



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Ocala, FL 34471
Phone: 352-671-8686
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September 15, 2025

MOORHEAD ENGINEERING CO
DOUG IANNARELLI, PE
305 E 1ST AVE
OCALA, FL 34471

SUBJECT: WAIVER STATUS LETTER

PROJECT NAME: MCGINNIS BUILDERS OFFICE AND WAREHOUSE

PROJECT #2025070053 APPLICATION #33082 PARCEL #41503-001-00

Dear Mr. Iannarelli:

The following waivers for the above referenced project were reviewed by the Development Review Committee on September 15, 2025 and the decision was as follows:

LDC 6.8.6 K(2) & (4) - Buffers

CODE states: K. Description of buffer classifications. The content and composition of each buffer type is described in the following items. The design professional shall use these requirements to design buffers that are thoughtfully designed and enhance perimeter of the development site. Visual screening shall be achieved through the use of proper plant material, arrangement, and layering. (2) B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. (4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT request - One of 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.

Motion by Chuck Varadin to deny the request with recommendation of approval for the BoCC conditioned on if the back area is improved it be brought up to code and the existing trees would be maintained, seconded by TonyCunningham
Motion carried 5-0

LDC 6.13.8(7) - Minimum Pipe Size

CODE states Sizes. Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the

overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT request - 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 meet all county flow requirements.

Motion by Steven Cohoon to approve conveyance pipe for 15 inch and 12 inch for yard drain, but if staff confirms code change then 8 inch yard drain , seconded by TonyCunningham

Motion carried 5-0

LDC 6.12.12 - Sidewalks

CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

APPLICANT requests to pay the sidewalk fee in lieu of construction of a sidewalk along county road 484. The owner requests to pay the required \$4000.00 fee prior to the final inspection of the project.

Motion by Steven Cohoon to approve, seconded by Michael Savage

Motion carried 5-0

LDC 6.4.3 (H) - Topographic survey

CODE states A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data.

APPLICANT requests to waive the requirement to extend the topographic survey 100 feet 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-foot limit. We used county topographic information to establish the watershed boundaries.

Motion by Steven Cohoon to approve contingent on County Surveyor accepting the topographical survey, seconded by Michael Savage

Motion carried 5-0

Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call me at (352) 671-8686 to be scheduled for the appeal process.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer