

January 9, 2025

PROJECT NAME: PRESTIGE HOME CENTERS

PROJECT NUMBER: 2024120060

APPLICATION: DRC WAIVER REQUEST #32335

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(2) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(3) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: 1. Will need to provide a complete site plan with "all" structures on the property along with showing permits for the existing structures.  
2. Depending on the impervious coverage showing all existing structures on your revised site plan, you will need to apply for either a major or minor site plan.
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(2) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(3) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: 1. Will need to provide a complete site plan with "all" structures on the property along with showing permits for the existing structures.  
2. Depending on the impervious coverage showing all existing structures on your revised site plan, you will need to apply for either a major or minor site plan.
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(2) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS:

- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(3) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(2) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(3) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL - MCU service area, but the City of Ocala has available public water on SE 40th Loop and S Pine Ave. While this renovation will NOT add additional ERCs to this property, any new buildings or renovations which increase ERCs will trigger a connection to the City's Utility system. Connection to the City of Ocala's utility system will result in a future city annexation of this parcel. If served by well, it can be retained, but only for irrigation. LDC Sec 6.14.2.B(1)(a) [water] 6.14.2.B(2)(a)1 [sewer if available]
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: See comment under "LDC 2.21.1.A(2) Major Site Plan"
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(2) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Discussion Needed. The applicant owns a 5.84 -acre parcel (3111-014-000) and according to the MCPA, there is approximately 10,599 sf existing impervious area on-site. The applicant is proposing to replace the existing office with a smaller office which is 406 sf smaller. The total existing and proposed impervious area is 10,193 sf. The site will be approximately 1,193 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. It is unclear if this site meets the conditions of LDC 2.21.1.A(2) or not.



**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**

Date: 12-9-24 Parcel Number(s): 3111-014-000 Permit Number: \_\_\_\_\_

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

Project Name: Prestige Home Centers Commercial  Residential   
Subdivision Name (if applicable): Roosevelt Village  
Unit 1 Block N 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. By: Tom Trexler, President  
Signature: *Tom Trexler, Pres.*  
Mailing Address: 3741 SW 7th St. City: Ocala  
State: FL Zip Code: 34474 Phone # 352-732-5157 ext. 222  
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): Prestige Home Centers, Inc. Contact Name: Tom Trexler  
Mailing Address: 3741 SW 7th Street City: Ocala  
State: FL Zip Code: 34474 Phone # 352-732-5157 ext. 222  
Email address: Tom@NobilityHomes.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1 A. 1.  
Reason/Justification for Request (be specific): The existing office is 1,572 sq. ft. The replacement office is only 1,166 sq. ft. or 74% of the old office resulting in a 26% reduction in impervious area from the office. The total impervious is only 10,022 sq. ft.+ - (8,856 in driveway and 1,166 for the office) or 3.9% of the site. The office is even off-grade, on piers, which is not impervious area.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

**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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**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) 2.21.1 A. 2. 2.21.1 A. 2.  
Reason/Justification for Request (be specific): The trips per day will average 6 per day, way below the 50 trip threshold.

Section & Title of Code (be specific) 2.21.1 A. 3. 2.21.1 A. 3.  
Reason/Justification for Request (be specific): a storm pipe greater than 24" is not necessary, nor in use.

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

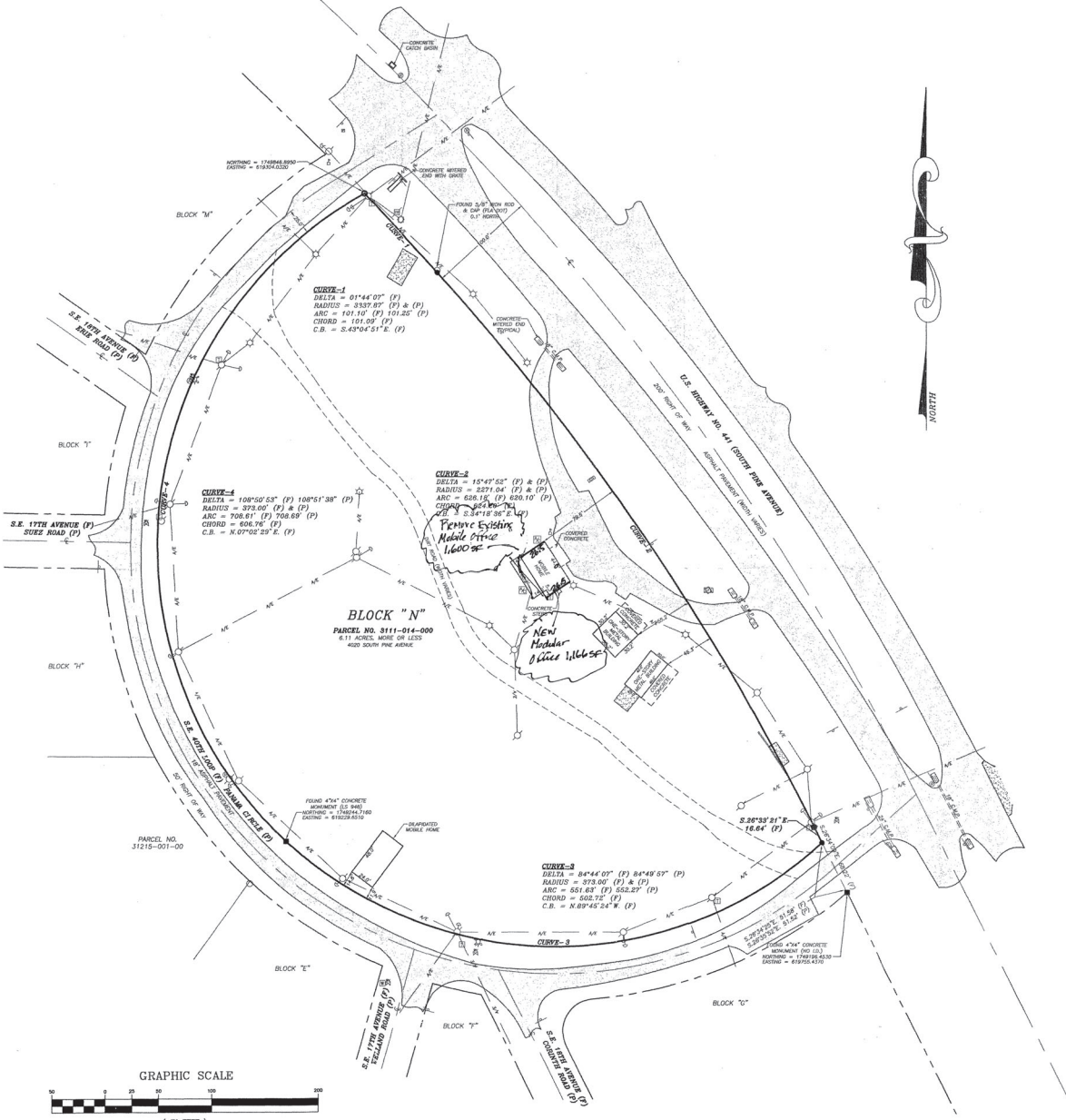
Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

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

SECTION 33, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



LEGEND UNLESS OTHERWISE NOTED

- CL = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- = FOUND 1/2" IRON ROD & CAP - LB 315
- = SET 5/8" IRON ROD & CAP - LB 5091
- = FOUND 4" x 4" CONCRETE MONUMENT
- = SET 4" x 4" CONCRETE MONUMENT - LB 5091
- = FOUND 6" x 6" CONCRETE MONUMENT - SRD R/W
- ⊙ = FOUND NAIL & DISC
- ⊙ = SET NAIL & DISC - LB 5091
- ⊙ = FOUND 1" IRON PIPE
- ⊙ = FOUND RAILROAD SPIKE
- (P) = FIELD MEASUREMENT
- (P) = PLAT DIMENSION
- (C) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- ⊙ = DRAINAGE MANHOLE
- ⊙ = STORM DRAINAGE GRATE
- ⊙ = CURB INLET GRATE
- ⊙ = YARD DRAINS
- ⊙ = SANITARY MANHOLE
- ⊙ = SANITARY CLEANOUT
- ⊙ = SEWER VALVE
- ⊙ = GREASE MANHOLE
- ⊙ = WOOD POWER POLE
- ⊙ = WOOD LIGHT POLE
- ⊙ = CONCRETE POWER POLE
- ⊙ = ELECTRIC TRANSFORMER
- ⊙ = ELECTRIC BOY
- ⊙ = ELECTRIC METER
- ⊙ = GUY ANCHOR
- ⊙ = SPOT/GROUND LIGHT
- ⊙ = TELEPHONE WALT
- ⊙ = TELEPHONE BOX
- ⊙ = TELEPHONE CABLE MARKER
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CABLE BOX
- ⊙ = SATELLITE DISH
- ⊙ = FIBER OPTIC CABLE MARKER
- ⊙ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = BACKFLOW PREVENTOR
- ⊙ = IRRIGATION CONTROL VALVE
- ⊙ = HOSE BIBB
- ⊙ = WELL
- ⊙ = MONITORING WELL
- ⊙ = FIRE DEPARTMENT CONNECTION
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = GAS LINE MARKER
- ⊙ = METAL REFLECTOR POST
- ⊙ = AIR CONDITIONER PAD
- ⊙ = METAL REFLECTOR POST
- ⊙ = BOLLARD
- ⊙ = KEY PAD
- ⊙ = MAILBOX
- ⊙ = SIGN
- ⊙ = TRAFFIC SIGNAL CONTROL BOX
- ⊙ = CONCRETE TRAFFIC SIGNAL BOX
- ⊙ = TRAFFIC SIGNALIZATION MAST ARM
- ⊙ = FLAG POLE
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- A.T. = AERIAL ELECTRIC
- = OVERHEAD TRAFFIC SIGNALIZATION
- = UNDERGROUND TELEPHONE LINE
- = UNDERGROUND FIBER OPTICS
- = UNDERGROUND WATER LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND SANITARY SEWER LINE
- = UNDERGROUND FORCE MAIN
- = BROKEN LINE, NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT

NOTES:

1. DATE OF FIELD SURVEY: DECEMBER 17, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD-83 (CONSR86) EPOCH:2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

DESCRIPTION:

PER TITLE COMMITMENT NO. 2020-1052, ALTA UNIVERSAL ID 1148943, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR MARION LAKE SUMTER TITLE, LLC BEARING A COMMITMENT DATE OF DECEMBER 10, 2020.  
BLOCK N OF ROOSEVELT VILLAGE UNIT #1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE(S) 19, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:

1. PRESTIGE HOME CENTERS, INC., A FLORIDA LIMITED LIABILITY COMPANY
2. MARION LAKE SUMTER TITLE, LLC
3. FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

12/23/2020  
SIGNATURE DATE  
TRAVIS P. BARRINEAU, P.E.G.M. - LS 6897  
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**R.M. BARRINEAU & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS - FLORIDA STATE LICENSE NO. 12831-12831-1  
PHONE: (352) 223-1171 FAX: (352) 223-1171 WWW.RMBARRINEAU.COM  
10000 W. UNIVERSITY BLVD., SUITE 1000, GAITHERSBURG, MD 20878

**BOUNDARY SURVEY FOR:  
PRESTIGE HOME CENTERS, INC.**

REFERENCES:  
F.B. BOOK, PGS. J

FILE: ROOSEVELT VILLAGE

REVISIONS	BY	DATE	NO.	SCALE: 1" = 50'	

J.O.# 20216  
DWG.# 20216  
SHT 1 OF 1