

October 7, 2025

PROJECT NAME: CHAMPION HOMES
PROJECT NUMBER: 2025090034
APPLICATION: CONCEPTUAL REVIEW #33378

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED: S US Hwy 441 is incorrectly labeled as US 441/US 301 and SE 92nd Place Road is incorrectly labeled as SE 92nd St in two places. Please correct on future submittals.
- 2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: Proposed site will require a mobile home park permit through the Department of Health in Marion County. You will need to provide site plan to scale with all lots marked. You will need to provide proof of approved water and sewage for property. We will need application and permit fee.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: The concept plan proposes a manufactured home retail site located on a 6.75 ac parcel (PID 36943-001-00) that is currently zoned B-2 & R-1. The plan currently proposes 1 DRA and a swale/sediment sump. Per the MCPA, the existing impervious coverage is 0 SF. The total proposed impervious area has not been identified. A Major Site Plan submittal will be required for this project. Please review Marion County Land Development Code 6.13 for stormwater management technical standards. There is a County Flood Prone Areas on-site. Please ensure LDC 6.13 is met with the Major Site Plan.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: 1. It is not expected that this development will exceed over 50 peak hour trips. A traffic statement on the cover sheet of the major site plan is the only traffic analysis that will be required.
2. The driveway will need to be reconstructed. It will need to be constructed wide enough and with large enough radii to accommodate a single wide trailer entering and existing the site. A right turn lane may also be required.
3. A 24' wide paved cross access easement parallel to US 441 is required from the northern property line to the driveway as specified in the Land Development Code. A paved cross access easement will not be required parallel to SE 92nd Place due to the railroad.
4. Sidewalk is required along US 441 and SE 92d Place
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS:

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Parcel 36943-001-00 is located within the City of Belleview utility service area. The Concept Plan (Note #9) states that the City of Belleview has provided distances to water and sewer services. A letter of utility availability and capacity from the City of Belleview will be required by MCU during site plan review

8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.

9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door.

10 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants

STATUS OF REVIEW: INFO

REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.

11 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: B-5 zoning / CD FLU designation / Manufactured home complex

(1) Please indicate subject parcel PID 36943-001-00.

(2) Please indicate PUD zoning of parcel to the north, approved for commercial/industrial/residential uses

(3) Note 6 indicates no permanent building structures but office building is proposed on concept plan?

(4) Please clarify front/side/rear setbacks on site plan. Front setbacks are typically 40'. However, increased setbacks are required if display of items are within 40' front setback. Please specify display area on site plan.

(5) Please indicate required/proposed FAR

(6) Buffers along railway? Please indicate on site and landscaping plan during submittal of major/minor site plan. Any modification of required Type C buffer landscaping will require LDC waiver and BCC approval.

(7) Signs are located within buffer width. Please indicate size of sign. All structures within buffers are prohibited, pursuant to LDC Sec. 6.8.6.G. Signs will require separate permits.

(8) Loading areas on site? Outdoor STORAGE shall be located in side or rear yard areas and shall be screened in such a way to form a complete opaque screen up to 8' in vertical height.

(9) Garbage collection area will require screening reaching a minimum height of 6'.

(10) Environmental Assessment of Listed Species meeting requirements in LDC Sec. 6.5.4, or waiver indicating criteria in LDC Sec. 6.5.3, will need to be provided

(11) Please indicate: FEMA Flood Zone X, Primary Springs Protection Zone (See LDC Sec. 5.4.4), No ESOZ

- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: Reminder to provide dimensions for the following on the site plan:
(1) Total impervious surface area
(2) Parking spaces
(3) Aisle width
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Conceptual Plan
STATUS OF REVIEW: INFO
REMARKS: site plan required, Proposed use is permitted, buffering and screening required. Sales complex/lot is permitted, building of manufactured homes is not.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: Limited to 2.0 FAR
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?
STATUS OF REVIEW: INFO
REMARKS: In the site plan, please provide locations of all uses and identify the structures
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Environmental assessment will be required
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Concurrency Approval vs Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan:
“This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review.”
Concurrency approval and certification is not required for conceptual/rezoning actions, though an applicant may pursue certification if desired. Subsequent development applications, including the Final Master Plan or equivalent, will need to address concurrency certification or elect deferral by providing the following note on the plan(s):
“This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review.”

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Conceptual Plan

STATUS OF REVIEW: INFO

REMARKS: Checked project map and SunBiz -EMW 9.19.25

IF APPLICABLE:

Sec. 2.13.1.C – A conceptual layout of the project.

Sec. 2.13.1.D – Any special details for which the applicant is seeking input from the County.

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]."



**Marion County
Board of County Commissioners**

33378

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 09/12/2025

A. PROJECT INFORMATION:

Project Name: Champion Homes
Parcel Number(s): 36943-001-00
Section 23 Township 16 Range 22 Land Use CD Zoning Classification B-5
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: CONCEPTUAL PLAN
Property Acreage 7.184 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads NE corner of US Hwy 441 & SE 92nd St Intersection
Additional information regarding this submittal: Proposed development for manufactured home sales.

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

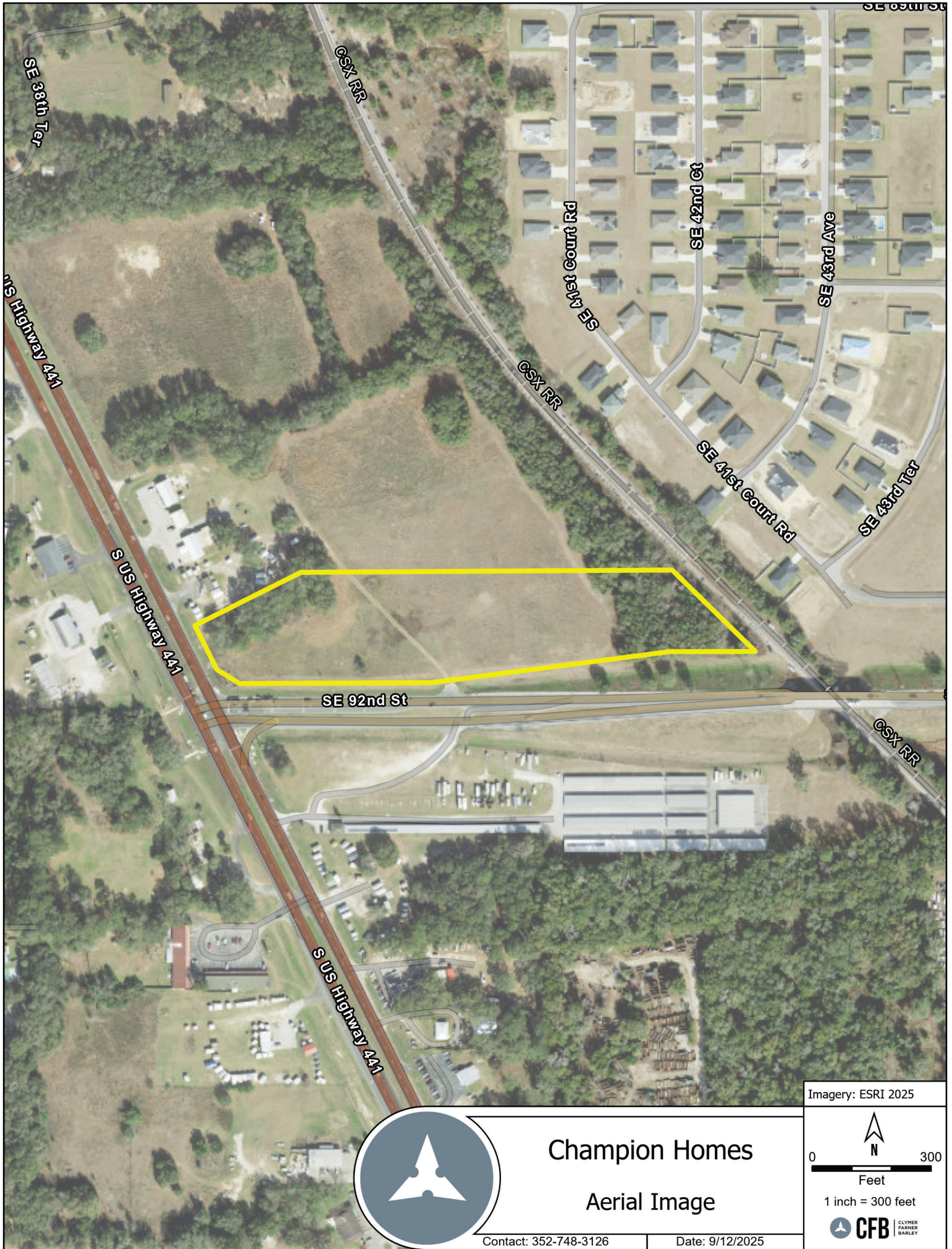
☒ **Engineer:**
Firm Name: Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 406 E Silver Springs Blvd, Suite 200 City: Ocala State: FL Zip Code: 34470
Phone # 352-748-3126 Alternate Phone # _____
Email(s) for contact via ePlans: permitting@cfb-inc.com & bclymer@cfb-inc.com

☐ **Surveyor:**
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: Valencia Miami Partners, LLC. Contact Name: Harvey E. Cohen, Manager
Mailing Address: 751 NW 108th Ave City: Plantation State: FL Zip Code: 33324
Phone # _____ Alternate Phone # _____
Email address: _____

Developer:
Developer: Champion Homes Contact Name: Hilorie Johnson
Mailing Address: PO Box 13708 City: Chandler State: AZ Zip Code: 85248
Phone # 480-430-0293 Alternate Phone # _____
Email address: hijohnson@championhomes.com

Revised 6/2021



Champion Homes
Aerial Image

Contact: 352-748-3126

Date: 9/12/2025

Imagery: ESRI 2025



1 inch = 300 feet





Flood Zone
AE



Champion Homes FEMA Flood Map

Contact: 352-748-3126

Date: 9/12/2025

Imagery: ESRI 2025
Floodplains: FEMA 2024

0 300
N
Feet
1 inch = 300 feet
CFB CLYMER FARMER BARLEY

