

September 3, 2025

PROJECT NAME: BLACK LABEL MARINE
PROJECT NUMBER: 1999007470
APPLICATION: DRC WAIVER REQUEST #33245

- 1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: Staff would not support this buffer waiver request. A 20ft. wide buffer and wall abutting residential use is needed. Existing vegetation does not appear to be dense on subject property. Provided plan only shows enough room for 10ft. building side setback.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: APPROVED – Parcel 21548-000-00 is within the Marion County Utilities service area but is outside of connection distance. This parcel has City of Ocala Utilities immediately accessible. Please note that the City of Ocala is not part of the Development Review Process and will need to be notified if there is a proposed change in flows. MCU has no comments regarding the Cross Access Waiver. This parcel is located within the Urban Growth Boundary and outside of the Primary Springs Protection Zone.
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: Staff does not support buffer waiver, plan shows 10' of buffer space between property line and driveway. Not enough room to not impact existing tree roots with grading and driveway construction, waiver also required to reduce buffer width from 20' to 10'
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: N/A
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: BLACK LABEL MARINE
STATUS OF REVIEW: INFO
REMARKS: Defer to Traffic.

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: BLACK LABEL MARINE

STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL on the driveway spacing and cross access easement waiver request. This plan proposes a full redevelopment of this site with the building increasing in size from approximately 4,500 SF to over 11,000 SF. The total parcel size is over 11 acres. In addition, the adjacent parcel to the east is under the same ownership and provides an additional 1.5 acres. There is also another commercial parcel located to the west that is underdeveloped. historic aerial imagery shows one driveway has always been blocked and unused going back to 2019 when this site first started being used for boat sales and service. This parcel is located within 400 feet of the major intersection located at US 27 and NW 44th Avenue along with the adjacent underdeveloped parcel to the east. Cross access is needed along with reducing the driveways. US 27 is an arterial roadway where it is important to limit the number of driveways to improve traffic flow, reduce congestions, and improve safety. If cross access is not provided the parcel to the west could develop and require its own separate access to US 27 within 400 feet of the existing signalized intersection. This would place three driveways within 300 feet of each other and within 400 feet of the signalized intersection. It seems as though there should be plenty of room and ability to remove the western driveway and provide cross access to the adjacent parcels while also leaving space for a secure storage and display area given the full redevelopment of the site and a total of over 13 acres to utilize.



**Marion County
Board of County Commissioners**

33245

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

21548-000-00

Date: 8-19-25 Parcel Number(s): 21 548000- 00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Black Label Marine Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Back to Basic Properties, LLC., John W. Duggan, Jr.
Signature: *John W. Duggan, Jr.*
Mailing Address: 4211 NW Blitchton Rd City: Ocala
State: FL Zip Code: 34482 Phone # 352-817-8985
Email address: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala
State: FL Zip Code: 34470 Phone # 352-748-3126
Email address: permitting@cfb-inc.com & bclymer@cfb-inc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.11.4.B Cross Access (Parallel Access)
Reason/Justification for Request (be specific): CFB attended a DRC staff meeting on 7/10/25, in which staff explained the cross access requirment between the subject parcel and adjacent eastern parcel under the same ownership.
This project proposes display parking for high-value boats along the frontage of US 27. Proposing cross access on this project will jeopardize the security of these boats outside of normal business hours.

DEVELOPMENT REVIEW USE:

Received By: emailed emailed 8/19/25 Date Processed: 8/20/2025 Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐ Zoned: _____
ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐ Date Reviewed: _____
Verified by (print & initial): _____



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

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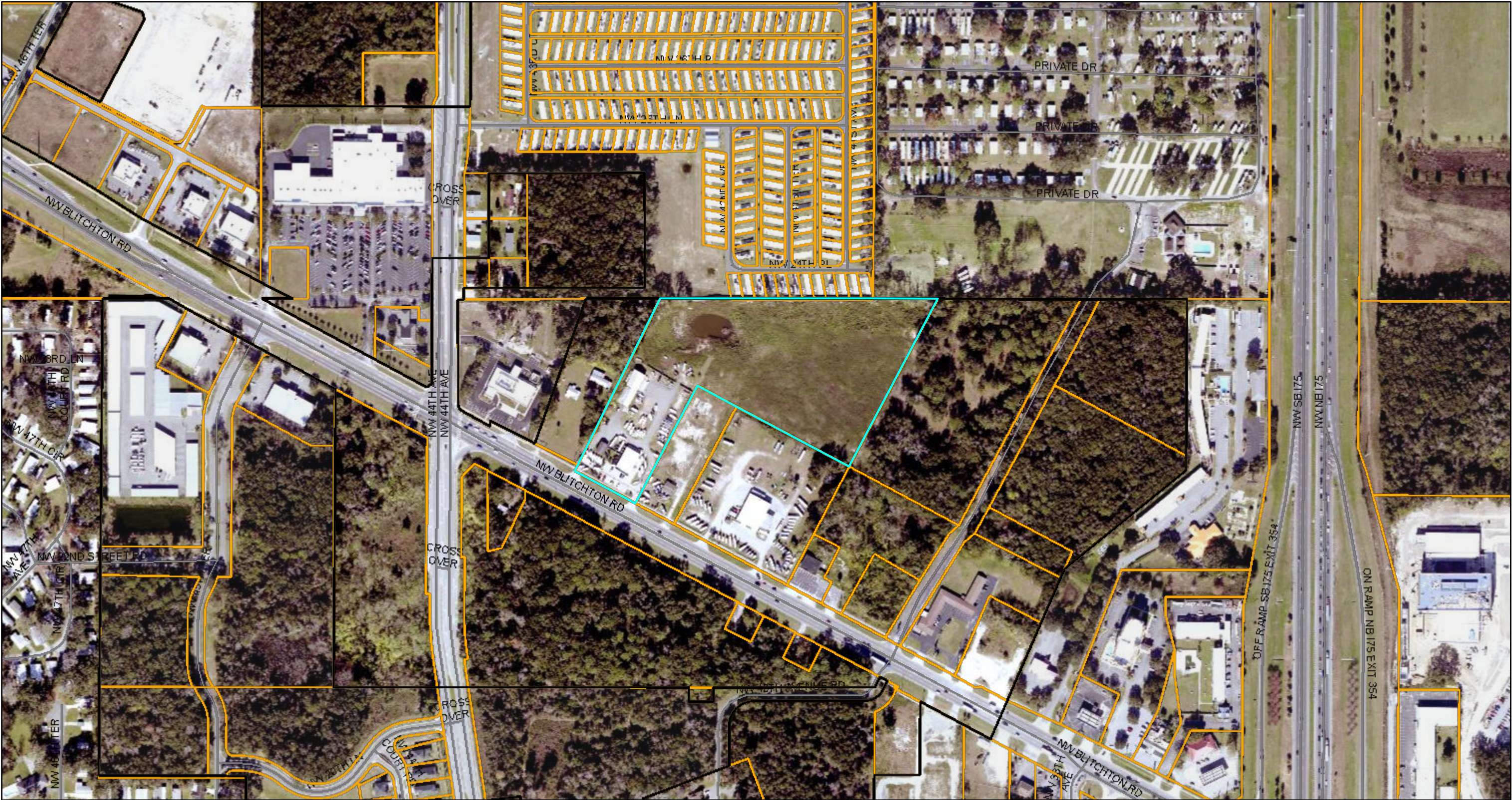
Section & Title of Code (be specific) _____

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Marion County Florida - Interactive Map



9/3/2025, 9:15:08 AM

1:4,514

Marion County

Municipalities

Parcels

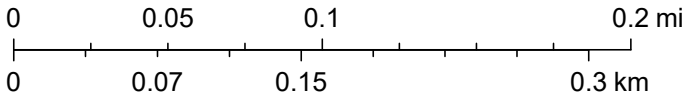
Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3



Marion County Property Appraiser, OCE, Marion County BOCC

