

August 7, 2025

PROJECT NAME: SCRUBS - MINOR SITE PLAN (WAIVER TO APPROVED AR32133)
PROJECT NUMBER: 2024100054
APPLICATION: DRC WAIVER REQUEST #33136

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: Denial- Wall would be internal to their site, can use panel walls to protect existing trees.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: DENY buffer waiver request under direction of the Board of County Commissioners. Rear of B-2 zoned property is adjacent to residentially zoned properties. Type B buffer requires wall; applicant proposes opaque fence on a site with pre-existing structure/improvements.

Type C buffer along S Highway 441 will still be required.

SITE IS: (1) Commercial (COM) Future Land Use (FLU) designation, (2) Secondary Springs Protection Zone, (3) FEMA Flood Zone X

- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: APPROVED – Marion County Utilities has no comment on the buffers, as they do not affect utilities connections or services. The parcel is within the MCU service area and will be served by MCU water and sewer.

Parcel 4716-006-009 is located outside the Urban Growth Boundary and outside the Primary Springs Protection Zone.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: Staff would support due to existing vegetation on property at west property boundary and due to this being an existing structure with minor modification
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A

- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.8.6.K (2) Buffers
STATUS OF REVIEW: INFO
REMARKS: Defer to Landscape



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

33136

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/17/2025 Parcel Number(s): 4716-006-009 Permit Number: 2024100054

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SCRUBS MINOR SITE PLAN Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): SCRUBS II, LLC. - JOHN PELOSO
Signature: [Signature]
Mailing Address: 5122 E JERAD DR. City: HOUSTON
State: TX Zip Code: 77018 Phone #: 407-619-3484
Email address: johnpeloso59@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone #: 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.8.6 - Buffers
Reason/Justification for Request (be specific): The Minor Site Plan was approved with a Type 'B' buffer with a wall.

A waiver is being 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. - see continuation below

DEVELOPMENT REVIEW USE:

Received By: email 7/17/25 Date Processed: 7/25/25 kah Project #: 2024100054 AR #: 33136

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____

Revised 6/2021

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marionfl.org



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____ 6.8.6 - Buffers (continued)

Reason/Justification for Request (be specific): _____

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 & Landscape Plan included in this waive packet.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

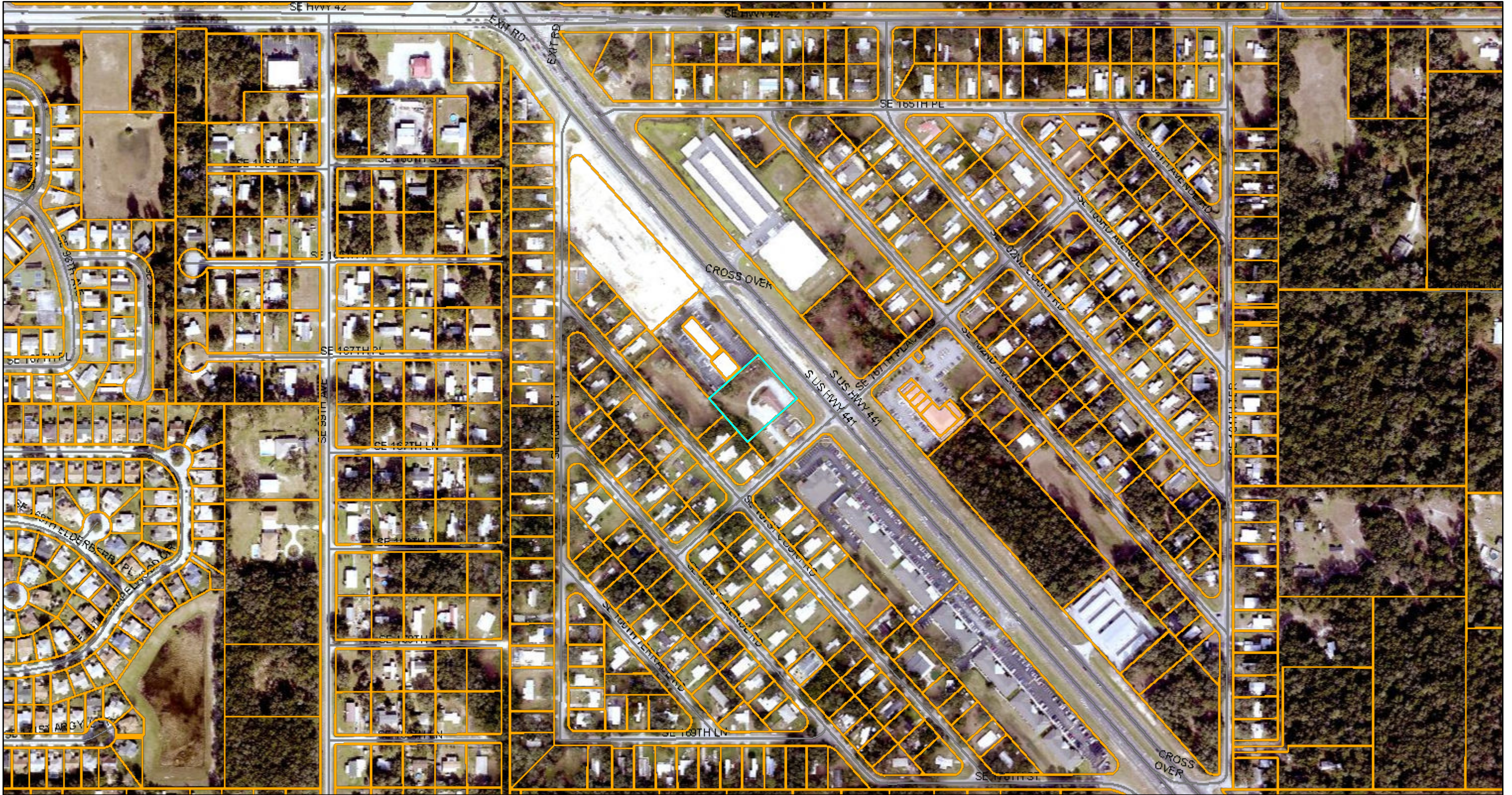
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Marion County Florida - Interactive Map



7/25/2025, 10:39:26 AM

1:4,514

 Marion County
 Streets
  Green: Band_2
 Parcels
 Aerial 2024
  Blue: Band_3
 Red: Band_1

Marion County Property Appraiser, OCE, Marion County
BOCC

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

SITE LANDSCAPE REQUIREMENTS

SITE TREE REQUIREMENTS

SITE: 1033 AC (43,690 S.F.)
 SITE TREE REQUIREMENT: 1 / 5000 = 19 SHADE TREES
 PROVIDED: 6 EXISTING SHADE TREES
 13 PROPOSED SHADE TREES

LANDSCAPE AREA REQUIREMENT:

REQUIRED: 1033 AC X 20 = 20,660 S.F.
 PROVIDED: 8,493

R.O.I. RETENTION AREA BUFFER REQUIREMENT (50 L.F.):

4 CANOPY TREES AND 200 S.F. OF PLANTINGS PER 100 L.F.

50 L.F./100 = 0.50 X 4 = 2 CANOPY TREES

50 L.F. / 100 = 0.50 X 200 = 100 S.F. OF PLANTING

PROVIDED:

-CANOPY TREES: 2 UNDERSTORY TREES (DUE TO OVERHEAD POWERLINES)
 -SHRUBS / GROUNDCOVER = 200 S.F. OF PLANTING

TYPE 'C' (200 L.F.) BUFFER REQUIREMENT:

-5' WIDE

-2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

200 L.F./100 = 2.0 X 2 = 4 CANOPY TREES

2.0 X 3 = 6 UNDERSTORY TREES

200 X 15' = 3,000 S.F. X 50 = 1,500 S.F. OF PLANTING

PROVIDED:

12 PROPOSED UNDERSTORY TREES (DUE TO OVERHEAD POWER LINES),
 AND PROPOSED SHRUB AREA = 1,500 S.F.

SOUTH US HWY 441

TYPE 'B' (200 L.F.) BUFFER REQUIREMENT:

-20' WIDE

-BUFFER MALL

-3 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.

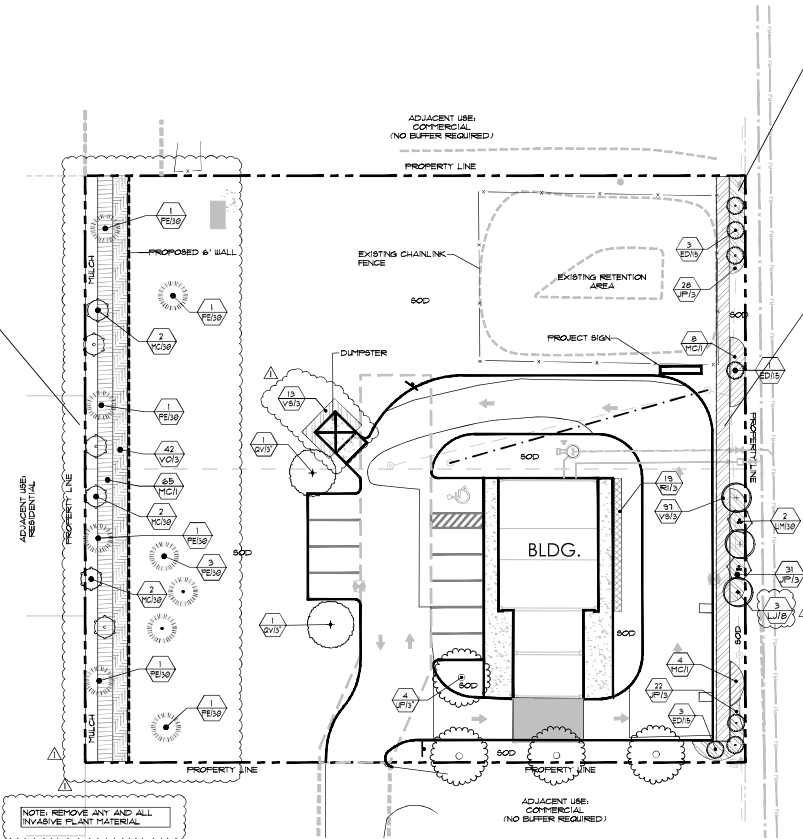
200 L.F./100 = 2.0 X 2 = 4 CANOPY TREES

2.0 X 3 = 6 UNDERSTORY TREES

200 X 20' = 4,000 S.F. X 50 = 2,000 S.F. OF PLANTING

PROVIDED:

MALL: 4 CANOPY TREES, 6 PROPOSED UNDERSTORY TREES, AND
 PROPOSED SHRUB AREA = 751 S.F.



NOTE: REMOVE ANY AND ALL INVASIVE PLANT MATERIAL



SCALE: 1" = 30'

NO.	DATE	DESCRIPTION
1	11/20/24	INITIAL COUNTY SUBMITTAL
2	11/20/24	REVISION PER COUNTY COMMENTS

Scrubs II, LLC
 PERMIT / CONSTRUCTION PLANS
 MARGON COUNTY, FLORIDA
 PREPARED FOR:
 Scrubs II LLC
LANDSCAPE PLAN



DATE: 11-20-24
 PROJECT NO.: SC024-01.01
 DRAWN BY: JHB
 DESIGNED BY: BHR/JHB
 CHECKED BY: BHR

SHEET NO.
L.01