



Marion County

Board of Adjustment

Meeting Agenda

Monday, September 8, 2025

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.** [250901V - Rhonda Shingleton, Requests a Variance to Reduce the \(East\) Side Setback from 8' to 0' for a Proposed Screen Pool Enclosure, in a Single-Family Dwelling \(R-1\) Zone, Parcel Account Number 24261-010-01, Site Address 2539 NE 32nd Place, Ocala, FL 34479](#)
 - 2.2.** [250902V - Worldwide Alliance LLC, Requests a Variance to Reduce the \(West\) Side Setback from 8' to 4.22' for an Existing Single-Family Residence, in a Single-Family Dwelling \(R-1\) Zone, Parcel Account Number 8011-1350-36, Site Address 14485 SW 75th Circle, Ocala, FL 34471](#)
- 3. Other Business**
- 4. Consider the Minutes of Previous Meeting**
 - 4.1.** [August 4, 2025](#)

Adjourn



Marion County Board of Adjustment

Agenda Item

File No.: 2025-20413

Agenda Date: 9/8/2025

Agenda No.: 2.1.

SUBJECT:

250901V - Rhonda Shingleton, Requests a Variance to Reduce the (East) Side Setback from 8' to 0' for a Proposed Screen Pool Enclosure, in a Single-Family Dwelling (R-1) Zone, Parcel Account Number 24261-010-01, Site Address 2539 NE 32nd Place, Ocala, FL 34479

DESCRIPTION/BACKGROUND:

This is a request filed by applicant/owner Rhonda A. Shingleton for a variance from Land Development Code (LDC) Section 2.9, a reduction of the rear setback from 8' to 0' for installation of a pool cage/enclosure, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for accessories in single-family dwelling zones that are 8' from the rear property lines and 8' from the side property lines. The proposed structure cannot meet the rear setbacks of 8', but is able to meet the setback of 8' from the side property line.

Timeline:

- Carol Estates subdivision was platted on March 12, 1982
- In 1985, SFR was built on this parcel
- Pool was placed on this parcel in 1986, per the Property Appraiser's card
- This parcel is not located on the water and is not affected by ESOZ regulations



**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
September 8, 2025
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250901V
Type of Case	Variance: The applicant requests a variance from Section 2.9 of the Marion County Land Development Code, a reduction of the rear setback from 8' to 0' for installation of a pool cage/enclosure, in a Single-Family Dwelling (R-1) zone.
Owner	Rhonda A. Shingleton
Applicant	Self/owner
Street Address	2539 NE 32 nd Place
Parcel Number	24261-010-01
Property Size	±.32acres
Future Land Use	Medium Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Primary Springs Protection Zone
Project Planner	Lynda Smith, Zoning Technician II
Permit	No permit application submitted yet, pending BOA meeting
Code Case	none

I. ITEM SUMMARY

This is a request filed by applicant/owner Rhonda A. Shingleton for a variance from Land Development Code (LDC) Section 2.9, a reduction of the rear setback from 8' to 0' for installation of a pool cage/enclosure, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for accessories in single-family dwelling zones that are 8' from the rear property lines and 8' from the side property lines. The proposed structure cannot meet the rear setbacks of 8', but is able to meet the setback of 8' from the side property line.

Timeline:

- Carol Estates subdivision was platted on March 12, 1982
- In 1985, SFR was built on this parcel
- Pool was placed on this parcel in 1986 per the Property Appraiser's card
- This parcel is not located on the water and is not affected by ESOZ regulations

FIGURE 1
GENERAL LOCATION MAP



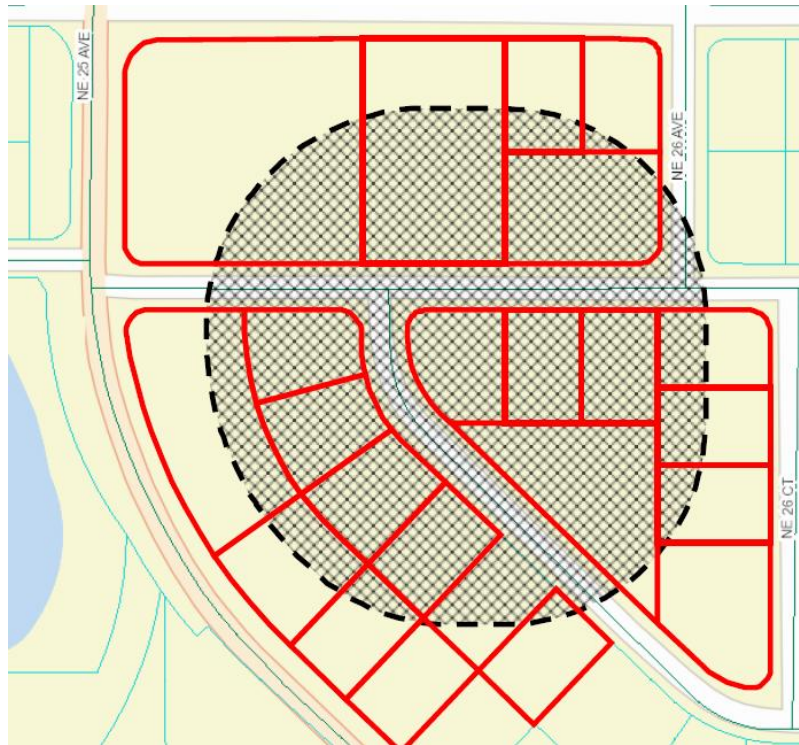
II. PUBLIC NOTICE

Notice of the public hearing was mailed to 21 property owners within 300 feet of the subject property on August 15, 2025. A public notice sign was posted on the subject property on July 30, 2025, and notice of the public hearing was published in the Star Banner on August 18, 2025. Evidence of the public notice requirements is 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 .32-acres with Medium residential land use (RL) and Single-Family dwelling (R-1) zoning classification. It is a corner lot, with 95' of frontage and a depth of 146'. The home was built in 1985, and the pool was built in 1986, and met the setbacks at that time. The setbacks for the pool in 1986 were "8' from any track line, 25' from any street, and at least 5' from any main buildings."

FIGURE 4
AERIAL

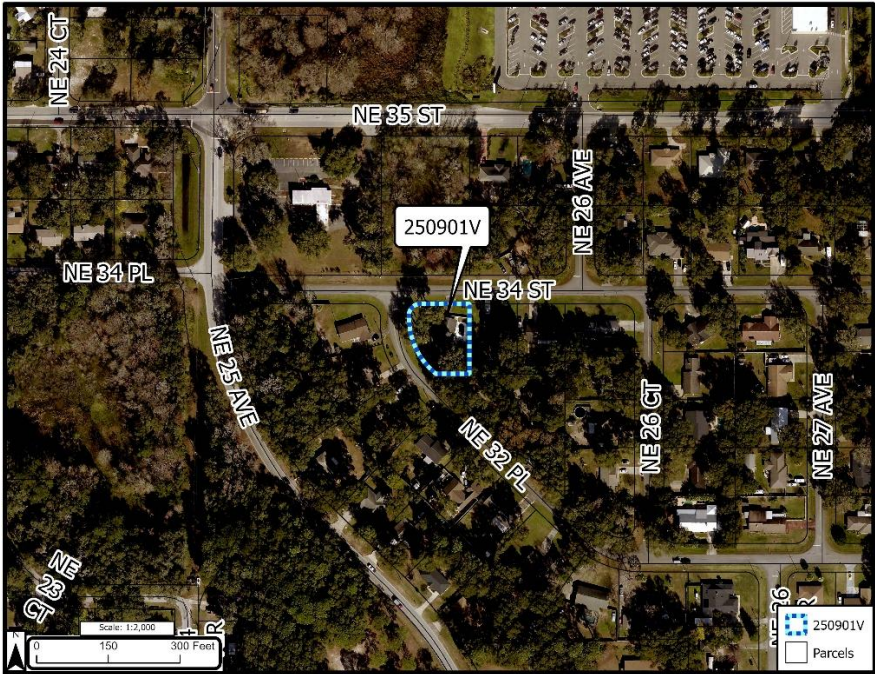
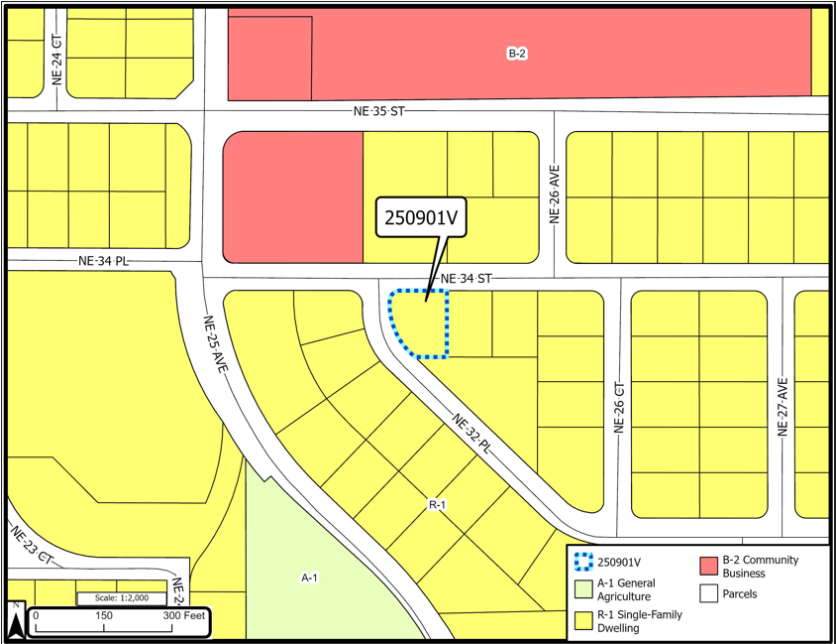
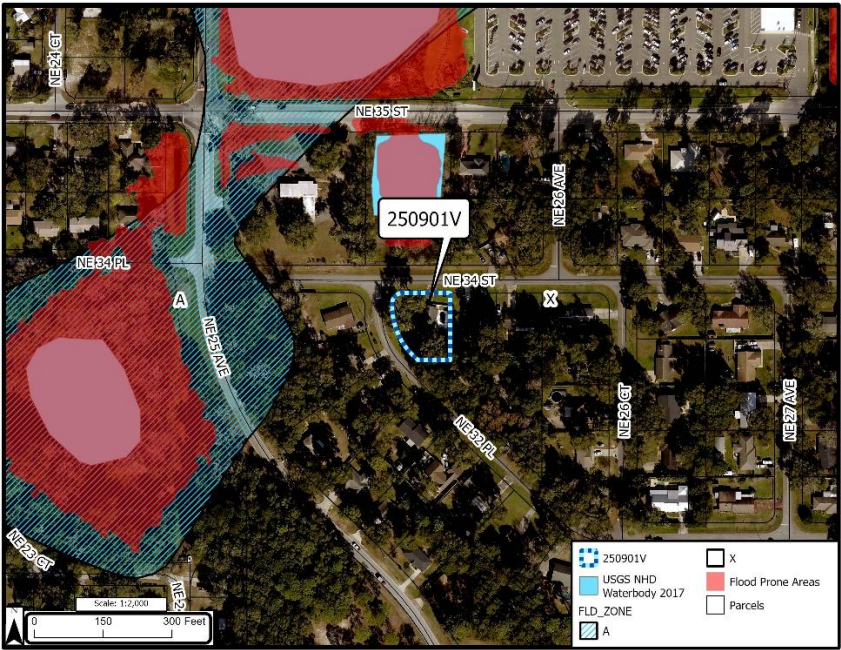


FIGURE 5
ZONING MAP



**FIGURE 6
FLOODPLAIN MAP**



**Figure 7
Land Use Map**

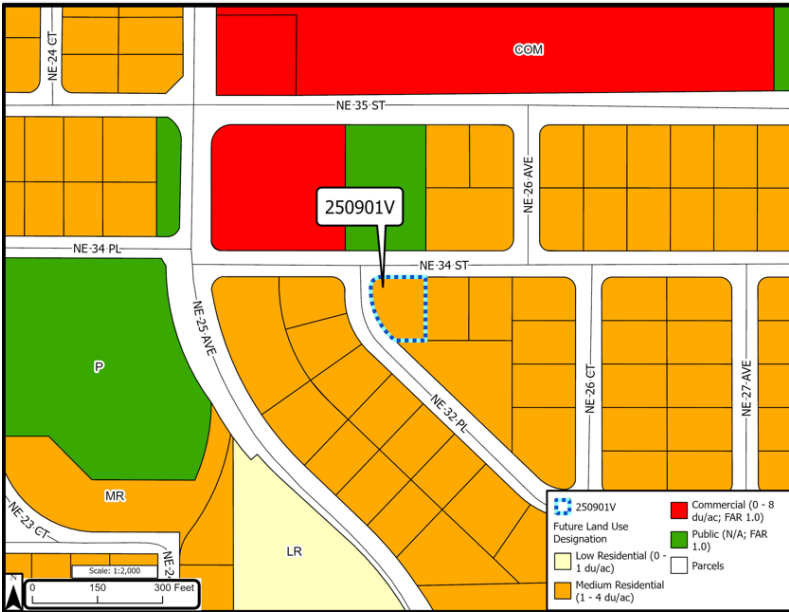


Figure 8
Surrounding Variances Map



IV. REQUEST STATEMENT

This is a request filed by applicant/owner Rhonda Shingleton for a variance from Land Development Code (LDC) Section 2.9, a reduction of the rear setback from 8' to 0' for installation of a pool cage/ enclosure, in a Single-family Dwelling (R-1) zone. R-1 zoning has setbacks for accessories in single-family dwelling zones that are 8' from the rear property lines and 8' from the side property lines. The proposed structure cannot meet the rear setbacks of 8', but is able to meet the setback of 8' from the side property line.

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 0' setback for the building of a pool enclosure just inside our fence on an existing pool deck that was built in 1986. The pool begins 8' from the fence line. Reduction of the setback is for the rear setback only. I am requesting the setback for medical reasons, a severe allergy to wasps, and have to carry an EPI-PEN everywhere.

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 pool deck was built in 1986, and met the setbacks at the time.

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

Analysis: The pool and deck were built in 1986. The existing construction and layout does not offer any other layout or building of a screen enclosure

Staff: Finds that special conditions and circumstances are not the result of the actions of the owner/ applicant. The current owner, Rhonda Shingleton, purchased this parcel on October 18, 2024, 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: Building of the cage/enclosure would fall within the privacy fence that is on our property line. It would not hinder the look or function of the property.

Staff: Finds that this pool and deck were built on the parcel in 1986, meeting the setbacks at the time and 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 a reduction of 8' to 0' is needed to still have a safe and accessible access to the pool.

Staff: A reduction of the setback from 8' to 0' is the minimum variance that will allow the use of the land. The placement of the pool with the deck in 1986 was completed, and met setbacks at that time.

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 prohibit or cause a hardship on other properties in the same zoning classification. I have a written statement from the neighbor next door who shares the fence, granting his permission for the enclosure. In addition, there are several homes in the neighborhood with screen enclosures.

Staff: Finds that granting of the request will not confer on the applicant special privilege. The pool and the deck were completed in 1986, and met the setbacks at that time. The owner has a condition that, when exposed to wasps, can become life-threatening, and a cage/enclosure will help to reduce the chance of that exposure.

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 screen enclosure will be inside our current privacy fence. This will not bring down property values, cause damage to adjacent properties, or obstruct views from driveways.

Staff: Finds that if the variance is granted, it would not be injurious to the neighborhood as long as the applicant pulls the correct permits and gets them approved.

VI. LIST OF ATTACHMENTS

- A. Application
- B. Marion County Property Appraiser Property Record Card, 2024 Certified Assessment Roll
- C. Site Plan
- D. Deed
- E. 300' Mailing Map
- F. Survey
- G. Photos
- H. Physicians note
- I. Marriage license



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

RECEIVED

JUN 16 2025

Marion County
Growth Services

OFFICE USE ONLY

Received By: C. GurrDate Received: 6-13-25

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

24261-010-01

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:

A pool screen enclosure. I am highly allergic to wasps. To reduce the East side setback from 8' to 0' for a pool screen enclosure. We have not hired a company yet.

Section of Code requesting variance from: 4.2.9E

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 0.32 +/- acres

Directions to subject property:

Head SW towards NE 26th Terrace, turn left onto NE 26th Terrace. Sharp right onto East Fort King St. Turn right onto NE 25th Ave. Stay straight for 2.6 miles, turn right onto NE 34th Street. Turn right onto NE 32nd place.

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.

Rhonda Ann Shingleton
(Print/Signature) Property Owner

(Print) Applicant or Agent

2539 NE 32nd Place

Address

Address

City, State, Zip Code

City, State, Zip Code

Ocala, FL, 34479 304-657-6507
flc2899@gmail.com

Contact Info: Phone, cell, e-mail address

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.

2025060044
AA 32975

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:

I am requesting a 0' setback for the building of a pool enclosure just inside of our fence on an existing pool deck that was built in 1986. The pool begins 8' from the fence line. Reduction of Set back is for the rear setback only. I am requesting the setback for medical reasons. I am highly allergic to woods and have to carry an epi-pen. East Side Setback from 8' to 0'.

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

Applicant's justification:

The pool and deck were built in 1986. The existing construction and layout does not offer any other layout or building of a screen enclosure.

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:

Building of the cage would fall within the privacy fence that is on our property line. It would not hinder the look or function of the property.

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

Applicant's justification:

A 0' variance reduction is needed to still have a safe and accessible access to the pool. East side setback from 8' to 0'

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:

True. Granting the variance will not prohibit or cause a hardship on other properties in the same zoning classification. I have a written statement from the owner of property 2576 NE 34th Street who shows the fence granting his permission for the enclosure. In addition there are several homes in the neighborhood with screen enclosures.

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

Applicant's justification:

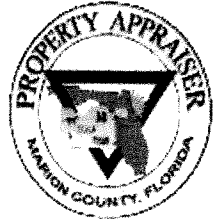
True. The screen enclosure will be inside of our current privacy fence. This will not bring down property values, cause damage to adjacent properties, obstruct views from driveways etc.

6/11/25, 4:12 PM

MCPA Property Record Card

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 Property Record Card
Real Estate

24261-010-01

[GOOGLE Street View](#)

Prime Key: 1961203

[MAP IT+](#)

Current as of 6/11/2025

Property InformationM.S.T.U.

LEE RHONDA ANN

Taxes / Assessments:PC: 01

2539 NE 32ND PL

Map ID: 195

Acres: .32

OCALA FL 34479-3076

Millage: 9001 - UNINCORPORATED

Situs: 2539 NE 32ND PL OCALA

2024 Certified Value

Land Just Value	\$60,000	
Buildings	\$163,942	
Miscellaneous	\$3,837	
Total Just Value	\$227,779	<u>Ex. Codes:</u> 01 38
Total Assessed Value	\$227,779	
Exemptions	\$0	
Total Taxable	\$227,779	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$60,000	\$163,942	\$3,837	\$227,779	\$227,779	\$0	\$227,779
2023	\$60,000	\$151,647	\$3,837	\$215,484	\$103,722	\$50,000	\$53,722
2022	\$50,000	\$136,733	\$3,837	\$190,570	\$100,701	\$50,000	\$50,701

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8448/1811	10/2024	26 TRUSTEE	4 V-APPRAISERS OPINION	Q	I	\$310,000
8116/1880	08/2023	77 AFFIDAVIT	0	U	V	\$100
8116/1873	08/2023	75 TR AGRE	0	U	V	\$100
8116/1871	06/2023	71 DTH CER	0	U	I	\$100
8079/1419	06/2023	05 QUIT CLAIM	0	U	I	\$100
8079/1418	06/2020	71 DTH CER	0	U	I	\$100
1672/1284	07/1990	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$77,000
1281/0782	05/1985	07 WARRANTY	0	Q	I	\$67,000
1281/0781	05/1985	07 WARRANTY	0	U	V	\$11,000

Property Description

6/11/25, 4:12 PM

MCPA Property Record Card

SEC 03 TWP 15 RGE 22
 PLAT BOOK V PAGE 026
 CAROL ESTATES
 BLK J LOT 1

Parent Parcel: 24261-000-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		95.0	146.0	R1	1.00	LT						
Neighborhood 5230 - CAROL ESTATES												
Mkt: 8 70												

Traverse

Building 1 of 1

RES01=L33U2L21D11R4D20R50U29.L8

USP02=L25U12R25D12.L46

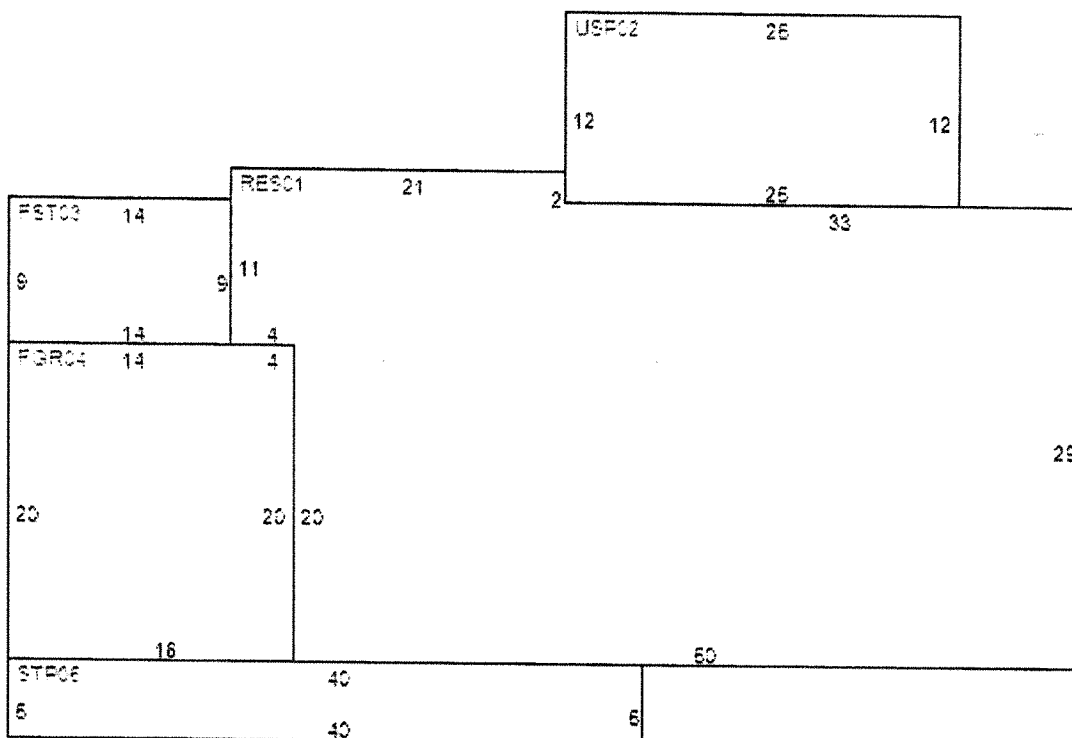
FST03=L14D9R14U9.D9

FGR04=R4D20L18U20R14.L14D20

STP05=D5R40U5L40.

6/11/25, 4:12 PM

MCPA Property Record Card

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 5 - 20-24 YRS
 Condition 4
 Quality Grade 600 - AVERAGE
 Inspected on 6/7/2023 by 225

Year Built 1985
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 170

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1985	N	0 %	0 %	1,528	1,528
USP 0201	- NO EXTERIOR	1.00	1985	N	0 %	0 %	300	300
FST 0332	- CONC BLK-STUCO	1.00	1985	N	0 %	0 %	126	126
FGR 0432	- CONC BLK-STUCO	1.00	1985	N	0 %	0 %	360	360
STP 0501	- NO EXTERIOR	1.00	1985	N	0 %	0 %	200	200

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 1	Extra Fixtures: 2	

6/11/25, 4:12 PM

MCPA Property Record Card

Foundation: 6 MONOLITC SLAB
A/C: Y

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1985	2	0.0	0.0
159 PAV CONCRETE	832.00	SF	20	1985	3	52.0	16.0
226 RES SWIM POOL	288.00	SF	20	1986	3	0.0	0.0
099 DECK	765.00	SF	50	1986	2	0.0	0.0
105 FENCE CHAIN LK	150.00	LF	20	1986	1	0.0	0.0
114 FENCE BOARD	215.00	LF	10	1986	4	0.0	0.0

Appraiser Notes

NO INTERIOR INFORMATION

Planning and Building** Permit Search ****Permit Number Date Issued Date Completed Description**

2021073476	7/30/2021	3/15/2022	CHANGE OUT SIZE FOR SIZE 3 TON CARRIER HEAT PUMP 14 SEER SYS
MC04000	5/1/1986	-	ADD POOL
MC00567	1/1/1985	4/1/1985	BLDG01= ADD NEW RES



Prepared by and Return to:
 Melisa Cardin, an employee of
 First International Title, LLC
 215 Citrus Tower Blvd.
 Clermont, FL 34711

File No.: 247354-80

(Space Above This Line For Recording Data)

TRUSTEE'S DEED

This Indenture made on October 18, 2024 by **Marybeth Hunter, Trustee of The ELIZABETH ANN BARRY REVOCABLE LIVING TRUST** whose address is: 11061 SE 92ND CT, Belleview, FL 34420-3552 hereinafter called the "grantor", to **Rhonda Ann Lee, an unmarried woman**, whose address is: 2539 Northeast 32nd Place, Ocala, FL 34479, 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 1, Block J, CAROL ESTATES, according to the Plat thereof, recorded in Plat Book V, Page(s) 26 through 28, inclusive, of the Public Records of Marion County, Florida.

Parcel Identification Number: 24261-010-01

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.

Full power and authority is hereby granted to Trustee or her/his/their successors to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

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 2023.

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

The ELIZABETH ANN BARRY REVOCABLE LIVING TRUST

Marybeth Hunter
By Marybeth Hunter, Trustee

Signed, sealed and delivered in our presence:

Carlin
1st Witness Signature

Print Name: Courtney Mitchell

Address: 4994 SW 45th Circle
Ocala, FL 34474

State of Florida

County of Marion


Connie Goetz
2nd Witness Signature

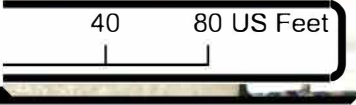
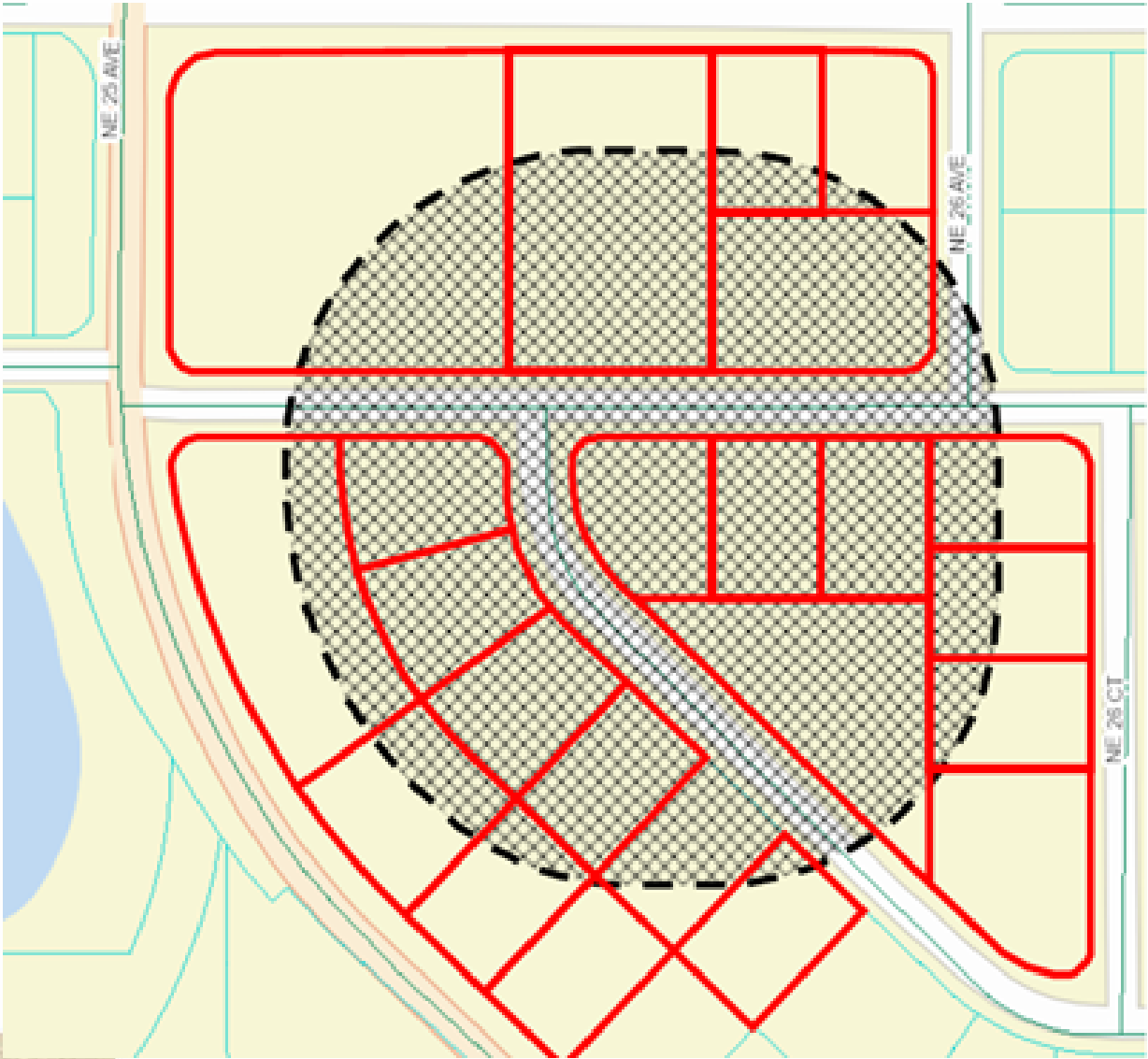
Print Name: Connie Goetz

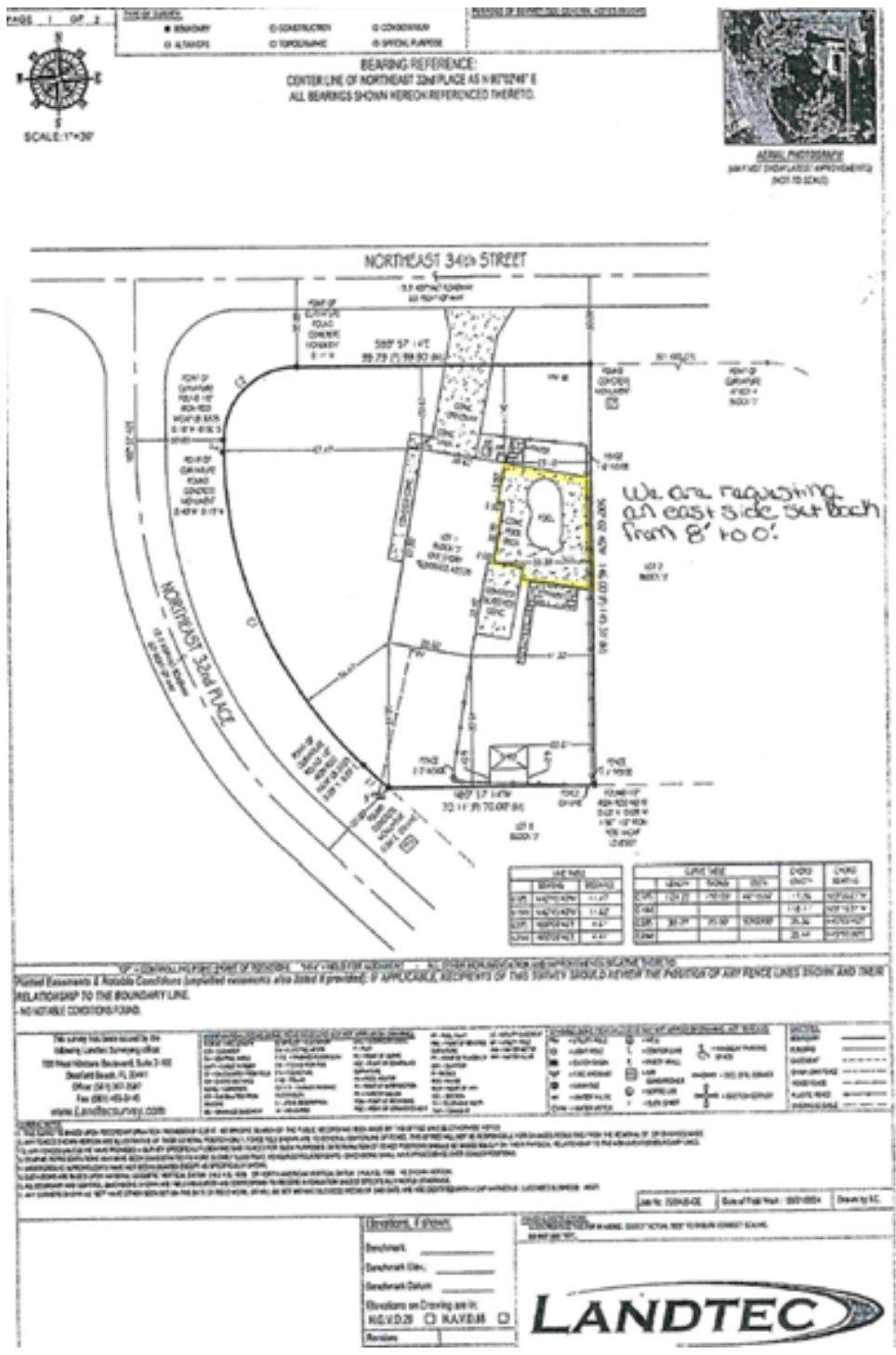
Address: 60 Bahia Trace Circle
Ocala FL 34472

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 18 October 2024, by Marybeth Hunter, Trustee of The ELIZABETH ANN BARRY REVOCABLE LIVING TRUST, who (X) is/are personally known to me or who () produced a valid _____ as identification.

Carlin
Notary Public Signature
Printed Name: Courtney Mitchell
My Commission Expires: 8/10/2025

 COURTNEY MITCHELL
Notary Public
State of Florida
Comm# HH209044
Expires 8/10/2025
(NOTARY SEAL)





Variance 250901V Photos



Address at front of home



Posting of Variance notice to the public



North side of pool decking looking south



Northern fence/property line looking south



Western side of pool deck looking east



Southern edge of pool decking looking north



Eastern edge of pool deck at fence line looking west



Eastern edge of pool deck looking northerly



Sidney E. Clevinger, MD, CMO
Juan V. Crespo, MD
Kathleen Morales Ortiz, MD
L. Anne Sadler, DNP, APRN
Yarelis Leonard, APRN
Chey Herman, APRN
Erica Kardenas, APRN

June 5, 2025

To Whom It May Concern:

RE: Rhonda Shingleton – DOB: 8/30/1980

This letter is being written to state that Ms. Shingleton is an active patient of mine. She has a severe Allergy to wasps and has to carry an Epi Pen with her at All times. Due to this medical condition I am recommending she have a screen enclosure around her pool.

Please contact my office if you have any questions.

Sincerely,

Chey Herman, APRN

A handwritten signature in black ink, appearing to read "Chey Herman". The signature is fluid and cursive, with a long horizontal stroke at the end.

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK

This license not valid unless the seal of the Clerk,
Circuit or County Court, appears thereon.

STATE OF FLORIDA



GREGORY CHARRELL CLERK & COMPTROLLER MARION CO

DATE: 12/06/2024 02:58:14 PM

FILE #: 2024160609 OR BK 8487 PG 1463

REC FEES: \$0.00 INDEX FEES: \$0.00

DDS: \$0.00 MDS: \$0.00 INT: \$0.00

M2024-2480

(APPLICATION NUMBER)

1. NAME OF SPOUSE (First, Middle, Last)		APPLICATION TO MARRY		2. DATE OF BIRTH (Month, Day, Year)	
RHONDA ANN LEE		15. MAIDEN SURNAME (If applicable)		08/30/1980	
3a. RESIDENCE CITY, TOWN OR LOCATION		3b. COUNTY		4. BIRTHPLACE (State or Foreign Country)	
OCALA		MARION		WEST VIRGINIA	
5a. NAME OF SPOUSE (First, Middle, Last)		5b. MAIDEN SURNAME (If applicable)		6. DATE OF BIRTH (Month, Day, Year)	
MATTHEW VANCE SHINGLETON		SHINGLETON		10/06/1978	
7a. RESIDENCE CITY, TOWN OR LOCATION		7b. COUNTY		8. BIRTHPLACE (State or Foreign Country)	
OCALA		MARION		FLORIDA	
WE THE APPLICANTS NAMED IN THE CERTIFICATE, EACH FOR HIMSELF, STATES THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.					
9. SIGNATURE OF SPOUSE (Sign Full Name Using Black Ink)					
10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)					
11. TITLE OF OFFICIAL					
12. SIGNATURE OF OFFICIAL (Use Black Ink)					
13. SIGNATURE OF SPOUSE (Sign Full Name Using Black Ink)					
14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)					
15. TITLE OF OFFICIAL					
16. SIGNATURE OF OFFICIAL (Use Black Ink)					
LICENSE TO MARRY					
AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA TO SOLEMNIZE THE MARRIAGE OF THE ABOVE-NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.					
17. COUNTY ISSUING LICENSE		18. DATE LICENSE ISSUED		19. EXPIRATION DATE	
MARION		12/03/2024		02/04/2025	
20a. SIGNATURE OF COURT CLERK OR JUDGE		20b. TITLE		20c. BY D.C.	
Gregory C. Harrell		GREGORY C. HARRELL		MPCM	
CERTIFICATE OF MARRIAGE					
I HEREBY CERTIFY THAT THE ABOVE-NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA					
21. DATE OF MARRIAGE (Month, Day, Year)					
DEC 06 2024					
22. CITY, TOWN OR LOCATION OF MARRIAGE					
CLERK OF COURT ANNEX, OCALA					
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use Black Ink)					
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY					
24. SIGNATURE OF WITNESS OF CEREMONY (Use Black Ink)					
25. SIGNATURE OF WITNESS OF CEREMONY (Use Black Ink)					





Marion County Board of Adjustment

Agenda Item

File No.: 2025-20421

Agenda Date: 9/8/2025

Agenda No.: 2.2.

SUBJECT:

250902V - Worldwide Alliance LLC, Requests a Variance to Reduce the (West) Side Setback from 8' to 4.22' for an Existing Single-Family Residence, in a Single-Family Dwelling (R-1) Zone, Parcel Account Number 8011-1350-36, Site Address 14485 SW 75th Circle, Ocala, FL 34471

DESCRIPTION/BACKGROUND:

Richard Barner, c/o with Worldwide Alliance LLC, filed a request for a variance from Land Development Code (LDC) Section 4.2.9.E., Single Family Dwelling (R-1) classification setbacks, to allow for a front southwest side setback reduction from 8' to 4.22' for the placement of an existing house. The subject property is within Marion Oaks Unit 11. The Zoning Classification is R-1, where the setbacks for the primary residence are 25' from the front and rear property lines and 8' from the side property lines. The subject property is within the Secondary Springs Protection Zone (SPOZ). The application states the variance is required due to a construction error. The single-family home constructed on this site has an approved permit that shows setbacks meeting the Marion County Land Development Code standards, with a 15.57' setback of the southwest and 14.51' southeast side of the approved site plan. Staff has reviewed the variance application against the criteria in LDC Section 2.9.2.C.



**Marion County
Board of County Commissioners**

Growth Services

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

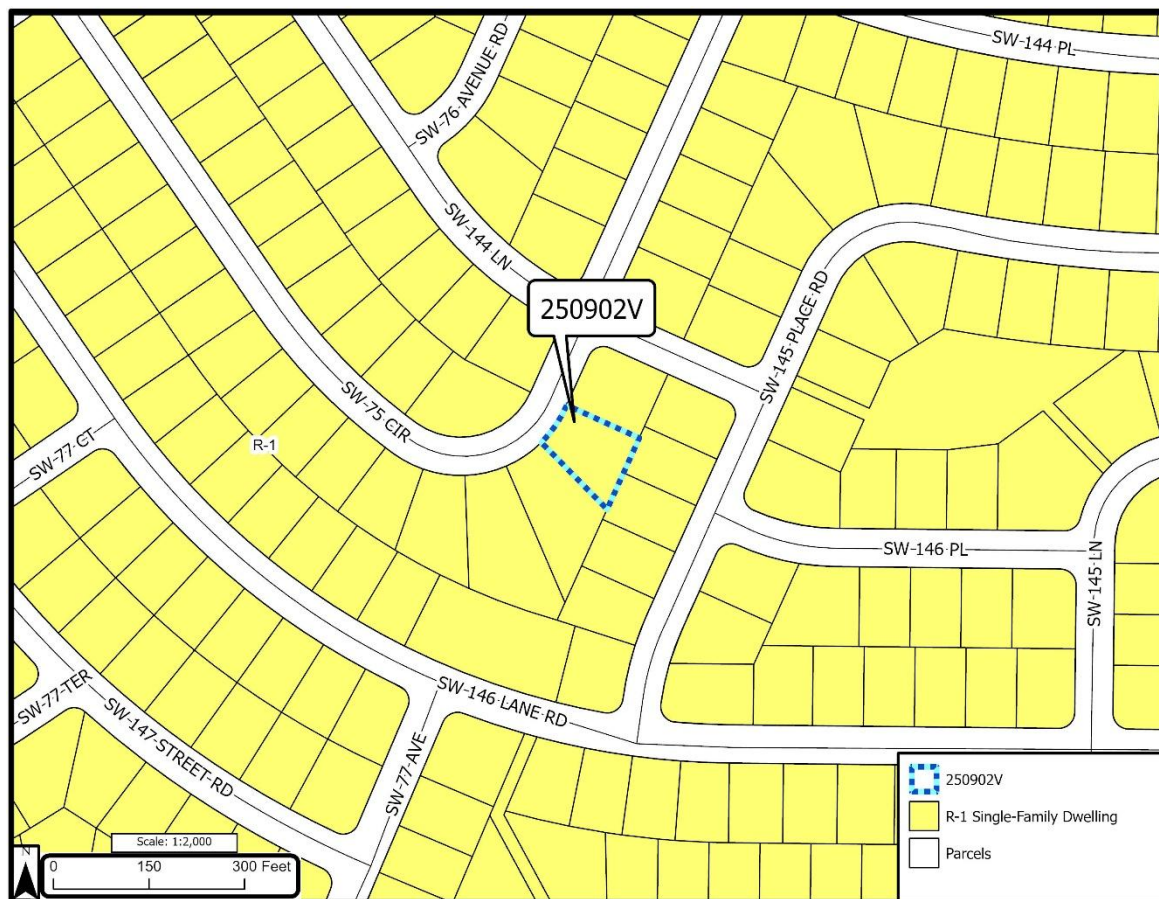
**ZONING SECTION STAFF REPORT
September 8, 2024
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250902V
CDP-AR	33005
Type of Case	Variance to reduce the (southwest) side setback from 8' to 4.22' for an existing single-family residence in a Single-Family Dwelling (R-1) zone.
Owner	World Wide Alliance LLC Richard Barner
Applicant	World Wide Alliance LLC
Street Address	14485 SW 75 th Cir. Ocala, FL 34473
Parcel Number	8011-1350-36
Property Size	± 0.27 acres
Land Use	Medium Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Zone
Project Planner	Cristina Franco, Zoning Tech
Related Case(s)	None

I. ITEM SUMMARY

Richard Barner, c/o with Worldwide Alliance LLC, filed a request for a variance from Land Development Code (LDC) Section 4.2.9.E., Single Family Dwelling (R-1) classification setbacks, to allow for a front southwest side setback reduction from 8' to 4.22' for the placement of an existing house. The subject property is within Marion Oaks Unit 11. The Zoning Classification is R-1, where the setbacks for the primary residence are 25' from the front and rear property lines and 8' from the side property lines. The subject property is within the Secondary Springs Protection Zone (SPOZ). The application states the variance is required due to a construction error. The single-family home constructed on this site has an approved permit that shows setbacks meeting the Marion County Land Development Code standards, with a 15.57' setback of the southwest and 14.51' southeast side of the approved site plan. Staff has reviewed the variance application against the criteria in LDC Section 2.9.2.C.

FIGURE 1
GENERAL LOCATION MAP



II. PUBLIC NOTICE

Notice of the public hearing was mailed to 21 property owners within 300 feet of the subject property on August 15, 2025. A public notice sign was posted on the subject property on August 15, 2025 (see Attachment B). Notice of the public hearing was published in the Star Banner on August 18, 2025. Evidence of the public notice requirements is on file with the Growth Services Department and is incorporated herein by reference.

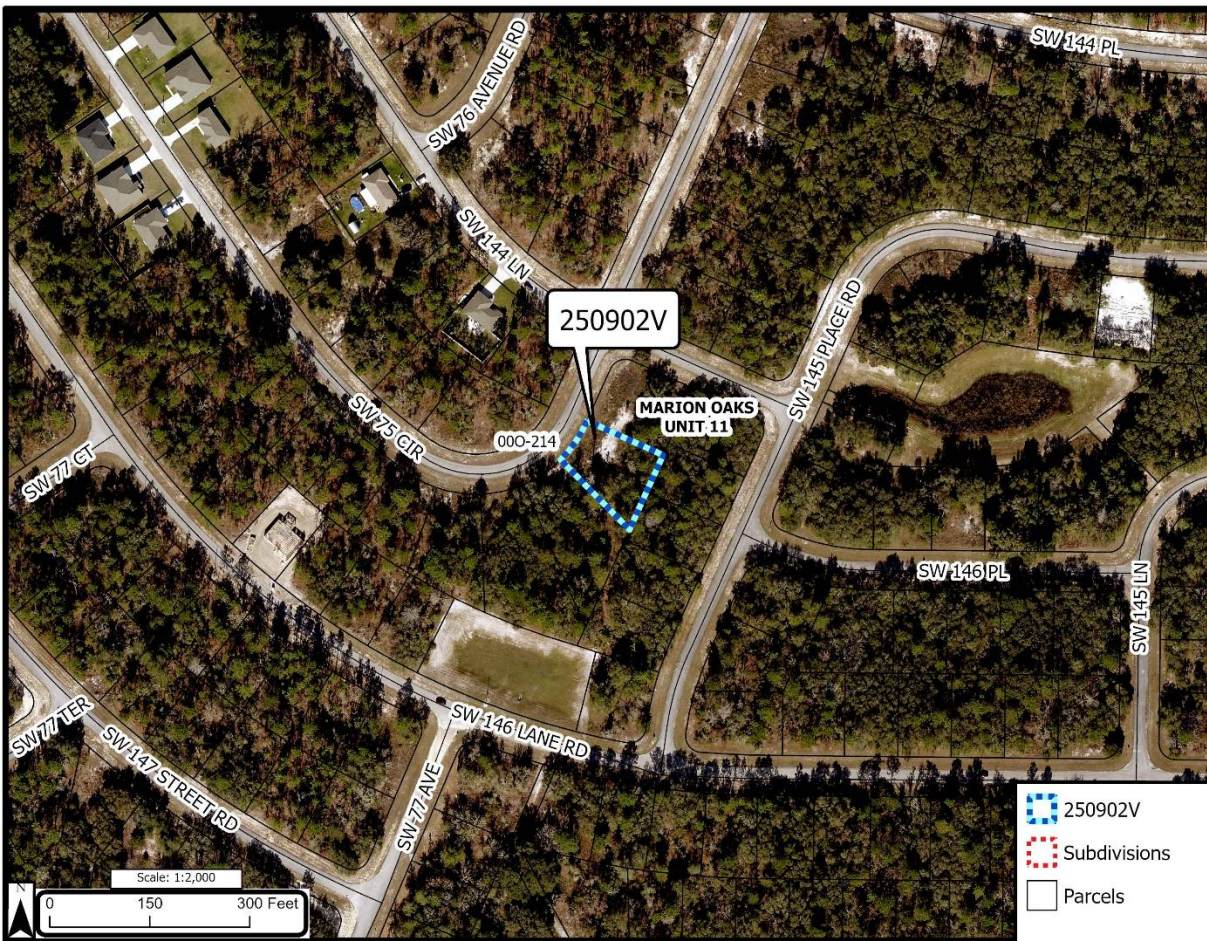
III. PROPERTY CHARACTERISTICS

The subject property is ± 0.27 acres in size and is located within the single-family dwelling (R-1) zoning classification. The property is located within Marion Oaks Unit 11, Block 1350, Lot 36. The property has 94' of frontage along SW 74th Cir and is 125' deep. Figure 2, below, shows the property and dimensions as provided by staff. A boundary survey of the property is also provided within the application (see Attachment A).

FIGURE 2
AERIAL OF PROPERTY



FIGURE 2
AERIAL OF PROPERTY



III. REQUEST STATEMENT

The applicant requests a variance for the reduction of the front side setback from 8' to 4.22' for the southwest front side setback for a constructed single-family dwelling. Setbacks for primary structures in R-1 are 25' from the front and rear property lines and 8' from the side property lines.

IV. ANALYSIS

FIGURE 3
APPROVED PERMIT SITE PLAN (MEETS SETBACKS)

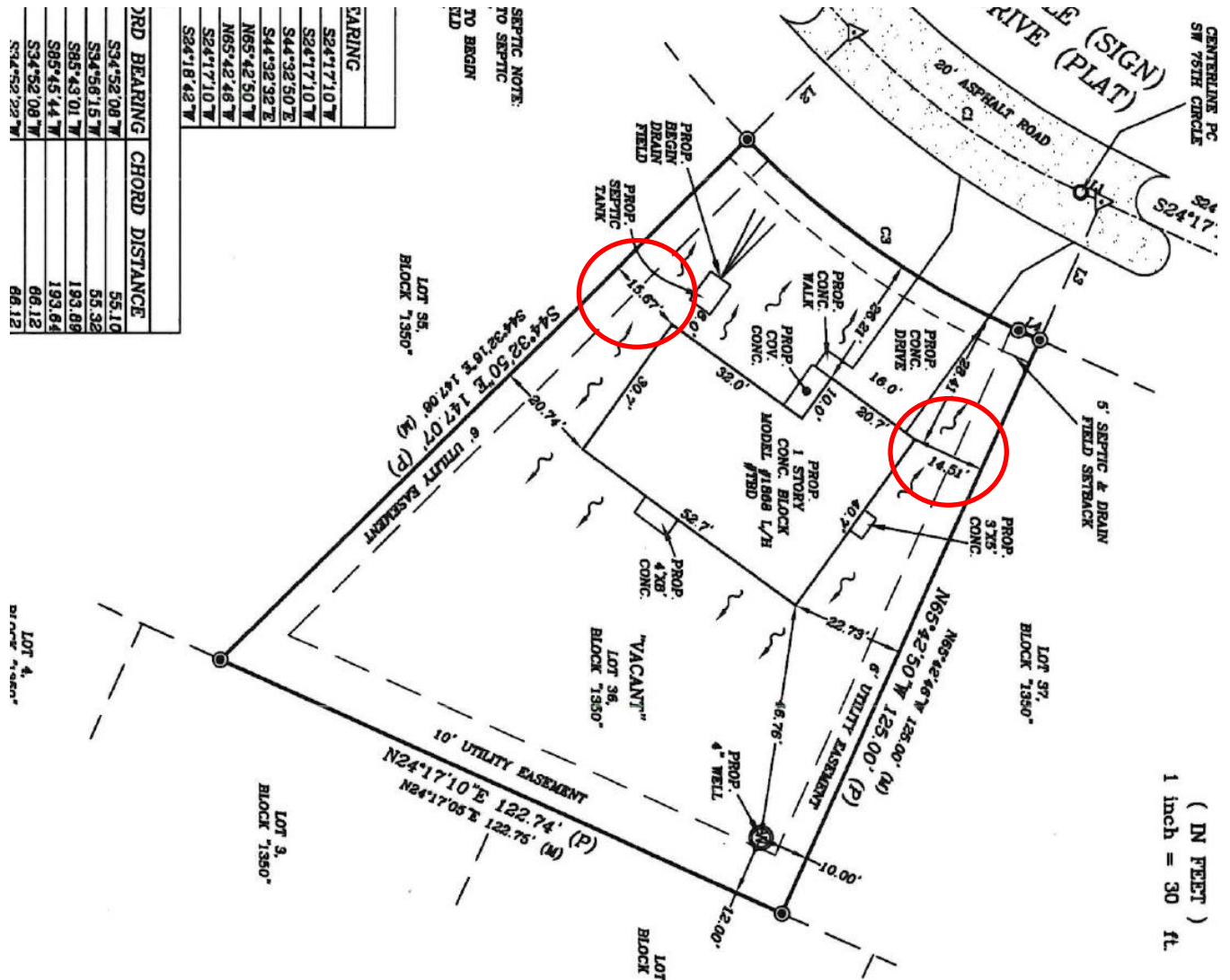
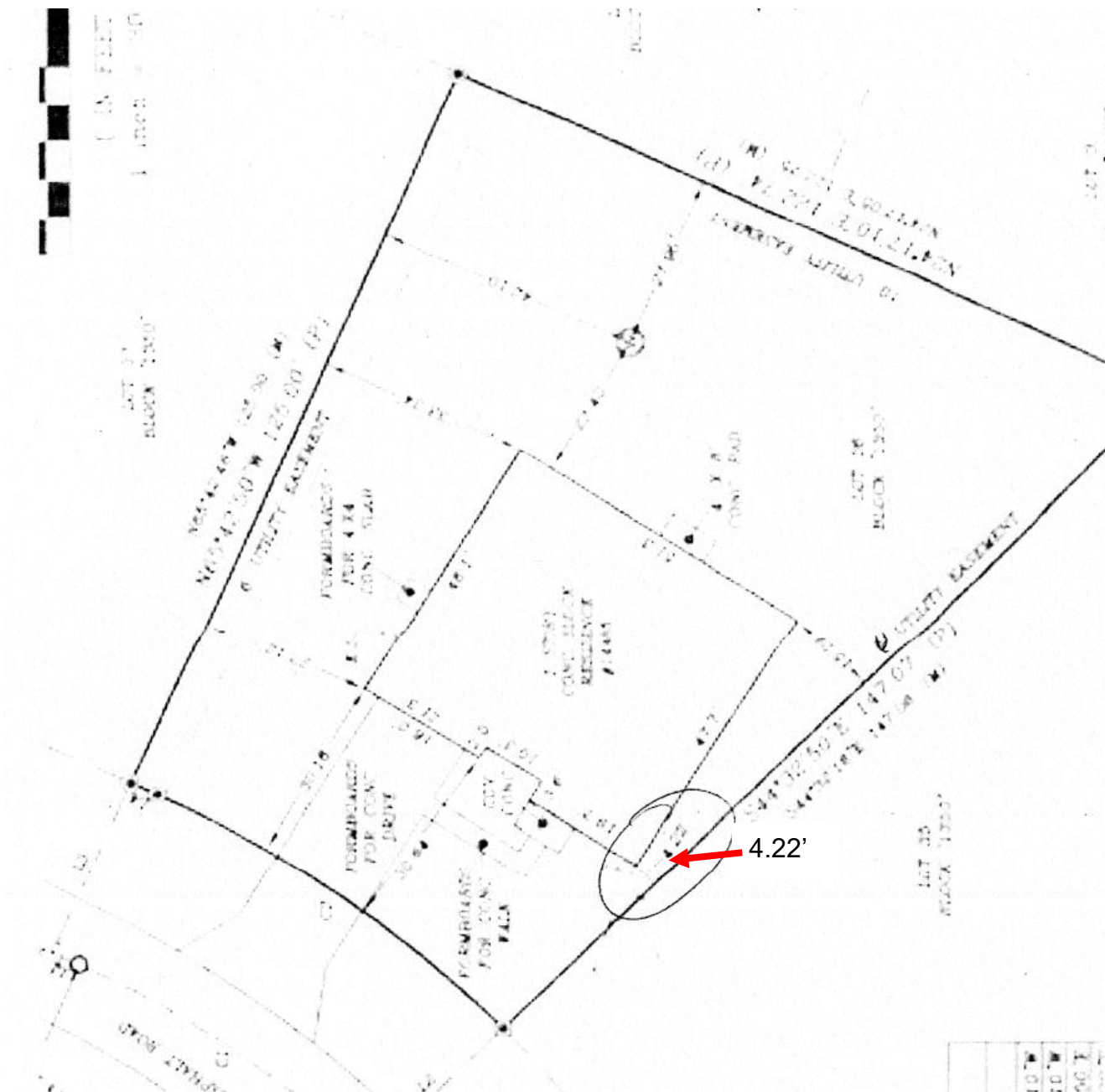


FIGURE 3 AS BUILT SURVEY



LDC Section 2.9.2.E provides that the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. Marion County Staff analysis of compliance with the six (6) criteria is 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: The applicant states that while the lot itself offers sufficient buildable area, an unintentional error during construction resulted in the front right corner of the home being placed approximately 4' of the required side setback of 8', four (4) of those feet include a 2' utility easement. This situation is not typical of other properties in the area or of us ever as a home builder, and is unique to this parcel due to the specific unintentional as-built placement of the home.

Staff finds the parcel has ample space available where a single-family residence could be built, or moved, and meet setbacks.

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

Analysis: The applicant states that the encroachment was not a result of any intentional action by the applicant, but rather a construction oversight by the builder, which was not discovered until construction was well underway. The applicant is now seeking a variance in good faith to resolve the situation responsibly and in compliance with county requirements.

Staff finds that the site plan included with the permit shows a 15.57' side setback. A surveyor is responsible for providing accurate measurements meeting code requirements.

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 cause unnecessary and undue hardship on the applicant.

Analysis: Applicant states that strict enforcement requiring removal of reconstruction of a portion of the home would place a significant financial and practical hardship on the applicant and/or the current buyers of the property. Other properties we have built within the same zoning classification have been developed without issue. And this minor encroachment does not impact the overall intent of the zoning requirements or neighborhood character.

Staff finds that a literal interpretation of the provisions would not deprive the applicant of any rights commonly enjoyed by other properties of similar zoning and use. The property has more than enough room to accommodate the single-family residence and also meet setbacks. If built according to the site plan that was approved by zoning, a variance would not be needed.

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

Analysis: The request is limited to the specific portion of the structure that encroaches, and no additional relief is being sought after that. The remainder of the home complies with all required setbacks, making this variance the minimum necessary to allow completion and occupancy of the home as built.

Staff finds that the property has plenty of room for the placement of an average-sized single-family home that meets the required setbacks within this zoning classification. There is no minimum variance needed in this situation, but rather, it is being requested.

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: The applicant states this request does not seek to establish special privilege, but rather to resolve a construction error that has already occurred. Approval would simply allow the applicant to finalize the home in a manner consistent with the surrounding community and zoning intent.

Staff finds that granting the variance would confer a special privilege, allowing the house to be closer than the 8-foot setback.

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

Analysis: Applicant states that the encroachment is minimal and limited to one corner of the structure. It does not interfere with neighboring properties, infrastructure, or the visual integrity of the area. Granting this variance will allow for a compliant and completed home without adverse impact to the public or the surrounding neighborhood.

Staff finds that if the variance is approved, the house would be closer to the neighboring parcel than other homes within the neighborhood. The neighborhood is sparsely developed, so it is unclear if this would be detrimental to the community.

V. LIST OF ATTACHMENTS

- A. Application
- B. Sign Posting
- C. Permit Information
- D. Photos
- E. Survey
- F. Sunbiz
- G. Property Card
- H. Deed
- I. Mailer



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


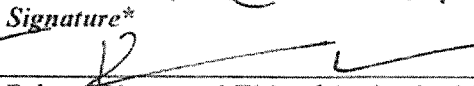
page 2

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: to Allow a portion of the front right corner of the home to remain "as built" Encroaching approx 4ft into side setback due
Section(s) of Code request variance from: MARION county Zoning Sec. 2.16.(b)(1) ^{to ERROR in} CONSTRUCTION
Parcel Account Number(s): 8011-1850-36 Sec. 6.5.3(c)

Property/Site Address: 14485 SW 75th Circle Ocala FL 34473
Property Dimensions: Front 94 Depth 125
Total Acreage: .27 Zoning Designation: R1 Current Use(s): Residential

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) <u>Worldwide Alliance LLC</u>	Applicant or Agent Name (print) <u>Worldwide Alliance LLC</u>
Mailing Address <u>1202 SW 17th St Ste 102</u>	Mailing Address <u>1202 SW 17th St Ste 102</u>
City, State, Zip <u>Ocala FL 34471</u>	City, State, Zip <u>Ocala FL 34471</u>
Phone Number (include area code) <u>352-861-9600</u>	Phone Number (include area code) <u>352-209-6728</u>
E-Mail Address <u>permits@wwafloida.com</u>	E-Mail Address <u>annetta@wwafloida.com</u>
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) <u>Richard Barner Owner MANAGER</u>	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) <u>RICHARD BARNER owner-manager</u>

*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.: <u>2025 060069</u>	Application Request No.: <u>33005</u>	Code Case No.: <u> </u>	
Rcvd by: <u>BM</u>	Rcvd Date: <u>6/26/25</u>	Time: <u> </u>	PZ Case No.: <u> </u>

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.

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:

While the lot itself offers sufficient buildable area, an unintentional error during construction resulted in the front right corner of the home being placed approximately four (4) feet into the required side setback of 8 feet, four (4) of those feet does include two (2) feet into a utility easement. This situation is not typical of other properties in the area or of us ever as a home builder, and is unique to this parcel due to the specific unintentional as-built placement of the home.

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:

The encroachment was not a result of any intentional action by the applicant, but rather a construction oversight by the builder, which was not discovered until construction was well underway. The applicant is now seeking a variance in good faith to resolve the situation responsibly and in compliance with county requirements.

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:

Strict enforcement requiring removal or reconstruction of a portion of the home would place a significant financial and practical hardship on the applicant and/or the current buyers of the property. Other properties we have built within the same zoning classification have been developed without issue, and this minor encroachment does not impact the overall intent of the zoning requirements or neighborhood character.

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:

The request is limited to the specific portion of the structure that encroaches, and no additional relief is being sought beyond that. The remainder of the home complies with all required setbacks, making this variance the minimum necessary to allow completion and occupancy of the home as built.

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 request does not seek to establish a special privilege, but rather to resolve a construction error that has already occurred. Approval would simply allow the applicant to finalize the home in a manner consistent with the surrounding community and zoning intent.

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:

The encroachment is minimal and limited to one corner of the structure. It does not interfere with neighboring properties, infrastructure, or the visual integrity of the area. Granting this variance will allow for a compliant and completed home without adverse impact to the public or surrounding neighborhood.





Marion County Board of County Commissioners

Building Safety • Permitting

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildingpermits@marionfl.org

MASTER FILE PERMIT SUBMITTAL FORM

To submit a permit with master plan, all the below will be submitted to
Buildingpermits@marionfl.org. Make sure to put in the subject line **Master File permit**.

- ☒ Submit permit application
- ☒ Construction lien law affidavit
 - ☐ Site specific engineer letter (if applicable)
- ☒ Site plan with north arrow
- ☒ Structure Type (check one): ☒ Single Family Residence ☐ Carport ☐ Pool
- Permit Model specifics:
Model: 1868LH
- Total Square footage: 1868, Living 1337, Garage 484, Other 47
- ☐ List options: if applicable (detail on master plan)

*****SFR *** - PLEASE PROVIDE THE FOLLOWING:**

<input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Right hand garage <input checked="" type="checkbox"/> Left hand garage	
Home Orientation: <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West <i>*not required for carports</i>	Truss package for: <input type="checkbox"/> right hand model <input checked="" type="checkbox"/> left hand model <i>*not required for engineered metal carports</i>
<input checked="" type="checkbox"/> Copy of floor plan with elevations including requirement for minimum (8") inches above finished grade (<i>Single Family Residence & Additions only</i>) and graded away from structure Chapter 5.5-33 (I)	<input type="checkbox"/> Option: other specific information required
<input checked="" type="checkbox"/> Engineer Design letter of permission to use master plan, for individual lot	<input checked="" type="checkbox"/> Grading plan / drainage plan (site plan)

23C Rev 11-7-23

Empowering Marion for Success

marionfl.org

Thu 8/15/2024 10:38 PM


**Marion County
Board of County Commissioners**
Building Safety

 2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

☐ EMERGENCY PERMIT
"Requires Building Official's Approval"

PERMIT # 2024-08-2154

Date <u>8/16/2024</u>	Code FBC <u>8TH ED</u>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
ARN <u>205986</u>	Rep <u>AD</u>	

 Parcel ID 8011-1350-36 Project # / Related Permit / Code Case _____

Project Address _____ TBD

<u>36</u>	<u>1350</u>	<u>11</u>	<u>18</u>	<u>17</u>	<u>21</u>	<u>MARION OAKS</u>	Subdivision / MH Park
Lot	Blk	Unit	Sec	Twp	Rge		

 Property Owner Worldwide Alliance, LLC

 Address 1202 SW 17th ST STE 102 Ocala FL 34471

 Phone 352-209-6728 E-mail: Permits@wwaflorida.com

- | | | |
|---|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Electric | <input type="checkbox"/> Residential (Add. / Alt.) |
| <input type="checkbox"/> Aluminum | <input type="checkbox"/> Fence / Wall | <input type="checkbox"/> Re- Roof |
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Exterior Door / Window | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Commercial (New) | <input type="checkbox"/> Fire | <input type="checkbox"/> Swimming Pool / Spa |
| <input type="checkbox"/> Commercial (Add. / Alt.) | <input type="checkbox"/> Mechanical / Gas / HVAC | <input type="checkbox"/> Tent / Temp Use |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Waterfront Structure |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Window /Exterior Door |
| <input type="checkbox"/> DCA - Modular Building | <input checked="" type="checkbox"/> Residential (New) | <input type="checkbox"/> Other: _____ |

 Description of Work NEW SFR CONSTRUCTION WITH MONOLITHIC FOUNDATION

 Cost of Construction \$ 185,000

 Product Approval Numbers In Master files

 Was This Building Damaged by Fire, Flood, or Other? ☐ Yes ☐ No Damage Assessment Report # _____

BUILDING: New sqft 1868 Added sqft 0 Alteration/Renovation sqft 0 Temp Power Pole? ☐ Yes ☒ No

 Stories 1 Bedrooms 3 Bathrooms 2 Under A/C 1337 sqft No A/C 531 sqft

 Water: ☐ Existing Well ☒ New Well ☐ Replacement Well ☐ Central Water Irrigation: ☐ Yes ☒ No ☐ Existing

CONTRACTOR'S Business Name Zephyr Homes LLC

 Contractor's Name Frank Mooney State Lic CRC1333956 County Cert 22638

 Address 1202 SW 17th ST STE 102 OCALA FL 34471

 Contact Phone 352-209-6728 E-mail Permits@wwaflorida.com

SUBCONTRACTORS: Qualifier Name	County Cert #	State License #	E-mail
MECHANICAL <u>Frank Nicholson</u>	<u>14</u>	<u>CAC035590</u>	<u>Permits@sunkoolAC.com</u>
ELECTRIC <u>Dale Mike Nadboralski</u>	<u>17238</u>	<u>EC13008183</u>	<u>Mikeandrobbeelectric@gmail.com</u>
PLUMBING <u>Chester Craig</u>	<u>8803</u>	<u>CFC1426577</u>	<u>Chet.Craig@yahoo.com</u>
GAS _____	_____	_____	_____
ROOFING <u>Jason Russ</u>	<u>8161</u>	<u>ccc1325549</u>	<u>Residential@csroofingfl.com</u>
IRRIGATION _____	_____	_____	_____
OTHER _____	_____	_____	_____

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www.marioncountyfl.org

PLEASE SIGN BELOW

Application is hereby made to obtain a permit to do the work and installations as indicated. All work will be performed in accordance with the standards of all laws and ordinances regulating construction in Marion County, Florida, whether specified herein or not. I understand that subcontractors may be required to perform certain work under this permit. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that Impact Fees shall be determined with the application for a building permit and shall be due before Final Inspection. Permit Fees shall be payable at issuance of a building permit.

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 AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner's Signature [Signature]
 Print Name Richard Barner JR
August 8, 2024
 Date: _____

Contractor's Signature [Signature]
 Print Name Frank Mooney
OR
 Authorized Agent's Signature _____
 Print Name _____
 Date: August 8, 2024

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 8th day of August 2024

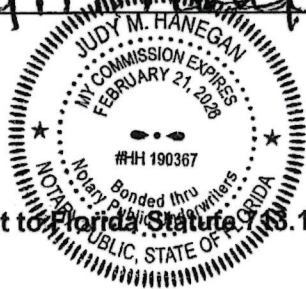
By Richard Barner JR

☒ Personally Known or ☒ Produced Identification

ID: _____

Notary Signature: [Signature]

Notary Stamp:



STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of August 2024

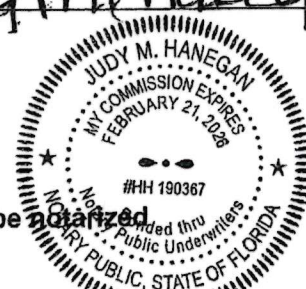
By Frank Mooney

☒ Personally Known or ☐ Produced Identification

ID: _____

Notary Signature: [Signature]

Notary Stamp:



Pursuant to Florida Statute 713.135(7) all signatures must be notarized.



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Phone: 352-438-2400

Construction Lien Law Affidavit

I/We will make all necessary attempts to provide a copy of the Construction Lien Law, Florida Statute Chapter 713, to the property owners(s) of the real property to which improvements are to be constructed.

Parcel ID: 8011-1350-36

Project Address

TBD

36 1350 11 18 17 21
Lot Blk Unit Sec Twp Rge

MARION OAKS
Subdivision / MH Park

Property Owner Worldwide Alliance, LLC

Form shall be signed by only ONE of the following individuals:

Owner's Signature:

[Signature]

Contractor's Signature:

[Signature]

Print Name: Richard Barner JR

Print Name: Frank Mooney

DATE: August 8, 2024

DATE: August 8, 2024

or

Authorized Agent's Signature: _____

Print Name: _____

DATE: _____

Prepared by:
LISA CHAMBLEE, an employee of
AMERICAS TITLE CORP
120 BUSHNELL PLAZA
Bushnell, Florida 33513
File Number: 16-211043
Parcel ID Number: 8011-1350-36

General Warranty Deed

Made this February 24th, 2021 A.D. By **MORRISON GLASGOW and SHARIDA SINANAN, HUSBAND AND WIFE**, 9241 214th Place, Queens Village, New York 11428-1202, hereinafter called the grantor, to **WORLDWIDE ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: 1202 SW 17th Street Ste 102, Ocala, Florida 34471, hereinafter called the grantee:

(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 (\$9000) 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 36, BLOCK 1350, MARION OAKS UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 214 THROUGH 224, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SUBJECT TO Covenants, Restrictions and Easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, 2020.

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:

Witness #1 Signature Ravendra Rampas

Witness #1 Printed Name RAVENDRA RAMPASAD

Witness #2 Signature Sh. H.

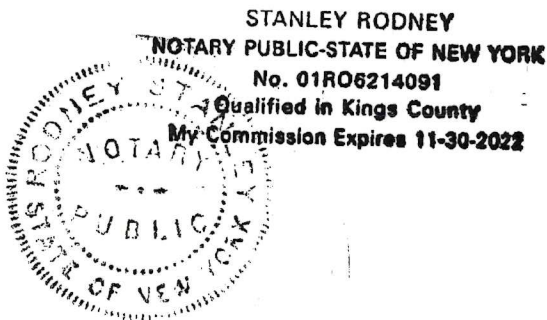
Witness #2 Printed Name Salim Hassan

State of New York
County of Kings

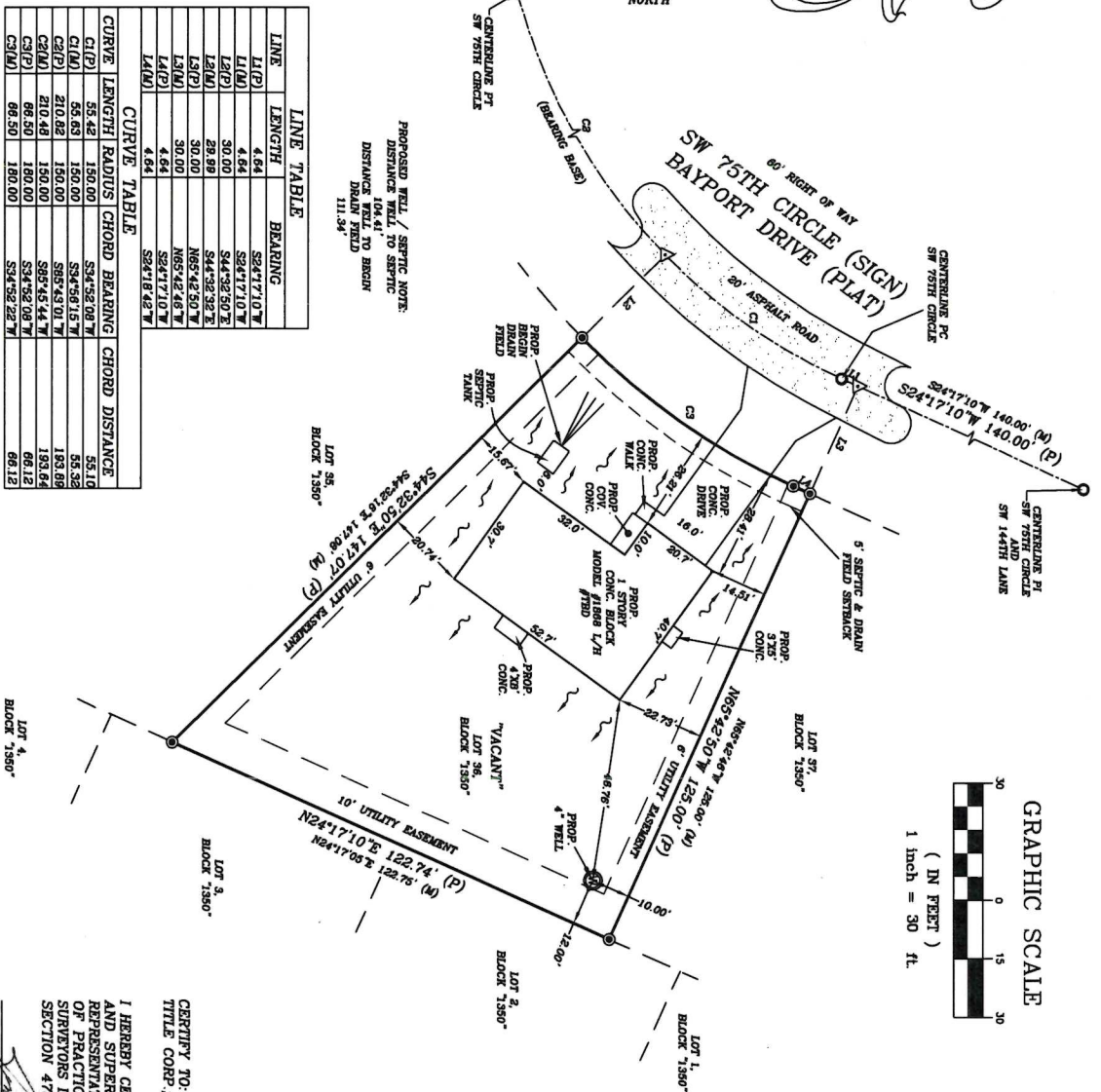
Morrison Glasgow (Seal)
MORRISON GLASGOW
Address: 9241 214th Place, Queens Village, New York 11428-1202

Sharida Sinanan (Seal)
SHARIDA SINANAN
Address: 9241 214th Place, Queens Village, New York 11428-1202

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of February 2021, by MORRISON GLASGOW and SHARIDA SINANAN, HUSBAND AND WIFE, who are personally known to me or who has produced NYS License & USA Passport as identification.



Stanley Rodney
Notary Public
Notary Printed Name: Stanley Rodney
My Commission Expires: 11/30/2022



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17060-062, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.067, FLORIDA STATUTES.

Jim L. Bohanon
JIMMY L. BOHANON, PSM # 6172
OF BOHANON & ASSOCIATES LAND SURVEYING, LLC
5816 S.W. 113th STREET
BELLEVUE, FL 33420

B/14/2024

CERTIFY TO: WORLDWIDE ALLIANCE, LLC, RELIANT FUNDING GROUP, AMERICA'S TITLE CORP.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Δ - CALCULATED POINT

○ - 5/8" IRON ROD & CAP (DB 6181)

○ - 5/8" IRON ROD & CAP (DB 6181)

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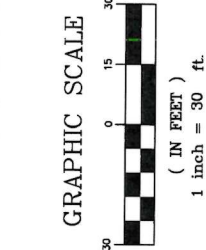
JOB: 21-114 DATE: 2/23/21
DRAWN: GTM VOLUME: 29/14
REVIEWED: JLB SHEET: 1 OF 1



BOUNDARY SURVEY FOR: WORLDWIDE ALLIANCE, LLC
BOHANON & ASSOCIATES LAND SURVEYING, LLC
"COMPLETE SURVEYING & MAPPING SERVICE"
LICENSED BUSINESS #8181
P.O. BOX 3777 BELLEVUE, FLORIDA 33421
OFFICE: (352) 236-2212

NO.	DATE	BY	REVISION:
1	8/14/24	JLB	SITE PLAN
2			
3			

APPROVED
By Liz Madelon, Zoning at 12:17 pm, Aug 19, 2024



DESCRIPTION:
LOT 36, BLOCK "1350", MARION OAKS UNIT 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "0", PAGE(S) 214-224, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:
1) BEARINGS HEREIN ARE BASED ON THE PLAT CHORD BEARING FROM THE CENTERLINE OF LOT 35, BLOCK "1350", TO THE CENTERLINE OF LOT 37, BLOCK "1350", SUD. BEARING S 24° 17' 10" W. DISTANCE 140.00'.

2) SURVEY BASED ON EXISTING MONUMENTATION OF MARION OAKS UNIT 11.

3) DESCRIPTION FURNISHED BY CLIENT.

4) BOUNDARY SURVEY FOR WORLDWIDE ALLIANCE, LLC.

5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEY.

6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR THE LOCATION OF ANY OTHER INSTRUMENTS OF RECORD. DEVELOPMENT OF THIS TRACT MAY AFFECT THE USE OR LOCATION.

8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.

9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #10093C-0715 D, DATED AUGUST 28, 2006.

10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF WORLDWIDE ALLIANCE, LLC. NO PART OF THIS SURVEY SHALL BE REPRODUCED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE AUTHORIZATION FROM BOHANNON & ASSOCIATES LAND SURVEYING, LLC.

LEGEND:
N=North, E=East, S=South, W=West (OR ANY COMBINATION)
P.C.=POINT OF CURVATURE
P.T.=POINT OF TANGENCY
P.I.=POINT OF INTERSECTION
L.S.=LICENSED SURVEYOR
L.B.=LICENSED BUSINESS
R.L.S.=REGISTERED LAND SURVEYOR
P.S.M.=PROFESSIONAL SERVICE MAP
P.C.P.=PROPOSED CONTROL POINT
CONC.=CONCRETE
A/C=AIR CONDITIONER
I.D.=IDENTIFICATION
M.A.S.=MEASURED DISTANCE OR BEARING
P.L.=PLAT DISTANCE OR BEARING
D.D.=DEED DISTANCE OR BEARING
C.C.=CALCULATED DISTANCE OR BEARING
L.N.=LINE NOT DRAWN TO SCALE
P.N.=POUND NAIL & DISC (LB 3984)
S.N.=SET 5/8" IRON ROD & CAP (LB 8181)
C.A.=CALCULATED POINT

1) HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51 F.060-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JIMMY L. BOHANNON, FSM # 6172
OF BOHANNON & ASSOCIATES LAND SURVEYING, LLC
316 GOLFVIEW STREET
BELLEVUE, FL 34420

8/14/2024
DATE

REVIEWED: JLB
SHEET: 1 OF 1
DRAWN: GTM
VOLUME: 29/14
DATE: 2/23/21
JOB: 21-114

BOHANNON & ASSOCIATES LAND SURVEYING, LLC
"COMPLETE SURVEYING & MAPPING SERVICE"
LICENSED BUSINESS #8181
P.O. BOX 3777 BELLEVUE, FLORIDA 34421
OFFICE: (352) 236-2212

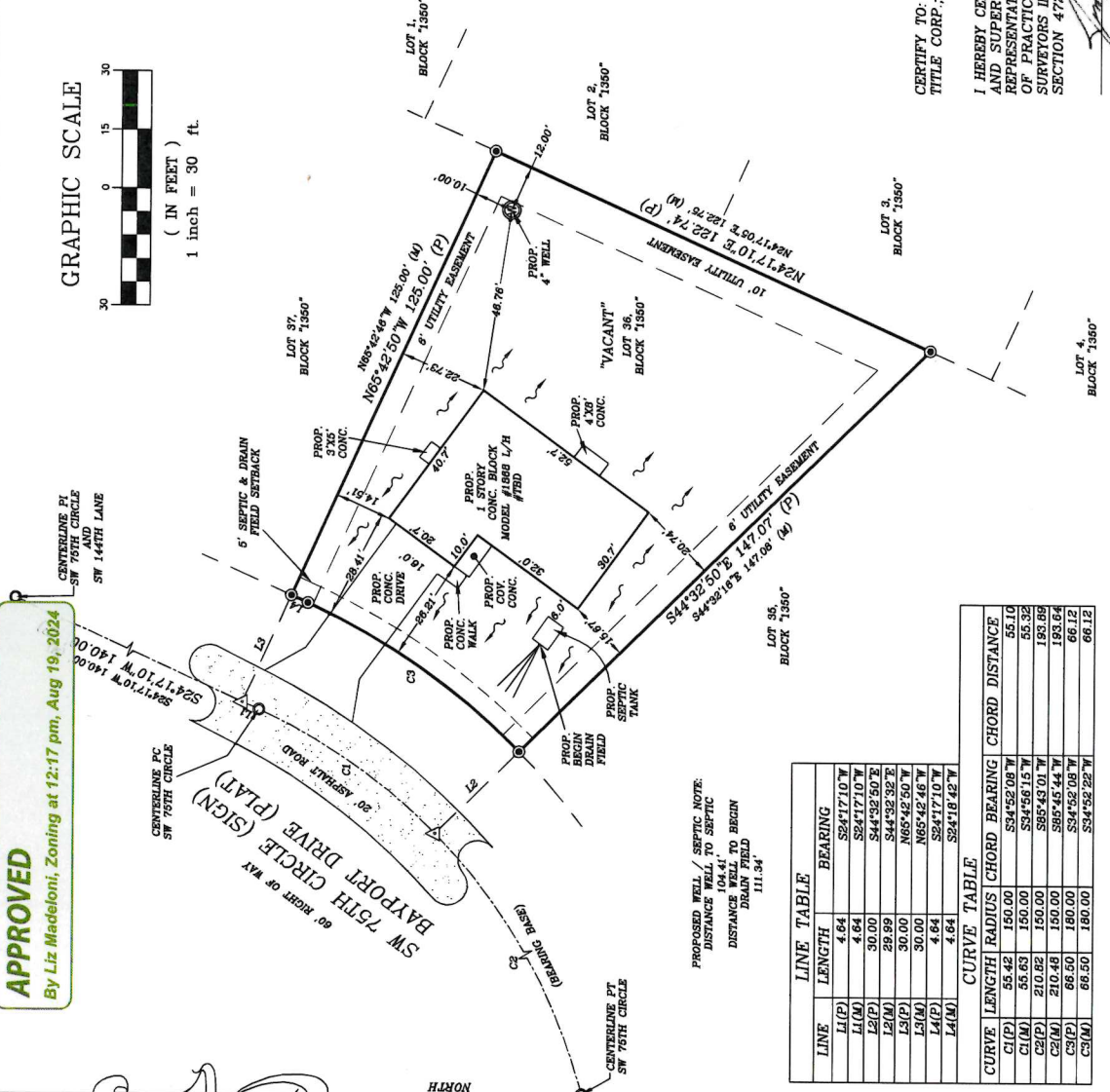
APPROVED
By Liz Madelon, Zoning at 12:17 pm, Aug 19, 2024

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By Liz Madelon, Zoning at 12:17 pm, Aug 19, 2024



Sign posting



Looking at the front of the house with the house number



Looking at the front of the house at the southwest front side corner



Looking at the front of the house at the southwest front side corner



Looking at the front of the house at the southwest front side corner



Looking at the south west front corner of the property



Looking at the rear of the property at the southwest side of the property



Looking from the rear to the south east side of the house.



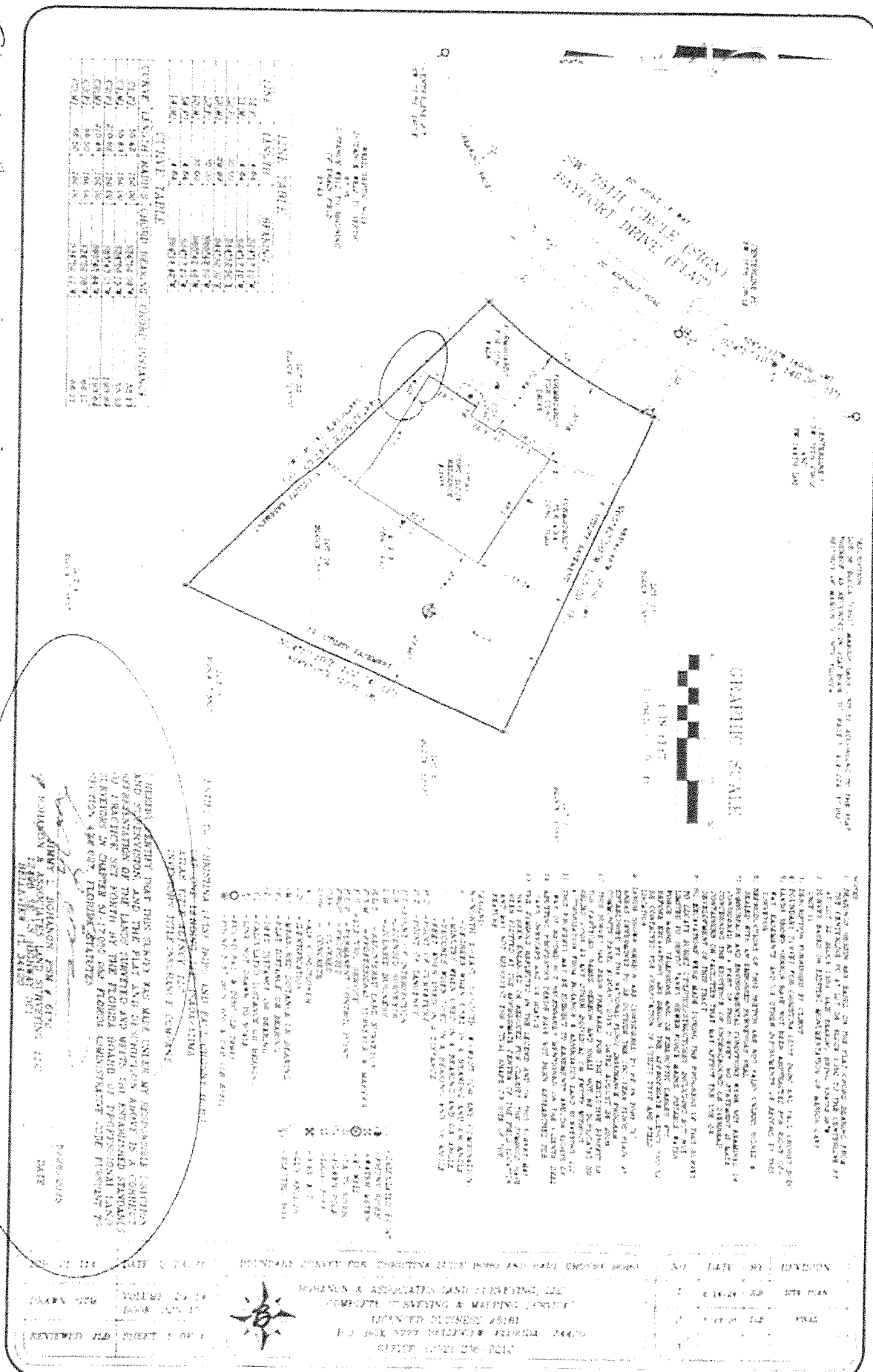
Looking from the rear to the south east side of the house.



Looking at the front of the property.

Page 11

Final Survey of AS is current site plan of structure



Page 11

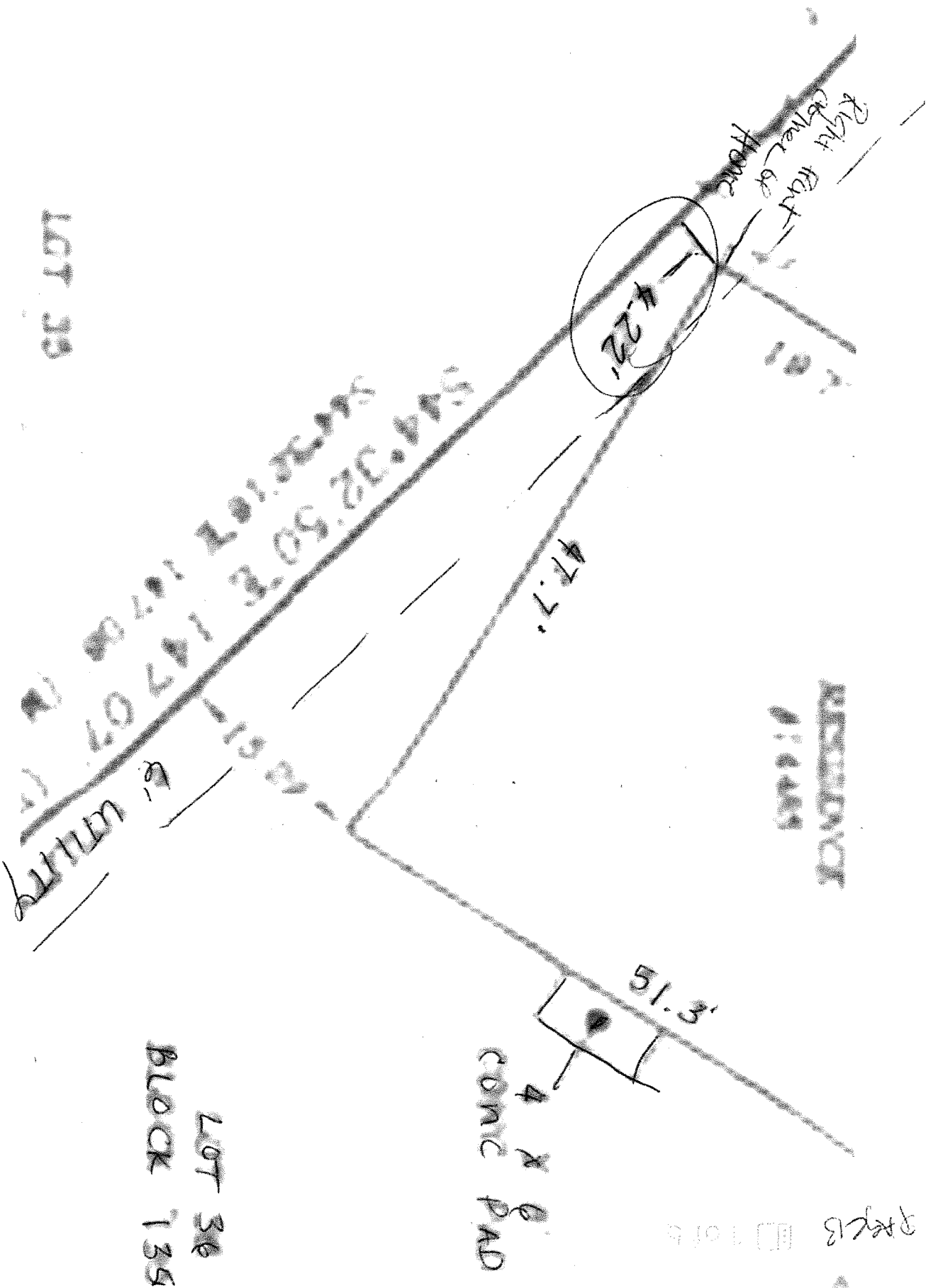
Age Group	1990	1995	2000	2005
0-14	18	16	14	12
15-24	12	13	14	15
25-34	15	14	13	12
35-44	12	13	14	15
45-54	12	11	10	10
55-64	10	11	12	12
65+	8	7	7	6

Figure 1 displays 16 line drawings of fish species, arranged in a 4x4 grid. The top row shows four species from the genus *Serranus*. The second row shows four species from the genus *Serranus*. The third row shows four species from the genus *Serranus*. The bottom row shows four species from the genus *Serranus*. The drawings are arranged in two columns of eight, with a dashed line separating the two columns. The species are labeled with numbers 1 through 16.



NO. 17187 JUL 14 1971
LIBRARY OF CONGRESS

71 abcd



page 1

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000048623

Entity Name: WORLDWIDE ALLIANCE, LLC

Current Principal Place of Business:

1202 SW 17TH ST

OCALA, FL 34471

Current Mailing Address:

1202 SW 17TH ST

OCALA, FL 34471 US

FEI Number: 27-0228359

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BARNER, RICHARD

1202 SW 17TH ST

OCALA, FL 34471 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: RICHARD BARNER

04/25/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	FLETCHER, PAUL	Name	BARNER, RICHARD
Address	1202 SW 17TH STREET	Address	1202 SW 17TH ST
City-State-Zip:	OCALA FL 34471	City-State-Zip:	OCALA FL 34471

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICHARD BARNER

MGR

04/25/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

page 9

page 7

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 Property Record Card

8011-1350-36

GOOGLE Street View

Prime Key: 2565683

MAP 11+

Current as of 6/23/2025

Property Information

WORLDWIDE ALLIANCE LLC
1202 SW 17TH ST
STE 102
OCALA FL 34471-1283

Taxes / Assessments:

Map ID: 134

Millage: 8002 - UNINCORPORATED

M.S.L.U.

P.U.: 00

Acres: .27

Situs: 14485 SW 75TH CIR OCALA

2024 Certified Value

Land Just Value	\$19,300		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$19,300		
Total Assessed Value	\$12,342	Impact	
Exemptions	\$0	Ex Codes:	(\$6,958)
Total Taxable	\$12,342		
School Taxable	\$19,300		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$19,300	\$0	\$0	\$19,300	\$12,342	\$0	\$12,342
2023	\$21,250	\$0	\$0	\$21,250	\$11,220	\$0	\$11,220
2022	\$10,200	\$0	\$0	\$10,200	\$10,200	\$0	\$10,200

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
74091053	02/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$9,000
29221167	09/2000	07 WARRANTY	3 DEVELOPER SALE	U	V	\$16,400

Property Description

SEC 18 TWP 17 RGE 21
PLAT BOOK O PAGE 214

page 7

Prepared by:
LISA CHAMBLEE, an employee of
AMERICAS TITLE CORP
120 BUSHNELL PLAZA
Bushnell, Florida 33513
File Number: 16-211043
Parcel ID Number: 8011-1350-36

page 6

General Warranty Deed

Made this February 24th, 2021 A.D. By **MORRISON GLASGOW and SHARIDA SINANAN, HUSBAND AND WIFE**, 9241 214th Place, Queens Village, New York 11428-1202, hereinafter called the grantor, to **WORLDWIDE ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: 1202 SW 17th Street Ste 102, Ocala, Florida 34471, hereinafter called the grantee:

(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 (\$9000) 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 36, BLOCK 1350, MARION OAKS UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 214 THROUGH 224, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
SUBJECT TO Covenants, Restrictions and Easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, 2020.

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:

Witness #1 Signature Ravendra Rampasad
Witness #1 Printed Name RAVENDRA RAMPASAD

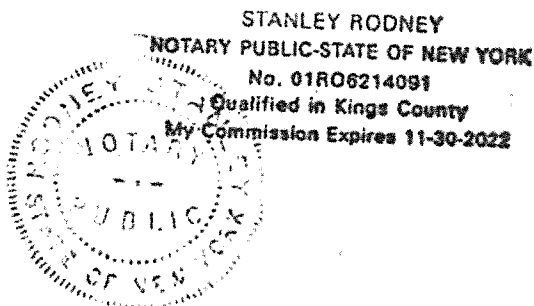
Morrison Glasgow (Seal)
MORRISON GLASGOW
Address: 9241 214th Place, Queens Village, New York 11428-1202

Witness #2 Signature Sharida Sinanan
Witness #2 Printed Name Sharida Sinanan

Sharida Sinanan (Seal)
SHARIDA SINANAN
Address: 9241 214th Place, Queens Village, New York 11428-1202

State of New York
County of Kings

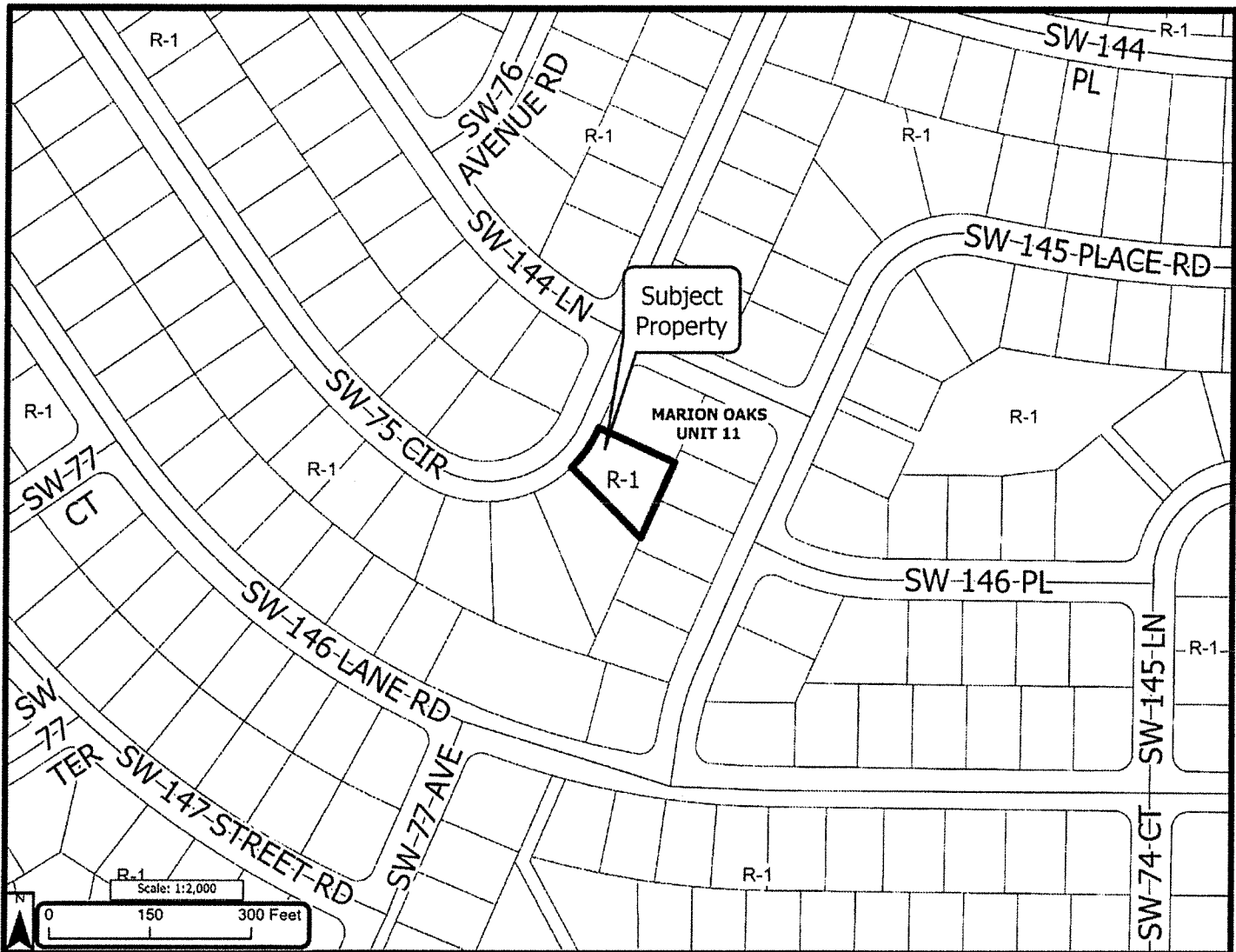
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of February 2021, by **MORRISON GLASGOW and SHARIDA SINANAN, HUSBAND AND WIFE**, who are personally known to me or who has produced NYS License & USA Passport as identification.



Stanley Rodney
Notary Public
Notary Printed Name: Stanley Rodney
My Commission Expires: 11/30/2022

Public Notification for: **VARIANCE**

Marion County Growth Services Planning & Zoning (352) 438-2675

250902V**Public Hearing:**Board of
Adjustment**09/08/2025 @ 2:00 P.M.****Public Hearing Location:**Growth Services Training Room
2710 East Silver Springs Boulevard
Ocala, FL 34470**Owner(s):**Worldwide Alliance LLC Richard Barner
c/o Richard Barner**Agent(s):**

N/A

**Property
Location:**14485 SW 75th Cir,
Ocala, FL 34473**Parcels(s):**8011-1350-36 **Acreage:** ± 0.27**Zone(s):**

R-1, Single-Family Dwelling

Request Description:

Request a **Variance** in accordance with Section 2.9 of the Marion County Land Development Code, to **reduce the (west) side setback from 8' to 4.22'** for an existing **single-family residence** in a Single-Family Dwelling (R-1) zone.

You are receiving this notification because you own property
That is located within 300' of the subject parcel(s).
If you have any questions, please call (352) 438-2675

Approved
9/1/25



Marion County Board of Adjustment

Agenda Item

File No.: 2025-20426

Agenda Date: 9/8/2025

Agenda No.: 4.1.

SUBJECT:
August 4, 2025

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

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT

August 4, 2025

A public hearing of the Marion County Board of Adjustment was held on August 4, 2024 at 2:00 pm in the Marion County Growth Services Training Room, 2710 E. Silver Springs Boulevard, Ocala, Florida.

The meeting was called to order at 2:00 pm. Members present, creating a quorum, were: Chairman Donald Barber, Thomas Phillips, Len Racioppi, and Jackie Alsobrook. Alternate Samuel Hunt was not present for roll call and arrived at 2:09 pm. Staff members present were: Chief Assistant County Attorney Dana Olesky, Planner Kathleen Brugnoli, Planner Ken Odom, Zoning Technician Christina Franco, Zoning Technician Lynda Smith, Administrative Staff Assistant Autumn Williams, Staff Assistant IV Kim Lamb, Code Enforcement Manager Robin Hough, Code Enforcement Supervisor Tracy Gillyard, Code Enforcement Officer Catherine Martinez, and Code Enforcement Officer Marianne Lopez.

Chairman Barber gave the Invocation, followed by Len Racioppi leading the Pledge of Allegiance.

Chairman Barber and Attorney Dana Olesky explained the procedures for hearing variance requests and Attorney Olesky administered the Oath en masse.

Kathleen Brugnoli 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. **250801V** – Tony Hassman and Kimberle Glaser, request a Variance in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the front (west side) setback from 25' to 7.9' to allow for an existing carport, in a Single-Family Dwelling (R-1) zone, on Parcel Account Number 3578-023-027, Site Address 10185 SW 41st Avenue, Ocala, FL 34476

Christina Franco presented the case and read the report into the record, stating this request is for the existing unpermitted carport. This permit was rejected because it did not meet the required setbacks and was then canceled by the contractor. Christina listed several permits in the nearby area that were approved, but stated there were no approved variances in the area for a similar structure.

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

Tony Hassman, 10185 SW 41st Avenue, Ocala, FL, 34476, the property owner, stated that he began working with a contractor for this structure in June of 2024. He acknowledged experiencing some confusion regarding the permitting process and understands that the project has proceeded in reverse order compared to standard procedures. Mr. Hassman requested the contractor to complete the carport and close the permit, which ultimately led to its cancellation. He expressed

a desire for the carport to be slightly taller than the house to accommodate his pickup truck. However, he was uncertain how to achieve this, so the structure would be attached to the house. Mr. Hassman stated that he is willing to attach the structure to the house if that is the board's preference, but is also open to leaving it unattached if necessary.

PUBLIC COMMENT:

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 **deny** the variance as requested and moved that, having heard competent substantial evidence, the Board finds that: 1. No 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 caused the special condition or circumstance; 3. Literal enforcement of the regulations would not 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 not the minimal variance that will allow reasonable use of the property; 5. The variance is not necessary for reasonable use of the property; 6. The variance will confer a special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 7. The granting of the variance will be injurious to the neighborhood or detrimental to the public welfare, and the Board denies the variance.

Len Racioppi made a motion to second.

Motion to Deny - Passed 4 to 1, with Jackie Alsobrook dissenting.

2.2. **250802V** – Sandra Kursingh Rojas, requests a Variance in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the front (north side) setback from 25' to 23' to allow for a mobile home, in a Mixed Residential (R-4) zone, on Parcel Account Number 4014-006-003, Site Address 18894 SE 55th Place, Ocklawaha, FL 32179

Lynda Smith presented the case and read the report into the record. The property is located within an ESOZ area, though it does not directly border the body of water. She also shows the surrounding areas' approved variances for similar requests.

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

Lauren Kirkman, 18931 SE 54th Place, Ocklawaha, FL 32179, on behalf of the applicant, addresses the board, stating the property was purchased in either 2021 or 2022. At the time, due to the applicant's health conditions, completing the home was not a priority. Ms. Kirkman explained the contractor was responsible for placing the home and ensuring that it would meet the setbacks. However, the owner has since been unable to get in contact with the contractor, who had been paid to manage both the permitting and placement of the home. She confirms that water has been set up, but there is no electricity at this time. Ms. Kirkman explained that existing tree stumps on the property influenced the placement of the home, as they obstructed alternative locations.

After further discussion amongst the board, Attorney Dana Olesky clarifies that in 2022, the applicant applied for a permit and was rejected, and then the permit expired. This home remained

on the property, unpermitted, vacant, and incomplete. The applicant then reapplied for a permit at a later date when code enforcement became involved.

PUBLIC COMMENT:

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

Jackie Alsobrook initially made a motion to approve the variance but withdrew her motion. Samuel Hunt made a motion to **deny** the variance as requested and moved that, having heard competent substantial evidence, the Board finds that: 1. No 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 caused the special condition or circumstance; 3. Literal enforcement of the regulations would not 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 not the minimal variance that will allow reasonable use of the property; 5. The variance is not necessary for reasonable use of the property; 6. The variance will confer a special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 7. The granting of the variance will be injurious to the neighborhood or detrimental to the public welfare, and the Board denies the variance.

Thomas Phillips made a motion to second.

Motion to Deny - Passed 5 to 0.

2.3. **250803V** – U-HAUL CO. of Florida, requests a Variance, Section 2.9, of the Marion County Land Development Code, to increase the permitted signage by one (1) additional wall sign and increase of overall signage square footage (SF) by 129SF from 384SF to 513SF, in a Community Business (B-2) zone, on an approximate 13.38 Acre Parcel, on Parcel Account Number 35485-001-04, Site Addresses 6615 and 6621 SW Highway 200, Ocala, FL 34476

Ken Odom presented the case and read the report into the record. Ken explains this case was previously denied (May 2025); however, the request presented today is different than before.

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

Shaw Lee, with Dowling Signs, 18038 NW 246th Street, High Springs, FL 32643, addresses the board on behalf of the applicant, opens the discussion with the board, and clarifies the location of the proposed signs.

PUBLIC COMMENT:

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

Samuel Hunt 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 grant the variance.

Jackie Alsobrook made a motion to second.

Motion to Approve - Passed 5 to 0

Other Business:

Board Member Phillips expressed concerns regarding contractors obtaining permits for projects that may not be feasible within the area, as well as instances of incomplete or improperly executed work. Dana Olesky referenced a prior issue involving sheds to illustrate a similar situation and clarified that such matters would fall under civil jurisdiction.

MINUTES:

The **May 5, 2025**, Board of Adjustment Minutes were moved for Approval upon a motion by Len Racioppi, with a second by Samuel Hunt.

Motion for Approval - Passed 5 to 0.

ADJOURNED: The meeting adjourned at 3:43 PM.

Donald M. Barber, Chairman

Attest:

Kim Lamb, Staff Assistant IV

Board of Adjustment Attendance Report

2025		January – No Meeting	February	March – No Meeting	April	May	June – No Meeting	July – No Meeting	August	September	October	November	December
Donald Barber	Board Member		X		X	X			X				
C. Cadell Hager	Board Member		X										
Donald Sherwood	*Term Ended 4/25*		X		X	-			-	-	-	-	-
Jackie Alsobrook	Board Member		X						X				
Ernest Hemschot	Board Member		X			X							
Thomas Phillips	Board Member		X		X	X			X				
Len Racioppi	Board Member	-	-	-	-	X			X				
Nathanael Ramos	Board Member				X								
Samuel Hunt*	Alternate		X		X	X			X				
Zilca Diaz*	Alternate	-	-	-	-	X							

X - Present

- N/A