

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT February 2, 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 2:07 p.m. Members present, creating a quorum, were Chairman Donald Barber, Vice Chairman C. Cadell Hager, Len Racioppi, Thomas Phillips, and Jackie Alsobrook. Staff members present were: Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyruach, Zoning Technicians Cristina Franco and Lynda Smith, Planners Sarah Wells and Kathleen Brugnoli, GIS Technician Analyst Antony Alva, Code Enforcement Supervisor Tracy Gillyard, Code Enforcement Officer Catherine Martinez, and Staff Assistant IV Kimberly Lamb.

Donald Barber delivered the Invocation, followed by C. Cadell Hager leading the Pledge of Allegiance.

Chairman Barber and Attorney 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. 260201V – Yanelis Diaz Blondin and Denmys Gutierrez Ledesma, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, 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

Cristina Franco presented the case and read the report into the record, stating this request is to reduce the (front) setback for an existing permitted carport.

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

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

C. Cadell Hager made a motion to **approve** the variance as requested and **to include the additional Special Condition of: this variance will not apply to the replacement or substantial rebuilding of the carport** 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 with Special Conditions, the reduced setback granted will not apply to the replacement or substantial rebuilding of the carport. - Passed 5 to 0.

2.2. 260202V – Carrie Searfos Locke, requests a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, 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

Lynda Smith presented the case and read the report into the record, stating this request is to reduce the (front) setback from 25' to 19.10' for an existing permitted carport.

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

Carrie Searfos Locke, 10114 SW 42nd Avenue, Ocala, FL 34476, applicant, addressed the board. Ms. Locke stated that the main reason she purchased this house was because of the 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.

Len Racioppi made a motion to **approve** the variance as requested and **to include the additional Special Condition of: this variance will not apply to the replacement or substantial rebuilding of the carport** 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.

C. Cadell Hager made a motion to second.

Motion to Approve with Special Conditions, the reduced setback granted will not apply to the replacement or substantial rebuilding of the carport. - Passed 5 to 0.

2.2. 260203V – *CONFIDENTIAL*, request a **Variance** in accordance to 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, on Parcel Account Number 3578-011-024, Site Address 4321 SW 106th Place, Ocala, FL 34476

Sarah Wells presented the case and read the report into the record, stating this request is to reduce the (front) setback from 25' 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.

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

CONFIDENTIAL, 4321 SW 106th Place, Ocala, FL 34476, applicant, addressed the board. The board was informed that the builder obtained a permit for the back screen porch and a separate permit for the front carport. The applicant explained that the property card reflected both structures, leading them to believe both were approved. Further explains they only became aware of the violation upon receiving the code enforcement letter. The applicant emphasized the significant hardship this process has caused.

Donald Barber made a motion to **approve** the variance as requested and **to include the additional Special Condition of: this variance will not apply to the replacement or substantial rebuilding of the carport** 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.

Thomas Phillips made a motion to second.

Motion to Approve with Special Conditions, the reduced setback granted will not apply to the replacement or substantial rebuilding of the carport. - Passed 5 to 0.

OTHER BUSINESS: None

MINUTES:

The **January 5, 2026**, Board of Adjustment Minutes were moved for Approval upon a motion by Cadell Hager, with a second by Len Racioppi.

Motion for Approval - Passed 5 to 0.

ADJOURNED: The meeting adjourned at 3:27 p.m.

Donald M. Barber, Chairman

Attest:

Kimberly Lamb, Staff Assistant IV