



Marion County

Board of Adjustment

Meeting Agenda

Monday, December 1, 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**

[251201V - JFS Holdings, LLC, Requests a Variance to Increase Overall Signage Square Footage \(SF\) for 2 Signs, From 96SF to 277 SF for an Overall Increase of 181 SF, in a Regional Business \(B-4\) Zone, on Parcel Account Number 37491-003-02, Site Address 115 Bahia Avenue Place, Ocala, FL 34472](#)

- 3. Other Business**

3.1. [2025 - 2026 Application & Hearing Dates](#)

- 4. Consider the Minutes of Previous Meeting**

4.1. [November 3, 2025](#)

Adjourn



Marion County

Board of Adjustment

Agenda Item

File No.: 2025-21327

Agenda Date: 12/1/2025

Agenda No.:

SUBJECT:

251201V - JFS Holdings, LLC, Requests a Variance to Increase Overall Signage Square Footage (SF) for 2 Signs, From 96SF to 277 SF for an Overall Increase of 181 SF, in a Regional Business (B-4) Zone, on Parcel Account Number 37491-003-02, Site Address 115 Bahia Avenue Place, Ocala, FL 34472

DESCRIPTION/BACKGROUND:

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



**Marion County
Board of County Commissioners**

Growth Services

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

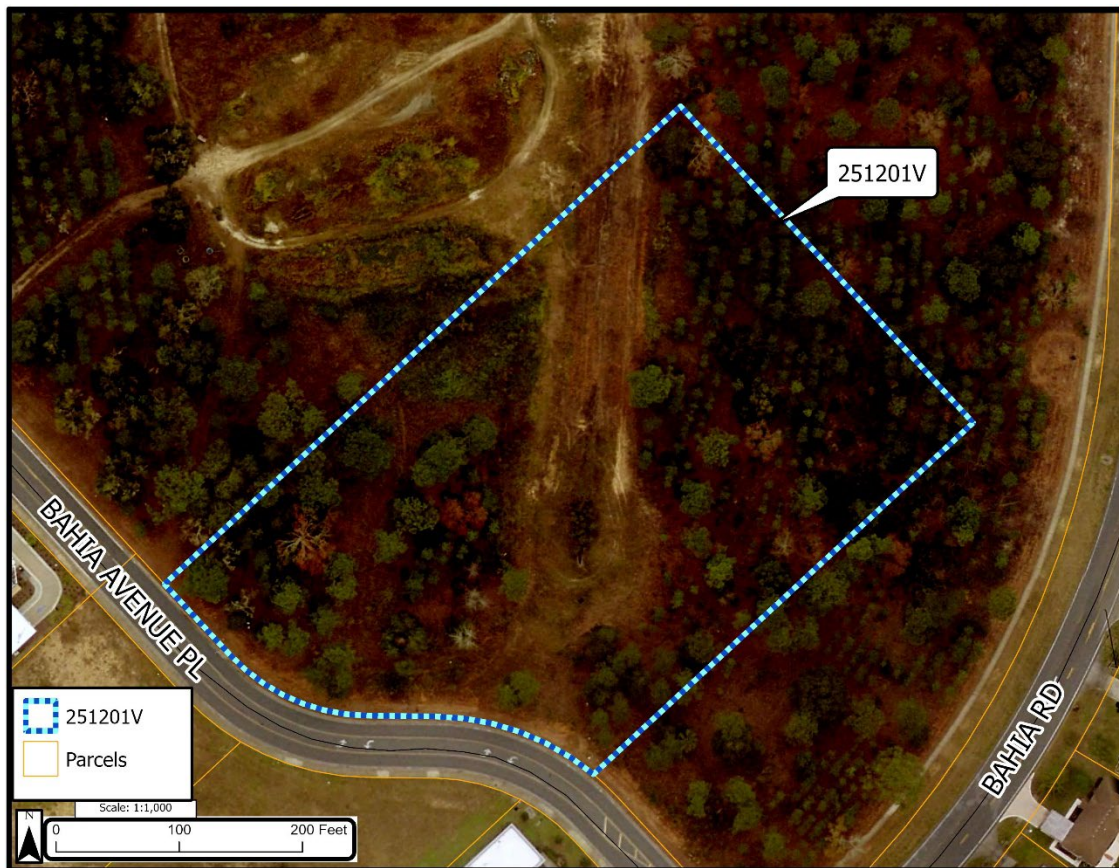
**ZONING SECTION STAFF REPORT
December 01, 2025 BOARD OF ADJUSTMENT PUBLIC HEARING**

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

I. ITEM SUMMARY

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

**FIGURE 1
GENERAL LOCATION MAP**



II. PUBLIC NOTICE

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

III. PROPERTY CHARACTERISTICS

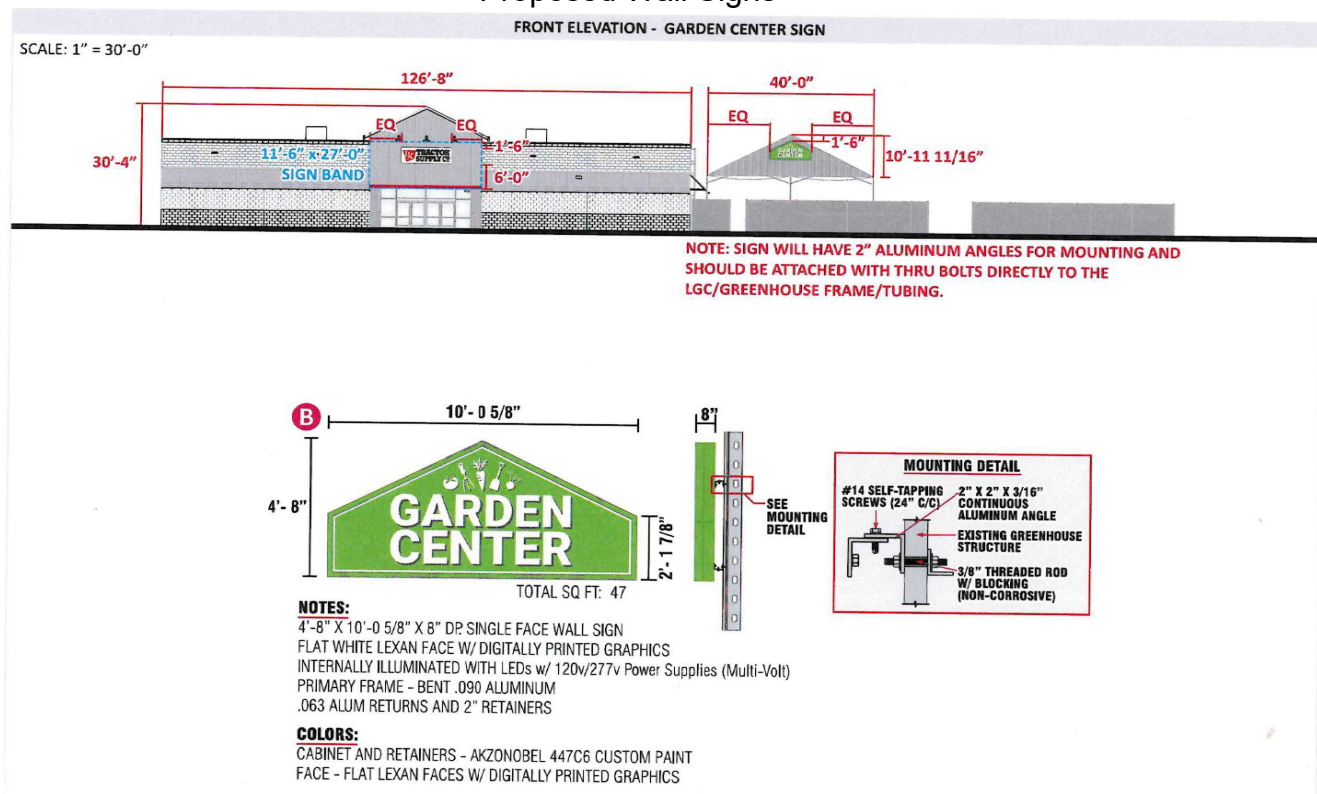
The subject 4.13-acre property is located within the Commercial (COM) Future Land Use Map Series (FLUMS) designation and the Community Business (B-4) Zoning Classification. LDC Section 4.4.4.F provides the determined three wall signs for a single occupancy commercial structure with a combined total of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

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

IV. REQUEST STATEMENT

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

FIGURE 1
Proposed Wall Signs



V. ANALYSIS

LDC Section 2.9.4.E provides the Board of Adjustment shall not grant a variance unless the petition demonstrates compliance with six (6) criteria. The six (6) criteria and the staff's analysis of compliance with those criteria are provided below.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which do not apply to other lands, structures, or buildings with the same zoning classification and land use area.

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

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

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

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

3. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use area under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

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

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

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

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

Staff realizes the size of the new building, which is 21,702 square feet along with the placement of the structure on the property, it is reasonable to have the signs along with the square footage due to the size of the commercial retail building and its location.

5. Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in the same zoning classification and land use area.

Analysis: Applicant states that it will not grant any special privileges, as any business could apply for a variance to the sign ordinance if need or wanted to.

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

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

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

Staff finds that it will not be detrimental or injurious.

LIST OF ATTACHMENTS

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



Marion County Board of County Commissioners

Growth Services • Planning & Zoning

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

251201V

VARIANCE APPLICATION – 2025

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

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

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

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

Property Dimensions:

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

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

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

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

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

Empowering Marion for Success

marionfl.org

BOA 12/1/2025

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM. A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

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

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

Applicant's justification:

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

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

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

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

Applicant's justification:

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

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

No, it will not grant any special privilege, as any other business could apply for the same variance to the sign ordinance, if the needed or wanted to.

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

Applicant's justification:

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

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

37491-003-02

Prime Key: 4153501

[MAP IT+](#)

Current as of 9/29/2025

[Property Information](#)

MARICAMP LAND LLC
C/O JFS HOLDINGS LLC
PO BOX 3848
EVANSVILLE IN 47736-3848

[Taxes / Assessments:](#)

Map ID: 253

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 57

Acres: 4.13

[Current Value](#)

Land Just Value	\$179,903		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$179,903	Land Class Value	(\$179,176)
Total Assessed Value	\$727	Total Class Value	\$727
Exemptions	\$0	Ex Codes: 08	\$727
Total Taxable	\$727		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
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[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8629/1900	06/2025	07 WARRANTY	9 UNVERIFIED	U	V	\$1,250,000

[Property Description](#)

SEC 08 TWP 16 RGE 23
PLAT BOOK 011 PAGE 081
MARICAMP MARKET CENTRE
A PT OF LOT 3 BEING MORE PARTICULARLY DESC AS:
COM AT NWLY COR OF MARICAMP MARKET CENTRE REPLAT PHASE 2 TH
S 42-46-36 E 33.93 FT TO THE POB TH N 47-13-28 E 570.85 FT TH S 42-46-25 E
349.75 FT TH S 47-13-22 W 419.94 FT TO POINT ON A CURVE CONCAVE SLY
HAVING A RADIUS OF 205 FT CENTRAL ANGLE OF 38-52-48 & CHORD BEARING &
DISTANCE OF N 69-53-59 W 136.46 FT TH NWLY ALONG ARC OF SAID CURVE
139.11 FT TO PT OF TANGENCY TH N 89-20-23 W 55.42 FT TO POC OF A CURVE
CONCAVE NLY HAVING A RADIUS OF 155 FT CENTRAL ANGLE OF 46-33-47 & CHORD
BEARING & DISTANCE OF N 66-03-29 W 122.53 FT TH NWLY ALONG ARC OF SAID
CURVE 125.97 FT TO PT OF TANGENCY TH N 42-46-36 W 77.66 FT TO THE POB
Parent Parcel: 37491-003-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5761		.0	.0	B4	179,903.00	SF	1.0000	1.00	1.00	1.00	727	179,903
Neighborhood 9911											Total Land - Class \$727	
Mkt: 2 70											Total Land - Just \$179,903	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0								

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Cost Summary

Buildings R.C.N.	\$0	1/1/1900				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	1/1/1900	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$179,903	7/9/2025				
Total Just Value	\$179,903	.				

Dowling Signs

Of North Central Florida, LLC.

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



DATE: 09/24/2025

To who it may concern:

We are applying for this zoning variance on behalf of our customer Tractor Supply Company. They have built a new retail facility located at 15 Bahia Ave Place, Ocala Florida 34472. The current land development code states 444.F.1.C that they are allowed a maximum aggregate of 96 sq feet of signage, to which we are applying for 277 for 2 signs on the building frontage, the main Tractor Supply sign, and the Garden Center sign

Building Signs— Proposed 277 sq feet

Allowed— 96 sq feet

Overage - 181 sq feet

Our request is to be granted this additional 181 sq feet so that we can ensure these signs can be read safely from Maricamp Road, which is the primary road the new building faces. Maricamp road is currently a 50 mph 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. The interior access road thru the development the store is going in is approximately 300' from the edge of roadway to the front of the store, with an additional 500' added to that out to Maricamp road, it will be hard to tell that there is even a Tractor Supply in there at all. 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.

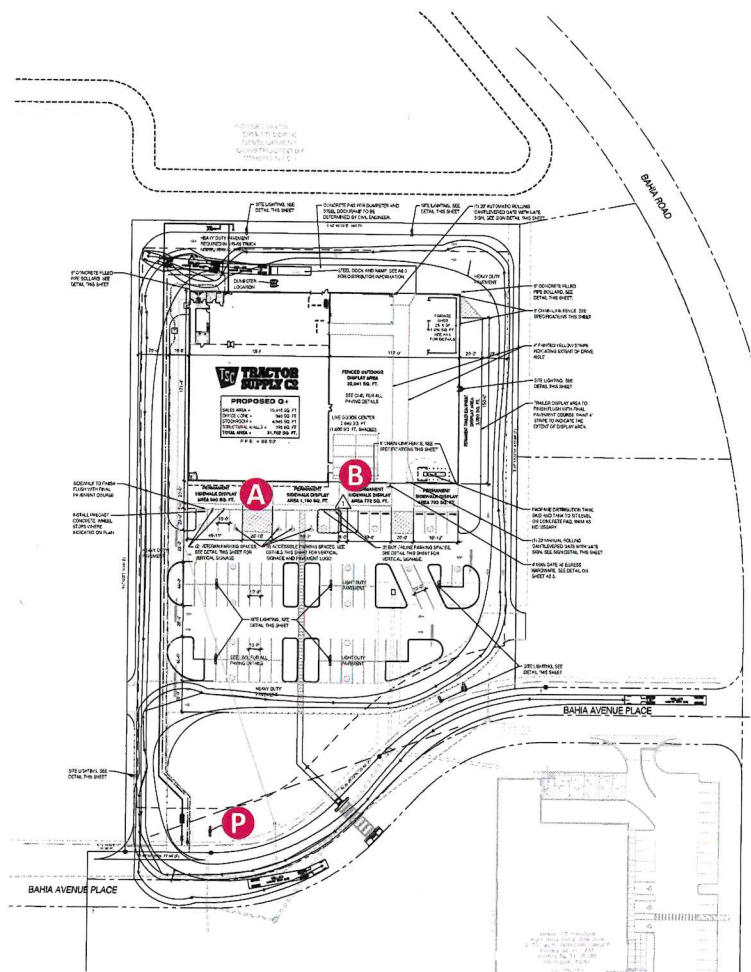


📅 September 15, 2025

📍 Ocala (SE), FL

 **ID. ASSOCIATES**
BRINGING THE WORLD'S BRANDS TO LIFE
a Philadelphia Sign Company

TRACTOR SUPPLY CO - OCALA (SE), FL - SITE PLAN



- A** 4'-0" X 12'-0" Illuminated Wall Sign
- B** 4'-8" X 10'-0 5/8" Garden Center Sign
- P** 6'-0" X 18'-0" D/F Illuminated Pylon @ 30' OAH

CODE NOTES:

Building: Allowed 2 SQFT in sign area for each linear foot of building frontage, not to exceed 96 SQFT.

Freestanding: Allowed one (1) sign at 350 SQFT @ 30' OAH .

PROPOSED SIGNAGE:

Building: Allowed 96 SQFT

Main ID: 4'-0" X 12'-0" = 48 SQFT Used

Garden Center: 4'-8" X 10'-0 5/8" = 47 SQFT Used

Total SQFT Used = 95 SQFT

Freestanding: Allowed 350 SQFT

Pylon: 6'-0" x 18'-0" = 108 SQFT Used

Total SQFT Used = 108 SQFT

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.

ID. ASSOCIATES
1771 Industrial Road, Dothan, Alabama 36303
(988) 303-5534 (334) 836-1401
www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO

STORE #:

REV:

REV:

REV:

EXHIBIT APPROVED BY:

LOCATION: OCALA (SE), FL

DATE: 09/15/25

REV:

REV:

REV:

ACCOUNT REP: STEPHANIE DEERY

DRAWN BY: BRC

REV:

REV:

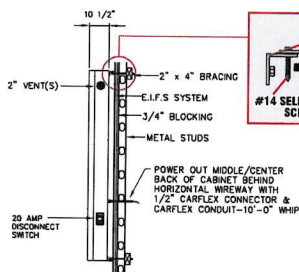
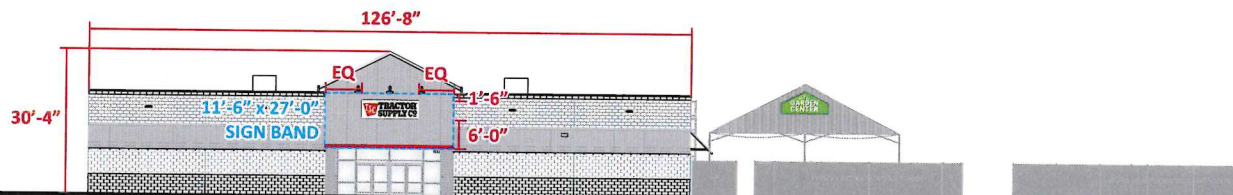
REV:

DRAWING NO: TSC - OCALA (SE), FL - CODE ALLOWED SIGN EXHIBIT

UL Underwriters
Laboratories Inc.
1017185

FRONT ELEVATION - MAIN ID SIGN

SCALE: 1" = 30'-0"



Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer and for final electrical connection.

NOTES:

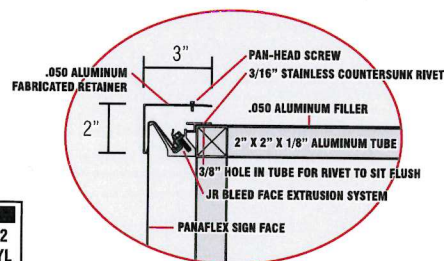
4'-0" X 12'-0" X 10 1/2" DP. CABINET W/ 2" RETAINERS (.050 ALUM.)
 SELF-ADJUSTING 120V/277V POWER SUPPLIES
 SINGLE FACE PANAGRAPHS III SUBSTRATE MATERIAL W VINYL OVERLAYS
 CABINET BODY FRAMED W 2" X 2" X 1/8" ALUM. TUBE
 BACK BRACING IS 1" X 2" 1/8" ALUM. TUBE
 .050 BLK/WHT ALUM FILLER
 3MM WHT/WHT ACM BACKS
 .050 SHELF AND DOOR FOR POWER SUPPLIES (RIGHT SIDE OF CABINET)

COLORS:

CABINET - GLOSS BLACK
 BACKGROUND WHITE
 LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
 TRACTOR SUPPLY CO. - 3M 7725-12 BLACK

3M 3630-33
RED VINYLWHITE
BACKGROUND3M 7725-12
BLACK VINYL**ELECTRICAL NOTES:**

(71) MODS OF SLOAN VI4 #701507-6W2A1-MB LEDS
 (2) SLOAN 1260 POWER SUPPLIES
 .8 AMPS EA.
 1.6 TOTAL AMPS
 120/277 VOLT SELF ADJUSTING POWER SUPPLIES

**SECTION 'A'**

Any Blocking Exposed To The Elements, Sign Installer is Required to Use Unistrut, Aluminum Angle or Pressure Treated Wood.

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.

ID ASSOCIATES
 1771 Industrial Road, Dothan, Alabama 36303
 (888) 303-5534 (334) 836-1401
 www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO

STORE #:

REV:

REV:

REV:

EXHIBIT APPROVED BY:

LOCATION: OCALA (SE), FL

DATE: 09/15/25

REV:

REV:

REV:

ACCOUNT REP: STEPHANIE DEERY

DRAWN BY: BRC

REV:

REV:

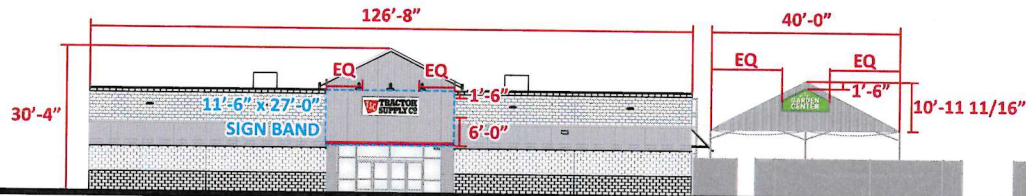
REV:

DRAWING NO: TSC - OCALA (SE), FL - CODE ALLOWED SIGN EXHIBIT

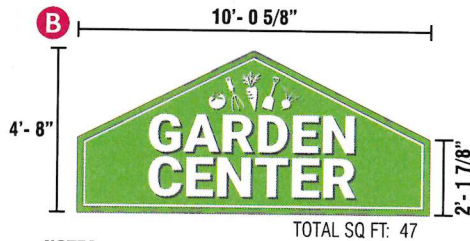
UL Underwriters
 Laboratories Inc.

FRONT ELEVATION - GARDEN CENTER SIGN

SCALE: 1" = 30'-0"



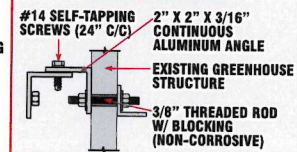
NOTE: SIGN WILL HAVE 2" ALUMINUM ANGLES FOR MOUNTING AND SHOULD BE ATTACHED WITH THRU BOLTS DIRECTLY TO THE LGC/GREENHOUSE FRAME/TUBING.

**NOTES:**

4'-8" X 10'-0 5/8" X 8" DP. SINGLE FACE WALL SIGN
 FLAT WHITE LEXAN FACE W/ DIGITALLY PRINTED GRAPHICS
 INTERNALLY ILLUMINATED WITH LEDs w/ 120v/277v Power Supplies (Multi-Volt)
 PRIMARY FRAME - BENT .090 ALUMINUM
 .063 ALUM RETURNS AND 2" RETAINERS

COLORS:

CABINET AND RETAINERS - AKZONOBEL 447C6 CUSTOM PAINT
 FACE - FLAT LEXAN FACES W/ DIGITALLY PRINTED GRAPHICS

MOUNTING DETAIL

AKZONOBEL 447C6
 R110, G191, B84
 CUSTOM COLOR

WHITE

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 (888) 303-5534 (334) 836-1401
 www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO

STORE #:

REV:

REV:

REV:

LOCATION: OCALA (SE), FL

DATE: 09/15/25

REV:

REV:

REV:

ACCOUNT REP: STEPHANIE DEERY

DRAWN BY: BRC

REV:

REV:

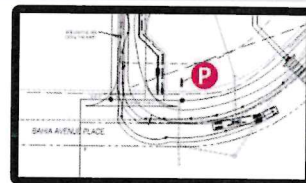
REV:

DRAWING NO: TSC - OCALA (SE), FL - CODE ALLOWED SIGN EXHIBIT

EXHIBIT APPROVED BY:

UL Underwriters
 Laboratories Inc.®
 111119

NEW DOUBLE FACE PYLON

**MANUFACTURING NOTES:**

- 6'-0" X 18'-0" X 26" Deep Double Face Cabinet
- 2" (.050) Aluminum Retainers
- .050 Aluminum Filler
- 3M Panagraphics III Flexible Sign Face Material
- Jr. Bleed Extrusion Retention System
- Framed W/ 2" X 2" X 16GA T.S. & 2' X 2" X 3/16" Angle Iron Saddles
- 108 Square Feet

COLOR NOTES:

- Cabinet & Steel Painted Gloss Black
- White Background
- Logo: 3M 3630-33 Red Vinyl With White Copy
- "Tractor Supply Co": 3M 7725-12 Gloss Black Vinyl
- Subcopy: 3M 3630-33 Red Vinyl With White Copy

ELECTRICAL NOTES:

- Universal 120/277 Volt 20 Amp Primary Power To Sign & Final Connection By Others
- Internal Illumination With White LEDs
- 2" X 4" Weather Proof J-Boxes

COLORS:

3M 3630-33
RED VINYL

3M FLEXIBLE
SUBSTRATE

3M 7725-12
BLACK VINYL

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND/OR LAYOUTS MAY CHANGE SLIGHTLY.

ID ASSOCIATES
1771 Industrial Road, Dothan, Alabama 36303
(888) 303-5534 (334) 834-1401
www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO

STORE #:

REV:

REV:

REV:

LOCATION: OCALA (SE), FL

DATE: 09/15/25

REV:

REV:

REV:

ACCOUNT REP: STEPHANIE DEERY

DRAWN BY: BRC

REV:

REV:

REV:

DRAWING NO: TSC - OCALA (SE), FL - CODE ALLOWED SIGN EXHIBIT

EXHIBIT APPROVED BY:

UL Underwriters
Laboratories Inc.

LETTER VISIBILITY CHART

LETTER HEIGHT	READABLE DISTANCE FOR MAXIMUM IMPACT	MAXIMUM READABLE DISTANCE
3"	30 ft	100 ft
4"	40 ft	150 ft
6"	60 ft	200 ft
8"	80 ft	350 ft
10"	100 ft	450 ft
12"	120 ft	525 ft
15"	150 ft	630 ft
18"	180 ft	750 ft
24"	240 ft	1000 ft
30"	300 ft	1250 ft
36"	360 ft	1500 ft
42"	420 ft	1750 ft
48"	480 ft	2000 ft

This chart is based on using a Bold letter font. Using a lighter color will alter impact. For maximum impact use red or black on white background or black on a yellow background.



Looking East at the front of the structure



Looking South at the side of the structure



Looking North at the side of the structure.



Looking West at the rear of the structure.



Looking West at the rear of the structure.



Sign Posting.



Sign Posting.



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

Detail by Entity Name

Foreign Limited Liability Company

JFS HOLDINGS, LLC

Filing Information

Document Number M12000001429
FEI/EIN Number 56-2159606
Date Filed 03/13/2012
State NC
Status ACTIVE

Principal Address

1100 E. MOREHEAD STREET
CHARLOTTE, NC 28204-2815

Mailing Address

1100 E. MOREHEAD STREET
CHARLOTTE, NC 28204-2815

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

LANNING, PHIL C
1100 E. MOREHEAD STREET
CHARLOTTE, NC 28204-2815

Title Secretary

McLucas, Marie

1100 E. MOREHEAD STREET
CHARLOTTE, NC 28204-2815

Annual Reports

Report Year	Filed Date
2023	01/23/2023

2024 01/19/2024
2025 04/15/2025

Document Images

04/15/2025 – ANNUAL REPORT	View image in PDF format
01/19/2024 – ANNUAL REPORT	View image in PDF format
01/23/2023 – ANNUAL REPORT	View image in PDF format
02/09/2022 – ANNUAL REPORT	View image in PDF format
02/22/2021 – ANNUAL REPORT	View image in PDF format
01/28/2020 – ANNUAL REPORT	View image in PDF format
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04/17/2014 – ANNUAL REPORT	View image in PDF format
04/16/2013 – ANNUAL REPORT	View image in PDF format
03/13/2012 – Foreign Limited	View image in PDF format

Marion County

Prepared By and Return To:
Rena Lovely
Florida First Title & Transaction Services, LLC
211 NW Third Street
Ocala, Florida 34475

File No.: 24004

PROPERTY APPRAISER'S PID NO: 37491-003-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

This Indenture, made this 3rd day of June, 2025, between **Maricamp Land, LLC a Florida Limited Liability Company**, whose post office address is 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470 (hereinafter "**Grantor**"), and **JFS Holdings, LLC, a North Carolina limited liability company**, whose post office address is P.O. Box 3848, Evansville, Indiana 47736 (hereinafter "**Grantee**").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration 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, situated, lying and being in Marion County, Florida, to-wit:

SEE EXHIBIT "A"

SUBJECT TO:

1. Ad valorem and real estate taxes for the calendar year 2025 and all subsequent years.
2. Easements, restrictions and limitations of record without thereby reimposing any of the same.

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; and that the Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

"Grantor" and "Grantee" are used for singular or plural, as context required.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and sealed in our presence as witnesses:

Witness #1:

Beverly J. Hernandez
Signature

Beverly J. Hernandez
Print Witness #1 Name

Address: 211 NW 3rd Street
Ocala, FL 34475

MARICAMP LAND, LLC A FLORIDA LIMITED LIABILITY COMPANY

By:

John S. Rudniansyn
John S. Rudniansyn

Its:

Manager

Witness #2:

Joanne M. DeGraff
Signature

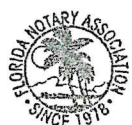
Joanne M. DeGraff
Print Witness #2 Name

Address: 211 NW 3rd Street
Ocala, FL 34475

STATE OF FLORIDA
COUNTY OF MARION

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by means of [X] physical presence or [] online notarization, this 3 day of June, 2025 by John S. Rudniansyn as Manager of Maricamp Land, LLC a Florida limited liability company, who is:

☒ Personally known by me, OR
☐ Produced _____ as identification.



Joanne M. DeGraff
Notary Public
State of Florida
Comm# HH267108
Expires 6/28/2026

Joanne M. DeGraff
Notary Signature
Print Name: _____
Notary Public, State of Florida
Commission number: _____
Commission expires: _____

Exhibit "A"

The Land referred to herein below is situated in the County of MARION, State of Florida, and is described as follows:

Lot 3, Maricamp Market Centre, as per plat thereof recorded in Plat Book 11, Page 81, Public Records of Marion County, Florida.

Less and Except

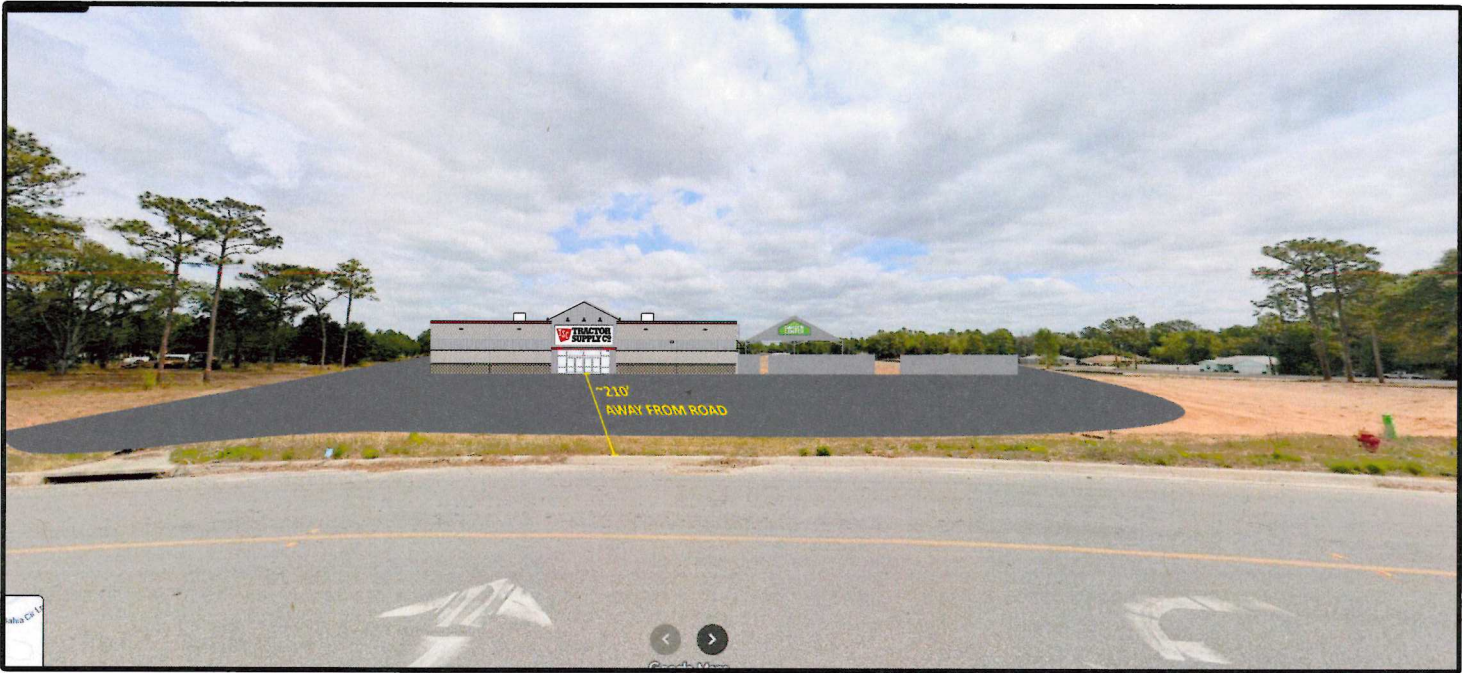
Any portion lying within the Maricamp Market Centre Replat - Phase 1, as per plat thereof recorded in Plat Book 12, Page 100, Public Records of Marion County, Florida.

And Less and Except Lands in Book 6861, Page 191 Description: (As Surveyed)

A portion of Lot 3 of Maricamp Market Centre as per plat thereof, recorded in Plat Book 11, Pages 81 through 84 inclusive, of the Public Records of Marion County, Florida being more particularly described as follows: Commence at the most Northwesterly corner of Maricamp Market Centre Replat Phase 2 as recorded in Plat Book 13, Page 199 of the Public Records of Marion County, Florida; thence along the North right of way line of Bahia Avenue Place, being a 50 foot right of way, said North right of way line also being the North boundary of said Maricamp Market Centre Replat Phase 2, S.42°46'36"E., a distance of 33.93 feet to the Point of Beginning. Thence departing said North boundary and said North right of way line, N.47°13'28"E., a distance of 570.85 feet; thence S.42°46'25"E., a distance of 349.75 feet; thence S.47°13'22"W., a distance of 419.94 feet to a point on the aforementioned North boundary of Maricamp Market Centre Replat Phase 2 and the North right of way line of Bahia Avenue Place, said point also being on a curve, concave Southerly, having a radius of 205.00 feet, a central angle of 38°52'48" and a chord bearing and distance of N.69°53'59"W., 136.46 feet; thence Northwesterly along said North boundary, said North right of way line and the arc of said curve, a distance of 139.11 feet to the point of tangency; thence continue along said North boundary and said North right of way line, N.89°20'23"W., a distance of 55.42 feet to the point of curvature of a curve, concave Northerly, having a radius of 155.00 feet, a central angle of 46°33'47" and a chord bearing and distance of N.66°03'29"W., 122.53 feet; thence Northwesterly along said North boundary, said North right of way line and the arc of said curve, a distance of 125.97 feet to the point of tangency; thence continue along said North boundary and said North right of way line, N.42°46'36"W., a distance of 77.66 feet to the Point of Beginning.

File Number: 24004

STOREFRONT ELEVATION - 8'X24' MAIN ID W/ 6'-3 3/16" X 13'-6" LGC SIGN



id ID. ASSOCIATES
1771 McAvoy Rd. Dothan, Alabama 36303
(888) 303-5534 (334) 836-1401
www.idassociatesinc.com

CLIENT: TRACTOR SUPPLY CO	STORE #:	REV:	REV:	REV:	REV:
LOCATION: OCALA (SE), FL	DATE: 09/23/25	REV:	REV:	REV:	REV:
ACCOUNT REP: STEPHANIE DEERY	DRAWN BY: BRC	REV:	REV:	REV:	REV:
DRAWING NO: TSC - OCALA (SE), FL - VIEWSHED EXHIBIT					

EXHIBIT APPROVED BY:

 Underwriters Laboratories Inc.

TSC

AERIAL MAP - OCALA SE, FL





Marion County Board of Adjustment

Agenda Item

File No.: 2025-21331

Agenda Date: 12/1/2025

Agenda No.: 3.1.

SUBJECT:
2025 - 2026 Application & Hearing Dates

DESCRIPTION/BACKGROUND:
Marion County Board of Adjustment Calendar



Marion County Board of Adjustment 2025 - 2026 Application & Hearing Dates

Variances have 1 Public Hearing with the Board of Adjustment (BOA), and approval or denial is made that day.

All applications must be submitted and verified by staff by 12 PM on the filing deadline date to be considered for that cycle.

Cycle No.	Filing Deadline	BOA – Variances 1 ST MONDAY OF EVERY MONTH AT 2 PM
2512s	9/24/2025	12/1/2025
2601's	10/29/2025	1/5/2026
2602s	11/26/2025	2/2/2026
2603s	12/31/2025	3/2/2026
2604's	1/28/2026	4/6/2026
2605s	2/25/2026	5/4/2026
2606s	3/25/2026	6/1/2026
2607s	4/29/2026	7/6/2026
2608s	5/27/2026	8/3/2026
209s	6/24/2026	*9/14/2026
2610s	7/29/2026	10/5/2026
2611s	8/26/2026	11/2/2026
2612s	9/30/2026	12/7/2026
2701s	10/28/2026	1/4/2027
2702s	11/25/2026	2/1/2027

Hearing Location: Growth Services Training Room - 2710 E. Silver Springs Blvd., Ocala, FL 34470

***Altered Schedule (Date / Time)**



Marion County Board of Adjustment

Agenda Item

File No.: 2025-21329

Agenda Date: 12/1/2025

Agenda No.: 4.1.

SUBJECT:
November 3, 2025

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

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT November 3, 2025

A public hearing of the Marion County Board of Adjustment was held on November 3, 2025, at 2:07 pm in the Marion County Growth Services Training Room, 2710 E. Silver Springs Boulevard, Ocala, Florida.

The meeting was called to order at 2:07 pm. Members present, creating a quorum, were Chairman Donald Barber, Len Racioppi, Jackie Alsobrook, and Alternate Samuel Hunt. Staff members present were: Assistant County Attorney Linda Blackburn, Director Chuck Varadin, Deputy Director Ken Weyruach, Planner Kathleen Brugnoli, Zoning Technician Cristina Franco, Zoning Technician Clint Barkley, Code Enforcement Supervisor Tracy Gillyard, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

Len Racioppi gave the Invocation, followed by Samuel Hunt leading the Pledge of Allegiance.

Chairman Barber and Attorney Linda Blackburn explained the procedures for hearing variance requests, and Attorney 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. 251101V – Kelly Roller & JoAnn Crinnion Roller, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the (front) setback from 25' to 14.5' for an existing permitted carport, in a Single-Family Dwelling (R-1) zone, on Parcel Account Number 3578-023-024, Site Address 10247 SW 41st Avenue, Ocala, FL 34476

Cristina Franco presented the case and read the report into the record, stating this request is for an existing permitted carport.

28 homeowners were notified within 300' of the parcel. One (1) letter of support was received.

JoAnn Roller, 10247 SW 41st Avenue, Ocala, FL 34476, addressed the board. Ms. Roller explained that approximately ten years ago, she and her husband hired a contractor to design and construct a carport. The project received prior approval from the HOA, passed inspection, and was signed off by Ronald Forte, the building inspector. However, they have recently received a code violation notice concerning the placement of the carport. Ms. Roller expressed her concern and requested that the variance fee be refunded.

There was no one in the audience to speak for or against the request, and the chair closed the public portion of the hearing.

Donald Barber made a motion to **approve** the variance as requested and **to include additional Special Conditions will not apply to the replacement or substantial rebuilding of the carport** 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 the Board grants the variance.

Len Racioppi made a motion to second.

Motion to Approve with Special Conditions, the reduced setback granted will not apply to the replacement or substantial rebuilding of the carport. - Passed 4 to 0.

- 2.2. **251002V** – Johnny Busciglio & Rebecca Rosin, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, to reduce the Front (lakeside) setback from 75’ to 30’ for a new single-family dwelling and inground swimming pool, in a Single-Family Dwelling (R-1) zone, on Parcel Account Number 49007-001-00, Site Address 12640 SE 141st Avenue Road, Ocklawaha, FL 32179

Clint Barkley presented the case and read the report into the record, stating the request is for a new single-family dwelling and an inground swimming pool.

13 homeowners were notified within 300’ of the parcel. We received no letters of opposition or support.

Mike Green of Michael Alan Homes, 2635 SE 58th Avenue, Ocala, FL 34480, spoke on behalf of the applicant. He presented a survey and stated that he wanted to keep the existing well because a new one wouldn’t meet the requirements of the septic system, pool, and home.

Rebecca Rosin, 14402 SE 144th Avenue, Weirsdale, FL 32195, addressed the board. Ms. Rosin distributed two photographs to the board and explained the differences between them in regards to the septic system placement. She further noted that the required setback is creating a hardship that is preventing progress on the home’s construction.

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.

Jackie Alsobrook made a motion to **continue the case date certain to January 5, 2026, at 2 P.M.**

Samuel Hunt made a motion to second.

Motion to Continue Date Certain to January 5, 2026 - Passed 4 to 0.

Other Business: N/A

MINUTES:

The **October 6, 2025**, Board of Adjustment Minutes were moved for Approval upon a motion by Jackie Alsobrook, with a second by Samuel Hunt.

Motion for Approval - Passed 4 to 0.

ADJOURNED: The meeting adjourned at 3:05 PM.

Donald M. Barber, Chairman

Attest:

Kim Lamb, 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			X	X	X	X	
C. Cadell Hager	Board Member		X							X			
Donald Sherwood	*Term Ended 4/25*		X		X	-			-	-	-	-	-
Jackie Alsobrook	Board Member		X						X		X	X	
Ernest Hemschot	Board Member		X			X							
Thomas Phillips	Board Member		X		X	X			X		X		
Len Racioppi	Board Member	-	-	-	-	X			X	X	X	X	
Nathanael Ramos	Board Member				X					X	X		
Samuel Hunt*	Alternate		X		X	X			X	X	X	X	
Zilca Diaz*	Alternate	-	-	-	-	X				X			

X - Present

- N/A