



Marion County Board of County Commissioners

Office of the County Engineer

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Ocala, FL 34471
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December 15, 2025

ROGERS ENGINEERING, LLC
MELINDA CLEMMONS
406 E SILVER SPRINGS BLVD, 200
OCALA, FL 34470

SUBJECT: WAIVER STATUS LETTER

PROJECT NAME: RIVER CREST (FKA RIVER RUN)

PROJECT # 2025080058 APPLICATION #33308

PARCEL # 3296-000-001

Dear Ms. Clemons:

The following waivers for the above-mentioned project was reviewed by the Development Review Committee on December 15, 2025, and the decision was as follows:

LDC 2.12.32 - Stormwater Analysis Map

CODE states Provide site analysis map depicting existing and proposed drainage basins and drainage features including the existing one percent (100-year) flood plain as shown on FEMA maps with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

APPLICANT requests - The stormwater plan and permitting will be addressed during the improvement plan review. It is the intention to utilize one of the existing DRAs serving the subdivision and modify the SWFWMD permit accordingly.

Applicant withdrew

LDC 6.11.4 - Access management

CODE states - A. All developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points. B. Cross Access (Parallel Access). (1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement. (2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property. (3) Refer to Section 7.3.1 for construction details. C. Access to adjacent lands.(1) Access to adjacent unplatte land or development shall be provided by the continuation of the Major Local rights-of-way centered on section or quarter section lines, when possible, to the subdivision boundary.(2) Access to adjacent platted lands shall be provided at selected points, as approved by the County, by extending an existing or proposed street to the subdivision boundary. (3) Gated subdivisions or internal

residential pods served by Major Local roads are exempt from the requirements in (1) and (2) above. D. Access to adjacent commercial development. Single family residential subdivisions fronting on collector or arterial roads shall provide for interconnection to adjacent non-residential development unless approved by the County Engineer. E. No fence, wall, hedge, shrub, structure or other obstruction to vision, between a height of two and one-half feet and eight feet above the center line grades of the intersecting streets, shall be erected, placed or maintained within a triangle formed by the point of intersection of right-of-way lines abutting a street and/or railroad right-of-way and the points located along the right-of-way lines (use distance in table below) from the point of intersection. Refer to Table 6.11-1 and details in Section 7.3.1

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

LDC 6.11.5.D - Residential driveway requirements

CODE states D. Residential Driveway Requirements. (1) All developments with residential uses shall prohibit direct access onto a Major Local, Collector, or Arterial roadway. Individual lots shall be accessed through the use of an internal roadway network. (2) Driveways shall not access Major Local, Collector, or Arterial roads if alternate access is available. (3) Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway. (4) No driveway shall be located within the sight triangle at corners. Refer to Table 6.11-1 and details in Section 7.3.1. Driveway to corner lots shall be located no closer than the lesser of half of the lot width or 50 feet from the end of the radius. Driveway restriction areas shall be graphically shown on Final Plats for corner lots in compliance with this section. (5) All residential driveways shall make every effort possible to meet FDOT sight distance requirements. This may include relocating driveways, removing structures such as fences, and removing vegetation from the driveway owner's parcel. (6) The driveway radius shall be a minimum of 5 feet for Subdivision Local or Minor Local road and a minimum of 10 feet on a Major Local, Collector, or Arterial road. An equivalent flare to the specified radius will be acceptable. (7) The maximum allowed residential driveway grade is 28 percent. The maximum algebraic difference between two different grades is 12 percent.

APPLICANT request - Individual driveways are intended for each residential lot - which is consistent with all the other residential lots within this subdivision. Both roads are classified as "Subdivision Local" and are not Arterial, Collector, or Major/Minor Local roads. Accordingly, they are intended for multiple residential access driveways in close spacing.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.12.12 - Sidewalks

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT request - The roads adjacent to the lots are classified as "Subdivision Local" and sidewalks are not required per Section 6.12.12.A.

Motion by Steven Cohoon to deny, seconded by Tony Cunningham

Motion carried 4-0

LDC 6.8.6 - Buffers

CODE states A. 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. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J. Required buffer types between land uses.(1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district.(2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a) When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer.(b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan.(c) The development of an individual single family residence or duplex is exempt from providing the required buffer.(3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1.(4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (1) A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five 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 area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting. (2) 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. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without 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. Shrub and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. (4) D-Type buffer shall consist of a 15-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 25 percent of the required buffer. (5) 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. L. Buffer walls, buffer fences, and berms. (1) 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 to 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. (2) When a buffer wall is required, the buffer wall may be used in conjunction with a berm to achieve a minimum final elevation of six feet in height. When buffer walls, berms and/or combinations of each are used, they shall be constructed to:(a) Ensure that historic and/or proposed water flow patterns are accommodated;(b)Not interfere with or obstruct any stormwater facilities; and (c) Provide sufficient ingress/egress for bicycle traffic and pedestrians access with proper arrangement to limit visibility into the proposed development.(3) If planted berms are used, the top of the berm shall have a four-foot wide maintainable area. The maximum side slope for a berm planted with shrubs and woody groundcovers shall be 3:1. The maximum side slope for a berm planted with turfgrass shall be 3.5:1. Planting trees or shrubs on the very top of a berm is discouraged. M. Buffer plantings shall be irrigated appropriately for the specific plant species and characteristics of the site to promote healthy growth. N. Buffer areas shall be continually maintained and kept free of all trash and debris.

APPLICANT request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

2.12.24 - Land use buffering

CODE states Show location and dimensions of required land use buffering.

APPLICANT request - Buffers are not required for the common recreational area that is part of the residential subdivision. The golf course use has been terminated and is used by the residents for common open area.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

LDC 2.12.19 - Existing site improvements

CODE states - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains.

APPLICANT request - Discussion for the record that the existing DRA is intended to be used for the additional residential coverage. Capacity analysis and permit modification will be provided as part of the Improvement Plan.

Applicant withdrew

LDC 2.12.5 - Project concurrency information & 1.8.2.A - Applicability

CODE states - Project Concurrency information shall be provided per Division 1.8.

APPLICANT request - The proposed 24 residential lots are vested and they do not generate more than 50 PM peak hour trips.

Applicant withdrew

LDC 6.3.1.F(1) Establishment of MSBU, CDD or other State recognized special district

CODE states - A copy of the documents demonstrating either: a the establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements.

APPLICANT request - A HOA already exists for this subdivision, and the existing roadway is being maintained by the County.

Applicant withdrew

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