

October 31, 2025

PROJECT NAME: CHAMPION HOMES
PROJECT NUMBER: 2025100073
APPLICATION: DRC WAIVER REQUEST #33541

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.12.12.D - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.14.2. Connection requirements
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.12.12.D - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) Buffers
STATUS OF REVIEW: INFO
REMARKS: C-Type Buffer provided along SE 92nd Place Rd. and S US Hwy 441 per LDC. Eastern boundary line with CSX railroad would require a C-Type buffer as well, however, applicant has proposed a no-touch buffer to use existing vegetation. Please clearly indicate the area that will be no-touch buffer as the area proposed at the meeting includes a building setback/display area on the site plan provided which would result in clearing of the no-touch buffer area as indicated at the previous DRC meeting.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.14.2. Connection requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.12.12.D - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: Project is along S US Highway 441 and SE 92nd Place Road (both considered arterial roads).
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.8.6.K(3) Buffers
STATUS OF REVIEW: INFO
REMARKS: Site plan indicates Type C buffer/display area spans entirety of SE 92nd Place Road, including

along the eastern portion of the property? Is the intention to clear portions of the forested area in the future? Please indicate area of forested area to remain untouched.

Please note that, in the case that the required/approved buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.

9 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: LDC 6.14.2. Connection requirements

STATUS OF REVIEW: INFO

REMARKS: Project is: (1) zoned Heavy Business (B-5); (2) designated as Commerce District (CD; considered Urban Area by Comprehensive Plan); (3) within Urban Growth Boundary (UGB); (4) within Primary Springs Protection Zone

Non-residential project within City of Belleview service area. Project is within connection distance.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 6.12.12.D - Sidewalks

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Parcel 36943-001-00 is within the City of Belleview Utility Service Area. Marion County Utilities has no comment. Defer to the Office of the County Engineer (OCE) to coordinate with the City of Belleview for comment.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 6.8.6.K(3) Buffers

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Parcel 36943-001-00 is within the City of Belleview Utility Service Area. Marion County Utilities has no comment. Defer to the Office of the County Engineer (OCE) to coordinate with the City of Belleview for comment.

12 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 6.8.6.K(3) Buffers

STATUS OF REVIEW: INFO

REMARKS: Concept plan does not show the width of the proposed existing tree area. Concept plan shows 10' building setback from east property line, Type C buffer shall be a minimum of 15' from property line. Staff supports conditionally based on a minimum (or more) buffer width, AND if vegetation is shown to be full and opaque (pictures)

13 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 6.12.12.D - Sidewalks

STATUS OF REVIEW: INFO

REMARKS: N/A

14 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 6.8.6.K(3) Buffers

STATUS OF REVIEW: INFO

REMARKS: N/A

15 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 6.14.2. Connection requirements

STATUS OF REVIEW: INFO

REMARKS: N/A

16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.14.2. Connection requirements
STATUS OF REVIEW: INFO

REMARKS: Septic permit would need to be applied for through the Department of Environmental Protection.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.12.12.D - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: No Stormwater objections

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.8.6.K(3) Buffers
STATUS OF REVIEW: INFO
REMARKS: No Stormwater objections

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.14.2. Connection requirements
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Utilities.
Note: If the connection is required via FM, please ensure Contractor restores the ROW back to existing grade

20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 6.12.12.D - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL - Subject to constructing sidewalk on US 441 to the driveway on SE 92nd Place Road and payment of a fee in-lieu of construction for the remaining portion of the project on SE 92nd Place Road.

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.14.2. Connection requirements
STATUS OF REVIEW: NO
REMARKS: Parcel 36943-001-00 is located within the City of Belleview Utility Service Territory. Although it lies within the City's utility service area, the parcel is outside the City limits; therefore, the City of Belleview defers to the Marion County Land Development Code (LDC) for connection requirements.

Based on the proposed 2,432 sq. ft. office, the required sewer connection distance is 728 feet (LDC Table 6.14-1). Per the Land Development Code, the parcel is required to connect to central sewer, and the City of Belleview has stated they will enforce the connection.

Documentation and utility maps will be provided by the City of Belleview.

This parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.



**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): _____



Marion County Board of County Commissioners

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

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

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

ArcGIS Web Map



10/23/2025, 8:28:05 AM

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|-------------------------|----------------|---------------|
| Marion County | Not Maintained | Green: Band_2 |
| Parcels | Streets | Blue: Band_3 |
| County Road Maintenance | Aerial 2024 | |
| OCE Maintained Paved | Red: Band_1 | |



