



**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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August 11, 2025

MASTROSERIO ENGINEERING, INC
PAOLO MASTROSERIO
170 SE 32ND PLACE
OCALA, FL 34471

SUBJECT: WAIVER STATUS LETTER

PROJECT NAME: SCRUBS - MINOR SITE PLAN

PROJECT #2024100054 APPLICATION #33136 PARCEL #4716-006-009

Dear Paolo:

The following waiver for the above referenced project was reviewed by the Development Review Committee on August 11, 2025 and the decision was as follows:

LDC 6.8.6.K (2) Buffers

CODE states (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.

APPLICANT request - The Minor Site Plan was approved with a Type "B" buffer with a wall. A waiver is requested to install a 6-foot-high vinyl opaque fence in lieu of the buffer wall. Discussions with the Landscape reviewer prior to the plan being approved indicated that a fence could be used in lieu of a wall, but due to construction deadlines, the plan was moved forward with a wall to get approval. There is an existing heavily vegetated buffer screen in place. The intent is to remove existing invasive trees & vegetation and fill in any gaps with the required type "B" buffer plantings as shown on the approved plan. See provided photos and Landscape Plan included in waive packet.

DENIED with recommendation to the Board of County Commissioners for approval

This waiver will be scheduled for the Board of County Commissioners meeting on Tuesday, September 16, 2025. Attendance is required at this meeting. The meeting begins at 1:30 p.m. in the County Commissioner's Auditorium. Please inform the County Engineer, Steven Cohoon, of your arrival prior to the beginning of the meeting.

Please feel free to call me at (352) 671-8686 if you have any questions.

Sincerely,

Your Development Review Team
Office of the County Engineer