



Marion County

Board of Adjustment

Meeting Agenda

Growth Management Training Facility
2710 E. Silver Springs Blvd.
Ocala, FL 34470

This meeting is open to the public.

Monday, May 3, 2021

2:00 PM

**Growth Services 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.** [210501V - Jody A. and Karla B. Wilson, PO Box 1377, Silver Springs, FL 34489, request a reduction of the ESOZ \(front\) setback from 75' to 32.9' for a proposed pool and screen enclosure, in an R-1 \(Single Family Dwelling\) zoning classification on Parcel Account No. 4855-015-015.](#)
 - 2.2.** [210502V - Susan Hoskinson and Ray T. Hoskinson, EST, 13241 SE 39th Court, Belleview, FL 34420, request a reduction of the \(North\) side setback from 8' to 4.6' for an existing 12'x24' shed, in an R-1 \(Single Family Dwelling\) zoning classification on Parcel Account No. 4164-003-003.](#)
 - 2.3.** [210503V - AOW Cope Properties, LLC, c/o Billy D. Cope, 2826 NE 32nd Place, Ocala, FL 34479, request a reduction of the \(East\) side setback from 25' to 5' for a proposed 30'x100' office/warehouse metal building, in an M-1 \(Light Industrial\) zoning classification on Parcel Account No. 15856-429-01.](#)
 - 2.4.** [210504V - Wade G. Tackett and Jan Enos, 13830 SE 124th Street, Ocklawaha, FL 32179, request a reduction of the ESOZ \(front\) setback from 75' to 26' for a proposed pool, deck and screen enclosure, in an R-1 \(Single Family Dwelling\) zoning classification on Parcel Account No. 4855-010-003.](#)
 - 2.5.** [210505V - Michael P. and Kelly Rae McKone, 8705 SE 157th Place, Summerfield, FL 34491, request a reduction of the \(North\) rear setback and the \(West\) side setback from 8' to 0' for a proposed 30'x18' garage \(metal building\) on an existing concrete slab, in an R-1 \(Single Family Dwelling\) zoning classification on Parcel Account No. 4709-117-010.](#)
 - 2.6.**
 - 3. Other Business**
-

4. Consider the Minutes of Previous Meeting

4.1. [April 5, 2021](#)

Adjourn



Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2934

Agenda Date: 5/3/2021

Agenda No.: 2.1.

SUBJECT:

210501V - Jody A. and Karla B. Wilson, PO Box 1377, Silver Springs, FL 34489, request a reduction of the ESOZ (front) setback from 75' to 32.9' for a proposed pool and screen enclosure, in an R-1 (Single Family Dwelling) zoning classification on Parcel Account No. 4855-015-015.

DESCRIPTION/BACKGROUND:

Variance Request



Marion County Board of Adjustment

Date: 3/16/2021

BOA Hearing: 5/3/2021

Item Number
210501V

Type of Application
Variance

Request

To reduce southwest (lake side) ESOZ setback from 75' to 32.9' for proposed addition to screen room for pool and deck in R-1 Single Family Residence Zoning.

Applicant

Jody Wilson

Owner

Jody Wilson

Parcel #/Acreage

4855-015-015/.72±

Existing Zoning

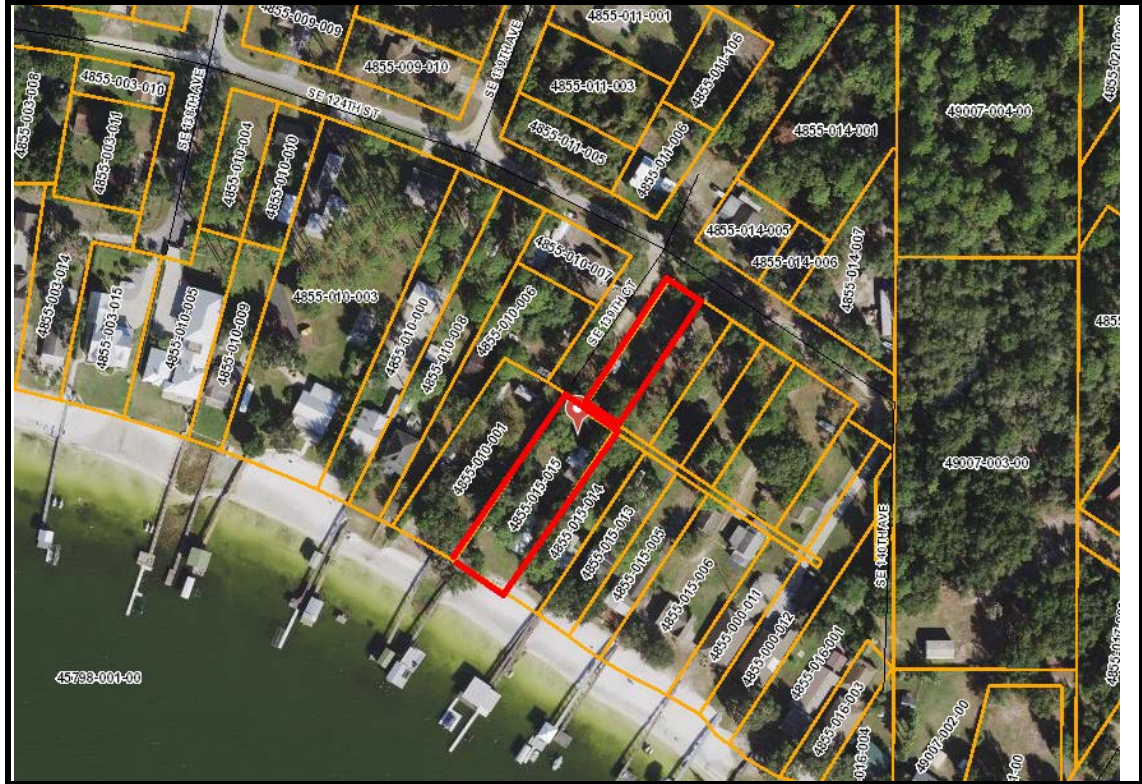
R-1 Single-Family Dwelling

Existing Land Use

Medium Residential

Project Planner

Cindy Gaughf,
Zoning Technician



Item Summary

Request for a reduction of southwest, lake side setback from 75' to 32.9' from the ordinary high water line for placement of a proposed addition to an existing screen room and to add a 20' x 31' pool with deck, as requested in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in a R-1 Single-Family Dwelling Zoning District. This site is located at 12449 SE 139th CT and is lot 1 block 15 of Lake Weir – Beach Section Subdivision. It is located on the Environmentally Sensitive Overlay Zone (ESOZ) lake of Lake Weir. The east side picture reflects a swale which is from the septic tank at the front of the house. The ESOZ plan will be addressed during the permitting process. There are two similar approved pool variances in this area shown under additional information.

Additional Information

Springs Protection Zone: Secondary Zone

Environmentally Sensitive Overlay Zone: Yes

Farmland Preservation Area: No

Flood Zone Designation: X & AE

Utilities:

Water: Well
Sewer: Septic

Previous Request(s) in the Surrounding Area:

Application
#160903V
Request: Reduction of side setback from 8' to 1' for proposed carport in R-1 Single Family Residence Zoning at block 14 lots 5 & 6 addressed as 12381 SE 139th CT
Result: Approved

Application
#181201V
Request: Reduction to reduce ESOZ setback from 75' to 49' for the purpose of building a swimming pool with a screened enclosure 14370 SE 131ST PL OCKLAWAHA.
Result: Approved

Location/Access

The property is located on SE 139th CT, an unpaved County maintained road.

Land Development Code Requirements

Sec. 5.2.4. - ESOZ development standards

- A. Waterfront Setback. Setbacks on lots, parcels or tracts which have water frontage shall be 75 feet from the wetlands line or from the water boundary setback line, whichever is greater

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	High Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Lake Weir	Lake Weir	Lake Weir
East	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



View from house looking south
Toward proposed site (grass area)



View from west side looking east
toward proposed site (grass area)

Application

#150705V

Request: Reduction of ESOZ setback from 75' to 55' from the water boundary setback line for proposed pool on Lake Weir 12765 SE 143RD AVE OCKLAWAHA.

Result: Approved

Code Enforcement

Action:

None



View from dock looking north toward the house



View east side looking west toward proposed site (grass area)



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: CS

Date Received: 2-11-21

210501V

VARIANCE APPLICATION AR#: 26293

Application #: 210501V
FOR COUNTY USE ONLY

PA#: 4855-015-015

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:

Jody + Kaela Wilson Reduce Setback on Lake Side From 75' ES02
12449 SE 139th Ct Ocklawaha TO 32'9" for a 20' x 31' pool/decking

Section of Code requesting variance from: Set back

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .72 +/- acres

Directions to subject property:

441 South to C-25 T/L TO OCKLAWAHA T/R 0138
Street to 124th Street T/L House on Right 0 Deso End Sign

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.

Jody Wilson and Kaela B. Wilson

(Print/Signature) Property Owner

(Print) Applicant or Agent

Address

Address

City, State, Zip Code

City, State, Zip Code

Contact Info: Phone, cell, e-mail address

Contact Info: Phone, cell, e-mail address

THE FILING FEE IS \$450 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, ALCNG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

STR MAP.294
5 17 24 .72 acres

2021020080

AR 26293

"Meeting Needs by Exceeding Expectations"

R-1/MR

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:

TO ADD 20' X 31' POOL DECK AT END OF EXISTING
SCREEN ROOM 32' FROM HIGH WATER LINE.
THERE IS PLENTY OF ROOM FOR RETENTION & REJECTION

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

Applicant's justification:

THE HOUSE WAS BUILT IN 1958. IT WAS EXISTING
THE POOL WILL ADD TO THE VALUE OF THE NEIGHBORHOOD
AND THE WATER LEVEL HAS NEVER GOTTEN CLOSE TO THE
HIGH WATER LINE EVEN DURING THE HURRICANES IN 2003
THERE IS PLENTY OF ROOM FOR RETENTION

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:

THE POOL WILL ENHANCE THE AREA AND WILL NOT
BLOCK THE LAKE FROM NEIGHBORS. THE RUN OFF CAN
BE CONTAINED.

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 Dimensions Are minimum to what
is needed To fit in Desired Space

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 will not Cause A Nuisance to
Adjacent Property Owners. It will Enhance the
Neighborhood

True

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

Applicant's justification:

This Variance will make it Possible to
Build a pool And will not Cause A Nuisance
to Neighbors

True.

Villie M. Smith, CFA, ASA
Marion County Property Appraiser

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



#210501V

2020 Certified Assessment Roll

4855-015-015

GOOGLE Street View

Prime Key: 1168651

MAP IT - BETA MAP IT+ -

Property Information

WILSON JODY ALLEN

WILSON KARLA B

PO BOX 1377

SILVER SPRINGS FL 34489-1377

Taxes / Assessments: \$5,012.32

Map ID: 294

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 08

Acres: .72

More Situs

Situs: 12449 SE 139TH CT
OCKLAWAHA

Current Value

Land Just Value	\$200,925
Buildings	\$61,317
Miscellaneous	\$5,636
Total Just Value	\$267,878
Total Assessed Value	\$267,878
Exemptions	\$0
Total Taxable	\$267,878

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$200,925	\$61,317	\$5,636	\$267,878	\$267,878	\$0	\$267,878
2019	\$218,785	\$59,760	\$5,742	\$284,287	\$284,287	\$0	\$284,287
2018	\$205,390	\$57,756	\$5,900	\$269,046	\$269,046	\$0	\$269,046

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6054/1322	06/2014	07 WARRANTY	7 PORTIONUND INT	U	I	\$131,700
6054/1320	06/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3435/0544	06/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$295,000
3128/0384	03/2002	08 CORRECTIVE	0	U	I	\$100
2524/1105	07/1998	05 QUIT CLAIM	0	U	I	\$100
2457/1170	11/1997	94 ROAD AB	0	U	I	\$100
UNRE/CERT	09/1996	71 DTH CER	0	U	I	\$100

Property Description

SEC 05 TWP 17 RGE 24

PLAT BOOK C PAGE 054

LAKE WEIR-BEACH SEC

COM AT THE SW COR OF LOT 15 BLK 15 TH NELY TO THE NW COR OF
LOT 1 BLK 15 TH ELY WITH THE N BDY LINE OF SAID LOT 1 BLK 15

50 FT TH SWLY IN A STRAIGHT LINE TO THE SE COR OF SAID LOT
 15 TO BLK 15 TH WLY IN A STRAIGHT LINE TO THE POB EXC A
 10 FT ALLEY BETWEEN LOTS 4 AND 15 BLK 15 AKA: ALL OF LOT 15
 AND THE W 1/3 OF OF LOTS 1.2.3 AND 4 BLK 15 & THAT PART OF
 LAKE SHORE DR ABUTTING LOT 15 ON THE SLY BDY THEREOF AND
 LYING N OF THE SHORE LINE OF LAKE WEIR INCLUDING WITHIN
 THE PROJECTION OF THE SWLY AND NELY LINE OF SAID LOT 15
 & COM AT NW COR OF LOT 15 BLK 15 POINT BEING POB;
 TH S 33-13-00 W ALONG S'LY PROJECTION OF E'LY ROW LINE OF
 VICTORIA AVE (N/K/A SE 139TH CT) 256.05 FT TO POINT ON
 ORDINARY HIGH WATER LINE OF LAKE WEIR TH S 87-15-28 W ALONG
 ORDINARY HIGH WATER LINE 37.065 FT TO POINT ON S'LY
 PROJECTION OF CNTRLINE OF VICTORIA AVE (N/K/A SE 139TH CT)
 TH N 33-13-00 E ALONG S'LY PROJECTION OF CNTRLINE OF
 VICTORIA AVE (N/K/A SE 139TH CT) 281.59 FT TH S 49-36-41 E
 30.235 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0130		50.0	460.0	R1	50.00	FF	2,250.0000	1.00	1.15	1.00	129,375	129,375
0130		30.0	269.0	R1	30.00	FF	2,250.0000	1.00	1.06	1.00	71,550	71,550
Neighborhood 8090 - LAKE WEIR											Total Land - Class \$200,925	
Mkt: 10 70											Total Land - Just \$200,925	

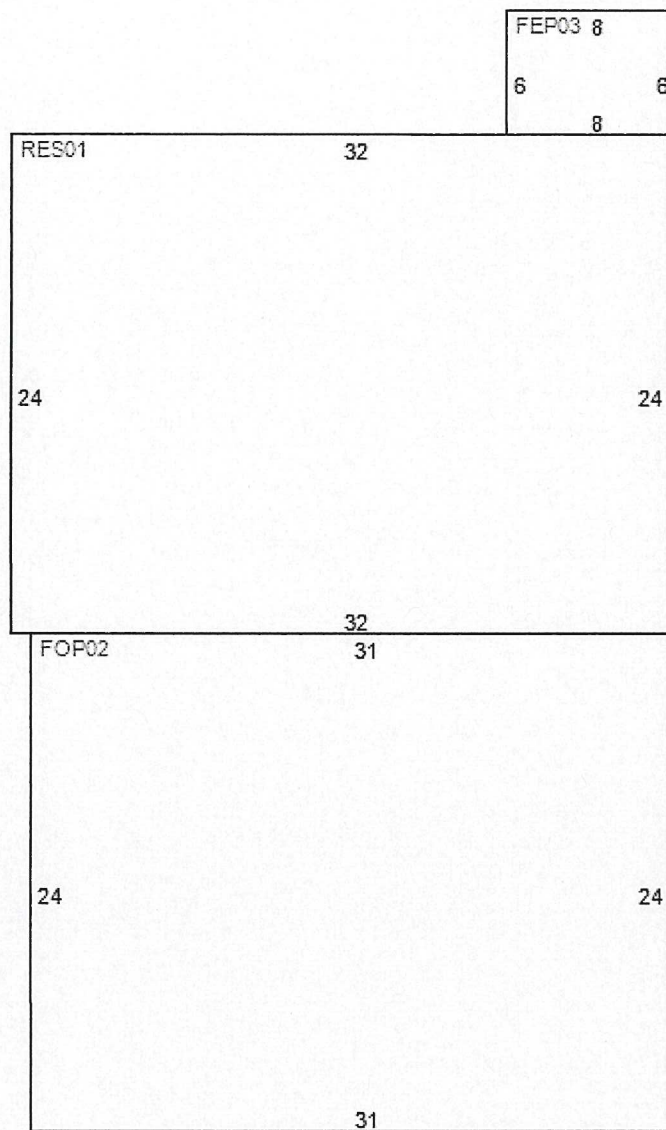
Traverse

Building 1 of 2

RES01=L32U24R32D24.

FOP02=L31D24R31U24.U24

FEP03=U6L8D6R8.

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 12/29/2016 by 187

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 112

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1958	N	0 %	0 %	768	768
FOP 0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	744	744
FEP 0329	- VINYL SIDING	1.00	1958	N	0 %	0 %	48	48

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED
 MTL

Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN
 TILE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 1
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 1
Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

0

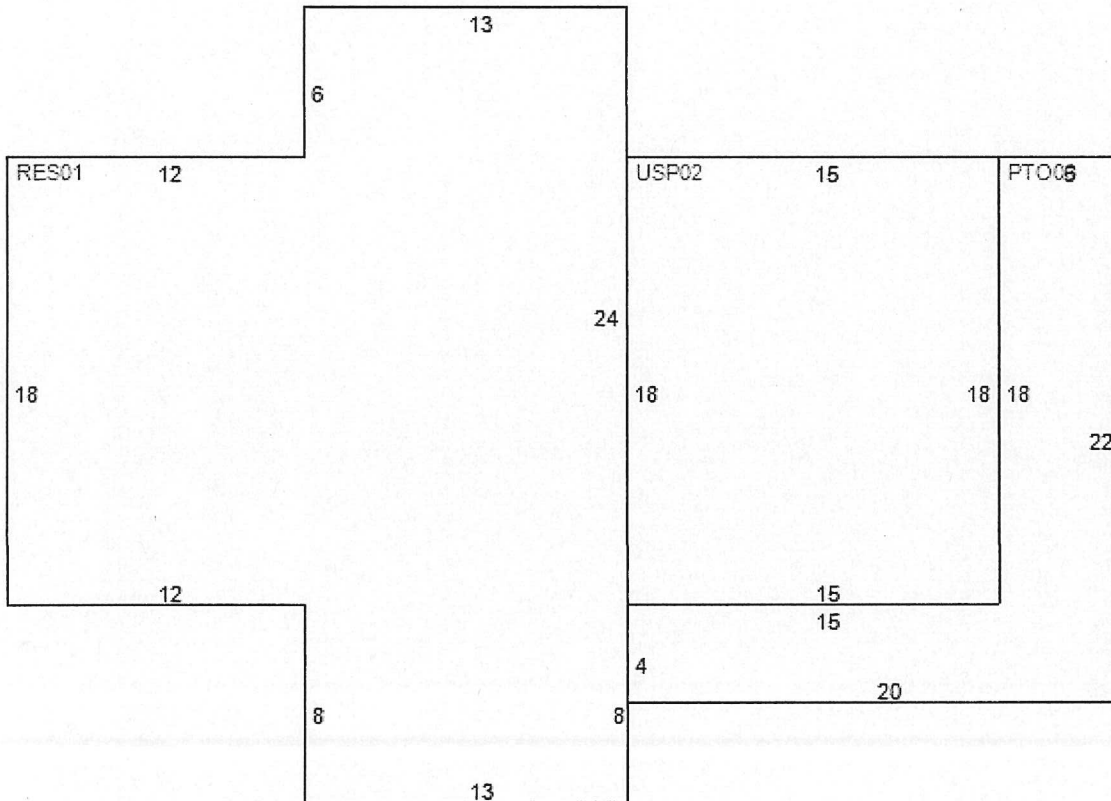
Extra Fixtures: 2

Traverse**Building 2 of 2**

RES01=D8L13U8L12U18R12U6R13D24.

USP02=R15U18L15D18.

PTO03=R15U18R5D22L20U4.

Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 12/29/2016 by 187

Year Built 1963
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 114

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1963	N	0 %	0 %	632	632
USP 0201	- NO EXTERIOR	1.00	1963	N	0 %	0 %	270	270

PTO 0301 - NO EXTERIOR 1.00 2004 N 0 % 0 % 170 170

Section: 1

Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 1	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1968	1	0.0	0.0
030 DOCK WOOD	1,019.00	SF	10	2004	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1971	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1996	2	0.0	0.0
114 FENCE BOARD	192.00	LF	10	1996	1	24.0	8.0
BTH BOAT HOUSE	338.00	SF	40	2004	1	26.0	13.0
DCK DECK-WOOD	550.00	SF	40	2004	1	22.0	25.0
DCK DECK-WOOD	160.00	SF	40	2004	1	10.0	16.0
114 FENCE BOARD	32.00	LF	10	2009	4	4.0	8.0
156 PAVING BRICK	144.00	SF	20	1998	1	0.0	0.0

Total Value - \$5,636

Appraiser Notes

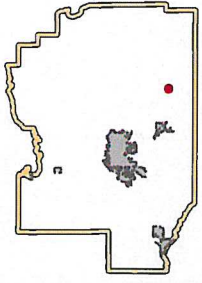
BLDG #1 (12515 SE 139TH CT)
 BLDG #2 (12499 SE 139TH CT)
 UDU ,UDC,184 N/A
 ADDITION (FOP) FOR 2017

Planning and Building** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
2016050912	\$15,000	5/1/2017	12/12/2017	FRUSS ROOF ON LANAI
M050148	\$15,000	5/1/2002	7/1/2002	DOCK/BOATHOUSE

Cost/Market Summary

Buildings R.C.N.	\$91,785	1/5/2017				
Total Depreciation	(\$30,468)					
Bldg - Just Value	\$61,317		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$5,636	7/1/2016	1	\$51,508	(\$15,968)	\$35,540
Land - Just Value	\$200,925	5/8/2020	2	\$40,277	(\$14,500)	\$25,777
Total Just Value	\$267,878	.				



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

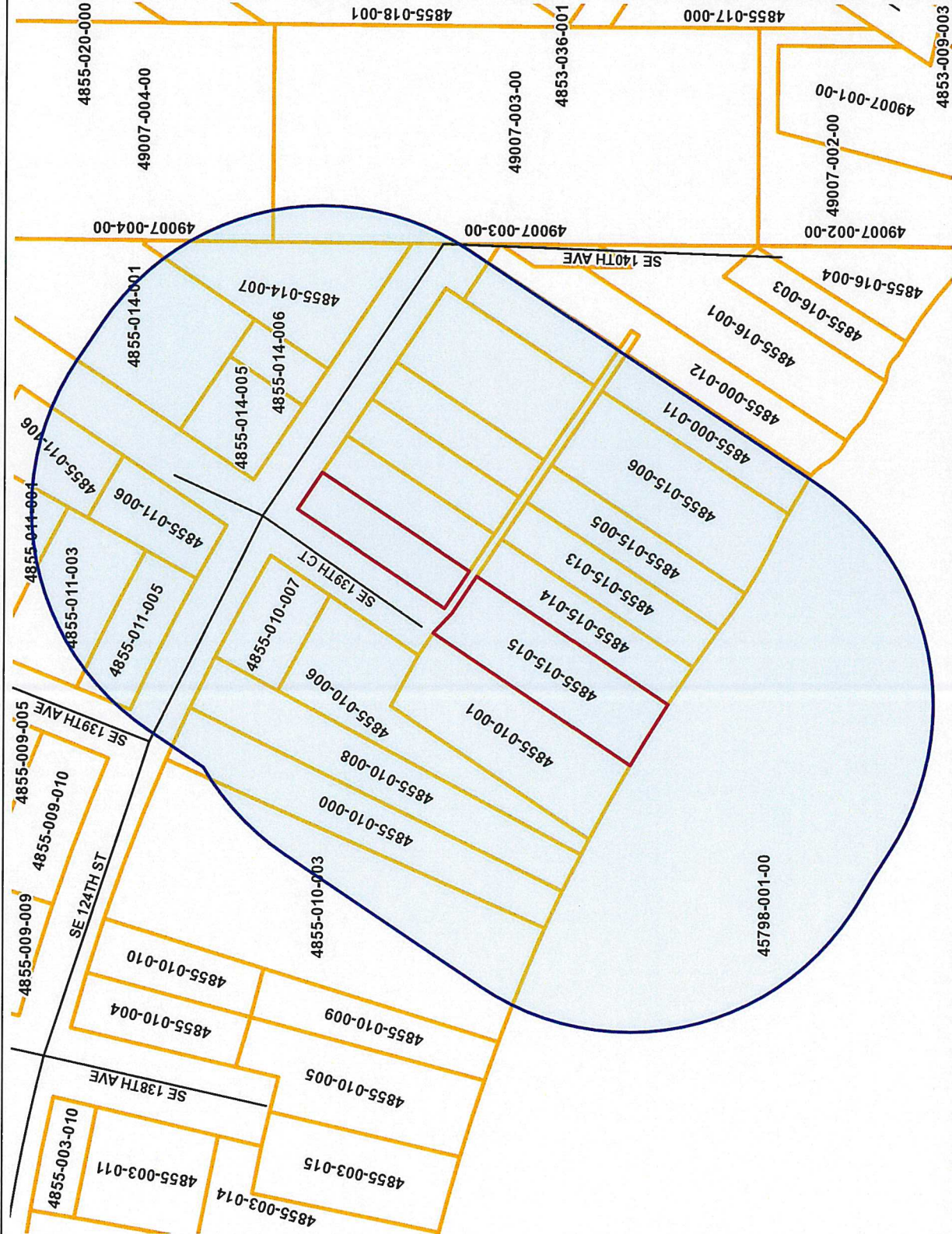


1: 2,012
1 in = 0.03 Miles

Notes

C/O: n/a
AGENT: n/a

Creation Date: 3/16/2021



0.1 0 0.03 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

#210501V

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DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 06/17/2014 09:48:43 AM

FILE #: 2014057228 OR BK 6054 Pgs 1322-1323

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: 921.90 MDS: 0 INT: 0

Prepared by and return to:

Lauren E. Merriam, III

Attorney at Law

Blanchard, Merriam, Adel & Kirkland, P.A.

4 Southeast Broadway

Ocala, FL 34471

352-732-7218

File Number: 11680-25790

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of June, 2014 between Sue M. Mosley, an unmarried person whose post office address is 5184 SE 20th Street, Ocala, FL 34480, grantor, and Karla B. Wilson and Jody Allen Wilson, husband and wife whose post office address is P.O. Box 1377, Silver Springs, FL 34489-1377, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

Commencing at the SW corner of Lot 15, in Block 15, LAKE WEIR BEACH SECTION, according to Plat thereof recorded in Plat Book C, Pages 54 and 55, Public Records of Marion County, Florida; thence Northeasterly to the NW Corner of Lot 1 in said Block 15, thence Easterly with the North boundary line of said Lot 1 in said Block 15, 50 feet, thence Southwesterly in a straight line to the SE Corner of said Lot 15 in said Block 15, thence Westerly in a straight line to the Point of Beginning, EXCEPT a 10 foot alley between Lots 4 and 15 of Block 15 of said subdivision; also described as: All of Lot 15 and the West 1/3 of Lots 1, 2, 3 and 4, of Block 15, of LAKE WEIR BEACH SECTION, according to plat thereof recorded in Plat Book C, Pages 54 and 55, of the Public Records of Marion County, Florida, AND

That portion of Lake Shore drive abutting Lot 15 on the Southerly boundary thereof, and lying North of the shore line of Lake Weir, including within the projection of the Southwesterly and Northeasterly line of said Lot 15.

TOGETHER WITH a portion of Victoria Avenue and Lake Shore Drive of LAKE WEIR BEACH SECTION, being more particularly described as follows:

Commence at the Northwest corner of Lot 15, Block 15 of Lake Weir Beach Section, as per plat thereof recorded in Plat Book C, Page 54, Public Records of Marion County, Florida, said point also being the Point of Beginning; thence S. 33°13'00" W., along the Southerly projection of the Easterly right-of-way line of Victoria Avenue (now known as SE 139th Court) a distance of 256.05 feet to a point on the ordinary high water line of Lake Weir; thence S. 87°15'28" W., along said ordinary high water line a distance of 37.065 feet to a point on the Southerly projection of the centerline of Victoria Avenue (Now known as SE 139 Court), thence N. 33°13'00" E., along the Southerly projection of the centerline of Victoria Avenue (now known as Southeast 139th Court) a distance of 281.59'; thence departing said centerline S. 49°36'41" E., 30.235 feet to the Point of Beginning.

Parcel Identification Number: 4855-015-015

SUBJECT TO:

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. All matters appearing on the Plat of Lake Weir Beach Section, as recorded in Plat Book C, Page(s) 54 and 55, Public Records of Marion County, Florida, provided this does not reimpose any of the above matters.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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 title and lawful authority to sell and convey said land; that the grantor makes no warranty as to said

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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, 2013.

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 Name: [Signature]
 Witness Name: Anna E. Acerno

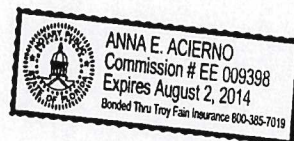
Sue M. Mosley (Seal)

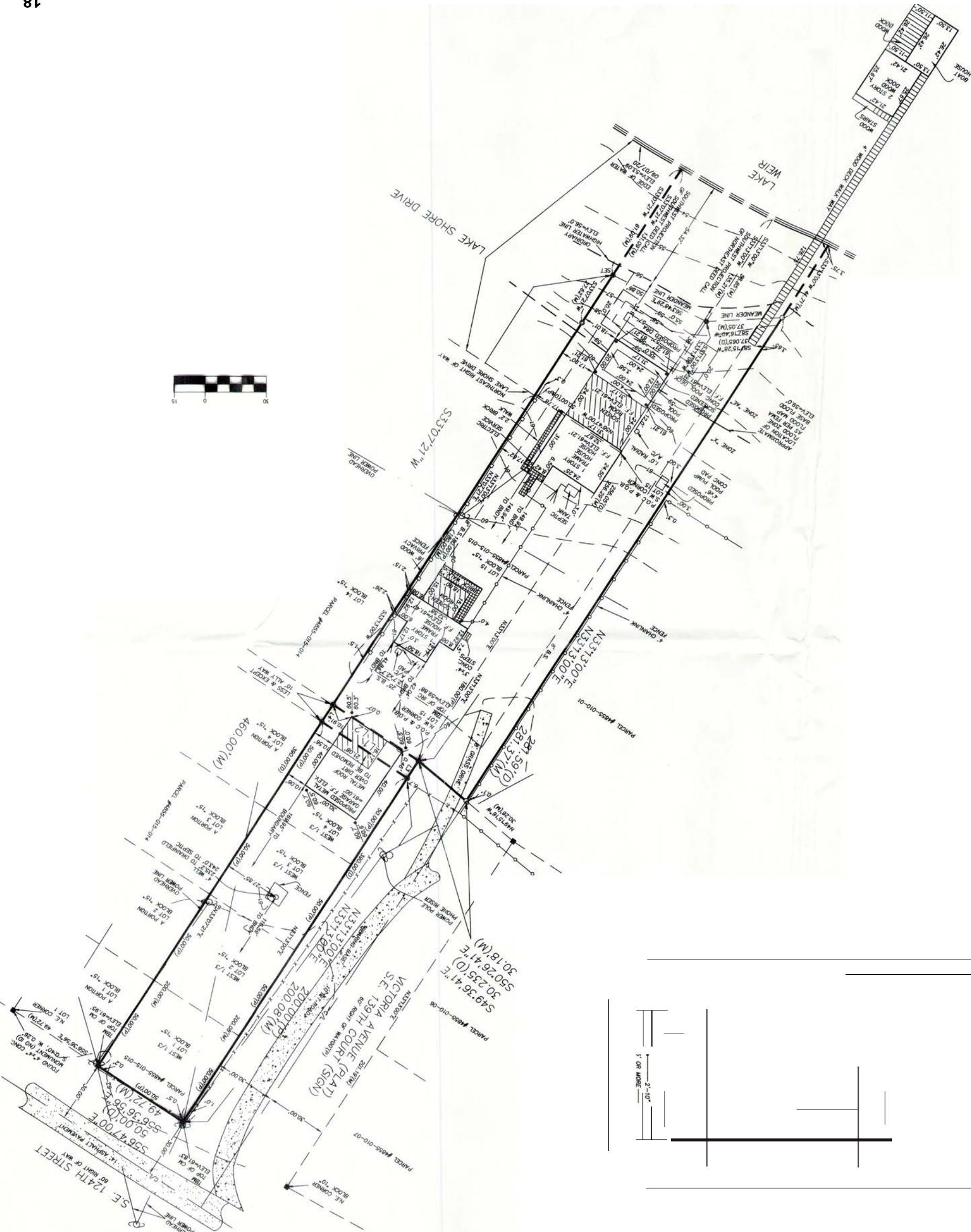
State of Florida
 County of Marion

The foregoing instrument was acknowledged before me this 10th day of June, 2014 by Sue M. Mosley, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
 Notary Public
 Printed Name: Anna E. Acerno
 My Commission Expires: 8/2/14







Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2937

Agenda Date: 5/3/2021

Agenda No.: 2.2.

SUBJECT:

210502V - Susan Hoskinson and Ray T. Hoskinson, EST, 13241 SE 39th Court, Belleview, FL 34420, request a reduction of the (North) side setback from 8' to 4.6' for an existing 12'x24' shed, in an R-1 (Single Family Dwelling) zoning classification on Parcel Account No. 4164-003-003.

DESCRIPTION/BACKGROUND:

Variance Request



Marion County Board of Adjustment

Date: 3/30/2021

BOA Hearing: 5/3/2021

Item Number
210502V

Type of Application
Variance

Request

To reduce north side setback from 8' to 4.6' for existing shed.

Applicant

Susan Hoskinson
Ray T. Hoskinson EST

Owner

Susan Hoskinson
Ray T. Hoskinson EST

Parcel #/Acreage

4164-003-003/0.36±

Existing Zoning

R-1 Single-Family
Dwelling

Existing Land Use

Medium Density
Residential

Requested Action

Approval of 210502V

Project Planner

Frank Luciano



Item Summary

Approval of a reduction of the north-side accessory setback from 8' to 4.6' for existing shed, as requested in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in an R-1 Single-Family Dwelling Zoning District.

Location/Access

The property is located at 13290 SE 39th Ct, Belleview, an unpaved County maintained road.

Land Development Code Requirements

Section 4.2.9.E - Single Family Dwelling (R-1) classification - the minimum rear and side setback for accessory buildings and structures shall be 8'.

Remarks

Applied for 12' X 24' pre fab shed w/ no concrete. Permit was rejected by Zoning due to submitted site plan showing proposed shed to be placed 4'6" from property line with no further application modifications submitted. Permit # 2020051901 is still in apply status.

Additional Information

Springs Protection Zone: Primary Zone

Environmentally Sensitive Overlay Zone: No

Farmland Preservation Area: No

Flood Zone Designation: X

Utilities:

Water: Private
Sewer: Septic

Previous Request in the Surrounding Area:

No variance requests found in surrounding area

Code Enforcement Action:

Case #:838465

Open Date: 1/15/2021

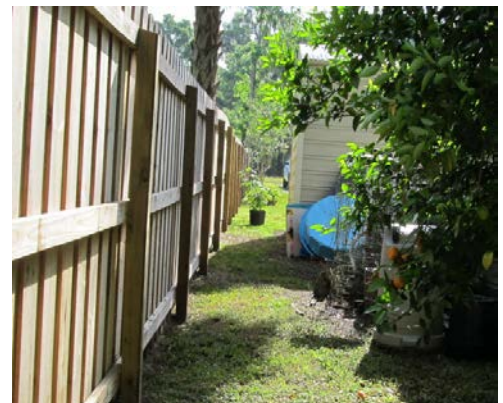
Remarks: 12' X 24' pre fab shed placed 4'6" from property line with no permit.

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
East	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



South property line



North property line



12' x 24' shed location



Shed distance from property line

[illegible]



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: Breahll

Date Received: 2.22.21

#210502V

VARIANCE APPLICATION AR#: 26301

Application #: 210502V
FOR COUNTY USE ONLY

PA#: 4164-003-003

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:

Placement of 12x24 shed for a reduction of side
set back from 8' to 4'6" (proposed or existing?)
pls. advise

Section of Code requesting variance from:

Legal Description (Please attach a copy of deed). Total Acreage of subject property: .36 +/- acres

Directions to subject property:

Head onto Belleview on 301/441 - take R onto SE 95th St - take L onto
SE 36th Ave - take L onto 130th St - take 2nd R onto
SE 39th Ct - 8th house on the R siting: 13290 SE 39th Ct, Belleview
FL.

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.

Susan Hoskinson

(Print/Signature) Property Owner

13241 SE 39th Ct

Address

Belleview, FL 34420

City, State, Zip Code

352-653-7814

Contact Info: Phone, cell, e-mail address

Ray T Hoskinson, Est.

Craig Horsley (son)

(Print) Applicant or Agent

13290 SE 39th Ct

Address

Belleview, FL 34420

City, State, Zip Code

352-425-2004

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.

Proj. # 2021020086

Bldg Case 838465

Sec. 11-17-22

"Meeting Needs by Exceeding Expectations"

AR#: 26301

www.marioncountyfl.org

"Belleview Estates - Faith and..."

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 8' to 4'6" for a side setback in an R-1 (^{single family} ~~general agriculture~~) zoning classification for placement of storage shed. TREES and other structures prohibit placement ELSEWHERE.

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

Applicant's justification:

TREES and structures were existing on property prior to considering placement of storage shed.

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 surrounding area. This would not adversely effect any 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:

A Reduction of 8' to 4' 6" from the north side is minimum needed in order to develop at 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

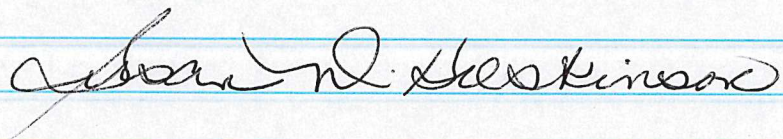
FEB. 17, 2021

#210502V

I, SUSAN M. HOSKINSON,
AUTHORIZE MY SON, CRAIG HORSLEY,
TO REPRESENT ME IN THE MATTER
OF THE REQUEST FOR A
VARIANCE PERTAINING TO THE
PROPERTY LOCATED AT

13290 S.E. 39TH COURT
BELLEVUE, FLORIDA 34420

SINCERELY

Susan M. Hoskinson

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



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

→ 210502v

2020 Certified Assessment Roll

4164-003-003

[GOOGLE Street View](#)

Prime Key: 1033471

[MAP IT](#) - [BETA MAP IT+](#) -

Property Information

HOSKINSON RAY T EST

HOSKINSON SUSAN

13241 SE 39TH CT

BELLEVIEW FL 34420-5671

Taxes / Assessments: \$851.17

Map ID: 218

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 02

Acres: .36

/ Situs: 13290 SE 39TH CT BELLEVIEW

Current Value

Land Just Value	\$6,420
Buildings	\$25,865
Miscellaneous	\$1,010
Total Just Value	\$33,295
Total Assessed Value	\$33,295
Exemptions	\$0
Total Taxable	\$33,295

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$6,420	\$25,865	\$1,010	\$33,295	\$33,295	\$0	\$33,295
2019	\$6,420	\$25,366	\$1,068	\$32,854	\$31,513	\$0	\$31,513
2018	\$5,992	\$24,080	\$1,107	\$31,179	\$28,648	\$0	\$28,648

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	04/2019	71 DTH CER	0	U	I	\$100
3217/1238	08/2002	07 WARRANTY	5 V-OTHER MLSAGENT	U	I	\$23,000
3119/1043	02/2002	60 CRT ORD	0	U	I	\$100
DETH/REGS	09/2001	71 DTH CER	0	U	I	\$100
1287/2054	06/1985	07 WARRANTY	0	U	V	\$5,000
1248/1857	10/1984	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 11 TWP 17 RGE 22

PLAT BOOK G PAGE 016

BELLEVIEW ESTATES FOURTH ADD

BLK C LOT 3

Land Data - Warning: Verify Zoning

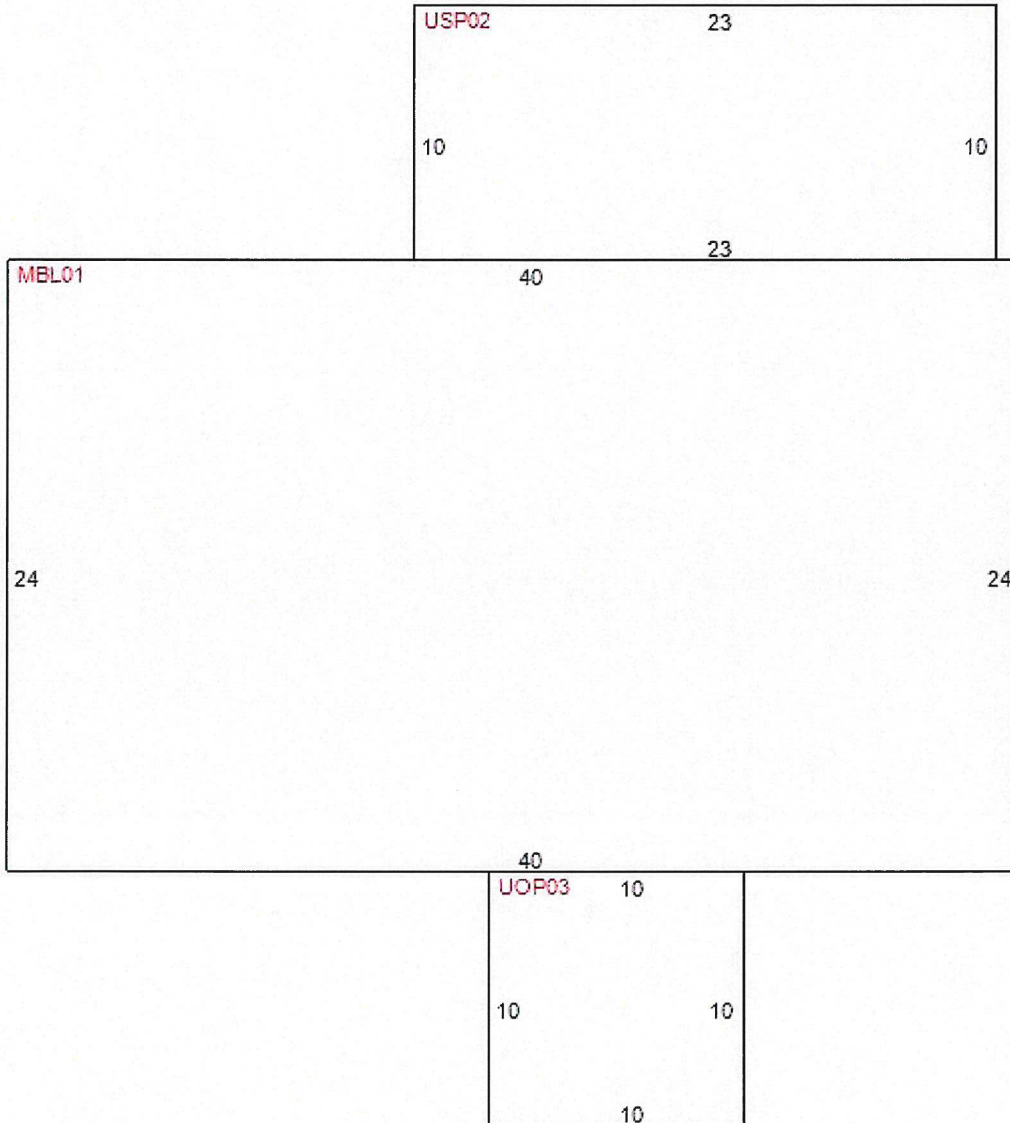
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		80.0	196.0	R1	80.00	FF	75.0000	1.00	1.07	1.00		6,420	6,420
Neighborhood 9414 - BELLEVIEW HEIGHTS ESTS (DIRT)											Total Land - Class	\$6,420	
Mkt: 10 70											Total Land - Just	\$6,420	

Traverse**Building 1 of 1**

MBL01=L40D24R40U24.L1

USP02=U10L23D10R23.D24L10

UOP03=D10L10U10R10.

Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 7 - 30-34 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 4/5/2019 by 210

Year Built 1986
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 128

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL0127	- MASONITE	1.00	1987	N	0 %	0 %	960	960

USP 0201 - NO EXTERIOR	1.00	1987	N	0 %	0 %	230	230
UOP 0301 - NO EXTERIOR	1.00	1987	N	0 %	0 %	100	100

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1987	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1987	2	0.0	0.0
ADU UTILITY-ALUM	192.00	SF	40	1996	1	12.0	16.0
159 PAV CONCRETE	170.00	SF	20	1987	3	0.0	0.0
Total Value - \$1,010							

Appraiser Notes

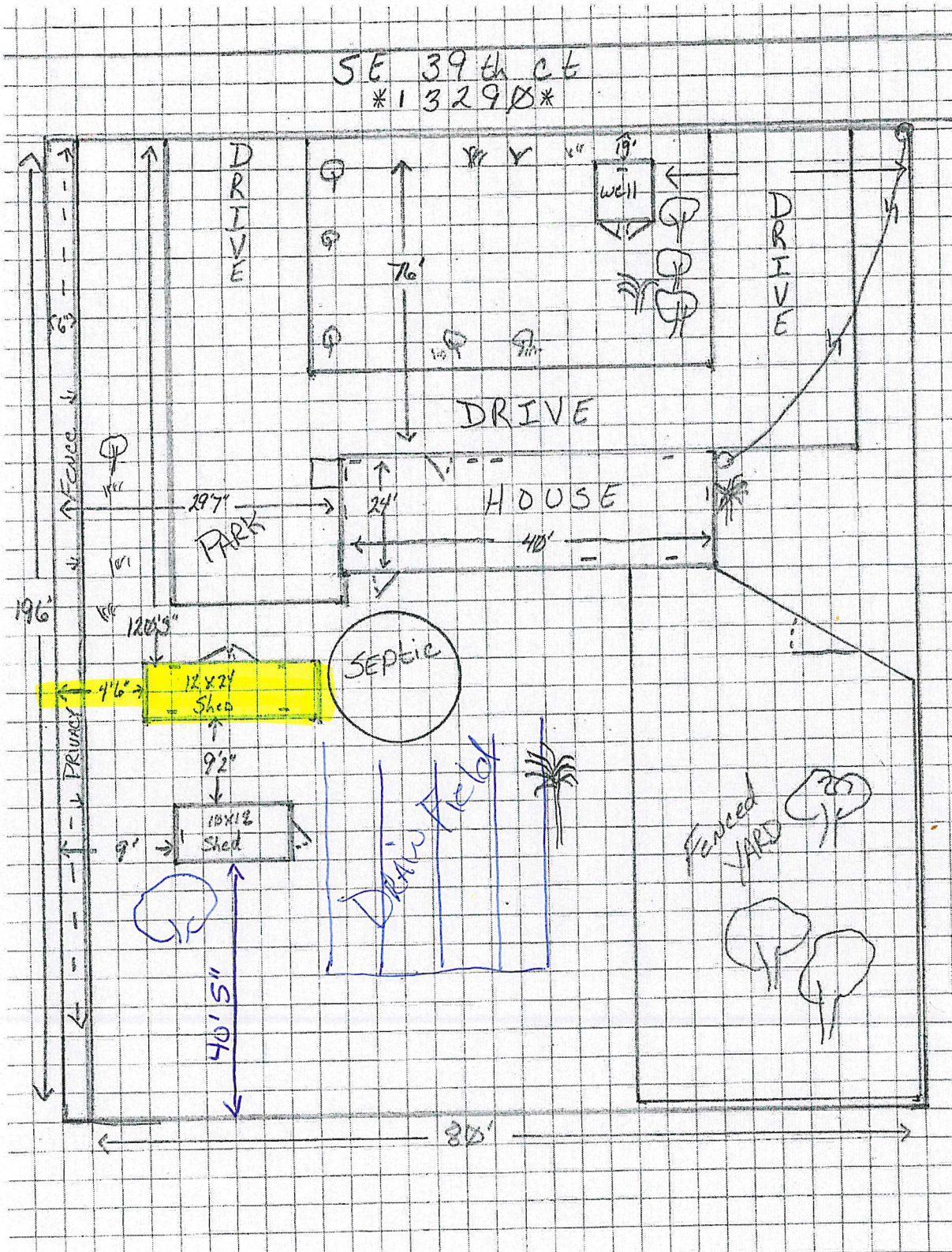
MAKE=SPRING HILL
 TAG =RP-311297
 TAG =RP-311298
 NO INT. INFO. UPON REV 08/11,210

Planning and Building** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
---------------	--------	-------------	---------------	-------------

Cost/Market Summary

Buildings R.C.N.	\$52,570	4/5/2019				
Total Depreciation	(\$26,705)					
Bldg - Just Value	\$25,865		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,010	10/18/2011	1	\$52,570	(\$31,016)	\$21,554
Land - Just Value	\$6,420	3/20/2019				
Total Just Value	\$33,295	.				



#210502V

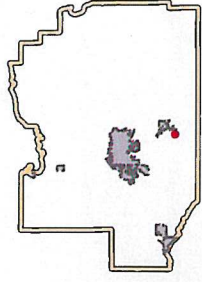


0.0 0 0.01 0.0 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Special Flood Hazard Areas -
Chance Flood
- A - No Base Flood Elevation Determined
- AE - Base Flood Elevation Determined
- AH - Area of Ponding 1-3 ft
- 2008 FIRM Panel
- Flood Prone Areas
- Parcels
- Municipalities
- Marion County

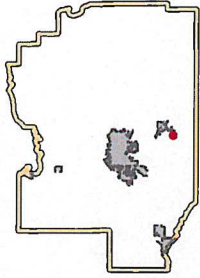
1: 543

1 in = 0.01 Miles



Notes

Creation Date: 2/22/2021



Legend



Urban Growth Boundary



Address Search Results



Streets



Parcels



Municipalities



Marion County



1: 1,346

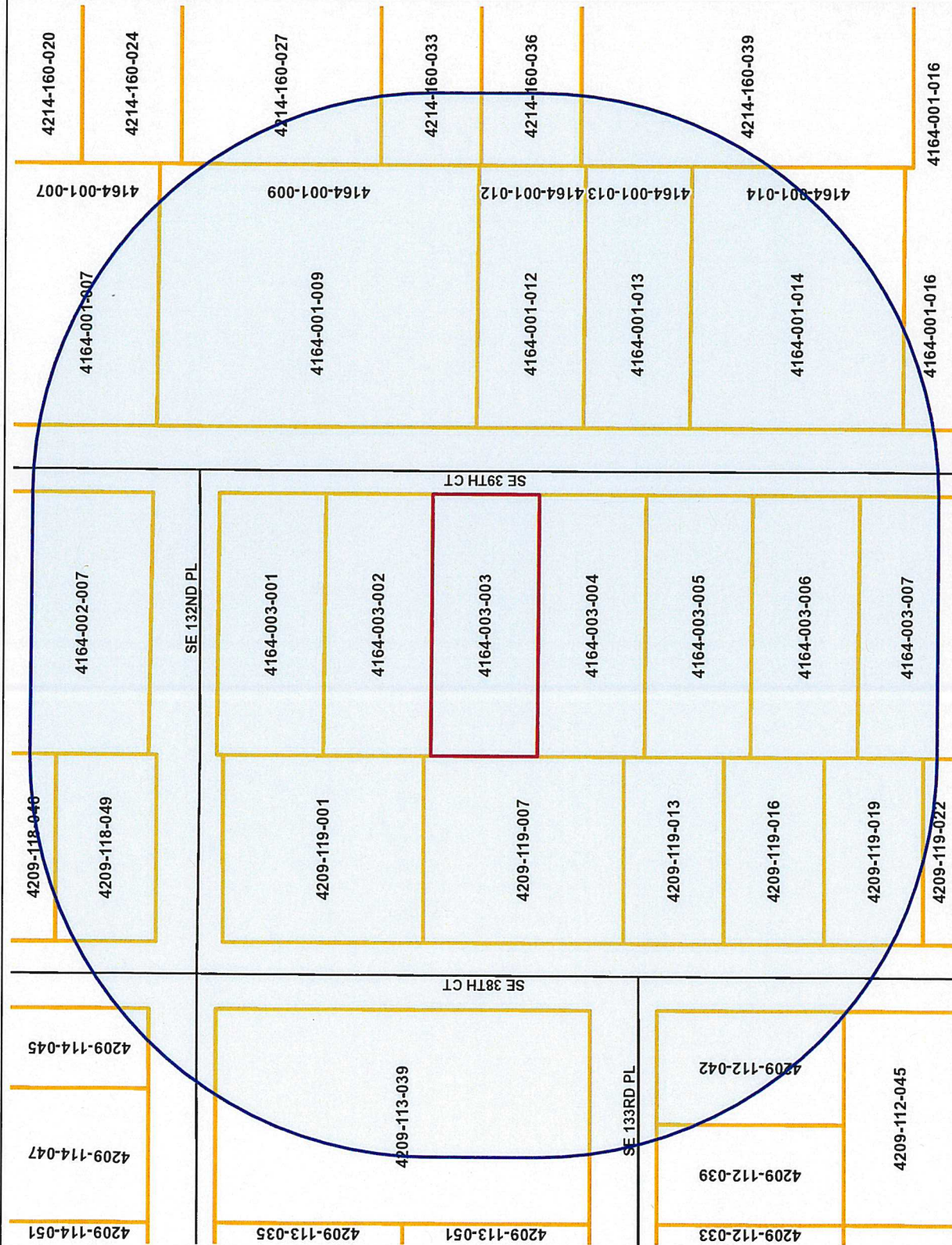
1 in = 0.02 Miles

Notes

C/O: n/a

AGENT: CRAIG HORSLEY

Creation Date: 3/16/2021



This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

0.0 0.02 0.0 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

This Warranty Deed

33

Made this 5th day of August A.D. 2002
by Carol J. Masse, a married person

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 03217 PG 1238
FILE NUM 2002090214
RECORDED 08/12/2002 04:23:45 PM
DEED REC TAX 161.00
RECORDING FEES 10.50
RECORDED BY S Gadsen

hereinafter called the grantor, to
Ray T. Hoskinson and Susan Hoskinson

whose post office address is:

13241 SE 9th Ave
Davoness FL 34420

#210502V

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 \$ 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:

See attached Schedule "A" hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 4164-003-003

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, 2002

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:

Name: Witness

Name: Witness

Name: Witness

Name: Witness

Name & Address: Carol J. Masse

Name & Address:

Name & Address:

Name & Address:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 5th day of August, 2002, by

Carol J. Masse, a married person

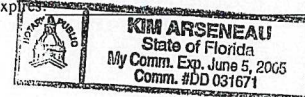
who is personally known to me or who has produced ID as identification.

Notary Public

Print Name:

My Commission Expires

PREPARED BY: Kimberly Ann Arseneau
RECORD & RETURN TO:
First American Title Insurance Company
10935 SE 177th Place #302
Summerfield, Florida 34491
File No: 45185



Schedule A

Lot 3, Block C of BELLEVIEW ESTATES FOURTH ADDITION, according to the Plat thereof as recorded in Plat Book G, Page 16, of the Public Records of Marion County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) who is dependent upon the Grantor (s) for support, reside thereon. Nor is said property adjacent to or contiguous with the homestead of the Grantor (s). The actual domicile of the Grantor (s) is:

13258 N 40th Ave
Bellevue, Ar. 74710



Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2942

Agenda Date: 5/3/2021

Agenda No.: 2.3.

SUBJECT:

210503V - AOW Cope Properties, LLC, c/o Billy D. Cope, 2826 NE 32nd Place, Ocala, FL 34479, request a reduction of the (East) side setback from 25' to 5' for a proposed 30'x100' office/warehouse metal building, in an M-1 (Light Industrial) zoning classification on Parcel Account No. 15856-429-01.

DESCRIPTION/BACKGROUND:

Variance Request



Marion County Board of Adjustment

Date: 3/8/2021

BOA Hearing: 05/03/2021

Item Number
210503V

Type of Application
Variance

Request
Proposed side setback reduction from 25' to 5' for a new office/warehouse building

Applicant
Billy D. Cope

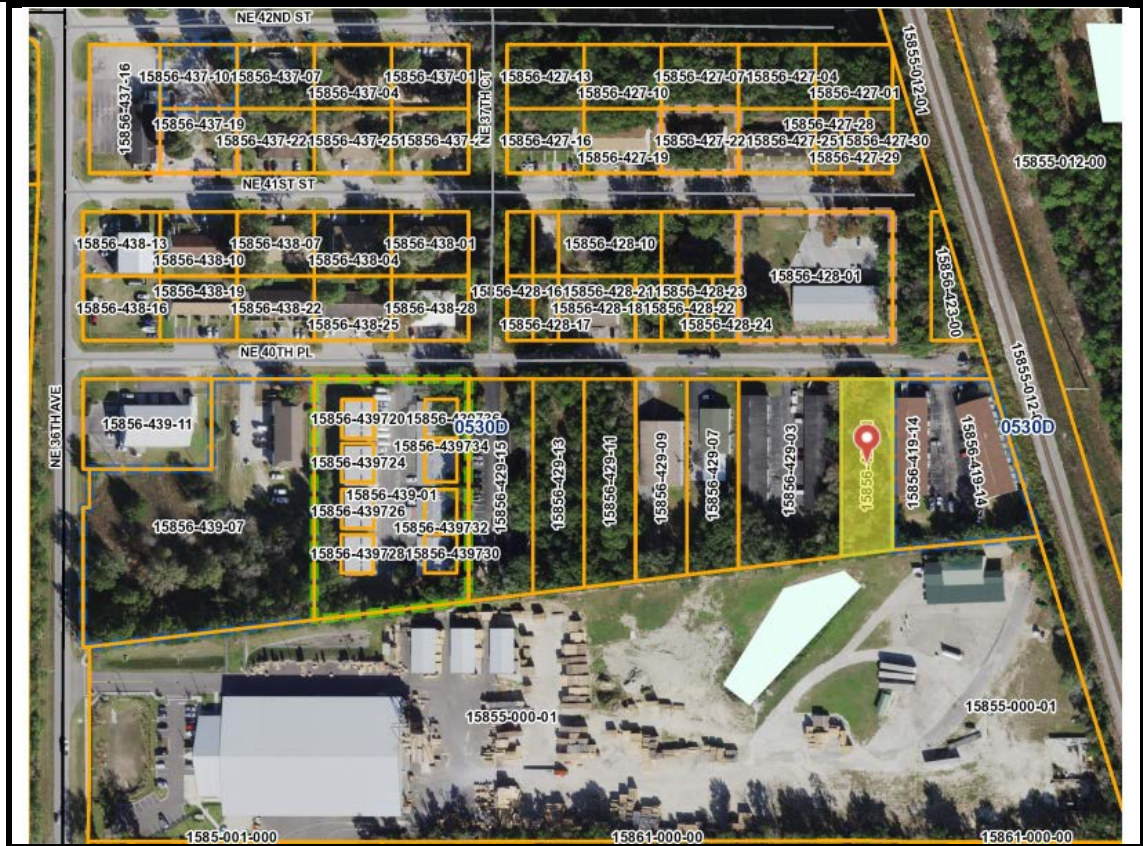
Owner
Davis Dinkins, P.E.

Parcel # 15856-429-01
Acreage
.50+/-

Existing Zoning
M-1 Light Industrial

Existing Land Use
Specialized Commerce District

Project Planner
Kathleen Brugnoli
Zoning Tech



Item Summary

This is a request to reduce the side setbacks for a proposed 100'X30' office/warehouse from 25' to 5'. This proposed structure requires a variance due to the size of the parcel and the setbacks required for M-1 zoning.

The Marion County Land Development Code (LDC), Section 4.2.27 E requires side setbacks to be a minimum of 25' from proposed structure to property lines.

This request is in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in M-1, Light Industrial Zoning Classifications. Subject property is located in the subdivision called George S. Mayo of Silver Springs Park, a platted and recorded subdivision. Requesting a reduction for side setbacks is consistent with development in the area as the structures to the East and West also have side setbacks of approximately 5'.

Additional Information

Springs Protection Zone:

Primary Zone

Environmentally Sensitive Overlay Zone:

No

Farmland Preservation Area:

No

Flood Zone Designation:

X

Utilities:

Water: Well

Sewer: Septic

Previous Requests in the Surrounding Area: See chart on page 3

Code Enforcement Action: NONE

Location/Access

North on NE 36th Ave., then right on NE 40th Pl. and site will be on the right.

Land Development Code Requirements

Section 4.2.27 E - M-1 Light Industrial setbacks are as follows:

Minimum Front Setback: 40'

Minimum Rear Setback: 25'

Minimum Side Setback: 25'

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	High Density Residential	R-3 Multiple Family Dwelling	(72) School-College/Private
South	Specialized Commerce District	M-2 Heavy Industrial	(43) Lumber Yard/Sawmill
East	Specialized Commerce District	M-1 Light Industrial	(48) Warehouse/Distribution
West	Specialized Commerce District	B-5 Heavy Business	(48) Warehouse/Distribution

Photographs



Property from the road



Property from the road



West Portion of Property



End of Property on West side and neighboring structure



East Portion of Property



End of property on East side and neighboring structure

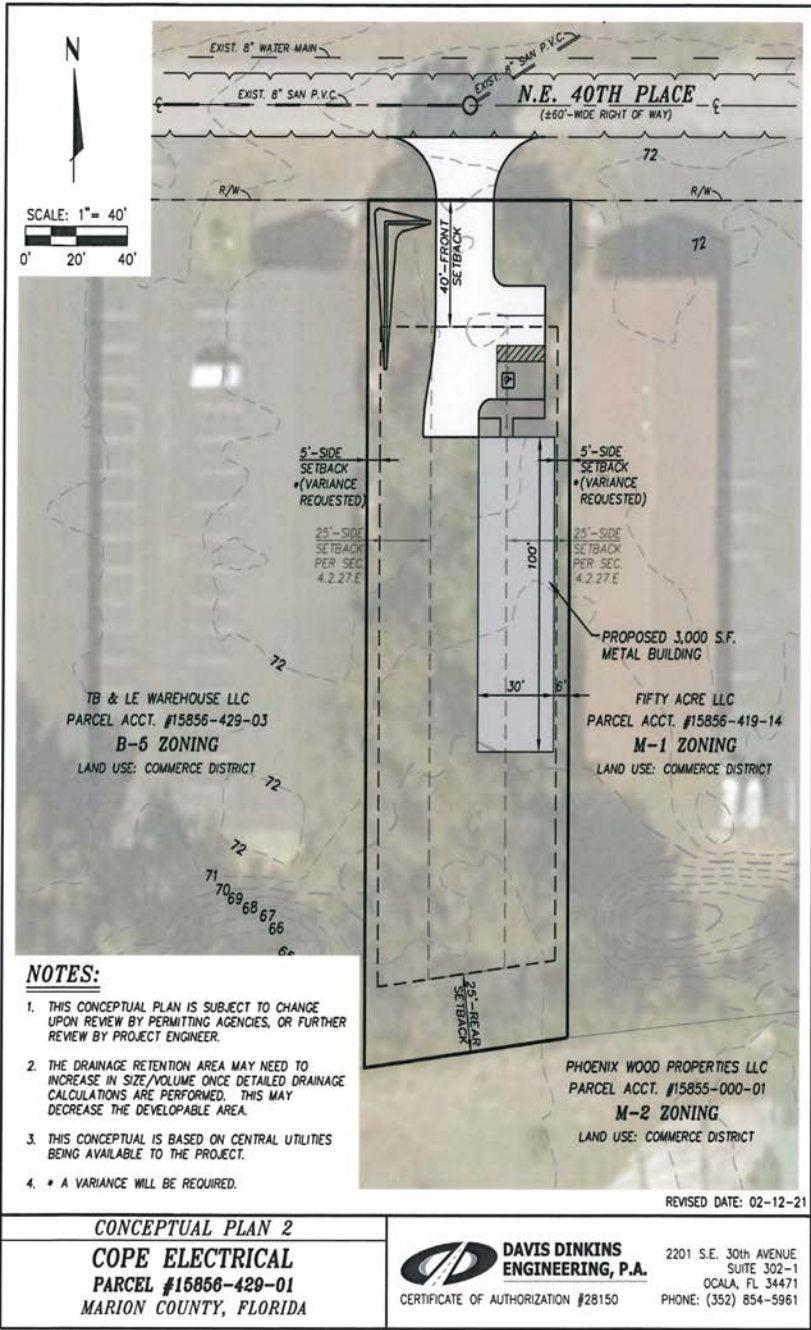
Aerial View



Previous Requests in the Surrounding Area

Properties on either side of this parcel did not require a variance for reduced setbacks as they were developed from 1984-1987, prior to our current Land Development code. These properties are being used for similar Heavy Commercial/Industrial Uses and have side setbacks of approximately 5' as well.

Concept Plan





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: EM mailed inDate Received: 2/26/21
210503VVARIANCE APPLICATION AR#: 26330Application #: 210503V
FOR COUNTY USE ONLYPA#: 15856-429-01

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:

Proposed 3000 sq. ft. metal building
Constructing office/warehouse building to support a Marion County based electrical contracting business.

asking for a 5' side setback in M1 zoning
which requires 25' setback

Section of Code requesting variance from: 4.2.27.ELegal Description (Please attach a copy of deed). Total Acreage of subject property: .50 +/- acresM-1

Directions to subject property:

North on NE 36th Ave., then right on NE 40th PL and site will be on right.

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.

X Billy Cope c/o Billy D. Cope, Mgr. of
AOW Cope Properties, LLC

(Print/Signature) Property Owner

2826 NE 32nd PL ✓

Address

Ocala, FL 34479

City, State, Zip Code

352.572.5164, billycope760@gmail.com

Contact Info: Phone, cell, e-mail address

Davis Dinkins, P.E.

(Print) Applicant or Agent

Davis Dinkins Engineering, P.A.
2201 SE 30th Ave., Ste. 302-1

Address

Ocala, FL 34471

City, State, Zip Code

352-854-5961
davis@dinkinsengineering.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.

prj. 2020 11 0047
AR 26330

Sec. 35-14-22

Empowering Marion for Success

www.marioncountyfl.org

"George S. Mayo

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 existing lot is roughly +/- 80' wide which leaves only +/- 30' of wide directly in the middle, available for building placement.

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

Applicant's justification:

The subdivision was platted prior to adoption of the current code which includes the 25' side setback requirement (and a 200' wide minimum lot width).

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:

Surrounding lots are already developed in a manor similar to requested variance, with building placement closer to side property lines.

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

Applicant's justification:

5' side yard setback

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:

Other lots within this subdivision are already developed in a similar manner.

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

Applicant's justification:

Other lots within this subdivision are already developed in a similar manner.

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



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

210503V

2021 Property Record Card

15856-429-01

Prime Key: 1909147

MAP IT - BETA MAP IT+ -

Current as of 2/26/2021

Property Information

AOW COPE PROPERTIES LLC

2826 NE 32ND PL

OCALA FL 34479-3086

Taxes / Assessments:

Map ID: 211

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 40

Acres: .50

Current Values NOT Available

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$22,869	\$0	\$0	\$22,869	\$22,869	\$0	\$22,869
2019	\$21,735	\$0	\$0	\$21,735	\$21,735	\$0	\$21,735
2018	\$21,735	\$0	\$0	\$21,735	\$21,735	\$0	\$21,735

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7215/1405</u>	06/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$20,000
<u>5447/0397</u>	11/2010	62 DISTR	0	U	V	\$100
<u>IM87/0383</u>	11/1987	EI E I	0	U	V	\$16,243
<u>1217/0592</u>	05/1984	07 WARRANTY	0	U	V	\$12,500

Property Description

SEC 35 TWP 14 RGE 22

PLAT BOOK A PAGE 016

GEORGE S MAYO OF SILVER SPRINGS PARK

BLK 429 LOTS 1.2.29.30 PT LOTS 1.2. BLK 430

AN THAT PT OF NE 39TH LYING BETWEEN BLK 429 & 430

DESC AS FOLLOWS: BEG AT NE COR OF LOT 1 BLK 429 TH

S 00-03-49 W 265.87 FT TH S 83-11-26 W 80.58 FT TH

N 00-03-49 E 275.54 FT TH S 89-55-14 E 80 FT TO POB

Parent Parcel: 15855-008-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	4000	80.0	271.0	M1	21,780.00	SF						
Neighborhood 9983 - COMM-NE 36TH AVE N OF SR 40												
Mkt: 2 70												

Miscellaneous Improvements

Detail by Entity Name

210503V

Florida Limited Liability Company

AOW COPE PROPERTIES LLC

Filing Information

Document Number L20000135954
 FEI/EIN Number 85-1239203
 Date Filed 05/19/2020
 Effective Date 05/20/2020
 State FL
 Status ACTIVE

Principal Address

2826 NE 32ND PL
 OCALA, FL 34479

Mailing Address

2826 NE 32ND PL
 OCALA, FL 34479

Registered Agent Name & Address

COPE, BILLY D
 2826 NE 32ND PL
 OCALA, FL 34479

Authorized Person(s) Detail

Name & Address

Title MGR

COPE, BILLY D
 2826 NE 32ND PL
 OCALA, FL 34479

Annual Reports

Report Year	Filed Date
2021	01/20/2021

Document Images

01/20/2021 -- ANNUAL REPORT

[View image in PDF format](#)

05/19/2020 -- Florida Limited Liability

[View image in PDF format](#)

COPE ELECTRICAL
PARCEL #15856-429-01
MARION COUNTY, FLORIDA

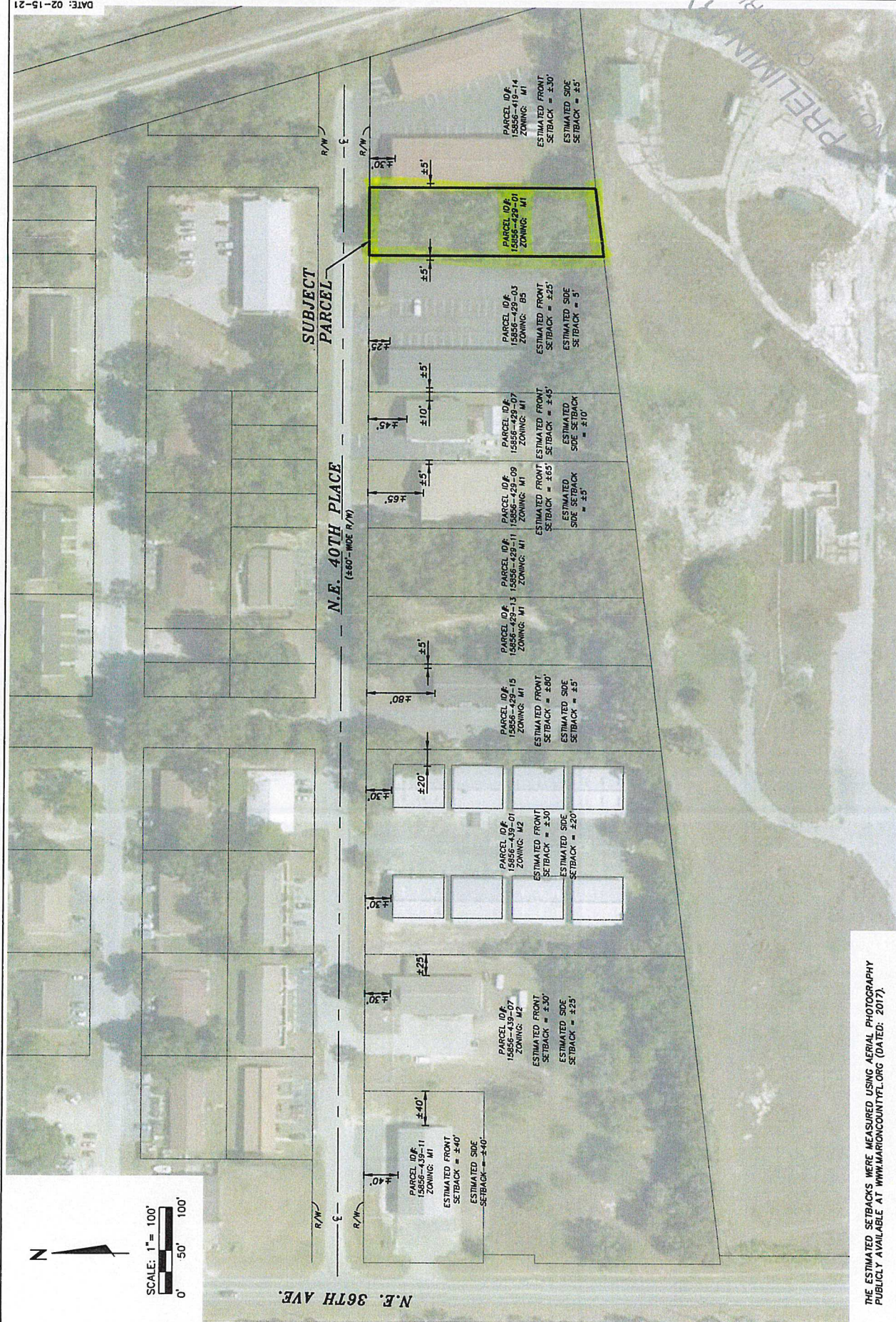
EXHIBIT

**DAVIS DINKINS
ENGINEERING, P.A.**

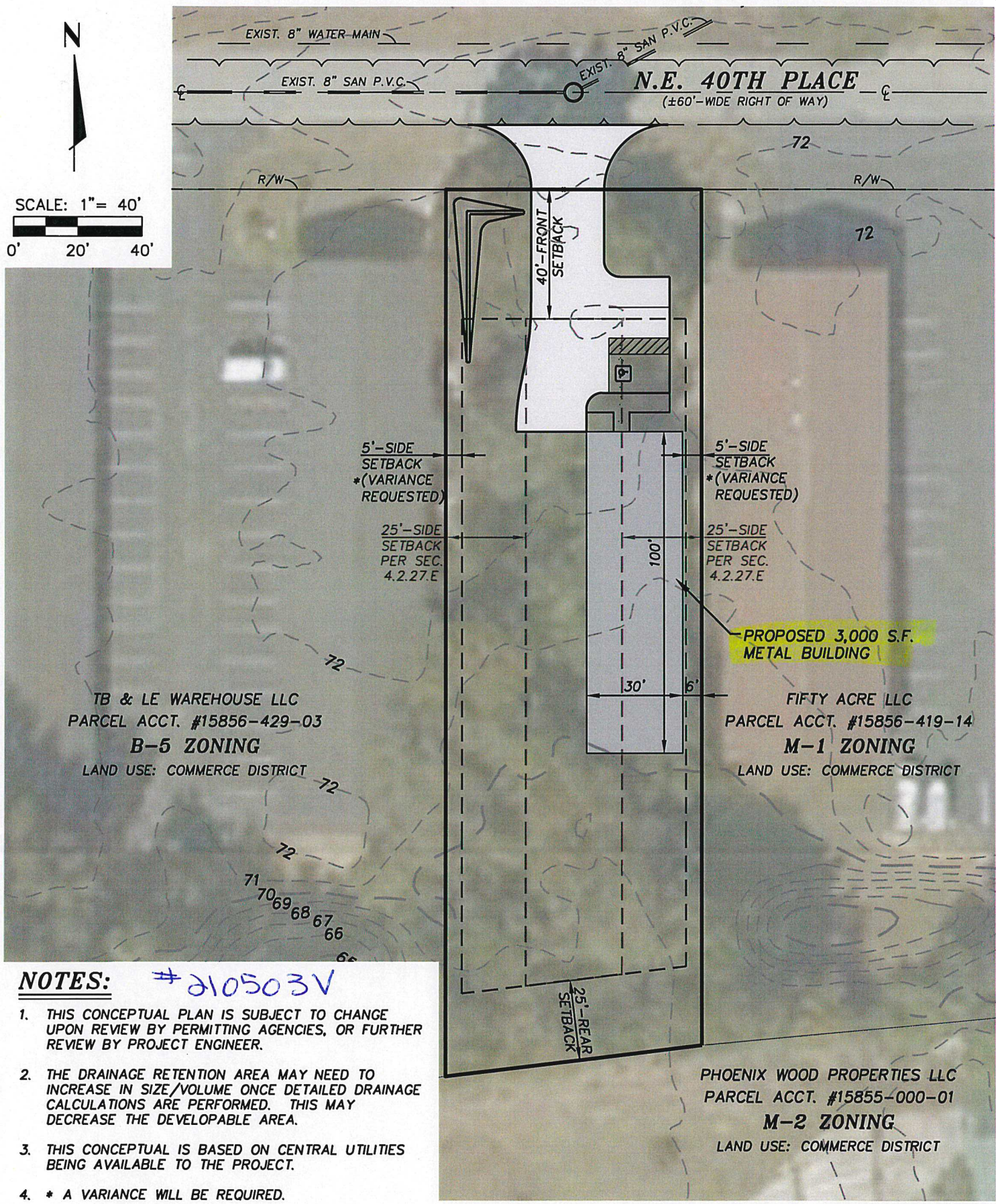
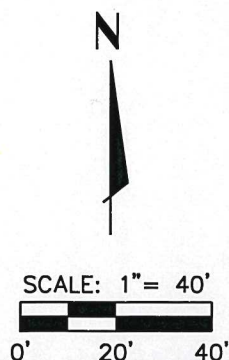
CERTIFICATE OF AUTHORIZATION #28150

2201 S.E. 30th AVENUE
SUITE 302-1
OCALA, FL 34471
PHONE: (352) 854-5961

DATE: 02-15-21



THE ESTIMATED SETBACKS WERE MEASURED USING AERIAL PHOTOGRAPHY PUBLICLY AVAILABLE AT WWW.MARIONCOUNTYFL.ORG (DATED: 2017).



NOTES: #210503V

1. THIS CONCEPTUAL PLAN IS SUBJECT TO CHANGE UPON REVIEW BY PERMITTING AGENCIES, OR FURTHER REVIEW BY PROJECT ENGINEER.
2. THE DRAINAGE RETENTION AREA MAY NEED TO INCREASE IN SIZE/VOLUME ONCE DETAILED DRAINAGE CALCULATIONS ARE PERFORMED. THIS MAY DECREASE THE DEVELOPABLE AREA.
3. THIS CONCEPTUAL IS BASED ON CENTRAL UTILITIES BEING AVAILABLE TO THE PROJECT.
4. * A VARIANCE WILL BE REQUIRED.

REVISED DATE: 02-12-21

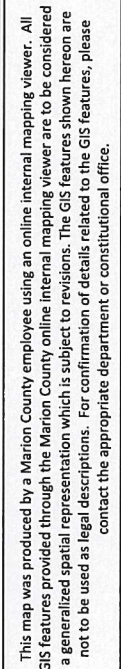
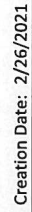
CONCEPTUAL PLAN 2
COPE ELECTRICAL
PARCEL #15856-429-01
MARION COUNTY, FLORIDA

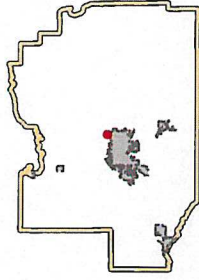


DAVIS DINKINS
ENGINEERING, P.A.

CERTIFICATE OF AUTHORIZATION #28150

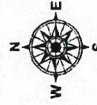
2201 S.E. 30th AVENUE
 SUITE 302-1
 OCALA, FL 34471
 PHONE: (352) 854-5961





Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County



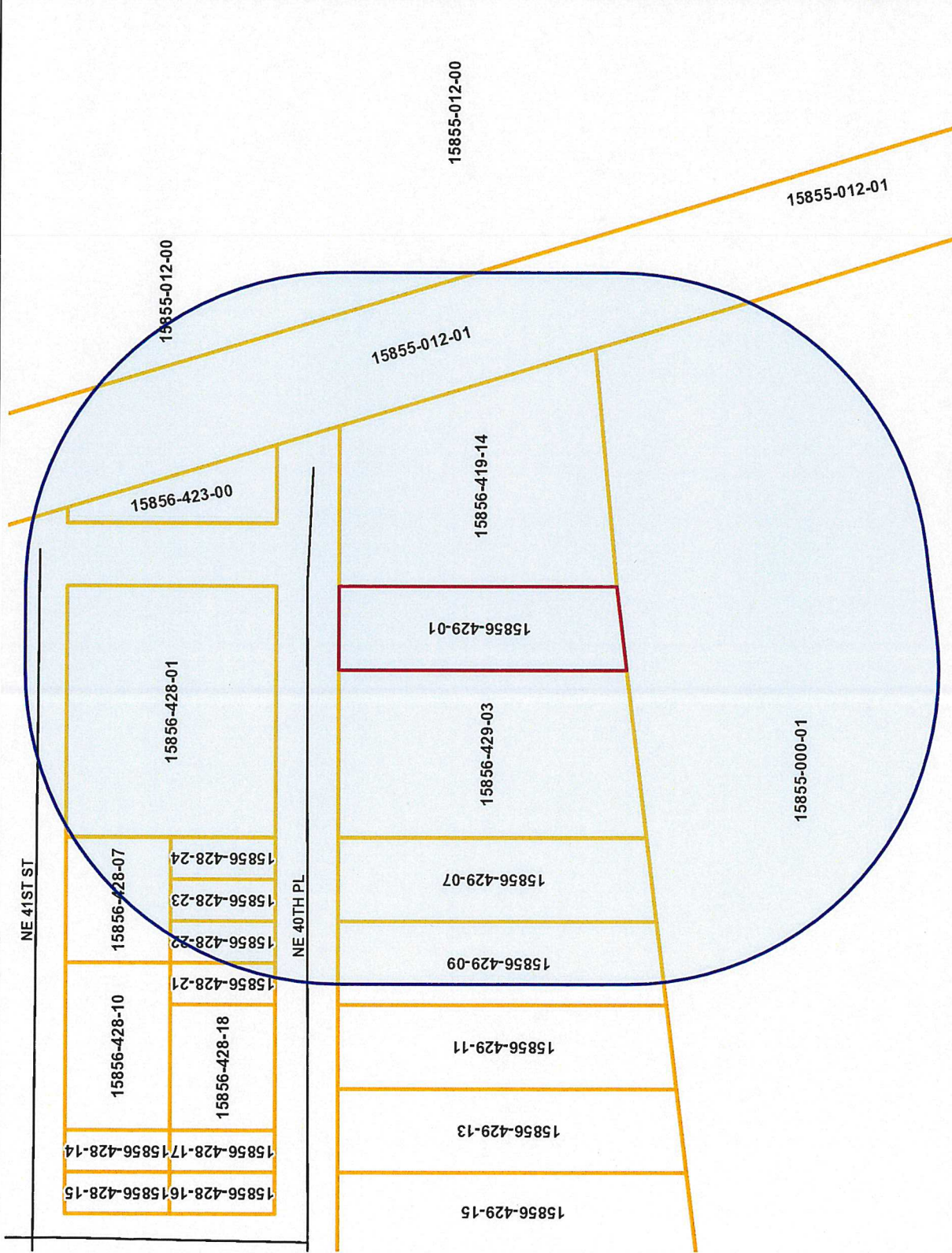
1: 1,730

1 in = 0.03 Miles

Notes

C/O: BILLY D. COPE, MGR
AGENT: DAVIS DINKINS, PE

Creation Date: 3/16/2021



This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

0.1 Miles



Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp



Prepared by
Christine Tippet, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2641904
Consideration: \$20,000.00

WARRANTY DEED

This indenture made on **June 24, 2020 A.D.**, by

Shirley Linda Evans

whose address is: **PO Box 638 Belleview, FL 34421-0638**
hereinafter called the "grantor", to

AOW Cope Properties, LLC, a Florida limited liability company

whose address is: **2826 NE 32nd Place Ocala, FL 34479**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

ALL of Lots 1, 2, 29, and 30, Block 429 and a portion of Lots 1 and 2, of Block 430, of GEORGE S. MAYO SUBDIVISION OF SILVER SPRINGS PARK, as per plat thereof recorded in Plat Book A, Page 16, of the Public Records of Marion County, Florida; TOGETHER WITH that portion of N. E. 39th Lane, lying between above mentioned Block 429 and 430 being more particularly described as follows:

Begin at the NE corner of above described Lot 1, Block 429 thence S.0°03'49"W., along the East boundary of said Lot 1, a distance of 265.87 feet, thence S.83°11'26"W., a distance of 80.58 feet, thence N.0°03'49"E., a distance of 275.54 feet to the South right of way line of N. E. 40th Place, thence S.89°55'14"E., along said South right of way line a distance of 80.00 feet to the Point of Beginning.

Parcel Identification Number: **15856-429-01**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

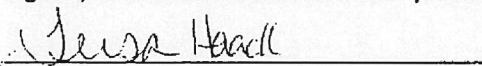
To Have and to Hold, the same in fee simple forever.

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 31st of 2019.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Shirley Linda Evans

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Teresa Harrell

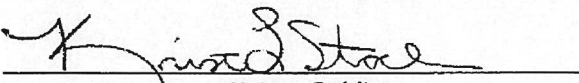

Witness Signature

Print Name: Kristin L Stockton

State of **FL**

County of **Marion**

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on June 24th, 2020, by **Shirley Linda Evans** who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

Kristin L Stockton
(Printed Name)

My Commission expires: 10/03/2022





Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2943

Agenda Date: 5/3/2021

Agenda No.: 2.4.

SUBJECT:

210504V - Wade G. Tackett and Jan Enos, 13830 SE 124th Street, Ocklawaha, FL 32179, request a reduction of the ESOZ (front) setback from 75' to 26' for a proposed pool, deck and screen enclosure, in an R-1 (Single Family Dwelling) zoning classification on Parcel Account No. 4855-010-003.

DESCRIPTION/BACKGROUND:

Variance Request



Marion County Board of Adjustment

Date: 3/22/2021

BOA Hearing: 05/03/2021

Item Number
210504V

Type of Application
Variance

Request

Proposed pool with screen enclosure and concrete deck for reduced setbacks along the South property line (front) from 75' to 26' (ESOZ)

Applicant

Jan & Wade Tackett

Owner

Jan & Wade Tackett

Parcel # 4855-010-003

Acreage

1.59+/-

Existing Zoning

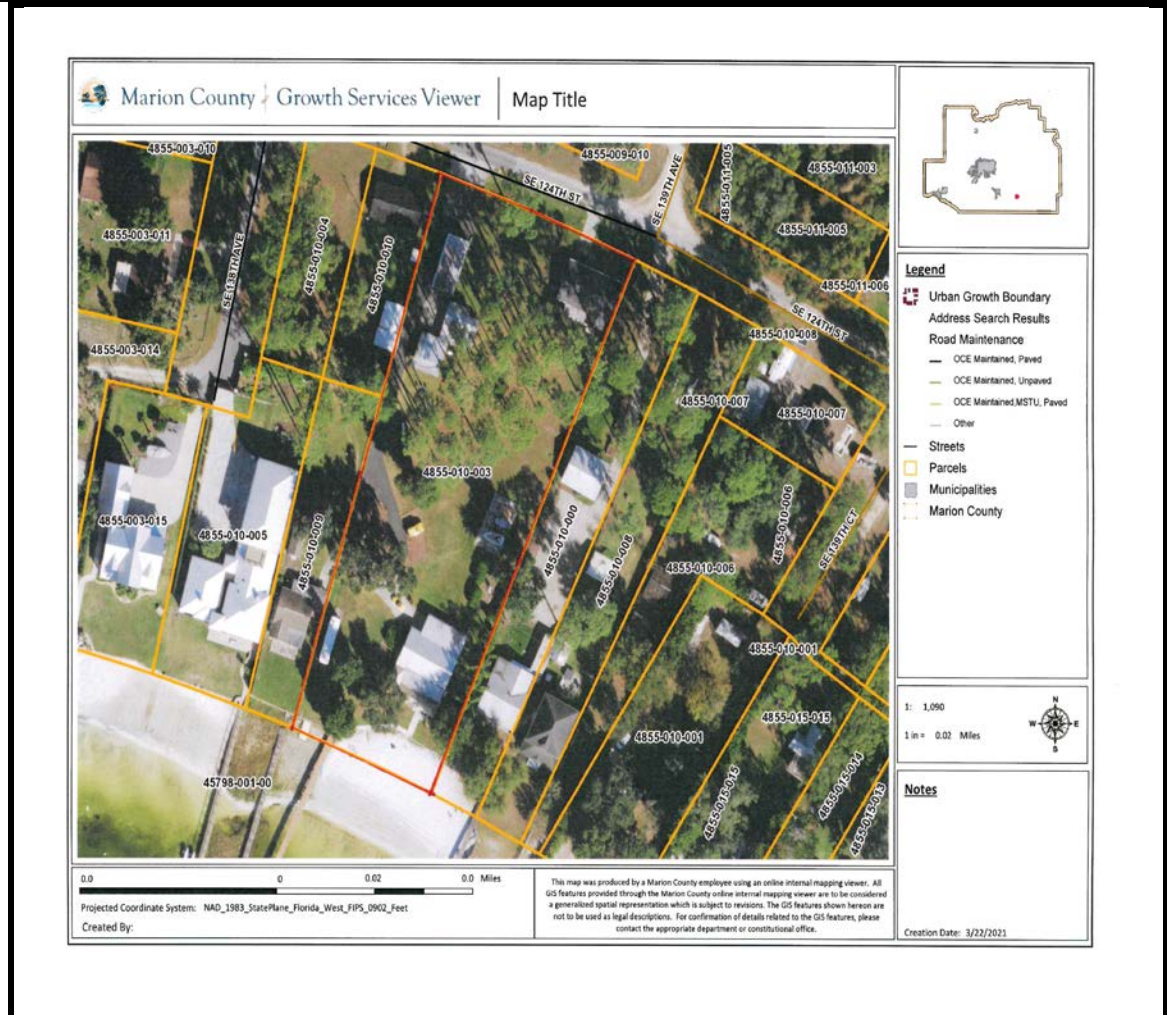
R-1 Single-Family Dwelling

Existing Land Use

Medium Density Residential

Project Planner

Jeremy D. Craig
Zoning Tech



Item Summary

This is a request to reduce the South Environmentally Sensitive Overlay Zone (ESOZ) setback for a proposed pool, screen enclosure and concrete deck from 75' to 26'. There is an existing 2' stem wall between the proposed items and the ordinary high water line, an ESOZ plan will also be conducted through the permitting process. There are septic tanks on both sides of the main house. This property consists of two dwellings and the main house is the primary residence for the owner.

There are 2 approved and 1 pending variances within the vicinity to reduce the ESOZ setback from the water boundary setback line for either a swimming pool with screen enclosure or a pool with deck. (Please see pgs. 11,12, and 13)

Additional Information

Springs Protection Zone:

Secondary Zone

Environmentally Sensitive Overlay Zone:

Yes

Farmland Preservation Area:

No

Flood Zone Designation:

AE

Utilities:

Water: Well

Sewer: Septic

Previous Requests in the Surrounding Area:

Yes, see map and list on page 11, 12, and 13

Code Enforcement Action:

NONE

The Marion County Land Development Code (LDC), Section 5.2.4 Paragraph A requires setbacks to be a minimum of 75' from proposed structure to the wetlands line or from the water boundary setback line, whichever is greater.

This request is in accordance with the Marion County Land Development Code, Article 2, Division 9.1 "Variance", in R-1, Single Family Dwelling Residential Zoning Classifications. The subject property is located in the Platted subdivision called Lake Weir Beach Section with a portion of the abrogated Lake Weir Shore Drive.

Location/Access

The property is located on SE 124th St. Ingress/Egress is off SE 124th St. a county maintained road.

Land Development Code Requirements

Section 4.2.9.E – R-1 setbacks. Setbacks for accessory structures with this zoning classification are 8 feet from the rear and side property lines.

Section 5.2.4 A - This proposed accessory structure is in an ESOZ area and on the water which requires a minimum 75' water frontage setback.

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Natural Reservation	G-U Government Use	(95) River/Lake/Submerged
East	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



View from the dock at the water looking north towards the house.



View from the west side of the property looking east.



View from the east side of the property looking west.



View from the home looking south.

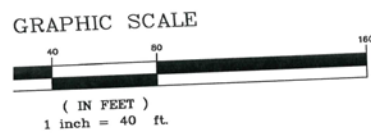
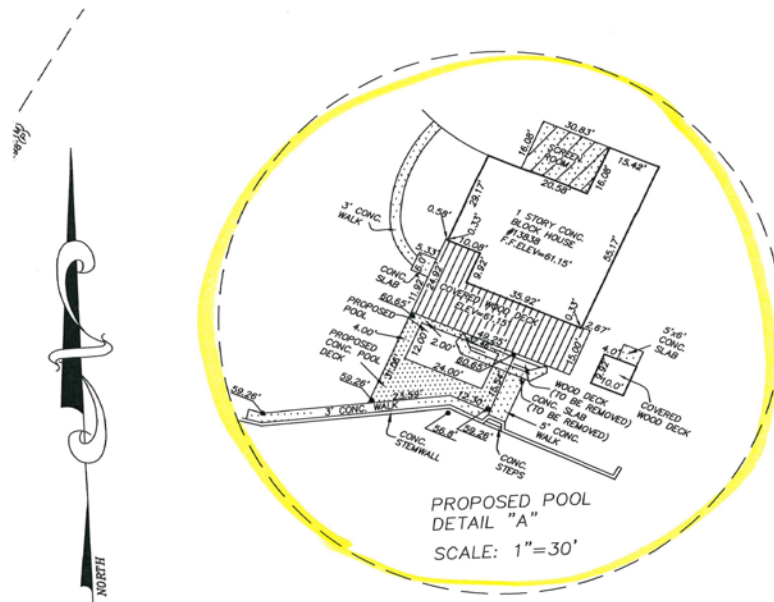


View of seawall looking west.



View of the seawall looking east.

Site Plan



ESQZ PLAN

C/L
CONC.
M
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P.T.
P.R.C.
P.O.B.
P.O.C.
N.
XX

SITE
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LAND
SETBA

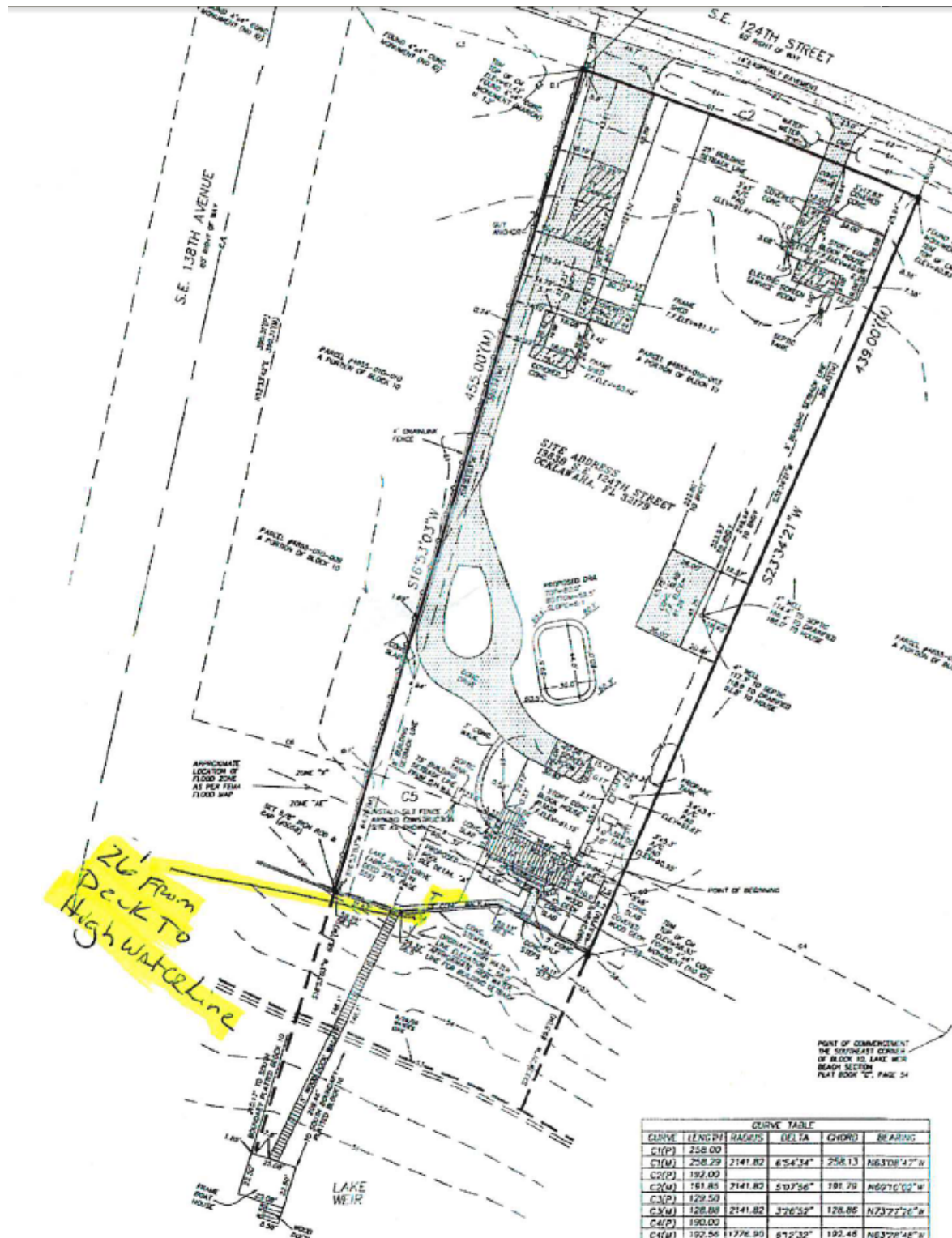
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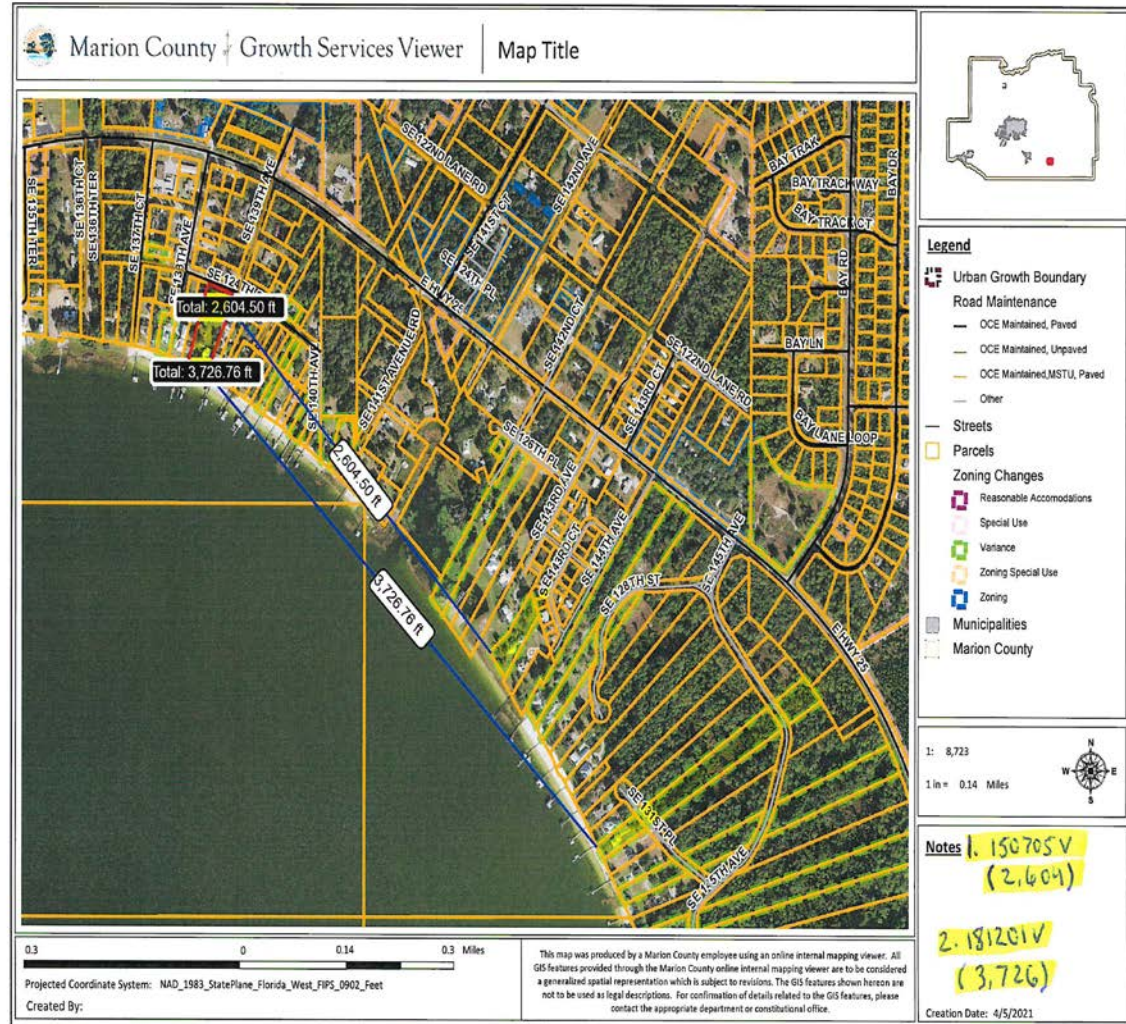
I HERE
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CORRE
ESTABL
PROFE
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GARY
MILAM
2102
OCALA,
(352)



Aerial view

(Green highlighted lines indicate approved neighboring variances, applicant's parcel is in red, please see notes on map in reference to parcels)





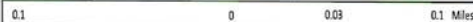
- 1: 2,181

1 in = 0.03 Miles



#3. Variance under consideration

Creation Date: 4/5/2021



Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet
Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Previous Variance Requests in the Surrounding Area

1. **150705V- 4854-002-006** To reduce the south waterside ESOZ setback from the water boundary setback line from 75' to 55' for a pool with deck in an R-1 (Single Family Dwelling) zoning classification. Approved 7/6/2015
2. **181201V- 49129-010-00** To reduce the south waterside ESOZ setback from the water boundary setback line from 75' to 49' for a pool with screen enclosure in an R-1 (Single Family Dwelling) zoning classification. Approved 12/3/2018
3. **210501V- 4855-015-015** To reduce the south waterside ESOZ setback from the water boundary setback line from 75' to 32' for a pool with deck. This variance is currently under consideration.



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: Bjm

Date Received: 3.1.2021
#210504V

VARIANCE APPLICATION AR# 26340

Application #: 210504V
FOR COUNTY USE ONLY

PA#: 4855-010-003

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:

Jan & Wade Tackett Reduce Setback From 75' to 26' for Proposed Pool, Deck & Screen
13830 SE 124 Street Oklawaha FL 32179 Enclosure 30x32x14

Section of Code requesting variance from: Set Back

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 1.59 +/- acres

Directions to subject property:

441 South to C-25 T/L TO Oklawaha T/R @ 138 Street
TO 124 St T/L House on Right.

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.

Wade G. Tackett and Jan Enos

(Print/Signature) Property Owner

Wade G. Tackett

Address

13830 SE 124th St

City, State, Zip Code

Oklawaha FL 32179

Contact Info: Phone, cell, e-mail address

352-427-2757

Jody A. Wilson Construction, Inc.

(Print) Applicant or Agent

J. A. Wilson

Address

P.O. Box 1377

City, State, Zip Code

Silver Springs Florida

Contact Info: Phone, cell, e-mail address

352 812 8000

THE FILING FEE IS \$ 450 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.

Proj: 2017010036

AR: 26340

"Meeting Needs by Exceeding Expectations"

Sec. 5-17-24
"Lake Weir"

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:

* Updated after Site Visit.

To ADD 30 x 32 x 19 Pool. The Concrete Deck is 47'6" From high water line. The Pool would be 26' OFF OF High water line. There is an Existing 2' Stem Wall Between Pool & Setback. Requesting A Reduction OF 75' TO 26' But high water is 56' Above Sealevel. The Pool is 3' Above That because of Seawall.

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

Applicant's justification:

The house was Existing As well As Septic Tank So the Setbacks Are Close to Septic is on Side OF House. The Seawall is there to Keep Water Back but The water has Never been that high or Encroached The 100 year Flood Line

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:

This is A Full-time Residence. The Pool would Enhance the Area The Run OFF Can be Contained. IF the Applicant is Denied. They wouldn't be Able To build A pool. It is For the Enjoyment OF Family & Friends. It would Not be Irregular For Surrounding Area OR Effect Any 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 Dimensions are what is needed to fit space that is existing to develop the desired space.

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 Variance will not harm or cause a hardship on adjacent properties on either side. The Pool & Screen will not be in line of sight to Lake by neighbors. True

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

Applicant's justification:

This Variance will make it possible to build a pool and will not obstruct any view from adjacent properties. It will increase property values. True



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

See Updated
Copy!

OFFICE USE ONLY

Received By: Bjm

Date Received: 3.1.2021
#210504V

VARIANCE APPLICATION AR#: 26340

Application #: 210504V

FOR COUNTY USE ONLY

PA#: 4855-010-003

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:

Jan & Wade Tackett E Soz front
13830 SE 124 Street Oklawaha FL 32179 Proposed
Reduce Setback From 75' To 22'6" for

Section of Code requesting variance from: Set Back 30x32x19 pool w/ screen

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 1.59 +/- acres

Directions to subject property:

441 South to C-25 T/L TO Oklawaha T/R @ 138 Street
TO 124 St T/L House on Right.

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.

Wade G. Tackett and Jan Enos

(Print/Signature) Property Owner

Wade G. Tackett

Address

13830 SE 124th St ✓

City, State, Zip Code

Oklawaha FL 32179

Contact Info: Phone, cell, e-mail address

352-427-2757

THE FILING FEE IS \$250 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 # 2017010036

Dec. 5-17-24

"Meeting Needs by Exceeding Expectations"

"Lake Weir"

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:

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Applicant's justification:

TO ADD 30 x 32 x 19 POOL. The Concrete Deck is 47'6" From high water Line The Pool would be 22'6" OFF OF High water Line. There is An Existing 2' Stem Wall Between Pool & Set back. Requesting A Reduction OF 75' TO 22'6" But highwater is 56' Above Sealevel The Pool is 3' Above That because of Seawall.

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

Applicant's justification:

The house was Existing As well As Septic Tank So the Set backs Are Close to Septic is on Side OF House. The Seawall is there to Keep Water Back but The water has Never been that high or Encroached The 100 year Flood Line

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:

This is A Full-time Residence. The Pool would Enhance the Area The Run OFF Can be Contained. IF the Applicant is Denied. They wouldn't be Able TO build A pool. It is For the Enjoyment OF Family & Friends. It would Not be Irregular For Surrounding Area OR Effect Any 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 Dimensions are what is needed to
Fit Space that is Existing to Develop the Desired
Space.

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 Variance will not harm or cause a
Hazard on Adjacent Properties on either side
The Pool & Screen will not be in line of sight
to Lake by neighbors TRUE

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

Applicant's justification:

This Variance will make it possible to build
a pool and will not obstruct any view from
adjacent properties it will increase property values
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



2021 Property Record Card

4855-010-003

GOOGLE Street View

Prime Key: 1168368

MAP IT - BETA MAP IT+ -

Current as of 3/5/2021

Property Information

TACKETT WADE

ENOS JAN

13830 SE 124TH ST

OCKLAWAHA FL 32179-8314

Taxes / Assessments:

Map ID: 294

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 08

Acres: 1.59

More Situs

Situs: 13830 SE 124TH ST

OCKLAWAHA

Current Values NOT Available

Ex Codes: 01 38

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$323,308	\$141,946	\$29,610	\$494,864	\$483,087	\$50,000	\$433,087
2019	\$352,047	\$138,143	\$30,132	\$520,322	\$472,226	\$50,000	\$422,226
2018	\$330,493	\$132,136	\$31,076	\$493,705	\$463,421	\$50,000	\$413,421

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3247/1244	09/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$449,900
2540/1643	08/1998	05 QUIT CLAIM	0	U	I	\$100
0276/0559	12/1947	90 ABROGTN	0	U	I	\$100

Property Description

SEC 05 TWP 17 RGE 24

PLAT BOOK C PAGE 054

COM 190 FT NWLY FROM SE COR BK 10 LAKE WEIR BEACH

SEC THENCE NELY TO N BDY BK 10 & TO A PT 258 FT NWLY

FROM NE COR BK 10 THENCE NWLY 192 FT THENCE

SWLY TO S BDY OF BK 10 THENCE SELY 147 FT TO POB &

THAT PT OF ABROGATED LAKE WEIR SHORE DR LYING SLY OF BLK 10

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0130		147.0	470.0	R1	147.00	FF							
Neighborhood 8090 - LAKE WEIR													
Mkt: 10 70													

Traverse

Building 1 of 2

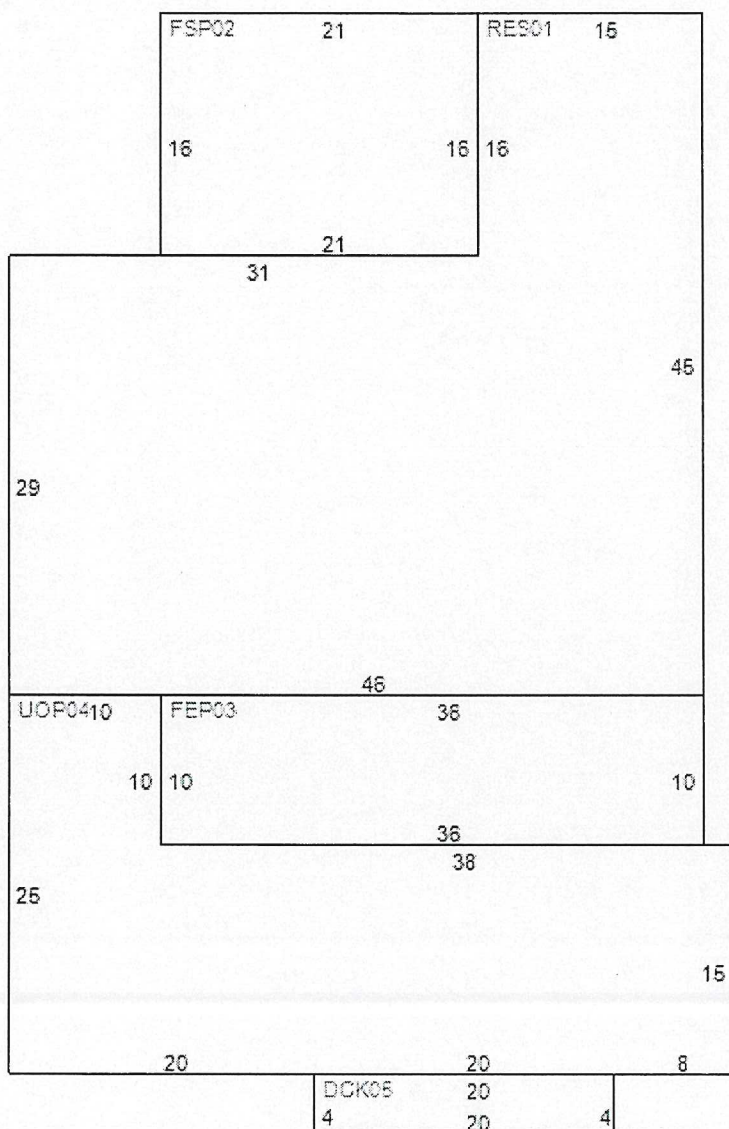
RES01=L15D16L31D29R46U45.L15

FSP02=L21D16R21U16.L21D45

FEP03=R36D10L36U10.

UOP04=L10D25R20R20R8U15L38U10.D25R10

DCK05=R20D4L20U4.

**Building Characteristics**

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 0
Quality Grade 500 - FAIR
Inspected on 8/29/2017 by 187

Year Built 1953
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 182

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1953	N	0 %	0 %	1,574	1,574
FSP 0201	- NO EXTERIOR	1.00	1953	N	0 %	0 %	336	336
FEP 0318	- PREFINISHED MTL	1.00	1953	N	0 %	0 %	360	360
UOP 0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	820	820
DCK 0501	- NO EXTERIOR	1.00	1953	N	0 %	0 %	80	80

Section: 1**Roof Style:** 10 GABLE**Roof Cover:** 16 GALVANIZED MTL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB**A/C:** Y**Floor Finish:** 34 HARDWD ON CONC**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 1**Bedrooms:** 2**4 Fixture Baths:** 0**3 Fixture Baths:** 2**2 Fixture Baths:** 1**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** Y**Garbage Compactor:** N**Intercom:** N**Vacuum:** NTraverse**Building 2 of 2**

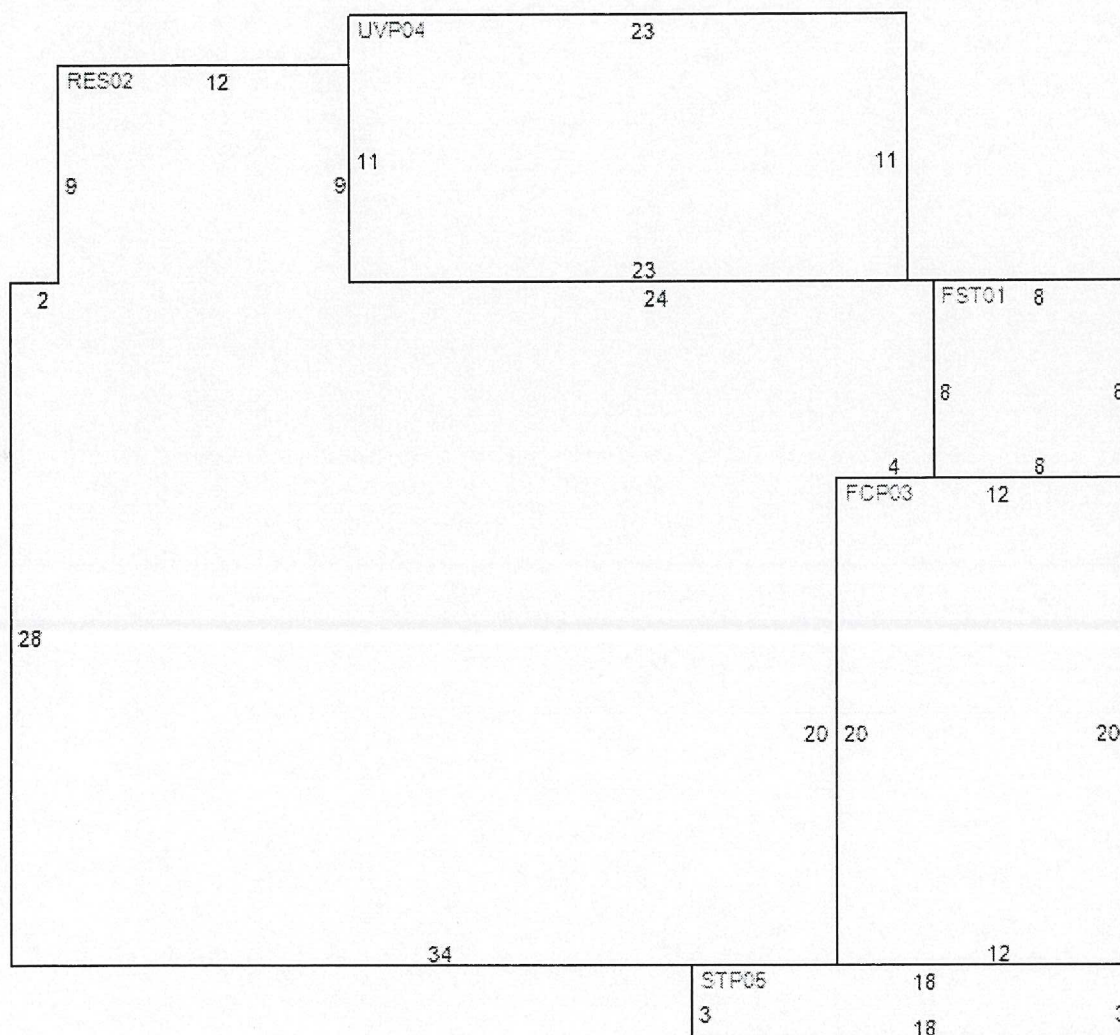
FST01=R8D8L8U8.

RES02=L24U9L12D9L2D28R34U20R4U8.L1R9D8

FCP03=L12D20R12U20.U8L9

UVP04=U11L23D11R23.D28L9

STP05=D3R18U3L18.

Building Characteristics

Improvement
Effective Age
Condition

1F - SFR- 01 FAMILY RESID
 6 - 25-29 YRS
 4

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 500 - FAIR
Inspected on 8/29/2017 by 187

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 150

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST 0132	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	64	64
RES 0232	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	1,092	1,092
FCP 0301	- NO EXTERIOR	1.00	1981	N	0 %	0 %	240	240
UVP 0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	253	253
STP 0501	- NO EXTERIOR	1.00	1981	N	0 %	0 %	54	54

Section: 2

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 5 CONCRETE 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: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1965	2	0.0	0.0
030 DOCK WOOD	955.00	SF	10	1965	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	1	0.0	0.0
UDU UTILITY-UNFINS	342.00	SF	40	1981	1	19.0	18.0
184 RETAIN WALL	429.00	SF	50	1981	3	3.0	143.0
105 FENCE CHAIN LK	470.00	LF	20	1981	1	0.0	0.0
159 PAV CONCRETE	6,380.00	SF	20	1981	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1981	3	0.0	0.0
BTH BOAT HOUSE	575.00	SF	40	1999	3	23.0	25.0
UDC CARPORT-UNFIN	800.00	SF	40	2007	2	20.0	40.0
UDU UTILITY-UNFINS	330.00	SF	40	2007	2	30.0	11.0
045 LEAN TO	360.00	SF	15	2007	1	30.0	12.0
159 PAV CONCRETE	3,031.00	SF	20	2007	3	0.0	0.0
045 LEAN TO	168.00	SF	15	2004	1	7.0	24.0
045 LEAN TO	95.00	SF	15	2004	1	5.0	19.0
UOP PORCH-OPEN-UNF	90.00	SF	40	2005	1	9.0	10.0
045 LEAN TO	85.00	SF	15	2012	2	5.0	17.0
159 PAV CONCRETE	1,196.00	SF	20	2017	3	46.0	26.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
6016061964	\$2,400	6/1/2016	5/1/2017	RES SLAB PRE POUR
M041619	\$100	4/1/2007	7/1/2007	RES DRIVEWAY
0061076	\$16,500	6/1/1999	9/1/1999	REPLACEMENT BOATHOUSE
MA51056	\$8,000	4/1/1992	1/1/1900	BLDG01= ADD TO RES

26' from
Peak to
High Waterline

S.E. 138TH AVENUE
60' RIGHT OF WAY

S.E. 124TH STREET
60' RIGHT OF WAY

S.E. 138TH AVENUE
60' RIGHT OF WAY

APPROXIMATE
LOCATION OF
FLOOD ZONE
AS PER FEMA
FLOOD MAP

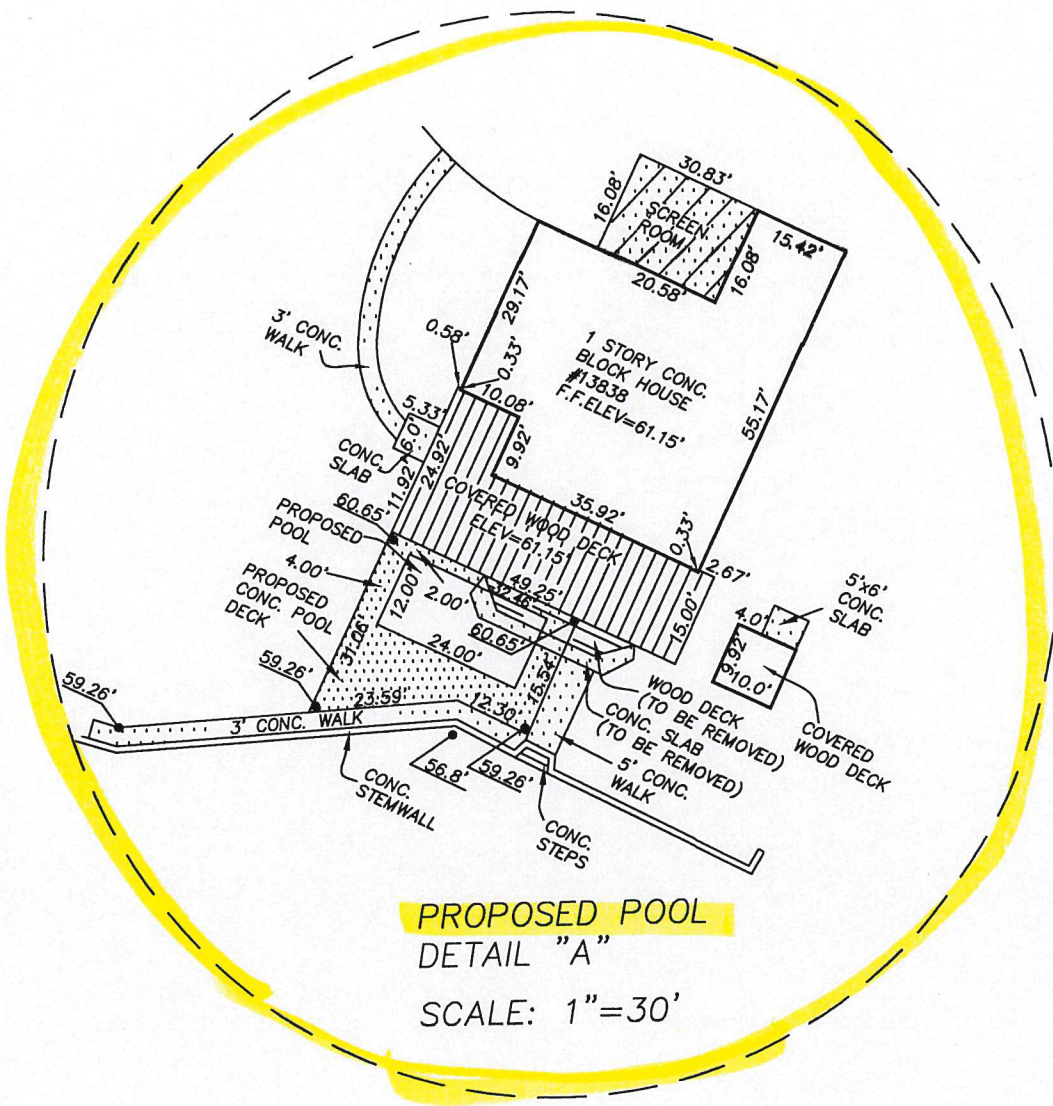
SITE ADDRESS
1830 S.E. 124TH STREET
OCALA, FL 32179

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER
OF BLOCK 10, LAKE WEE
REACH SECTION
PLAT BOOK "C", PAGE 24

CURVE	LENGTH	RAWS	DELTA	CHORD	BEARING
CR(P)	258.00				
CI(W)	258.29	2141.82	6°54'34"	258.13	N63°05'41"W
CR(P)	192.00				
CR(W)	191.85	2141.82	5°07'56"	191.79	N69°16'22"W
CI(W)	128.50				
CI(W)	128.58	2141.82	3°26'52"	128.86	N73°27'14"W
CI(P)	190.00				
CI(W)	192.56	1776.90	5°12'32"	192.46	N63°26'48"W
CI(P)	147.00				
CI(W)	146.30	1776.90	4°43'02"	146.25	N68°36'27"W
CI(P)	98.61				
CI(W)	99.46	1776.90	3°12'25"	99.44	N72°54'15"W
CI(P)	80.00				
CI(W)	79.64	2141.82	2°07'50"	79.64	N76°14'43"W

★ Updated
Rev. 4-5-21

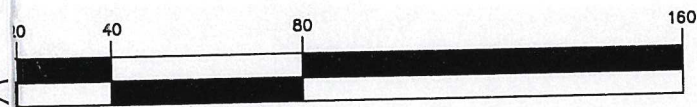
390.99'(W)
390.98'(P)



PROPOSED POOL
DETAIL "A"

SCALE: 1"=30'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

ESQZ PLAN



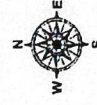
Legend

Urban Growth Boundary
Address Search Results

Streets
Parcels
Municipalities
Marion County

1: 1,581

1 in = 0.02 Miles



Notes

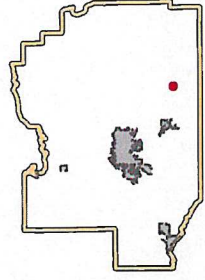
Creation Date: 3/2/2021

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

	0	0.02	0.0	Miles
0.0				

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:



Legend



Urban Growth Boundary

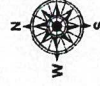
Address Search Results

Streets

Parcels

Municipalities

Marion County



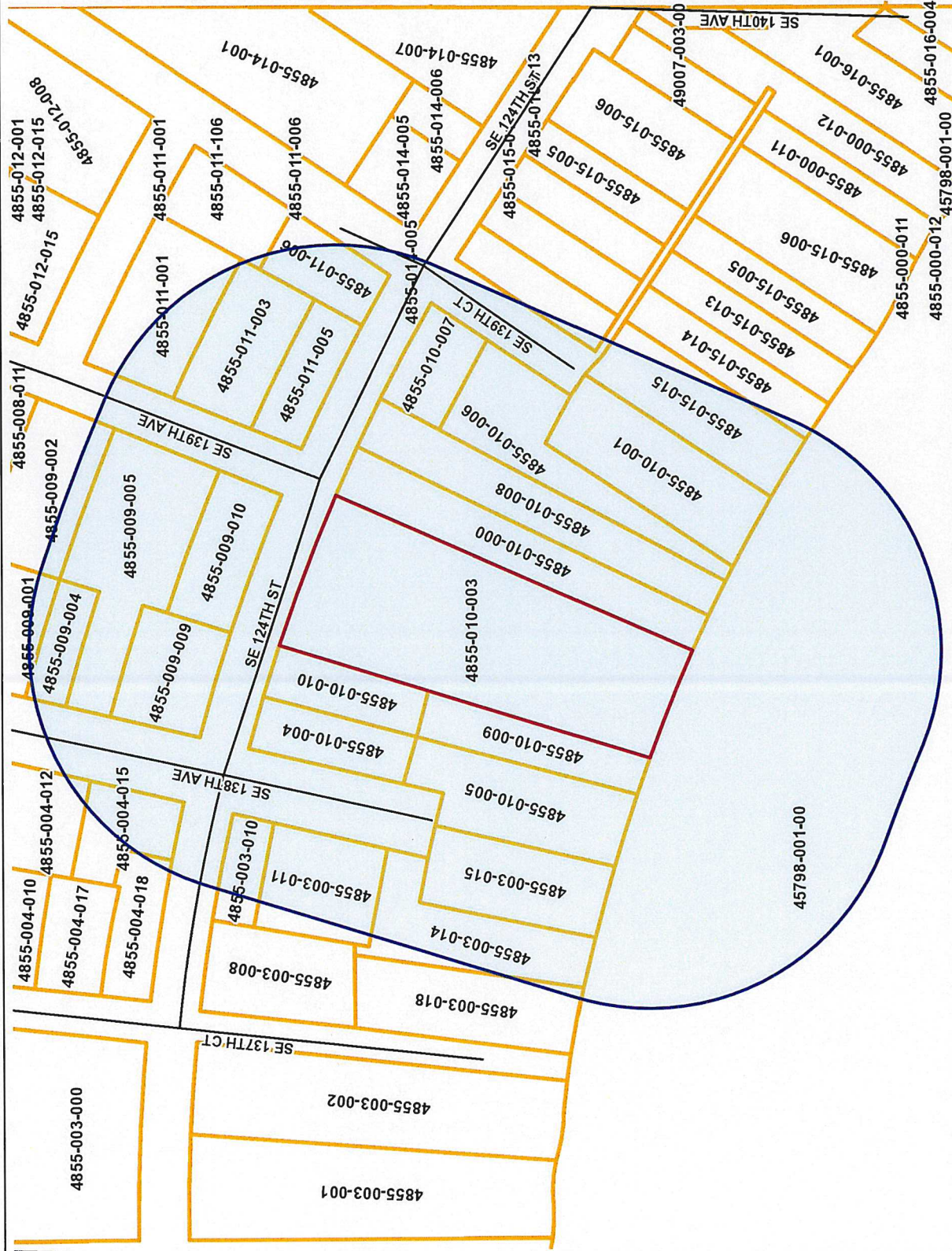
1: 2.166

1 in = 0.03 Miles

Notes

AGENT: JODY A WILSON CONSTRUCTION, INC.

Creation Date: 3/16/2021

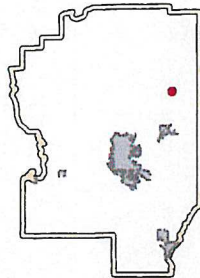


This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

	0	0.03	0.1 Miles
0.1			

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp



Legend



Urban Growth Boundary

Address Search Results

— Streets

Parcels

Municipalities

Marion County



1: 2,450

1 in = 0.04 Miles

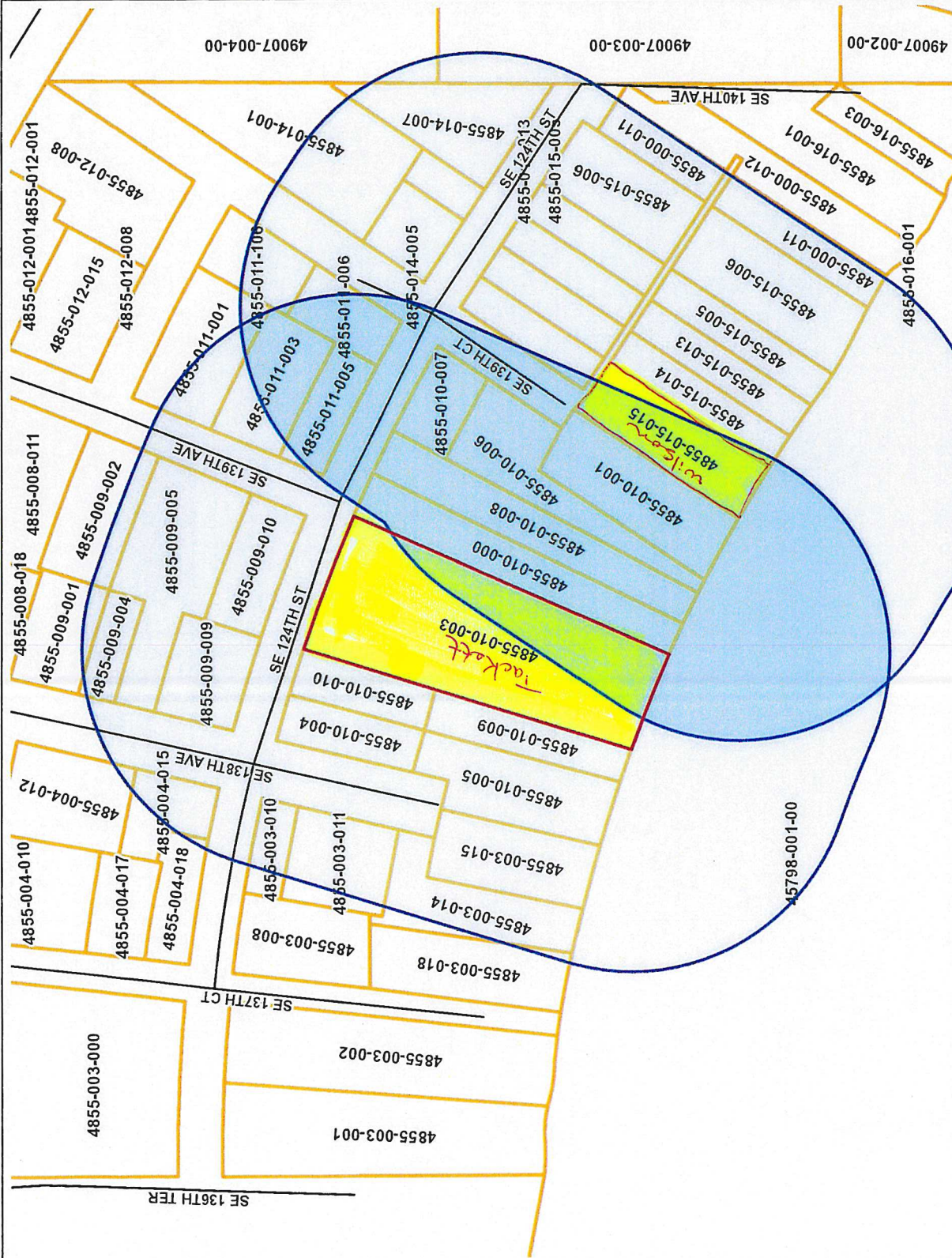
Notes

C/O: n/a

AGENT: n/a

FYI purposes only

Creation Date: 3/16/2021



	0	0.04	0.1 Miles
0.1			

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown herein are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

10:50 P
3/49.3005
PLEASE RETURN TO
TRANS-STATE TITLE INS. CORP.
3050 Aventura Blvd. #300
Aventura, FL 33180

Return to: (enclose self-addressed stamped envelope)
Name: **TRANS-STATE TITLE INSURANCE CORP.**
Address: 3050 AVENTURA BLVD, Suite 300
Aventura, Florida 33180
This Instrument Prepared by:
GARY A. BODZIN, ESQUIRE
3050 AVENTURA BLVD, Suite 300
Aventura, Florida 33180
(305) 931-5000
Grantee S.S. No.:
Grantee S.S. No.:
Parcel I.D. (Folio) No: **4855-010-003**

I HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT FILED FOR RECORD.

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 03247 PG 1244
FILE NUM 2002109061
RECORDED 10/01/2002 07:28:32 AM
DEED DOC TAX 3,149.30
RECORDING FEES 10.50
WITNESSED BY J Hensley

[Space Above This Line for Recording Data]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture made this 17 day of SEPTEMBER, 2002 BETWEEN **BOB McLUCAS and VIRGINIA McLUCAS, his wife** whose Post Office address is: 2527 S.E. 14 ST, OCALA, FL 34471 of the County of MARION, State of FLORIDA, grantor, and **WADE TACKETT, a single man, and JAN ENOS, a single woman**, whose post office address is 13830 SE 124 STREET, OCKLAWAHA, FLORIDA 32183 of the County of MARION, State of FLORIDA, grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in MARION County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO:

Subject to Real Estate Taxes for the year 2002 and thereafter.

Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"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
(sign) [Signature]
(print) TERENCE M. LEE

[Signature]
BOB McLUCAS

Witness #2
(sign) [Signature]
(print) EDWARD R. LEE

[Signature]
VIRGINIA McLUCAS

STATE OF **FLORIDA**
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared: **BOB McLUCAS and VIRGINIA McLUCAS, his wife** who is/are personally known to me or who has (have) produced _____ as identification and who did (did not) take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of SEPTEMBER 2002.

[Signature]
Notary Public, State of Florida
(print name) _____

My Commission Expires:

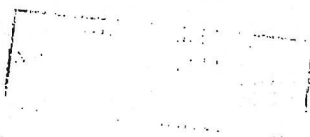


EXHIBIT "A"

Commence at the Southeast corner of Block 10 of LAKE WEIR BEACH SECTION, according to the plat thereof as recorded in Plat Book "C", Page 54, of the Public Records of Marion County, Florida.

Thence run in a Northwesterly direction along the Southerly boundary of said Block 10, a distance of 190 feet for the Point of Beginning of the property hereinafter described and conveyed;

Thence in a Northerly direction to a Point on the Northerly boundary of said Block 10, which point is 258 feet Northwesterly from the Northeast corner of said Block 10, measured along the Northerly boundary of said Block 10, thence Northwesterly 192 feet along the Northerly boundary of said Block 10, thence in a Southwesterly direction to a point on the Southerly boundary of said Block 10, which point is 337 feet in a Southwesterly direction measured along the Southerly boundary of said Block 10, from the Southeast corner thereof, thence Southeasterly along the Southerly boundary of said Block 10, 147 feet to the point of beginning.

DRAWN BY: RAB		DATE: 9/27/16		CHECKED BY: GM		BOOK NO.: 196/19		JOB NO.: 16-267	
PROJECT NAME									
BOUNDARY AND TOPOGRAPHIC									
SURVEY FOR: WADE TACKETT									
NO. 3		REV. 2/12/21		REV. 8/24/16		REV. 12/24/16		REV. 12/6/16	
RAB		SITE PLAN FOR POOL		PREPARED ES&Z		ADDED PROPOSED GARAGE		REVISION	
SHEET NO. 1 of 1									

DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 10 OF LAKE WIER BEACH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "2", VOLUME 1, OF THE PUBLIC RECORDS OF MANHATTAN COUNTY, FLORIDA, THENCE RUN IN A NORTHEASTERLY DIRECTION TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 10, A DISTANCE OF 190 FEET FOR THE POINT OF BEGINNING OF SAID PROPERTY HEREINBEFORE DESCRIBED AND COMEDED, THENCE IN A NORTHERLY DIRECTION TO A POINT ON THE NORTHERLY BOUNDARY OF SAID CORNER OF SAID BLOCK 10, MEASURED ALONG THE WETTERLY BOUNDARY OF SAID BLOCK 10, THENCE NORTHEASTERLY 192 ALONG THE MARKERLY BOUNDARY LINE OF BLOCK 10, THENCE TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 10, WHICH POINT IS 337 FEET ALONG THE SOUTHWESTERLY DIRECTION MEASURED ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 10, FROM THE SOUTHEAST CORNER THEREOF, THENCE TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 10, 147 FEET TO THE FRONT OF THE FRONT OF THE SHORE LINE OF SAID SHORE DUNE LIVING SOUTHERLY OF BLOCK 10, AS PER BOOK 2726, PAGE 558, PUBLIC RECORDS OF MANHATTAN COUNTY, FLORIDA.

- 1) BEARING BASED ON RELIANT PLAT OF LAKE NEIR BEACH SECTION ALONG THE SOUTHEAST BOUNDARY LINE OF BLOCK 10, BEARING BEING 5.311300°W.
- 2) SURVEY BASED ON EXISTING MONUMENTATION OF SUBDIVISION.
- 3) MONUMENTATION TO BE IDENTICAL TO THAT OF THE ADJACENT PLAT.
- 4) LANDS AND TOPOGRAPHIC SURVEY FOR WIDE RACETTI.
- 5) BOUNDS SHOWN HEREON HAVE NOT BEEN OBTAINED FOR PLIGHT-OF-WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
- 6) UNDERGROUND AND OTHER MEASUREMENTS OF RECORD.
- 7) ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 12082C 0770 D, DATED AUGUST 28, 2004, AND IS CONSIDERED TO BE IN ZONE "X" & "AE" BASE FLOOD ELEVATION=59'.
- 8) ALL DISTANCES SHOWN HEREON ARE MEASURED ALONG THE CENTERLINE OF THE ADJACENT SURVEYED EASEMENT, WITH AN UNBARRIRED SURVEYOR'S TAPE.
- 9) THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS 1" FOOT IN 10,000 FEET.
- 10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES TO THIS INSTRUMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM NJLM LAND SURVEYING, INC.
- 11) MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR CONTOURING PURPOSES.
- 12) ELEVATIONS BASED UPON NGS BENCHMARK 1-424, ELEVATION = 61.24' (NAVD=83).
- 13) THE INFORMATION FOR THE ESD3 PLAN WAS CALCULATED BY THIS SURVEYOR FOR THE CONSTRUCTION PERMITTING FOR THE PROPOSED GARAGE AS SHOWN.

DEGREES WHEN USED IN A BEARING AND/OR ANGLE	DEGREES
WACHTES WHEN USED IN A BEARING AND/OR ANGLE	WACHTES
FEET WHEN USED IN A DISTANCE	FEET
RIGHT OF WAY	RIGHT OF WAY
CENTERLINE	CENTERLINE
MEASURED DISTANCE OR BEARING	MEASURED DISTANCE OR BEARING
PLAT MEASUREMENT	PLAT MEASUREMENT
CENTRAL ANGLE OF CURVE	CENTRAL ANGLE OF CURVE
CHORD OF CURVE	CHORD OF CURVE
ARC LENGTH OF CURVE	ARC LENGTH OF CURVE
TANGENT OF CURVE	TANGENT OF CURVE
POINT OF CURVATURE	POINT OF CURVATURE
POINT OF TANGENCY	POINT OF TANGENCY
POINT OF BEGINNING	POINT OF BEGINNING
POINT OF TERMINATION	POINT OF TERMINATION
UTILITY POLE	UTILITY POLE
WATER POLE	WATER POLE
SPOT ELEVATIONS	SPOT ELEVATIONS

SITE DATA:
 Owner: W&E JACKETT
 Project: 44-03-010-003
 Location: LAKE CHARLES
 Date: 10/1/88
 Drawn By: LAJO JOSE MS
 Scale: 5" = 100' (25' FRONT, 5' SIDES, 75' HIGH WATER LINE)

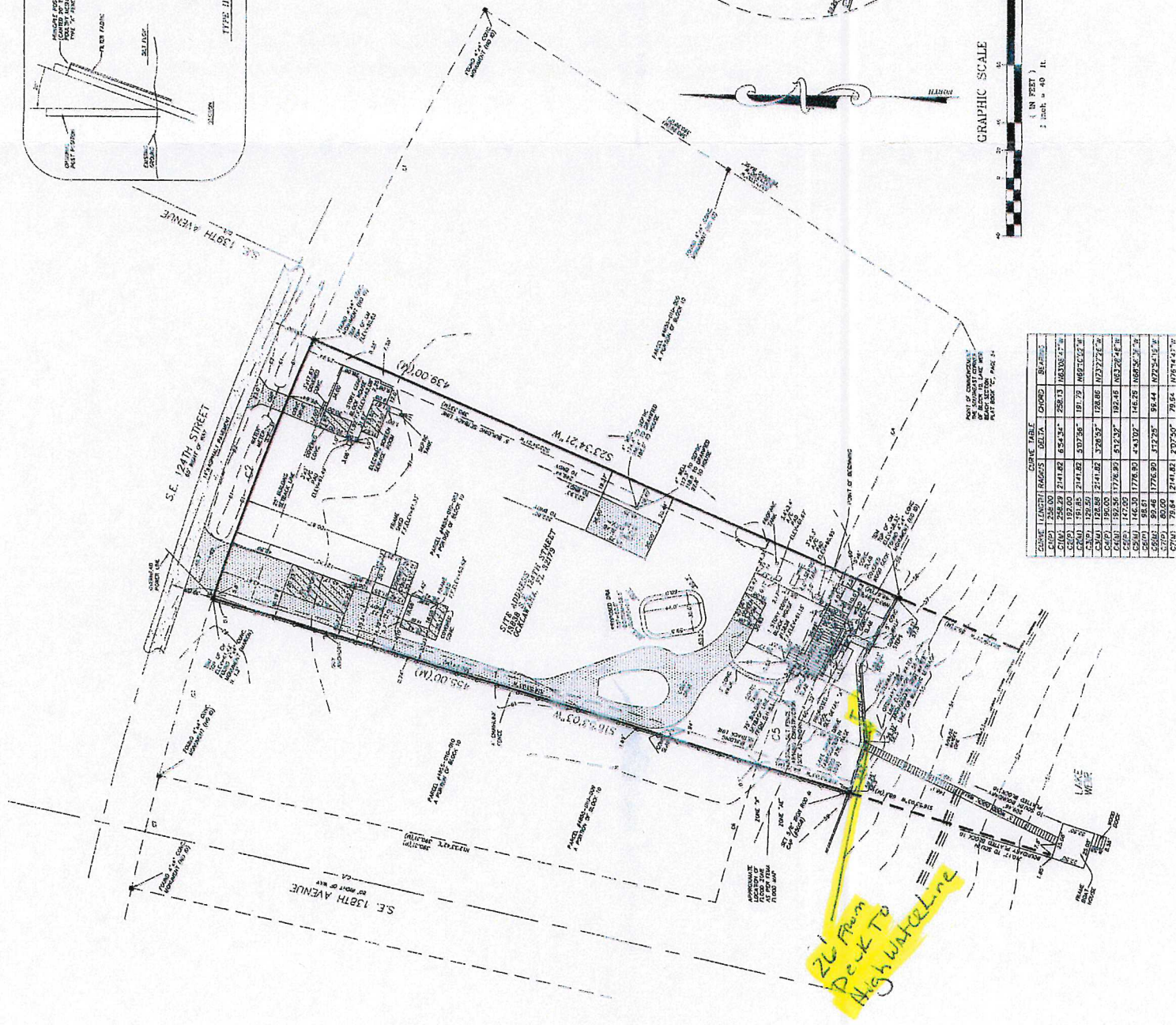
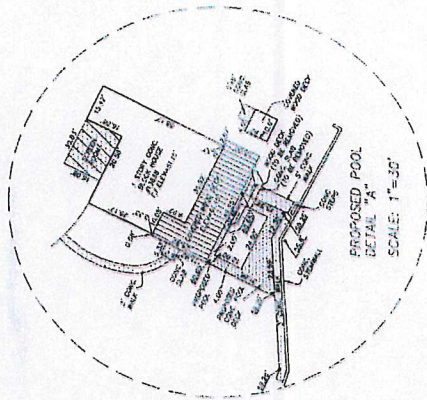
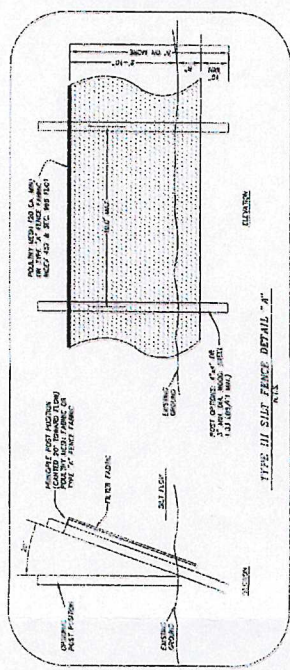
MEASURED AREA CALCULATIONS:
 IMPROVED AREA: 658 S.F.
 NEW SLAB 6"X6" GARAGE: 6429 S.F.
 EXISTING STRUCTURES: 5,179 S.F.
 EXISTING CONCRETE: 5,179 S.F.
 TOTAL IMPROVED AREA: 17,454 S.F.
 TOTAL LOT AREA TO WALL: 73,671 S.F.
 TOTAL IMPROVED AREA: 56,217 S.F.
 TOTAL LOT AREA: 73,671 S.F.
 TOTAL LOT IMPROVEMENT P.C.: 76.24%
 TOTAL LOT IMPROVEMENT P.C.: 76.24%

DRAINAGE VOLUME CALCULATION:
 REQUIRED TO HOLD 2.5" OVER IMPERVIOUS AREA
 CALCULATED BASED ON THE PROPOSED IMPERVIOUS AREA
 OF THE POOL DECK AND THE NEW GARAGE SLAB
 $(2.5' \times 1,845 \text{ SF}) / (12 \text{ INCHES}) = 385 \text{ C.F.}$
 TOTAL VOLUME REQUIRED = 385 C.F.
 TOTAL VOLUME PROVIDED = 526 C.F.

PROPOSED DRA VOLUME			
STAGE	AREA (S.F.)	PERIMETER (AREACH)	VOLUME (FT ³)
50	1,234	120.2	526
500	570	112.0	0

HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PARS. 1 TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM L. MORGAN
P.S.M. #5058
WILLIAM L. MORGAN SURVEYING, INC. L.B. #6802
1102 N.E. 3RD STREET
MOLTA FLORIDA 34470
(813) 822-7224



ESQZ PLAN

* Verified
Recd. 4-5-21



Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2944

Agenda Date: 5/3/2021

Agenda No.: 2.5.

SUBJECT:

210505V - Michael P. and Kelly Rae McKone, 8705 SE 157th Place, Summerfield, FL 34491, request a reduction of the (North) rear setback and the (West) side setback from 8' to 0' for a proposed 30'x18' garage (metal building) on an existing concrete slab, in an R-1 (Single Family Dwelling) zoning classification on Parcel Account No. 4709-117-010.

DESCRIPTION/BACKGROUND:

Variance Request



Marion County Board of Adjustment

Date: 3/31/2021

BOA Hearing: 5/3/2021

Item Number
210505V

Type of Application
Variance

Request

Reduce North rear and East side setbacks from 8' to 0' to place a proposed garage on existing concrete.

Applicant

Michael P. & Kelly Rae McKone

Owner

Michael P & Kelly Rae McKone

Parcel #/Acreage

4709-117-010/.22 acres

Existing Zoning

R-1 Single-Family Dwelling

Existing Land Use

Rural Land

Project Planner

Breah Moore, Zoning Technician

Springs Protection

Zone: Secondary Zone

Environmentally Sensitive Overlay

Zone: No



Item Summary

Request of a reduction of the North (rear) setback from 8' to 0' and the East (side) setback of 8' to 0' for proposed garage, in R-1 (Single Family Dwelling) zoning classification. It is requested in accordance with the Marion County Land Development Code, Article 2, Division 9 "Variance", in an R-1 Single-Family Dwelling Zoning District. Subject parcel is located in the Orange Blossom Hills Unit 9 recorded subdivision.

The proposed garage is 30 x 80 in size. There is 1 accessory structure on a surrounding parcel built in 1974 that does not meet the minimum setback of 8'. All other surrounding parcel's accessory structures meet the 8' setbacks.

Location/Access

The property is located at 8705 SE 157th place, a paved County maintained road.

**Farmland
Preservation Area:**
No

**Flood Zone
Designation:** X

**Previous Request in
the Surrounding
Area:**
None

**Code Enforcement
Action:**
None

Land Development Code Requirements

Article 4.2(R-1)9.E. the minimum rear and side setback for accessory structures shall be 8'.

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Medium Density Residential	R-1 Single-Family Dwelling	(00) Vacant Residential
East	Medium Density Residential	R-1 Single-Family Dwelling	(00) Vacant Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



Property to South (Across the street)



Property to North (Back Property Line)



East of Property (Vacant Neighboring Lot)



Rear Property Line to existing slab



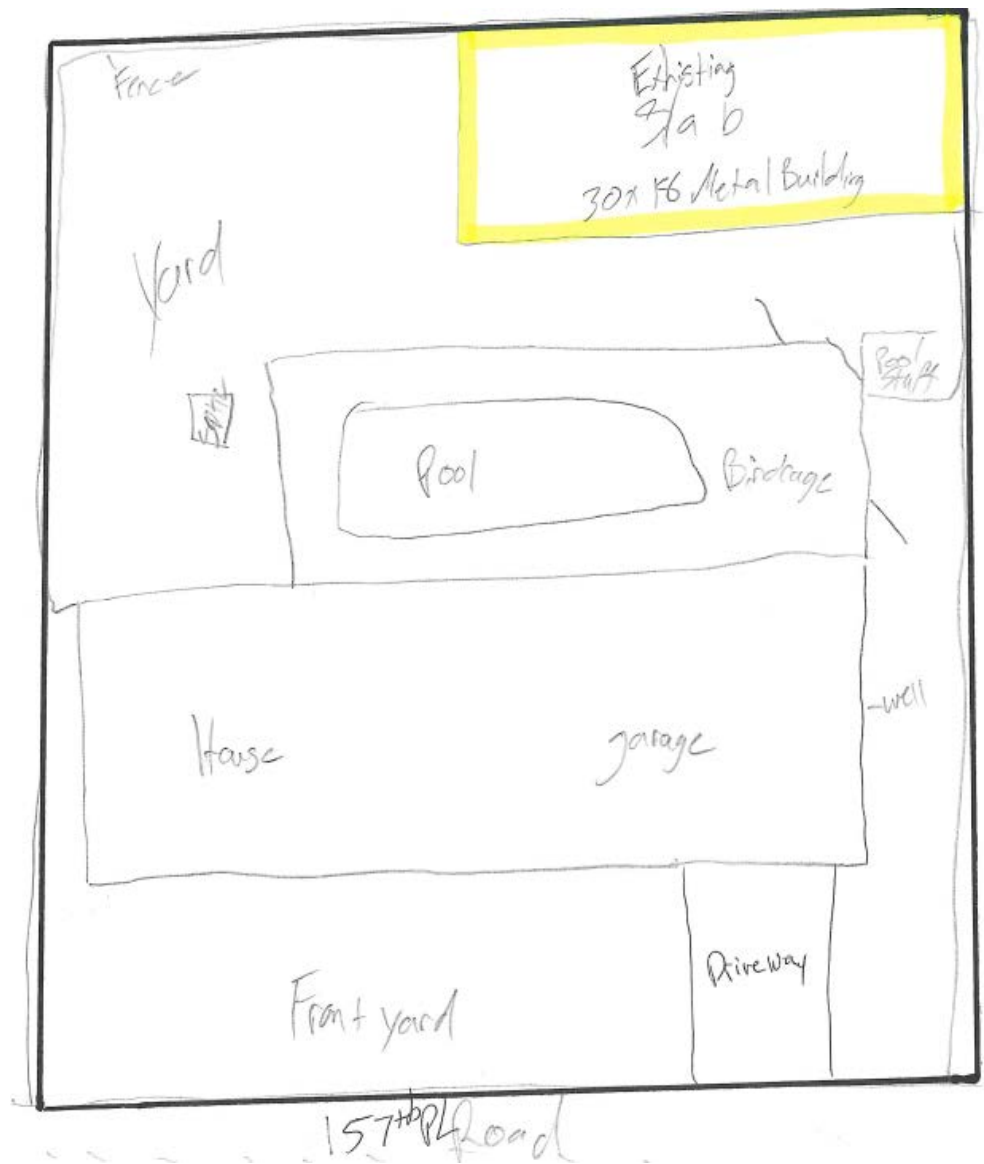
Side Property Line to exiting slab



View to the West of Backyard

Previous Request in the Surrounding Area

- No Request in the surrounding area





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: *Break Moore*

Date Received: *3/2/2021*

#*210505V*

VARIANCE APPLICATION

AR#: *26341*

Application #: *210505V*
FOR COUNTY USE ONLY

PA#: *4709-117-010*

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:

To put a metal building *30x18* on an existing concrete slab to reduce rear and side setbacks from *8* feet to *0*

Section of Code requesting variance from: *4.2.9(E)*

Legal Description (Please attach a copy of deed). Total Acreage of subject property: *.25* +/- acres

Directions to subject property:

From the intersection of 42 and 86th go north on 86th to stop sign. Take a right, 3rd house on left
situa: *8705 SE 157th place, Summerfield, FL*

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 and Kelly Rae McKane

(Print/Signature) Property Owner

8705 SE 157th Pl

Address

Summerfield, FL 34491

City, State, Zip Code

907-750-3126

Contact Info: Phone, cell, e-mail address

[Signature]

(Print) Applicant or Agent

Address

City, State, Zip Code

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.

Proj. #: *2021030003*

AR# *26341*

Sec. 21-17-23

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

"Orange Blossom Hills - Unit 9"

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 concrete slab has been there for 50 yrs. It's directly on the property line. There was a small shed there and I'm wanting to replace it with a larger building without increasing the size of the slab

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

Applicant's justification:

The concrete slab was already there. I did not increase the size. I just want to take advantage of the whole slab

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 surrounding area. This wouldn't adversely effect any 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:

A reduction from 8' to 0" is needed
since the slab has been on the property line
for 50 yrs

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:

I've already talked with the neighbor and he has no
issue with it. There is an existing fence that the
building would be replacing

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

#210505V

2021 Property Record Card

4709-117-010

[GOOGLE Street View](#)

Prime Key: 1138507

[MAP IT](#) - [BETA MAP IT+](#) -

Current as of 3/2/2021

Property Information

MCKONE MICHAEL
MCKONE KELLY RAE NOWAK
8705 SE 157TH PL
SUMMERFIELD FL 34491-5653

Taxes / Assessments:

Map ID: 257

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

✓ Acres: .22

Situs: 8705 SE 157TH PL
SUMMERFIELD

Current Values NOT Available

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$11,632	\$85,261	\$4,641	\$101,534	\$101,534	\$0	\$101,534
2019	\$11,632	\$83,575	\$4,773	\$99,980	\$99,980	\$0	\$99,980
2018	\$11,632	\$80,315	\$4,904	\$96,851	\$96,851	\$0	\$96,851

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6653/1382	10/2017	76 MAR CER	0	U	I	\$100
6567/1386	04/2017	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$140,000
6032/1144	04/2014	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$112,000
5671/1605	12/2011	08 CORRECTIVE	0	U	I	\$100
5616/1975	12/2011	07 WARRANTY	0	U	I	\$100
5416/0724	09/2010	57 TRANSFER FROM BANK	9 UNVERIFIED	U	I	\$35,000
5369/1311	06/2010	56 TRANSFER TO BANK	0	U	I	\$100
4667/1998	12/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$125,000
4640/1019	07/2006	07 WARRANTY	0	U	I	\$100
4447/1101	05/2006	77 AFFIDAVIT	0	U	I	\$100
4447/1092	05/2006	77 AFFIDAVIT	0	U	I	\$100
4447/1091	05/2006	71 DTH CER	0	U	I	\$100
4383/0102	03/2006	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
2706/1456	06/1999	71 DTH CER	0	U	I	\$100
1428/0301	04/1987	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$28,000

Property Description

SEC 21 TWP 17 RGE 23
PLAT BOOK G PAGE 023
ORANGE BLOSSOM HILLS UNIT 9

BLK 117 LOTS 10.11.12

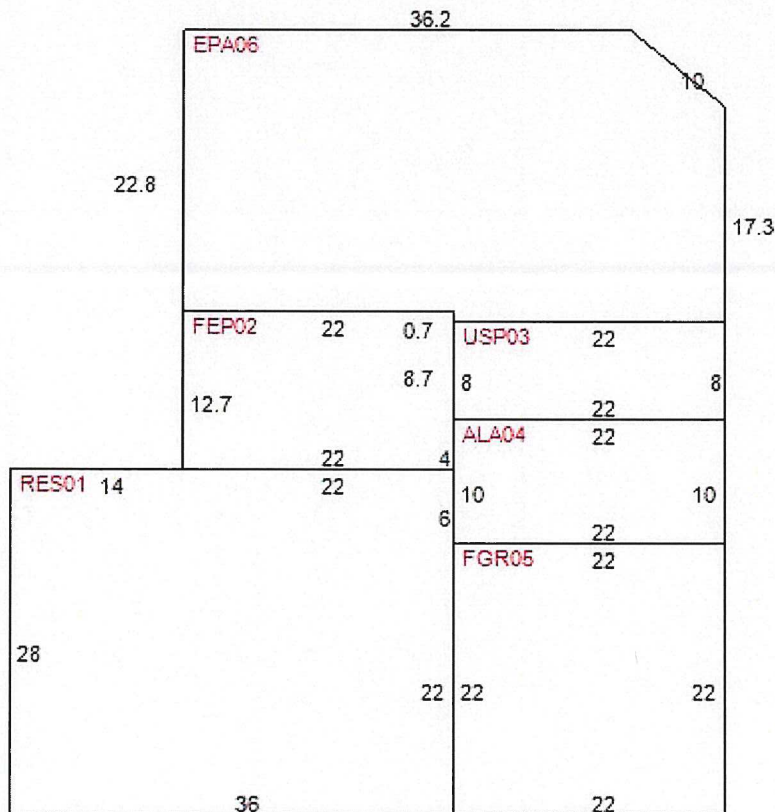
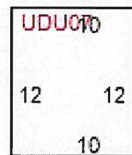
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		75.0	125.0	R1	75.00	FF							
Neighborhood 9447 - ORANGE BLOSSOM HILLS -SEE DESC													
Mkt: 10 70													

Traverse

Building 1 of 1

RES01=L22L14D28R36U22U6.
 FEP02=U4U8,7L22D12,7R22.U4
 USP03=U8R22D8L22.
 ALA04=D10R22U10L22.D10
 FGR05=D22R22U22L22.U41,5L22
 EPA06=D22,8R22D0,7R22U17,3A309|10L36,2.U15
 UDU07=U12R10D12L10.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1971
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	8/2/2017 by 216	Architecture 0 - STANDARD SFR
		Base Perimeter 192

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	1971	N	0 %	0 %	1,008	1,008
FEP	0232	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	279	279
USP	0301	- NO EXTERIOR	1.00	1971	N	0 %	0 %	176	176
ALA	0432	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	220	220
FGR	0532	- CONC BLK-STUCO	1.00	1971	N	0 %	0 %	484	484
EPA	0601	- NO EXTERIOR	1.00	1971	N	0 %	0 %	997	997
UDU	0732	- CONC BLK-STUCO	1.00	1993	N	0 %	0 %	120	120

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths: 0	Dishwasher: Y
MTL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 5 CONCRETE SLAB	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1976	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1976	2	0.0	0.0
159 PAV CONCRETE	772.00	SF	20	1971	3	0.0	0.0
226 RES SWIM POOL	392.00	SF	20	1993	3	14.0	28.0
099 DECK	650.00	SF	50	1993	2	0.0	0.0
114 FENCE BOARD	203.00	LF	10	2014	4	0.0	0.0

Appraiser Notes

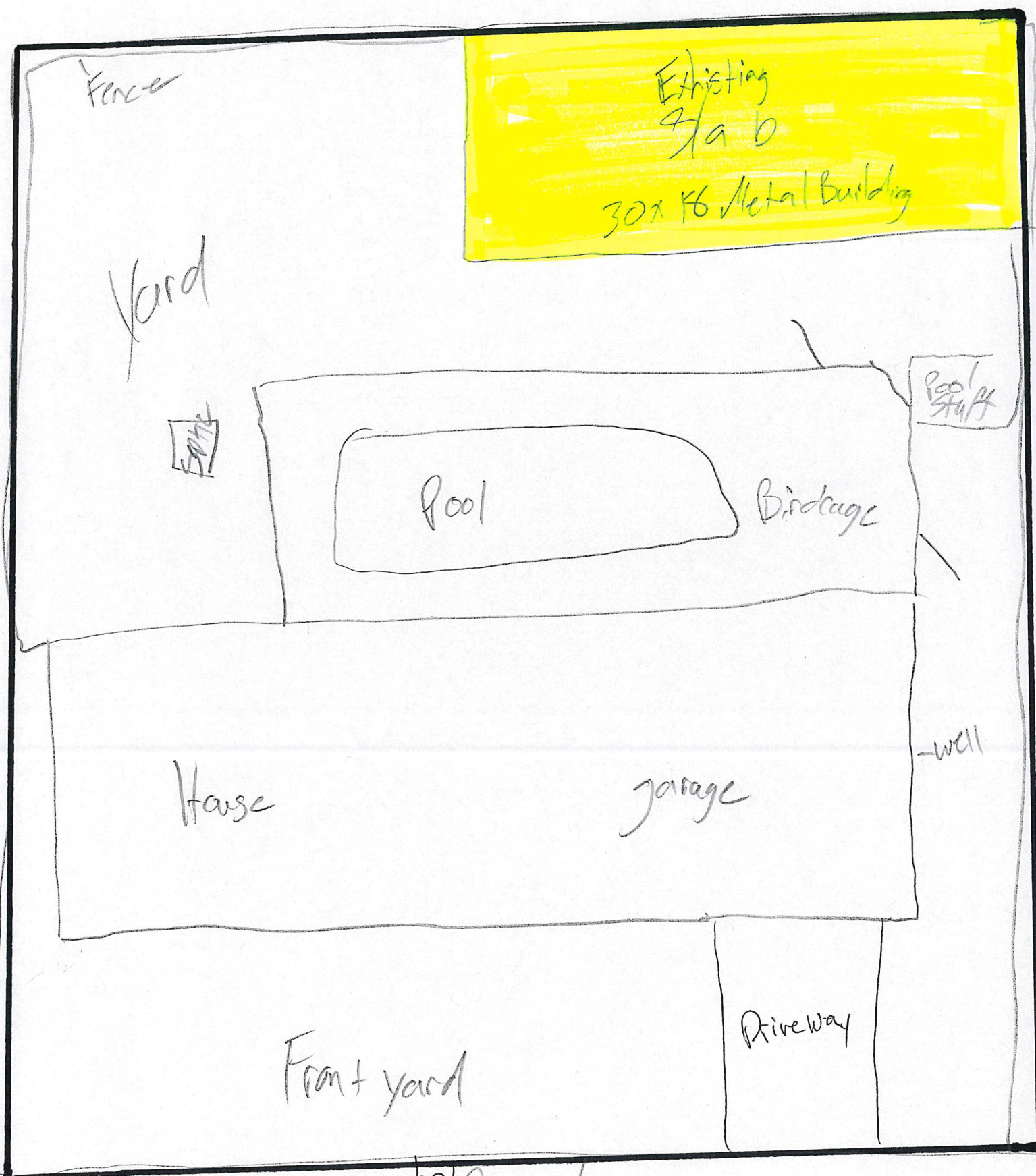
EST FGR

Planning and Building** Permit Search **

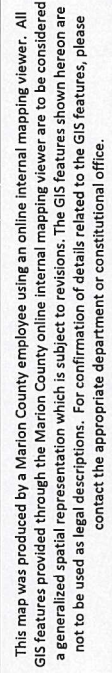
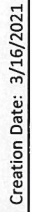
Permit Number	Amount	Issued Date	Complete Date	Description
MA67133	\$3,978	7/1/1993	-	PENC
MA65587	\$9,500	6/1/1993	-	POOL

North

#210505V



157th Rd



Prepared by:
 Rebecca R. Connolly
 Affiliated Title of Central Florida, Ltd.
 2701 SE Maricamp Road, Suite 101
 Ocala, Florida 34471

File Number: 17-417

#210505V

General Warranty Deed

Made this April 24, 2017 A.D. By Christina J. Hendrickson and Joe R. Hendrickson, Jr., Wife and Husband, whose address is: PO Box 3345, Belleview, FL 34421, hereinafter called the grantor, to Michael Mckone and Kelly Rae Nowak, as Joint Tenants with Full Rights of Survivorship, whose address is: 8705 SE 15th Place, Summerfield, FL 34491, 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:

Lots 10, 11, and 12, Block 117, ORANGE BLOSSOM HILLS, UNIT NO. 9, according to the plat thereof recorded in Plat Book G, Page 23, Public Records of Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

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, 2016.

Prepared by:
 Rebecca R. Connolly
 Affiliated Title of Central Florida, Ltd.
 2701 SE Maricamp Road, Suite 101
 Ocala, Florida 34471

File Number: 17-417

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

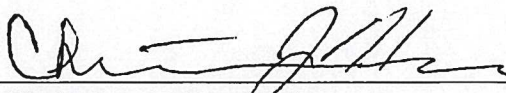
Signed, sealed and delivered in our presence:

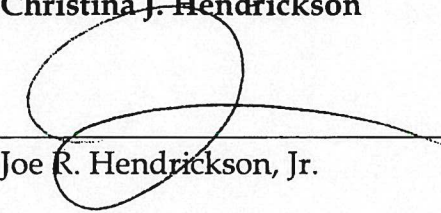
Witness 1 Sign:

Witness 1 Print:

Witness 2 Sign:

Witness 2 Print:

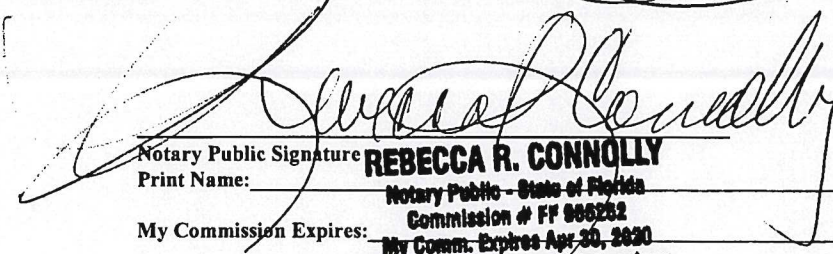

 Christina J. Hendrickson


 Joe R. Hendrickson, Jr.

State of Florida
 County of Marion

The foregoing instrument was acknowledged before me this 24th day of April, 2017, by **Christina J. Hendrickson** and **Joe R. Hendrickson, Jr.**, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL


 Notary Public Signature
 Print Name:

REBECCA R. CONNOLLY

Notary Public - State of Florida

Commission # FF 986282

My Comm. Expires Apr 30, 2020

Bonded through National Notary Assn.

Department of Health - Office of Vital Statistics

(STATE FILE NUMBER)

RECEIVED

OCT 11 2017

Marion County Clerk's Office

STATE OF FLORIDA MARRIAGE RECORD

TYPE IN UPPER CASE

USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

FILE # 2017092074 OR BK 06653 PG 1382

RECORDED 10/11/2017 03:48:40 PM

DAVID R. ELLSPERMANN

CLERK OF COURT AND COMPTROLLER

MARION COUNTY

M2017-1438

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1. NAME OF SPOUSE (First, Middle, Last) KELLY RAE NOWAK		1b. MAIDEN SURNAME (if applicable) NOWAK	2. DATE OF BIRTH (Month, Day, Year) 06/03/1990
3a. RESIDENCE - CITY, TOWN, OR LOCATION SUMMERFIELD	3b. COUNTY MARION	3c. STATE FLORIDA	4. BIRTHPLACE (State or Foreign Country) FLORIDA
5a. NAME OF SPOUSE (First, Middle, Last) MICHAEL PATRICK MCKONE		5b. MAIDEN SURNAME (if applicable) MCKONE	6. DATE OF BIRTH (Month, Day, Year) 11/19/1981
7a. RESIDENCE - CITY, TOWN, OR LOCATION SUMMERFIELD	7b. COUNTY MARION	7c. STATE FLORIDA	8. BIRTHPLACE (State or Foreign Country) NEW HAMPSHIRE
<p>WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.</p>			
9. SIGNATURE OF SPOUSE (Sign full name using black ink) <i>[Signature]</i>		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 08/29/2017	
11. TITLE OF OFFICIAL DEPUTY CLERK		12. SIGNATURE OF OFFICIAL (Use black ink) <i>[Signature]</i>	
13. SIGNATURE OF SPOUSE (Sign full name using black ink) <i>[Signature]</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 08/29/2017	
15. TITLE OF OFFICIAL DEPUTY CLERK		16. SIGNATURE OF OFFICIAL (Use black ink) <i>[Signature]</i>	
LICENSE TO MARRY			
<p>AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.</p>			
17. COUNTY ISSUING LICENSE MARION COUNTY FLA	18. DATE LICENSE ISSUED 08/29/2017	18a. DATE LICENSE EFFECTIVE 09/01/2017	19. EXPIRATION DATE 10/31/2017
20a. SIGNATURE OF COURT CLERK OR JUDGE <i>[Signature]</i>		20b. TITLE DAVID R. ELLSPERMANN CLERK AND COMPTROLLER	20c. BY D.C. TW TW
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.			
21. DATE OF MARRIAGE (Month, Day, Year) 10/08/2017		22. CITY, TOWN, OR LOCATION OF MARRIAGE Oxford, Florida	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) <i>[Signature]</i>		23c. ADDRESS (Of person performing ceremony) 1907 High St. Leesburg, FL 34748	
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) Minister Patrick Craner		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>[Signature]</i>	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>[Signature]</i>	

210505V

April 1, 2021

To whom it may concern;

Our property (8700 SE 157th St. Summerfield, Fl. 34491) backs up to Michael McKones property and we have no problem with his new shed being right on the property line.

Sincerely'

Richard Filkins

Richard Filkins

Sheila Filkins

Sheila Filkins

8700 SE 157th St, Summerfld,
FL 34491

PA#: 4709-117-039

w/in 300'



Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2959

Agenda Date: 5/3/2021

Agenda No.: 2.6.

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT

April 5, 2021

A public hearing of the Marion County Board of Adjustment was held on April 5, 2021 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 David Rubin, Vice Chairman Nathanael Ramos, Members: Earnest Hemschot, Douglas Sherwood, and Jack Stackman. Staff members present were: Assistant County Attorney Russell G. Ward, Deputy Director Joanna L. Coutu, Growth Services Development Review Coordinator Arthur Hall and Staff Assistant IV Darlene A. Pocock.

Chairman David Rubin, gave the Invocation followed by leading the Pledge of Allegiance.

Atty. Russel Ward then explained the procedures for hearing variance requests.

Ms. Joanna Coutu 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.

1. **210401V** – The Brian Van Voorhees and Elsa Vazquez Rev Trust, c/o Elsa n. Avalos Vazquez TR ET AL, 6221 SW 7th Avenue Road, Ocala, FL 34471, requests a reduction of the North (side) setback from 25' to 7.5' and the East (rear) setback from 25' to 0' for an existing shed, in an A-1 (General Agriculture) zoning classification on Parcel Account No. 36051-000-00.

Ms. Joanna Coutu presented the case to the board and stated that the record shows this is a 1.09 acre property located in the "Pyles" recorded subdivision. Ms. Coutu explained that the existing shed is 16' x 24' and there is an open code case (#765077 – non-permitted shed) associated with this request. Ms. Coutu stated that when the property owners recently sold off an adjoining parcel, it created a setback violation. Ms. Coutu concluded that there are 2 accessory structures on a surrounding parcel which were built in 1967 that do not meet the minimum setback of 25', but all other surrounding parcel's accessory structures meet the 25' setbacks.

Ms. Coutu confirmed that 12 property owners were notified within 300 feet, with 1 letter of support received and no letters of opposition received. The applicant was present to answer questions.

Elsa Avalos Vazquez, 6221 SE 7th Avenue Road, Ocala, FL 34471, stated that the existing home had no garage to maintain their storage needs and the existing shed was built by her husband in 2018, while she was away caring for her ill mother. Ms. Vazquez explained that the couple had owned the adjacent lot next door, so at the time, the shed had no boundary concerns of encroachment. Ms. Vazquez stated that she has been trying to bring the shed into compliance for

some time now while also struggling with several personal family medical and relationship issues. Ms. Vazquez explained that a survey was done to include a boundary adjustment/offset of 25' to protect the shed prior to the sale of the adjacent lot, but the closing was done without the boundary adjustment in place. Ms. Vazquez stated that the realtor and the title company were both highly aware that the new survey showed the 25' buffer around the shed. Ms. Vazquez also stated that she had made a good faith attempt to the new owner to correct the land situation surrounding the shed, but she did not receive any response back and is now awaiting for the final building permit to be signed off if the variance approval goes through, so she can then move ahead with the sale of this 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.

Douglas Sherwood made a motion to approve 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.

Nathanael Ramos made the motion to second. The applicant has met the requirements for a variance and granting the variance would not be contrary to public interest.

Motion for Approval - Passed 5 to 0.

2. **210402V** – Riley F. and Karen Carter, 23739 NE 152nd Lane Road, Salt Springs, FL 32134, requests a reduction of the ESOZ (front) setback from 75' to 45' for replacing an existing mobile home, in an R-4 (Mixed Residential) zoning classification on Parcel Account No. 10636-008-00.

Ms. Coutu presented the case to the board and stated that the record shows this .18 acre property is located in an unrecorded subdivision called Crescent Beach which was established in 1967 and this lot fronts on Lake Kerr. Ms. Coutu explained that according to the property appraiser records there has been an existing mobile home on the property since 1960. Ms. Coutu stated that the existing mobile home is approximately 700sf and the newer mobile home is approximately 1456 sf. Ms. Coutu continued that the location of the proposed replacement and size of the mobile home is consistent with the neighboring properties to the north and to the south and based on the submitted ESOZ Site Plan, the existing septic location prevents the proposed mobile home to be placed further to the back side of the property towards the roadway.

Ms. Coutu confirmed that 9 property owners were notified within 300 feet, with no letters of support nor objection received. The applicant's agent was present to answer questions.

Riley Carter, 23739 NE 152nd Lane Road, Salt Springs, FL 32134 stated that he purchased the property in February 2020 with the plan to remove the 1960's mobile home and replace with a newer more efficient home. Mr. Carter explained that between the septic, drain-field and well placements, there is no other placement than to follow the original footprint existing on the property and even a new single-wide would not meet the current setbacks. Mr. Carter continued to explain that the screened room on the existing home is about 12' - 15' closer to the water than the new home placement would be. Mr. Carter concluded that the new home will be placed with a like consistency to his neighbors' homes, with one being closer to the water than his and the other matching his.

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.

Nathanael Ramos made a motion to approve 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.

Douglas Sherwood made the motion to second. The applicant has met the requirements for a variance and granting the variance would not be contrary to public interest.

Motion for Approval - Passed 4 to 1 with Jack Stackman dissenting.

MINUTES:

The **March 1st, 2021** Board of Adjustment Minutes were agreed for Approval upon a motion by Jack Stackman, with a second by Ernest Hemschot.

Motion for Approval passed 5 to 0.

ADJOURNED: The meeting adjourned at 2:53 PM.

David Rubin, Chairman

Attest:

Darlene A. Pocock
Staff Assistant IV



Marion County

Board of Adjustment

Agenda Item

File No.: 2021-2960

Agenda Date: 5/3/2021

Agenda No.: 4.1.

SUBJECT:
April 5, 2021

DESCRIPTION/BACKGROUND:
Previous Meeting Minutes

MINUTES

MARION COUNTY BOARD OF ADJUSTMENT

April 5, 2021

A public hearing of the Marion County Board of Adjustment was held on April 5, 2021 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 David Rubin, Vice Chairman Nathanael Ramos, Members: Earnest Hemschot, Douglas Sherwood, and Jack Stackman. Staff members present were: Assistant County Attorney Russell G. Ward, Deputy Director Joanna L. Coutu, Growth Services Development Review Coordinator Arthur Hall and Staff Assistant IV Darlene A. Pocock.

Chairman David Rubin, gave the Invocation followed by leading the Pledge of Allegiance.

Atty. Russel Ward then explained the procedures for hearing variance requests.

Ms. Joanna Coutu 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.

1. **210401V** – The Brian Van Voorhees and Elsa Vazquez Rev Trust, c/o Elsa n. Avalos Vazquez TR ET AL, 6221 SW 7th Avenue Road, Ocala, FL 34471, requests a reduction of the North (side) setback from 25' to 7.5' and the East (rear) setback from 25' to 0' for an existing shed, in an A-1 (General Agriculture) zoning classification on Parcel Account No. 36051-000-00.

Ms. Joanna Coutu presented the case to the board and stated that the record shows this is a 1.09 acre property located in the "Pyles" recorded subdivision. Ms. Coutu explained that the existing shed is 16' x 24' and there is an open code case (#765077 – non-permitted shed) associated with this request. Ms. Coutu stated that when the property owners recently sold off an adjoining parcel, it created a setback violation. Ms. Coutu concluded that there are 2 accessory structures on a surrounding parcel which were built in 1967 that do not meet the minimum setback of 25', but all other surrounding parcel's accessory structures meet the 25' setbacks.

Ms. Coutu confirmed that 12 property owners were notified within 300 feet, with 1 letter of support received and no letters of opposition received. The applicant was present to answer questions.

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some time now while also struggling with several personal family medical and relationship issues. Ms. Vazquez explained that a survey was done to include a boundary adjustment/offset of 25' to protect the shed prior to the sale of the adjacent lot, but the closing was done without the boundary adjustment in place. Ms. Vazquez stated that the realtor and the title company were both highly aware that the new survey showed the 25' buffer around the shed. Ms. Vazquez also stated that she had made a good faith attempt to the new owner to correct the land situation surrounding the shed, but she did not receive any response back and is now awaiting for the final building permit to be signed off if the variance approval goes through, so she can then move ahead with the sale of this 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.

Douglas Sherwood made a motion to approve 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.

Nathanael Ramos made the motion to second. The applicant has met the requirements for a variance and granting the variance would not be contrary to public interest.

Motion for Approval - Passed 5 to 0.

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PUBLIC COMMENT:

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Douglas Sherwood made the motion to second. The applicant has met the requirements for a variance and granting the variance would not be contrary to public interest.

Motion for Approval - Passed 4 to 1 with Jack Stackman dissenting.

MINUTES:

The **March 1st, 2021** Board of Adjustment Minutes were agreed for Approval upon a motion by Jack Stackman, with a second by Ernest Hemschot.

Motion for Approval passed 5 to 0.

ADJOURNED: The meeting adjourned at 2:53 PM.

David Rubin, Chairman

Attest:

Darlene A. Pocock
Staff Assistant IV