



Marion County Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

Date: June 01, 2026

To: Upham, Inc
Roger Strcula

Subject: Status Letter - Approved - Partial Approval
Case Type: Waiver Request (Plan in Review)
Case Name: TARGET OF OCALA
Case #: WaiverPIR-000794-2026

Dear Roger

The above referenced Waiver Request (Plan in Review) was Approved - Partial Approval by the Development Review Committee on 06/01/2026., and the decision was as follows:

LDC 6.8.6.K (2) - Buffers

CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT states in lieu of masonry wall, provide 6' opaque PVC fence within type "A" buffer per 6.8.6.I. (1). The fence will match the existing Walmart fence. The fence will run along the boundary for approx. 1,000 LF per Exhibit 1. Lots 2 and 3 adjacent to Target will provide separate buffers per table 6.8-2.

Motion by Tony Cunningham to deny but with support to the Board of County Commissioners, seconded by Michelle Sanders

Motion carried 5-0

LDC 6.13.7 Geotechnical Criteria

CODE states Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his

designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified.

APPLICANT states Borings indicated on sheet C200 per the Geo-Tech report were drilled depths indicated except where encountering resistance due to limestone layer. Borings not meeting the minimum 10' below pond bottoms are indicated on sheet C200. Request waiver depth, use borings performed as sufficient information.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration. Further, expiration dates do not apply to cases requiring drawings to be recorded.

Log into the online portal anytime at https://selfservice.marionfl.org/energov_prod/selfservice#/home to view comments (such as informational comments), recommendations, conditions, holds, fees, files and/or next steps, if any.

Any conditions or holds imposed must be satisfied and all fees paid prior to the final completion of this case.

Regarding next steps, the portal is where applicants may schedule inspections, comply with additional requirements or apply for sub records, as appropriate.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer