



**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: July 27, 2026

To: TRAVIS ALDANA
3002 SE 1ST AVE, BLD
300

Subject: Status Letter - Denied
Case Type: Waiver Request (to a Major Site Plan)
Case Name: Majesty Corner LLC Plan # 33140
Case #: WaiverSTA-001018-2026

Dear Travis,

The above referenced Waiver Request (to a Major Site Plan) was Denied by the Development Review Committee on 07/27/2026. *This item is scheduled for the 8/18/26 Board of County Commissioners Meeting.*

LDC 6.8.6.K(2) Buffers

CODE 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 request - Section 6.8.6 (K)(2) of the Marion County Land Development Code defines a B-Type buffer requirement that includes a buffer wall. Consistent with the intent of this provision, the adjacent property owner has reviewed this request and has expressed a preference that their existing fence be considered the required physical buffer rather than having an additional buffer wall constructed. The neighboring property owner has advised that they would prefer to maintain the existing fence and view the enhanced landscape buffer rather than have a buffer wall installed along the shared property line. This waiver request is for the wall only portion of the buffer requirement.

Motion by Chuck Varadin to deny with support to the Board of County Commissioners (BoCC), seconded by John Pearson

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