



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: February 09, 2026

To: DUSTIN CULVER
2064 Farnham Drive
Ocoee, FL 34761

Subject: Status Letter – Denied (Recommended Approval with Conditions for BoCC)
Case Type: Waiver Request (to a Major Site Plan)
Case Name: Cypress RD Industrial Park
Case #: WaiverSTA-000066-2025

Dear DUSTIN,

The above referenced Waiver Request (to a Major Site Plan) was Denied by the Development Review Committee on 2/9/26, and the decision was as follows:

LDC 6.8.6(K)(2) Buffers

CODE states 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 - West buffer - waiver to use existing vegetation to satisfy all requirements (shade trees, ornamental trees, shrubs, groundcover, and buffer wall) for Type 'B' buffer. The existing vegetation is full and thick and left primarily for this purpose during the site clearing (which was approved by Marion County 4/21). The property to the west is/was a sand mine and has been extensively excavated.

LDC6.8.6(K)(2) Buffers

CODE states 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 - North buffer - waiver to use existing vegetation to satisfy all requirements (shade trees,

ornamental trees, shrubs, groundcover, and buffer wall) for Type 'B' buffer. The existing vegetation is full and thick and left primarily for this purpose during the site clearing (which was approved by Marion County 4/21). There is an additional minimum 25' vegetative buffer on the adjacent property. This property is railroad ROW and buffer is likely to remain.

Motion by Steven Cohoon to deny the waivers with support for waiving the requirement for a wall using the buffer that is currently established and fencing to the west, adjacent to the roadway no fencing needed, no buffer against the railroad track and no buffer for future roadway, seconded by Michelle Fanelli

Motion carried 4-0

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration. Further, expiration dates do not apply to cases requiring drawings to be recorded.

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



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: February 09, 2026

To: John Steyl
N/A

Subject: Status Letter - Denied
Case Type: Waiver Request (to a Major Site Plan)
Case Name: Cypress RD Industrial Park
Case #: WaiverSTA-000066-2025

Dear John,

The above referenced Waiver Request (to a Major Site Plan) was Denied by the Development Review Committee on Not Stated. If approved this case will expire on Not Stated.

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration. Further, expiration dates do not apply to cases requiring drawings to be recorded.

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Sincerely,

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