



Marion County

Board of Adjustment

Meeting Agenda

Monday, August 4, 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.** [250801V - Tony Hassman and Kimberle Glaser, Request a Variance to Reduce the Front \(West Side\) Setback from 25' to 7.9' to Allow for an Existing Carport, in a Single-Family Dwelling \(R-1\) Zone, 0.46 Acre Parcel, Parcel Account Number 3578-023-027, Site Address 10185 SW 41st Avenue, Ocala, FL 34476](#)
 - 2.2.** [250802V - Sandra Kursingh Rojas, Requests a Variance to Reduce the Front \(North Side\) Setback from 25' to 23' to Allow for Mobile Home, in a Mixed Residential \(R-4\) Zone, 0.30 Acre Parcel, Parcel Account Number 4014-006-003, Site Address 18894 SE 55th Place, Ocklawaha, FL 32179](#)
 - 2.3.** [250803V - U-HAUL CO. of Florida, Requests a Variance to Increase the Permitted Signage by One \(1\) Additional Wall Sign and Increase of Overall Signage Square Footage \(SF\) by 129SF from 384SF to 513SF, in a Community Business \(B-2\) Zone, 13.38 Acre Parcel, on Parcel Account Number 35485-001-04, Site Addresses 6615 and 6621 SW Highway 200, Ocala, FL 34476](#)
- 3. Other Business**
- 4. Consider the Minutes of Previous Meeting**
 - 4.1.** [May 5, 2025](#)

Adjourn



Marion County

Board of Adjustment

Agenda Item

File No.: 2025-19849

Agenda Date: 8/4/2025

Agenda No.: 2.1.

SUBJECT:

250801V - Tony Hassman and Kimberle Glaser, Request a Variance to Reduce the Front (West Side) Setback from 25' to 7.9' to Allow for an Existing Carport, in a Single-Family Dwelling (R-1) Zone, 0.46 Acre Parce, Parcel Account Number 3578-023-027, Site Address 10185 SW 41st Avenue, Ocala, FL 34476

DESCRIPTION/BACKGROUND:

This is a variance request filed by the applicant Tony Hassman, 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 the 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 7.9' for a 22' X 23' existing not attached carport. The carport was built with a permit that was cancelled, a permit was applied for in October of 2024 and rejected by zoning because it did not meet the front setback requirements. Since the carport is not attached, 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
August 4, 2025
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250801V
CDP-AR	131775
Type of Case	Variance to reduce front setback from 25' to 7.9' for a 22'x23' existing not attached carport. The permit was cancelled by contractor.
Owner	Tony Hassman & Kimberle Glaser
Applicant	Tony Hassman
Street Address	10185 SW 41 st Ave, Ocala
Parcel Number	3578-023-027
Property Size	.46 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	Cristina Franco, Zoning Technician I
Related Case(s)	Open Code Case 98372- Accessory structure built in front setback without the applicable permits.

I. ITEM SUMMARY

This is a variance request filed by the applicant Tony Hassman, 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 the 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 7.9' for a 22' X 23' existing not attached carport. The carport was built with a permit that was cancelled, a permit was applied for in October of 2024 and rejected by zoning because it did not meet the front setback requirements. Since the carport is not attached, 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 (18) property owners within 300 feet of the subject property on July 18, 2025. A public notice sign was posted on the subject property on June 23, 2025 (Figure 2) and the notice of the public hearing was published in the Star-Banner on July 15, 2025. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject .46-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 .46-acre subject property is displayed as Lot 27, Block 23, Plat Book K Page 052 in Ocala waterway estates. The property has 200' depth with 100' width.

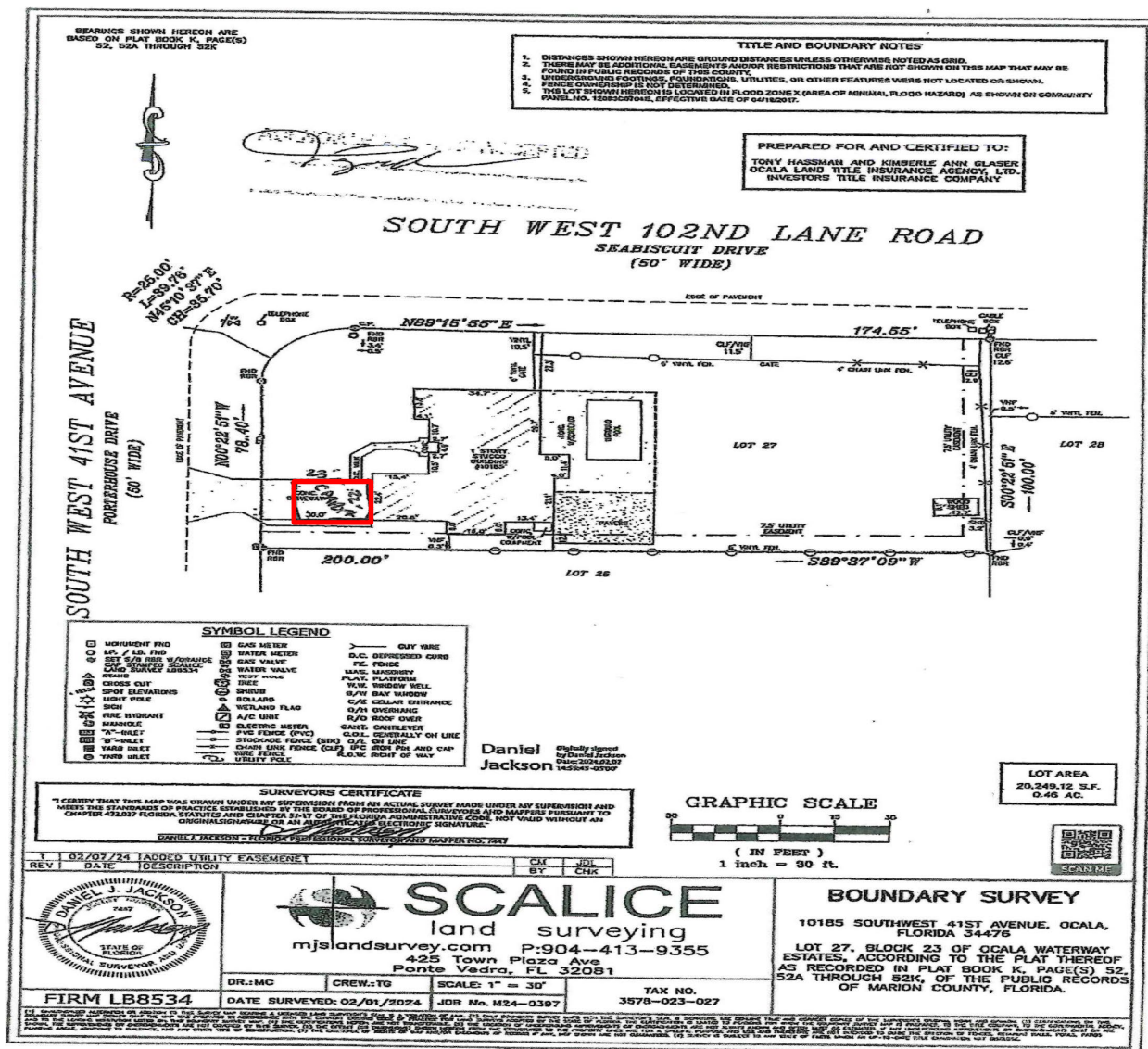
Figure 2
Hassman Property



IV. REQUEST STATEMENT

This application requests a variance from LDC Section 4.2.10.E. for the front setback from the required 25' to 7.9' for an existing 23'x22' attached carport. Consistent with LDC Section 2.9.3.B., on June 23, 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 7.9' for an existing 23' x 22' not-attached carport.

Staff inspected the property to measure the front setback request and concur with the above 7.9' setback request of the applicant. The site plan provided with the original Building permit 20240102255 currently rejected by zoning, shows a 7' setback.

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

Analysis: The applicant states "Their vehicles do not fit in the garage thus they are exposed to the afternoon sun and heat all day. The sunshade/carport keep the direct sun off the paint, rubber and leather, thus extending the life of the vehicle. The heat in the garage from midday to late evening has proven to heat our garage and master suite extensively. To reduce the heat, we have insulated the garage, added a room air conditioner. Additionally, the carport had reduced the heat by an additional 5-10 degrees.

Staff finds that if he would have pulled the applicable permits it would not have 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: As per the applicant there are 4 permitted properties within blocks of my property that have the same installation typical in size and layout, each of these were approved inside of code section 4.2.9. Permit numbers and addresses:

2015031486 – 10247 SW 41st Ave, (Structure to street 20')
2014010818 – 4074 SW 103rd Ln, (Structure to street 20')
2014100136 – 10114 SW 42nd Ave, (Structure to street 20')
2010110636 – 4861 SW 106th Pl. (Structure to street 20')

Staff permit 2015031486 site plan shows a 25' setback and was approved.
Permit 2014010818 Site plan shows the carport in the rear of the property meeting the rear and side setback of 8' and that is what zoning approved.
Permit 2014100136 has a site plan showing 25' setback and was approved.
Permit 2010110636 is for a Cat III enclosed sunroom.
Staff finds that if the applicable permit were pulled it would not have 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.

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

Analysis: Planning of this structure and installation, is the final step on our best efforts for the protection and welfare of the real property and inhabitants. A structure placed in any other part of the property would not serve the same purpose or provide the same results in the design and layout.

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: Applicant states this is true.

Staff finds that granting any variance is a privilege, the structure if permitted would not have met the setbacks for an accessory building in front of the home in the R-1 zoning and would not have been approved. No other homeowners in the area are allowed to encroach into the front setback.

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

Analysis: Planning this structure every dimension was planned based on need and without impacting line of sight, right of way, or visual interference with neighboring homes. There are similar structures on the same street.

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.

V. LIST OF ATTACHMENTS

- A. Application
- B. Site Plan
- C. Marion County Property Appraiser Property Record Card
- D. Warranty Deed

Attachment A



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. G. ...Date Received: 5-16-25

VARIANCE APPLICATION

Application #: _____

FOR COUNTY USE ONLY

3578-023-027/10185 Sw 41st Ave Ocala FL 34476

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:

Installation of a sunshade/carport in front of our garage, typical of several within the neighborhood. The foundation of the garage is 53ft. from the street the structure is 26ft. from the street. Original permit number 2024102255

Added survey page with dimensions. I am requesting variance from 25ft to 7'-9" from PL.

Section of Code requesting variance from: 4.2.9Legal Description (Please attach a copy of deed). Total Acreage of subject property: .46 +/- acres

Directions to subject property:

Property is in Ocala waterway, sitting at the intersection of 102nd lane road and 41st avenue the area code is 34476

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

10185 Sw 41st ave

Address

Ocala

City, State, Zip Code

FL 34476

Contact Info: Phone, cell, e-mail address

dadhassman@comcast.net

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.

[Signature]
(Print) Applicant or Agent

Kimberle
Glaser

Address

City, State, Zip Code

719-640-5250

Contact Info: Phone, cell, e-mail address

received 5/19/25 AR 32859

CC 983672

"Meeting Needs by Exceeding Expectations"

www.marioncountynvfl.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:

Requesting a waiver from the 25ft setback from property line, in lieu dimensions would be from the street as found on other properties with similar structures. By allowing this we will maintain the 25ft from the street. Due to the orientation of the property and home there is no available options to protect vehicles and reduce suns impact and heat to the garage and master suite.

Added survey page with dimensions. I am requesting a variance from 25ft to 7'-9" from PL

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

Applicant's justification:

We moved to FL in February of 2024. The property we selected faces due west; our garage faces due west. Our vehicles will not fit in the garage thus they are exposed to the afternoon sun and heat all day. The sunshade/carport keep this direct sun off the paint rubber and leather, thus extending the life of the vehicles. Additionally, my wife works at home, we have several dogs that spend the day in our garage, we have a dog door that allows access to the fully fenced back yard. The heat to the garage from midday to late evening has proven to heat our garage and master suite extensively. To reduce the heat, we have insulated the garage. In addition, we have added a room air conditioner for extreme heat day. I researched the sunshade/carport prior to selecting a contractor. there are five sunshade/carports in the neighborhood that are similar. Adding the sunshade/carport had reduced the heat by an additional 5-10 degrees.

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:

There are four permitted properties within blocks of my property that have the same installation typical in size and layout, each of these was permitted and approved insight of code section 4.2.9 permit numbers addresses and actual dimensions from street:

2015031486 10247 Sw 41st Ave 34476 [street to garage 56' street to str. 36' structure is 20']

2014010818 4074 Sw 103rd Ln. 34476 [street to garage 53' street to str. 33' structure is 20']

2014100136 10114 Sw 42nd Ave 34476 [street to garage 51' street to str. 31' structure is 20']

2010110636 4861 Sw 106th Pl. 34476 [street to garage 50' street to str. 29' structure is 20']

My structure original permit # 2024102255 [street to garage 50' street to structure 26' structure is 24'] The length of my structure is based on the length of my truck 19' 6" plus 3' 6" from the garage door to allow for the mower.

P in
ear
25' from
st.
Lanai.

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

Applicant's justification:

Planning of this structure and installation, is the final step in our best efforts for the protection and welfare of the real property and inhabitants. A structure placed in any other part of the property would not serve the same purpose or provide the same results of this design and layout

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:

This is true, [as noted above] there are several properties in the area that have already been granted permits and installation of the same type of structure, that by definition do not comply with the setback requirements as interpreted by the county in 4.2.9

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

Applicant's justification:

Planning this structure every dimension was planned based on need and without impacting line of sight, right of way, or visual interference with neighboring homes. there are similar structures on the same street.

5/16/25, 9:04 AM

MCPA Property Record Card

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

3578-023-027

[GOOGLE Street View](#)

Prime Key: 896578

[MAP IT+](#)

Current as of 5/16/2025

[Property Information](#)

HASSMAN TONY
GLASER KIMBERLE ANN
10185 SW 41ST AVE
OCALA FL 34476-9518

[Taxes / Assessments:](#)

Map ID: 150

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)

PC: 01

Acres: .46

Situs: 10185 SW 41ST AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$42,500	
Buildings	\$303,642	
Miscellaneous	\$8,209	
Total Just Value	\$354,351	Ex Codes: 01 38
Total Assessed Value	\$354,351	
Exemptions	\$0	
Total Taxable	\$354,351	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,500	\$303,642	\$8,209	\$354,351	\$354,351	\$0	\$354,351
2023	\$42,500	\$280,187	\$8,471	\$331,158	\$164,416	\$153,474	\$10,942
2022	\$28,700	\$279,685	\$9,423	\$317,808	\$159,627	\$149,164	\$10,463

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8250/1698	02/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$380,000
6341/0769	01/2016	07 WARRANTY	0	U	I	\$100
5570/1914	09/2011	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$150,000
5338/0092	10/2009	07 WARRANTY	0	U	I	\$100
3953/1238	02/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$36,900
3616/1216	12/2003	07 WARRANTY	8 ALLOCATED	U	V	\$220,000
3616/1213	09/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$13,500
1089/1743	11/1981	07 WARRANTY	0	U	V	\$3,211
1041/0745	02/1972	07 WARRANTY	0	Q	V	\$3,300

[Property Description](#)

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
 Effective Age 2 - 05-09 YRS
 Condition 0
 Quality Grade 700 - GOOD
 Inspected on 1/28/2022 by 229

Year Built 2005
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 228

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	2005	N	0 %	0 %	2,099	2,099
FGR	0232	- CONC BLK-STUCO	1.00	2005	N	0 %	0 %	462	462
FOP	0301	- NO EXTERIOR	1.00	2005	N	0 %	0 %	42	42
FSP	0401	- NO EXTERIOR	1.00	2005	N	0 %	0 %	240	240
EPA	0501	- NO EXTERIOR	1.00	2005	N	0 %	0 %	1,180	1,180
PTO	0601	- NO EXTERIOR	1.00	2016	N	0 %	0 %	672	672

Section: 1

Roof Style: 12 HIP
 Roof Cover: 08 FBRGLASS SHNGL
 Heat Meth 1: 20 HEAT PUMP
 Heat Meth 2: 00
 Foundation: 6 MONOLITC SLAB
 A/C: Y

Floor Finish: 24 CARPET
 Wall Finish: 16 DRYWALL-PAINT
 Heat Fuel 1: 10 ELECTRIC
 Heat Fuel 2: 00
 Fireplaces: 0

Bedrooms: 3
 4 Fixture Baths: 1
 3 Fixture Baths: 1
 2 Fixture Baths: 0
 Extra Fixtures: 4

Blt-In Kitchen: Y
 Dishwasher: Y
 Garbage Disposal: Y
 Garbage Compactor: Y
 Intercom: N
 Vacuum: Y

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	909.00	SF	20	2005	3	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	2005	2	0.0	0.0	
226 RES SWIM POOL	392.00	SF	20	2005	5	28.0	14.0	
099 DECK	788.00	SF	50	2005	2	0.0	0.0	
116 FENCE VINYL	85.00	LF	99	2013	4	0.0	0.0	
105 FENCE CHAIN LK	150.00	LF	20	2013	1	0.0	0.0	
159 PAV CONCRETE	198.00	SF	20	2021	3	0.0	0.0	

Appraiser Notes

12X8 SHED N/A
 EST BACK

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023012833	2/2/2023	2/17/2023	SHINGLE TEAR-OFF SHINGLE RE-ROOF SFR FL16305.1 FL16226.1
M091384	9/1/2005	9/1/2005	POOL ENCLOSURE
M080078	8/1/2005	11/1/2005	POOL
M030536	3/1/2005	10/1/2005	SFR
2021033069	-	5/4/2021	INSTALL 6X34 DRIVEWAY ADDITION W/ 4; T 3000 PSI WIRE MESH R

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: OL2401022T

General Warranty Deed

Made this 9 day of February, 2024 A.D. By James Wittenauer and Marian F. Wittenauer, husband and wife, Individually and as Trustee(s) of the Wittenauer Family Revocable Trust under Agreement dated January 28, 2016 hereinafter called the grantor, to **Tony Hassman and Kimberle Ann Glaser, husband and wife**, whose post office address is: 10185 SW 41st Avenue, Ocala, Florida 34476, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 27, Block 23 of OCALA WATERWAY ESTATES, according to the Plat thereof as recorded in Plat Book K, Page(s) 52, 52A through 52K, of the Public Records of Marion County, Florida.

Parcel ID Number: 3578-023-027

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

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, 2024.

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: OL2401022T

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature

Tristan B. Lutz
Witness #1 Printed Name

215 S IL ST
Witness #1 Address Line 1

Belleville IL 62220
Witness #1 Address Line 2

[Signature]
Witness #2 Signature

Molly Malone
Witness #2 Name Printed

215 S ILLINOIS St
Witness #2 Address Line 1

Belleville IL 62220
Witness #2 Address Line 2

State of Illinois
County of St. Clair

[Signature] (Seal)
James Wittenauer, Individually and as Trustee of the
Wittenauer Family Revocable Trust under Agreement dated
January 28, 2016

[Signature] (Seal)
Marian F. Wittenauer, Individually and as Trustee of the
Wittenauer Family Revocable Trust under Agreement dated
January 28, 2016

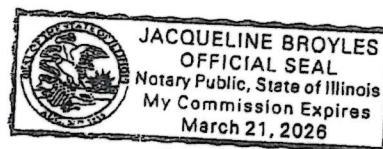
Address as to both: 320 Lake Forest Drive,
Belleville, Illinois 62220

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 9 day of February, 2024, by James Wittenauer and Marian F. Wittenauer, husband and wife, Individually and as Trustee(s) of the Wittenauer Family Revocable Trust under Agreement dated January 28, 2016

[Signature]
Signature Notary Public
Notary Public Printed Name: Jacqueline Broyles

My Commission Expires: 3.21.2026

Personally Known ___ OR Produced Identification X
Type of Identification Produced Driver's License



(SEAL)



Marion County

Board of Adjustment

Agenda Item

File No.: 2025-19909

Agenda Date: 8/4/2025

Agenda No.: 2.2.

SUBJECT:

250802V - Sandra Kursingh Rojas, Requests a Variance to Reduce the Front (North Side) Setback from 25' to 23' to Allow for Mobile Home, in a Mixed Residential (R-4) Zone, 0.30 Acre Parcel, Parcel Account Number 4014-006-003, Site Address 18894 SE 55th Place, Ocklawaha, FL 32179

DESCRIPTION/BACKGROUND:

This is a request filed by applicant Lauren Kirkman, for owner Sandra Kursingh-Rojas, for a variance from Land Development Code (LDC) Section 2.9, a reduction of the east (front) setback from 25' to 23' for installation of a used mobile home, in a Mixed Residential (R-4) zone. R-4 zoning has setbacks for single-family residences of 25' from the front and rear property lines and 8' from the side property lines. The proposed structure can meet the rear and side setbacks of 25' and 8', but is unable to meet the front setback of 25' from the front property line due to being incorrectly placed by the mobile home company in 2022.



**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
August 4, 2025
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250802V
Type of Case	Variance: The applicant requests a variance from Section 2.9 of the Marion County Land Development Code, a reduction of the (front) setback from 25' to 23' for installation of a used mobile home, in a Mixed Residential (R-4) zone.
Owner	Sandra Kursingh Rojas
Applicant	Lauren Kirkman
Street Address	18894 SE 55 th Place, Ocklawaha
Parcel Number	4014-006-003
Property Size	±.30 acres
Future Land Use	Rural Land Use
Zoning Classification	Mixed residential (R-4)
Overlay Zone/Scenic Area	Environmentally Sensitive Overlay Zone (ESOZ), and Secondary Springs Protection Zone (SSPZ).
Project Planner	Lynda Smith, Zoning Technician I
Permit	Permit 2024112521 is in apply status
Code Case	914449

I. ITEM SUMMARY

This is a request filed by applicant Lauren Kirkman, for owner Sandra Kursingh-Rojas, for a variance from Land Development Code (LDC) Section 2.9, a reduction of the east (front) setback from 25' to 23' for installation of a used mobile home, in a Mixed Residential (R-4) zone. R-4 zoning has setbacks for single-family residences of 25' from the front and rear property lines and 8' from the side property lines. The proposed structure can meet the rear and side setbacks of 25' and 8', but is unable to meet the front setback of 25' from the front property line due to being incorrectly placed by the mobile home company in 2022.

Timeline:

- This subdivision was platted on May 25, 1972
- November 2022, permit 2022112331 applied for installation of used mobile home
- 1982 Mobile Home incorrectly place on this parcel in 2022.
- ESOZ and Zoning regulations went into effect in 1992 with the adoption of the Marion County Land Development Code
- This parcel is not located on the water so is not affected by an ordinary high-water line

FIGURE 1
GENERAL LOCATION MAP



II. PUBLIC NOTICE

Notice of the public hearing was mailed to 22 property owners within 300-feet of the subject property on July 18, 2025. A public notice sign was posted on the subject property on June 26, 2025, and notice of the public hearing was published in the Star Banner on July 21, 2025. Evidence of the public notice requirements are on file with the Department and are incorporated herein by reference.

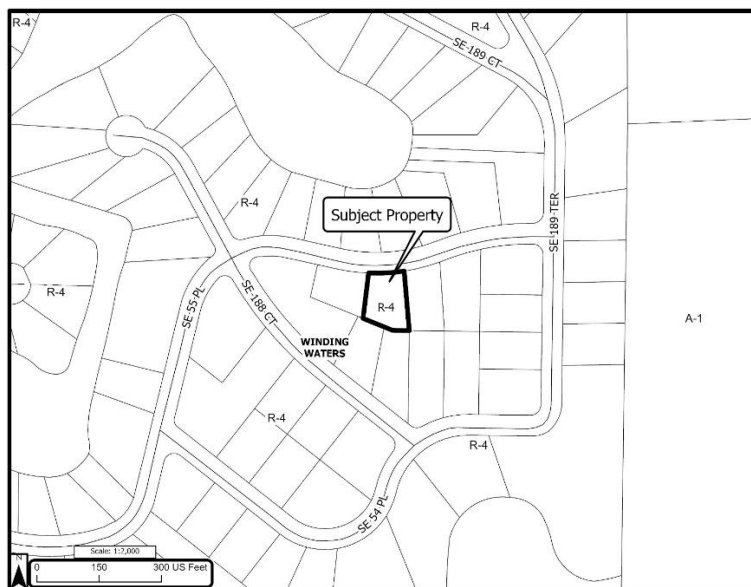
Figure 2

Sign Placement



Figure 3

300ft Notification Zone



III. PROPERTY CHARACTERISTICS

This parcel is $\pm .30$ -acres with Rural land use (RL) and Mixed Residential (R-4) zoning classification. This parcel also lies in an Environmentally Sensitive Overlay Zone (ESOZ) but is not on a body of water and therefore not affected by the Ordinary High-Water Line regulation, only the ESOZ density regulation applies to this parcel.

FIGURE 4
AERIAL



FIGURE 5
ZONING MAP

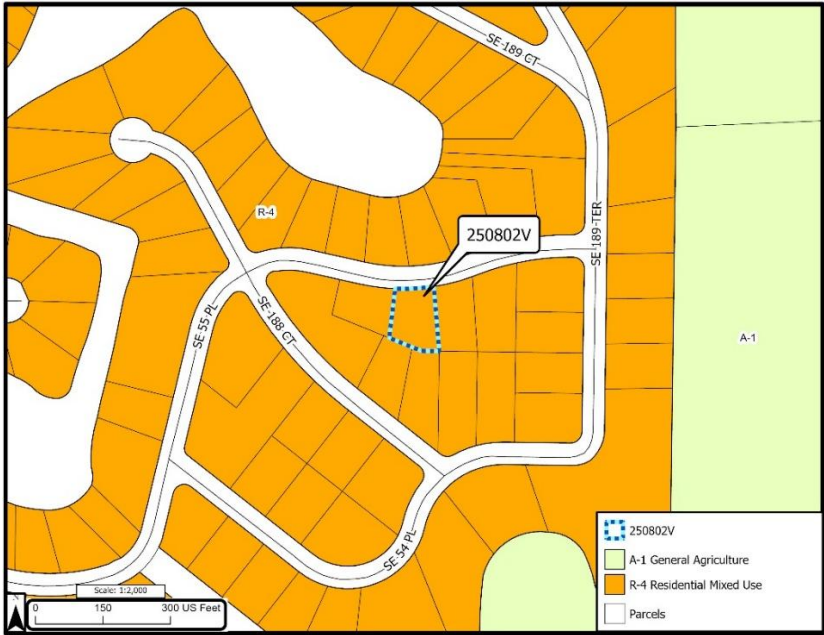


FIGURE 6
ESOZ AND FLOODPLAIN MAP

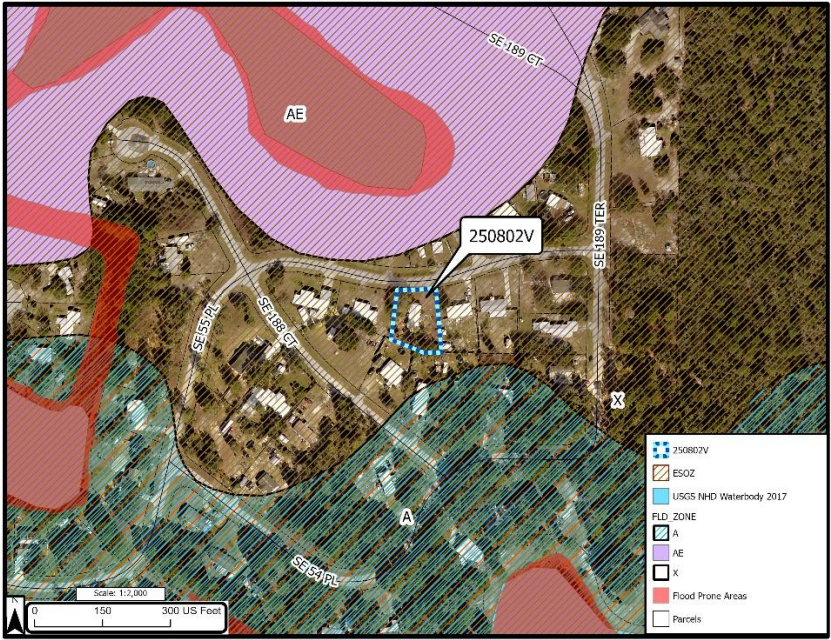


Figure 7
Land Use Map



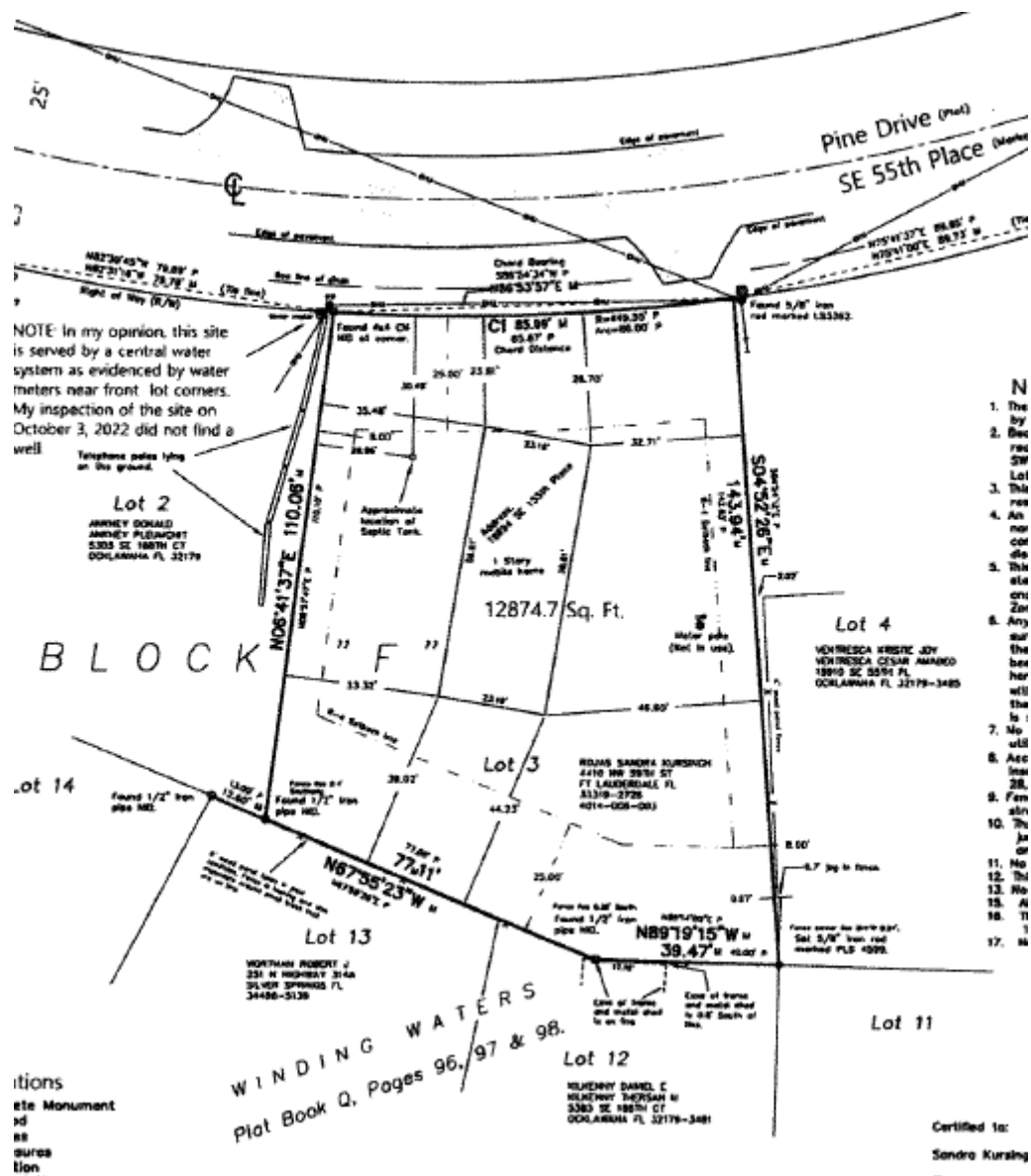
**Figure 8
Surrounding Variances Map**



IV. REQUEST STATEMENT

This is a request filed by applicant Lauren Kirkman, for owner Sandra Kursingh-Rojas, for a variance from Land Development Code (LDC) Section 2.9, a reduction of the east (front) setback from 25' to 23' for installation of a used mobile home, in a Mixed Residential (R-4) zone. R-4 zoning has setbacks for single family residences of 25' from the front and rear property lines and 8' from the side property lines. Proposed structure can meet the rear and side setbacks of 25' and 8' but is unable to meet the front setback of 25' from the front property line due to incorrectly being placed by the mobile home company in 2022.

FIGURE 9
SURVEY



V. ANALYSIS

LDC Section 2.9.2.E provides the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with the six (6) criteria. The six (6) criteria and 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 are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Analysis: Requesting a reduction of 25' to 23' for a front setback in an R-4 Zoning classification for placement of a used mobile home. Stumps prevented placement anywhere else.

Staff: Finds that Special conditions and circumstances do not 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. Stumps can be removed from the site. This subdivision was created May 25, 1972, Mobile Home was placed in 2022, approximately 3 years ago.

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

Analysis: Trees and the stumps were existing on the property prior to considering placement of the mobile home.

Staff: Finds that special conditions and circumstances are a result of the actions of the owner/ applicant. This mobile home was not correctly placed by company hired by owner when placed on the property in 2022.

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: Granting of this variance would not adversely affect any property owners. It is not irregular to the area.

Staff: Finds that this parcel does have a unique shape that would not hamper the placement of a home and would meet today's standards/ setbacks. Denying the variance would not 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 does not cause unnecessary or undue hardship on the applicant/owner.

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

Analysis: Applicant states a reduction 25' to 23' from the front of the property is the minimum needed in order to develop.

Staff: A reduction of the setback from 25' to 23' is not the minimum variance that will allow the use of the land. Due to the placement of the home in 2022, however, the home could be moved to meet the required setback.

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: Owner states that this is true. This request 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.

Staff: Finds that granting of the request will confer on the applicant special privilege. Many parcels in these have been able to meet the zoning setbacks when placed on these parcels with few to no variances requested. When the home was placed on the property, the home could have been placed in a manner that meets the required setbacks.

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

Analysis: Owner states that this is true. Granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare

Staff: Finds that if the variance is granted, it would not be injurious to the neighborhood as long as the applicant pulls the correct permits and gets them approved.

VI. LIST OF ATTACHMENTS

- A. Application
- B. Marion County Property Appraiser Property Record Card, 2024 Certified Assessment Roll
- C. Site Plan
- D. Deed
- E. 300' Mailing Map
- F. Survey
- G. Photos
- H. Code Violation Notification
- I. Power of Attorney



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

OFFICE USE ONLY

Received By: EMDate Received: 5/27/25

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

4014-006-003

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 of 25' to 23' for a setback in an R4 zoning classification for placement of a mobile home.

Section of Code requesting variance from: Sec. 4.2.12. D

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 0.30 +/- acres

Directions to subject property:

SR 40 West to Levy Hammock Rd. South to SE 55 Pl.
Turn left. Follow road straight to the 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.

Sandra Kursing Rojas

(Print/Signature) Property Owner

4410 NW 59 St

Address

Ft. Lauderdale, FL 33319

City, State, Zip Code

954-793-1222

Contact Info: Phone, cell, e-mail address

Lauren Kirkman

(Print) Applicant or Agent

18931 SE 54 Pl

Address

Ocklawaha, FL, 32179

City, State, Zip Code

954-200-9456 Kirkkoby@gmail.com

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.

AR 32899

BoA 8/4/2025

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:

Requesting a reduction of 25' to 23' for a front setback in an R-4 zoning classification for placement of a used mobile home. Stumps prevented placement anywhere else.

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

Applicant's justification:

Trees and the stumps were existing on the property prior to considering placement of the mobile home.

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:

Granting of this variance would not adversely affect any property owners. It is not irregular to the area.

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

Applicant's justification:

A reduction of 25' to 23' from the front of the property is the minimum needed in order to develop at the desired location.

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:

True

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

Applicant's justification:

True

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

4014-006-003

[GOOGLE Street View](#)

Prime Key: 2254904

[MAP IT+](#)

Current as of 5/27/2025

Property Information

ROJAS SANDRA KURSINGH
4410 NW 59TH ST
FT LAUDERDALE FL 33319-2726

Taxes / Assessments:

Map ID: 348

Millage: 9001 - UNINCORPORATEDM.S.T.U.

PC: 02

Acres: .30

Situs: 18894 SE 55TH PL OCKLAWAHA

2024 Certified Value

Land Just Value	\$9,900
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$9,900
Total Assessed Value	\$9,900
Exemptions	\$0
Total Taxable	\$9,900

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$9,900	\$0	\$0	\$9,900	\$9,900	\$0	\$9,900
2023	\$9,900	\$0	\$0	\$9,900	\$9,350	\$0	\$9,350
2022	\$8,500	\$0	\$0	\$8,500	\$8,500	\$0	\$8,500

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7386/0019	02/2021	07 WARRANTY	9 UNVERIFIED	Q	V	\$9,800
5580/0839	10/2011	07 WARRANTY	0	U	V	\$100
6480/0574	06/2010	71 DTH CER	0	U	V	\$100
5408/1558	06/2010	74 PROBATE	0	U	V	\$100
2643/1040	04/1999	61 FJDMNT	0	U	V	\$100
2538/1473	08/1998	34 TAX	0	U	V	\$1,400
1672/1336	07/1990	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$4,300
1487/0714	03/1988	07 WARRANTY	0	U	V	\$100

Property Description

SEC 06 TWP 16 RGE 25
PLAT BOOK Q PAGE 096

WINDING WATERS
BLK F LOT 3

Land Data - Warning: Verify Zoning

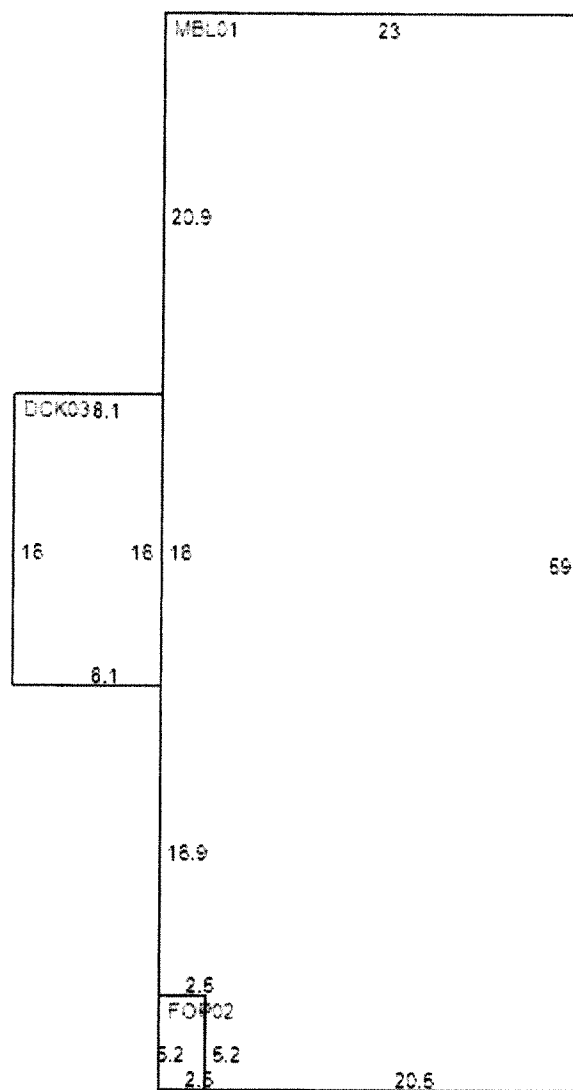
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		102.0	127.0	R4	1.00	LT							

Neighborhood 8940A - WINDING WATERS&1ST ADD QG400<
Mkt: 10 70

Traverse

Building 1 of 1

MBL01=L23D20,9D16D16,9R2,5D5,2R20,5U59.D59L20,5U5,2L2,5
FOP02=R2,5D5,2L2,5U5,2.U16,9
DCK03=L8,1U16R8,1D16.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS

Year Built 1982
Physical Deterioration 0%
Obsolescence: Functional 0%

5/27/25, 2:04 PM

MCPA Property Record Card

Condition 4
Quality Grade 400 - FAIR
Inspected on 9/12/2024 by 187

Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 164

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 28 -	SF ALUM SIDING	1.00	1982	N	0 %	0 %	1,344	1,344
FOP 02 01 -	NO EXTERIOR	1.00	1982	N	0 %	0 %	13	13
DCK 03 01 -	NO EXTERIOR	1.00	2024	N	0 %	0 %	130	130

Section: 1

Roof Style: 00	Floor Finish: 00	Bedrooms: 0	Blt-In Kitchen: N
Roof Cover: 00	Wall Finish: 00	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 00	Heat Fuel 1: 00	3 Fixture Baths: 0	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 0	Fireplaces: 0	Extra Fixtures: 0	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1999	2	0.0	0.0

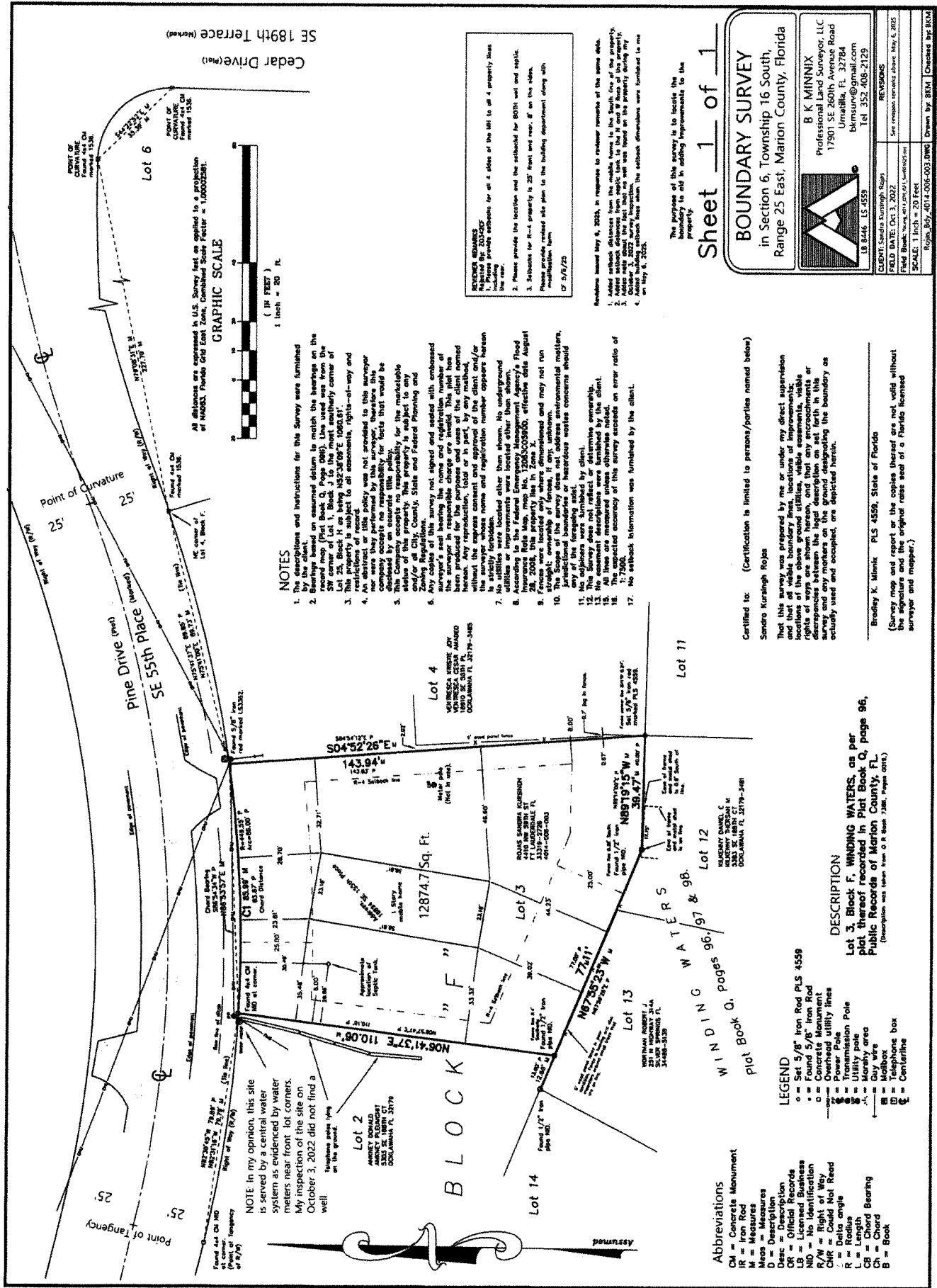
Appraiser Notes

2024 NEW MBL FOUND PERMIT HAS EXPIRED AND ITS FOR SALE AS RP PER MLS SIGN

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0060185	6/1/1999	7/1/1999	MOBILE HOME



THIS INSTRUMENT WAS PREPARED BY:

JOHN C. TRENTMAN, Attorney

328 NE 1st Ave. Ste. 100

Ocala, Florida 34470

Parcel # 4014-006-003

consideration: \$9,800.00

WARRANTY DEED

THIS INDENTURE, made the 16 day of Feb, 2021, between **MARY M. JACUPKE**, single, Individually and as Trustee of the **Mary M. Jacupke Revocable Trust, under trust dated August 19, 2010**, whose mailing address is: 4245 SE 17th Lane, Ocala, FL 34471, hereinafter called the grantor*, and **SANDRA KURSINGH ROJAS**, whose mailing address is: 4410 NW 59th St., Ft. Lauderdale, FL 33319, hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, 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 Marion County, Florida, to-wit:

Lot 3, Block F, Winding Waters, as per plat thereof recorded in Plat Book Q, page 96, Public Records of Marion County, FL.

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2021 and after. *"Grantor" and "grantee" are used for singular or plural as context requires.

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

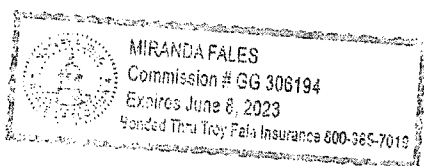
Witness #1

Witness #2

MARY M. JACUPKE

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization in the State and County aforesaid this 3 day of Feb, 2021 by Mary M. Jacupke, single, individually and as trustee of the Mary M. Jacupke Revocable Trust utd Aug. 19, 2010, who is/are personally known to me or who produced _____, as identification and who did not take an oath.



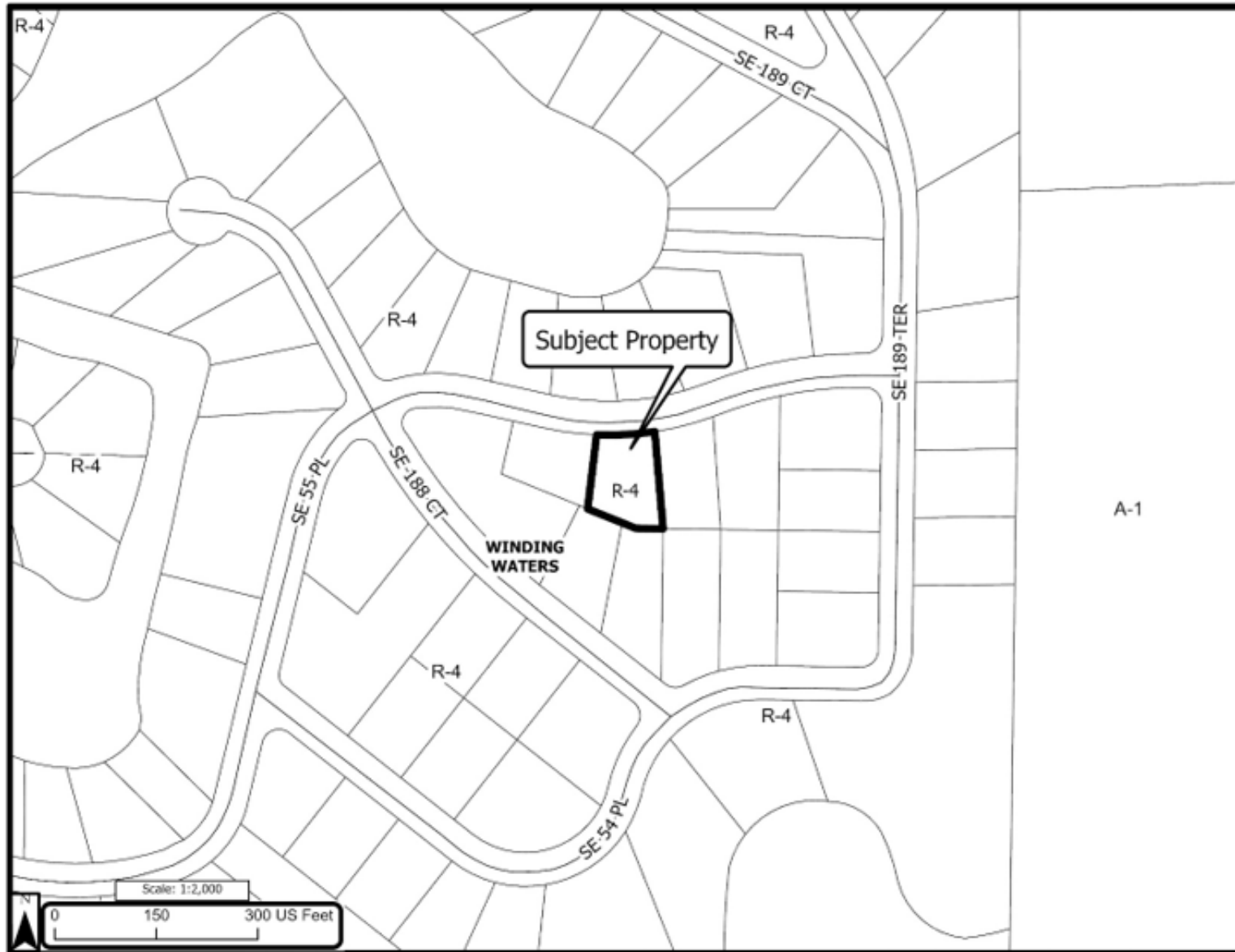
MIRANDA FALES
Notary Public, State of Florida

MY COMMISSION EXPIRES: June 8, 2023

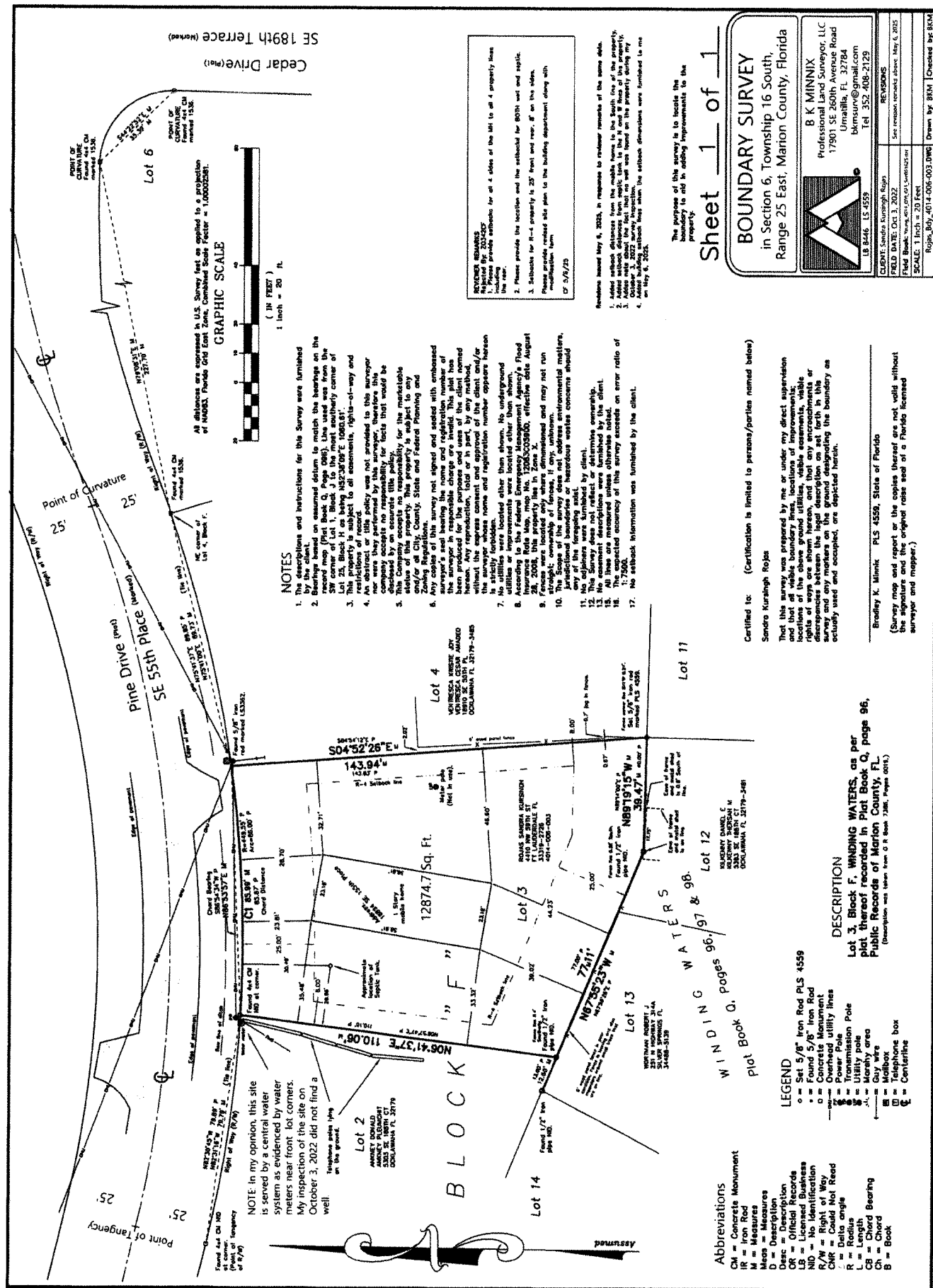
Public Notification for: VARIANCE

Marion County Growth Services Planning & Zoning (352) 438-2675

250802V



40 80 US Feet





Sign posting front of parcel



Front of parcel



North side at property line



Measured from front property line to front corner of home



North side of home at property line



West side (rear) of home at corner of mobile home



South side (side) of property from side of mobile home



West looking east (rear looking front) on south side



West looking east (rear looking front) on north side



North side looking west towards rear of property



Marion County Board of County Commissioners

Growth Services ▪ Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Case No.: 976187-ML

June 11, 2025

RUPNARAIN PROPERTIES LLC
PO BOX 1010
OCKLAWAHA, FL 32183

OCCUPANT(S)
5235 SE 30TH CT
OCALA, FL 34480

PARCEL #: 3582-144-003

NOTICE OF VIOLATION

On June 10, 2025, at 11:04 a.m., an inspection was made of your property located at 5235, 5275 SE 30TH CT FLORIDA ORANGE GROVE CORP OCALA, in Marion County. This inspection revealed a violation of **the Marion County Code of Ordinances**. Specifically noted: Furniture in the front yard.

➤ **Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles.** Please remove all junk from the property. *"Junk" means any litter, debris, waste materials of any kind, dead or decaying vegetation or vegetative refuse, dead animals, used or unserviceable automobile and machinery parts, used and nonfunctional furniture and appliances, and used and nonfunctional tools, equipment, and implements, but shall not include compost piles for personal, noncommercial use.*

➤ **Marion County Code, Chapter 2, Article V, Section 2-205 (b), Recurrence of case # 930832 dated 8/22/2023.** NOTICE: This case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board Hearing - Marion County Code, Article V, Section 2-205(b).

This property will be re-inspected after **June 24, 2025**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation **will** result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

Marianne Lopez

Code Enforcement Officer
352-671-8917
Marianne.Lopez@MarionFL.org



POWER OF ATTORNEY

DESIGNATION OF AGENT(S)

KNOW ALL MEN BY THESE PRESENTS, that I, Sandra Kursingh Rojas, residing at 4410 NW 59 ST, Fort Lauderdale, Florida 33319, do hereby nominate, constitute, and appoint the following agent(s) ("Agent"):

Agent Name: Lauren Kirkman

Address: 18931 Se 54 Pl, Ocklawaha, Florida 32179

Phone Number: 9542009456

GRANT OF GENERAL AUTHORITY

My Agent shall have the following authority to act for me in my name, place, and stead with respect to any and all of the following matters:

Claims and Litigation. To ask, demand, sue for, recover, collect, and receive all sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, and demands whatsoever as are now or shall hereafter become due, owing, payable, or belonging to me and have, use, and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachments, arrests, distress, or otherwise, and to compromise and agree to the same and give acquittances or other sufficient discharges for the same.

Real and Personal Property Transactions. To make, seal, and deliver, bargain, contract, agree for, purchase, receive, and take lands, tenements, and hereditaments, and accept the possession of all lands, and all deeds and other assurances, in the law therefor, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, and hypothecate lands, tenements, and hereditaments upon such terms and conditions and under such covenants as they shall think fit.

To bargain and agree to buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, choses in action, and other property in possession or in action, and to make, do, and transact all and every kind of business of whatsoever nature and kind.

To sign, seal, execute, deliver, and acknowledge such deeds, leases, mortgages, hypothecations, bills of lading, bills, bonds, notes, receipts, evidence of debt, releases and satisfaction of mortgage, judgments and other debts, and such other instruments in writing of whatsoever kind and nature as may be necessary or proper in the premises.

Generally to do all acts with reference to my property, real or personal, and the care, management, investment, or reinvestment thereof, that my Agent may deem proper, intending to grant unto my Agent the power to act for me in all matters as fully and effectually as I might do if I were personally present, hereby ratifying, allowing, and holding firm and valid all and whatsoever acts

my Agent shall lawfully do or cause to be done as authorized by this document.

Banking Transactions. To open bank accounts in my name and to sign and endorse checks, notes, and drafts for deposit therein or in any other bank where I may have money on deposit, including Social Security checks and other checks drawn on the Treasury of the United States, and to sign checks covering withdrawals therefrom.

To transfer funds by wire or otherwise.

Stock, Bond, and Commodity Transactions. To sell, redeem, and transfer, by wire or otherwise, stocks, bonds, mutual fund shares, notes, bills, and any United States Treasury or agency securities, including savings bonds standing in my name or in which I now or hereafter may have any interest, and to receive the proceeds of such sale.

To purchase United States Treasury bonds redeemable at par value for the payment of federal estate taxes, and to purchase any other security or securities.

To borrow money for my account with or without pledge of securities belonging to me as collateral for any such loan.

To execute dividend orders, proxies, and subscriptions to new stock agreements for exchange of securities held by me in any reorganization or otherwise.

Insurance and Annuity Transactions. To contribute to, terminate, withdraw from, or make any elections, waivers, or consents under any qualified or non-qualified pension, profit sharing, employee stock ownership, or other employee benefit plan or arrangement (including, but not limited to, life and health insurance plans; disability plans; retirement plans, including individual retirement accounts and 401(k) plans; annuities, including qualified joint and survivor annuity plans; and stock option plans).

To apply for, seek reimbursement from, or in any other way to handle all medical insurance and reimbursement plans.

Safety Deposit Box. To have access to and withdraw the contents of any safe-deposit box registered in my name and to have access to and the ability to withdraw any property of mine held in storage in any bank or other depository.

Tax Matters. To execute and file any and all tax lists, tax returns of any kind for any and all taxable years, including federal gift tax returns and declarations of estimated taxes, that may be due from me to any government, whether foreign, federal, state, county, or municipal, and to pay any taxes that may be assessed including without limitation any taxes that may be assessed in the nature of an income tax, special assessment, levy, gift tax, real or personal property tax, or otherwise.

To apply for abatement or refund of any such taxes and to sue to recover the same, hereby authorizing all tax officials to disclose to my Agent any information given on any return, list, or

statement filed by my Agent on my behalf, or heretofore given or filed by me.

Trust Transactions. To add property to or to withdraw property from any trust of which I am the grantor or a beneficiary.

Health Care Transactions. In any matter involving my health care, to cooperate with and to assist any person lawfully appointed by me to make health care decisions on my behalf in the event of my incapacity to do so, and in connection with the foregoing, my Agent shall be exempt from any liability to any person for such cooperation and assistance.

Digital Assets. Subject to any limitations imposed under federal law and contract terms applicable to a Digital Asset, my Agent shall have the power to take such reasonable actions as are necessary and prudent to locate, access, administer, and transfer any property, information, or both, held in, controlled by, or governed by a Digital Asset (including a Digital Account, hereinafter defined) which I may own or to which I otherwise possess rights.

The power to administer includes the power to open and close accounts, to access and change passwords and security questions, to transfer information and property, and to delete information. The powers herein include without limitation the power to hire computer and other technical experts to assist the Agent to do whatever is necessary to gain control over a Digital Account and the property and information held in a Digital Account.

For the purposes of this Power of Attorney, "Digital Account" shall broadly mean (1) any account or record of mine stored in electronic or digital form that is governed by a terms-of-service agreement (including any such accounts associated with my Apple ID); (2) any data storage device or account of mine; (3) any user accounts of mine; (4) all of my information stored on my computers and hand-held devices; and (5) any domain names I own.

I authorize and hold harmless any person or entity who controls a Digital Account, whether public or private, to divulge to my Agent all Digital Accounts, including without limitation, (1) any and all of my electronically stored information; (2) the contents of any and all of my electronic communication (unless this Power of Attorney expressly excludes such authority); and (3) any and all of my information, including without limitation, passwords pertaining to the Digital Asset. This authorization is intended and should be construed as my consent pursuant to the Electronic Communications Privacy Act of 1986, as amended; the Computer Fraud and Abuse Act of 1986, as amended; and any other federal or state privacy or criminal law. This authorization shall be immediately effective and unless revoked by me in writing is intended to continue to be effective during any period of my incapacity or disability.

For all purposes hereunder, the term "Digital Asset(s)" means an electronic record in which I have either a right or interest. The term does not include an underlying asset or liability. Digital Assets can be stored on computers (or other hardware or devices), in the cloud, or in online accounts. No matter the location, Digital Assets include, but are not limited to, online accounts (financial or otherwise), social media accounts, email, photographs and video, personal blogs, documents, computer and account passwords and other digital files that may require a username and password

(or other identity verification methods) to access and manage. Digital Assets also includes any and all digital assets and devices encompassed by any Apple ID associated with my name; as I was the lawful owner and user of all devices and accounts associated with said Apple ID. For purposes of this definition, "electronic" means relating to technology having electrical, digital, magnetic, wireless, optical, electromagnetic, or similar capabilities, and "record" means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and is retrievable in perceivable form. For any communication related records or data, Digital Assets means both catalogue data and the content of the communications, unless this Power of Attorney expressly excludes such authority.

GRANT OF SPECIFIC AUTHORITY

Gifting. To make gifts in any amount of any of my property to any individuals or to organizations described in Sections 170(c) and 2522(a) of the Internal Revenue Code, 26 U.S.C. § 2522, or corresponding future provisions of federal tax law, or both, in accordance with my personal history of making or joining in the making of lifetime gifts. [SK] (Initial Here).

To make gifts in the amount per donee per calendar year of the annual federal gift tax exclusion amount under 26 U.S.C. 2503(b), as amended, of any of my property to any individuals or to organizations described in Sections 170(c) and 2522(a) of the Internal Revenue Code, 26 U.S.C. § 2522, or corresponding future provisions of federal tax law, or both, in accordance with my personal history of making or joining in the making of lifetime gifts. [SK] (Initial Here).

Trust Transactions. To create an inter vivos trust. [SK] (Initial Here).

With respect to a trust created by me or on my behalf, to amend, modify, revoke, or terminate the trust, but only if the trust instrument explicitly provides for amendment, modification, revocation, or termination by my Agent. [SK] (Initial Here).

Beneficiary Transactions.

To change or create rights of survivorship. [SK] (Initial Here).

To change or create a beneficiary designation. [SK] (Initial Here).

To waive my right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan. [SK] (Initial Here).

Power to Disclaim. To disclaim property and powers of appointment. [SK] (Initial Here).

SPECIAL INSTRUCTIONS

Compensation to Agent. I do not grant to my Agent the power to pay a reasonable fee from my

estate to my Agent as compensation for services rendered under this Power of Attorney. My Agent shall not be entitled to reimbursement for actual expenses advanced on my behalf and for reasonable expenses incurred in connection with the performance of my Agent's duties.

Medical Records. My Agent may have access to my health care and medical records and statements regarding billing, insurance, and payments.

Accounts. With respect to any and all of my accounts at any bank, trust company, savings and loan association, credit union, thrift company, brokerage firm, or other financial institution, my Agent is authorized to: (1) continue, modify, and terminate an account made by or on behalf of me; (2) establish, modify, and terminate an account or other banking arrangement with any financial institution selected by the Agent; (3) rent a safe deposit box or space in a vault; (4) withdraw, by check, order, electronic funds transfer, or otherwise, money or property deposited with or left in the custody of the financial institution; (5) receive statements of account, vouchers, notices, and similar documents from the financial institution and act with respect to them; (6) enter a safe deposit box or vault and withdraw or add to the contents; (7) borrow money and pledge as security my personal property necessary to borrow money or pay, renew, or extend the time of payment of a debt of mine or a debt guaranteed by me; (8) make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper held by or payable to me or my order, transfer money, receive the cash or other proceeds of those transactions, and accept a draft drawn by a person upon me and pay it when due; (9) receive for me and act upon a sight draft, warehouse receipt, or other document of title whether tangible or electronic, or other negotiable or nonnegotiable instrument; (10) apply for, receive, and use letters of credit, credit and debit cards, electronic transaction authorizations, and traveler's checks from a financial institution and give an indemnity or other agreement in connection with letters of credit; (11) consent to an extension of the time of payment with respect to commercial paper or a financial transaction with a financial institution; and (12) modify the account ownership to that of a joint ownership with another person, solely to another person, and change the transfer on death designation to another person all such actions to include my Agent.

Obligations. Provide for the support and protection of myself, my spouse, or any minor child I have a duty to support or have established a pattern of prior support, including, without limitation, provision for food, lodging, housing, medical services, recreation, and travel.

Severability. If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

NOMINATION OF CONSERVATOR/GUARDIAN

If it becomes necessary for a court to appoint a conservator of my estate or a guardian of my person, I nominate my agent acting under this Power of Attorney to be the conservator and/or guardian to serve without bond or other security.

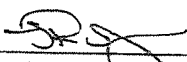
EFFECTIVE DATE AND TERMINATION

Effective Date. This durable This durable Power of Attorney becomes effective immediately. This Power of Attorney shall terminate on my death.

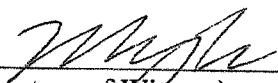
This durable Power of Attorney is not terminated by my subsequent incapacity, except as provided in Chapter 709 of the Florida Statutes. This durable Power of Attorney shall be construed and interpreted as provided for in the Florida Power of Attorney Act, Chapter 709 of the Florida Statutes. This durable Power of Attorney is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this durable Power of Attorney and construction of its provisions. However, it is my intention that this durable Power of Attorney shall be exercisable in any other State or jurisdiction where I have property or any interest in property.

SIGNATURE AND ACKNOWLEDGMENT

IN WITNESS WHEREOF, I have hereunto signed my name this December 23, 2024.



Sandra Kursingh Rojas

Signature acknowledged in the presence of:


(Signature of Witness)

Vanna Kursingh
Witness's Name

Address: 4410 NW 59th St
Phone: 954-995-8074
Email: Vanna12kursingh@gmail.com


(Signature of Witness)

Vinny Kursingh
Witness's Name

Address: 18931 SE 54 Pl, Ocklawaha, FL 32179
Phone: 954 937 21091
Email: VinnyKursingh@yahoo.com

Acknowledgment

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 23 day of December, 2021 (year), by Sandra Kursingh Rojas who is personally known to me or has produced _____ as identification.

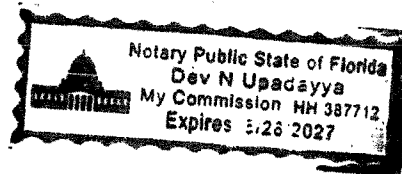
Dev N. Upadayya
Notary Public, State of Florida

(Print, Type, or Stamp Commissioned Name of Notary Public)

(NOTARIAL SEAL)

My Commission Expires: 5/28/2027

My Commission Number is: HH 387712





Marion County Board of Adjustment

Agenda Item

File No.: 2025-19910

Agenda Date: 8/4/2025

Agenda No.: 2.3.

SUBJECT:

250803V - U-HAUL CO. of Florida, Requests a Variance to Increase the Permitted Signage by One (1) Additional Wall Sign and Increase of Overall Signage Square Footage (SF) by 129SF from 384SF to 513SF, in a Community Business (B-2) Zone, 13.38 Acre Parcel, on Parcel Account Number 35485-001-04, Site Addresses 6615 and 6621 SW Highway 200, Ocala, FL 34476

DESCRIPTION/BACKGROUND:

This is a variance request filed by the applicant Shaw Lee on behalf of U-HAUL CO / Brady Rome, 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. The 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 to have (7) wall signs on Bldg. A, which has a wall square footage of 24,244 square feet on the four sides with a maximum of 320 square feet of signage, and (3) on Bldg. B, that has a wall square footage of 8,816 square feet with a maximum of 193 square feet of signage. The applicants have worked with Growth Services staff in order to minimize the additional signage area requested from the over 800 square feet that was previously requested. The applicant is now requesting an additional 129 square feet of wall signage in order to between buildings A & B.



**Marion County
Board of County Commissioners**

Growth Services

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

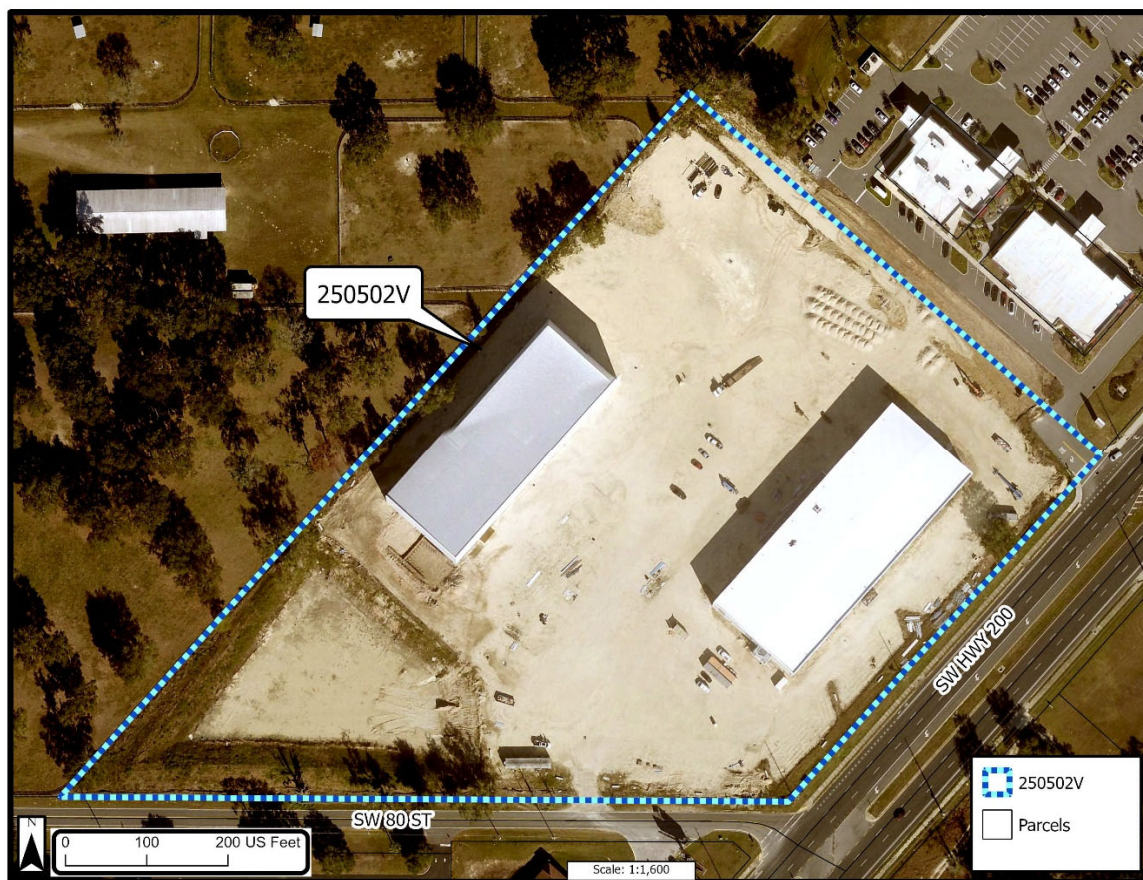
**ZONING SECTION STAFF REPORT
August 4, 2025
BOARD OF ADJUSTMENT PUBLIC HEARING**

Case Number	250803V
CDP-AR	32514
Type of Case	Variance in accordance to Section 2.9 of the Marion County Land Development Code to have (7) wall signs on Bldg. A and also (3) wall signs on Bldg. B, in a Community Business (B-2) zone. (Total signage area allowed is 394 sq.ft. – 192 sq.ft. for each building)
Owner	U-HAUL CO / Brady Rome
Applicant	Shaw Lee
Street Address	6615, 6621 SW HWY 200, Ocala
Parcel Number	35485-001-04
Property Size	13.38 acres
Future Land Use	Commercial
Zoning Classification	Community Business (B-2)
Overlay Zone/Scenic Area	Secondary Springs Protection Overlay Zone (SPOZ)
Project Planner	Kenneth Odom, Senior Planner/Transportation Planner
Related Case(s)	None

I. ITEM SUMMARY

This is a variance request filed by the applicant Shaw Lee on behalf of U-HAUL CO / Brady Rome, 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 to have (7) wall signs on Bldg. A, which has a wall square footage of 24,244 square feet on the four sides with a maximum of 320 square feet of signage, and (3) on Bldg. B, that has a wall square footage of 8,816 square feet with a maximum of 193 square feet of signage. The applicants have worked with Growth Services staff in order to minimize the additional signage area requested from the over 800 square feet that was previously requested. The applicant is now requesting an additional 129 square feet of wall signage in order to between buildings A & B.

FIGURE 1
GENERAL LOCATION MAP



II. PUBLIC NOTICE

Notice of public hearing was mailed to 11 property owners within 300 feet of the subject property on April 17, 2025. A public notice sign was posted on the subject property on April 1, 2025, and notice of the public hearing was published in the Star-Banner on April 21, 2025. Evidence of the public notice requirements is on file with the Department and is incorporated herein by reference.

III. PROPERTY CHARACTERISTICS

The subject 13.38-acre property is located within the Commercial (COM) Future Land Use Map Series (FLUMS) designation and the Community Business (B-2) 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 13.38-acre subject property storefronts face SW Hwy 200. Building A is 24,244 square feet and Building B is 8816 sq. feet. Consistent with LDC Section 2.9.3. B., on April 1, 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 to have (10) ten wall signs with a maximum of 842.9 square feet between both buildings aggregated sign area.

V. 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: Applicant states that this business is a storage center that has a lot of vehicular traffic, which is present with people coming and going to storage units, as well as loading and unloading. Larger signs are needed to make sure the customers are going to the correct building and entrance to the building for the safety of the customers. On such large buildings, the normal sign criteria do not allow for that.

Staff finds that the rear building is set back over 500' feet from SR 200. This is a physical characteristic of the facility that could be perceived as a hardship in that there are multiple operations on site now, and more planned in the future. In this particular case, with the number of proposed uses and some distance

consideration, this could be considered a hardship as opposed to most smaller commercial properties.

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.

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 properties in the same zoning category and area do not have the same type of traffic that they need to advertise and direct to multiple buildings on the same property, nor do they have the same brand standards that they need to uphold to keep all their locations looking the same for brand continuity. Other businesses do not have comparable-sized buildings.

Staff agrees that this is a high traffic frequency area and signage is important. However, branding, building appearance and size should not be a major consideration. These factors should work in favor of the applicant's location, not against them.

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 they are only asking for the variance to allow up to the normal brand standard for UHAUL's standard sign package to be installed. This is so that all of their locations look the same.

Staff realizes the size of the new buildings which is 24,244 for building A. and 8,816 square feet for building B along with the placement of the structure on the property and being on a state highway, it is reasonable to have the signs along with the square footage due to the size of the commercial retail building and its location.

The sizes of both buildings and setback of the rear building would typically demand larger signs for enhanced visibility. It is not an uncommon request locally from larger facilities such as big box retail stores and even some larger logistical facilities to exceed typical signage limitations per the current Marion County Land Development Code.

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: No, it will not grant any special privilege.

Per question 4, staff finds that there have been examples in the past with larger facilities requesting, and being granted additional square footage for on-site signage.

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 the public welfare of the neighborhoods. The signs will not look oversized or disproportionate due to the size of the building on which they are being mounted.

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

RECEIVED



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

OFFICE USE ONLY

JUN 16 2025

Received By: BM
Marion County
Date Received: Growth Service

VARIANCE APPLICATION

Application #: _____
FOR COUNTY USE ONLY

35485-001-04

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 129 square feet more than the allowable square footage of 384 square feet for both buildings, for the total square footage of the sign area. we are also requesting to have (1) additional sign over the (10) sign max for a total of (11) signs on two buildings

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

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 13.38 +/- acres

Directions to subject property:

6615 SW HWY 200 Ocala Florida

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.

Uhaul Co. of Florida

Brady Rome

(Print/Signature) Property Owner

PO BOX 29046

Address

PHOENIX AZ 85038-9046

City, State, Zip Code

352-354-0029 shaw@dowlingsigns.com

Contact Info: Phone, cell, e-mail address

Dowling Signs of NCF /Shaw Lee

(Print) Applicant or Agent

18038 nw 246th street

Address

High Springs FL 32643

City, State, Zip Code

352-354-0029 shaw@dowlingsigns.com

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.

AR 32974

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 applicants buildings are very large and set back from Hwy 200, a 6 lane highway with a speed limit of 55 mph, that traffic commonly exceeds 60mph on, which effects the visibility of viewing the signs, effectively cause more time to identify the building and safely prepare to enter the property.

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.

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, do not have the same size, building height, or set back off of the roadway as this location does, which in turn gives them better visibility to traffic to identify their building. There are several other storage/ moving companies within a mile of this business that are located right on highway 200, which gives them a clear advantage to advertising their location over the applicants, effectively putting a hardship on the advertising and building recognition of the applicant.

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:

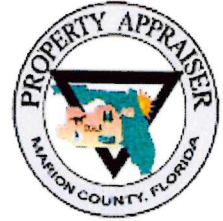
No, there is nothing that will be detrimental to public welfare or the neighborhoods. The signs will not look oversized or disproportional due to the size of the building that they are being mounted on.

2/19/25, 9:44 AM

MCPA Property Record Card

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

35485-001-04

[GOOGLE Street View](#)

Prime Key: 3867289

[MAP IT+](#)

Current as of 2/19/2025

Property Information

U-HAUL CO OF FLORIDA
PO BOX 29046
PHOENIX AZ 85038-9046

Taxes / Assessments:

Map ID: 130

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 48

Acres: 13.38

More Situs

Situs: Situs: 6615 SW HWY 200 OCALA

2024 Certified Value

Land Just Value	\$2,864,629		
Buildings	\$0		
Miscellaneous	\$1,900		
Total Just Value	\$2,866,529		
Total Assessed Value	\$2,053,663	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$812,866)
Total Taxable	\$2,053,663		
School Taxable	\$2,866,529		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,864,629	\$0	\$1,900	\$2,866,529	\$2,053,663	\$0	\$2,053,663
2023	\$1,865,066	\$0	\$1,900	\$1,866,966	\$1,866,966	\$0	\$1,866,966
2022	\$1,865,066	\$0	\$1,900	\$1,866,966	\$1,866,966	\$0	\$1,866,966

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6785/0055	06/2018	09 EASEMNT	0	U	V	\$100
6785/0053	06/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$2,185,400

Property Description

SEC 08 TWP 16 RGE 21
COM AT SW COR OF SEC 8 TH N 25 FT TO POINT
ON N ROW LINE OF SW 80TH ST(50 FT WIDE) TH
S 89-37-50 E 844.83 FT TO POB; TH N 41-48-57 E
1160.82 FT TH S 48-38-01 E 673.19 FT TO NWLY

ROW LINE OF ST RD 200 TH SWLY ALONG NWLY
 ROW LINE 3 COURSES TH S 41-48-08 W 368.87
 FT TH N 48-11-52 W 2 FT TH S 41-48-08 W
 204.43 FT TO INTERSECTION WITH N ROW LINE
 OF SW 80TH ST TH N 89-37-50 W ALONG N ROW
 LINE 895.58 FT TO POB

Parent Parcel: 35485-001-01

Land Data - Warning: Verify Zoning

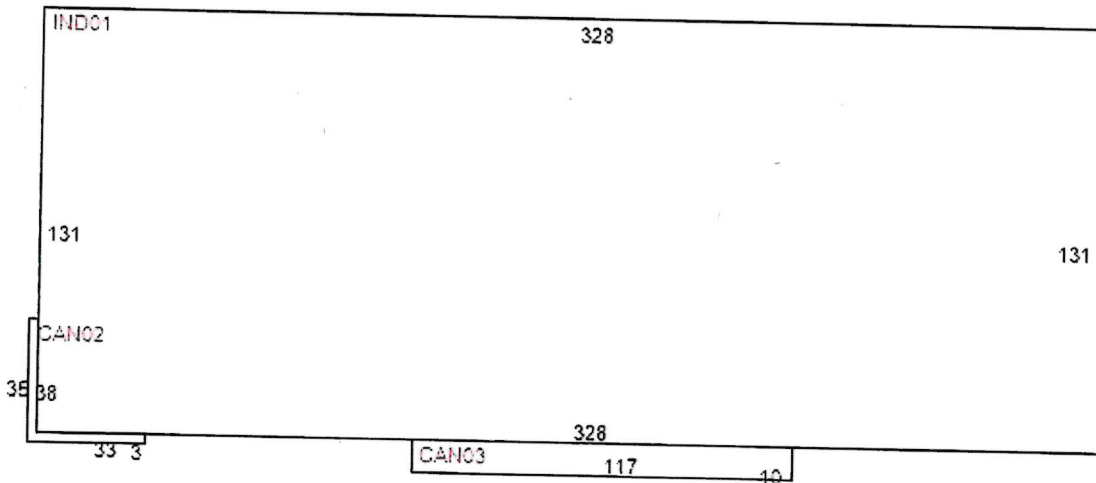
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	4860	577.0	827.0	B2	477,418.00	SF							
GDRA	1000	.0	.0	B2	2.42	AC							

Neighborhood 9933 - COMM SR 200-I-75/ HWY 484
 Mkt: 2 70

Traverse

Building 1 of 2

IND01=R328U131L328D131.
 CAN02=R33D3L36U38R3D35.R115
 CAN03=D10R117U10L117.



2/19/25, 9:44 AM

MCPA Property Record Card

Building Characteristics

Structure 1 - WH STL FR
 Effective Age 1 - 00-04 YRS
 Condition 4
 Quality Grade 500 - FAIR
 Inspected on 7/29/2024 by 117

Year Built 2024
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 918

Exterior Wall 40 PRECAST PANEL 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.5	3.00	2024	0	42,968	F11 ONE STORY STORE	2 %	Y	Y
						F48 WAREHOUSE/DISTRIBUTE	2 %	Y	Y
						S48 MINI STORAGE	96 %	Y	Y
2	9.0	1.00	2024	0		213 CAN CANOPY-ATTACHD	100 %	N	N
3	14.0	1.00	2024	0		1,170 CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

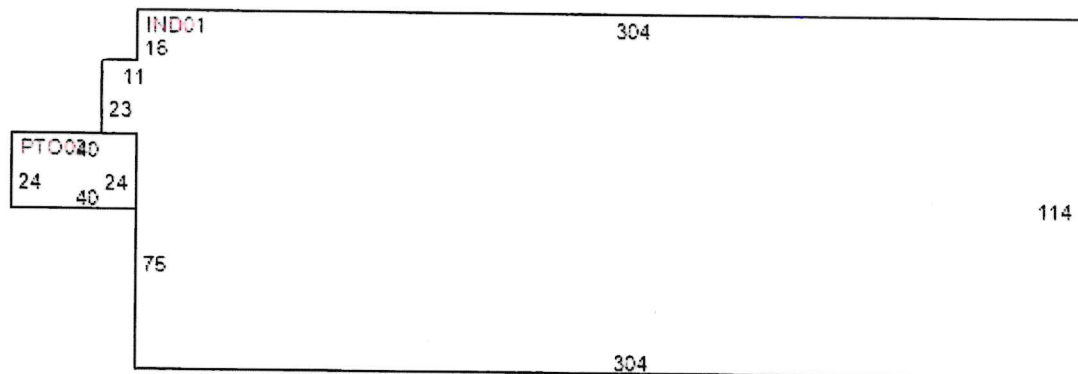
Elevator Shafts: 1 Apts: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 2
 Elevator Landings: 3 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 8

TraverseBuilding 2 of 2

IND01=D75R304U114L304D16L11D23R11.
 PTO02=D24L40U24R40.

2/19/25, 9:44 AM

MCPA Property Record Card

Building Characteristics

Structure 1 - WH STL FR
Effective Age 1 - 00-04 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 7/29/2024 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 858

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	46.5	1.00	2024	0	34,909	F48 WAREHOUSE/DISTRIBUTE	100 %	Y N
2	1.0	1.00	2024	0	960	PTO PATIO	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Miscellaneous Improvements

2/19/25, 9:44 AM

MCPA Property Record Card

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00	UT	99	1979	2	0.0	0.0
144 PAVING ASPHALT	327,606.00	SF	5	2024	3	0.0	0.0
159 PAV CONCRETE	1,330.00	SF	20	2024	3	0.0	0.0
159 PAV CONCRETE	458.00	SF	20	2024	5	0.0	0.0
170 LOADING WELL	2,000.00	SF	20	2024	3	50.0	40.0
105 FENCE CHAIN LK	439.00	LF	20	2024	5	0.0	0.0
116 FENCE VINYL	950.00	LF	99	2024	4	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2024	3	0.0	0.0

Appraiser Notes

U-HAUL TRAILER RETAIL AND U-HAUL MINI STORAGE (2025)
1247 TOTAL STORAGE UNITS

Planning and Building** Permit Search ****Permit Number Date Issued Date Completed Description**

2023120525	4/1/2024	-	THE EXPANSION OF THE FIRE RISER/TOILET ROOM TO ACCOMODATE T
2022111952	5/16/2023	-	CONSTRUCTION OF S-1 TYPE OCCUPANCY. TYPE II-B WAREHOUSE BUI
2021102775	11/1/2022	-	NEW MULTI STORY BLG. UNDER ROOF SELF STORAGE; RETAIL SPACE

Dowling Signs

Of North Central Florida, LLC.

18038 nw 246th street
High Springs Fl 32643
386-201-0819



DATE: 05/30/25

To who it may concern:

We are applying for this zoning variance on behalf of our customer Uhaul Co of Florida. They have built a new facility with (2) buildings with (2) different addresses on the same parcel, located oat 6615 SW HWY 200, and 6647 sw 80th street, in Ocala Florida. The current land development code states 444.F.1.C that they are allowed a max of 192 square feet of signage per building for a total of 384 sq feet. We are applying for the following :

Building A— proposed 320 sq feet	Building B— proposed 193 sq feet
Allowed— 192 sq feet	Allowed- 192 sq feet
Overage - 128 sq feet	Overage- 1 sq foot

Our request is to be granted this additional 129 sq feet so that we can ensure these signs can be read safely from Hwy 200, which both buildings face. Highway 200 is currently a 55mph speed limit in front of this property and has traffic commonly flowing at speeds up to 60 mph, so it is imperative for the signs to be visible to traffic at a distance to allow them to have time to make their lane changes and safely enter the property. Attached is a chart that shows the maximum and best viewable distance that signs can be read from. There is also a site plan that so the distance from which they can be viewed. According to this chart the signs we are proposing are on the low end of readability, showing the client is applying for a minimal variance from the current sign code.

U-HAUL FACILITY IMAGING DEPARTMENT

Final Approved Project Work

IMAGING, GENERAL
 UMC of "Southwest Ocala"
 833072, SITE MAP-1.0

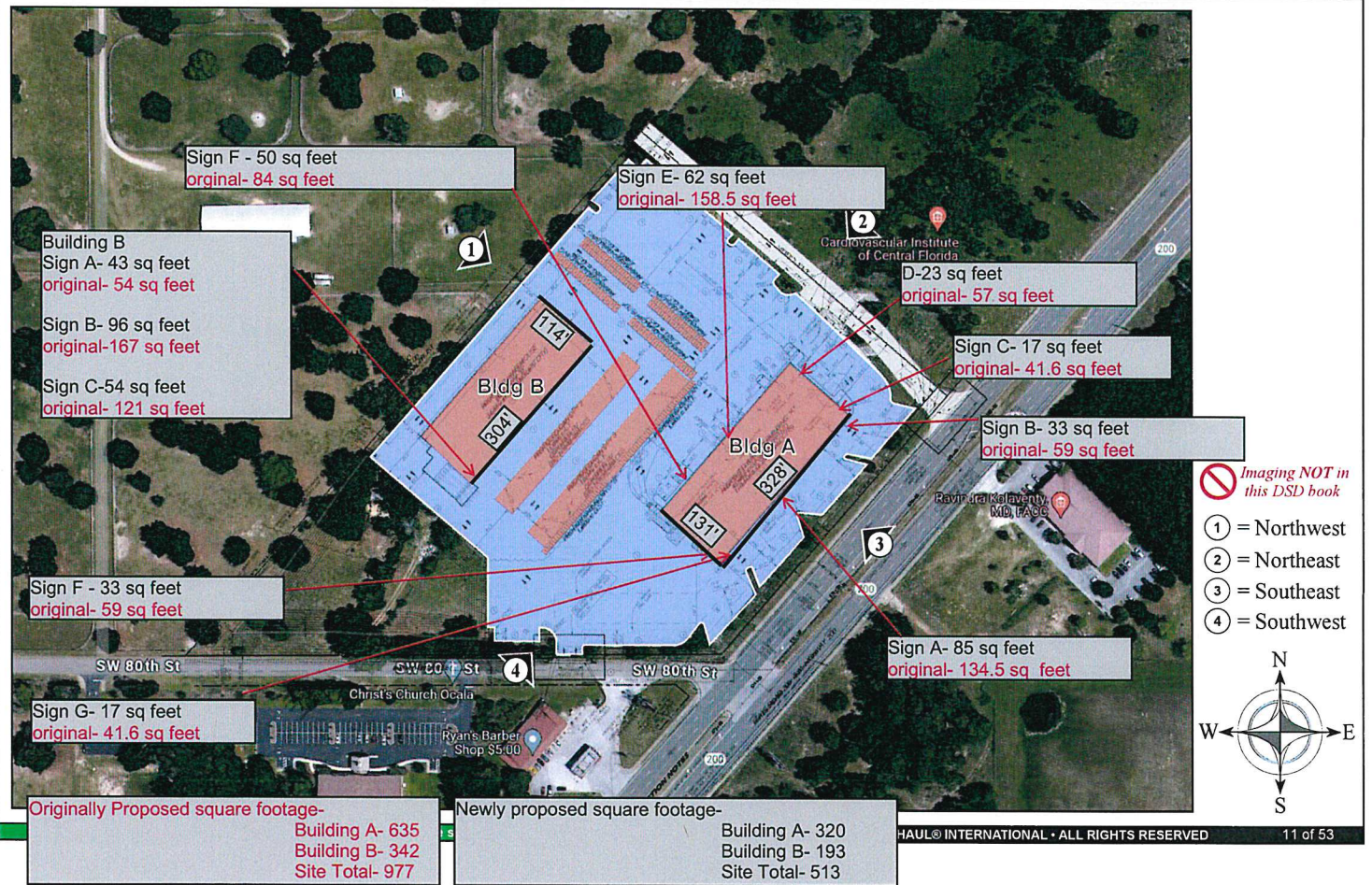
Issued
 02/01/21
 Re-Issued
 04/26/24

IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

All Designs & Art specifications are based on information provided by U-Haul MCP/MCO and/or Vendors contracted through MCP/MCO. Therefore, it is the responsibility of the U-Haul MCP/MCO and their Vendors to verify all information in these drawings to be accurate prior to commencing Project Work. **FOR ANY DISCREPANCIES - NOTIFY UHI ART DEPT. PRIOR TO COMMENCING PROJECT WORK.**

Location: UMC - Southwest Ocala
 Street: 6555 SW State Rd 200
 City: Ocala
 State / Province: Florida
 Country / Mail Code: USA / 34476

Designed: Nicholas Harris
 DSD: Simon Holder
 Approved: Mike Shardy
 Drawings to scale. Do Not Use for fabrication, use artwork provided. Questions Call: 1-800-528-0361





**DOWLING
SIGNS**
OF NORTH CENTRAL FLORIDA, LLC

18038 NW 246th ST.
HIGH SPRINGS, FL 32643
OFFICE: 386-201-0819
FAX: 386-201-0820



PLEASE REVIEW CAREFULLY FOR SPELLING, COLORS, AND SIZE. THIS IS HOW YOUR SIGNAGE WILL APPEAR.

CLIENT APPROVAL _____



**DOWLING
SIGNS**
OF NORTH CENTRAL FLORIDA, LLC

38038 NAV 246th ST.
HIGH SPRINGS, FL. 32643
OFFICE: 386-201-0619
FAX: 386-201-0030



PLEASE REVIEW CAREFULLY FOR SPELLING, COLORS, AND SIZE. THIS IS HOW YOUR SIGNAGE WILL APPEAR.

CLIENT APPROVAL _____

U-HAUL FACILITY IMAGING DEPARTMENT

Final Approved Project Work

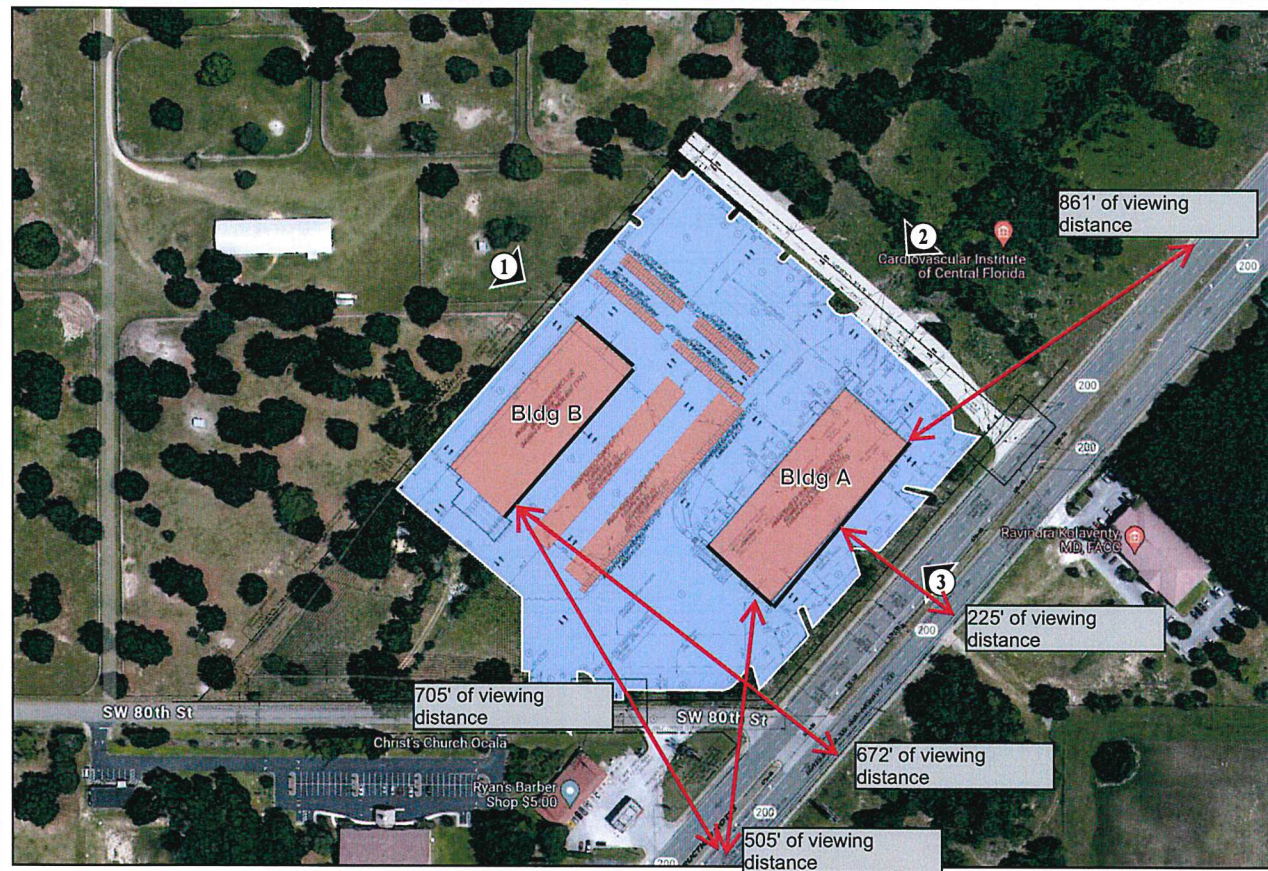
IMAGING, GENERAL
UMC of "Southwest Ocala"
833072, SITE MAP-1.0

Issued
02/01/21
Re-Issued
04/26/24

IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

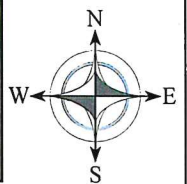
All Designs & Art specifications are based on information provided by U-Haul MCP/MCO and/or Vendors contracted through MCP/MCO. Therefore, it is the responsibility of the U-Haul MCP/MCO and their Vendors to verify all information in these drawings to be accurate prior to commencing Project Work. **FOR ANY DISCREPANCIES - NOTIFY UH! ART DEPT. PRIOR TO COMMENCING PROJECT WORK.**

Location:	UMC - Southwest Ocala	Designed:	Nicholas Harris	02/01/21
Street:	6555 SW State Rd 200	DSD:	Simon Holder	04/26/24
City:	Ocala	Approved:	Mike Shardy	02/01/21
State / Province:	Florida	Drawings to scale. Do Not Use for fabrication, use artwork provided. Questions Call: 1-800-528-0361.		
Country / Mail Code:	USA / 34476			



Imaging NOT in this DSD book

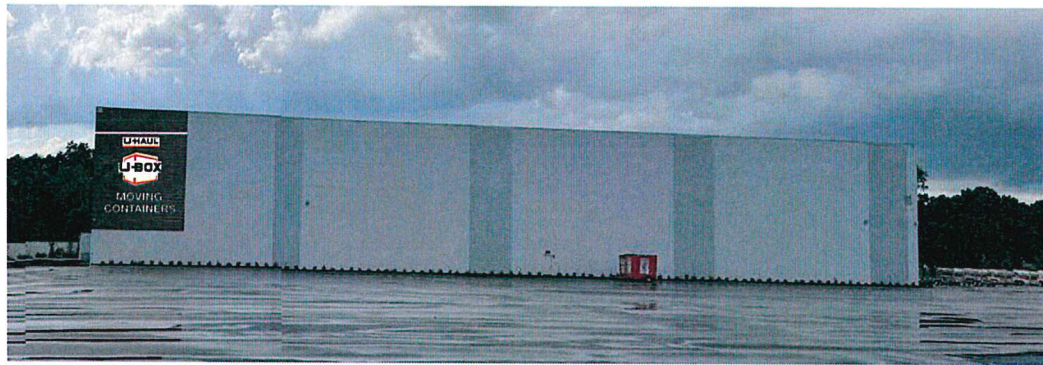
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- ② = Northeast
- ③ = Southeast
- ④ = Southwest



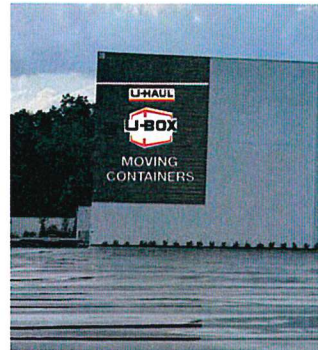
To enlarge print from 8-1/2" x 11" to 11" x 17" - Set printing page set up to approximately 130%.

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11 of 53



**DOWLING
SIGNS**
OF NORTH CENTRAL FLORIDA, LLC
38038 NW 246th ST.
HIGH SPRINGS, FL. 32643
OFFICE: 386-201-0819
FAX: 386-201-0820



PLEASE REVIEW CAREFULLY FOR SPELLING, COLORS, AND SIZE. THIS IS HOW YOUR SIGNAGE WILL APPEAR.

CLIENT APPROVAL _____



**DOWLING
SIGNS**
OF NORTH CENTRAL FLORIDA, LLC

8803 NW 24th ST.
FORT SPRINGS, FL 32643
OFFICE: 386-201-0679
FAX: 386-201-0631

PLEASE REVIEW CAREFULLY FOR SPELLING, COLORS, AND SIZE. THIS IS HOW YOUR SIGNAGE WILL APPEAR.

CLIENT APPROVAL _____



























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

Detail by Entity Name

Florida Profit Corporation

U-HAUL CO. OF FLORIDA

Filing Information

Document Number	361143
FEI/EIN Number	59-1286753
Date Filed	03/16/1970
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/16/1994
Event Effective Date	NONE

Principal Address

2311 ANGEL OLIVA SENIOR ST.
C/O U-HAUL INTERNATIONAL
TAMPA, FL 33605

Changed: 04/13/2018

Mailing Address

2721 N CENTRAL AVE
PHOENIX, AZ 85004

Changed: 04/04/2016

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 06/15/1992

Address Changed: 06/15/1992

Officer/Director Detail

Name & Address

Title S

Fisher-Haydis, E. Martin
2721 N Central Avenue
Phoenix, AZ 85004

Title PD

MAGYAR, ROBERT S
2311 Angel Olivia Senior St.
TAMPA, FL 33605

Title Director

Martínez, Mario L
c/o 2311 Angel Oliva Senior Street
Tampa, FL 33605

Title VP

Burns, Thomas S
7803 N. Hwy 441
Orlando, FL 32810

Title VP

Conner, Calvin G
4703 Babcock St NE
Palm Bay, FL 32905

Title VP

Bean, Davina
790 SW 12th
Pompano Beach, AZ 33069

Title VP

Thompson, John Dave
16901 N. Cleveland Ave
North Fort Myers, FL 33903

Title VP

Wise, Michael I
30750 US Hwy 19 N.
Palm Harbor, FL 34684

Title VP

Rome, Brady
5555 S. Pine Ave
Unit 10-02
Ocala, FL 34480

Title Director

D'Abarno, Francesco
c/o 2311 Angel Oliva Senior Street
Tampa, FL 33605

Title Treasurer

Berg, Jason A
2727 N Central Avenue
Phoenix, AZ 85004

Title VP

Caminos, Miguel A
16350 Granville Ave
Clermont, FL 34711

Title Assistant Treasurer

Harte, Kevin J
5555 Kietzke Lane #100
Reno, NV 89511

Title VP

Casey, Thomas R.
2727 N. Central Avenue
Phoenix, AZ 85004

Title VP

Alvarez, Orismel
5341 NW 7th Ave
Miami, FL 33127

Title Asst. Secretary

Chadwick, Wesley
2721 N Central Avenue
Phoenix, AZ 85004

Title Director

Hatcher, Edward K
c/o 2311 ANGEL OLIVA SENIOR ST.
TAMPA, FL 33605

Title VP

Rhoda, Gina
5481 Normandy Blvd
Jacksonville, FL 32205

Title VP

Carvara, Shawn D
3500 S Orange Ave
Orlando, FL 32806

Title VP

Klissus, Candice L
377 W Brandon Blvd
Brandon, FL 33511

Title Assistant Treasurer

Bridgeman, Tobias C
5555 Kietzke Ln # 100
Reno, NV 89511

Title VP

Rome, Chadwick S
970 Sprighill Avenue
Mobile, AL 36604

Annual Reports

Report Year	Filed Date
2024	04/19/2024
2024	05/29/2024
2024	05/31/2024

Document Images

05/31/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
05/29/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/19/2024 -- ANNUAL REPORT	View image in PDF format
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04/07/2023 -- ANNUAL REPORT	View image in PDF format
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01/29/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/06/2020 -- ANNUAL REPORT	View image in PDF format
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12/17/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
10/24/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/27/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
01/25/1995 -- ANNUAL REPORT	View image in PDF format

S.P.
2,185,400
fee.
18.50

DOC.
15,297.80

THIS INSTRUMENT PREPARED BY:
KIMBERLY A. BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25TH AVENUE, SUITE 100
OCALA, FLORIDA 34470

DAVID R ELLSPERMAN CLERK & COMPTROLLER MARION CO
DATE: 06/19/2018 04:37:38 PM
FILE #: 2018059118 OR BK 6785 PGS 53-54
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$15297.80 MDS: \$0 INT: \$0

WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2018, between **NOVIA GROUP, LLC**, a Florida limited liability company, whose address is 4534 W. Hwy 40, Ocala, FL 34482, herein referred to as Grantor and **U-HAUL CO. OF FLORIDA**, a Florida corporation, whose address is 2311 Angel Oliva Senior Street, Tampa, Florida 33605, hereinafter referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following-described land situate, lying and being in Marion County, Florida, viz.

TRACT 1:

A PORTION OF THOSE LANDS AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5471, PAGE 422, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEAT THE S.W. CORNER OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 8, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 80TH STREET (50 FOOT WIDE), SAID LINE BEING 25 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION; THENCE S.89°37'50"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 844.83 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.41°48'57"E., A DISTANCE OF 1160.82 FEET; THENCE S.48°38'01"E., A DISTANCE OF 673.19 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 200 (WIDTH VARIES), SAID POINT BEING 78.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR TO, THE BASELINE OF SURVEY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (SECTION 36100-2522); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S.41°48'08"W., PARALLEL WITH AND 78.00 FEET DISTANT FROM SAID BASELINE OF SURVEY, A DISTANCE OF 368.87 FEET; (2) THENCE N.48°11'52"W., A DISTANCE OF 2.00 FEET TO A POINT THAT IS 80.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY; (3) THENCE S.41°48'08"W., PARALLEL WITH AND 80.00 FEET DISTANT FROM SAID BASELINE OF SURVEY, A DISTANCE OF 204.43 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF AFORESAID S.W. 80TH STREET; THENCE N.89°37'50"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 895.58 FEET TO THE POINT OF BEGINNING.

Parcel ID#35485-001-01

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 Grantor hereby covenants with the 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 and clear of all encumbrances, except: Covenants, Restrictions, Easements of record and taxes for the current year.

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

Signed, Sealed and Delivered
in the Presence of:

K.A. Fox
Printed Name: Kimberly A. Fox

Novia Group, LLC, a Florida limited liability company

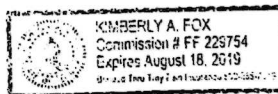
S.E. Burgess
Printed Name: S.E. BURGESS

By: Joseph R. Moreau
Joseph R. Moreau, Manager

STATE OF FLORIDA
COUNTY OF MARION

Subscribed, sworn to and acknowledged before me by Joseph R. Moreau, Manager of NOVIA GROUP, LLC, a Florida limited liability company, who is personally known to me or produced _____ as identification, this 14th day of June, 2018.

K.A. Fox
Notary Public
My Commission Expires: 8-18-2019



U-HAUL **FACILITY IMAGING DEPARTMENT**
Final Approved Project Work

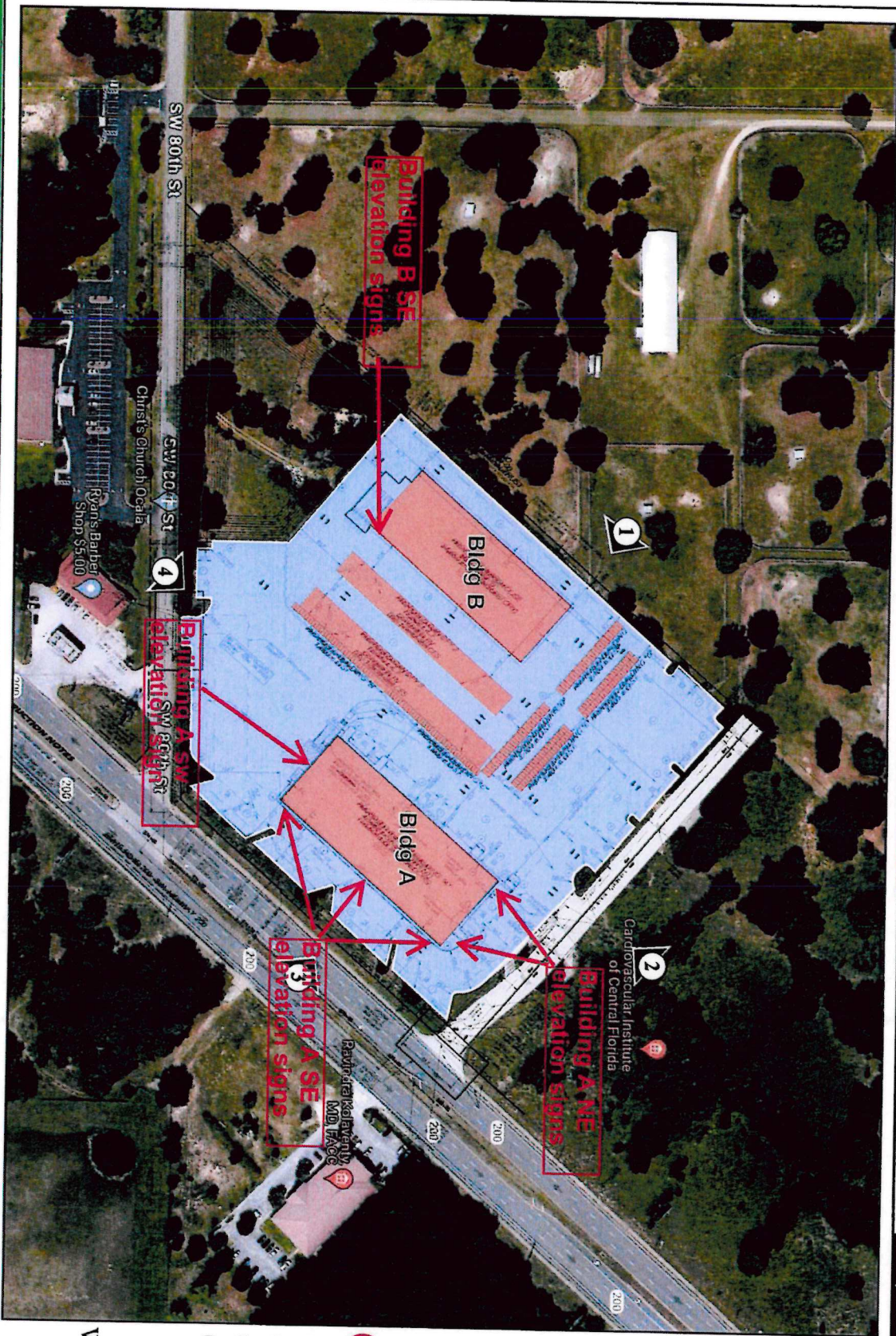
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UMC of "Southwest Ocala"
833072, SITE MAP-1.0

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IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

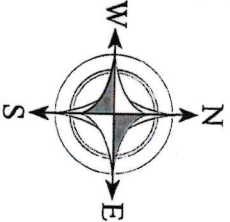
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Location:	UMC - Southwest Ocala	Designed: Nicholas Harris	02/01/21
Street:	6555 SW State Rd 200	DSD: Simon Holder	04/26/24
City:	Ocala	Approved: Mike Shardy	02/01/21
State / Province:	Florida	Drawings to scale: Do Not Use for fabrication, use artwork provided. Questions Call: 1-800-528-0361.	
Country / Mail Code:	USA / 34476		



Imaging NOT in this DSD book

- ① = Northwest
- ② = Northeast
- ③ = Southeast
- ④ = Southwest





Marion County Board of Adjustment

Agenda Item

File No.: 2025-19911

Agenda Date: 8/4/2025

Agenda No.: 4.1.

SUBJECT:
May 5, 2025

DESCRIPTION/BACKGROUND:
Minutes from the previous Board of Adjustment Meeting.

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT May 5, 2025

A public hearing of the Marion County Board of Adjustment was held on May 5th, 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; Members Ernest Hemschot, Thomas Phillips, Len Racioppi; and Alternates Samuel Hunt and Zilca Diaz. Staff members present were: County Attorney Linda Blackburn, Growth Services Director Chuck Varadin, Staff Assistant IV Kelly Hill, Planner Kathleen Brugnoli, along with Zoning Technicians Lynda Smith, Cristina Franco and Rachel Kruger

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

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

Kathleen Brugnoli 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 250501V - Gary Kromer, requests a Variance, Section 2.9, of the Marion County Land Development Code, to reduce the setback from 75' to 32' for a proposed 10' x 24' screened porch, in a Residential Mixed (R-4) zone, on an approximate 0.24 Acre Parcel, on Parcel Account Number 11140-029-00, Site Address 21268 NE 150th Street, Salt Springs, FL 32134

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

There were **20** homeowners notified within 300' of the parcel, and no letters of opposition nor support received.

This subdivision was created January 26, 1971, prior to the ESOZ and Zoning regulations going into effect in 1992. ESOZ Ordinary High-Water Line regulations was changed in 2013 from 50' to 75'. This parcel currently has an SFR, built in 2023 with an approved variance 221101V for an SFR and 12'X25' shed and owners are wishing to build a screened front porch. 12'X25' Shed was never built and will not be built. Most of the lots in this area do/will require a variance to be able to build structures on the surrounding lots/parcels due to size and ESOZ requirements.

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.

Samuel Hunt 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.

Len Racioppi made a motion to second.

Motion to Approve - Passed 4 to 2 with Thomas Phillips and Ernest Hemschot dissenting.

2.2 **250502V** - U-HAUL CO. of Florida, requests a Variance, Section 2.9, of the Marion County Land Development Code, to have seven (7) wall signs on Building A, and also three (3) wall signs on Building B, in a Community Business (B-2) zone, on an approximate 13.38 Acre Parcel, on Parcel Account Number 35485-001-04, Site Addresses 6615 and 6621 SW Highway 200, Ocala, FL 34476

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

There were **11** homeowners notified within 300' of the parcel, and no letters of opposition nor support received.

Applicant states that this business is a storage center that has a lot of vehicular traffic that is present with people coming and going to storage units, as well as loading and unloading. Larger signs are needed to make sure the customers are going to the correct building and entrance to the building for the safety of the customers. On such large buildings, the normal sign criteria does not allow for that.

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.

Samuel Hunt 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.

Zilca Diaz made a motion to second.

Motion to Approve – Failed (3 to 3). Tie vote with Thomas Phillips, Ernest Hemschot and Len Racioppi dissenting.

Len Racioppi made a motion to **deny** the variance as requested and moved that, having heard competent substantial evidence, the Board finds that: 1. No 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 caused the special condition or circumstance; 3. Literal enforcement of the regulations would not 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 not the minimal variance that will allow reasonable use of the property; 5. The variance is not necessary for reasonable use of the property; 6. The variance will confer a special privilege on the applicant that is denied to other properties within the same zoning and land use area; and 7. The granting of the variance will be injurious to the neighborhood or detrimental to the public welfare; And that the Board denies the variance.

Thomas Phillips made a motion to second.

Motion to Deny - Passed 4 to 2 with Donald Barber and Zilca Diaz dissenting.

2.3 **250503V** – Donna Ermscher, requests a Variance, Section 2.9, of the Marion County Land Development Code, to allow accessory structure 30' x 35' metal garage in the front yard, in a Residential Mixed (R-4) zone, on an approximate 0.49 Acre Parcel, on Parcel Account Number 3484-002-004, Site Address 18951 SW 109th Street, Dunnellon, FL 34432

Rachel Kruger presented the case and read the report into the record.

There were 22 homeowners notified within 300' of the parcel, and three letters of support were received. No letters of opposition received.

Applicant states they are requesting to put the 35'x30' garage structure in front of the existing mobile home as there is a 10' incline in grade from the front of the property to the rear of the property that prohibits the placement of the structure anywhere else on the property. Staff states if they were to bring fill onto existing grade they can meet the current code requirements. Applicant states if they were to bring in fill, the property would be too far built up and a retaining wall might then be required. They would also like to leave the woods in the front of the property.

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.

Samuel Hunt 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.

Len Racioppi made a motion to second.

Motion to Approve - Passed 5 to 1 with Thomas Phillips dissenting.

OTHER BUSINESS:

Next BOA hearing scheduled for August 4th, 2025.

MINUTES:

The **February 3rd, 2025 and April 7th, 2025** 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 3:12 PM.

Donald M. Barber, Chairman

Attest:

Kelly A. Hill, Staff Assistant IV

Board of Adjustment Attendance Report

2025		January – No Meeting	February	March – No Meeting	April	May	June – No Meeting	July – No Meeting	August	September	October	November	December
Donald Barber	Board Member		X		X	X							
C. Cadell Hager	Board Member		X										
Donald Sherwood	*Term Ended 4/25*		X		X	-			-	-	-	-	-
Jackie Alsobrook	Board Member		X										
Ernest Hemschot	Board Member		X			X							
Thomas Phillips	Board Member		X		X	X							
Len Racioppi	Board Member	-	-	-	-	X							
Nathanael Ramos	Board Member				X								
Samuel Hunt*	Alternate		X		X	X							
Zilca Diaz*	Alternate	-	-	-	-	X							

X Present

- N/A