081598	8/1/2004	1/1/2005	POOL ENCLOSURE
M041163	4/1/2004	10/1/2004	IN GROUND POOL
M010652	1/1/2004	6/1/2004	SFR

Cost Summary

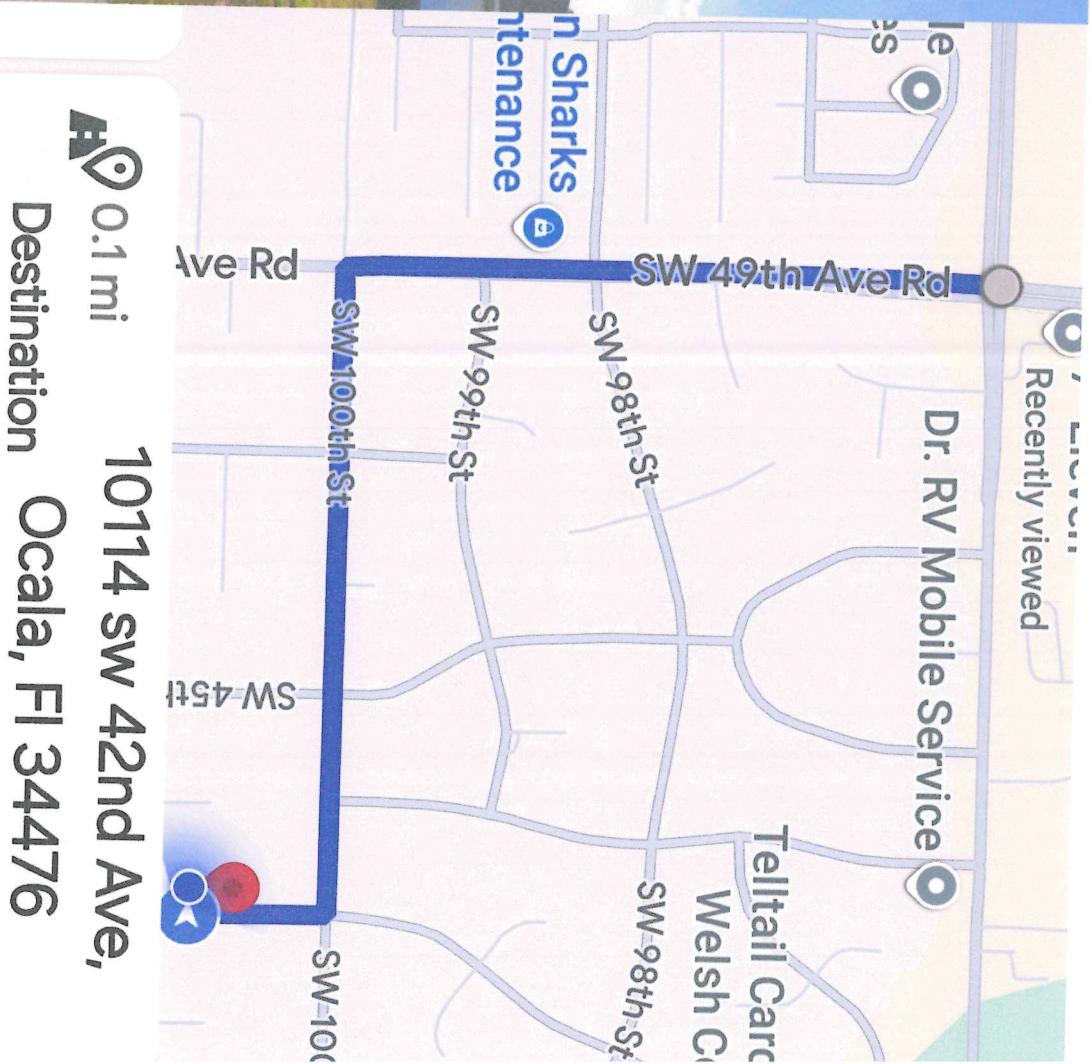
Buildings R.C.N.	\$404,930	1/27/2015	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$97,183)		1	\$404,930	(\$97,183)	\$307,747



Google · June 2022



Recently viewed





Prepared by and Return to:
Angela Young, an employee of
First International Title
4701 SW College Road, Suite 103
Ocala, FL 34474

File No.: 216764-53

WARRANTY DEED

This indenture made on **June 17, 2022** by **William E. Byrd, Jr. and Susan L. Byrd**, husband and wife, whose address is: 16635 CR 8240, Rolla, MO 65401 hereinafter called the "grantor", to **Carrie Searfoss-Locke, a married woman**, whose address is: 10114 Southwest 42nd Avenue, Ocala, FL 34476, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, to-wit:

Lot 13, Block 29, OCALA WATERWAY ESTATES, according to the Plat thereof, recorded in Plat Book K, Page(s) 52, 52A to 52K of the Public Records of Marion County, Florida.

Parcel Identification Number: **3578-029-013**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written,

William E. Byrd, Jr.

William E. Byrd, Jr.

Susan L. Byrd

Susan L. Byrd

Signed, sealed and delivered in our presence:

Jaclyn L. Thompson

1st Witness Signature

Braxton M. Stein

2nd Witness Signature

Print Name: Jaclyn L. Thompson

Print Name: Braxton M. Stein

State of MO

County of Phelps

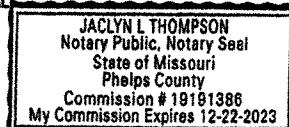
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on June 16, 2022, by William E. Byrd, Jr. and Susan L. Byrd, who () is/are personally known to me or who () produced a valid Driver's License as identification.

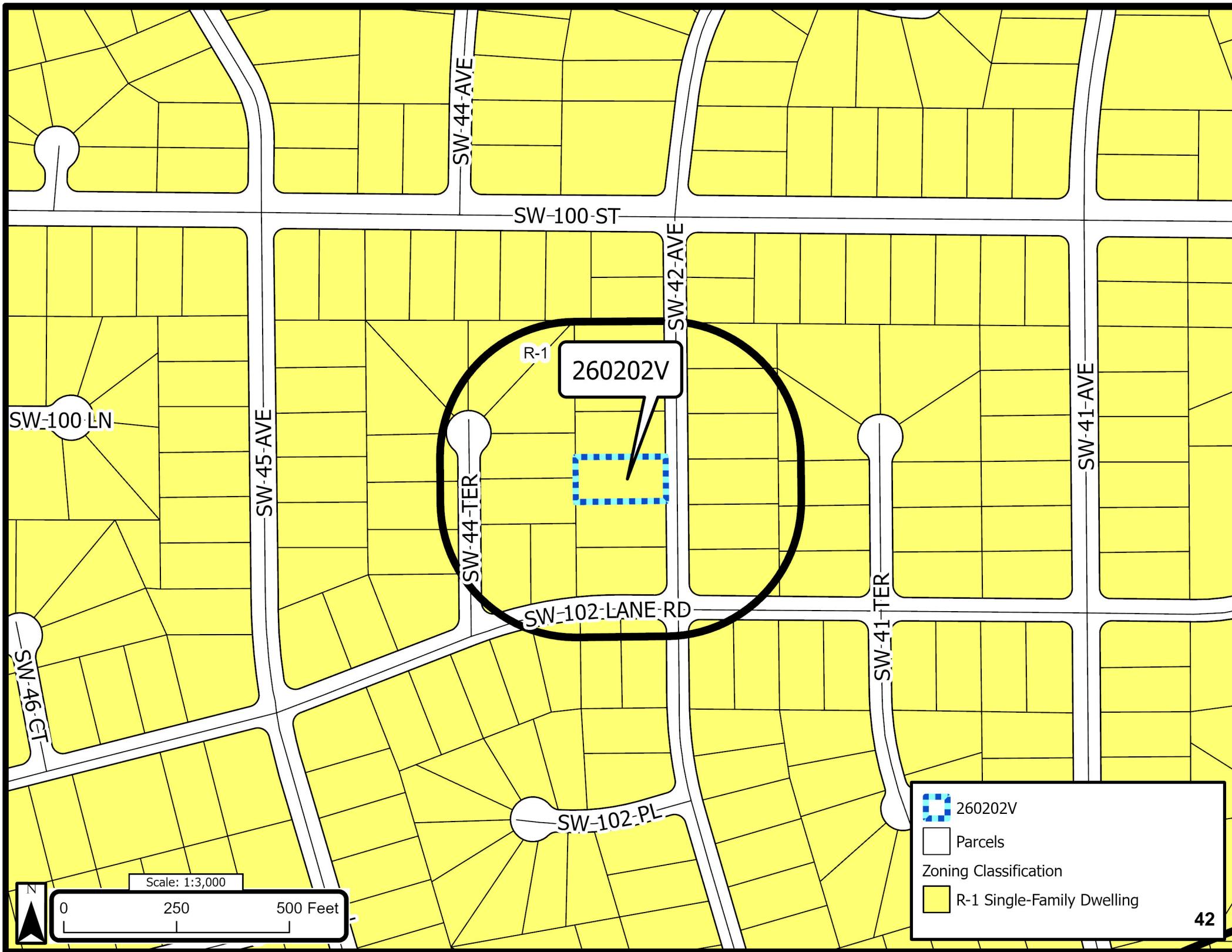
Jaclyn L. Thompson

Notary Public Signature

Printed Name: Jaclyn L. Thompson (NOTARY SEAL)

My Commission Expires: 12-22-2023





Variance photos



Looking west towards carport



Looking to south-southwest at driveway



Front of the home looking west



Posted sign and front of home looking west



Looking at southside of carport



Southside of carport roof connection



North side of carport



North side of carport roof connection



South side of carport



North side of carport



Marion County

Board of Adjustment

Agenda Item

File No.: 2026-21830

Agenda Date: 2/2/2026

Agenda No.: 2.3.

SUBJECT:

260203V - *CONFIDENTIAL*, request a **Variance** to Reduce the Front Setback From 25 Feet to 7 Feet on the West Side of the Existing Carport and From 25 Feet to 3 Feet on the East Side of the Existing Carport in a Single-Family Dwelling (R-1) Zone, on Parcel Account Number 3578-011-024, Site Address 4321 SW 106th Place, Ocala, FL 34476

DESCRIPTION/BACKGROUND:

This is a variance request filed by the applicant and owner (confidential) from the Land Development Code (LDC) Section 4.2.9 Single-Family Dwelling (R-1) Zoning Classification, to reduce the required front setback from 25-feet to 7-feet on the west side of driveway and 3-feet on the east side of driveway to allow for an existing attached accessory structure (carport) in front of an existing primary residence. A permit (permit number 2022083659) was pulled for the accessory structure on August 29, 2022. However, after two 90-day extensions, the permit was ultimately cancelled, requiring a new permit to be issued. The second permit that was applied for (permit number 202401665) included both a front and rear accessory structure. The permit was voided, and a third permit was created (permit number 2024010671). The last permit did receive a certificate of occupancy; however, the front accessory structure was not included in this permit. This led the applicant to mistakenly believe that the carport had been approved, and construction commenced. Per the zoning classification, attached carports must meet the 25' front setback required for R-1 zoning.



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**ZONING SECTION STAFF REPORT
February 02, 2026 BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	260203V
Z Variance	000010-2025
Type of Case	Request a Variance in accordance with Section 2.9 of the Marion County Land Development Code, to reduce the front setback from 25 feet to 7 feet on the west side of the existing carport and from 25 feet to 3 feet on the east side of the existing carport in a Single-Family Dwelling (R-1) zone
Owner	Confidential
Applicant	Confidential
Street Address	4321 SW 106 th Pl, Ocala, FL 34476
Parcel Number	3578-011-024
Property Size	0.56 acres
Future Land Use	Medium Residential
Zoning Classification	Single-Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (S-SPOZ)
Project Planner	Sarah Wells, Planner II
Related Case(s)	Open Code Case 995985- 24x24 Carport over the driveway that does not meet setbacks.

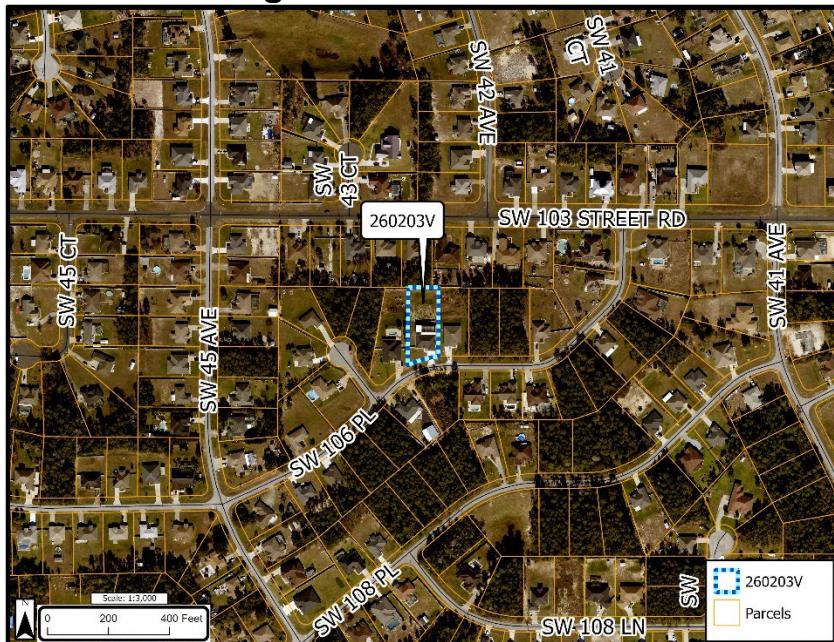
I. ITEM SUMMARY

This is a variance request filed by the applicant and owner (confidential) from the Land Development Code (LDC) Section 4.2.9 Single-Family Dwelling (R-1) Zoning Classification, to reduce the required front setback from 25-feet to 7-feet on the west side of driveway and 3-feet on the east side of driveway to allow for an existing attached accessory structure (carport) in front of an existing primary residence. A permit (permit number 2022083659) was pulled for the accessory structure on August 29, 2022. However, after two 90-day extensions, the permit was ultimately cancelled, requiring a new permit to be issued. The second permit that was applied for (permit number 202401665) included both a front and rear accessory structure. The permit was voided, and a third permit was created (permit number 2024010671). The last permit did receive a certificate of occupancy; however, the front accessory structure was not included in this permit. This led the applicant to mistakenly believe that the carport had been approved, and construction commenced. Per the zoning classification, attached carports must meet the 25' front setback required for R-1 zoning.

Figure 1 Subject parcel



Figure 2 General Area



II. PUBLIC NOTICE

Notice of public hearing was mailed to 28 property owners within 300 feet of the subject property on January 17, 2026. A public notice sign was posted on the subject property on January 2, 2026, and notice of the public hearing was published in the Star-Banner on January 20, 2026. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject 0.56-acre property is located within the Medium Residential (MR) Future Land Use Map Series (FLUMS) designation and the Single-Family Dwelling (R-1) Zoning Classification. LDC Section 4.2.9. provides the determined setbacks to be a minimum 25' front setback, minimum 25' rear setback, and minimum 8' sides setback.

The .56-acre subject property is addressed at 4321 SW 106th Pl, Ocala, FL 34476 Lot 24, Block 11, Plat Book K Page 052 in Ocala Waterway Estates. The property has 240' depth with 100' width.

IV. REQUEST STATEMENT

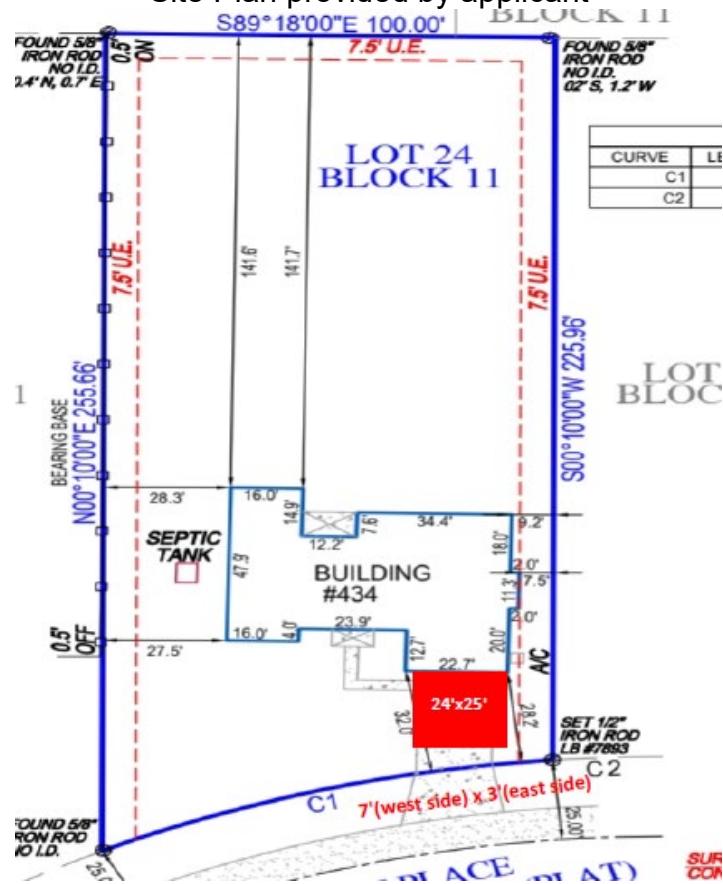
This application requests a variance from LDC Section 4.2.9. for the front setback from the required 25' to 7' (west of driveway) and 3' (east of driveway) for an existing 24'x24' attached carport. Consistent with LDC Section 2.9.3.B., on December 16, 2025, a site visit was conducted by Growth Services Department staff, and measurements and photographs were taken.

Figure 3



Figure 4

Site Plan provided by applicant



V. ANALYSIS

LDC Section 2.9.4.E provides the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. The six (6) criteria and the staff's analysis of compliance with those criteria are provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which do not apply to other lands, structures, or buildings with the same zoning classification and land use area.

Analysis: Applicant states, "First, we have no other feasible location for the carport because of the location of our septic tank on the west side, the proximity of our house to the property line on the east side (see attached survey), and the severe gradient in our back yard that required us to have a retention wall built to stop the continuous erosion. Second, the carport is a safe area (not wet/slippery) where I can get out of my truck, and off load items in a safe manner that will not increase the injuries incurred in a combat zone while serving in the military. Third, the size of our garage 17ft 2in due to the water heater's location or 19ft 2in on the other side does not accommodate our RAM truck. And fourth, no routine nor emergency maintenance to the city utilities would be affected due to the distance from the carport versus the location of the utility's junction boxes (see email Sunshine 811). Our water line comes from our east through our neighbor's west side of their front yard, while our power line comes from a junction box located 8ft 3 5/8in (see attached picture #3) to the east of the carport's location, and no new digging will take place since all surrounding lots have been built."

Staff finds that initially, the applicant applied for a permit for a screened-in rear structure and a front carport on the same permit in 2022. The permit was granted two (2) extensions, while the third request was denied, leading to the permit's cancellation/void. In 2024, the contractor submitted a second permit, however, the permit was only for the rear structure and did not include the carport. The applicant saw that a permit had been issued for a carport through the property appraiser's office, leading them to mistakenly believe that the permit had been approved.

2. The special conditions and circumstances do not result from the actions of the applicant.

Analysis: The applicant states, "During the permit request, we utilized our survey (see attached survey) to determine that we could install a carport inside our property line. Furthermore, our contractor submitted a permit from the beginning of 2022 (see attached permit #2022083659). Our carport went through the process of inspections in 2022 without anyone mentioning any issues. The permit was canceled after two 90-day extensions that ended in Jan 2024. In Jan 2024 our contractor was directed to resubmit a new permit (see attached permit #2024010665), carport was reinspected under permit #2024010671, but this permit request was voided and dropped from our view without our knowledge. We didn't hear anything and saw that the carport is in our property card (see attached property card) which led us to believe that our permit was approved."

3. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Analysis: The applicant states, "Granting this variance is necessary for the reasonable use of our driveway in the safest manner when the weather conditions are wet/slippery causing a potential for a fall or a slip which will worsen injuries and medical conditions inflicted during our military service in a combat zone."

Staff finds the applicable permits were pulled initially; however, the resubmittal did not include the carport, unbeknownst to the homeowner.

4. The variance, if granted, is the minimum variance that will allow the reasonable use of the land, building, or structure.

Analysis: The applicant states, "We humbly request a variance of: 7ft from 25ft. on the west side of the driveway (front setback) 3ft from 25ft. on the east side of the driveway front setback).

Staff confirms the applicants' request is the minimum variance to allow reasonable use of the land for the detached carport in this location.

5. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in the same zoning classification and land use area.

Analysis: Applicant states "This is correct."

Staff finds that granting a variance is a privilege and each variance has its own special circumstances.

6. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: The applicant states, "This statement is correct and on the contrary, it is helpful, inoffensive, and visually appealing -appears to be part of the house."

Staff finds that it will not be detrimental or injurious.

LIST OF ATTACHMENTS

- A. Application
- B. Marion County Property Appraiser Property Record Card
- C. Site Plan
- D. Warranty Deed
- E. Original Site Plan for Permit 2022083659
- F. Notice of Violation for Code Case 995985
- G. Survey of Parcel
- H. Attachments Provided by Applicant
- I. Site Plan Including Carport
- J. Site Photos



Marion County Board of County Commissioners

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: keeping an accessory aluminum carport over existing driveway

Section(s) of Code request variance from: Article 4, Division 2, Zoning Classification, Section 4.2.6
Parcel Account Number(s): 3578-011-024

Property/Site Address: 4321 SW 106th Pl, Ocala, FL 34476

Property Dimensions: 102.0 x 241.0

Total Acreage: 0.56 **Zoning Designation:** 0.56 **Current Use(s):** 0100 Primary Hom

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print) [REDACTED]	Applicant or Agent Name (print)
Mailing Address 4321 SW 106th Pl	Mailing Address
City, State, Zip Ocala, FL 34476	City, State, Zip
Phone Number (include area code) [REDACTED]	Phone Number (include area code)
E-Mail Address [REDACTED]	E-Mail Address
Signature* [REDACTED]	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities)	Printed Name and Title of Authorized Signer (for corporate, trust & other entities)

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY

Project No.:	Application Request No.:	Code Case No.:
Rcvd by:	Rcvd Date: / /	Time:
		PZ Case No.:

Please note: The Variance Permit will not become effective until after a final decision is made by the Marion County Board of Adjustment and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Variance Application

Document Completeness Checklist – 2025

The County will not review a Variance application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

A Variance application is complete and sufficient for Growth Services review when an Applicant provides the following materials:

1. A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. **Cash, check, or credit card¹. Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. A copy of the most recent **warranty deed** conveying the property to the current owner.
3. A copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company, if the property is owned by a Corporation or Trust
4. A survey with legal description, setbacks, and existing structures signed by a Florida Licensed Professional Surveyor.
5. A proposed Site Plan, at a minimum, including:
 - a. Required setbacks and proposed setbacks
 - b. Location of proposed structures
6. A written petition of all six criteria per LDC Sec. 2.9.2 (see pages 3, 4, & 5 of this application packet)
7. (Optional) Any additional media or documents that support the written petition, including a written, itemized list detailing all supplemental attachments.
 - a. For example, court documents, photographs, expert testimony, etc.

¹ Payments using a credit card are subject to a surcharge service fee.

Written Petition for Variance

A variance from the terms of these regulations shall not be granted by the Board of Adjustment unless the written petition for a variance submitted demonstrates all six criteria per LDC Sec. 2.9.2. Write your answers in the space provided after each statement. Complete all replies using a sentence form to provide your justification of hardship:

A. LDC Sec. 2.9.2.C.(1) - Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

First, we have no other feasible location for the carport because of the location of our septic tank on the west side, the proximity of our house to the property line on the east side (see attached survey), and the severe gradient in our back yard that required us to have a retention wall build to stop the continuous erosion (see attached picture #1, #2). Second, the carport is a safe area (not wet/slippery) where I can get out of my truck, and off load items in a safe manner that will not increase the injuries incurred in a combat zone while serving in the military. Third, the size of our garage (see attached picture # 4, #5) 17ft 2in due to the water heater's location or 19ft 2in in the other side do not accommodate our RAM truck. And fourth, no routine nor emergency maintenance to the city utilities would be affected due to the distance from the carport versus the location of the utilities junction boxes (see email Sunshine 811). Our water line comes from our east through our neighbors west side of their front yard, while our power line comes from a junction box located 8ft 3 5/8in (see attached picture #3) to the east of the carport's location, and no new digging will take place since all surrounding lots have been built.

B. LDC Sec. 2.9.2.C.(2) - The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

During the permit request, we utilized our survey (see attached survey) to determine that we could install a carport inside our property line. Furthermore, our contractor submitted for a permit from the beginning in 2022 (see attached permit #2022083659). Our carport went through the process of inspections in 2022 without anyone mentioning any issues. The permit was canceled after two 90 day extensions that ended in Jan 2024. In Jan 2024 our contractor was directed to resubmit a new permit (see attached permit #2024010665), carport was reinspected under permit #2024010671, but this permit request was voided and dropped from our view without our knowledge. We didn't hear anything and saw that the carport is in our property card (see attached property card) which led us to believe that our permit was approved.

C. LDC Sec. 2.9.2.C.(3) - Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

Granting this variance is necessary for the reasonable use of our driveway in the most safe manner when the weather conditions are wet/slippery causing a potential for a fall or a slip which will worsen injuries and medical conditions inflicted during our military service in a combat zone.

D. LDC Sec. 2.9.2.C.(4) - The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

We humbly request a variance of: 24ft x 24ft



E. LDC Sec. 2.9.2.C.(5) - Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

This is correct.

F. LDC Sec. 2.9.2.C.(6) - The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

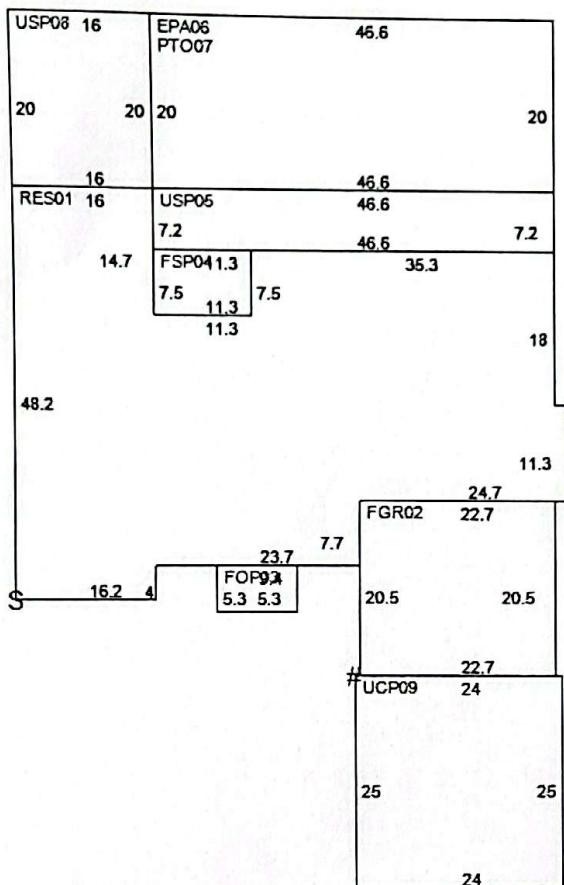
This statement is correct and on the contrary, it is helpful, inoffensive, and visually appealing - appears to be part of the house (see attached picture #6).

Attachment B Property Appraiser Card

Marion County Property Appraiser
2025 Certified Assessment Roll

3578-011-024

NKENDRICK



RES01=R16,2U4R23,7U7,7R24,7U11,3L2U18L35,3D7,5
 L11,3U14,7L16D48,2.R16,2U4R23,7U7,7
 FGR02=R22,7D20,5L22,7U20,5.D7,7L7,3
 FOP03=D5,3L9,4U5,3R9,4.R7,4U7,7R24,7U11,3L2U18L
 35,4
 FSP04=L11,3D7,5R11,3U7,5.L11,3
 USP05=U7,2R46,6D7,2L46,6.U7,2
 EPA06=U20R46,6D20L46,6.
 PTO07=U20R46,6D20L46,6.
 USP08=U20L16D20R16.D57R23,3
 UCP09=R24D25L24U25.

Building 1

Building Characteristics

Improvement	1F SFR- 01 FAMILY RESID	Obsolescence:	Phy. Deter	0%
Effective Age	1 00-04 YRS		Functional	0%
Condition	2 2	Year Built	Locational	0%
Quality Grade	600 AVERAGE	Architecture	0 STANDARD SFR	
Inspected on	9/16/2024	216 - EDEN WENCES	Base Perimeter	241

Section		Type	C Wall Type	Stories	Year Built	Finshd Basement Data			Ground Floor Area
Type	Wall Type					Attic	Area	Finishhd	
RES 01	Y 32	CONC	BLK-STUC	1.00	2022	N	0	0	2,259 SF
FGR 02	Y 32	CONC	BLK-STUC	1.00	2022	N	0	0	465 SF
FOP 03	Y 01	NO EXTERIOR		1.00	2022	N	0	0	50 SF
FSP 04	Y 01	NO EXTERIOR		1.00	2023	N	0	0	85 SF
USP 05	Y 01	NO EXTERIOR		1.00	2023	N	0	0	336 SF
EPA 06	Y 01	NO EXTERIOR		1.00	2023	N	0	0	932 SF
PTO 07	Y 01	NO EXTERIOR		1.00	2023	N	0	0	932 SF
USP 08	Y 01	NO EXTERIOR		1.00	2024	N	0	0	320 SF
UCP 09	Y 01	NO EXTERIOR		1.00	2023	N	0	0	600 SF

Section: RES 01

Roof Style	12 HIP	Floor Finish	37 LAMINATE	Bedrooms	4 Blt-In Kitch	Y
Roof Cover	08 FBRGLASS SH	Wall Finish	16 DRYWALL-PAI	4FixBath	1 Dishwasher	Y
Heat Meth 1	20 HEAT PUMP	Heat Fuel 1	10 ELECTRIC	3FixBath	1 Garb Disp	Y
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0 Garb Comp	N
Foundation	06	Fireplaces	00	XFixture	2 Intercom	N
A/C	Y			Security	N Vacuum	N

Miscellaneous Improvements

Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr	Value

Monday, 27 October 2025 12:47 PM

3578-011-024

V 6.16.0.0

3/4

Attachment B Property Appraiser Card

Marion County Property Appraiser

2025 Certified Assessment Roll

3578-011-024

NKENDRICK

116	FENCE VINYL	Y	366.00	LF	99	2022	4	0.0	0.0	7,434
159	PAV CONCRETE	Y	880.00	SF	20	2022	3	0.0	0.0	2,072
184	RETAIN WALL	Y	240.00	SF	50	2023	3	0.0	0.0	2,177
Total										11683

Public Notes

EST INTERIOR, FGR AND BACK

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	2020123349	135,000	3/8/2021	2/1/2022	NEW SFR
2	2022121829	17,770	12/1/2022	12/22/2022	SPA 7;11X 13;8X50; ON EXISTING CONCRETE WITH ELECTRIC
3	2024010671	18,050	1/1/2024	8/3/2024	PROPOSED 30 X 60 SCREEN ROOM W/ELITE PANEL @ REAR HOME ON C

Cost Summary

			Bldg		RCN Less	
			Nbr	Cost New	Depr.	Depreciation
Buildings RCN	371364	10/29/2024				
Bldg - Just Value	349082					
Misc - Just Value	11683	10/29/2024	01	371,364	22,282	349,082
Land - Just Value	48500	1/17/2025				
Total - Just Value	373189					

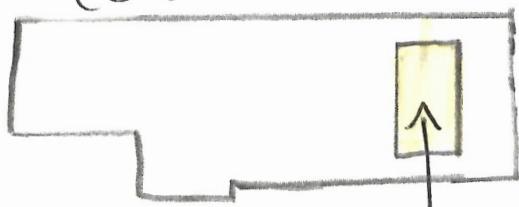
Attachment C Site Plan

Property Line

3578-011-024

New Impurios coverage
1800 SF

Concrete Diagram



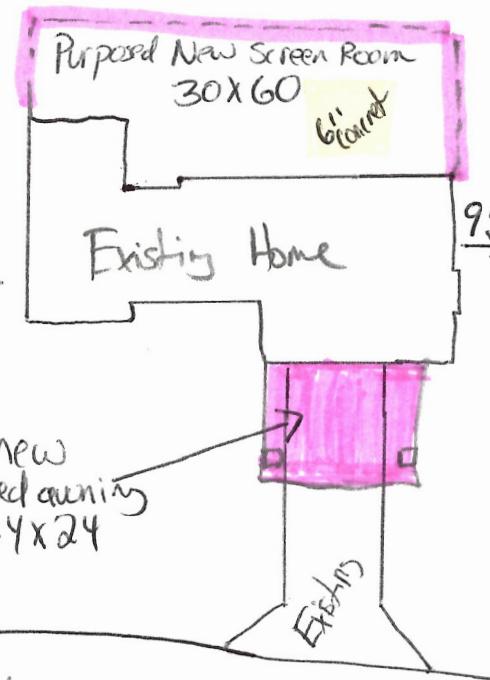
For Sp

Reinforced
6" thick
Pcd

Property Line

110'

Property Line



SW 106th Pl.

Attachment D Warranty Deed

Prepared by and return to:

Sandie Rizzo
Brick City Title Insurance Agency, Inc.
8750 SW Hwy 200
Suite 104
Ocala, FL 34481
(352) 390-2880
File No 22-1535

Parcel Identification No 3578-011-024

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lot 24, Block 11, Ocala Waterway Estates, according to the Plat thereof, recorded in Plat Book K, Page(s) 52, of the Public Records of Marion County, Florida.

GRANTOR HEREIN EXPRESSES THE AFOREMENTIONED PROPERTY IS NOT HIS
HOMESTEAD NOR IS IT CONTIGUOUS THERETO.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

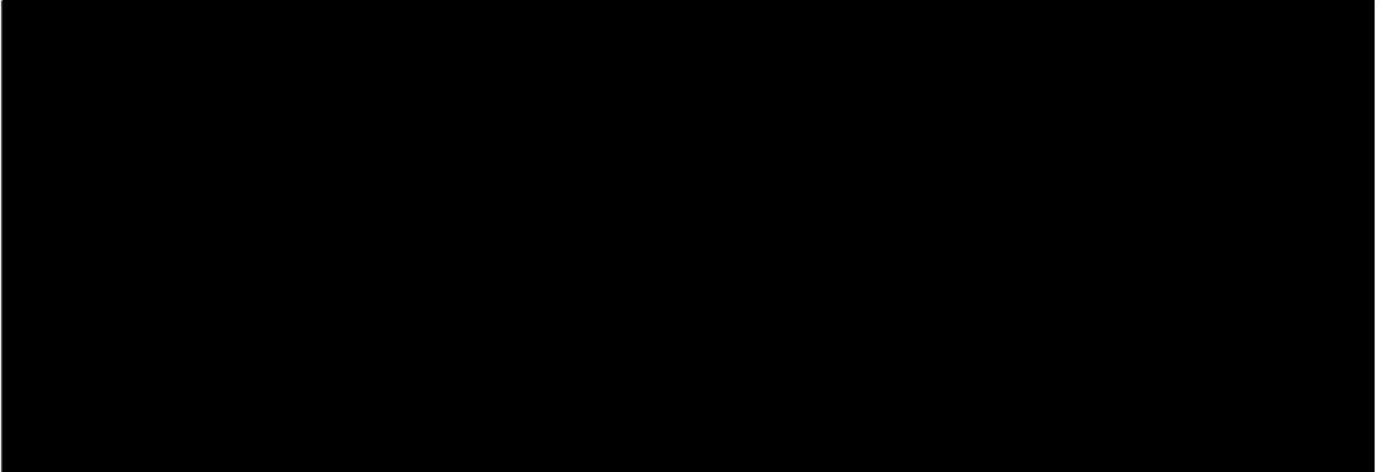
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

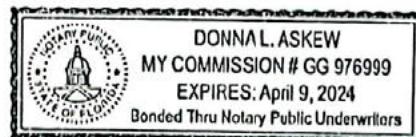


STATE OF FLORIDA
COUNTY OF MARION

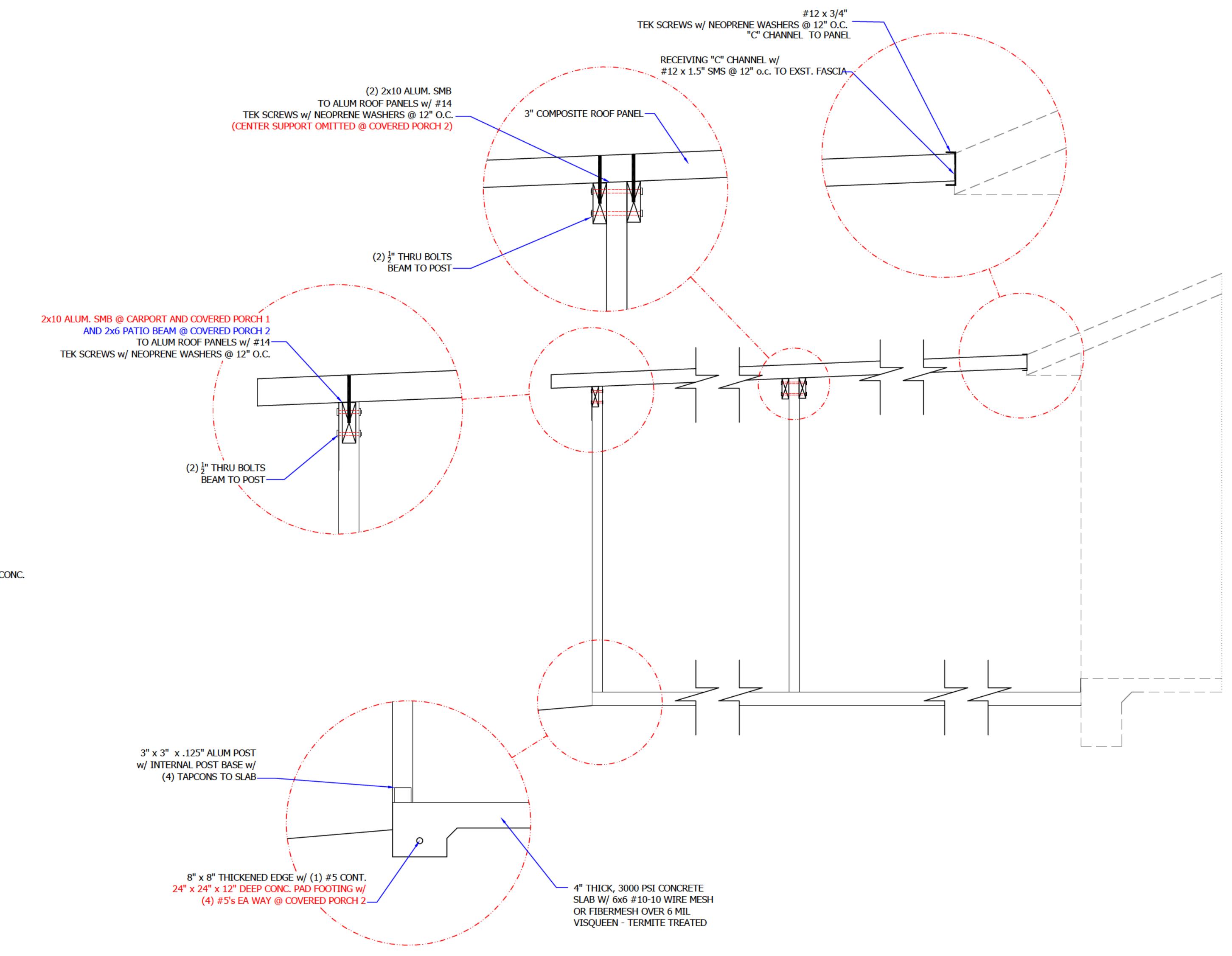
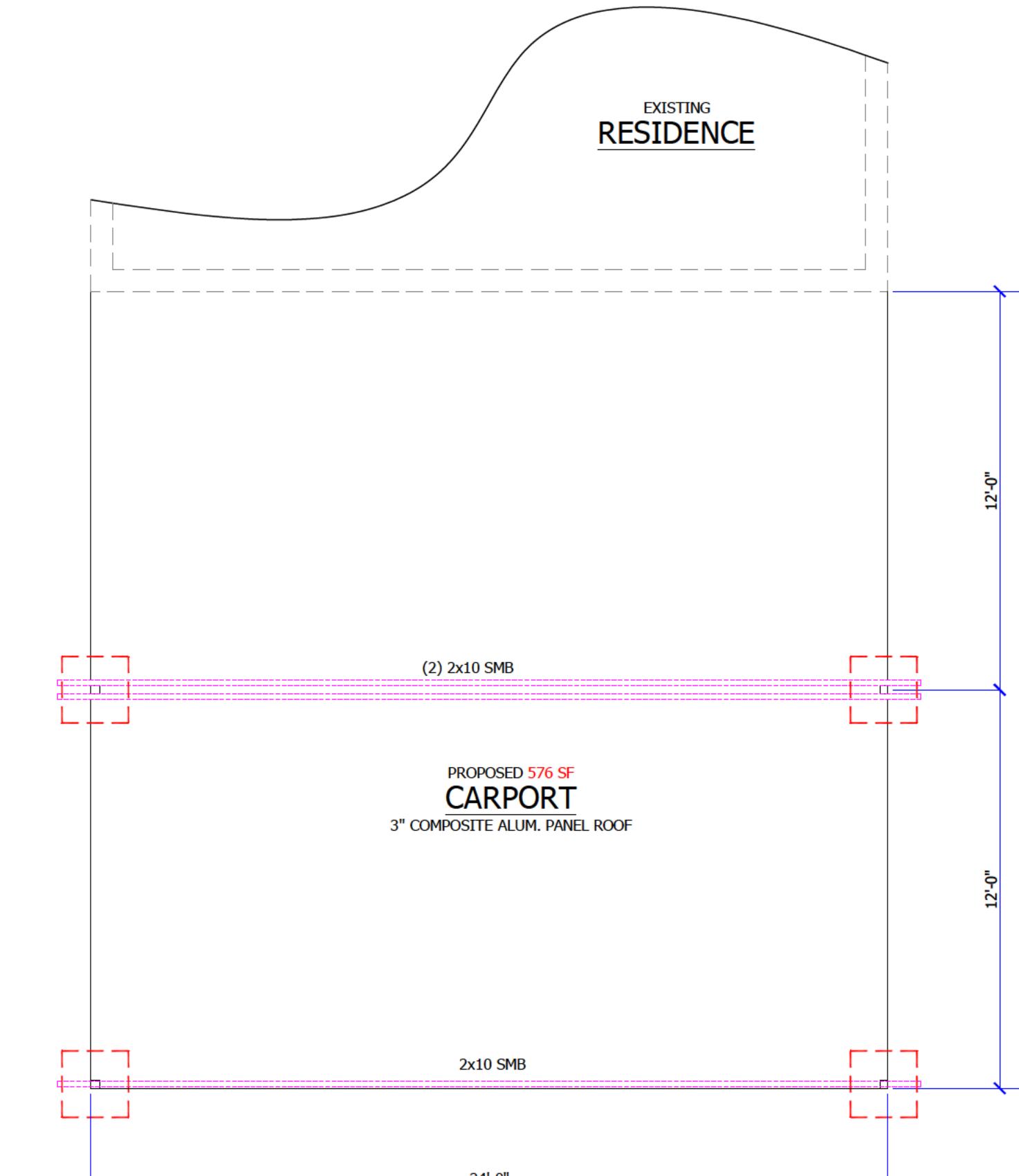
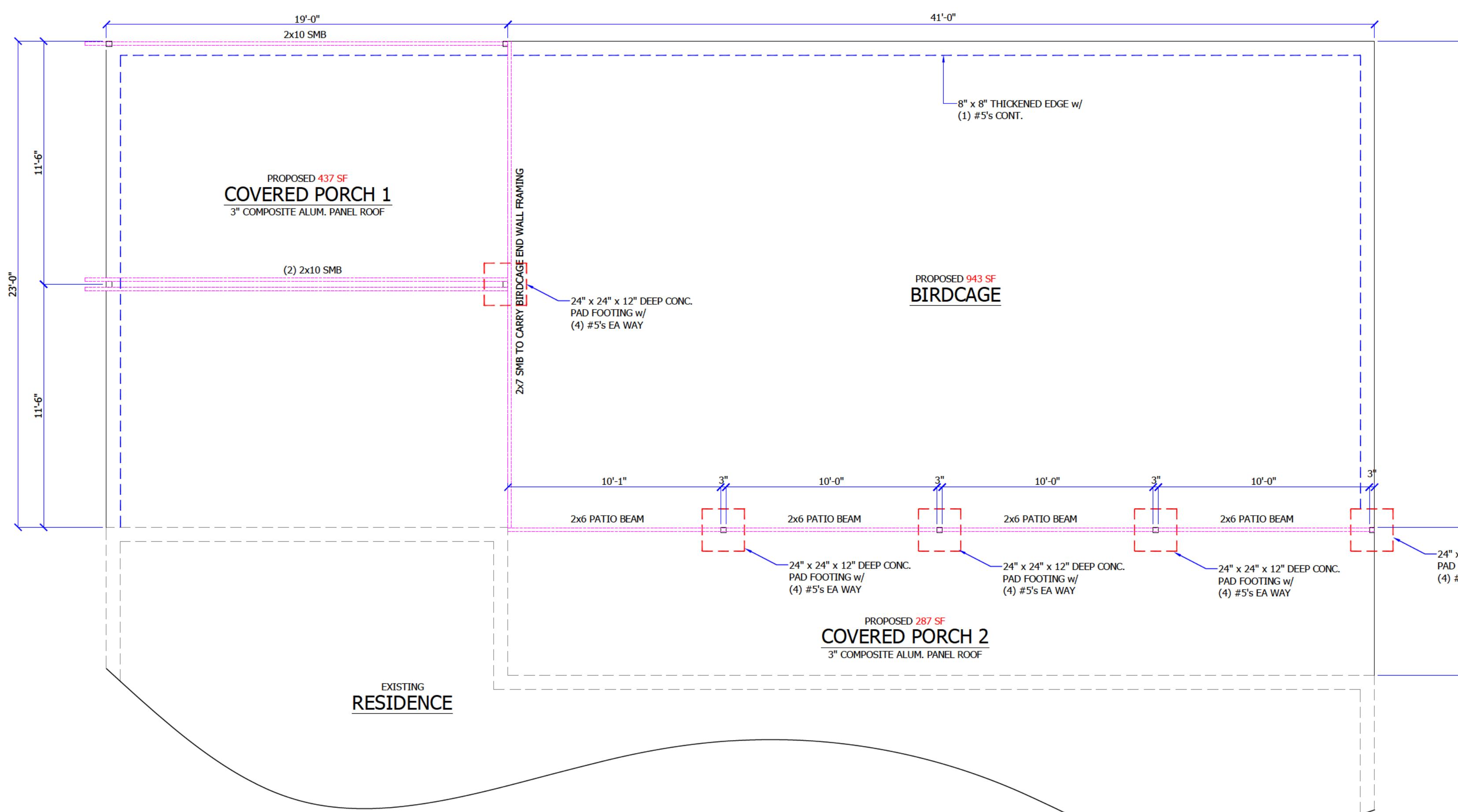
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 26th day of April, 2022, by Gianmarco Savoldo.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: 



TYPICAL SECTION

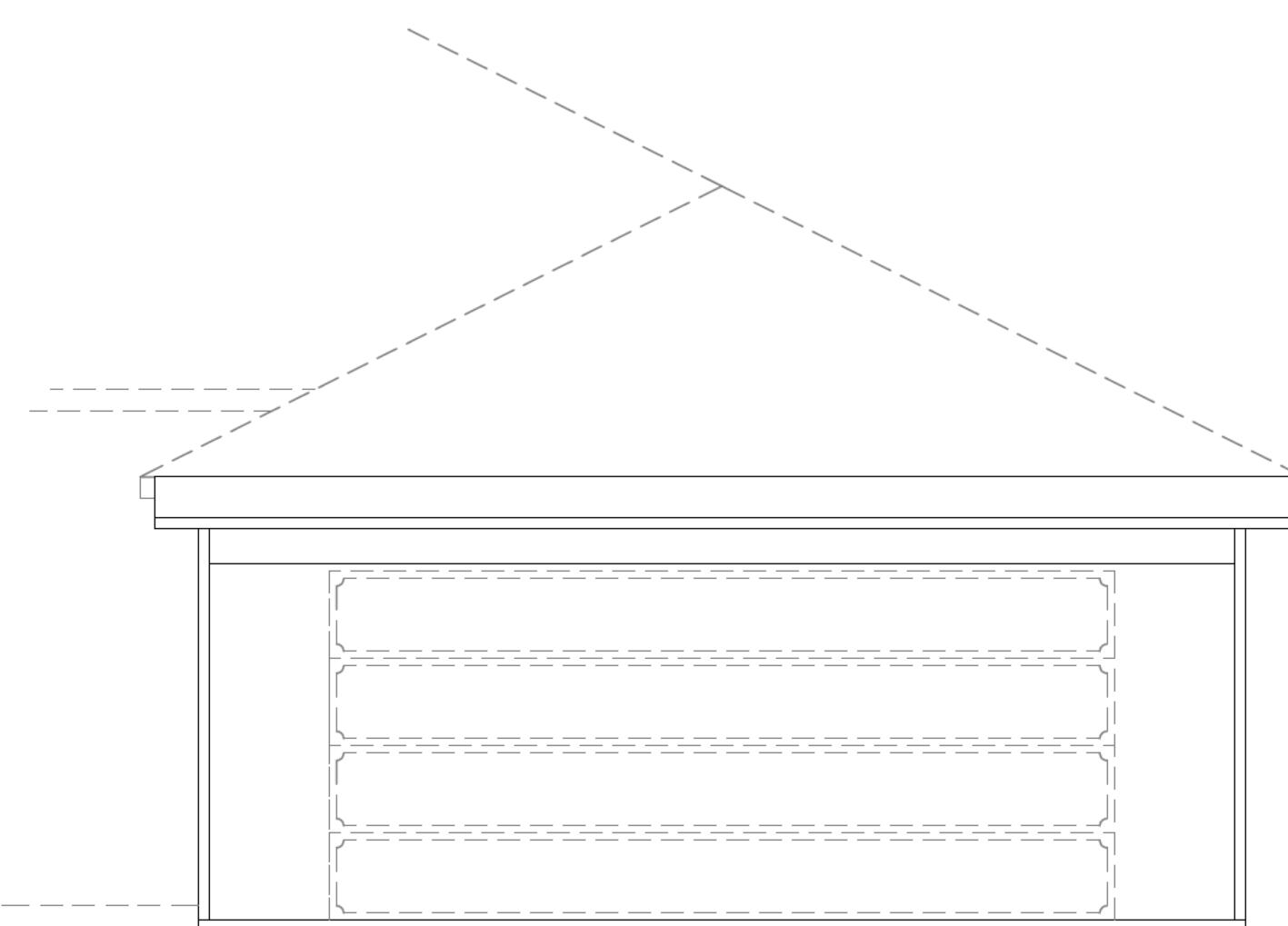
ENGINEER'S NOTES:

1. DESIGN WIND SPEED Vult = 130 MPH
2. BUILDING RISK CATEGORY 2
3. WIND EXPOSURE: "B"
4. 2020 FLORIDA BUILDING CODE RESIDENTIAL / BUILDING 7th EDITION
5. ROOF LIVE LOAD = 20 PSF, DEAD LOAD = 3 PSF
6. ASSUMED SOIL BEARING CAPACITY = 2,000 PSF
7. INTERNAL PRESSURE COEF = +/-0.18
8. CONCRETE COMPRESSION STRENGTH 3000 PSI @ 28 DAYS
9. NFPA70 / NEC 2017 CODES IN EFFECT

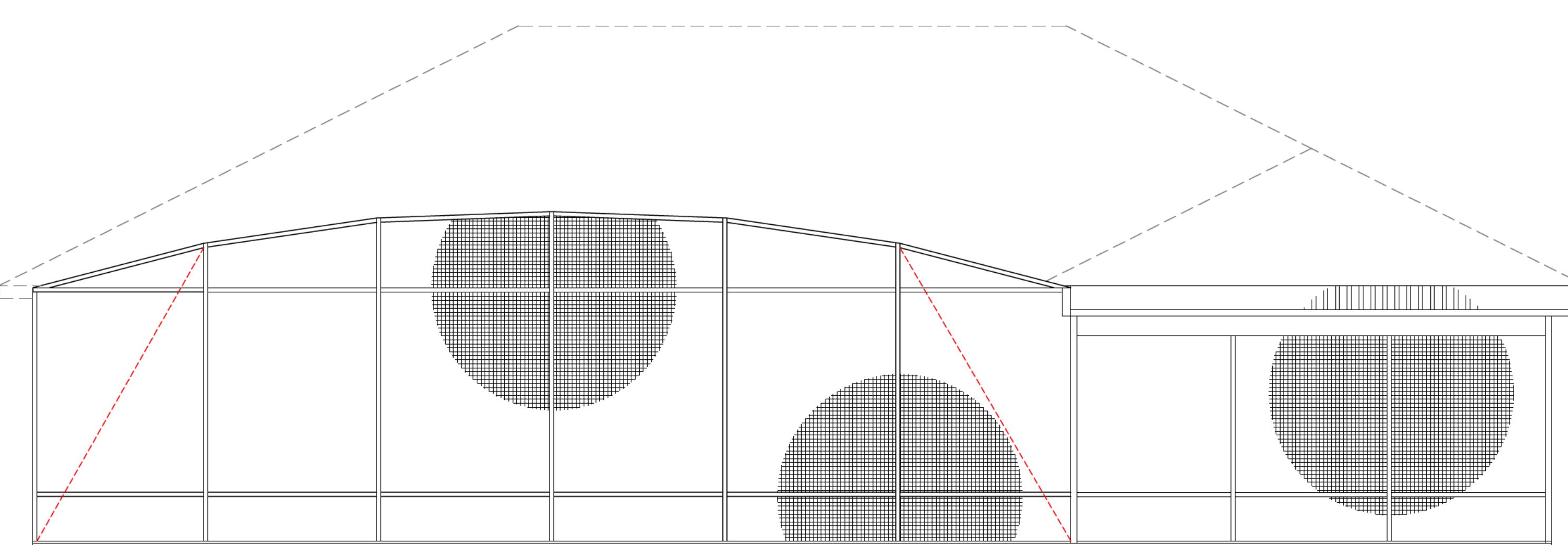
COMPONENTS AND CLADDING

ZONE	EFFECTIVE WIND AREA (FT ²)	BASIC WIND SPEED (MPH)				
		130	140	150	160	170
4	10	30.4 -33.0	35.3 -38.2	40.5 -38.2	46.1 -50.0	52.0 -56.5
4	20	29.0 -31.6	33.7 -36.7	38.7 -36.7	44.0 -47.9	49.6 -54.1
4	50	27.2 -29.8	31.6 -34.6	36.2 -34.6	41.2 -45.1	46.6 -51.0
4	100	25.9 -28.4	30.0 -33.0	34.4 -33.0	39.2 -43.1	44.2 -48.6
5	10	30.4 -40.7	35.3 -47.2	40.5 -47.2	46.1 -61.7	52.0 -69.6
5	20	29.0 -38.0	33.7 -44.0	38.7 -44.0	44.0 -57.5	49.6 -64.9
5	50	27.2 -34.3	31.6 -39.8	36.2 -39.8	41.2 -52.0	46.6 -58.7
5	100	25.9 -31.6	30.0 -36.7	34.4 -36.7	39.2 -47.9	44.2 -54.1

Riddle Consulting Engineers, Inc.		ENGINEER'S SEAL
 structural civil mechanical		
Paul D. Riddle, P.E. Senior Engineer COA: 00004759		
Paul A. Riddle, Jr. Structural Engineer		
EMAIL ADDRESS	RIDDLEENG@AOL.COM 1720 SE CITY HWY 484 BELLEVUE, FL 34420 (863) 245-5458 WWW.RIDDLEENGINEERING.COM	
PHONE FAX WEBSITE		
		PAL D. RIDDLE, P.E. P.E. 36989
DRAWN: JASON R. RIDDLE		
DATE 8.22.2022		
COPYRIGHT © 2021 THESE PLANS ARE PROTECTED BY COPYRIGHT LAW. ANY UNAUTHORIZED USES MAY RESULT IN LEGAL ACTION.		
SCALE 1/4" = 1'-0"		
1 OF 3		
REVISIONS, NOTES		
JOB NUMBER 2220565		



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Riddle Consulting Engineers, Inc.
structural civil mechanical

Paul D. Riddle, P.E.
Senior Engineer
COA: 00004759

Paul A. Riddle, Jr.
Structural Engineer

EMAIL
ADDRESS
RIDDLEENG@AOL.COM
1720 SE CITY HWY 484
BELLEVUE, FL 34420
PHONE
FAX
WEBSITE
(852) 245-5458
WWW.RIDDLEENGINEERING.COM

ENGINEER'S SEAL

DRAWN: JASON R. RIDDLE

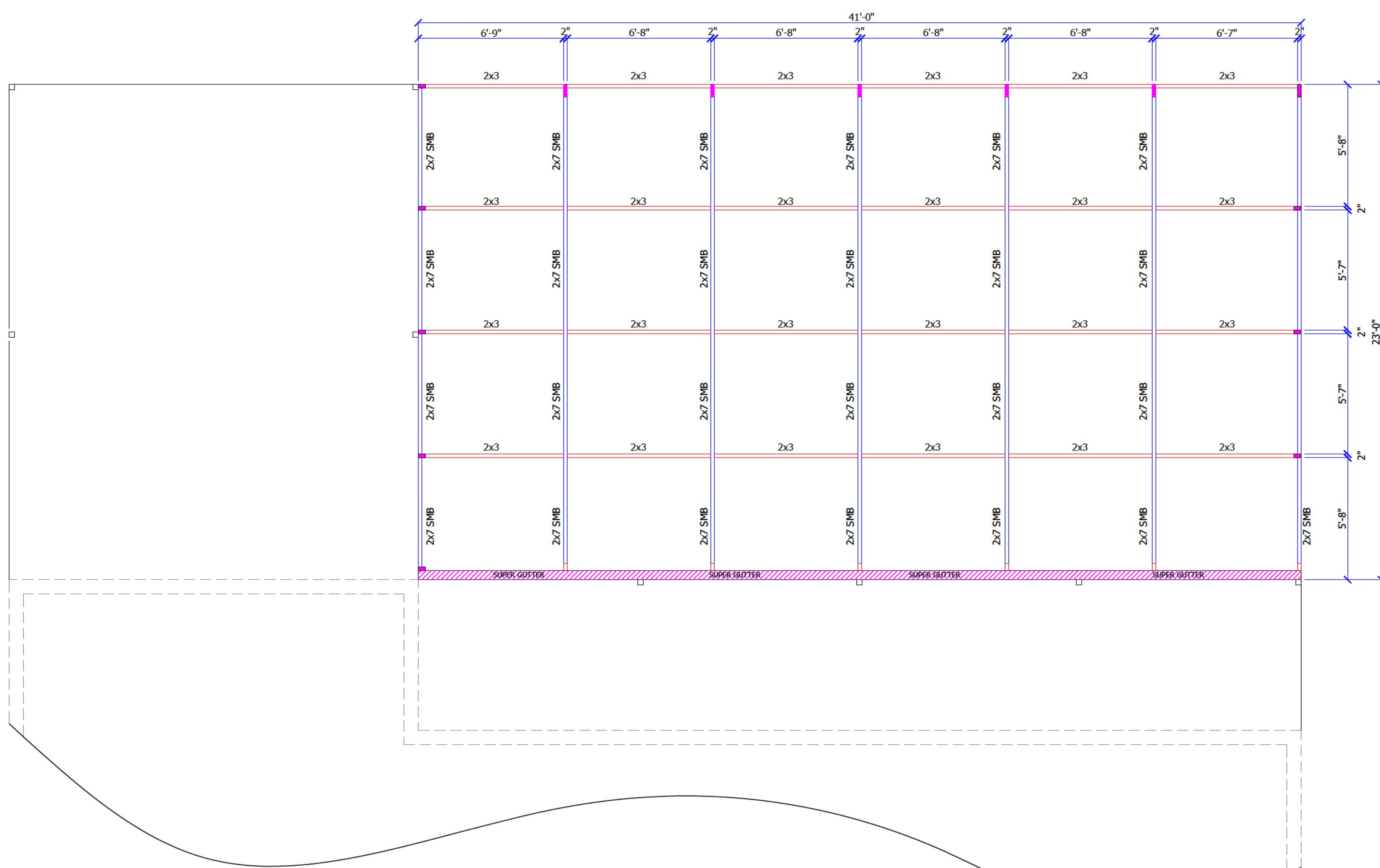
DATE 8.22.2022

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RESULT IN LEGAL ACTION.

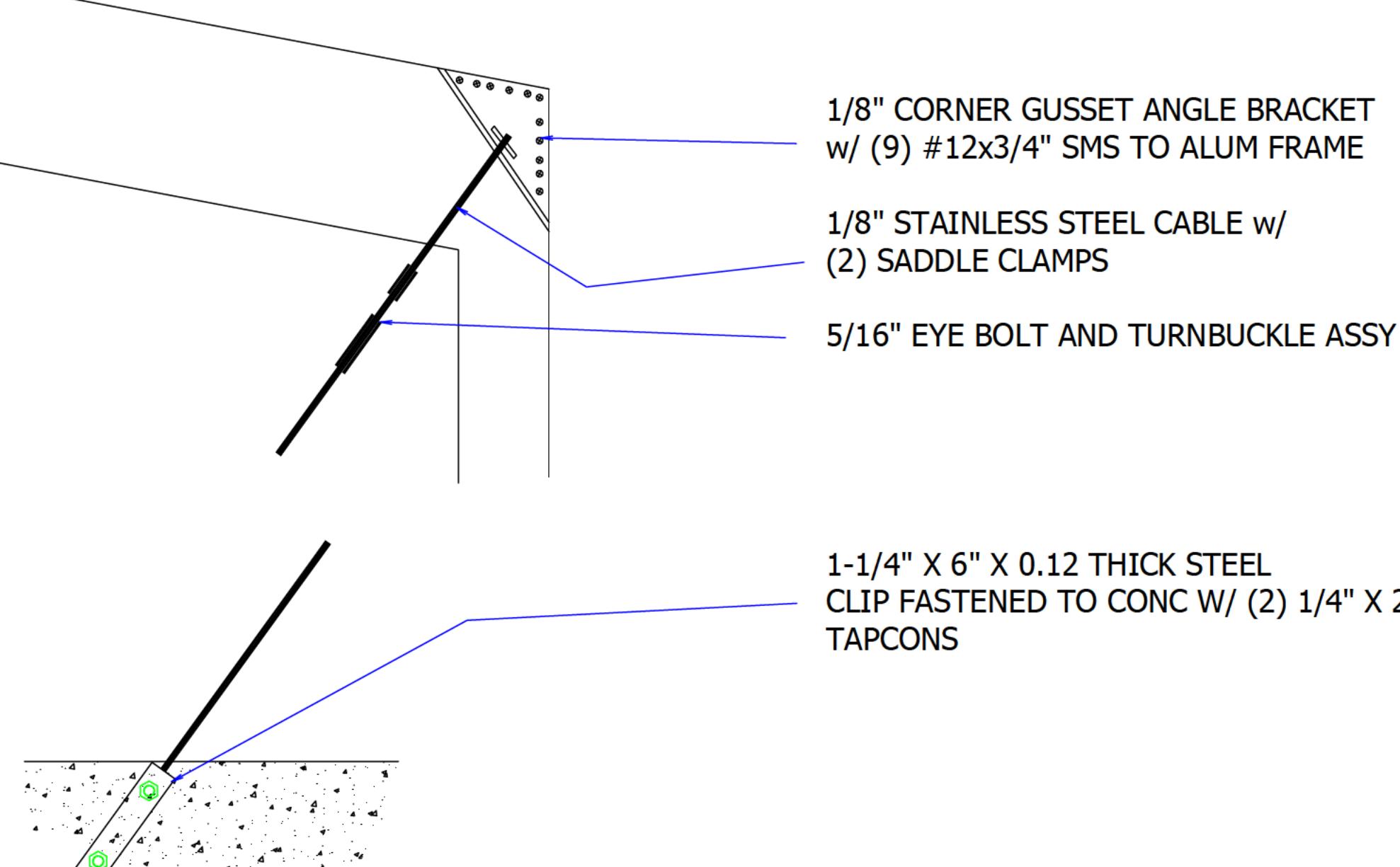
SCALE 1/4" = 1'-0"

2 OF 3

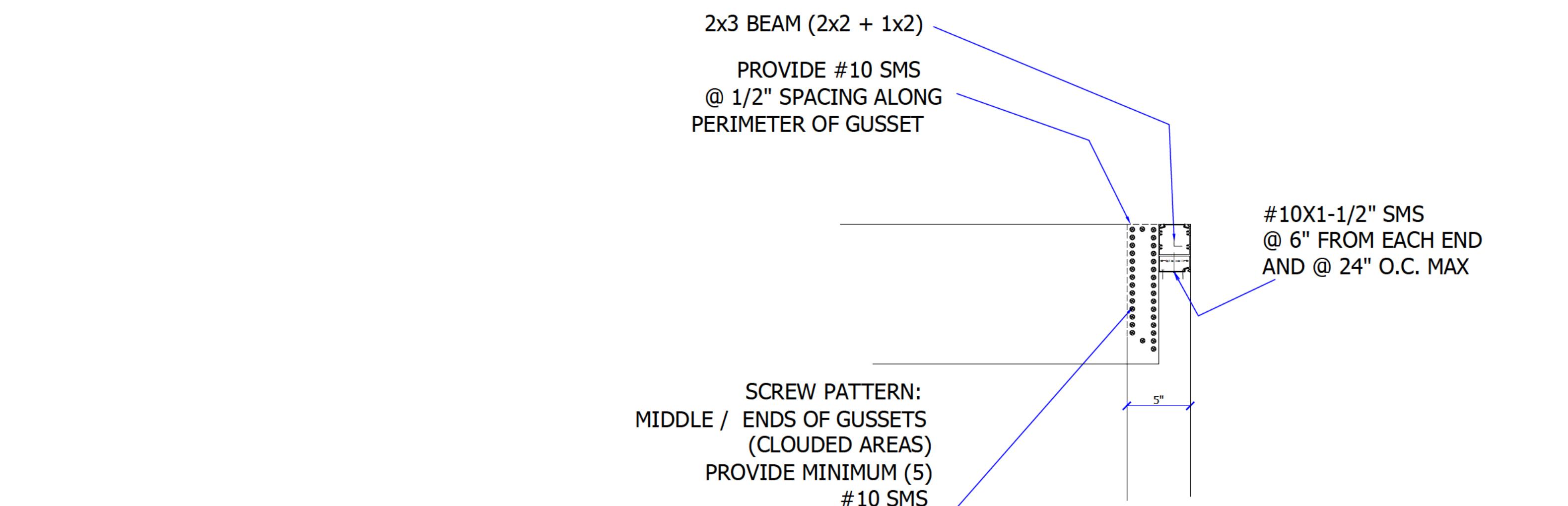
JOB NUMBER 2220565



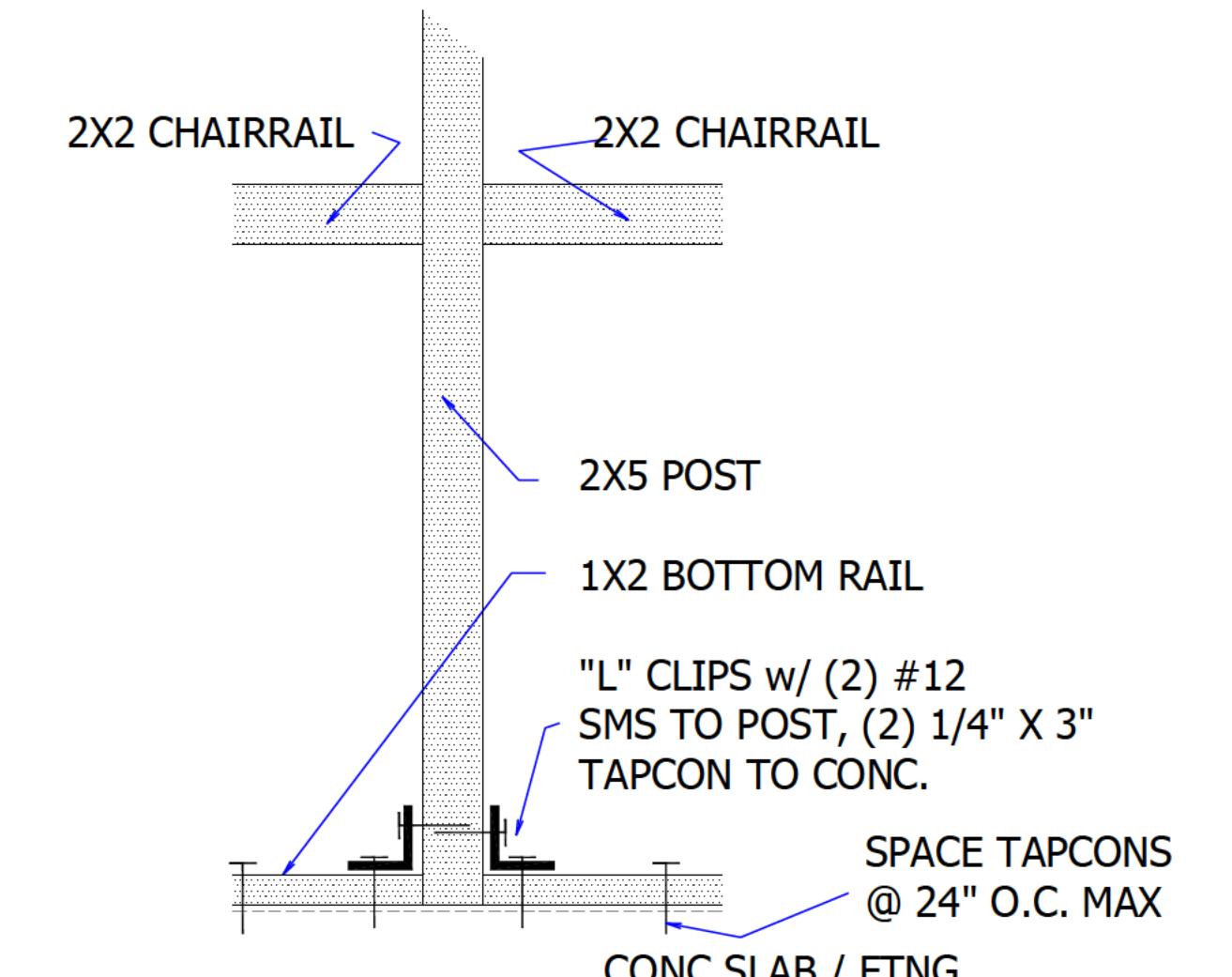
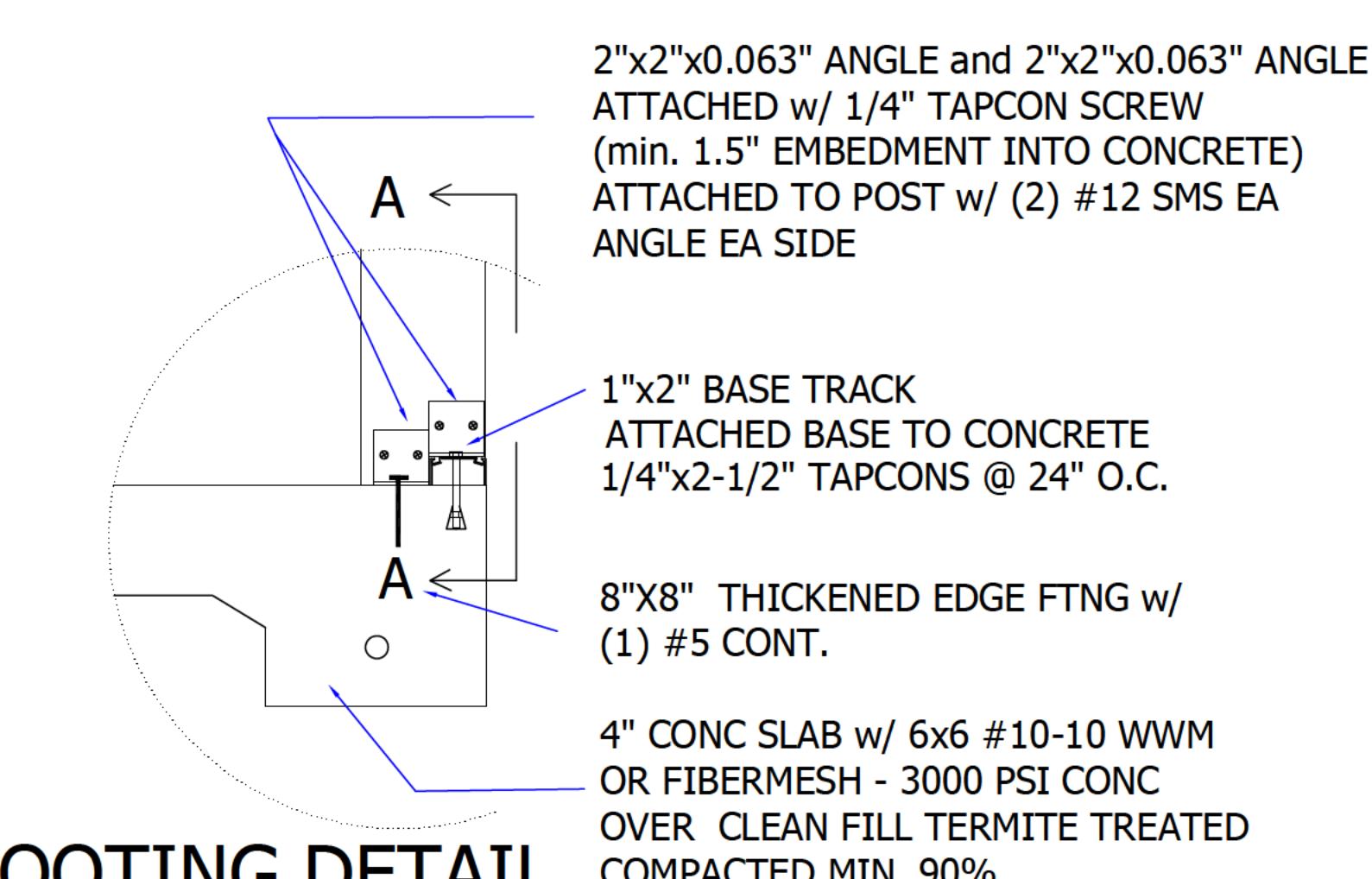
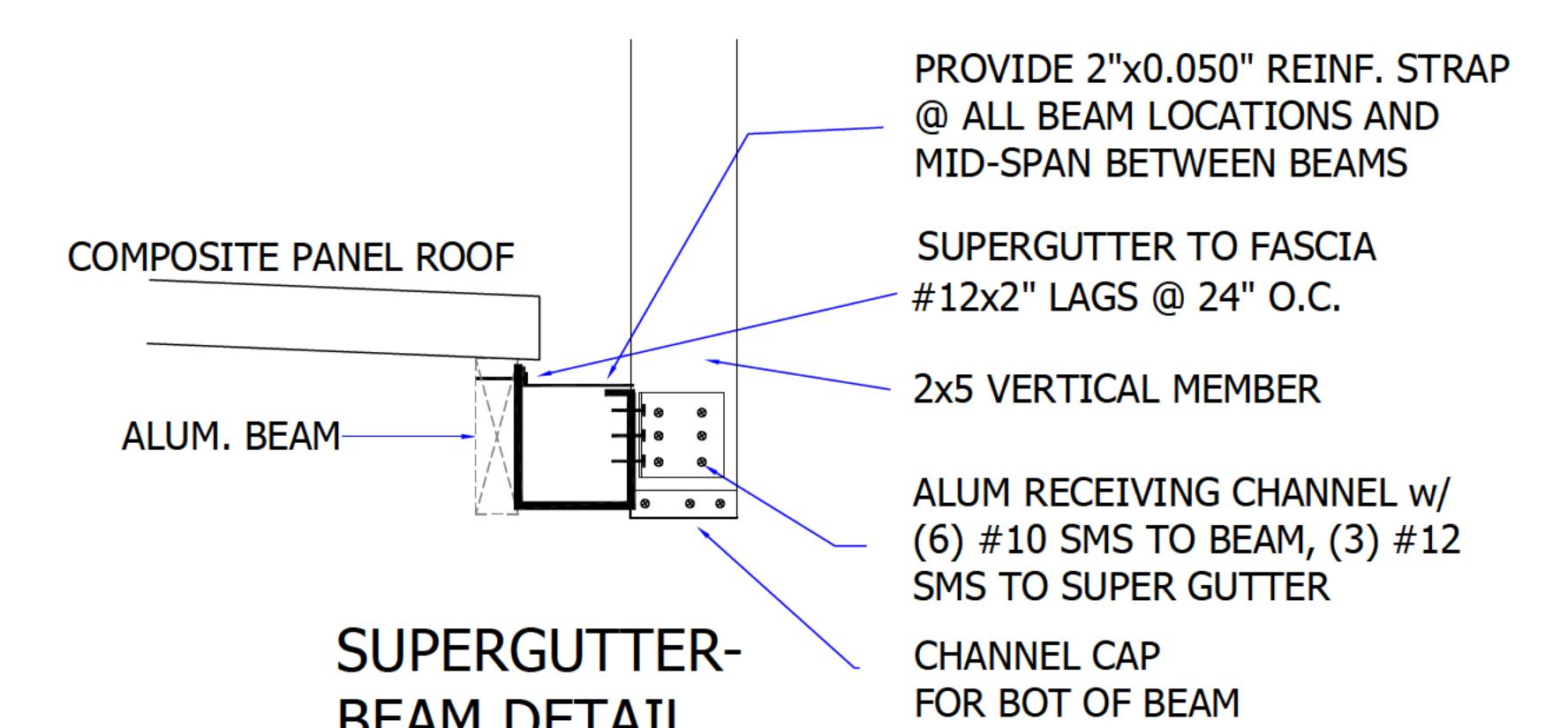
BIRDCAGE FRAMING PLAN



BRACING CABLE CONNECTION DETAIL



GUSSET DETAIL @ POST

TYPICAL FRAMING DETAIL
NTS

FOOTING DETAIL

Riddle Consulting Engineers, Inc.  structural civil mechanical Paul D. Riddle, P.E. Senior Engineer COA: 00004759 Paul A. Riddle, Jr. Structural Engineer RIDDLEENG@AOL.COM 1720 SE CITY HWY 484 BELLEVUE, FL 34420 (852) 245-5458 WWW.RIDDLEENGINEERING.COM		ENGINEER'S SEAL
WN: JASON R. RIDDLE E 8.22.2022 <small>Copyright © 2021 THESE PLANS ARE PROTECTED BY COPYRIGHT LAW. ANY UNAUTHORIZED USES MAY RESULT IN LEGAL ACTION.</small>		
SCALE 1/4" = 1'-0" REVISIONS, NOTES 3 OF 3		JOB NUMBER 2220565

Attachment F Notice of Violation
Empowering Marion for Success

www.marionfl.org



Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Case No.: 995985-CM

September 26, 2025

[REDACTED]

[REDACTED]

[REDACTED]

4321 SW 106th PL
OCALA, FL 34473

PARCEL #: 3578-011-024

NOTICE OF VIOLATION

On September 25, 2025, at 2:55 p.m., an inspection was made of your property located at 4321 SW 106TH PL OCALA, in Marion County. This inspection revealed a violation of: carport does not meet setback requirements and does not have a permit.

- **Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.6, Residential Zoning Classifications**, by having an accessory structure that does not meet the side setback requirements; and
- **Florida Building Code, Section 105.1 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35(b); Permit required.** 24 X 24 CARPORT OVER THE DRIVEWAY THAT DOESN'T MEET FRONT SETBACK.. A permit cannot be issued for this structure based on the current location due to the setback violation listed above.

This property will be re-inspected after **October 3, 2025**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation will result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

C. Martinez

Code Enforcement Officer

352-671-8914

Catherine.Martinez@MarionFl.org

LEGAL DESCRIPTION AND CERTIFICATION

LOT 24, BLOCK 11, OCALA WATERWAY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK K, PAGE(S) 52, 52A-52K, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Community Number: 120160 Panel: 0704 Suffix: E F.I.R.M. Date: Flood Zone: X Field Work: 4/13/2022

Certified To:

[REDACTED] BRICK CITY TITLE INSURANCE AGENCY; WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A.

Property Address:

4321 SOUTHWEST 106TH PLACE
OCALA, FL 34476

Survey Number: 535768

Client File Number: 22-1535

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVeway	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= U.B.
	= EXISTING ELEVATION		= U.P.
	= HYDRANT		= UTILITY POLE
	= MANHOLE		= WATER METER
	= METAL FENCE		= WELL
	= WOOD FENCE		

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

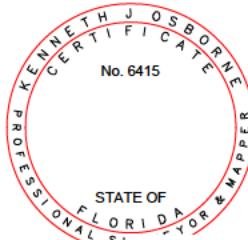
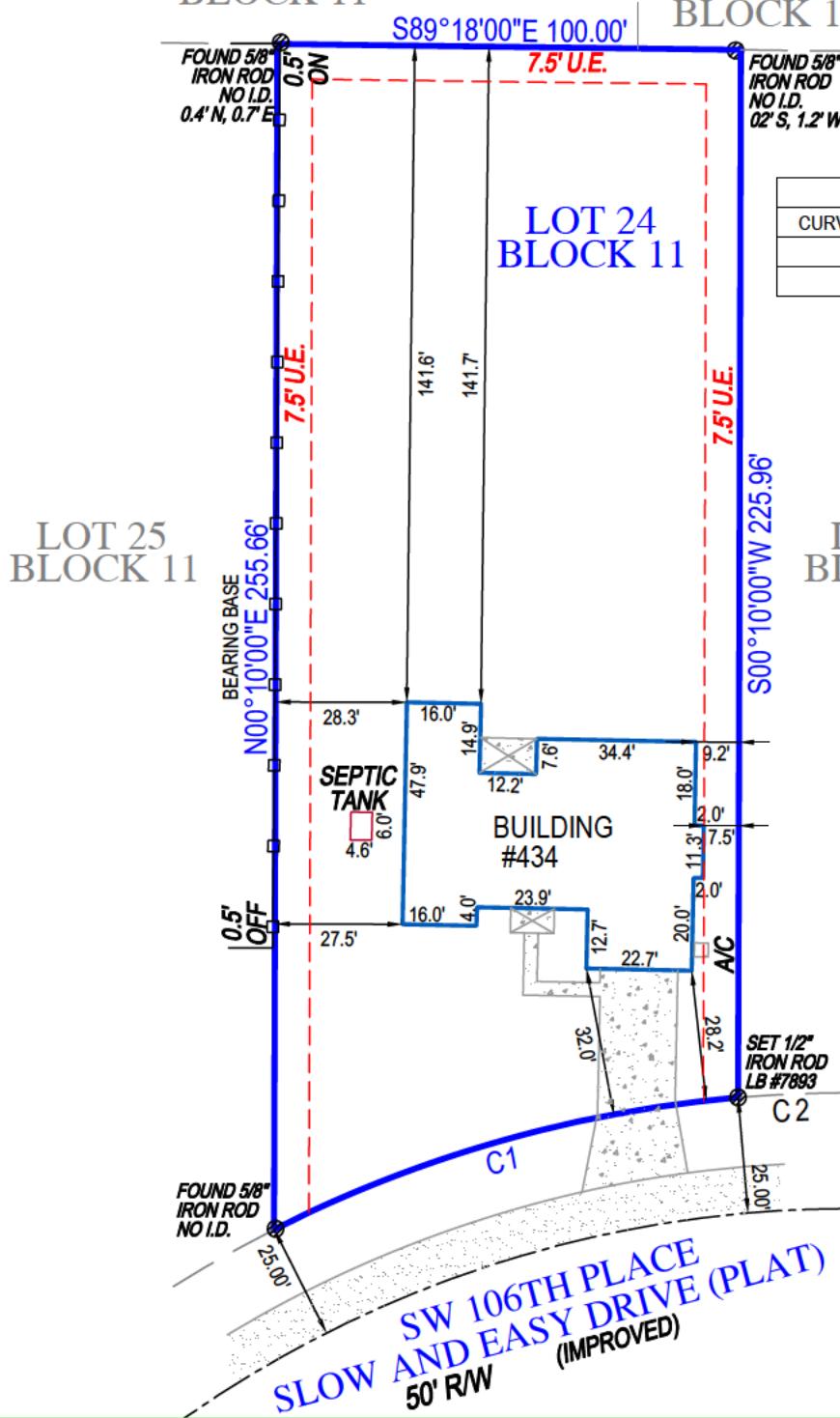
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

LOT 13
BLOCK 11LOT 14
BLOCK 11REVISIONS
1) F.H.A. ADDED... 6-3-2022

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth
OsborneDigitally signed by
Kenneth Osborne
Date: 2022.06.03
14:20:39 -04'00'PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

LB #7893

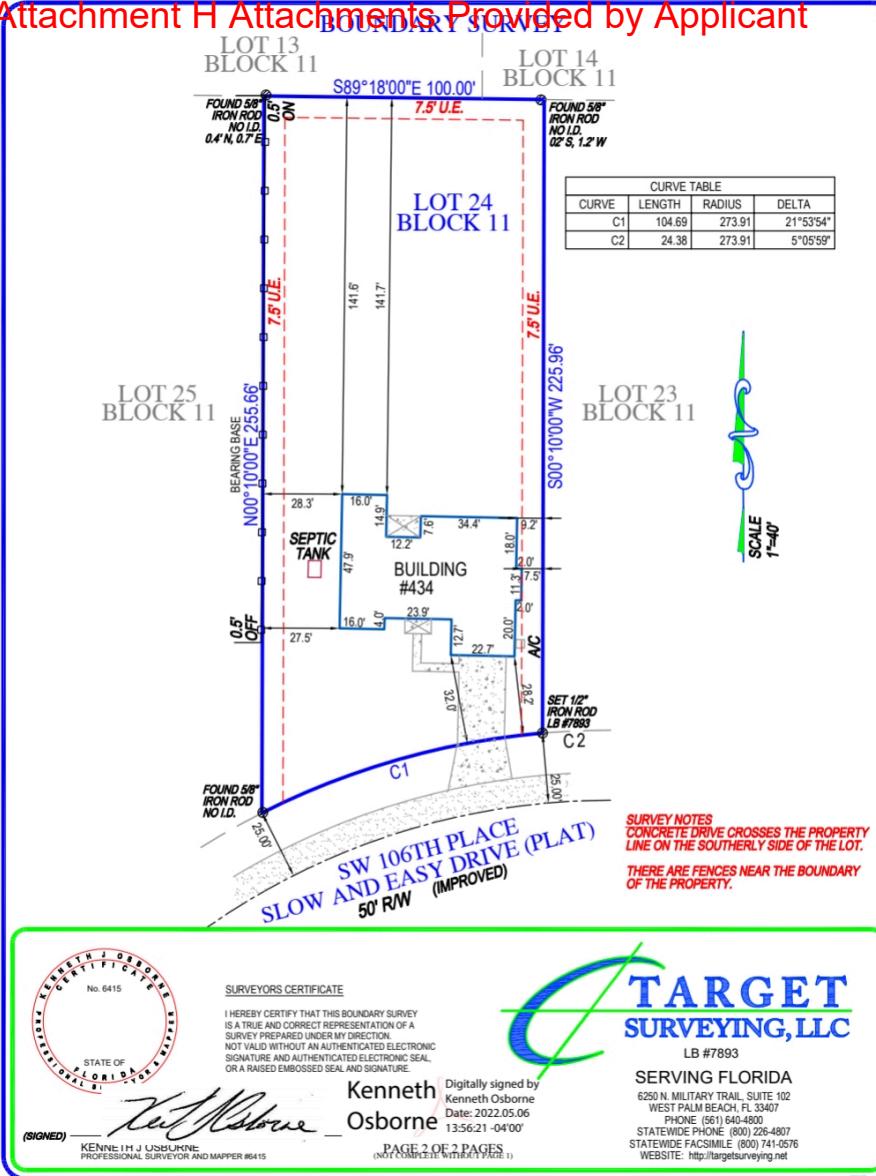
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FAXSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Variance Application for Parcel 3578-011-024

- Survey Completed by K. Osbourne
- Photo #1 Retention wall in back yard
- Photo #2 Erosion in back yard
- Email from Sunshine 811 - utilities location
- Photo #3 Utilities junction boxes - location
- Photo #4 Measurement of garage with water heater & Photo #5 Measurement of garage without water heater
- Permit #2022083659 Attached cover front-garage & screen room rear of home
- Permit #2024010665 Alum awning attached to garage
- Permit #2024010671 Screen room w/elite panels
- Property card pages 3 & 4
- Photo #6 View of the carport

Attachment H Attachments Provided by Applicant



Survey Completed by K. Osborne

H2

Attachment H Attachments Provided by Applicant



Retention wall in back yard. Photo #1

Attachment H Attachments Provided by Applicant



Erosion in back yard. Photo #2

H4

Attachment H Attachments Provided by Applicant

Responses for Sunshine 811 locate request 300503848

Sunshine 811 Exactix <no-reply@exactix.sunshine811.com> Wed, Oct 29 at 12:04 PM
Reply-To: Sunshine 811 Exactix <no-reply@exactix.sunshine811.com>
To: [REDACTED]

The following facility operators have responded for this locate request:

Ticket 300503848
FL : MARION County, OCALA
4321 SW 106TH PL

CENTURYLINK

- No Conflict - utility is outside of the requested work site

MARION COUNTY UTILITIES

- Unmarked - Privately owned facilities on property, contact private facility owner directly.

SUMTER ELECTRIC COOPERATIVE INC

- No Conflict - utility is outside of the requested work site

ZITO MIDWEST

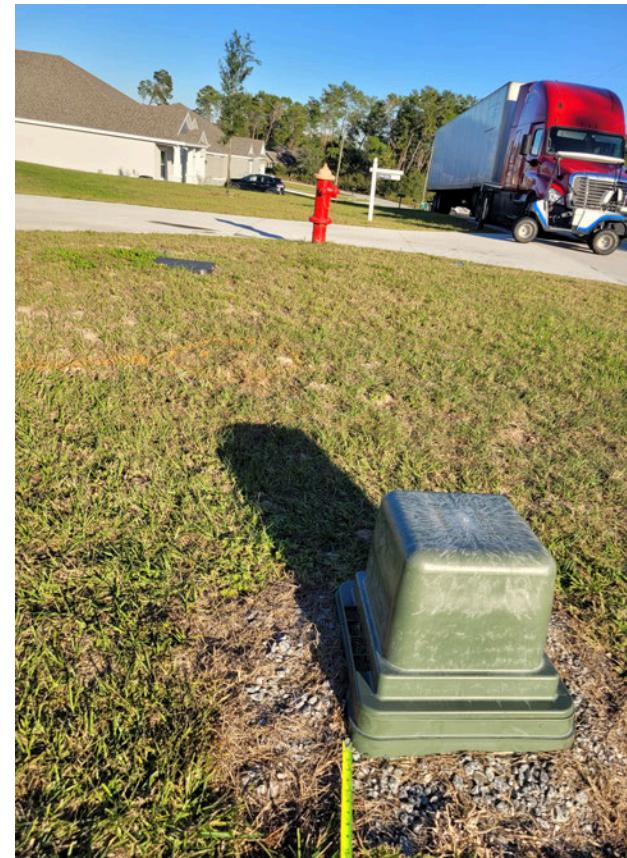
- Marked

The most up-to-date response status can always be gathered at

<https://exactix.sunshine811.com/> or by calling 1 - (800) 852 - 8057.

Email from Sunshine 811 -utilities

Attachment H Attachments Provided by Applicant



Utilities Junction Boxes Photo #3

H6

Attachment H Attachments Provided by Applicant



Measurement of the garage. Photos
#4 water heater & #5 without water
heater. H7

Attachment H Attachments Provided by Applicant

Marion County Building Safety Department BUILDING PERMIT	
	
PERMIT #: 2022083659 ISSUED: 09-16-2022 PERMIT TYPE: R22AIR22 1-2 FAMILY RESIDENCE EXPIRATION: 01-03-2024 JOB DESCRIPTION: ATTACH 24x24 COVER @ FRONT OF GARAGE & 30x60 SCREEN ROOM W/ELITE PANELS @ REAR OF JOB ADDRESS: 4321 SW 106TH PL	
OWNER INFORMATION: **** CONFIDENTIAL****	
CONTRACTOR INFORMATION: MYER DEVELOPMENT, LLC 1312 SE SANCHEZ AVE.	
PARCEL NUMBER: 3578-011-024 OCALA FL 34471 LOT: 24 BLOCK: 11 RANGE-TOWNSHIP-SECTION: 21 - 16 - 27 TOTAL SQFT: NOCL: AFFIDAVIT SUBMITTED SETBACKS FRONT: 25 LEFT: 8 RIGHT: 8 SUBDIVISION: OCALA WATERWAY ESTATES (K-52)	
<p>This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.</p> <p>Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.</p> <p>In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. § 553.79(10), F.S.</p> <p>It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.</p> <p style="text-align: center;">CALL BEFORE YOU DIG: 1-800-432-4770</p> <p>WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)</p> <hr/> <p>ADDITIONAL PERMIT INFORMATION: ***** RE-PERMIT # 2024010665 (AWNING) AND 2024010671 (SCREEN ROOM) ***** 01/05/24- 3RD EXT REQ DENIED, WILL NEED TO REPERMIT PER (MIKE SAVAGE)- DM 10/05/23- 2ND 90 DAY EXT REQ GRANTED PER JS. LAST EXT, WILL NEED TO RE-PERMIT. -DM 7/5/2023 - 1ST 90 DAY EXTENSION REQUEST IN "ISSUED" STATUS APPROVED PER MF -MC 10/27/22- ADDING GOODEN ELECTRICAL CONTRACTING AS ELECTRICAL SUB-EF </p> <p style="text-align: center;">For Inspections schedule online: https://www.marioncountyfl.org/inspections or call (352) 438-2400</p>	
Page 1 of 2 Printed 10/27/2025 12:31:10PM CDPB2020 rev.04	

Permit #: 2022083659 9/6/22. Permit Modification received, file route to ZONING.JCVICIO	
<p>Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.</p> <p>****Notice from the Office of the County Engineer: Driveway apron connection or right-of-way inspections are required for this permit.</p> <p>For concrete driveways a driveway apron form up inspection should be scheduled when the driveway apron is formed and the welded wire is elevated and in place, ready for concrete to be poured. For asphalt driveways a driveway apron form up inspection should be scheduled when the limerock base course is compacted and primed, ready for the asphalt surface to be placed. Upon satisfactory completion of a form up inspection remaining driveway construction and right-of-way restoration can commence. Upon completion of all work final driveway or right-of-way inspections should then be scheduled.</p> <p>To schedule an inspection, call the Office of the County Engineer's Customer Service Center at (352) 671-8686. Inspections must be scheduled a minimum of 24 hours in advance. Unsatisfactory inspection results are subject to re-inspections and additional fees.</p> <p>Requests to cancel scheduled driveway or right-of-way inspections must be made a minimum of 48 hours in advance. Re-inspection fees may apply for failure to comply.</p> <p>It is the property owner's responsibility to maintain the driveway apron connection for safety and proper drainage once installed. ****</p> <p>ROW 671-8686 08/30/2022 KS</p> <p>*****</p> <p>DRIVeway SPECIFICATIONS:</p> <p>THE EXISTING DRIVEWAY IS OK AS IS.</p> <p>IF THE APPLICANT INTENDS TO INSTALL A NEW DRIVEWAY, PLEASE NOTIFY THE OCE TRANSPORTATION DEPARTMENT SO THAT ADDITIONAL SPECIFICATIONS CAN BE ESTABLISHED.</p> <p>RESTORE ANY DAMAGE TO THE ROW FOLLOWING THE PERIOD OF CONSTRUCTION.</p> <p>Right-of-way Restoration:</p> <p>LDC 7.1.3 Construction Specifications reference O. Grassing and TS022</p> <p>Stabilize with sod in all areas of disturbed right-of-way. Sod shall be alive, fresh and uninjured at the time of planting. This needs to be completed prior to a final inspection.</p> <p>MODIFICATION TO THE DRIVEWAY SPECIFICATIONS REQUIRES PRIOR APPROVAL FROM THE OFFICE OF THE COUNTY ENGINEER.</p> <p>Steve Moles 08.31.2022</p>	
Page 2 of 2 Printed 10/27/2025 12:31:10PM CDPB2020 rev.04	

Permit #2022083659

Attachment H Attachments Provided by Applicant

Marion County
Building Safety Department
BUILDING PERMIT APPLICATION

PERMIT #: 2024010665

ISSUED:

PERMIT TYPE: R23A1P23 1+2 FAMILY RESIDENCE EXPIRATION: 07-30-2024

JOB DESCRIPTION: PROPOSE 24 X 24 ALUM AWNING ATTACHED TO FRONT OF HOME TO GARAGE - (COMPLETE INSPE

JOB ADDRESS: 4301 SW 106TH PL

CONTRACTOR INFORMATION:

MYER DEVELOPMENT, LLC

1312 SE SANCHEZ AVE.

OCALA FL 34477-2871

OCALA FL 34471

PARCEL NUMBER: 3578-011-024

SUBDIVISION: OCALA WATERWAY ESTATES (K-52)

LOT: 24 BLOCK: 11

RANGE-TOWNSHIP-SECTION: 21 - 16 - 27

TOTAL SQFT: 576

NO. REQUIRED

SETBACKS FRONT: 25

LEFT: 8

DEPTH: 25

RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s.553.79(10), F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

AUDITIONAL PERMIT INFORMATION

PERMIT VOIDED. ALL REQUIRED INSPECTIONS WERE COMPLETED UNDER 2024010671 - RA

***** RE-PERMIT OF 2022DR3619 TO COMPLETE INSPECTIONS *****

Note: A copy of the permit, including requirements, comments, conditions, and/or instructions (all provisions of the permit) must be on the jobsite at all times.

NOTE: ACCESS TO THIS STORAGE BUILDING, CARPORT OR GARAGE MUST BE EVALUATED BY RIGHT-OF-WAY PERMITTING DIVISION OF THE ENGINEERING DEPARTMENT THE OWNER SHOULD BE AWARE THAT IF YOUR EXISTING DRIVEWAY IS USED OR ACCESS TO THIS BUILDING AND IS NOT UP TO CODE IT MAY HAVE TO BE IMPROVED. IF A NEW ACCESS IS BEING MADE TO REACH THIS STORAGE BUILDING, CARPORT OR GARAGE,

For inspection schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2490

Permit #2024010665

Attachment H Attachments Provided by Applicant

Marion County
Building Safety Department
BUILDING PERMIT

PERMIT #: 2024010671 ISSUED: 02-07-2024
PERMIT TYPE: R23A/R23 1-2 FAMILY RESIDENCE EXPIRATION: 01-30-2025
JOB DESCRIPTION: PROPOSED 30 X 60 SCREEN ROOM W/ELITE PANEL @ REAR HOME ON CONCRETE - (COMPLETE IN
ADDRESS: 1312 SW 106TH PL

CONTRACTOR INFORMATION:
MYER DEVELOPMENT, LLC
1312 SE SANCHEZ AVE.

OCALA FL 34477-2871
PARCEL NUMBER: 3578-011-024

OCALA FL 34471
SUBDIVISION: OCALA WATERWAY ESTATES (K-52)

LOT#: 24 BLOCK#: 11 RANGE-TOWNSHIP-SECTION: 21 - 16 - 27
TOTAL SQFT: 576 NOC: AFFIDAVIT SUBMITTED
SETBACKS FRONT: 25 REAR: 25 LEFT: 8 RIGHT: 8

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, federal agencies, §553.79(10), F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

***** RE-PERMIT OF 2022083659 TO COMPLETE INSPECTIONS *****

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

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CDPR2C20 rev.04



Permit #2024010671

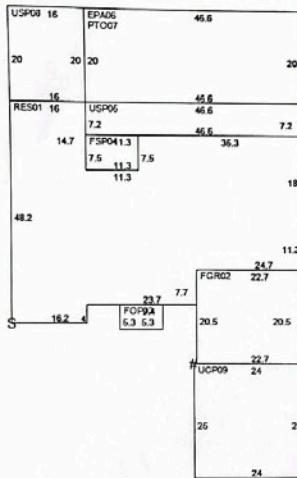
H10

Attachment H Attachments Provided by Applicant

3578-011-024

Marion County Property Appraiser
2025 Certified Assessment Roll

NKENDRICK



RES01=16,2U4R23,7U7,7R24,7U1,3L2U18L5,3D7,5
L1,3U14,7L16D4,2,R16,2U4R23,7U7,7
FGR02=822,7D20,5L22,7U20,5D7,7L7,3
FOP03=D5,3L9,4U5,3R9,4,R7,4U7,7R24,7U11,3L2U18L
35,4
FSP04=L11,3D7,5R11,3U7,5L11,3
USP05=U7,2R46,6D7,2L46,6,U7,2
EPA06=U20R46,6D20L46,6
FGR07=U20R46,6D20L46,6
USP08=U20L16D20R16,D57R23,3
UCP09=R24D25L24U25.

Building Characteristics									
Building	1						Phy. Deter	0%	
Improvement	1F	SFR-01 FAMILY RESID					Obsolescence:	Functional 0%	
Effective Age	1	00-04 YRS					Locational	0%	
Condition	2	2022							
Quality Grade	600	AVERAGE					Architecture	0 STANDARD SFR	
Inspected on	9/16/2024	216 - EDEN WENCES					Base Perimeter	241	
Section		Year	Finshd	Basement	Data		Ground		
Type	C Wall Type	Stories	Finshd	Attic	Area	Finshd		Floor Area	
RES 01	Y 32 CONC BLK-STUC	1.00	2022	N	0	0		2,259 SF	
FGR 02	Y 32 CONC BLK-STUC	1.00	2022	N	0	0		465 SF	
FOP 03	Y 01 NO EXTERIOR	1.00	2022	N	0	0		50 SF	
FSP 04	Y 01 NO EXTERIOR	1.00	2023	N	0	0		85 SF	
USP 05	Y 01 NO EXTERIOR	1.00	2023	N	0	0		336 SF	
EPA 06	Y 01 NO EXTERIOR	1.00	2023	N	0	0		932 SF	
FIC 07	Y 01 NO EXTERIOR	1.00	2023	N	0	0		932 SF	
USP 08	Y 01 NO EXTERIOR	1.00	2024	N	0	0		320 SF	
UCP 09	Y 01 NO EXTERIOR	1.00	2023	N	0	0		600 SF	
Section:	RES 01								
Roof Style	12 HIP	Floor Finish	37 LAMINATE	Bedrooms	4	Blt-In Kitch	Y		
Roof Cover	08 FBRGLASS SH	Wall Finish	16 DRYWALL-PAI	4FixBath	1	Dishwasher	Y		
Heat Meth 1	20 HEAT PUMP	Heat Fuel 1	10 ELECTRIC	3FixBath	1	Garb Disp	Y		
Heat Meth 2	00	Heat Fuel 2	00	2FixBath	0	Garb Comp	N		
Foundation	06	Fireplaces	00	XFixture	2	Intercom	N		
A/C	Y			Security	N	Vacuum	N		
Miscellaneous Improvements									
Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width
								V 6.16.0.0	3/4
Monday, 27 October 2025 12:47 PM									
3578-011-024									

CS CamScanner

Marion County Property Appraiser
2025 Certified Assessment Roll

NKENDRICK

3578-011-024

116	FENCE VINYL	Y	366.00	LF	99	2022	4	0.0	0.0	7,434
159	PAV CONCRETE	Y	880.00	SF	20	2022	3	0.0	0.0	2,072
184	RETAIN WALL	Y	240.00	SF	50	2023	3	0.0	0.0	2,177
Total										11683

Public Notes
EST INTERIOR, FGR AND BACK

Number	Amount	Planning and Building		
		Issued Date	Complete Date	Description
1	2020123349	135,000	3/8/2021	2/1/2022 NEW SFR
2	2022121829	17,770	12/1/2022	12/22/2022 SPA 7;11X 13;8X50;ON EXISTING CONCRETE WITH ELECTRIC
3	2024010671	18,050	1/1/2024	8/3/2024 PROPOSED 30 X 60 SCREEN ROOM W/ELITE PANEL @ REAR HOME ON C

Cost Summary					
Buildings RCN	371364	10/29/2024	Bldg Nbr	Reproduction Cost New	RCN Less Depr. Depreciation
Bldg - Just Value	349082				
Misc - Just Value	11683	10/29/2024	01	371,364	22,282 349,082
Land - Just Value	48500	1/17/2025			
Total - Just Value	373189				

Monday, 27 October 2025 12:47 PM

3578-011-024

V 6.16.0.0

4/4

Property Card Printed 27 Oct 2025

H11

82

Attachment H Attachments Provided by Applicant



View of the Carport Photo #6

S89°18'00"E 100.00'

FOUND 5/8"
IRON ROD
NO I.D.
0.4' N, 0.7' E

7.5' U.E.

FOUND 5/8"
IRON ROD
NO I.D.
02'S, 1.2' WLOT 25
BLOCK 11

BEARING BASE

N00°10'00"E 255.66'

FOUND 5/8"
IRON ROD
NO I.D.

0.5' OFF

27.5'

28.3'

16.0'

14.9'

16.0'

7.5' U.E.

141.6'

141.7'

141.6'

141.7'

141.6'

141.7'

141.6'

LOT 24
BLOCK 11BUILDING
#434SLOW SW 106TH PLACE
50' R/W (IMPROVED)

7'(west side) x 3'(east side)

11

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	104.69	273.91	21°53'54"
C2	24.38	273.91	5°05'59"

LOT 23
BLOCK 11

SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON THE SOUTHERLY SIDE OF THE
THERE ARE FENCES NEAR THE BOUND OF THE PROPERTY.



Figure 1 Proof of posting



Figure 2 Proof of posting



Figure 3 House with subject carport



Figure 4 Subject carport



Figure 5 Subject carport showing attachment to building



Marion County

Board of Adjustment

Agenda Item

File No.: 2026-21831

Agenda Date: 2/2/2026

Agenda No.: 4.1.

SUBJECT:
January 5, 2026

DESCRIPTION/BACKGROUND:
Minutes from the previous Board of Adjustment Meeting.

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT January 5, 2026

A public hearing of the Marion County Board of Adjustment was held on January 5, 2026, at 2:00 p.m. in the Marion County Growth Services Training Room, 2710 E. Silver Springs Boulevard, Ocala, Florida.

The meeting was called to order at 2:00 p.m. Members present, creating a quorum, were Chairman Donald Barber, Len Racioppi, Thomas Phillips, and Jackie Alsobrook. Nathanael Ramos was marked present at 2:12 p.m., following roll call. Staff members present were: Assistant County Attorney Linda Blackburn, Director Chuck Varadin, Deputy Director Ken Weyruach, Zoning Technicians Cristina Franco and Clint Barkley, Planner Sarah Wells, Transportation Planner Ken Odom, and Staff Assistant IV Kim Lamb.

Donald Barber recognized the passing of Board Member, Mr. Ernest Hemschot, delivered the Invocation, and led the Pledge of Allegiance. He also emphasized the importance of promptly responding to attendance emails to ensure a confirmed quorum in advance.

Chairman Barber and Attorney Linda Blackburn explained the procedures for hearing variance requests, and Attorney Blackburn administered the Oath en masse.

Ken Weyruach proceeded by reading the provided Affidavit of Publication and the Proof of Required Mailing and Posting of Notice and advised that the meeting was properly noticed.

2.1. 251001V – Joseph & Ellen Metivier, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the (front) setback from 25' to 10' for an existing attached pole barn style carport, in a Single-Family Dwelling (R-1) zone, on Parcel Account Number 3495-165-102, Site Address 13310 SW 51st Lane, Ocala, FL 34481

Cristina Franco presented the case and read the report into the record, stating this request is to reduce the (Front) setback for an existing attached pole barn-style carport.

10 homeowners were notified within 300' of the parcel. No letters of support or opposition were received.

Joseph Metivier, 13310 SW 51st Lane, Ocala, FL 34481, applicant, addressed the board. Mr. Metivier expressed his willingness to invest any amount necessary to ensure this issue is resolved and to retain his carport.

There was no one in the audience to speak for or against the request, and the chair closed the public portion of the hearing.

Donald Barber made a motion to **approve** the variance as requested and moved that, having heard competent, substantial evidence, the Board finds that: 1. A special condition or circumstance exists on the property that does not exist on other properties within the same zoning and land use area; 2. The applicant did not cause the special condition or circumstance; 3. Literal enforcement of the regulations would create unnecessary and undue hardship and deprive the applicant of rights commonly enjoyed by other properties within the same zoning and land use area; 4. The variance is the minimal variance that will allow reasonable use of the property; 5. The variance will not confer any special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 6. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare, and the Board grants the variance.

Jackie Alsobrook made a motion to second.

Motion to Approve - Passed 5 to 0.

2.2. 251002V – Johnny Busciglio & Rebecca Rosin, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the Front (lakeside) setback from 75' to 30' for a new single-family dwelling and inground swimming pool, in a Single-Family Dwelling (R-1) zone, on Parcel Account Number 49007-001-00, Site Address 12640 SE 141st Avenue Road, Ocklawaha, FL 32179

Clint Barkley presented the case and read the report into the record, stating this request is to reduce the (Lakeside) setback for a new single-family dwelling and inground swimming pool.

13 homeowners were notified within 300' of the parcel. No letters of support or opposition were received.

Rebecca Rosin, 12640 SE 141st Avenue Road, Ocklawaha, FL 32179, applicant, addressed the board. Ms. Rosin stated that an engineer has assessed the property and shared their findings with the board. She emphasized the hardship this process has caused.

Mike Green, 2635 SE 58th Avenue, Ocala, FL 34480, agent representing Michael Alan Homes, addressed the board regarding the additional costs associated with removing the tree, the unsettled ground, and the water runoff issues that currently exist on the property.

There was no one in the audience to speak for or against the request, and the chair closed the public portion of the hearing.

Nathaneal Ramos made a motion to **approve** the variance as requested and moved that, having heard competent, substantial evidence, the Board finds that: 1. A special condition or circumstance exists on the property that does not exist on other properties within the same zoning and land use area; 2. The applicant did not cause the special condition or circumstance; 3. Literal enforcement of the regulations would create unnecessary and undue hardship and deprive the applicant of rights commonly enjoyed by other properties within the same zoning and land use area; 4. The variance is the minimal variance that will allow reasonable use of the property; 5. The variance will not confer any special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 6. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare, and the Board grants the variance.

Len Racioppi made a motion to second.

Motion to Approve - Passed 3 to 2, with Jackie Alsobrook and Thomas Phillips dissenting.

Other Business: NONE

MINUTES:

The **December 1, 2025**, Board of Adjustment Minutes were moved for Approval upon a motion by Nathanael Ramos, with a second by Len Racioppi.

Motion for Approval - Passed 5 to 0.

ADJOURNED: The meeting adjourned at 3:17 p.m.

Donald M. Barber, Chairman

Attest:

Kim Lamb, Staff Assistant IV

Board of Adjustment Attendance Report

		2026											
		January	February	March	April	May	June	July	August	September	October	November	December
Donald Barber	Board Member	X											
C. Cadell Hager	Board Member												
Jackie Alsobrook	Board Member	X											
Thomas Phillips	Board Member	X											
Len Racioppi	Board Member	X											
Nathanael Ramos	Board Member	X											
Vacant	Board Member												
Samuel Hunt*	Alternate												
Zilca Diaz*	Alternate												

X - Present

- N/A