



**Marion County
Board of County Commissioners**

Growth Services

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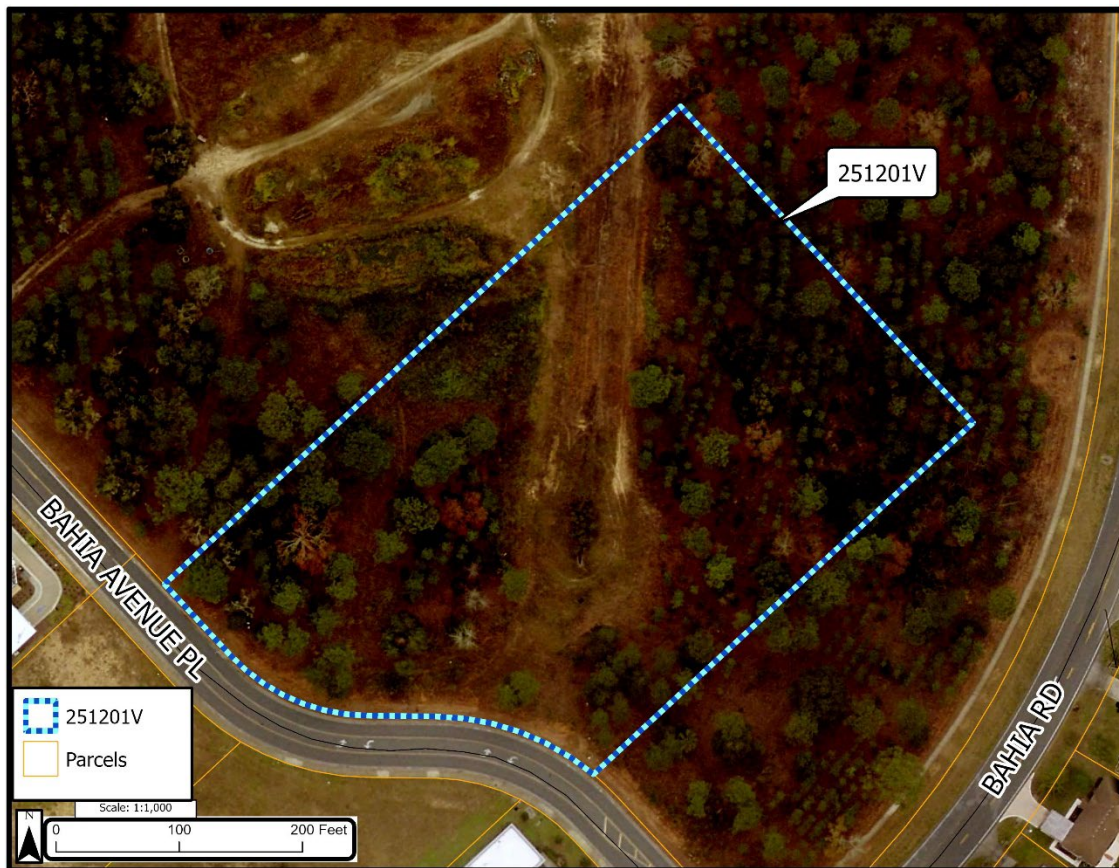
**ZONING SECTION STAFF REPORT
December 01, 2025 BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	251201V
CDP-AR	33462
Type of Case	Variance to increase to 277sq feet total for 2 signs, for a total of 181 sq feet over allowable maximum in a Regional Business (B-4) zone
Owner	Tractor Supply / JFS Holding, LLC
Applicant	Shaw Lee
Street Address	115 Bahia Ave. Place, Ocala
Parcel Number	37491-003-002
Property Size	4.13 acres
Future Land Use	Commercial
Zoning Classification	Community Business (B-4)
Overlay Zone/Scenic Area	Primary Springs Protection Overlay Zone (PSPOZ)
Project Planner	Cristina Franco, Zoning Technician
Related Case(s)	None

I. ITEM SUMMARY

This is a variance request filed by the applicant Shaw Lee on behalf of Tractor Supply / JFS Holdings, LLC., from the Land Development Code (LDC) Section 4.4.4 F, Signs Permitted in Commercial and Office Zoning Classifications, to increase the commercial structures allowable sign usage. Land Development Code states that (3) three wall signs are allowed with a maximum of 96 square feet in the aggregated sign area. The applicant is requesting an increase in wall signage from 96 square feet to 277 square feet to have (2) wall signs, the main Tractor Supply sign to be 192 square feet and the garden center sign to be 85 square feet.

FIGURE 1
GENERAL LOCATION MAP



II. PUBLIC NOTICE

Notice of public hearing was mailed to 15 property owners within 300 feet of the subject property on November 14, 2025. A public notice sign was posted on the subject property on November 5, 2025, and notice of the public hearing was published in the Star-Banner on November 17, 2025. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

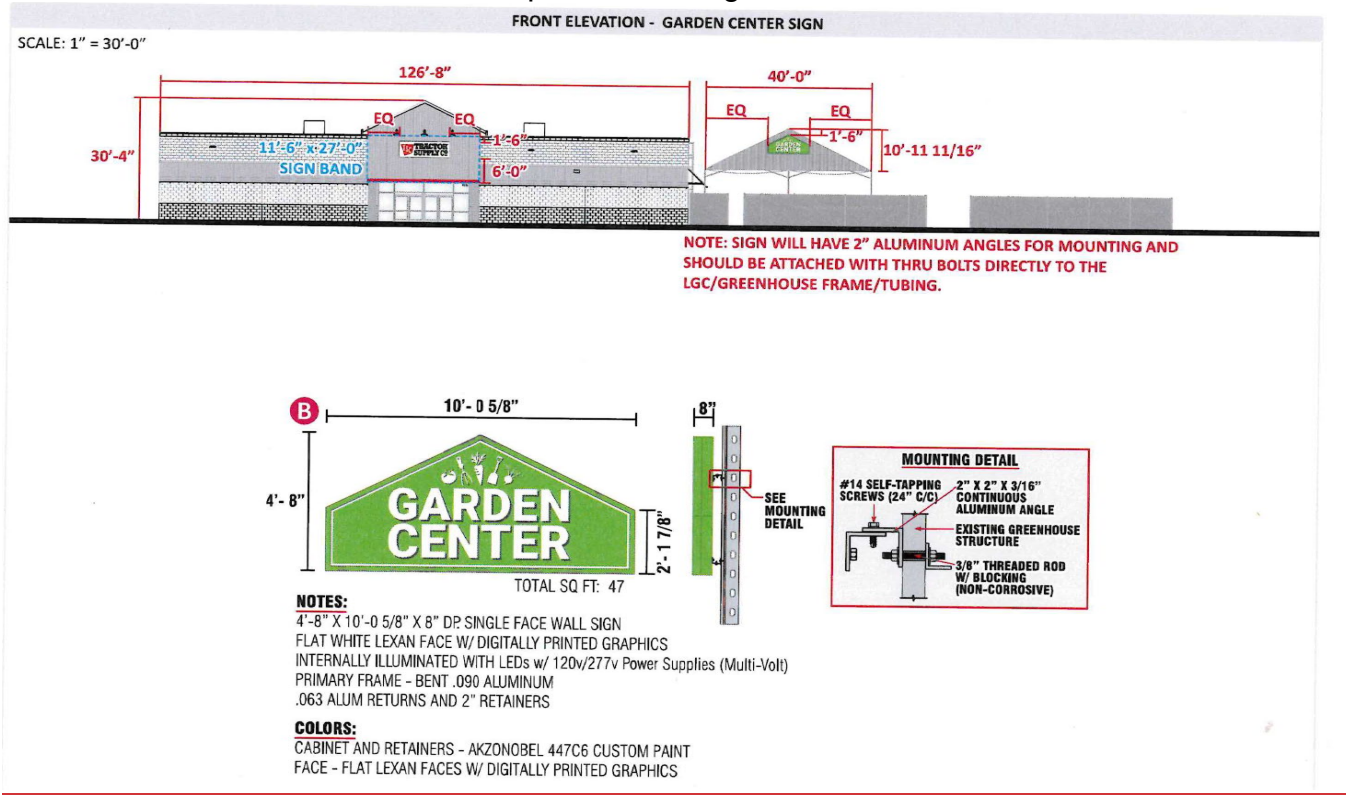
The subject 4.13-acre property is located within the Commercial (COM) Future Land Use Map Series (FLUMS) designation and the Community Business (B-4) Zoning Classification. LDC Section 4.4.4.F provides the determined three wall signs for a single occupancy commercial structure with a combined total of 96 square feet.

The 4.13-acre subject property storefront will face Bahia Avenue Pl. Building is 21,702 sq feet. Consistent with LDC Section 2.9.3.B., on November 5, 2025, a site visit was conducted by Growth Services Department staff, and photographs were taken.

IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.4.4.F, Signs Permitted in Commercial and Office Zoning Classifications, to increase the commercial structure's allowable sign usage. Land Development Code states that (3) three wall signs are allowed with a maximum of 96 square feet in the aggregated sign area. The applicant is requesting an increase in wall signage allowance from 96 square feet to 277 square feet for (2) two wall signs. The proposed signs are shown below.

FIGURE 1
Proposed Wall Signs



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

Staff finds that the front setback for the property is 40'. The placement of the building to be 210' from the road is a design decision. The Marion County Land Development Code does not require parking to be placed in front of the building. They will have a pylon sign that is 18' by 6' and 30' overall height at the front of the property.

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

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

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

The subject property was recently subdivided by way of the plating process. And the placement of the building on the site is a design decision rather than an issue with the existing undeveloped property.

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

Analysis: The applicant states this variance if granted will only allow the applicant to have signs that are just as visible to the traveling public as other businesses closer to the roadway.

Staff realizes the size of the new building, which is 21,702 square feet along with the placement of the structure on the property, it is reasonable to have the signs along with the square footage due to the size of the commercial retail building and its 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: Applicant states that it will not grant any special privileges, as any business could apply for a variance to the sign ordinance if need or wanted to.

The Staff didn't find any special privilege due to the location, placement, and size of the proposed structure. Therefore, the applicant follows this criterion.

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

Analysis: The applicant states it will not be detrimental to public welfare of the neighborhoods. The signs will not look over sized or disproportional due to the size of the building that they are being mounted on.

Staff finds that it will not be detrimental or injurious.

LIST OF ATTACHMENTS

- A. Variance application
- B. Marion County Property Appraiser Property Record Card
- C. Sign Plans
- D. Site photographs
- E. Sunbiz
- F. Warranty Deed
- G. Site Plan