



Marion County Board of County Commissioners

Growth Services • Planning & Zoning

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

251201V

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: total allowable sign area 96 sq feet total for 3 signs per, and we are requesting an increase to 277 sq feet total for 2 signs, for a total of 181 sq feet over allowable maximum

Section(s) of Code request variance from: Sec 4.4.4. F(1).C

Parcel Account Number(s): Parent parcel: 37491-003-00 Actual parcel: 37491-003-02 ✓

Property/Site Address: 115 Bahia Ave Place Ocala, FL 34472

Property Dimensions:

Total Acreage: 4.13 ✓ Zoning Designation: B4 ✓ Current Use(s): Proposed Retail

Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please print all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

Property Owner Name (print) <u>JFS Holdings, LLC</u> ✓	Applicant or Agent Name (print) <u>Shaw J Lee</u> <u>shaw@dowlingsigns.com</u>
Mailing Address <u>1100 E. Morehead Street</u>	Mailing Address <u>18038 nw 246th street</u>
City, State, Zip <u>Charlotte NC 28204</u>	City, State, Zip <u>High Springs FL 32643</u>
Phone Number (include area code) <u>704-344-8200</u>	Phone Number (include area code) <u>352-354-0029</u>
E-Mail Address <u>mmclucas@primaxproperties.com</u>	E-Mail Address <u>shaw@dowlingsigns.com</u>
Signature* <u>Marie McLucas CFO</u> ✓	Signature* <u>[Signature]</u>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) <u>Marie McLucas, CFO</u>	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) <u>Shaw Lee / President</u>

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No. <u>2024 020084</u>	Application Request No.: <u>33462</u>	Code Case No.: <u> </u>	
Rcvd by: <u>EM</u>	Rcvd Date: <u>9/26/25</u>	Time: <u>2pm</u>	PZ Case No.: <u>AK 31659, major SP</u>
Please note: The Variance Permit will not become effective until after a final decision is made by the Marion County Board of Adjustment and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.			

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marionfl.org

BOA 12/1/2025

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 way that this property is bordered with road frontage, the closest the building sign will be to a road is 210' and the max is 310', which puts them at a disadvantage for being able to be seen and read well while traveling down the road.

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

Applicant's justification:

The conditions set forth in the sign code are not the result of the applicant and are what is hindering this project from moving forward. which is a 96 sq foot maximum allowed area for 3 signs, so we are applying for 2 signs for a total of 277 sq feet an overage of 181 sq feet.

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 businesses in this area have smaller lots and shapes that allow for the buildings to be closer to the roadway and thus more visible without having larger signs than allowed by current code.

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

Applicant's justification:

This variance if granted will only allow the applicant to have signs that are just as visible to the travelling public as other business closer to the roadway

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, it will not grant any special privilege, as any other business could apply for the same variance to the sign ordinance, if the needed or wanted to.

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

Applicant's justification:

No, there is nothing that will be detrimental to public welfare or the neighborhoods. The signs will not look oversized or disproportional due to the size of the building that they are being mounted on.