



Marion County

Board of Adjustment

Meeting Agenda

Monday, April 7, 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. [250401V - Miguel and Barbara Perez, request a Variance, to reduce the front setback from 25' to the property line \(zero\) setback for an existing 30' x 35' carport, in a Single-Family Dwelling \(R-1\) zone, on an approximate 0.53 Acre Parcel, on Parcel Account Number 3578-016-030, Site Address 10464 SW 45th Avenue, Ocala, FL 34476](#)
 - 2.2. [250402V - JJJ & Luke Rentals LLC, Request a Variance, to Reduce the Setback From 8' to 6.1' on the Front East Side, and From 8' to 3.8' on the Rear East Side, in a Single-Family Dwelling \(R-1\) Zone, on an Approximate 0.23 Acre Parcel, on Parcel Account Number 4530-004-004, Site Address 6962 SE 124th Street, Belleview, FL 34420](#)
 - 2.3. [250403V - K. Hovnanian at Aspire at Glen Aire, LLC, Request a Variance, to Reduce the Front Setback From 25' to 20' for Construction of single-family homes, in a Single-Family Dwelling \(R-1\) Zone, on an Approximate 8.95 Acre Tract Development, on Parcel Account Numbers 8002-0074-05, 8002-0074-06, 8002-0074-07, 8002-0074-08, 8002-0074-09, 8002-0074-10, 8002-0074-11, 8002-0074-12, 8002-0074-13, 8002-0074-14, 8002-0074-15, 8002-0075-01, 8002-0075-02, 8002-0075-03, 8002-0079-02, 8002-0079-03, 8002-0081-10, 8002-0081-11, 8002-0081-12, 8002-0081-13, 8002-0081-14, 8002-0081-15, 8002-0081-16, 8002-0081-17, 8002-0082-01, 8002-0082-02, 8002-0082-03, 8002-0082-15, 8002-0083-01, 8002-0083-02, 8002-0083-03, 8002-0083-04, 8002-0083-05, 8002-0083-06, 8002-0083-07, 8002-0083-08, 8002-0083-09, 8002-0083-10, 8002-0083-11, 8002-0083-21, 8002-0084-02, 8002-0084-03, 8002-0084-04, 8002-0084-05, 8002-0084-06, 8002-0084-07, 8002-0084-08, Site Addresses 3705, 3687, 3669, 3651, 3633, 3617, 3599, 3587, 3561, and 3543 SW 153rd Place Road, and 3475, 3449, 3423, 3485, 3471 SW 155th Place Road, and 15356, 15388, 15406, 15430, 15452, 15472, 15490, 15510, and 15540 SW 34th Terrace, and 15359 SW 35th Terrace, Ocala, FL 34473, and No Addresses Assigned.](#)

3. Other Business
4. Consider the Minutes of Previous Meeting
 - 4.1. [February 3, 2025](#)

Adjourn



Marion County

Board of Adjustment

Agenda Item

File No.: 2025-18621

Agenda Date: 4/7/2025

Agenda No.: 2.1.

SUBJECT:

250401V - Miguel and Barbara Perez, Request a **Variance**, to Reduce the Front Setback From 25' to the Property Line (Zero) Setback for an Existing 30' x 35' Carport, in a Single-Family Dwelling (R-1) Zone, on an Approximate 0.53 Acre Parcel, on Parcel Account Number 3578-016-030, Site Address 10464 SW 45th Avenue, Ocala, FL 34476

DESCRIPTION/BACKGROUND:

This is a variance request filed by the applicant Miguel Perez, from the Land Development Code (LDC) Section 4.2.10 E, attached structures to the home are required to meet the Single-Family Residential (SFR) setbacks. The Land Development Code states that in R-1 zoning, the SFR setbacks are 25' from the front property line, 25' from rear property line, and 8' from both side property lines. The applicant is requesting to have a front setback reduction from the required 25' to 0' for a 30'x35' existing not attached carport. The carport was built without a permit, a permit was applied for in September of 2024 and rejected by zoning because it did not meet the front setback requirements. Since the carport is detached, it qualifies as an accessory structure. Accessory structures must be to the side or rear of the primary structure (house) and may not extend beyond the front of the primary structure



**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
April 7, 2025
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250401V
CDP-AR	32439
Type of Case	Variance to reduce front setback from 25' to 0' for a 30'x35' existing not attached carport. Permitted after the fact.
Owner	Miguel & Barbara Perez
Applicant	Miguel Perez
Street Address	10464 SW 45 th Ave, Ocala
Parcel Number	3578-016-030
Property Size	.53 acres
Future Land Use	Medium Density Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (SPOZ), Urban Growth Boundary
Project Planner	Clint Barkley, Zoning Technician I
Related Case(s)	Open Code Case 963206- Carport and electric for gate and garage door without the applicable permits.

I. ITEM SUMMARY

This is a variance request filed by the applicant Miguel Perez, from the Land Development Code (LDC) Section 4.2.10 E, attached structures to the home are required to meet the Single-Family Residential (SFR) setbacks. The Land Development Code states that in R-1 zoning, the SFR setbacks are 25' from the front property line, 25' from rear property line, and 8' from both side property lines. The applicant is requesting to have a front setback reduction from the required 25' to 0' for a 30'x35' existing not attached carport. The carport was built without a permit, a permit was applied for in September of 2024 and rejected by zoning because it did not meet the front setback requirements. Since the carport is detached, it qualifies as an accessory structure. Accessory structures must be to the side or rear of the primary structure (house) and may not extend beyond the front of the primary structure.

**FIGURE 1
GENERAL LOCATION MAP**



II. PUBLIC NOTICE

Notice of public hearing was mailed to (23) property owners within 300 feet of the subject property on March 21, 2025. A public notice sign was posted on the subject property on February 18, 2025 (Figure 2), and notice of the public hearing was published in the Star-Banner on March 24, 2025. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject .53-acre lot is located within the recorded subdivision, Ocala Waterway Estates. The property has a Medium Residential Future Land Use Map Series (FLUMS) designation with an R-1 Zoning Classification. LDC Section 4.2.10.E provides the determined setbacks to be a minimum 25' front setback, minimum 25' rear setback, and minimum 8' sides setback.

The .53-acre subject property is displayed as Lot 30, Block 16, Plat Book K Page 052 in Ocala waterway estates. The property has 230' depth with 100' width.

Figure 2

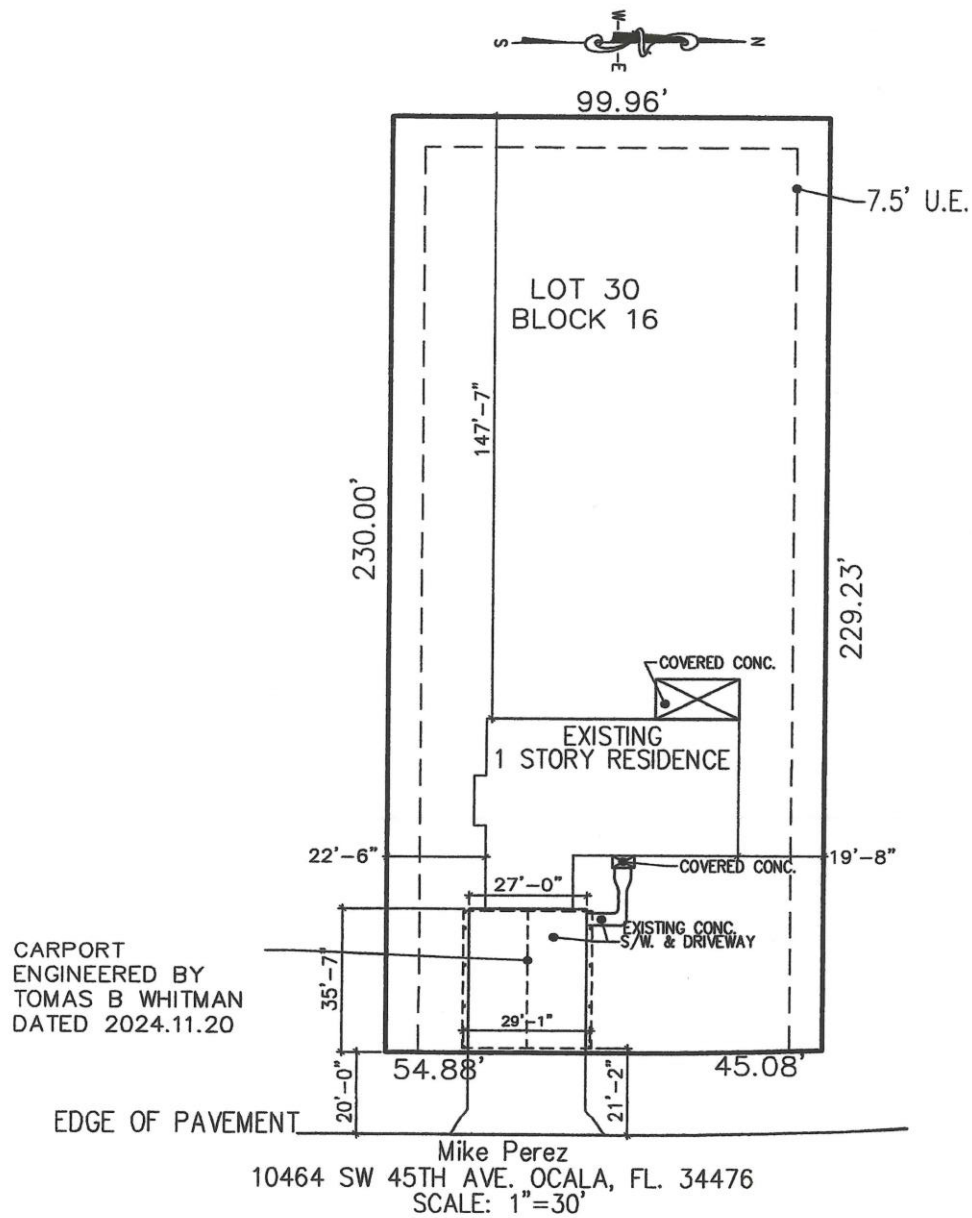


Perez Property

IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.2.10.E. for the front setback from the required 25' to 0' for an existing 30'x35' not attached carport. Consistent with LDC Section 2.9.3.B., on February 18, 2025, a site visit was conducted by Growth Services Department staff, and measurements and photographs were taken.

Figure 4
Site Plan



ANALYSIS

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

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

Analysis: Applicant states they are requesting a reduction to the front 25' setback to 0' for an existing 30'x35' not attached carport.

Staff inspected the property to measure the front setback request and concurs with the above 0' setback request of the applicant. The site plan provided with the original Building permit.

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

Analysis: The applicant states "I can't get rain water it can be deadly. I built it longer so I didn't get wet from rain do to my health."

Staff finds that if he would have pulled the applicable permits it would have not been approved by zoning, it is not attached and does not meet the setback requirements and is also an accessory in front of the home. And if the carport was attached to the home it would not meet the front setback requirement of 25' from the property line.

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: Other homes in the area have them.

Staff finds that if the applicable permits were pulled it would have not been approved by zoning, it is not attached and does not meet the setback requirements and is also an accessory in front of the home. Applicant states other homes in the area have similar carports. However, staff found only one variance request in this area for a front setback reduction and it was denied in 2016 (160904V).

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

Analysis: The applicant requires the minimum variance to accomplish health and safety goals as outlined above.

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

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

Analysis: The only privilege would be the 25' front variance.

Staff finds that granting any variance is a privilege, the structure if permitted would not have met the setbacks for an accessory building in the front of the home in the R-1 zoning and would not have been approved.

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

Analysis: It will not affect the neighborhood negatively.

Staff finds that if variance is granted, it would not be injurious to the neighborhood as long as the applicant pulls the correct permits and gets them approved. There is a distance of 21'2" form the road to the property line.

V. LIST OF ATTACHMENTS

- A. Application – Variance filed by Miguel Perez, January 24, 2025
- B. Site Plan
- C. Marion County Property Appraiser Property Record Card
- D. 300' Mailing Radius Map
- E. Area Map of Zoning Classifications
- F. Warranty Deed
- G. Medical Record

24/01/2025, 10:03

Image (90).jpg



Marion County
Board of County Commissioners
David J. ...
...
...

OFFICE USE ONLY

Received By: EMDate Received: 1/24/2025

VARIANCE APPLICATION

Application #: 32431

35 78-016-030

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:

Carport, Requesting a reduction of the front set back from 25 ft to the property line (zero set back for 30 x 35 existing carport)

Section of Code requesting variance from:

Zoning for Carport

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 3 quarter +/- acres

Directions to subject property:

Car port

(Print) Property Owner

Miguel A Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476

Contact Info: Phone, cell, e-mail address

(Print) Applicant or Agent

Barbara C Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$450 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

"Meeting Needs by Exceeding Expectations"

www.marioncountycler.org

APPLICATION COMPLETE

DATE COMPLETED

INITIALS: EM

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH



Marion County
Board of County Commissioners

Growth Services ♦ Zoning

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

OFFICE USE ONLY

Received By: C. Garr

Date Received: 1-15-25

VARIANCE APPLICATION

Application #: 2024092100
FOR COUNTY USE ONLY

35 78-016-030

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:

Carport *Requesting a reduction of the front set back from 25' to Property line for existing Carport 30x35*

Section of Code requesting variance from:

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .53 +/- acres

Directions to subject property:

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

[Signature]

(Print/Signature) Property Owner

Miguel A Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476 *305-5423208*

Contact Info: Phone, cell, e-mail address

Mike Perez 0428@gmail.com

[Signature]

(Print) Applicant or Agent

Miguel A Perez

Address

10465 SW 45 AVE

City, State, Zip Code

Ocala, FL 34476

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$450 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.

CC 463206

STR R-1, med
271621

"Meeting Needs by Exceeding Expectations"

WRITTEN PETITION FOR VARIANCE

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

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

Applicant's justification:

Car port is in front of house.

Other homes in the same neighborhood have car ports in front of houses

*Requesting a reduction of the front set back
From 25' to property line for Existing carport.
30' wide 35' long.*

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

Applicant's justification:

Health and Medical conditions (homeowner), A covered car ports as essential part of my well being.

I'm 76 years old and had cancer and also was hospitalized for many weeks at Baptist Hospital (Miami) with a pulmonary embolism caused by a severe cold. I was told that I must take care of myself and avoid any illness that may affect my lungs.

*I can't get rain water it can't be deadly
I built longer so I didn't get wet from rain
do to my health*

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:

Other homes in the area have them

Note I have pictures

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

Applicant's justification:

The applicant requires the minimum variance to accomplish applicants health and safety goals as outlined above.

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.

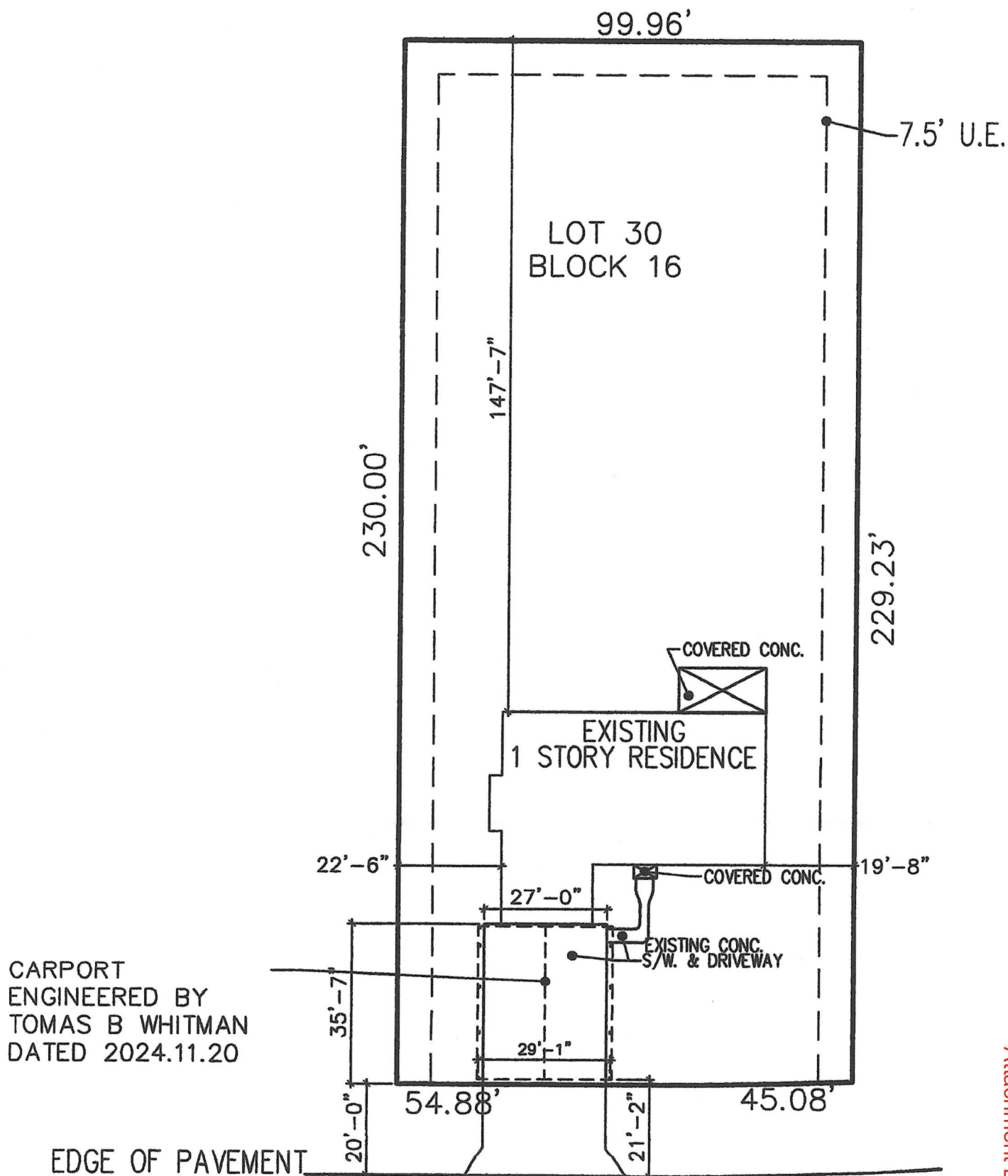
Applicant's justification:

The applicant will only receive additional benefit to his health and safety which has already been granted to various other neighbors without such extenuating circumstances

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

Applicant's justification:

No, as many neighbors have similar set up.



CARPORT
ENGINEERED BY
TOMAS B WHITMAN
DATED 2024.11.20

Attachment B

Mike Perez
10464 SW 45TH AVE. OCALA, FL. 34476
SCALE: 1"=30'

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

3578-016-030

[GOOGLE Street View](#)

Prime Key: 894575

[MAP IT+](#)

Current as of 2/26/2025

Property InformationMore Names

PEREZ MIGUEL ANGEL & BARBARA
 CARDIO LVN TRUST
 PEREZ MIGUEL ANGEL TR ET AL
 10464 SW 45TH AVE
 OCALA FL 34476-6122

Taxes / Assessments:

Map ID: 150

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 01

Acres: .53

Situs: Situs: 10464 SW 45TH AVE
 OCALA

2024 Certified Value

Land Just Value	\$42,500		
Buildings	\$250,434		
Miscellaneous	\$2,621		
Total Just Value	\$295,555		
Total Assessed Value	\$229,931	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$65,624)
Total Taxable	\$179,931		
School Taxable	\$204,931		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,500	\$250,434	\$2,621	\$295,555	\$229,931	\$50,000	\$179,931
2023	\$42,500	\$0	\$0	\$42,500	\$30,470	\$0	\$30,470
2022	\$57,400	\$0	\$0	\$57,400	\$27,700	\$0	\$27,700

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8341/1027	05/2024	05 QUIT CLAIM	0	U	I	\$100
8219/0161	12/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$330,000
7994/0657	03/2023	07 WARRANTY	8 ALLOCATED	Q	V	\$86,000
3466/0932	06/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$31,000
1742/0544	05/1991	05 QUIT CLAIM	0	U	V	\$100
1346/0214	11/1985	05 QUIT CLAIM	0	U	V	\$100
1049/0992	12/1980	07 WARRANTY	0	U	V	\$3,500
1046/1877	11/1980	07 WARRANTY	0	U	V	\$3,500

Property Description

SEC 27 TWP 16 RGE 21
 PLAT BOOK K PAGE 052
 Ocala Waterway Estates
 BLK 16 LOT 30

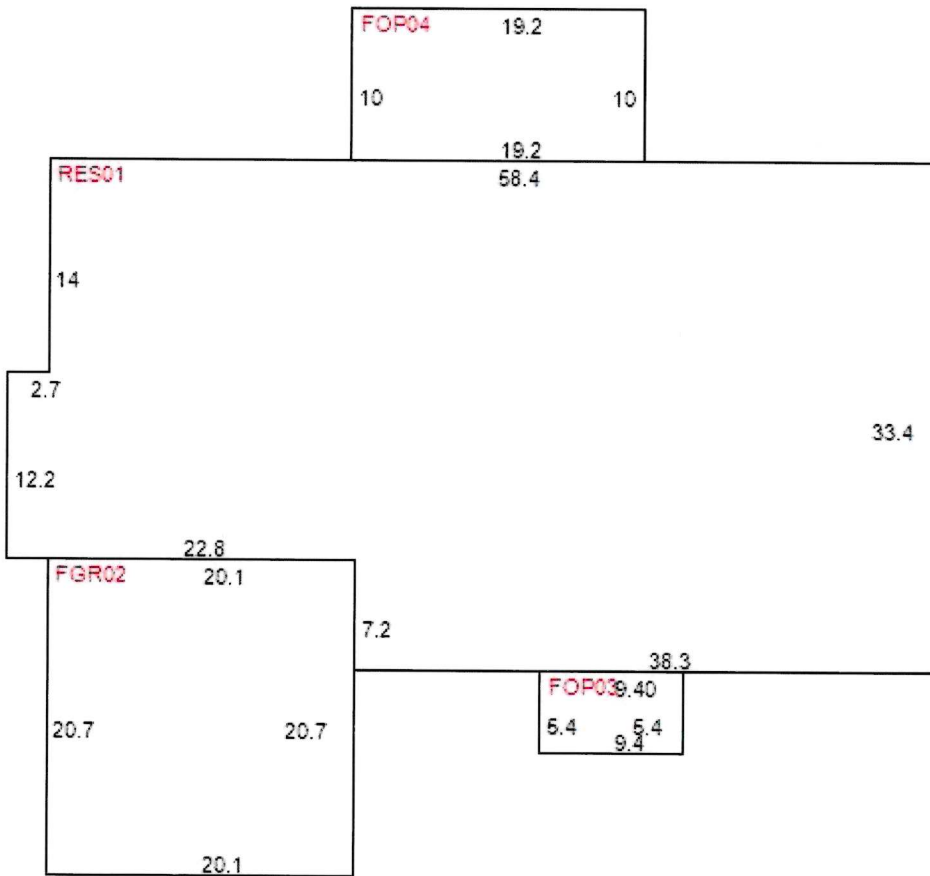
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		100.0	230.0	R1	1.00	LT							
Neighborhood 8048 - Ocala Waterway Estates													
Mkt: 9 70													

Traverse

Building 1 of 1

RES01=R22,8D7,2R38,3U33,4L58,4D14L2,7D12,2.R2,7
 FGR02=D20,7R20,1U20,7L20,1.R20,1D7,2R12,2
 FOP03=D5,4R9,4U5,4L9,40.R38,3U33,4L31,7
 FOP04=U10L19,2D10R19,2.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 10/26/2023 by 225

Year Built 2023
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 189

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt	Area	Bsmt	Finish	Ground	Floor	Area	Total	Flr	Area
RES	0132	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %						1,839			1,839
FGR	0232	- CONC BLK-STUCO	1.00	2023	N	0 %	0 %						416			416
FOP	0301	- NO EXTERIOR	1.00	2023	N	0 %	0 %						51			51
FOP	0401	- NO EXTERIOR	1.00	2023	N	0 %	0 %						192			192

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 1	Dishwasher: Y
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,016.00	SF	20	2023	3	0.0	0.0	

Appraiser Notes

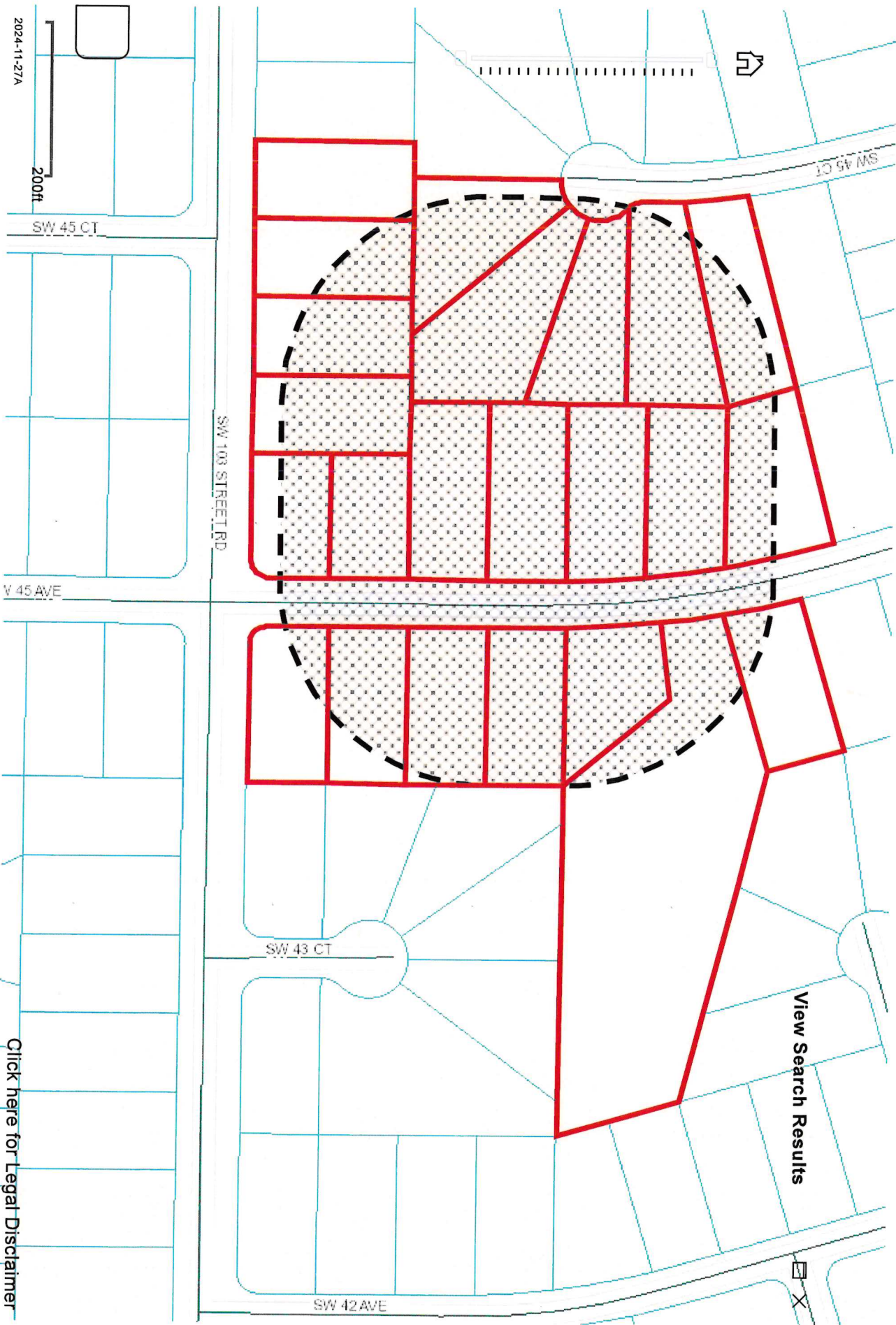
MODEL=CARMEL
 BUILDER=STERNER GROUP, LLC

Planning and Building** Permit Search **

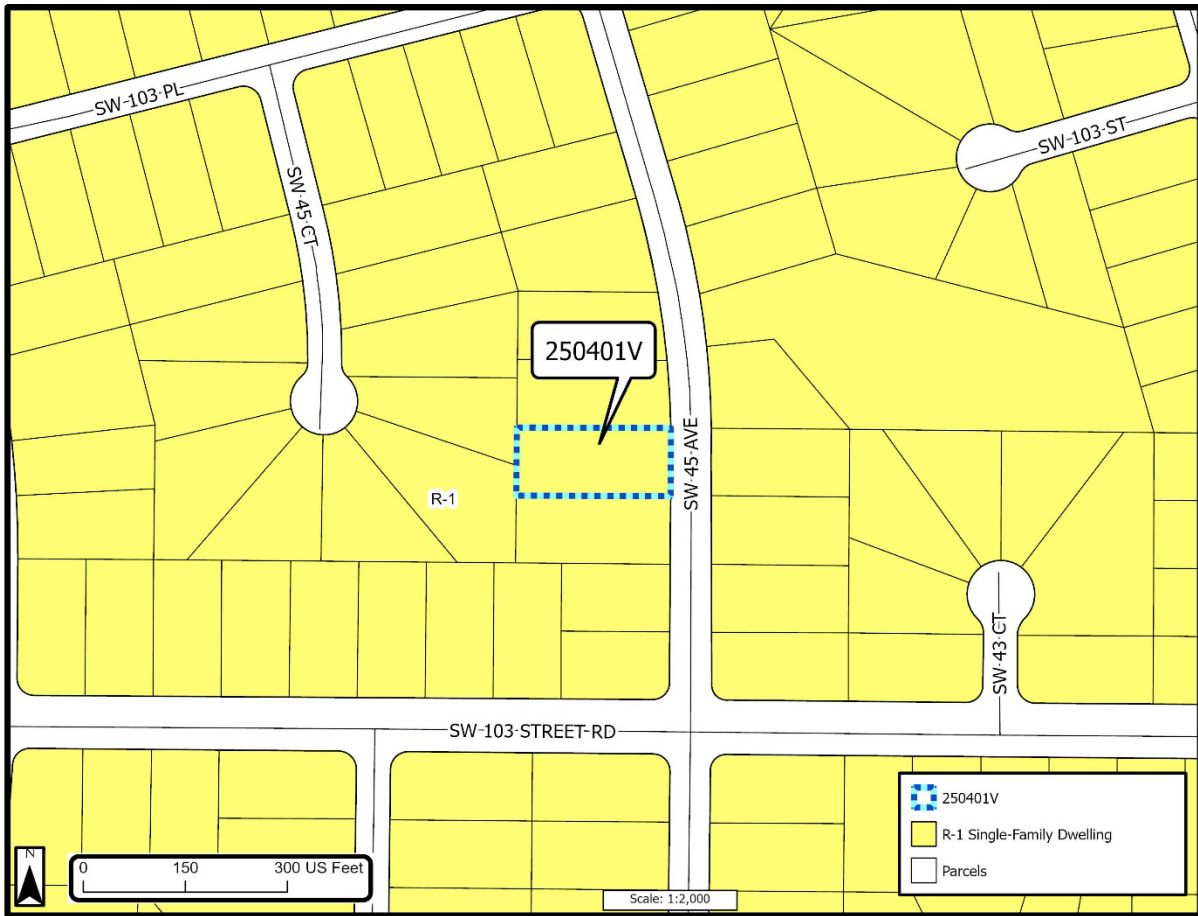
Permit Number	Date Issued	Date Completed	Description
2024092886	9/1/2024	10/24/2024	INSTALLATION OF SLIDING GLASS DOOR
2023040830	4/1/2023	9/8/2023	TO BUILD A NEW SINGLES FAMILY HOME



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+



View Search Results



Gregory C Harrell Clerk & Comptroller Marion Co.
 CFN: 2023164018 BK 8219 Pgs 0161-0162
 12/26/2023 04:23:16 PM Rec Fee 18.50 INDEX
 Deed Doc 2,310.00

Prepared By and Return To:
 Express Title Services Group, Inc.
 10261 SW 72 Street, Suite C101
 Miami, FL 33173

Order No.: 23-16666

Property Appraiser's Parcel I.D. (folio) Number:
 3578-016-030

WARRANTY DEED

THIS WARRANTY DEED dated December 21, 2023, by Rodmar Investments LLC, a Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 7620 SW 60 Ave, Ocala, Florida 34476 (the "Grantor"), to Miguel A. Perez and Barbara Cardo Perez, husband and wife, whose post office address is 10464 SW 45 Ave, Ocala, Florida, 34476 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Marion, State of Florida, viz:

Lot 30, Block 16, Ocala Waterway Estates, according to the map or plat thereof, as recorded in Plat Book K, Page(s) 52, 52A through 52K, inclusive, of the Public Records of Marion County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Barbara J. O'Brien
Witness #1 Signature

Barbara J. O'Brien
Printed Name of First Witness

Address of First Witness: 28 Teak Loop

Ocala FL 34472

Jamie Hosford
Witness #2 Signature

JAMIE HOSFORD
Printed Name of Second Witness

Address of Second Witness: 1029 S

W. Blue Springs Ct, Homosassa FL 34448

Rodmar Investments LLC, a Florida Limited Liability Company

BY: Gustavo A. Marquez
Authorized Member

Grantor Address:
7620 SW 60 Ave
Ocala, FL 34476

STATE OF FLORIDA

COUNTY OF Marion

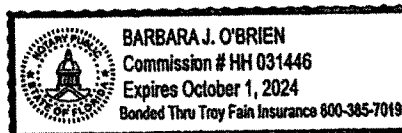
The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 21st day of December, 2023 by Gustavo A. Marquez Authorized Member of Rodmar Investments LLC, a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced _____ (type of identification) as identification.

Barbara J. O'Brien
Notary Public

Printed Name: Barbara J. O'Brien

Commission # HH 031446

My Commission Expires: October 1, 2024



Code Case Detail Report

CDPR4204 - Code Case Detail Report

CASE NBR: 963206**AO NBR:** 666527OLD CASE NBRSTATUS: OPENINSPECTOR: ROMAN, LUISCASE TYPE: STRUCTURALFOLIO NBR: 3578-016-030**AO INFORMATION**OPEN DATE 8/23/2024OPEN USER BU341JM2COMPL NAME CARLOS LOPEZCOMPL PHONE 347-525-2291COMPL ADDRESS 315 E 2ND AVE APT 4G
NEW YOURK, NY 10029COMPL FAX**CASE INFORMATION**ADDR NBR: 131578 LOCATION: 10464 SW 45TH AVE OCALAOPEN DATE: 08/27/2024 DISPOSITION CODE ENFORCEMENT BOARDCLOSE DATE: DISP BY: DISP DATE:DIRECTIONS:**CATEGORY:** CON - PERMITSPRIORITY: 0 LAST VISIT ID: 636944 ZIP: 344766122HEARING DATE: CONTACT?:PHYSICAL FILE ID:DESCRIPTION:

CARPORT AND ELECTRIC FOR GATE AND GARAGE DOOR WITHOUT THE APPLICABLE PERMITS

CONTACT INFORMATION:PHONE: FAX:**OWNER INFORMATION:**PEREZ MIGUEL ANGEL & BARBARA CARDO
PEREZ MIGUEL ANGEL & BARBARA CARDO LVN
TRUSTPHONE: PEREZ MIGUEL ANGEL TR FAX:
BARBARA CARDO TR10464 SW 45TH AVE
OCALA FL 34476-6122122**COMPLAINANT INFORMATION:**NAME/ADDRESS:CARLOS LOPEZ
315 E 2ND AVE APT 4G
NEW YOURK, NY 10029**TENANT INFORMATION:**PHONE: FAX:**VIOLATOR INFORMATION:**PEREZ MIGUEL ANGEL & BARBARA CARDO
PEREZ MIGUEL ANGEL & BARBARA CARDO LVN
TRUSTPHONE: PEREZ MIGUEL ANGEL TR FAX:
BARBARA CARDO TR10464 SW 45TH AVE
OCALA FL 34476-6122PHONE:FAX:

347-525-2291

ACTION ORDER NOTES:**VISITS:**

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP</u>
640550	BU341LR1	ROMAN, LUIS		09/24/2024	
REQUEATED EXTENSION SEND NOV COMPLY BY DATE FOR 11-30-2024.					
9-20-2024 VERIFY GARAGE NOT AN HABITABLE SPACE/ LR					
636944	BU341LR1	ROMAN, LUIS		08/26/2024	
CONDUCTED FIELD VISIT ON 8-26-2024 IN WHICH VIOLATION EXIST SEND NOV COMPLY BY DATE FOR 9-30-2024.					
654637	BU341LR1	ROMAN, LUIS		01/31/2025	
SEND 2ND NOV COMPLY BY DATE FOR 2-28-2025					

LETTERS:

<u>REF TYPE</u>	<u>LETTER NAME</u>	<u>RQST DATE</u>	<u>PRINT DATE</u>	<u>SEND DATE</u>	<u>STATUS</u>
CC	BLDG1 - FBC - 7'	08/27/2024	02/11/2025		ACTV
CC	BLDG1 - FBC - 7'	09/25/2024	02/05/2025		ACTV
CC	BLDG2 - 2 NOTIC	01/31/2025	02/05/2025		ACTV
CC	CEB REPORT2020	02/04/2025	02/05/2025		ACTV

VIOLATIONS:

<u>STATUS</u>	<u>GROUP</u>	<u>CODE</u>	<u>VIOL. DATE</u>	<u>DESCRIPTION/REMARKS</u>
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IMAGES:

<u>IMAGE DATE</u>	<u>IMAGE DESCRIPTION</u>
8/26/2024	CARPORT AND GARAGE
8/26/2024	CARPORT AND GARAGE
12/13/2024	TAKEN BY RYAN ARBUCKLE
12/13/2024	TAKEN BY RYAN ARBUCKLE

NOTES:



Marion County Board of Adjustment

Agenda Item

File No.: 2025-18622

Agenda Date: 4/7/2025

Agenda No.: 2.2.

SUBJECT:

250402V - JJJ & Luke Rentals LLC, Request a **Variance**, to Reduce the Setback From 8' to 6.1' on the Front East Side, and From 8' to 3.8' on the Rear East Side, in a Single-Family Dwelling (R-1) Zone, on an Approximate 0.23 Acre Parcel, on Parcel Account Number 4530-004-004, Site Address 6962 SE 124th Street, Belleview, FL 34420

DESCRIPTION/BACKGROUND:

Sandra Licciardello, on behalf of the property owner, 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 an east front setback reduction from 8' to 6.1' and from 8' to 3.8' for the east back side, for the placement of a house that is currently under construction. The subject property is within Belleview Sunny Skies. 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 surveying 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 an 8' setback of the eastside and westside 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

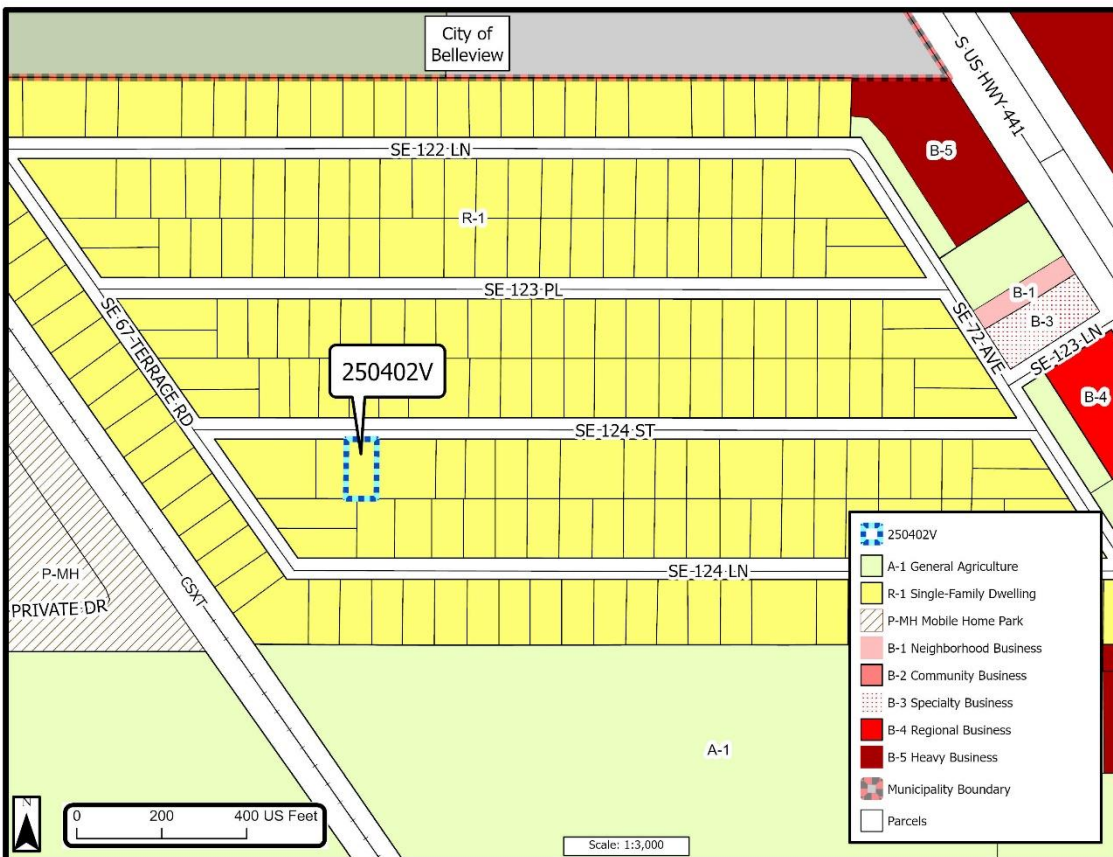
**ZONING SECTION STAFF REPORT
February 5, 2024
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250402V
CDP-AR	322114530-005-00
Type of Case	Variance to allow for an east front side setback reduction from 8 feet to 6.1feet and from 8 feet to 3.8 feet on the east rear side.
Owner	JJJ and Luke rentals, LLC.
Applicant	Sandra Licciardello
Street Address	16100 SE 21 st Ave Summerfield, FL 34491
Parcel Number	4530-004-004
Property Size	± 0.23 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

Sandra Licciardello, on behalf of the property owner, 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 an east front setback reduction from 8' to 6.1' and from 8' to 3.8' for the east back side, for the placement of a house that is currently under construction. The subject property is within Belleview Sunny Skies. 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 surveying 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 an 8' setback of the eastside and westside 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 32 property owners within 300-feet of the subject property on March 21, 2025. A public notice sign was posted on the subject

property on February 18, 2025 (see Attachment B). Notice of the public hearing was published in the Star Banner on March 24, 2025. Evidence of the public notice requirements are on file with the Growth Services Department and are incorporated herein by reference.

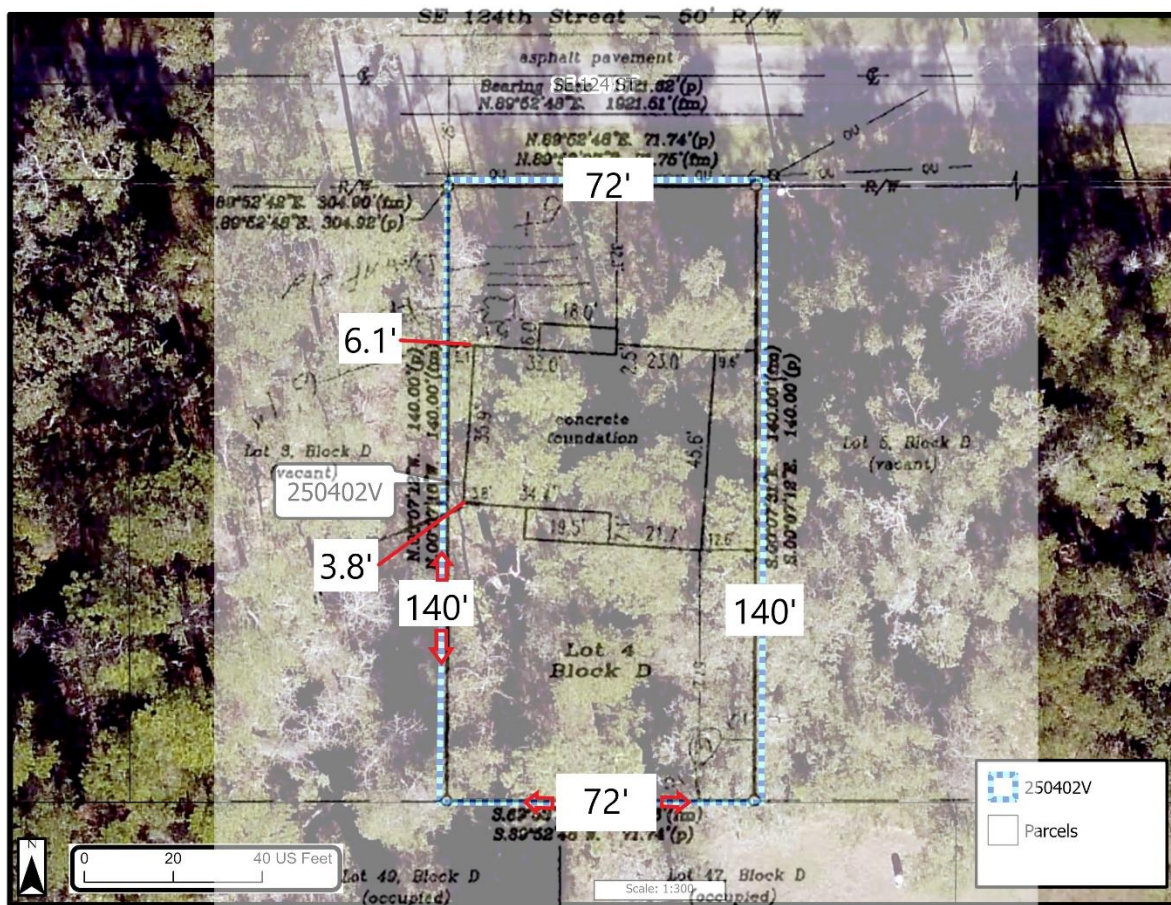
III. PROPERTY CHARACTERISTICS

The subject property is ± 0.23 acres in size and is located within the single-family dwelling (R-1) zoning classification. The property is located within Belleview Sunny Skies Block D Lot 4. The property has 72' of frontage along SE 124th St. and is 140' 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 setback from 8' to 6.1' for the East front setback and from 8' to 3.8' on the East rear side for an under construction 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

LDC Section 2.9.2.E provides 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 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: The applicant states that the survey stakes on front side of the property were placed in the wrong place, when the surveyor went back to do foundation survey on the slab he found the house was built too close on the right side.

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 stakes were placed in the wrong location and did not know until the foundation survey was done. So, the special condition did not result from their actions.

Staff finds that the site plan included with the permit, shows an 8' 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: Literal interpretation of the applicable regulations would work unnecessary and undue hardship on the applicant, in that the foundation and walls of residence would have to be demolished, moved and rebuilt.

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.

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

Analysis: The Variance, if granted, is the minimum that will allow for reasonable use of the land and building. The East front setback reduction from 8' to 6.1 and from 8' to 3.8 on the East rear side which is just enough to meet setbacks. All other regulations will be obeyed and remain in place.

Staff finds that the property has plenty of room for the placement of an average size single-family home that meets the required setbacks within this zoning classification. There is no minimum variance needed in this situation but rather, 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 believes that granting the variance will not affect any other land.

Staff finds that granting the variance would confer a special privilege allowing the house to be closer than the 8 East side setbacks. No other property in this subdivision has an approved variance.

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

Analysis: The applicant states that granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare but gave no further rationale.

Staff finds that if the variance is approved, the house would be very close to the property next to the East if they decide to develop, 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 ♦ Zoning

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

OFFICE USE ONLY

Received By: CG

Date Received: 1/29/25 @
3:37pm

VARIANCE APPLICATION

Application #: 32437
FOR COUNTY USE ONLY

4530-004-004

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:

Requesting a Reduction FROM East Side Set BACK FROM 8 Foot to 6.1 Foot on Front East Side AND 3.8 Feet on the East Rear Side

Section of Code requesting variance from:

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .23 +/- acres

Directions to subject property:

Hwy. 441 T/L on SE 123 Ln. Then T/L on SE 72 AVE.
Then T/R on SE 124 St. Property Down of Left.

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.

(Print/Signature) Property Owner

6962 SE 124 St.

Address

Bellevue

City, State, Zip Code

FL 34420

Contact Info: Phone, cell, e-mail address

Sandra Licciardello

(Print) Applicant or Agent

16100 SE 21 AVE.

Address

Summerfield, FL 34491

City, State, Zip Code

352-427-7774

Contact Info: Phone, cell, e-mail address

Sandra@LCIBuilt.com

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.

STR R-1, MR.
61723

"Meeting Needs by Exceeding Expectations"



Marion County
Board of County Commissioners

Growth Services • Zoning

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

OFFICE USE ONLY

Received By: _____

Date Received: _____

VARIANCE APPLICATION

Application #: _____

FOR COUNTY USE ONLY

4530-004-004

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:

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Hwy. 441 T/L on SE 123 Ln. Then T/L on SE 72 AVE.
Then T/R on SE 124 St. Property Down of Left.

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.

Jack Suleiman Jack Suleiman

(Print/Signature) Property Owner

6962 SE 124 St.

Address

Belleview

City, State, Zip Code

FL 34420

Contact Info: Phone, cell, e-mail address

Sandra Licciardello

(Print) Applicant or Agent

16100 SE 21 AVE.

Address

Summerfield, FL 34491

City, State, Zip Code

352-427-7774

Contact Info: Phone, cell, e-mail address

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

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

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:

The Survey Stakes on Front Right Side of property were placed in the wrong place, and when the Surveyor went back to do Foundation Survey on the slab. He found the House was built too close on Right Side. Requesting A Reduction From E. Side Set Back From 8 Foot to 6.1 Foot on Front East Side and 3.8 Foot on the East Rear Side.

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

Applicant's justification:

The Survey Stakes were placed in the wrong Location. Did not know this until the Foundation Survey was done

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:

The Foundation And Block walls would have to be Torn Down, moved And Re-built

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

Applicant's justification:

Just Enough to Meet Set BACKS

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:

NO. Granting us A Variance For the Set Back on This Lot will NOT Effect Any other Land.

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

Applicant's justification:

NO.



Sign Posting



Looking South at the front of the property



Looking at East side of the property from the South



Looking at the East side of the property from the North

Looking at the East side of the property from the North

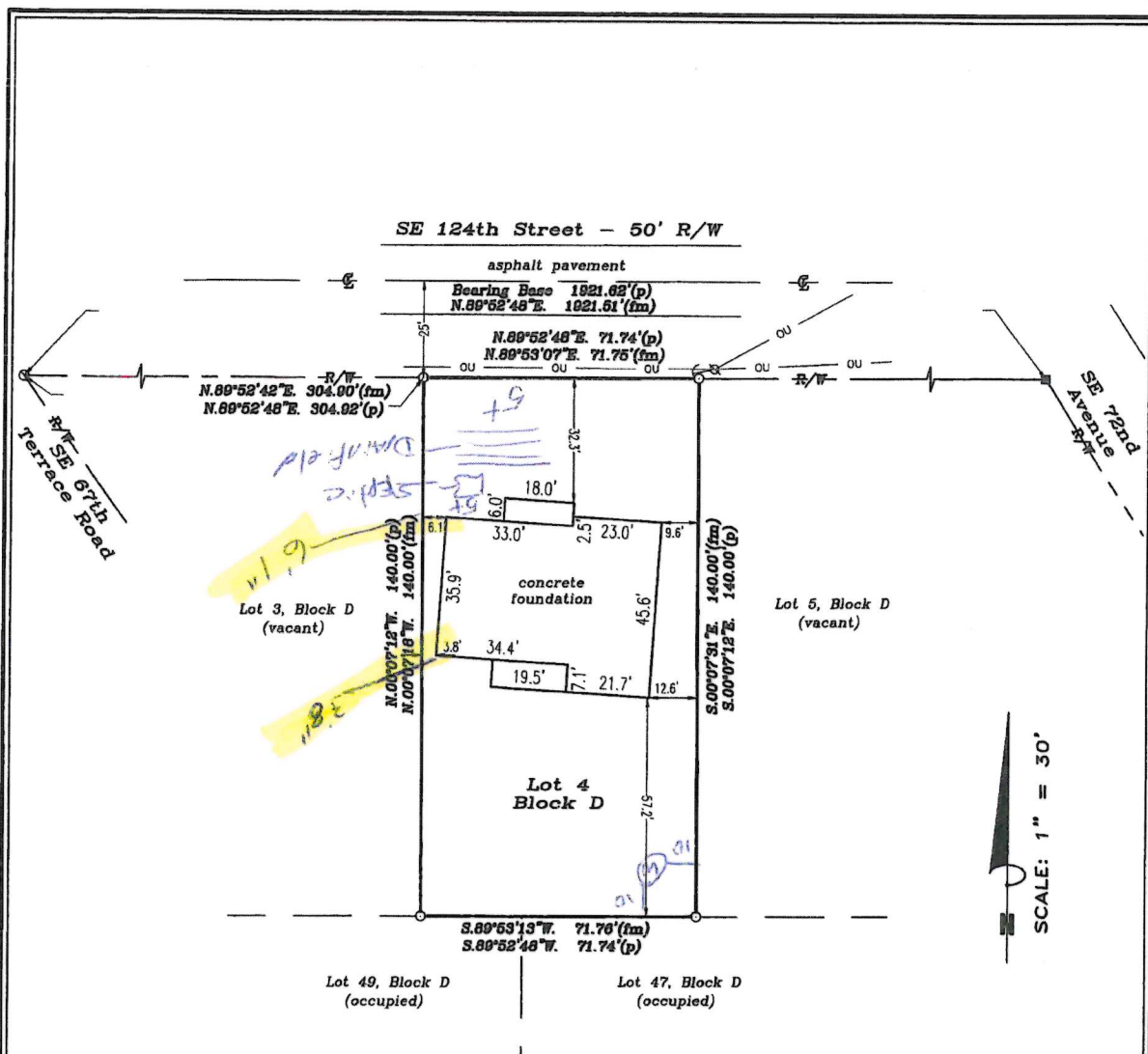


Looking T the West side of the property from the North.



Looking at the front of the property from the South

Foundation Survey



DESCRIPTION (provided by client or their agent):

Lot 4, Block D, BELLEVIEW'S SUNNY SKIES SUBDIVISION, according to the plat thereof recorded in Plat Book F, Page 144, of the Public Records of Marion County, Florida.

NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity.

LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
R/W = right of way
⊙ = fire hydrant
⊙ = water meter
⊙ = storm inlet
⊙ = 4" cleanout
⊙ = found 4"x4" concrete monument, "top broken"
⊙ = set 5/8" steel rod and cap, stamped "DW Hirst LB 6600"
⊙ = found 1/2" steel pipe

PC = point of curvature (R) = radial
DUE = drainage & utility easement
UE = utility easement
ou = overhead utility lines
conc = concrete
cov = covered
⊙ = water valve
⊙ = light pole
⊙ = gas valve
⊙ = utility pole

d = deed call p = plat call
fm = field measurement
⊙ = electric utility box
⊙ = telephone riser
⊙ = telephone canister
⊙ = cable TV junction box
⊙ = utility junction box
— = guy wire

<p>D.W. HIRST & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 13660 SE 36th Avenue, Summerfield, FL 34491 P.O. BOX 3169, Belleview, Florida 34421 (352) 347-8775 dwhlandsurveying@aol.com</p> <p>I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p>by David W Hirst Date: 2024.11.05</p> <p>DAVID W. HIRST, FL 25099 UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	<p>BOUNDARY SURVEY FOR Licciardello Construction</p> <p>DATE OF SURVEY: June 4, 2024 FIELD BOOK: 24C PAGE: 24 FILE NO: 24-2927 DC FILE: 24-2927.txt DWG FILE: 24-2927(Licc)-4530-004-004.dwg DRAWN BY: GS CHK BY: DWH</p> <table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td>11/01/24</td> <td>DWH</td> </tr> <tr> <td>Foundation-revised</td> <td>11/01/24</td> <td>DWH</td> </tr> </tbody> </table>	REVISIONS	DATE	BY	Foundation	11/01/24	DWH	Foundation-revised	11/01/24	DWH	<p>Sheet 1 of 1</p>
REVISIONS	DATE	BY									
Foundation	11/01/24	DWH									
Foundation-revised	11/01/24	DWH									



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
JJJ AND LUKE RENTALS, LLC

Filing Information

Document Number	L20000279523
FEI/EIN Number	85-3006286
Date Filed	09/08/2020
Effective Date	09/05/2020
State	FL
Status	ACTIVE

Principal Address

1000 CANAL ST
THE VILLAGES, FL 32162

Changed: 02/05/2021

Mailing Address

1000 CANAL ST
THE VILLAGES, FL 32162

Changed: 02/05/2021

Registered Agent Name & Address

SULEIMAN, JACK
1000 CANAL ST
THE VILLAGES, FL 32162

Address Changed: 02/05/2021

Authorized Person(s) Detail

Name & Address

Title MGR

Suleiman, Jack
1000 CANAL ST
THE VILLAGES, FL 32162

Title Secretary

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

4530-004-004

[GOOGLE Street View](#)

Prime Key: 1101239

[MAPIT+](#)

Current as of 1/29/2025

[Property Information](#)[M.S.T.U.](#)[PC: 00](#)

Acres: .23

JJJ AND LUKE RENTALS LLC
1000 CANAL ST
THE VILLAGES FL 32162-1681

[Taxes / Assessments:](#)

Map ID: 237

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 6962 SE 124TH ST
BELLEVIEW

[2024 Certified Value](#)

Land Just Value	\$18,698		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$18,698		
Total Assessed Value	\$5,497	Impact	
Exemptions	\$0	Ex Codes:	(\$13,201)
Total Taxable	\$5,497		
School Taxable	\$18,698		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$18,698	\$0	\$0	\$18,698	\$5,497	\$0	\$5,497
2023	\$14,112	\$0	\$0	\$14,112	\$4,997	\$0	\$4,997
2022	\$12,348	\$0	\$0	\$12,348	\$4,543	\$0	\$4,543

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8241/1880	01/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$22,500
4619/0502	11/2006	08 CORRECTIVE	0	U	V	\$100
4619/0508	10/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$15,500
4075/1058	06/2005	61 FJDGMNT	0	U	V	\$100
4257/0849	11/2004	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	V	\$3,000
2887/0306	12/2000	34 TAX	0	U	V	\$900
0498/0698	06/1972	02 DEED NC	0	Q	V	\$3,500

[Property Description](#)

SEC 06 TWP 17 RGE 23
 PLAT BOOK F PAGE 144
 BELLEVIEW'S SUNNY SKIES
 BLK D LOT 4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		72.0	140.0	R1	72.00	FF							
Neighborhood 9445 - BELLEVIEW SUNNY SKIES													
Mkt: 10 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
<u>Appraiser Notes</u>								
<u>Planning and Building</u>								
<u>** Permit Search **</u>								
Permit Number	Date Issued			Date Completed			Description	

Prepared by and return to:
 Erika Atuesta
 AppleTower Title & Escrow, LLC
 2893 Executive Park Dr., Suite 303
 Weston, FL 33331

File Number: ATW-235270

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 31st day of January, 2024, between Lumas, LLC, a Florida Limited Liability Company whose post office address is 11520 South Quayside Dr, Hollywood, FL 33926, grantor, and JJJ And Luke Rentals, LLC, a Florida Limited Liability Company whose post office address is 1000 Canal St, The Villages, FL 32162, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Marion County, Florida, to-wit:

Lot 4, Block D, Belleview's Sunny Skies Subdivision, according to the map or plat thereof, as recorded in Plat Book F, Page 144, of the Public Records of Marion County, Florida.

Parcel Identification Number: 4530-004-004

Subject to Current Taxes, Easements and Restrictions of Records.

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, 2023.

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

Signed, sealed and delivered in our presence:

Jorge Rivas
 Witness Name: Jorge Rivas
 Witness Address: 730 NW 107 Ave # 410 Doral, FL 33172

Lumas, LLC, a Florida Limited Liability Company

Joseph London
 By: Joseph London

Vanessa Paiz
 Witness Name: Vanessa Paiz
 Witness Address: 4598 Trevino Cir NE Roanoke Va 24019

STATE OF Virginia
 COUNTY OF Roanoke

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this day of January, 2024, by Joseph London, of Lumas, who is personally known to me or who has produced _____ as identification.

US Passport and Florida Drivers License

Vanessa Paiz
 Commission Electronic Notary Public
 State Of Virginia
 Name: Vanessa Paiz
 Acting in the County of: Roanoke
 My Commission Exp: 30 June 2026
 My Registration Number: 7883998
 Completed via Remote Online Notarization
 using 2-way Audio/Video technology

VANESSA PAIZ
 Electronic Notary Public
 Commonwealth of Virginia
 Registration No. 7783998
 My Commission Expires Jun 30, 2026

Warranty Deed - Page 2

NotaryCam Doc ID: 7cfd0274-628e-4302-b160-639245656302

GREGORY C HARRELL MARION COUNTY FL
 CFN# 2024012188 OR BK 8241 PG 1881 Pgs 1880-1881 01/31/2024 02:16:07 PM



Marion County

Board of Adjustment

Agenda Item

File No.: 2025-18623

Agenda Date: 4/7/2025

Agenda No.: 2.3.

SUBJECT:

250403V - K. Hovnanian at Aspire at Glen Aire, LLC, Request a **Variance**, to Reduce the Front Setback From 25' to 20' for Construction of single-family homes, in a Single-Family Dwelling (R-1) Zone, on an Approximate 8.95 Acre Tract Development, on Parcel Account Numbers 8002-0074-05, 8002-0074-06, 8002-0074-07, 8002-0074-08, 8002-0074-09, 8002-0074-10, 8002-0074-11, 8002-0074-12, 8002-0074-13, 8002-0074-14, 8002-0074-15, 8002-0075-01, 8002-0075-02, 8002-0075-03, 8002-0079-02, 8002-0079-03, 8002-0081-10, 8002-0081-11, 8002-0081-12, 8002-0081-13, 8002-0081-14, 8002-0081-15, 8002-0081-16, 8002-0081-17, 8002-0082-01, 8002-0082-02, 8002-0082-03, 8002-0082-15, 8002-0083-01, 8002-0083-02, 8002-0083-03, 8002-0083-04, 8002-0083-05, 8002-0083-06, 8002-0083-07, 8002-0083-08, 8002-0083-09, 8002-0083-10, 8002-0083-11, 8002-0083-21, 8002-0084-02, 8002-0084-03, 8002-0084-04, 8002-0084-05, 8002-0084-06, 8002-0084-07, 8002-0084-08, Site Addresses 3705, 3687, 3669, 3651, 3633, 3617, 3599, 3587, 3561, and 3543 SW 153rd Place Road, and 3475, 3449, 3423, 3485, 3471 SW 155th Place Road, and 15356, 15388, 15406, 15430, 15452, 15472, 15490, 15510, and 15540 SW 34th Terrace, and 15359 SW 35th Terrace, Ocala, FL 34473, and No Addresses Assigned.

DESCRIPTION/BACKGROUND:

This is a variance request filed by the applicant K. Hovnanian, on behalf of owner Aspire at Glen Aire, LLC., for the front setback from the required 25' to 20' for placement of single-family dwellings on each of the forty-seven (47) parcels that have been purchased by *Aspire at Glen Aire LLC*. The subject parcels (47) are between 0.17 and 0.25 acres, are located within Unit Two of the Marion Oaks DRI, having been purchased collectively by *Aspire at Glen Aire LLC*. The parcels have a Medium Residential (MR) Future Land Use designation with Single Family Dwelling (R-1) Zoning Classification. LDC Section 4.2.9.E provides the determined setbacks to be a minimum 25' front and rear, and minimum 8' sides setback.



**Marion County
Board of County Commissioners**

Growth Services

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

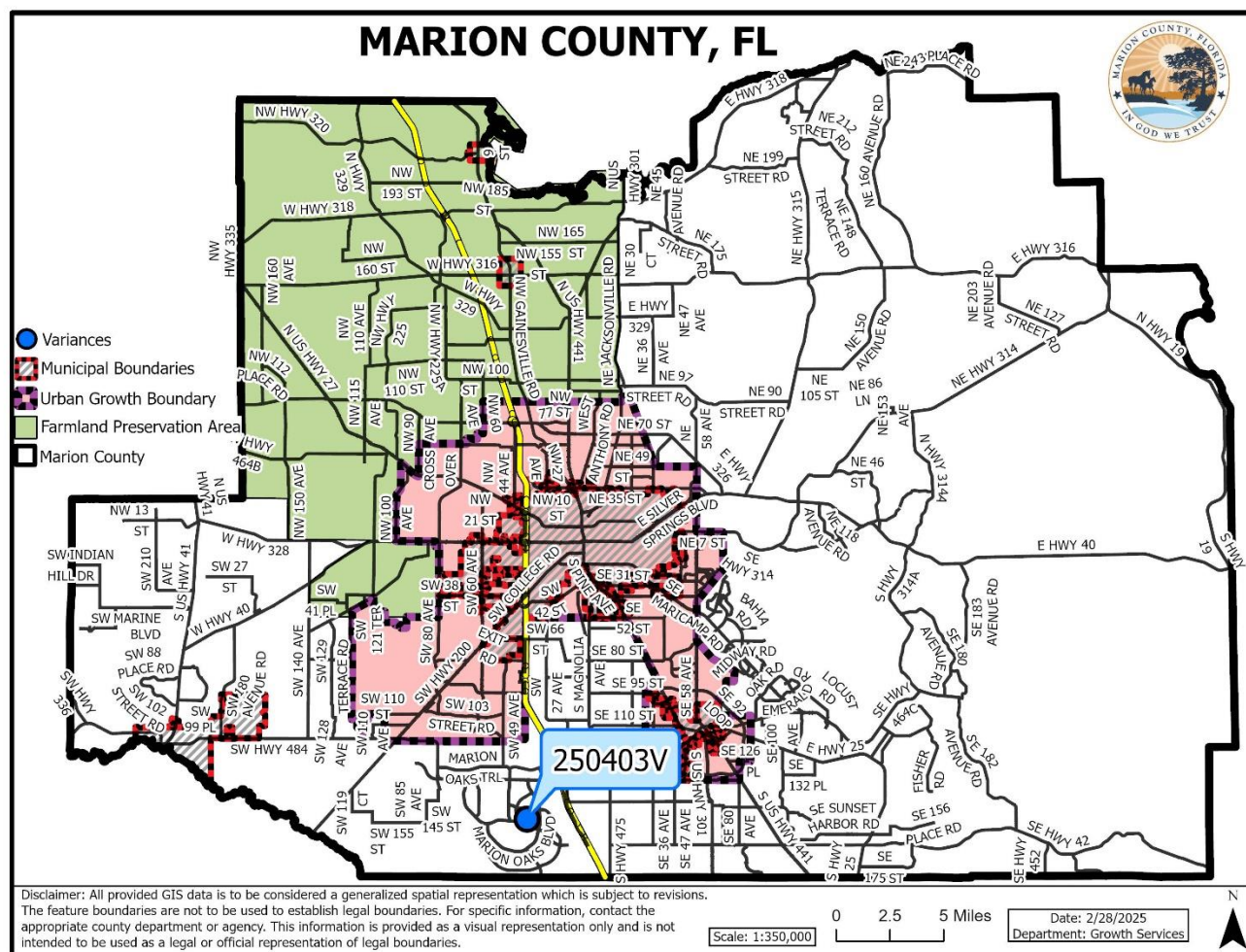
**ZONING SECTION STAFF REPORT
April 7, 2025
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250403V
CDP-AR	32538
Type of Case	Variance to reduce front setback from 25' to 20' for forty-seven (47) Single-Family residential units.
Owner	Aspire at Glen Aire, LLC
Applicant	K. Hovnanian
Street Address	Multiple locations (All addresses not assigned)
Parcel Number	Multiple (See attached)
Property Size	8.95 Acres
Future Land Use	Medium Density Residential
Zoning Classification	Single Family Dwelling (R-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (SPOZ)
Project Planner	Kenneth Odom, Transportation Planner
Related Case(s)	None

I. ITEM SUMMARY

This is a variance request filed by the applicant K. Hovnanian, on behalf of owner Aspire at Glen Aire, LLC from the Land Development Code (LDC) Section 4.2.10 E, attached structures to the home are required to meet the Single-Family Residential (SFR) setbacks. The Land Development Code states that in R-1 zoning, the SFR setbacks are 25' from the front property line, 25' from rear property line, and 8' from both side property lines.

**FIGURE 1
GENERAL LOCATION MAP**



II. PUBLIC NOTICE

Notice of public hearing was mailed to (23) property owners within 300 feet of the subject property on March 21, 2025. A public notice sign was posted on the subject property on March 13, 2025 (Figure 2), and notice of the public hearing was published in the Star-Banner on March 24, 2025. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject parcels (47) are between 0.17 and 0.25 acres, are located within Unit Two of the Marion Oaks DRI, having been purchased collectively by *Aspire at Glen Aire LLC*. The parcels have a Medium Residential (MR) Future Land Use designation with Single Family Dwelling (R-1) Zoning Classification. LDC Section 4.2.9.E provides the determined setbacks to be a minimum 25' front and rear, and minimum 8' sides setback. However, LDC Section 4.2.9.E also has a provision that states "For new residential subdivision development where central water and central sewer services are utilized", front and rear setbacks may be modified to twenty-feet (20'). Having been originally platted in 1972, staff does not consider Marion Oaks to be a "new" subdivision.

Figure 2

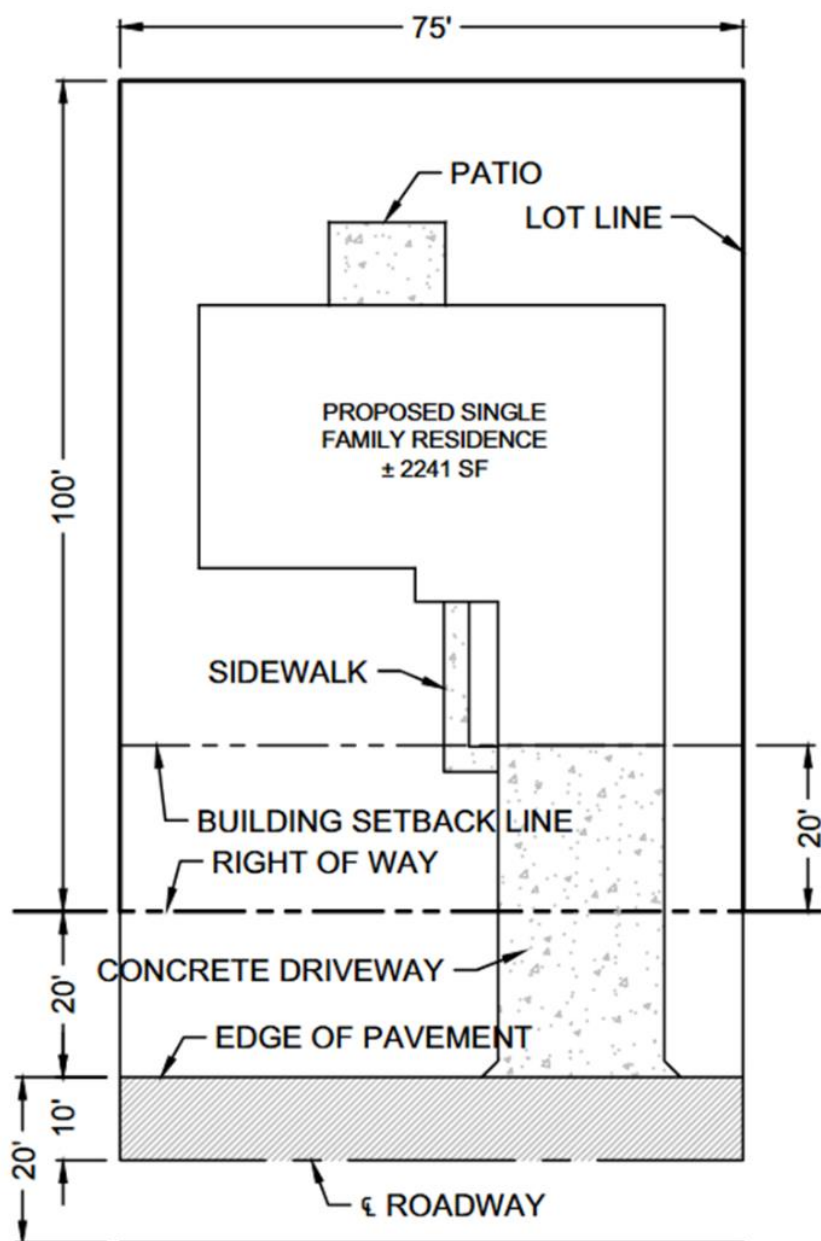


IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.2.9.E. for the front setback from the required 25' to 20' for placement of single-family dwellings on each of the forty -seven (47) parcels that have been purchased by *Aspire at Glen Aire LLC*. Consistent with LDC Section 2.9.3.B., on March 13, 2025, a site visit was conducted by Growth Services Department staff.

Figure 3

Setback Approved Plan



Typical Single Family Lot (0.17 Ac. Lot)

ANALYSIS

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

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

Applicant's Statement: The special conditions that exist for this subdivision is that it is a new residential subdivision development that was reviewed and approved by Marion County's Development Review Committee in 2022 and constructed in 2023. The approved plans show a setback of 20 feet. Applicant purchased finished lots in the subdivision and has relied to its detriment upon the zoning code as written and the approved development plans that show a 20-foot front setback. However, Marion County subsequently took a position that has prevented applicant from building in a manner consistent with the approved plans. In discussion with staff, Marion County staff has deemed this subdivision an "old" subdivision that must have a 25-foot front setback. Applicant has researched the Marion County Land Development Code and has not been able to find any definition of an "old" subdivision. Information has not been provided to applicant further detailing what constitutes an "old" project.

Staff: LDC Section 4.2.9E does allow for "new" subdivisions, with municipal water and sewer connections to reduce standard front/rear twenty-five (25') to twenty-feet (20'). However, Aspire at Glen Aire is a renamed area that is comprised of forty-seven lots that were originally platted in 1972 as Marion Oak-Unit Two. Staff's position on the interpretation of the LDC is that purchase of collective parcels within an already platted area, without replatting the area, does not constitute a "new" development.

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

Applicant's Statement: Applicant purchased lots within the Glen Aire Phase 18 development. During due diligence, applicant confirmed that the lots are in the R-1 zoning district and that they are served by central water and sewer. Applicant confirmed that the HOA allows homes to be constructed with a 20-foot front setback. Additionally, the approved plans show a front setback of 20 feet (page 8 of Exhibit B). Applicant applied for and has been issued building permits with a 20-foot front setback within this subdivision. The special conditions are as a result of Marion County subsequently taking the position that It will not issue additional permits and causing work to stop on buildings that are already under construction pursuant to permits previously approved by Marion County.

Staff: As previously stated, the Single-Family Dwelling (R-1) zoning designation does allow for reduced setbacks when municipal water and sewer services are utilized in the development of "new" residential subdivisions. The special

conditions are not because “Marion County subsequently took a position.” There was no change to LDC requirements and Marion County does not view any part of Marion Oaks as a “new” subdivision. These code requirements existed prior to the applicant purchasing these lots and permission by an HOA to utilize reduced setbacks does not have any bearing on those LDC requirements. Homeowner’s Associations (HOA) regulations do not supersede Marion County Land Development Code. HOA regulations are not considered in the Development Review process, rather they are additional sets of regulations that are assigned each individual organization. While HOA rules and regulations can be an effective means of ensuring community cohesion and maintaining property values, they must also comply with local laws. In other words, HOA rules cannot override state or federal laws, nor can they contradict the city or county ordinances that govern the area in which the HOA is located.

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.

Applicant’s Statement: Limiting the applicant to a 25-foot front setback is an undue hardship because the R-1 zoning district allows for a front setback of 20 feet “for new subdivision development “where central water and sewer services are utilized.” This subdivision was approved in 2022, constructed in 2023, and has central water and sewer services. Additionally, Permits were applied for and issued with a 20-foot front setback on three lots (please see Exhibit D, Exhibit E, and Exhibit F in *Attachment A*). Construction is underway on those homes, but a hold has been placed on those homes by Marion County and further construction consistent with the approved building permit is not being allowed. Preventing applicant from constructing a home consistent with an approved building permit deprives applicant of rights commonly enjoyed by other properties within the R-1 zoning district.

Staff: The plan set that was submitted by the applicant does show the proposed front setback but does not indicate side or rear setbacks. This was not specifically addressed by staff during the approval stage for these plans.

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

Applicant’s Statement: An allowable front setback of 20 feet is being requested, and is allowed within the R-1 zoning district for new residential subdivision development that meets certain restrictions. Applicant is not requesting further encroachments into the R-1 front setback beyond what is permitted in the zoning district. A front setback of 20 feet is the minimum variance that will allow reasonable use of the land, as the minimum front setback is defined as 20 feet within the R-1 zoning district.

Staff confirms the applicants request is the minimum variance to allow reasonable use of the land for the with the home models that they propose.

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 R-1 zoning district allows a front setback of 20 feet "for new residential subdivision development where central water and central sewer services are utilized." This variance request relates to a subdivision that was approved in 2022 (See Exhibit B in *Attachment A*) and constructed in 2023 (See Exhibit C in *Attachment A*). All of the parcels that are part of this application utilize central water and central sewer services. Granting of this variance does not confer any special privilege that is denied by these regulations to other lands, buildings or structures in the R-1 zoning classification because these parcels utilize central water and central sewer and were approved and constructed after Ordinance No. 17-08 was passed on April 11, 2017.

Staff Other parcels of Marion Oaks-Unit Two has been granted a Variance for rear setback reduction from twenty-five feet (25') to ten-feet (10') feet previously on selected parcels. (See Attachment B) This blanket variance was granted to The Deltona Corporation in 1984 and was a much more extensive to what is being requested by the current applicants.

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

Applicant's Statement: The Homeowners Association for the Glen Aire subdivision allows homes to be constructed with a 20-foot front setback. Please see attached Exhibit G. Allowing homes to be constructed with a 20-foot front setback in the Glen Aire community is not injurious or otherwise detrimental to the community because 20 feet is the required setback pursuant to the governing HOA documents.

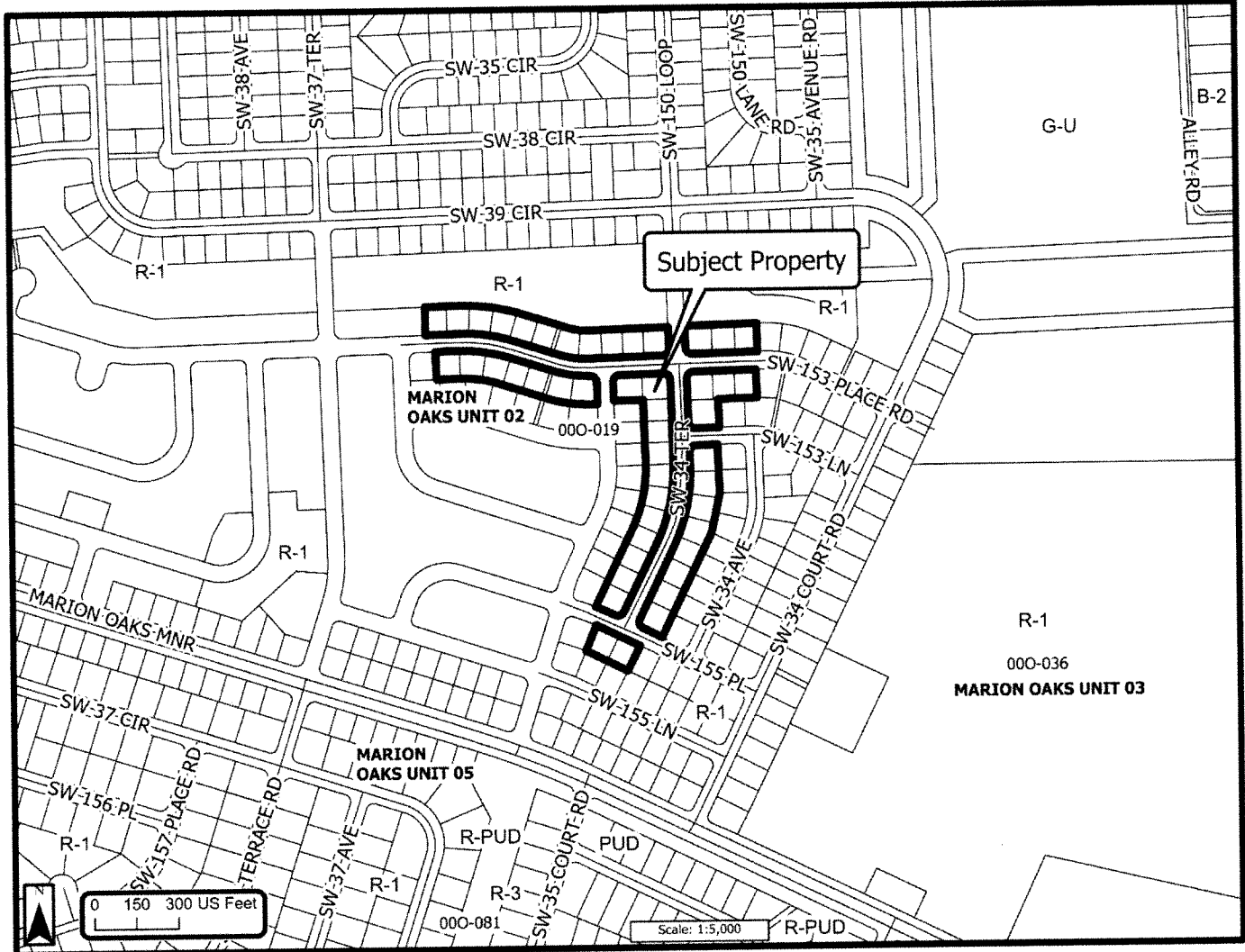
Staff: Staff does not consider this a new development and if the Variance is granted, it should be made clear that the approval is based on the request only and not the interpretation of the applicant about what constitutes a "new" or "old" development. If this Variance is granted and is not subject to this interpretation, it does not appear that there will be any outcome that would be injurious to the neighborhood or otherwise detrimental to the public welfare.

V. LIST OF ATTACHMENTS

- A. Application – Variance filed by Miguel Perez, January 24, 2025
- B. Blanket Variance Marion Oaks-Unit Two - 1984

Public Notification for: VARIANCE
Marion County Growth Services Planning & Zoning (352) 438-2675

250403V



Public Hearing: Board of Adjustment 04/07/2025 @ 2:00 P.M. Public Hearing Location: Growth Services Training Room 2710 East Silver Springs Boulevard Ocala, FL 34470	Owner(s):	K. Hovnanian at Aspire at Glen Aire, LLC
	Agent(s):	N/A
	Property Location:	Multiple (Marion Oaks Subdivision Unit 02)
	Parcels(s):	Multiple Acreage: ± 8.95
	Zone(s):	R-1 , Single-Family Dwelling

Request Description:

Request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, a **reduction of setback from 25' (feet) to 20' (feet)**, 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 question please call (352) 438-2675



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

OFFICE USE ONLY

Received By: EMDate Received: 2/25/2005AR 32538

VARIANCE APPLICATION

See Exhibit A

Application #: _____
FOR COUNTY USE ONLY

Parcel Account Number of Subject Property

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

Construction of single family homes with a front setback of 20 feet.

Section of Code requesting variance from:

Sec. 4.2.9.E.

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 8.95 +/- acres

Directions to subject property:

From Marion County Growth Services: Travel west along E Silver Springs Blvd to I-75, take I-75 south to SW HWY 484, travel west along SW HWY 484, make a left on Marion Oaks Blvd., travel south on Marion Oaks Blvd., make a right on SW 153rd Pl. Rd., travel west on SW 153rd Pl. Rd. into community.

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.

K. Hovnanian at Aspire
at Glen Aire, LLC

(Print/Signature) Property Owner

2301 Lucien Way, Suite 260

Address

Maitland, FL 32751

City, State, Zip Code

(201) 741-7242, rselikoff@khov.com

Contact Info: Phone, cell, e-mail address

(Print) Applicant or Agent

Address

City, State, Zip Code

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$450 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.

project 2005 02 0067

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

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:

The special conditions that exist for this subdivision is that it is a new residential subdivision development that was reviewed and approved by Marion County's Development Review Committee in 2022 (Exhibit B) and constructed in 2023 (Exhibit C). The approved plans show a setback of 20 feet. Applicant purchased finished lots in the subdivision and has relied to its detriment upon the zoning code as written and the approved development plans that show a 20 foot front setback. However, Marion County subsequently took a position that has prevented applicant from building in a manner consistent with the approved plans. In discussion with staff, Marion County staff has deemed this subdivision an "old" subdivision that must have a 25 foot front setback. Applicant has researched the Marion County Land Development Code and has not been able to find any definition of an "old" subdivision. Information has not been provided to applicant further detailing what constitutes an "old" project.

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

Applicant's justification:

Applicant purchased lots within the Glen Aire Phase 1B development. During due diligence, Applicant confirmed that the lots are in the R-1 zoning district and that they are served by central water and sewer. Applicant confirmed that the HOA allows homes to be constructed with a 20 foot front setback. Additionally, the approved plans show a front setback of 20 feet (page 8 of Exhibit B). Applicant applied for and has been issued building permits with a 20 foot front setback within this subdivision. The special conditions are as a result of Marion County subsequently taking the position that it will not issue additional permits and causing work to stop on buildings that are already under construction pursuant to permits previously approved by Marion County.

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:

Limiting the applicant to a 25 foot front setback is an undue hardship because the R-1 zoning district allows for a front setback of 20 feet "for new subdivision development where central water and sewer services are utilized." This subdivision was approved in 2022, constructed in 2023, and has central water and sewer services. Additionally, Permits were applied for and issued with a 20 foot front setback on three lots (please see Exhibit D, Exhibit E, and Exhibit F). Construction is underway on these homes, but a hold has been placed on these homes by Marion County and further construction consistent with the approved building permit is not being allowed. Preventing applicant from constructing a home consistent with an approved building permit deprives applicant of rights commonly enjoyed by other properties within the R-1 zoning district.

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

Applicant's justification:

An allowable front setback of 20 feet is being requested, and is allowed within the R-1 zoning district for new residential subdivision development that meets certain restrictions. Applicant is not requesting further encroachments into the R-1 front setback beyond what is permitted in the zoning district. A front setback of 20 feet is the minimum variance that will allow reasonable use of the land, as the minimum front setback is defined as 20 feet within the R-1 zoning district.

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:

The R-1 zoning district allows a front setback of 20 feet "for new residential subdivision development where central water and central sewer services are utilized." This variance request relates to a subdivision that was approved in 2022 (See Exhibit B) and constructed in 2023 (See Exhibit C). All of the parcels that are part of this application utilize central water and central sewer services. Granting of this variance does not confer any special privilege that is denied by these regulations to other lands, buildings or structures in the R-1 zoning classification because these parcels utilize central water and central sewer and were approved and constructed after Ordinance No. 17-08 was passed on April 11, 2017.

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

Applicant's justification:

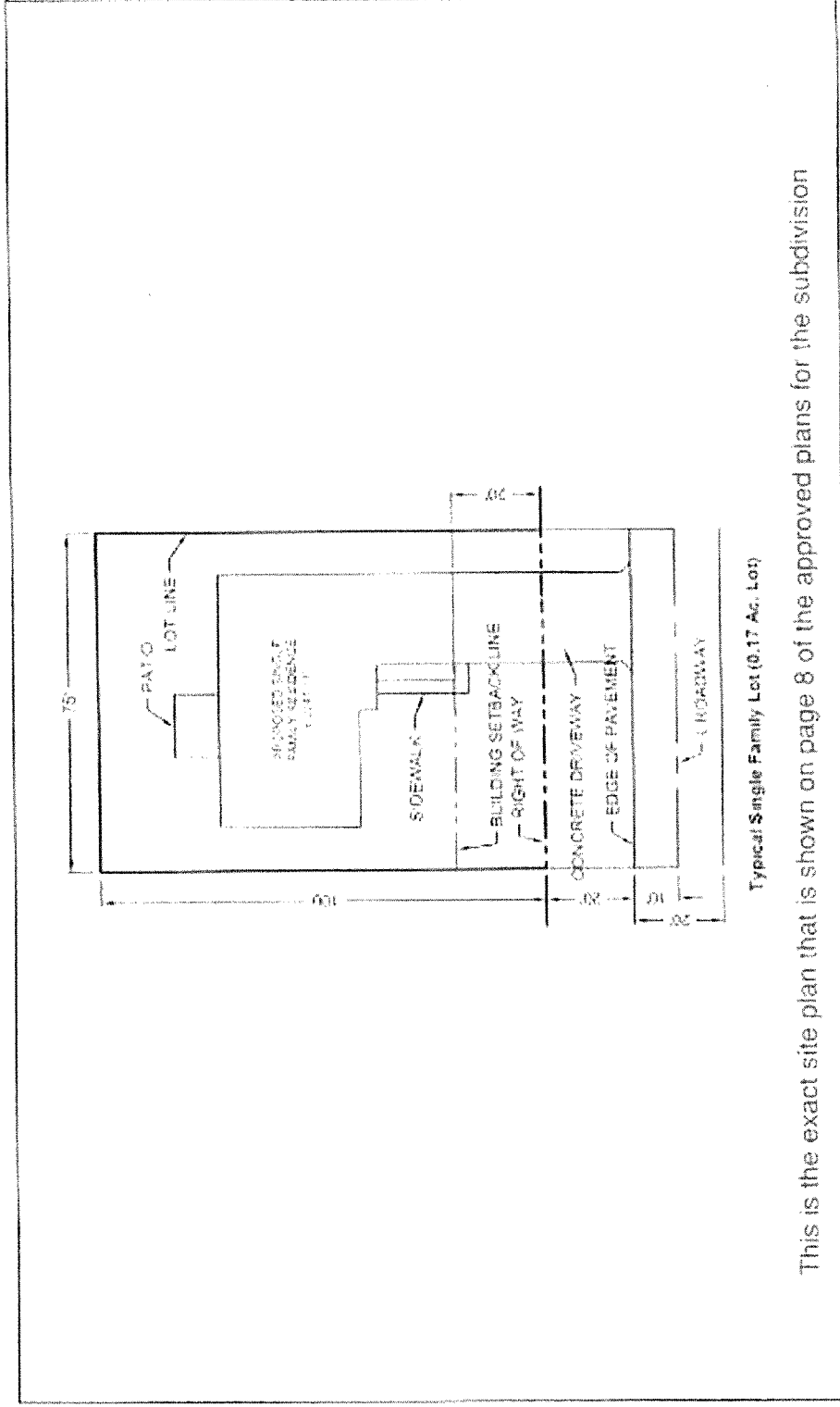
The Homeowners Association for the Glen Aire subdivision allows homes to be constructed with a 20 foot front setback. Please see attached Exhibit G. Allowing homes to be constructed with a 20 foot front setback in the Glen Aire community is not injurious or otherwise detrimental to the community because 20 feet is the required setback pursuant to the governing HOA documents.

Exhibit A

	Parcel No.	Lot	Block	Unit	Acres
380420	8002-0074-05	5	74	Marion Oaks Unit Two	0.18
379309	8002-0074-06	6	74	Marion Oaks Unit Two	0.18
	8002-0074-07 185056	7	74	Marion Oaks Unit Two	0.18
	8002-0074-08 185057	8	74	Marion Oaks Unit Two	0.18
185058	8002-0074-09	9	74	Marion Oaks Unit Two	0.18
185059	8002-0074-10	10	74	Marion Oaks Unit Two	0.18
	8002-0074-11 185060	11	74	Marion Oaks Unit Two	0.18
	8002-0074-12 185061	12	74	Marion Oaks Unit Two	0.18
185062	8002-0074-13	13	74	Marion Oaks Unit Two	0.17
185063	8002-0074-14	14	74	Marion Oaks Unit Two	0.17
	8002-0074-15 185064	15	74	Marion Oaks Unit Two	0.21
	8002-0075-01 185066	1	75	Marion Oaks Unit Two	0.22
185067	8002-0075-02	2	75	Marion Oaks Unit Two	0.19
185068	8002-0075-03	3	75	Marion Oaks Unit Two	0.19
	8002-0079-02 185116	2	79	Marion Oaks Unit Two	0.20
	8002-0079-03 185117	3	79	Marion Oaks Unit Two	0.18
185161	8002-0081-10	10	81	Marion Oaks Unit Two	0.22
185162	8002-0081-11	11	81	Marion Oaks Unit Two	0.20
	8002-0081-12 185163	12	81	Marion Oaks Unit Two	0.20
	8002-0081-13 185164	13	81	Marion Oaks Unit Two	0.20
185165	8002-0081-14	14	81	Marion Oaks Unit Two	0.20
185166	8002-0081-15	15	81	Marion Oaks Unit Two	0.20
	8002-0081-16 185167	16	81	Marion Oaks Unit Two	0.20
	8002-0081-17 185168	17	81	Marion Oaks Unit Two	0.22
185170	8002-0082-01	1	82	Marion Oaks Unit Two	0.21
185171	8002-0082-02	2	82	Marion Oaks Unit Two	0.18
	8002-0082-03 185172	3	82	Marion Oaks Unit Two	0.18
	8002-0082-15 185184	15	82	Marion Oaks Unit Two	0.25
185186	8002-0083-01	1	83	Marion Oaks Unit Two	0.21
185186	8002-0083-02	2	83	Marion Oaks Unit Two	0.18
	8002-0083-03 185187	3	83	Marion Oaks Unit Two	0.18
	8002-0083-04 185188	4	83	Marion Oaks Unit Two	0.18
185189	8002-0083-05	5	83	Marion Oaks Unit Two	0.18
185190	8002-0083-06	6	83	Marion Oaks Unit Two	0.18
	8002-0083-07 185191	7	83	Marion Oaks Unit Two	0.18
	8002-0083-08 185192	8	83	Marion Oaks Unit Two	0.17
185193	8002-0083-09	9	83	Marion Oaks Unit Two	0.18
185194	8002-0083-10	10	83	Marion Oaks Unit Two	0.18
	8002-0083-11 185195	11	83	Marion Oaks Unit Two	0.20
	8002-0083-21 185205	21	83	Marion Oaks Unit Two	0.21
185208	8002-0084-02	2	84	Marion Oaks Unit Two	0.19
185209	8002-0084-03	3	84	Marion Oaks Unit Two	0.19
	8002-0084-04 185210	4	84	Marion Oaks Unit Two	0.19
	8002-0084-05 185211	5	84	Marion Oaks Unit Two	0.17
185212	8002-0084-06	6	84	Marion Oaks Unit Two	0.17
185213	8002-0084-07	7	84	Marion Oaks Unit Two	0.17
	8002-0084-08 185214	8	84	Marion Oaks Unit Two	0.21

SITE PLAN

NOTICE: ALL EXISTING AND PROPOSED IMPROVEMENTS, INCLUDING LOCATION OF WELL, SEPTIC TANK, ELECTRIC POLE, STREETS AND DRIVEWAYS, AND DIMENSIONS OF PROPERTY ARE TO BE DRAWN ON THE SITE PLAN. SETBACKS FROM ALL PROPERTY LINES MUST ALSO BE SHOWN.



This is the exact site plan that is shown on page 8 of the approved plans for the subdivision

As the owner of the above property, I, RICHARD SELIKOFF, certify that the information given above is correct to the best of my knowledge.

This Instrument Prepared by:
 Robert W. Batsel, Jr.
 Gilligan, Gooding, Batsel & Anderson, P.A.
 1531 SE 36th Avenue
 Ocala, FL 34471

Record and Return To:
 Marion County Office of the County Engineer
 412 SE 25th Avenue
 Ocala, FL 34471

DEVELOPER'S AGREEMENT

THIS AGREEMENT made and entered into this 31 day of May, 2022 (the "Effective Date"), by and between:

- Marion County, a political subdivision of the State of Florida ("County"); and
- The Deltona Corporation, a Delaware corporation ("Developer").

WHEREAS:

- A. Developer owns the real property (the "Property") described in the attached Exhibit A, consisting of a portion of Marion Oaks Unit 2, as recorded in Plat Book O, Pages 19-35, Official Records of Marion County.
- B. Developer is developing the Property as a residential project (the "Project").
- C. The Project will expand upon the existing subdivision development adjacent to the Project's eastern boundary.
- D. Developer has filed an application and submitted its Improvement Plans prepared by Burrell Engineering, Inc. ("Improvement Plans").
- E. In connection with its review of the Improvement Plans, an issue was raised before the County Development Review Committee ("DRC") concerning requirements imposed by section 2.18.2.1. of the County's Land Development Code ("Connection Requirement").
- F. On June 28, 2021, DRC voted 4-1 in favor of granting Developer's request to waive certain connection requirements while obligating Developer to construct certain right of way as set forth herein.
- G. In connection with its review of the Improvement Plans, an issue was raised before the County Development Review Committee ("DRC") concerning development requirements imposed by section 6.12.12.D. of the County's Land Development Code ("Sidewalk Fee").
- H. On June 28, 2021, DRC voted unanimously to grant Developer's request to waive imposition of the Sidewalk fee in exchange for Developer's obligation to permit and commence construction of sidewalk improvements as set forth herein.
- I. County and Developer desire to memorialize such waivers and obligations of the Developer pursuant to this Agreement.



Certified A True Copy
 of 7 page document
 this 31 day of MAY 2022
 GREGORY C. HARRELL
 Clerk of Court and Comptroller
 By K. Meyers D.C.

NOW THEREFORE, IN CONSIDERATION of the payment of \$10.00 and other good and valuable consideration acknowledged by both parties, the parties do mutually covenant and agree as follows:

1. **Public Road and Drainage Improvements.** All roads and drainage system improvements depicted on the Improvement Plans shall be constructed by Developer at its cost and expense and dedicated for public use as public improvements. Developer or its successor or assign shall maintain all such road and drainage improvements for two years, beginning on the date on which: (a) construction completion is acknowledged by the Office of the County Engineer; and (b) sixty percent of the lots within the Project are occupied. Developer shall maintain an irrevocable letter of credit or bond in the amount of twenty percent of the original construction cost of completed road and drainage improvements, which shall be released upon the acceptance of such improvements by the County. If any road or drainage improvements are not completed, then Developer shall maintain an irrevocable letter of credit or bond in the amount of one hundred twenty percent of the estimated construction cost of such improvements shown on the Improvement Plans, which shall be released upon the construction and acceptance of such improvements by the County.
2. **Road Connectivity.** As part of the Project and pursuant to section 2.18.2.1. of the LDC, Developer is constructing roads to provide connections to other phases and adjacent development. However, in order to avoid unnecessary connection that would unduly burden local roads with traffic, Developer shall construct such roads as follows:
 - 2.1. Developer shall complete construction of Southwest 37th Terrace to provide vehicular access from Marion Oaks Manor, through the Project, and to the adjacent development, within two (2) years of the date of final approval of the improvement plans including Southwest 37th Terrace.
 - 2.2. Developer shall have no obligation to connect Southwest 34th Court Road or Southwest 34th Terrace to adjacent development. Southwest 34th Court Road shall terminate in a cul-de-sac within property owned by the Developer located outside of the Project but within a future phase of development.
3. **Sidewalk Construction.** As part of the Project and pursuant to section 6.12.12 of the LDC, Developer shall comply with the following:
 - 3.1. Upon the earlier of: (a) the second anniversary of the date of completion of the adjacent road improvements or (b) the date on which certificates of occupancy have been issued for homes on at least sixty percent (60%) of the lots with the Project, Developer shall construct sidewalks along one side of each internal street (in the locations depicted on the Improvement Plans).
 - 3.2. The sidewalk improvements described in Section 3.1. shall be included within the public right of way dedicated to public use pursuant to section 1. Upon completion of the sidewalks acknowledged by the Office of the County Engineer, the County shall accept the sidewalk improvements for maintenance.
 - 3.3. Developer shall not be obligated to construct sidewalks other than those described in section 3.1. Specifically, Developer shall not be obligated to construct sidewalks adjacent to Marion Oaks Manor or pay a sidewalk fee to County.
4. **Notices.**

- 4.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under this Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Section:
 - 4.1.1. For County: Marion County Office of the County Engineer, P.E., County Engineer, 412 SE 25th Avenue, Ocala, FL 34471; Email: elton.holland@marioncountyfl.org.
 - a. With a copy to: Marion County Office of the County Engineer, Attn: Suzie Archer, 412 SE 25th Avenue, Ocala, FL 34471; Email: suzie.archer@marioncountyfl.org.
 - 4.1.2. For Developer: The Deltona Corporation, Attn: Melissa Bethel, 8014 SW 135th Street Road, Ocala, Florida 34473; Email: melissa.bethel@deltona.com.
 - a. With a copy to: Robert W. Batsel, Jr., Gooding & Batsel, PLLC, 1531 SE 36th Avenue, Ocala, FL 34471; Email: rbatsel@lawyersocala.com; and Scott McQueen, 8014 SW 135th Street Road, Ocala, Florida 34473; Email: scott.mcqueen@deltona.com.
- 4.2. Each such Communication shall be deemed delivered:
 - 4.2.1. On the date of delivery if by personal delivery;
 - 4.2.2. On the date of email transmission if by email (subject to Section 4.5); and
 - 4.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.
 - 4.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday or legal holiday.
- 4.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with the preceding subsection.
- 4.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.
- 4.5. Concerning Communications sent by email:
 - 4.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by this

Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

- 4.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established by this Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;
- 4.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.
- 4.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and
- 4.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.


5. **Miscellaneous.**


- 5.1. Any violation by Developer, or Developer successors or assigns, of any provision contained herein shall be considered as a violation of this Agreement and may result in the suspension, cancellation or termination of development orders and permits by County for the Property.
- 5.2. Any amendments to the conditions or provisions contained herein shall require an amendment to this Agreement.
- 5.3. Upon execution of this Agreement, Developer shall provide funds to County for recording of this Agreement in the public records. The agreement shall be recorded within fourteen (14) days as set forth in Section 10-323(f)(17) of the County Code. Any conveyance of any interest in the Property described on Exhibit A, attached, after execution of this Agreement and prior to recording of the Agreement in the public records, shall be subject to the terms and conditions of this Agreement. Developer shall be responsible for the disclosure of the existence of this Agreement.

INTENTIONAL PAGE BREAK – SIGNATURES FOLLOW


Therefore, the parties have entered into this Agreement effective the date first set forth above.

The Deltona Corporation, a Delaware corporation


 Witness
Victoria Pollard
 Print Witness Name

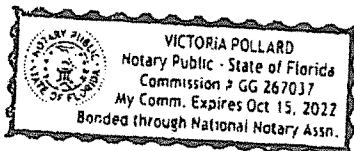

 Witness

Vickie Elliott
 Print Witness Name


Melissa Bethel, as Vice President

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of May, 2022, by Melissa DeHoff as Vice President of Deltona Corporation, a Florida corporation.



Victoria Pollard
Notary Public, State of Florida
Name: Victoria Pollard
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
MARION COUNTY, FLORIDA

Gregory C. Harrell
Gregory C. Harrell, Clerk
Approve as to Form and Legal Sufficiency

Carl Zalak, III
Carl Zalak, III, Chairman
BCC APPROVED: 06/07/2022

County Attorney

P:\RWB\Deltona Corp\Glen Aire 1B\Developers Agreement RWB Final 04-06-2022(2).docx

For Use And Reference Of MARION COUNTY ONLY.
Maxwell Miller
Approved As To Form And Legal Sufficiency
County Attorney

**EXHIBIT A
PROPERTY**

The land referred to herein below is situated in the County of Marion, State of Florida, and described as follows:

A PORTION OF THE PLAT OF "MARION OAKS UNIT No. 2", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "O", AT PAGES 19-35, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, CONSISTING OF THE FOLLOWING: BLOCK 74, LOTS 5 - 15, BLOCK 75, LOTS 1 - 3, BLOCK 78, LOTS 2 - 7, BLOCK 79, LOTS 2 - 3 & 10 - 15, BLOCK 81, LOTS 11 - 17, BLOCK 82, LOTS 1 - 3 & 15, BLOCK 83, LOTS 1 - 11 & 21, AND BLOCK 84, LOTS 2 - 8.

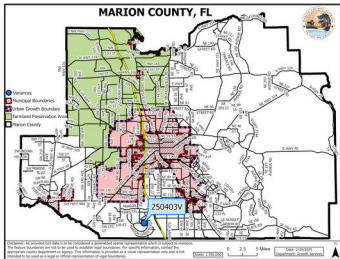


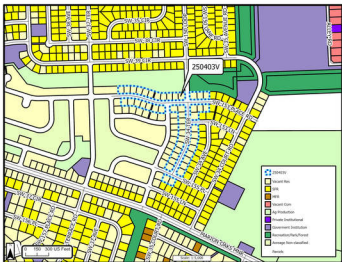


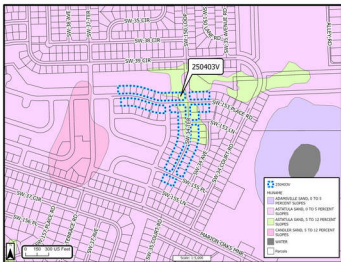




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Marion County Board of Adjustment

Agenda Item

File No.: 2025-18636

Agenda Date: 4/7/2025

Agenda No.: 4.1.

SUBJECT:
February 3, 2025

DESCRIPTION/BACKGROUND:
Previous BOA Meeting Minutes for Approval

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT February 3rd, 2025

A public hearing of the Marion County Board of Adjustment was held on February 3rd, 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; Members Ernest Hemschot, Thomas Phillips, Douglas Sherwood, Jackie Alsobrook; and Alternate Samuel Hunt. Staff members present were: County Attorney Dana Olesky, Growth Services Director Chuck Varadin, Growth Services Deputy Director Kenneth Weyrauch, Staff Assistant IV Kelly Hill, along with Zoning Technicians Lynda Smith, Jeremy Craig, Cristina Franco and Danielle Nabbie.

Ernest Hemschot led the Pledge of Allegiance, followed by the Invocation given by Douglas Sherwood.

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

Kenneth Weyrauch 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 **250201V** - Daniel Gray requests a Variance, Section 2.9, of the Marion County Land Development Code, to reduce the ESOZ waterfront setback from 75' to 38.8' for a proposed 30' x 32' Storage Building, in a Single-Family Dwelling (R-1) zone, on an approximate 0.40 Acre Parcel, on Parcel Account Number 48764-000-00, Site Address 12455 SE 135th Terr., Ocklawaha, FL, 32179

Lynda Smith presented the case and read the report into the record.

There were 21 homeowners notified within 300' of the parcel, and no letters of opposition nor support received.

This Single-Family Residence was built in 1943, prior to the ESOZ regulations going into effect. A reduction of the waterfront setback from 75' to 38.8' is the minimum variance that will allow for the placement on a 30' x 32' storage building. Trees and other structures prohibit placement anywhere else. Granting of the request will not confer on the applicant special privilege. Many parcels in these areas require ESOZ reductions because these parcels were created prior to the ESOZ regulations going into effect.

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.

Ernest Hemschot 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 that the Board grant the variance.

Cadell Hager made a motion to second.

Motion to Approve - Passed 6 to 1 with Thomas Phillips dissenting.

- 2.2 **250202V** - Scott and Terri Blocker request a Variance, Section 2.9, of the Marion County Land Development Code, to reduce the front setback from 75' to 49' for a proposed Screened Porch, in a Mixed Residential (R-4) zone, on an approximate 0.23 Acre Parcel, on Parcel Account Number 05664-001-05, Site Address 18632 NE 238th Ave, Fort McCoy, FL, 32134

Cristina Franco presented the case and read the report into the record.

There were 23 homeowners notified within 300' of the parcel, and no letters of opposition nor support received.

This unrecorded subdivision was created in 1970, prior to the ESOZ and Zoning regulations going into effect. A reduction of the waterfront setback from 75' to 49' is the minimum variance that will allow for the proposed screened porch. Granting of the request would not be irregular to the surrounding area and will not confer on the applicant special privilege. Many parcels in these areas require ESOZ reductions because these parcels were created prior to the ESOZ regulations going into effect.

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.

Cadell Hager 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 that the Board grant the variance.

Samuel Hunt made a motion to second.

Motion to Approve - Passed 7 to 0.

- 2.3 **250203V** - David and Rachelle Williamson request a Variance, Section 2.9, of the Marion County Land Development Code, to reduce the rear setback from 8' to 4.5' for a proposed screen enclosure, in a Planned Unit Development (PUD) zone, on an approximate 0.14 Acre Parcel, on Parcel Account Number 7021-001-021, Site Address 11516 SW 69th Cir., Ocala, FL, 34476

Ken Weyrauch presented the case and read the report into the record.

There were 32 homeowners notified within 300' of the parcel, and four letters of support were received. No letters of opposition received.

This home is positioned deeper within the lot, leaving less room on the back. This parcel is currently vacant and owners are wishing to build. A reduction of the setback from 8' to 4.5' is the minimum variance that will allow the proposed screen enclosure. Granting of the request will not confer on the applicant special privilege.

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.

Douglas Sherwood 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 that the Board grant the variance.

Cadell Hager made a motion to second.

Motion to Approve - Passed 7 to 0.

OTHER BUSINESS:

There are no March BOA cases. Next BOA hearing scheduled for April 7th, 2025.

MINUTES:

The **November 4, 2024** Board of Adjustment Minutes were moved for Approval upon a motion by Thomas Phillips with a second by Samuel Hunt.

Motion for Approval - Passed 7 to 0.

ADJOURNED: The meeting adjourned at 3:35 PM.

Donald M. Barber, Chairman

Attest:

Kelly A. Hill, Staff Assistant IV