



May 13, 2026

Marion County Development Services
412 SE 25th Avenue
Ocala, FL 34471

Re: Target of Ocala AR #33553
Two Requested Waivers

Submitted are two requested waivers to the proposed Target currently under a Major Site Plan review per the referenced AR number to address comments from Engineering and Landscaping.

- DRC Waiver Application for Geotechnical Criteria (executed by Landowner)
- Boring Plan Exhibit
- DRC Waiver Application for Buffers (executed by Landowner)
- Proposed PVC Fence Exhibit

Section 6.13.7 – Geotechnical Criteria

For the Target pond, the depth of the geotechnical borings within the two stormwater ponds. Two of the six borings within the Target stormwater pond satisfied the required 10 ft below the pond bottom. The remaining four borings encountered limestone layer and could not go any further per Geo-Tech. There are other borings outside the pond periphery that are deep or did not encounter the limestone layer. The depth of the limestone was considered in the stormwater design.

For the Stagecoach pond modification. Four borings were performed; one boring satisfied the required 10 ft below the pond bottom and one boring was 3 ft short of the 10 ft. Four borings from the original Stagecoach pond design were considered in the design of the stormwater pond modification. Those four borings satisfied the depth requirement.

Technical stormwater comments have been addressed with comments remaining dependent on approval of the waiver to utilize the boring depths per the design calculations. The stormwater pond is a closed system and meets both the County and SWFWMD requirements.

It is requested to approve the requested waiver on the basis of the information provided to allow resubmittal for issuance of the Development Order.

Section 6.8.6.K(2) - Buffers

A 20 ft Type “B” buffer with a 6 ft masonry wall is required along the boundary adjacent to R-3 zoning. Lots 2 and 3 are proposed for multi-family use with a 30 ft Type “A” buffer required along the R-3 side of the two lots for an effective 50 ft buffer width. Per Section 6.8.6.L(1) a 6 ft opaque fence is an alternate to the masonry wall.

It is requested to approve the requested waiver to match the existing Walmart fence that is adjacent to the same R-3 zoning on Lot 2.

Please schedule these two waiver requests for the next available DRC meeting.

Sincerely:

Roger W. Strcula, PE, CPESC
President

Cc: Mark Hudgins, Cornerstone Ocala Partners, LLC
Lisa Lazaro, On Top of the World Communities, LLC