

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT December 1, 2025

A public hearing of the Marion County Board of Adjustment was held on December 1, 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 2:02 pm. Members present, creating a quorum, were Chairman Donald Barber, Len Racioppi, Nathanael Ramos, Jackie Alsobrook, and Alternates Samuel Hunt and Zilca Diaz. Staff members present were: Assistant County Attorney Linda Blackburn, Director Chuck Varadin, Deputy Director Ken Weyruach, Zoning Technician Cristina Franco, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

Donald Barber gave the Invocation, followed by Nathanael Ramos 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.

Ken Weyruach 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. **251201V** – JFS Holdings, LLC, request a **Variance** in accordance to Section 2.9 of the Marion County Land Development Code, 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

Cristina Franco presented the case and read the report into the record, stating this request is for an increase in overall square footage for 2 signs.

15 homeowners were notified within 300' of the parcel. No letters of support or opposition were received.

Shaw Lee, 18038 NW 24⁶th Street, High Springs, FL 32643, agent representing JFS Holdings, LLC, addressed the board. Mr. Lee showed where the placements of the proposed signs would be and explained the challenges related to both the location and size of the signs, emphasizing the hardship these limitations pose.

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

Nathaneal Ramos 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 the Board grants the variance.

Jackie Alsobrook made a motion to second.

Motion to Approve - Passed 6 to 0.

Other Business:

2026 BOA Hearing Dates were moved for Approval upon a motion by Nathanael Ramos, with a second by Jackie Alsobrook.

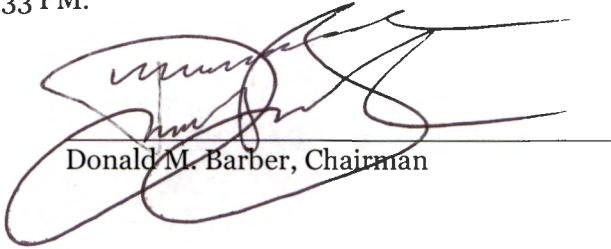
Motion for Approval - Passed 6 to 0.

MINUTES:

The **November 3, 2025**, Board of Adjustment Minutes were moved for Approval upon a motion by Samuel Hunt, with a second by Len Racioppi.

Motion for Approval - Passed 6 to 0.

ADJOURNED: The meeting adjourned at 2:33 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	X
C. Cadell Hager	Board Member		X							X			
Donald Sherwood	*Term Ended 4/25*		X		X	-			-	-	-	-	-
Jackie Alsobrook	Board Member		X						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	X
Nathanael Ramos	Board Member				X					X	X		X
Samuel Hunt*	Alternate		X		X	X			X	X	X	X	X
Zilca Diaz*	Alternate	-	-	-	-	X				X			X

X - Present

- N/A

VARIANCE ACTION FORM

ITEM NO: 251201V

DATE OF PUBLIC HEARING: DECEMBER 1, 2025

OWNER NAME(s): **JFS Holdings, LLC**
1100 East Morehead Street
Charlotte, NC 28204

AGENT NAME(s): **Shaw J. Lee**
18038 NW 246th Street
High Springs, FL 32643

LEGAL DESCRIPTION OF PROPERTY: Parcel Account No. **37491-003-02**, SEC 08 TWP 16 RGE 23, in Marion County, Florida.

VARIANCE REQUESTED: Request 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.

FINDINGS OF BOARD OF ADJUSTMENT

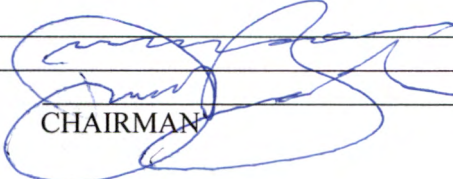
1. **Written Petition.** A written petition for a Variance has been submitted demonstrating that:
- A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings with the same zoning classification and land use area.
 - B. The special conditions and circumstances do not result from the actions of the applicant.
 - 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 area under the terms of said regulations and would work unnecessary and undue hardship of the applicant.
 - D. The Variance, if granted, in the minimum Variance that will allow the reasonable use of the land, building or structure.
 - E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings of structures in the same zoning classification and land use area.
 - F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. ✓ **GRANTED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have been demonstrated by the applicant for Variance.

3. _____ **DENIED:** Based on the Board of Adjustment's finding that the requirements of Paragraph 1 above have not been demonstrated by the applicant for Variance.

4. _____ **CONDITIONS & SAFEGUARDS:**
A. Should the structure be removed for any reason, any replacement structure must meet the then required setbacks, or a variance must be requested. _____

B. _____


CHAIRMAN

12-01-2025
DATE