



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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June 2, 2025

TILLMAN & ASSOCIATE ENGINEERING, LLC
TIMOTHY C. BROOKER
1720 SE 16TH AVE., BLDG # 100
OCALA, FL 34471

SUBJECT: WAIVER STATUS LETTER

PROJECT NAME: FREEDOM COMMONS PHASE 5 (PREVIOUSLY APPROVED AR#31041)
PROJECT #2024010034 APPLICATION #32857 PARCEL #35730-000-00

Dear Mr. Brooker:

The following waiver for the above referenced project was reviewed by the Development Review Committee on June 2, 2025 and the decision was as follows:

LDC 6.8.6.K(5) - Buffers

CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT requests a waiver pursuant to the development conditions (#210805Z approved 8/17/2021) and the approved master plan (#27553 approved 12/19/22), a type 'E' buffer is required along the west boundary (along The Pines at Ocala Crossings South). Due to the comparable lots at Ocala Crossings (40' wide lots) and Freedom 5 (50' wide lots), the west buffer is not required per LDC between these compatible uses. Additionally, Ocala Crossings has installed a privacy fence along the existing lots between the two developments. This waiver request is to obtain confirmation the buffer is not required, and to allow subsequent master plans to show it as such.

DENIED

Please contact the the Office of the County Engineer Stormwater Division at (352) 671-8686 for assistance with the above conditions. Once the stormwater improvements have been completed, contact the Stormwater Division to schedule a final inspection. This inspection must be performed and finalized prior to the issuance of a Certificate of Occupancy or release of a hold, as applicable.

Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call (352) 671-8686 to be scheduled for the appeal process.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org

should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer