

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
Α.	PROJECT INFORMATION: Fill in below as applicable	e:
	Project Name: Champion Homes Subdivision Name (if applicable):	Commercial Residential
	Subdivision Name (if applicable): UnitBlockLotTract	
3.		perty owner's signature authorizes the applicant to act on the ay be obtained by email, fax, scan, a letter from the property
	Name (print): Valencia Miami Partners, LLC., Harvey E.	Cohen, Manager
X	Name (print): Valencia Miami Partners, LLC., Harvey E. C. Signature: Mailing Address: 751 NW 108th Ave State: FL Zip Code: 33324 Phone #	<u></u>
	Mailing Address: 751 NW 108th Ave	City: Plantation
	Email address:Zip Code: 33324Phone #	
C.	APPLICANT INFORMATION: The applicant will be to all correspondence. Firm Name (if applicable): Clymer Farner Barley, Inc.	the point of contact during this waiver process and will receiv Contact Name: Beau Clymer, P.E.
	Mailing Address: 2100 SE 17th St, Suite 202	City: Ocala
	State: FL Zip Code: <u>34471</u> Phone # <u>352</u>	
	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
		/2025 DRC meeting, Steven Cohoon mentioned supporting & SE 92nd Place Road due to an FDOT sidewalk project
	planned for construction at this location within the next ye	
	in the County's approximate 20-year plan to be widened	
DI Re	EVELOPMENT REVIEW USE: eceived By: email 10/22/25 Date Processed: 10/22/25 kah	Project #_2025100073 AR #_ 33541
Z (Zo	ONING USE: Parcel of record: Yes \(\text{No} \) \(\text{D} \) oned: \(\text{Property} \) P.O.M. \(\text{Land U} \) ate Reviewed: \(\text{Verified by (print & initial):} \)	Eligible to apply for Family Division: Yes \(\Bar{\cup} \) No \(\Bar{\cup} \) se: Plat Vacation Required: Yes \(\Bar{\cup} \) No \(\Bar{\cup} \)



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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	Section & Title of Code (be specific)	Sec. 6.8.6 Buffers		
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