



**Marion County  
Board of County Commissioners**

**Growth Services**

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**ZONING SECTION STAFF REPORT  
October 6, 2025  
BOARD OF ADJUSTMENT PUBLIC HEARING**

<b>Case Number</b>	251003V
<b>CDP-AR</b>	33033
<b>Type of Case</b>	<b>Variance</b> Requesting a variance for the rear setback to be 10.46 ft instead of the 15ft to install a pool/deck for physical therapy.
<b>Owner</b>	Daryl and Antoinette Lloyd
<b>Applicant</b>	Daryl and Antoinette Lloyd
<b>Street Address</b>	6605 SW 89 <sup>TH</sup> LOOP
<b>Parcel Number</b>	35711-01-147
<b>Property Size</b>	.20 acres
<b>Future Land Use</b>	Medium Density Residential
<b>Zoning Classification</b>	Planned Unit Development (PUD)
<b>Overlay Zone/Scenic Area</b>	Secondary Springs Protection Overlay Zone (SPOZ)
<b>Project Planner</b>	Rachel Kruger, Zoning Technician I
<b>Related Case(s)</b>	n/a

## I. ITEM SUMMARY

This is a variance request filed by the owners, Daryl and Antoinette, from the Land Development Code (LDC) Section 4.2.31.-E.-(3a), stating that the PUD may use or reference an existing standard zoning classification setback requirements or propose alternative setbacks. The approved plat shows a front setback of 20', rear setback of 15', and side setback of 5'. The applicant is requesting to have an inground pool/deck 10.46 ft from the rear property.

**FIGURE 1**  
**GENERAL LOCATION MAP**



## II. PUBLIC NOTICE

Notice of public hearing was mailed to 24 property owners within 300 feet of the subject property on September 19, 2025. A public notice sign was posted on the subject property on August 26, 2025 (Figure 2), and notice of the public hearing was published in the Star-Banner on September 22, 2025. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.



**Figure 2**  
**Posted Sign**



### III. PROPERTY CHARACTERISTICS

The subject .20-acre lot is located within the recorded subdivision, Pioneer Ranch Phase 1. The property has a Medium Residential Future Land Use Map Series (FLUMS) designation with a PUD Zoning Classification. LDC Section 4.2.31E (3) states that PUDs may use or reference an existing standard zoning classification's setback standard or propose alternative setbacks. The approved and recorded plat shows the setbacks as 20' from the front, 15' from the rear, and 5' from the side property lines, with no change in the setbacks for accessory structures.

The .20-acre subject property is displayed as Lot 147, Plat Book 16 Page 015 in Pioneer Ranch Phase 1. The property has 120' depth with 72' width.

### IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.2.31.E(3). for the placement of an inground pool/deck to be 10.46ft from the rear property line rather than the plats 15ft rear setback (see figure 4). Consistent with LDC Section 2.9.3.B., on April 1, 2025, a site visit was conducted by Growth Services Department staff, and measurements and photographs were taken.

Figure 3  
Site Plan

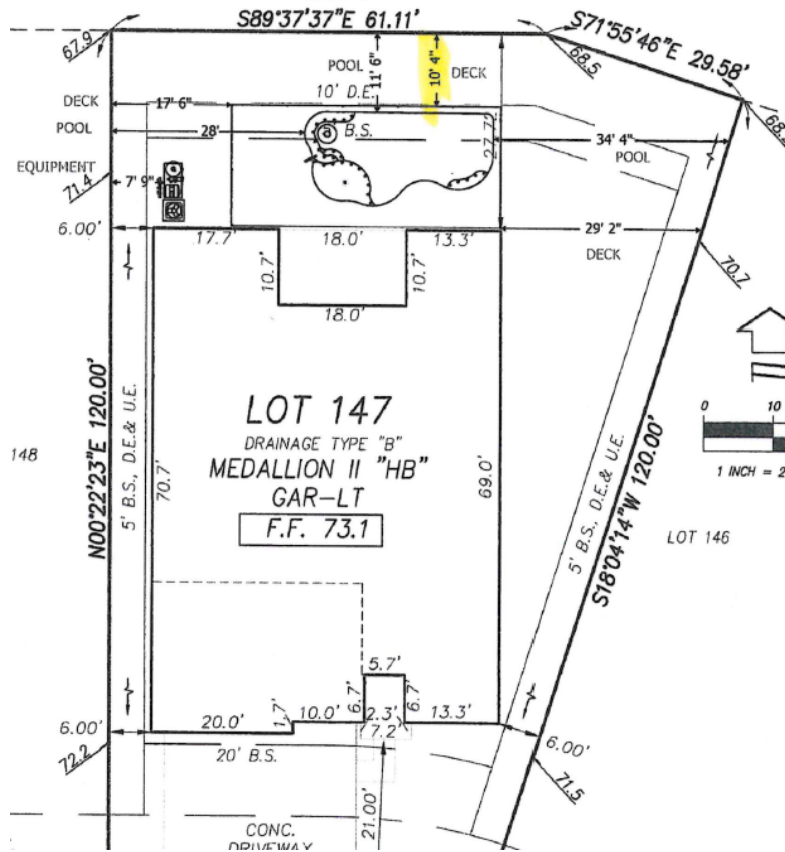
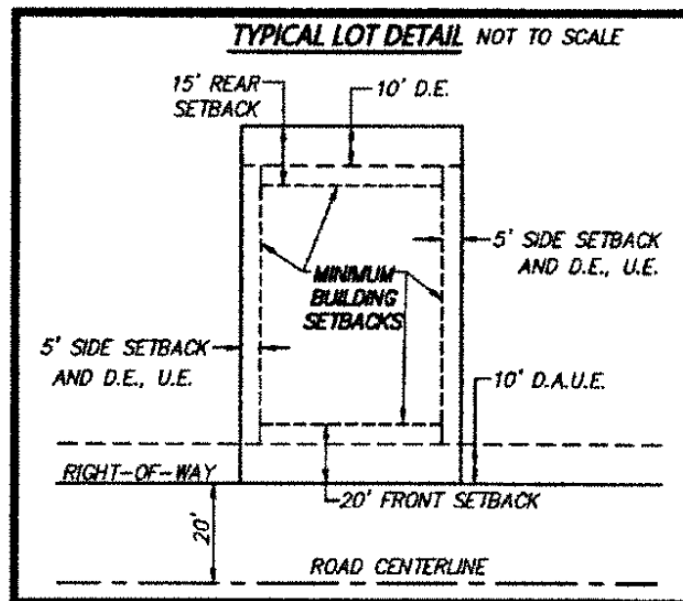


Figure 4  
Plat Typical



## ANALYSIS

LDC Section 2.9.4.E provides that 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:** Pioneer Ranch added 5ft to the allowed rear setback, greatly limiting the use of the back yard, requesting a 5ft reduction to build a pool for physical therapy, as stated in the attached note by a doctor.

**Staff** finds that the specific subdivision did not change the setbacks for accessory structures on all lots.

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

**Analysis:** The applicant states the neighborhood added 5ft to the rear easement, allowing only 12'6" for a pool.

**Staff** states that the plat does not have separate setbacks from the house, unlike most other plats within the area or county.

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:** A Pool is needed for physical therapy, and the allotted area does not have enough space for the appropriate size. The pool would not negatively affect any other lots or neighbors.

**Staff** finds that other properties within the subdivision are able to have what the applicant is requesting by right. Not granting the variance would hinder the owner by not having something needed for health reasons.

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

**Analysis:** The applicant requests a 5ft reduction from the setback to build a pool and still be out of the 10ft easement on the rear of the property.

**Staff** confirms the applicant's request is the minimum variance to allow reasonable use of the land for the pool, as it will still be out of the 10ft rear easement.

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:** Requesting the additional space was granted by the HOA/neighborhood; the project will not confer on the applicant any special privileges that are denied.

**Staff** finds that granting any variance is a privilege and that granting the variance would not give any special privilege to this property over any other property of the same zoning and area.

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

**Analysis:** Granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Only asking for the 5ft that the builder requested to be given back to the owner for a pool/deck.

**Staff** concludes if the variance is granted, it would not be injurious to the neighborhood or detrimental in any way.

## **V. LIST OF ATTACHMENTS**

- A. Application – Variance filed by Daryl and Antoinette, July 15, 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. Photos
- H. Doctor's Note