

September 11, 2025

PROJECT NAME: PRESTIGE HOME CENTERS NORTH MINOR SITE PLAN

PROJECT NUMBER: 2018100046

APPLICATION: MINOR SITE PLAN #32632

1 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required

STATUS OF REVIEW: INFO

REMARKS: Storage of manufacturing homes will contribute to impervious surface amount and must be calculated/identified explicitly on site data table.

8/21/25: Display area size has been indicated on site plan. Regardless of impervious surfaces produced by manufactured home storage, waiver for major site plan requirements has been approved so long as the existing building does not exceed the current size.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area (6.11.8) offstreet parking requirements, (6.11.7) Loading Areas

STATUS OF REVIEW: INFO

REMARKS: Initial: Dirt road outside of project area should be paved. Please indicate lane widths on parking lot. Parking areas shall be suitably landscaped in accordance with LDC Sec. 6.8.7.

8/21/25: Use is considered DISPLAY of FINISHED/PERMITTED manufactured homes and is therefore not subject to buffering/screening requirements for loading areas, per LDC Sec. 6.8.9.A and 6.11.7.

Paved driveway on the northern property line (SE 40th Loop) is provided. Defer to OCE -Traffic on existing dirt driveway on southern property line.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Use is considered DISPLAY of FINISHED/PERMITTED manufactured homes and is therefore not subject to buffering/screening requirements for outdoor storage per LDC Sec. 4.2.20.F. Existing tree/vegetation to remain as "natural buffer" at rear of property.

4 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(6) - Acreage of tract

STATUS OF REVIEW: INFO

REMARKS: Project area of >6 acres deviates from 5.84 acre size indicated by property appraiser for this property. Please clarify.

5 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning Comments

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /  
JARED.RIVERA@MARIONFL.ORG

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 4/25/25-add waivers if requested in future

- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Additional Traffic comments  
STATUS OF REVIEW: INFO  
REMARKS: 8/13/25 - Approvals contingent upon FDOT permitting design consistent with OCE requirements. Keep OCE informed of FDOT decisions and provide evidence of Notice of Intent to issue a permit if received
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Central Sewer  
STATUS OF REVIEW: INFO  
REMARKS: Septic permit through the Department of Environmental Protection will be required before building permit can be issued.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Septic permit through the Department of Environmental Protection will be required before building permit can be issued.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 A.1 - Public water service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: Parcel is located within the Marion County Utility service area, but is connected to City of Ocala water. No sewer is available.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities Comments  
STATUS OF REVIEW: INFO  
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Minor Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

13 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6

STATUS OF REVIEW: NO

REMARKS: Please specify trees to be provided for C-type buffers. Two-board fence and shrubs by themselves do not satisfy LDC requirements for C-type buffers. If applicable, please identify garbage collection area meeting screening requirements, per LDC Sec. 6.8.9

8/21/25: Modified Type C buffer shall require approval through waiver. No waiver has been submitted at this time.

14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Show tree protection on plan and in detail

15 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: Provide plant schedule with sizes and spacing, native status

16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development

STATUS OF REVIEW: NO

REMARKS: Please provide Landscape area calculations

17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: Discussion with DRC and Growth Services, staff supports mod C

- 18 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.8 - Building landscaping  
STATUS OF REVIEW: NO  
REMARKS: Discussion with DRC and Growth Services
- 19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.9 - Service and equipment areas  
STATUS OF REVIEW: NO  
REMARKS: Will there be a dumpster? if so, please show screening
- 20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)  
STATUS OF REVIEW: NO  
REMARKS: Please provide planting details, and specifications (Fl #1 plants)
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements  
STATUS OF REVIEW: NO  
REMARKS: Please provide note from this section of plan
- 22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)  
STATUS OF REVIEW: NO  
REMARKS: Waiver to provide design build irrigation, staff supports
- 23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements  
STATUS OF REVIEW: NO  
REMARKS: Will there be outdoor lighting? if so, please provide signed and sealed photometric plan



**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

32632

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 9-3-2025 Parcel Number(s): 3111-014-000 Permit Number: 32632

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Prestige Home Centers 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): Prestige Home Centers Inc  
Signature: \_\_\_\_\_  
Mailing Address: 3741 SW 7th St City: Ocala  
State: FL Zip Code: 34474 Phone # 352-895-3614  
Email address: tom@nobilityhomes.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): Kimley-Horn and Associates, Inc. Contact Name: Thomas Trexler  
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala  
State: FL Zip Code: 34471 Phone # 352-438-3000  
Email address: ocala.permits@kimley-horn.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.12.24 - Landscape Requirements, Buffering  
Reason/Justification for Request (be specific): A waiver is requested for the modified Type C buffer as previously reviewed and supported by staff.  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: email 9/9/25 Date Processed: 9/11/25 kah Project # 2018100046 AR # 32632

**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): \_\_\_\_\_



## 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

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.8.8 - Building Landscaping 6.8.8 - Building Landscaping

Reason/Justification for Request (be specific): A waiver is requested for the building landscaping requirements for this existing site. The majority of the front of the building will include a wooden ramp for ADA access. Shrubs/hedge are proposed in the buffer between building and public ROW.

Section & Title of Code (be specific) 6.9.2 - Irrigation Plan Requirements 6.9.2 - Irrigation Plan Requirements

Reason/Justification for Request (be specific): A waiver is requested to provide the flexibility of a design build irrigation system for this project. Per discussion with staff, this can be supported.

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): \_\_\_\_\_

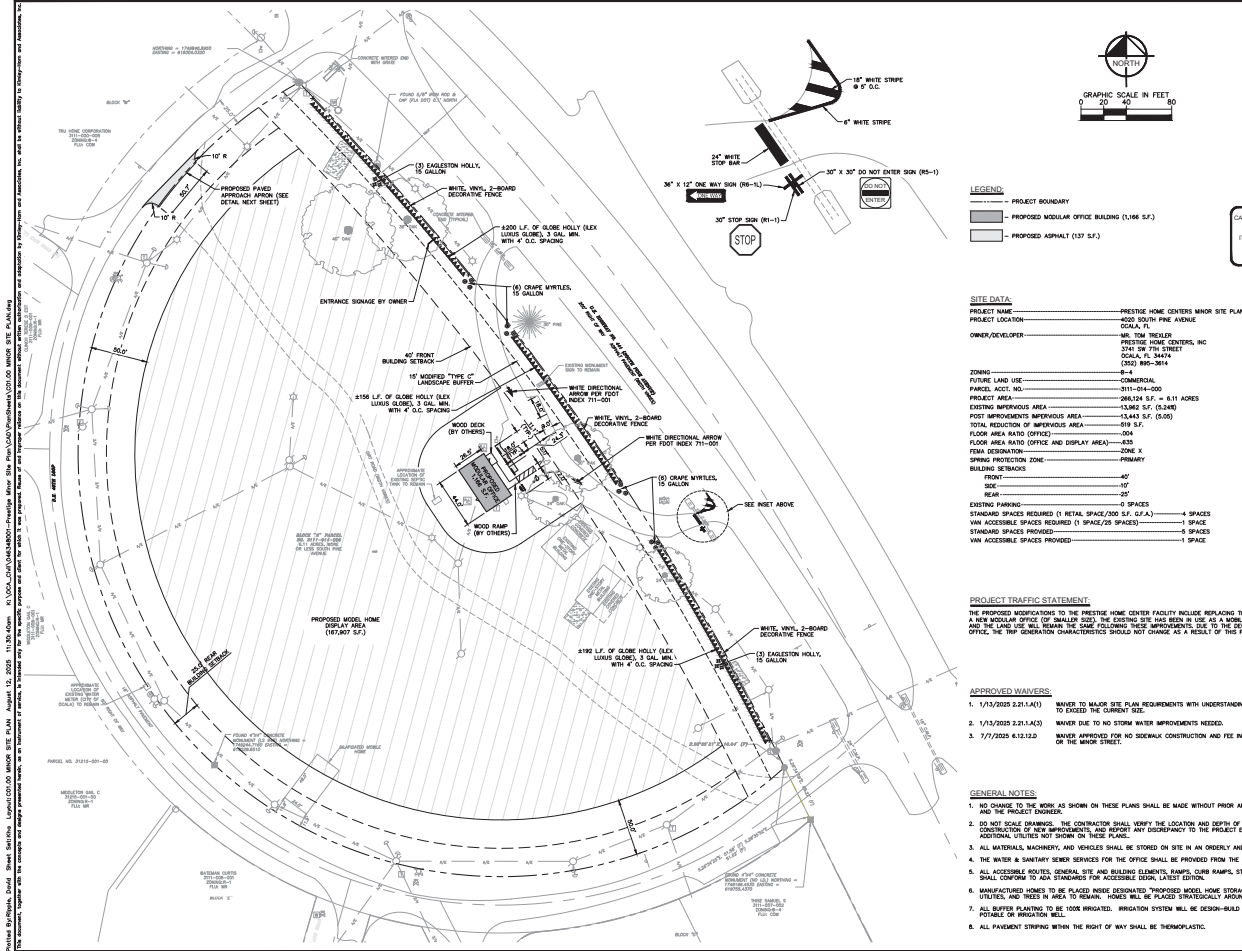
Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_





CALL 2 WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW!  
DIAL 811  
FOR MORE INFORMATION  
CALL 800-451-7352

**Kimley-Horn**

LANDSCAPE ARCHITECTS  
1000 N. GULF BLVD., SUITE 100  
FORT MYERS, FL 33901  
TEL: 888-366-2629  
WWW.KIMLEY-HORN.COM

**PRESTIGE HOME CENTERS MINOR SITE PLAN**

MINOR SITE PLAN

PREPARED FOR  
PRESTIGE HOME CENTERS, INC.  
MARION COUNTY  
FLORIDA

SHEET NUMBER  
**C01.00**

Project: Prestige Home Centers Minor Site Plan, Marion County, Florida  
Date: 1/13/2025  
Scale: As Shown  
Drawn By: J. Smith  
Checked By: J. Smith  
Reviewed By: J. Smith  
Approved By: J. Smith  
Title: Minor Site Plan  
Sheet: C01.00  
Project No.: 2025-001-00

