



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

APPLICATION COMPLETE DATE COMPLETED 8/22/24 TENTATIVE MEETING DATES 11/04/24

OFFICE USE ONLY Received By: [Signature] Date Received: 8/20/24

VARIANCE APPLICATION

Application #: 241101V FOR COUNTY USE ONLY

11140 - 005 - 00 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 the waterfront setback from 75' to 42' for proposed single family residence in ESOZ.

Section of Code requesting variance from: SEC 52.4 - ESOZ DEVELOPMENT STANDARDS

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .23 +/- acres

Directions to subject property: US 40 EAST, L ON CR 315, R ON CR 316, R ON NE 150 ST

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] MICHAEL EUGENE ROLLAND (Print/Signature) Property Owner

[Signature] Address BARBARA ROLLAND

5571 Citrus Hill Dr. City, State, Zip Code

POIK City, FL 33528 Contact Info: Phone, cell, e-mail address browland1967@yahoo.com 903 2425033

[Signature] CHRISTOPHER MILTON (Print) Applicant or Agent

2701 SE MARICAMP RD #103 Address

Ocala FL 34471 City, State, Zip Code

352-816-0886 CHRIS E ALMILTON.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.

PROJECT: 2024080073 AR. 31924



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: CB

Date Received: 8/20/24

VARIANCE APPLICATION

Application #: 241101V  
FOR COUNTY USE ONLY

✓ 11140-005-00  
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 the waterfront setback from 75' to 42' for proposed single family residence

Section of Code requesting variance from: SEC 5.2.4 - ES02 DEVELOPMENT STANDARDS

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 2.23 +/- acres

Directions to subject property:

US 40 EAST, L on CR 315, R on CR 316, R on NE 150 ST

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.

✓ Michael Rowland  
(Print/Signature) Property Owner

CHRISTOPHER MILTON  
(Print) Applicant or Agent

✓ Barbara Rowland  
Address BARBARA ROWLAND

2701 SE MARICAMP RD # 103  
Address

✓ 5571 Citrus Hill Dr.  
City, State, Zip Code

OCALA FL 34471  
City, State, Zip Code

✓ POIK City, FL 33808

352-816-0886  
CHRIS@CMILTON.COM

Contact Info: Phone, cell, e-mail address  
Rowland1967@yahoo.com 9032425033

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.

Sec. 16-13-25  
Kerr's Breezy Shores



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

APPLICATION COMPLETE  
 DATE COMPLETE: 8/22/24  
 INITIALS: [Signature]  
 TENTATIVE MEETING DATES:  
 8/22 11/04/24  
 P&Z PH  
 BOG/P&Z PH

OFFICE USE ONLY  
 Received By: [Signature]  
 Date Received: 8/20/24

**VARIANCE APPLICATION**

Application #: 241101V  
 FOR COUNTY USE ONLY

1140 - 005 - 00  
 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 the waterfront setback from 75' to 42' for proposed single family residence in E502.

Section of Code requesting variance from: SEC 5.2.4 - E502 DEVELOPMENT STANDARDS

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .23 +/- acres

Directions to subject property:

US 40 EAST, L ON CR 315, R ON CR 316, R ON NE 150 ST

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] MICHAEL EUGENE ROWLAND  
 (Print/Signature) Property Owner

[Signature] BARBARA ROWLAND  
 Address BARBARA ROWLAND

5571 Citrus Hill Dr.  
 City, State, Zip Code

POIK City, FL 33808

Contact Info: Phone, cell, e-mail address  
Rowland1967@yahoo.com 903 2425033

CHRISTOPHER MILTON  
 (Print) Applicant or Agent

2701 SE MARICAMP RD # 103  
 Address

Ocala FL 34471  
 City, State, Zip Code

352-816-0886  
CHRIS@CMILTON.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.

PROJECT: 2024080073  
 AR: 31924

**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  
WATERFRONT SETBACK TO 42'  
TO CONSTRUCT SINGLE FAMILY  
RESIDENCE

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

*Applicant's justification:*

DUE TO DIMENSIONS OF  
THE LOT A 75'  
WATERFRONT SETBACK CANNOT  
BE OBTAINED

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 BE IRREGULAR TO  
THE AREA OR ADVERSELY AFFECT  
OTHER PROPERTY OWNERS

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

*Applicant's justification:*

THE REDUCTION OF WATERFRONT  
SETBACK TO 42' WOULD ALLOW  
CONSTRUCTION OF HOME ALLOWING  
FOR 25' FRONT SETBACK. 42' IS MINIMUM REQUIRED

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