



**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

**(Reduce Side setbacks
requirements for existing
RV carport from 8' to 2'9")**

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: Keep existing RV carport

Parcel Account Number(s): 00359-005-01

Property/Site Address: 16825 NE 243rd Place Rd, Ft McCoy, FL 32134

Property Dimensions: 140' X 375'

Total Acreage: 1.21 **Zoning Classification:** R4 **Current Use(s):** R4

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 and/or Applicants/Agents, please use additional pages.

Property Owner Name (print) Vickie Sue Rudasil & Paula Rudasil Porter	Applicant or Agent Name (print) IPC Services Inc
Mailing Address 16825 NE 243rd Place Rd,	Mailing Address 3445 NE 24th Street
City, State, Zip Ft McCoy, FL 32134	City, State, Zip Ocala, FL 34470
Phone Number (include area code) 305.469.9669	Phone Number (include area code) 352.732.8566
E-Mail Address carangil@bellsouth.net	E-Mail Address build@ipcs.cc
Signature* <i>Vickie Sue Rudasil Paula Rudasil Porter</i>	Signature* <i>A. Houck</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Vickie Sue Rudasil & Paula Rudasil Porter	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Amanda Houck

*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			
Section(s) of Code request variance from:			
Project No.:	Application Request No.:		Code Case No.:
Rcvd by:	Rcvd Date: / /	Time:	PZ Case No.:

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.

Empowering Marion for Success

marionfl.org

Variance Application

Document Completeness Checklist – 2025

The County will not review a Variance application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

Variance applications are complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.
3. A survey with legal description, setbacks, and existing structures signed by a Florida Licensed Professional Surveyor.
4. A proposed Site Plan, at a minimum, including:
 - a. Required setbacks and proposed setbacks
 - b. Location of proposed structures
5. A written petition of all six criteria per LDC Sec. 2.9.2 (see pages 3, 4, & 5 of this application packet)
6. (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

¹ Payments using a credit card are subject to a surcharge service fee.

Written Petition for Variance

A variance from the terms of these regulations shall not be granted by the Board of Adjustment unless the written petition for a variance submitted demonstrates all six criteria per Land Development Code (LDC) Sec. 2.9.2. Provide your responses in the space following each statement. Use complete sentences to fully explain and justify your hardship:

A. LDC Sec. 2.9.2.C.(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.

Applicant's justification:

I am requesting a 2' 9" (two feet/nine inch) reduction in the side setback for an exiting RV carport. The need for the variance is due to the unique shape of the property/existing driveway. In particular the entering/exiting maneuverability of an RV on the property.

B. LDC Sec. 2.9.2.C.(2) - The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

This hardship is not of my own making., but rather the direct result of previous owner years ago.I simply want to make sure that the structure (that was built without a permit) is 100% safe and complies with all current building codes.

C. LDC Sec. 2.9.2.C.(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 are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

The structure is well kept and utilized. I have also already had an engineer and general contractor inspect the structure for any current building code violations. My goal has always been to make sure that it is compliant with today's local building requirements. The reason for this variance request is to be able to obtain the necessary building permit so that everything is inspected and correct. The engineer has already provided plans and necessary corrections, which were very minor and the fixes have already been completed. I would just like the variance approval so that I can finish my permitting process and have everything complete and 100% safe and compliant.

D. LDC Sec. 2.9.2.C.(4) - The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

I am asking for the minimum setback variance required to allow for reasonable use of the structure. It is only one corner of the RV carport that is encroaching into the 8 ft setback. You can see on the submitted current site plan that most of the structure is more than 10' from the property line. (the RV carport is sitting at a bit of an angle to make access in and out of it safer)

E. LDC Sec. 2.9.2.C.(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 of the same zoning classification and land use area.

Applicant's justification:

The RV carport is a well build structure and is utilized on a regular basis. I am simply requesting that I be allowed to inspect/permit and comply with all the local building codes and be granted the minimum distance necessary to leave the structure in place. Without the variance approval safety becomes my main concern particularly with the lot and driveway design.

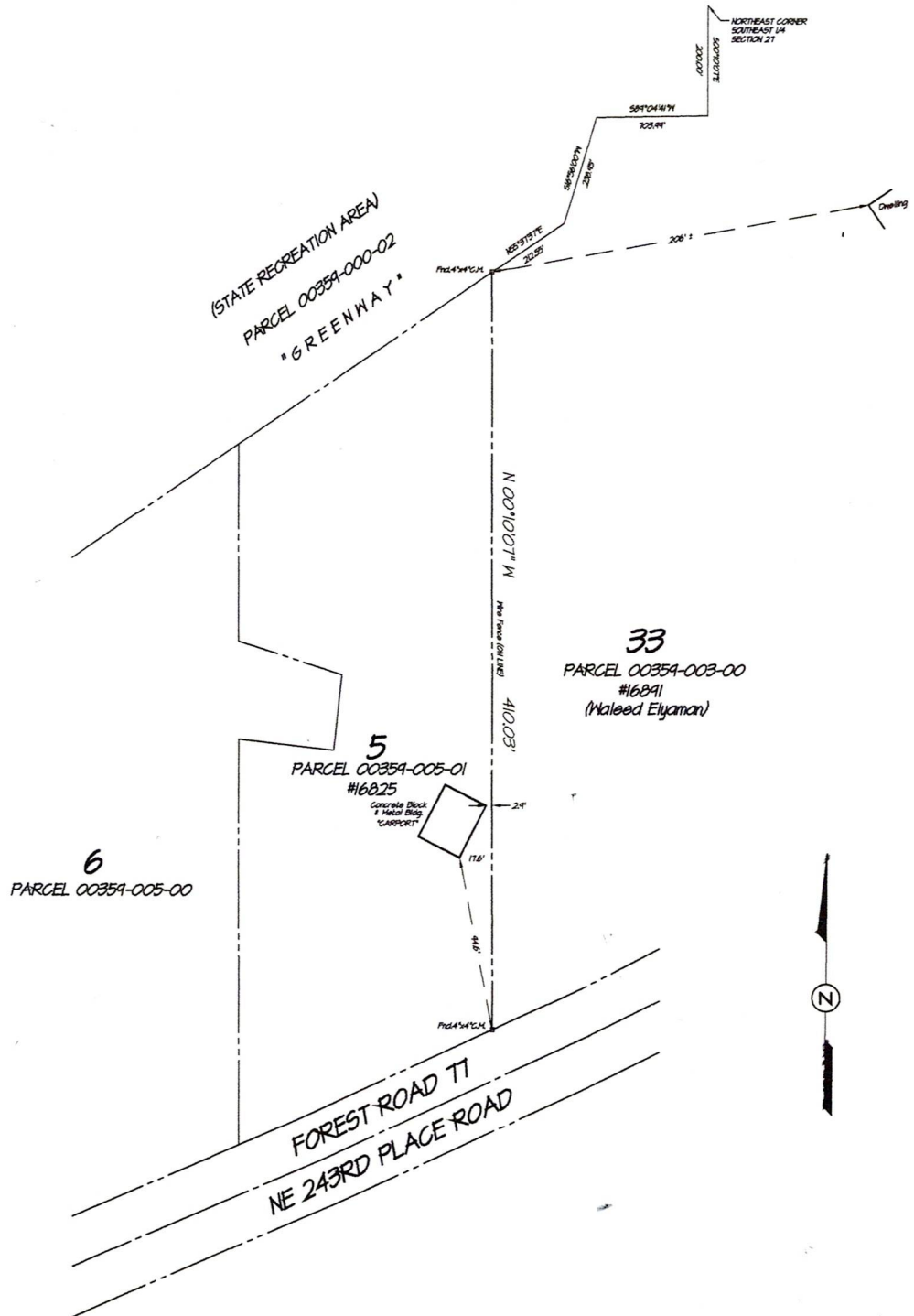
F. LDC Sec. 2.9.2.C.(6) - The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

The approved variance will in no way hurt the neighbor by blocking any views or impact his safety in anyway. In fact he has provided a signed letter to the committee stating that he has no objection to the approval of this request, and that he believes that leaving the existing structure is in no way a detriment to his property. You can also see that in submitted photos his home is located several hundred feet away and isn't visible to each other,

SPECIFIC PURPOSE SURVEY MAP

TO SHOW EAST PROPERTY LINE OF PARCEL 00354-005-01 (LOT 5)
 A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27
 TOWNSHIP 11 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING
 MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 6043, PAGE 0022
 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA



- AC Denotes Air Conditioner
- CB Denotes Cable Box
- ET Denotes Electric Transformer
- FH Denotes Fire Hydrant
- IP Denotes Iron Pipe
- LP Denotes Light Pole
- (M) Denotes Measured
- WM Denotes Water Meter

CERTIFIED TO: Vickie Rudasill

SCALE: 1" = 60'

GENERAL NOTES

- 1) Underground Improvements/Utilities crossing or serving the property hereon, were not located.
- 2) The property hereon was not abstracted for covenants, restrictions or easements of record.
- 3) Bearings hereon are based on N 00° 10' 07" W for the east line of property shown (Lot 5).

Not valid without the signature
 and the original registered Seal of a
 Florida licensed surveyor and mapper

John M. McLaren

John M. McLaren, PSM
 PROFESSIONAL SURVEYOR & MAPPER
 Florida License LS 9474

SURVEY DATE: FEB. 1, 2026



JMM Surveying & Mapping, LLC
 21550 NE 151ST PLACE SALT SPRINGS FL 32184
 (352) 685-6162 ~ (404) 754-3510
 Email: jmmsurveyingmap@gmail.com







16825 N.E. 243RD P.L. RD.
FORT McCoy FL
(EXISTING RV CARPORT)

16891
N.E. 243RD P.L. RD
FORT McCoy FL
(MR. ELYAMAN'S RESIDENCE)



Prepared By:

30 Minute Legal Documents
4800 East Silver Springs BLVD
Ocala, Florida
34470

After Recording Return To:

Vickie Sue Rudasill
16825 NE 243rd PL RD
Ft. McCoy, Florida, , Florida
32134

Tax Parcel ID Number: _____

Space Above the Line Intentionally Left Blank for Recorder's Use

QUIT CLAIM DEED

State of Florida

Marion County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the "Grantor(s)" known as:

Vickie Sue Rudasill, a single individual, residing at 16825 NE 243rd PL RD , Ft. McCoy , Florida, 32134.

Paula Rudasill Porter, a married individual, residing at 16781 NE 243rd PL RD , Ft. McCoy , Florida, 32134.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby remises, releases and quitclaims unto:

Vicki Sue Rudasill, a single individual, residing at 16825 NE 243rd PL RD , Ft. McCoy , Florida, 32134

Paula Rudasill Porter, a married individual, residing at 16781 NE 243rd PL RD , Ft. McCoy , Florida, 32134

(hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida, to-wit:

See attached Parcel "B" & Parcel "C"

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has executed this Deed as of

Vickie Sue Rudasill 9/22/23 Date
Grantor's Signature
Print Name: Vickie Sue Rudasill
Address: 16825 NE 243rd PL RD , Ft. McCoy , Florida, 32134

Paula Rudasill Porter Date
Grantor's Signature
Print Name: Paula Rudasill Porter
Address: 16781 NE 243rd PL RD , Ft. McCoy , Florida, 32134

Larue Gutschall Date 9/22/23
Witness's Signature
Larue Gutschall
Name of Witness
16825 NE 243 PL Rd Fort McCoy, FL 32134
Street Address

Louise B Snow Date 9/22/23
Witness's Signature
Louise B. Snow
Name of Witness
16525 NE 243 PL Rd, Ft McCoy, FL
Street Address

NOTARY ACKNOWLEDGMENT

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of Sept, 2023, by Vickiesue Rudasill who is personally known to me or who has produced _____ as identification.

And

Paula Rudasill Porter

JoAnne Denmark Peagler (SEAL)
Notary Signature

JoAnne Denmark Peagler
Notary Printed Name

Notary Title / Rank: Fla Notary



JoAnne Denmark Peagler
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG974456
Expires 4/1/2024

Notary Serial Number (If Any): GG 974456

PARCEL "B"

A parcel of land situated in the North 1/2 of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East, Marion County, Florida, said parcel being more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East; thence South 00 degrees 10 minutes 07 seconds East, along the East boundary of said Southeast 1/4, a distance of 200.00 feet; thence South 89 degrees 04 minutes 41 seconds West, parallel to the North boundary of said Southeast 1/4, a distance of 703.99 feet to a intersection with the Southeasterly taking line of the Cross Florida Barge Canal; thence South 16 degrees 56 minutes 00 seconds West along said taking line, a distance of 238.95 feet; thence continuing along said taking line, South 55 degrees 37 minutes 37 seconds West, 212.55 feet; thence South 00 degrees 10 minutes 07 seconds East, 280.96 feet to the Point of Beginning; thence continue South 00 degrees 10 minutes 07 seconds East, 19.48 feet; thence North 27 degrees 03 minutes 29 seconds East, 17.32 feet; thence North 62 degrees 56 minutes 31 seconds West, 8.91 feet to the Point of Beginning.

Containing 77 square feet, in area

PARCEL "C"

A parcel of land situated in the North 1/2 of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East, Marion County, Florida, said parcel being more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 27, Township 11 South, Range 24 East; thence South 00 degrees 10 minutes 07 seconds East, along the East boundary of said Southeast 1/4, a distance of 200.00 feet; thence South 89 degrees 04 minutes 41 seconds West, parallel to the North boundary of said Southeast 1/4, a distance of 703.99 feet to a intersection with the Southeasterly taking line of the Cross Florida Barge Canal; thence South 16 degrees 56 minutes 00 seconds West along said taking line, a distance of 238.95 feet; thence continuing along said taking line, South 55 degrees 37 minutes 37 seconds West, 212.55 feet; thence continuing along said taking line, South 55 degrees 37 minutes 37 seconds West, 165.21 feet; thence South 00 degrees 10 minutes 07 seconds East, 106.63 feet to the Point of Beginning; thence continue South 00 degrees 10 minutes 07 seconds East, 52.77 feet; thence South 83 degrees 35 minutes 43 seconds East, 51.46 feet; thence North 06 degrees 24 minutes 17 seconds East, 40.50 feet; thence North 71 degrees 52 minutes 43 seconds West, 58.72 feet to the Point of Beginning.

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

00359-005-01

[GOOGLE Street View](#)

Prime Key: 3459687

[MAP IT+](#)

Current as of 2/12/2026

Property Information

RUDASIL VICKI SUE
 PORTER PAULA RUDASIL
 16825 NE 243RD PLACE RD
 FORT MCCOY FL 32134-3870

Taxes / Assessments:

Map ID: 316

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: 1.21

Situs: 16825 NE 243RD PLACE RD
 FORT MCCOY

2025 Certified Value

Land Just Value	\$56,628		
Buildings	\$285,409		
Miscellaneous	\$4,686		
Total Just Value	\$346,723		
Total Assessed Value	\$234,209	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$112,514)
Total Taxable	\$183,487		
School Taxable	\$209,209		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$56,628	\$285,409	\$4,686	\$346,723	\$234,209	\$50,722	\$183,487
2024	\$56,628	\$300,677	\$5,118	\$362,423	\$227,608	\$50,000	\$177,608
2023	\$47,190	\$278,187	\$4,913	\$330,290	\$220,979	\$50,000	\$170,979

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8165/0730	09/2023	05 QUIT CLAIM	0	U	I	\$100
7901/0939	10/2022	05 QUIT CLAIM	8 ALLOCATED	U	I	\$100
UNRE/INST	09/2022	71 DTH CER	0	U	I	\$100
6093/0022	08/2014	07 WARRANTY	8 ALLOCATED	Q	I	\$435,000

Property Description

SEC 27 TWP 11 RGE 24
 PLAT BOOK UNR PAGE 047
 FOREST IMPROVEMENT CO
 A PT OF LOT 5 BEING MORE FULLY DESC AS FOLLOWS:
 COM AT THE NE COR OF SE 1/4 OF SEC 27 TH S 00-10-07 E 200
 FT TH S 89-04-41 W 703.99 FT TH S 16-56-00 W 238.95 FT TH

S 55-37-37 W 212.55 FT TO THE POB TH CONT S 55-37-37 E
 165.20 FT TH S 00-10-07 E 130.25 FT TH S 80-54-46 E 30.59
 FT TH S 09-05-14 W 20.50 FT TH N 80-54-46 W 27.25 FT TH
 S 00-10-07 W 228.32 FT TH N 66-32-45 E 38.05 FT TH
 N 65-06-15 E 111.95 FT TH N 00-10-07 W 410.03 FT TO THE POB

Parent Parcel: 00359-005-00

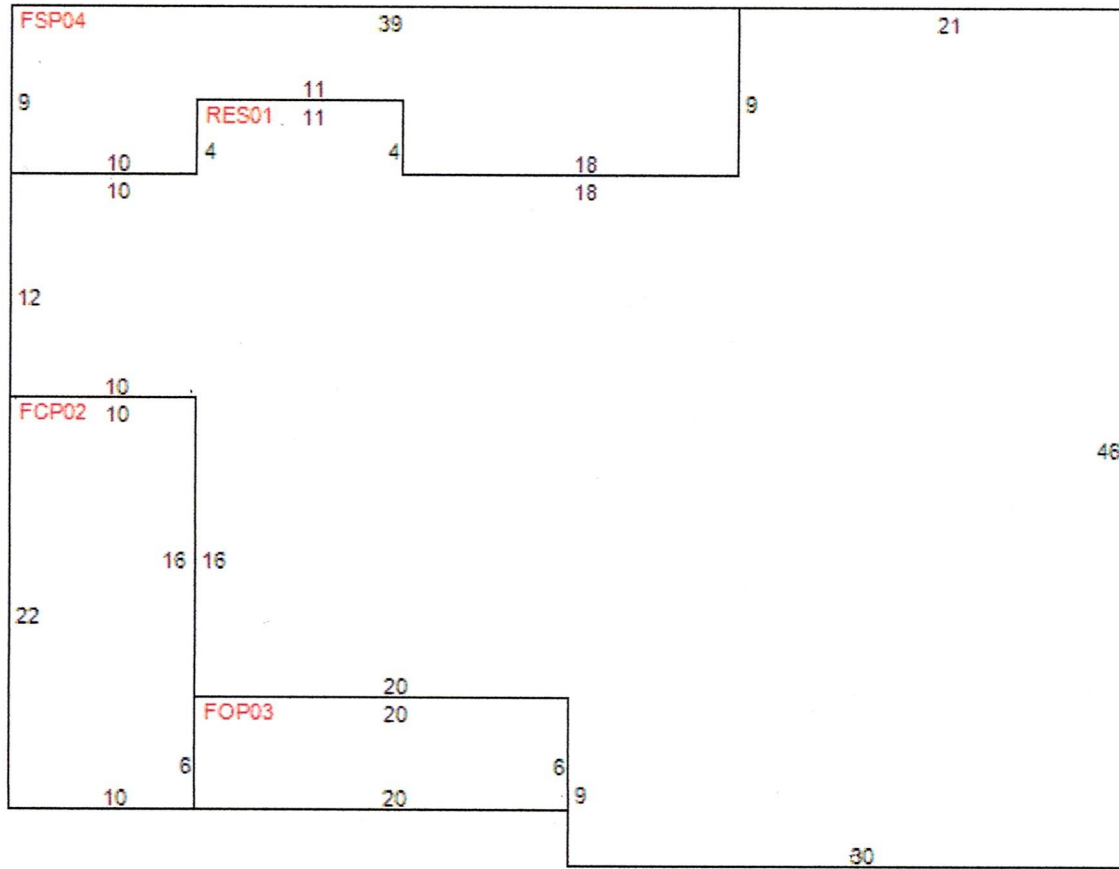
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		.0	.0	R4	1.21	AC						
9994		.0	.0	R4	1.00	UT						
Neighborhood 0880												
Mkt: 3 70												

[Traverse](#)

Building 1 of 1

RES01=R20D9R30U46L21D9L18U4L11D4L10D12R1
 OD16.
 FCP02=D6L10U22R10D16.
 FOP03=R20D6L20U6.U28L10
 FSP04=U9R39D9L18U4L11D4L10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 2006
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	5/6/2015 by 196	Architecture 0 - STANDARD SFR
		Base Perimeter 220

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0139	- HARDEE BOARD	1.00	2006	N	0 %	0 %	2,023	2,023
FCP	0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %	220	220
FOP	0301	- NO EXTERIOR	1.00	2006	N	0 %	0 %	120	120
FSP	0401	- NO EXTERIOR	1.00	2006	N	0 %	0 %	307	307

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths:	Dishwasher: Y
MTL	Wall Finish: 16 DRYWALL-PAINT	0	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths:	Garbage Compactor:
Heat Meth 2: 00	Heat Fuel 2: 00	2	N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	2 Fixture Baths:	Intercom: N

A/C: Y		0		Extra Fixtures: 2		Vacuum: N	
<u>Miscellaneous Improvements</u>							
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2006	2	0.0	0.0
159 PAV CONCRETE	414.00	SF	20	2006	3	0.0	0.0
144 PAVING ASPHALT	1,658.00	SF	5	2007	2	0.0	0.0
UDC CARPORT-UNFIN	576.00	SF	40	2007	1	24.0	24.0
<u>Appraiser Notes</u>							
SHARES WELL WITH 00359-005-00 SAME OWNER INTERIOR ESTIMATED							
<u>Planning and Building</u> <u>** Permit Search **</u>							
Permit Number	Date Issued	Date Completed	Description				
MC00600	12/1/2005	8/1/2006	SFR				