



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686

Davis Dinkins
Davis Dinkins Engineering P.A.
125 NE 1st Ave, Ste 2
Ocala, FL 34470

October 23, 2024

RE: Farm Credit Building Addition – Major Site Plan – AR 31389

This letter serves as review of a deviation request from LDC Section 6.11.4.B(2) which states:

Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

Applicant requests: A deviation from LDC Sec. 6.11.4.B(2) Cross access (parallel access) is requested for this project as shown on the submitted site plan.

Staff comments are: A 24' wide paved cross access easement is required parallel to US 27 and extending to the east and west property lines.

Review of this request is complete as follows:

Approved Approved with Conditions Disapproved

Conditions/Comments:

Cross access for the development to the west will remain a requirement. Update plans and record the required easement to reflect this approved deviation.

Sincerely,

Steven Cohoon, P.E.
County Engineer

Disclaimer: Multiple points of access and types of access (full access, directional access, right-in-right-out, etc.) are not a property right. Marion County maintains the right to remove, revise, alter or restrict any access points in accordance with Florida Statutes and the Marion County Land Development Code as deemed necessary.



Highway 27 West, LLC
1525 N.E. 8th Avenue, Ocala, FL 34470
E-Mail: Toddr@neighborhoodstorage.com
Office: (352) 239-1555

October 23, 2024

Re: Support for Waiver of Cross Access Requirement

Dear Marion County Development Review Committee,

I hope this message finds you well. I am writing on behalf of Highway 27 West LLC regarding our proposed development, Neighborhood Storage Highway 27 West. We are writing to express our support for Farm Credit's request for a waiver to the cross-access requirement on their western boundary.

We do not believe that a cross-access easement is necessary for our project or the adjacent property (Farm Credit). Our current site plans do not include cross-access, as we believe the absence of such access will have no substantive negative impact on traffic flow or project efficiency. We are working with the same engineering team as Farm Credit, and we maintain a positive and collaborative relationship. If cross-access were advantageous for either of our developments, we would have worked toward including it in our design. However, based on our analysis, we are confident that proceeding without it is the most appropriate course at this time.

We kindly ask for your support of Farm Credit's waiver request and thank you for your time and consideration. Should you have any questions or need further details, please feel free to reach out.

Sincerely,

Todd Rudnianyn
Manager, Highway 27 West LLC
352-239-1555

TBR/pik