



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Ocala, FL 34471
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September 8, 2025

CLYMER FARNER BARLEY, INC.
BEAU CLYMER, P.E.
406 E SILVER SPRINGS BLVD, 200
OCALA, FL 34470

SUBJECT: WAIVER STATUS LETTER

PROJECT NAME: BLACK LABEL MARINE

PROJECT #1999007470 APPLICATION #33245 PARCEL #21548-000-00

Dear Mr. Clymer:

The following waivers for the above referenced project was reviewed by the Development Review Committee on September 8, 2025 and the decision was as follows:

LDC 6.11.5 Driveway Access

CODE states: Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users. B. General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater. C. Commercial Driveway Requirements. (1) The minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2.

APPLICANT states CFB attended a DRC staff meeting on 7/10/2025, in which staff explained one of the two existing driveways would need to be removed. Both driveways entering the subject site have been permitted with FDOT since permit issuance on 8/31/1995/ CFB had a pre app meeting with FDOT on 7/15/2025 and they confirmed that the proposed project would not be deemed a significant change, which would allow us to keep both driveways. Having both driveways is crucial for current business operation, following better circulation for trailered boats.

Motion by Chuck Varadin to deny, seconded by Michelle Fanelli

Motion carried 4-0

LDC 6.8.6. - Buffers

CODE states: It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.

APPLICANT request - CFB attended a DRC staff meeting on 7/10/25, in which staff explained a Type B landscape buffer, with a wall, would be required along the western property boundary. The adjacent western parcel is zoned B-4; however, its current use is a single-family residence. There are clusters of trees along the western property boundary, offering an existing buffer from current operation. We are requesting a waiver from having to provide any landscape buffer along the western property boundary, since one is not required strictly based on zoning and especially since the proposed use of the subject parcel matches the existing use.

Motion by Chuck Varadin to deny and recommend to the Board of County Commissioners to deny the waiver pertaining to the type B buffer, seconded by Tony Cunningham

Motion carried 4-0

Please feel free to call the Office of the County Engineer (352) 671-8686 if you have any questions.

Sincerely,

Development Review Team
Office of the County Engineer