



**Marion County
Board of County Commissioners**

33541

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

Date: 10/21/25 Parcel Number(s): 36943-001-00 Permit Number: AR 33378

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Champion Homes 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): Valencia Miami Partners, LLC., Harvey E. Cohen, Manager

Signature: *Harvey E. Cohen*

Mailing Address: 751 NW 108th Ave City: Plantation

State: FL Zip Code: 33324 Phone # _____

Email address: _____

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

Firm Name (if applicable): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.

Mailing Address: 2100 SE 17th St, Suite 202 City: Ocala

State: FL Zip Code: 34471 Phone # 352-748-3126

Email address: permitting@cfb-inc.com; bclymer@cfb-inc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.12.12.(D) - Sidewalks

Reason/Justification for Request (be specific): Per 10/20/2025 DRC meeting, Steven Cohoon mentioned supporting a fee in lieu of sidewalk construction along US HWY 441 & SE 92nd Place Road due to an FDOT sidewalk project planned for construction at this location within the next year according to Ken Odom. SE 92nd Place Road is in the County's approximate 20-year plan to be widened and existing roadside swales will not allow for sidewalk.

DEVELOPMENT REVIEW USE:

Received By: email 10/22/25 Date Processed: 10/22/25 kah Project # 2025100073 AR # 33541

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): _____



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Section & Title of Code (be specific) Sec. 6.8.6. - Buffers
Reason/Justification for Request (be specific): During Conceptual Plan review, staff informed that the railway along the eastern property boundary would require a Type C landscape buffer. A waiver is requested to use existing vegetation along the eastern property boundary in lieu of the required Type C buffer. Susan Heyen mentioned staff supporting this waiver during the 10/9/2025 DRC Staff meeting.

Section & Title of Code (be specific) Sec. 6.14.2. - Connection Requirements
Reason/Justification for Request (be specific): City of Belleview available sewer is within 390.91 feet of the closest property corner of the subject parcel, on the east side of the CSX railroad tracks. Based on the proposed 2,432 SF office, the required connection distance for sewer is 728 feet. A waiver is requested to use a nitrogen-reducing septic system in lieu of having to connect to public sewer.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

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