

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT September 8, 2025

A public hearing of the Marion County Board of Adjustment was held on September 8, 2025, 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, Vice Chairman C. Cadell Hager, Len Racioppi, and Nathanael Ramos. Alternate Zilca Diaz and Alternate Samuel Hunt arrived at 2:06. Staff members present were: Assistant County Attorney Linda Blackburn, Director Chuck Varadin, Zoning Supervisor Cindy Garr, Zoning Technician Cristina Franco, Zoning Technician Lynda Smith, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

Nathanael Ramos gave the Invocation, followed by leading the Pledge of Allegiance.

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

Kim Lamb 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. **250901V** – Rhonda Shingleton, requests a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the (east) side setback from 8' to 0' for a proposed screen pool enclosure in a Single-Family Dwelling (R-1) zone, on Parcel Account Number 24261-010-01, Site Address 2539 NE 32nd Place, Ocala, FL 34479

Lynda Smith presented the case and read the report into the record, stating this request is for the proposed screen pool enclosure.

21 homeowners were notified within 300' of the parcel. One (1) letter of support was received.

Rhonda Shingleton, 2539 NE 32nd Place, Ocala, FL 34479, addresses the board. Explained to the board how severely allergic to wasps she is and described having been rushed to the hospital several times, and further explained that the enclosure would allow her to safely enjoy her pool.

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 grants the variance.

C. Cadell Hager made a motion to second.

Motion to Approve - Passed 6 to 0.

2.2. **250902V** – Worldwide Alliance LLC, requests a Variance in accordance to 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, on Parcel Account Number 8011-1350-36, Site Address 14485 SW 75th Circle, Ocala, FL 34471

Cristina Franco presented the case and read the report into the record, stating the request is for an existing single-family residence.

21 homeowners were notified within 300' of the parcel. We received two (2) letters of opposition, and no letters of support.

There was no one to speak on behalf of the applicant Worldwide Alliance LLC.

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.

Nathanael Ramos 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.

Samuel Hunt made a motion to second.

Motion to Deny - Passed 6 to 0.

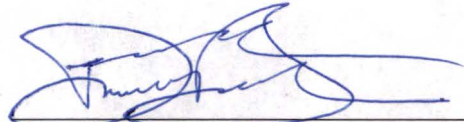
Other Business: N/A

MINUTES:

The **August 4, 2025**, Board of Adjustment Minutes were moved for Approval upon a motion by C. Cadell Hager, with a second by Nathanael Ramos

Motion for Approval - Passed 6 to 0.

ADJOURNED: The meeting adjourned at 2:51 PM.



Donald M. Barber, Chairman

Attest:



Kim Lamb, Staff Assistant IV

VARIANCE ACTION FORM

ITEM NO: 250901V

DATE OF PUBLIC HEARING: SEPTEMBER 8, 2025

OWNER NAME(s):

Rhonda Shingleton
2539 NE 32nd Place
Ocala, FL 34479

AGENT NAME(s):

N/A

LEGAL DESCRIPTION OF PROPERTY: Parcel Account No. **24261-010-01**, SEC 03 TWP 15 RGE 22, in Marion County, Florida.

VARIANCE REQUESTED: Request to reduce the (east) side setback from 8' to 0' for a proposed screen pool enclosure, in a Single-Family Dwelling (R-1) zone.

FINDINGS OF BOARD OF ADJUSTMENT

1. **Written Petition.** A written petition for a Variance has been submitted demonstrating that:
- 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.
 - B. The special conditions and circumstances do not result from the actions of the applicant.
 - 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 of the applicant.
 - D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.
 - 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.
 - F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

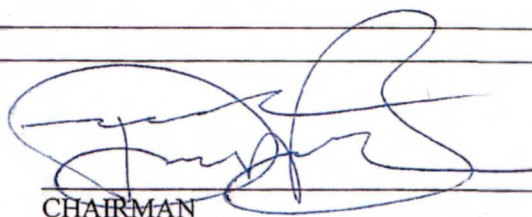
2. ✓ **GRANTED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have been demonstrated by the applicant for Variance.

3. _____ **DENIED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have not been demonstrated by the applicant for Variance.

4. _____ **CONDITIONS & SAFEGUARDS:**

A. Should the structure be removed for any reason, any replacement structure must meet the then required setbacks or a variance must be requested. _____

B. _____


CHAIRMAN

09-08-2025

DATE

VARIANCE ACTION FORM

ITEM NO: 250902V

DATE OF PUBLIC HEARING: SEPTEMBER 8, 2025

OWNER NAME(s):

Worldwide Alliance LLC
1202 SW 17th Street, Suite 102
Ocala, FL 34471

AGENT NAME(s):

Worldwide Alliance LLC
1202 SW 17th Street, Suite 102
Ocala, FL 34471

LEGAL DESCRIPTION OF PROPERTY: Parcel Account No. **8011-1350-36**, SEC18 TWP 17 RGE 21, in Marion County, Florida.

VARIANCE REQUESTED: Request 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.

FINDINGS OF BOARD OF ADJUSTMENT

1. **Written Petition.** A written petition for a Variance has been submitted demonstrating that:
- 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.
 - B. The special conditions and circumstances do not result from the actions of the applicant.
 - 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 of the applicant.
 - D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.
 - 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.
 - F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
2. _____ **GRANTED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have been demonstrated by the applicant for Variance.
3. ✓ **DENIED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have not been demonstrated by the applicant for Variance.

4. _____ **CONDITIONS & SAFEGUARDS:**

A. Should the structure be removed for any reason, any replacement structure must meet the then required setbacks or a variance must be requested. _____

B. _____

CHAIRMAN

09-08-2025
DATE