



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: Ed Abshier
5614 SE 111th street
Bellevue, FL 34420

Subject: Status Letter - Denied
Case Type: Waiver Request (Plan in Review)
Case Name: U&B Property Mngt. LLC
Case #: WaiverPIR-000898-2026

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.J Buffers

***CODE** states 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.*

***APPLICANT** requests not to install buffer because the rear of the building is approximately 225' from the rear property line with existing trees in between. The lot backs up to a large County retention pond. The rear property line is approximately 290' from Maricamp the nearest street.*

Motion by Steven Cohoon to deny with staff support of a modified buffer to the Board of County Commissioners (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