



**Marion County
Board of County Commissioners**

33082

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: 8-28-2025 Parcel Number(s): 41503-001-00 Permit Number: AR 33082

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: McGinnis Builders Office and Warehouse Commercial ☒ Residential ☐
Subdivision Name (if applicable): N/A
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): Tim McGinnis, Manager - Champ 247, LLC
Signature: _____
Mailing Address: 2876 SE 163rd Street Road City: Summerfield
State: FL Zip Code: 34491 Phone # 352-850-7858
Email address: McGinnisbuildersinc@gmail.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): Moorhead Engineering Company Contact Name: Doug Iannarelli, P.E.
Mailing Address: 305 SE 1st Ave. City: Ocala
State: FL Zip Code: 34470 Phone # 352-732-4406
Email address: eplans@meco.us

D. WAIVER INFORMATION:

Section & Title of Code (be specific): LDC 6.8.6 K(2) & (4) - Buffers
Reason/Justification for Request (be specific): One to the parcels required to be buffered is a Marion County water retention area parcel with M-1 zoning and the other two parcels are zoned B-1 and A-1. The proposed site plan is retaining a significant number of large trees and underbrush adjacent to all the parcels which will provide a natural buffer without the need for additional landscaping and walls. Additionally, a wall would block the natural flow of water.

DEVELOPMENT REVIEW USE:

Received By: hand delivered 9/4/25 Date Processed: 9/4/25 kah Project # 2025070053 AR # 33082

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____

Revised 6/2021

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marionfl.org



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Section & Title of Code (be specific) LDC 6.13.8 B(7) - Minimum Pipe Size

Reason/Justification for Request (be specific): We request to be allowed to utilize 12-inch diameter storm drainage pipe for stormwater piping and a 6" pipe for yard drains in lieu of the code minimum size of 18-inch. Stormwater piping calculations provided to the county verify the proposed pipe sizes and design meets all county flow requirements.

Section & Title of Code (be specific) LDC 6.12.12 - Sidewalks

Reason/Justification for Request (be specific): Request to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. Owner requests to pay the required \$4000.00 fee prior to the final inspection of the project.

Section & Title of Code (be specific) LDC 6.4.3 (H) - topographic survey

Reason/Justification for Request (be specific): Request to waive the requirement to extend the topographic survey 100' beyond the property boundaries. The provided topographic survey provides the needed information for the project design and the site is taking off-site areas into account in the drainage design which extend far beyond the 100' limit. We used county topographic information to establish the watershed boundaries.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

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