



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 22, 2026

To: Menadier Engineering
13800 Tech City Circle
Ste D-302, Ste D-302

Subject: Status Letter - Denied
Case Type: Waiver Request (Plan in Review)
Case Name: EFP COMMERCIAL
Case #: WaiverPIR-000920-2026

Dear Applicant,

The above referenced Waiver Request (Plan in Review) was heard by the Development Review Committee on 6/22/26, and the decision was as follows:

LDC 6.8.6.L(1) Buffers

***CODE** states Where buffer walls are required by this article, a combination of buffer walls and berms may be used to meet the intent of buffering. Buffer fences may be used as a substitute for buffer walls with approval of the DRC. The buffer walls, buffer fences, and berms shall: (a) Not be constructed or installed in a manner which creates a threat to public safety or interferes with vehicular circulation; (b) Be designed to be compatible with existing and proposed site architecture and the character of the surrounding and adjacent settings including the style and selection of materials; and (c) Be situated so that the wall or fence components are within the buffer limits and any required landscaping shall be installed on the public view side of the wall.*

***APPLICANT** - A Type B landscape buffer is required along the north, south, and west property boundaries. We are requesting that a 6-foot-tall white PVC privacy fence be permitted as a substitute for the required buffer wall. The proposed fence, together with the required landscape buffer, will provide screening and separation along the shared boundaries and will help mitigate potential impacts related to noise, light, views, and other nuisances in a manner comparable to a wall. The buffer will be designed to fully comply with the County's landscape requirements for trees, shrubs, and buffer width. The only request being made is a deviation from the required wall to allow a privacy fence instead.*

Motion by Steven Cohoon to deny without staff support to BoCC, seconded by Tony Cunningham

Motion carried 5-0

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