



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 08, 2026

To: Kimley Horn and Associates
1700 SE 17th Street
Ocala, FL 34471

Subject: Status Letter - Denied
Case Type: Waiver Request (Standalone)
Case Name: Melody Preserve/32515
Case #: WaiverSTA-000807-2026

Dear Applicant,

The above referenced Waiver Request (Plan in Review) was heard by the Development Review Committee on 6/8/26, and the decision was as follows:

LDC 6.8.6.K(5) Buffers

CODE states E-Type buffer shall consist of a five-foot wide landscape strip without a buffer wall. The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

APPLICANT - We are requesting a waiver to allow for the Type 'E' buffer along the north property boundary to utilize a fence in lieu of vegetation. The buffer will remain 20' width. The existing vegetation along the north property boundary within the adjacent Liberty Village residential subdivision is mature and will not allow for the buffer to adequately grow as intended. Additionally, we request the fence to continue within the Type 'A' buffer on the property line. The adjacent storage facility currently utilizes a fence on their property boundary so the landscaping will not be a benefit to that parcel.

Motion by Chuck Varadin to deny with support to the Board of County Commissioners, but with questions regarding maintenance, seconded by John Pearson

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