

MARION COUNTY
ENGINEER'S AS-BUILT CERTIFICATION OF SATISFACTORY
COMPLETION FOR NON-SUBDIVISIONS

Marion County Office of the County Engineer
Development Review
412 SE 25th Avenue
Ocala, Florida 34471-2687

Project Name: McGinnis Builders office and Warehouse major site plan File #:
33082

Gentlemen:

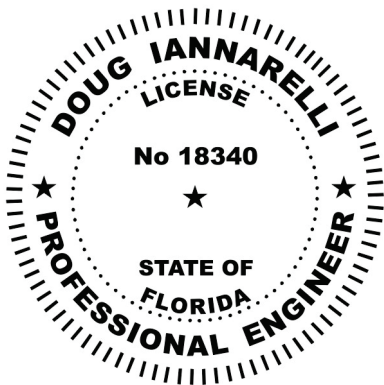
I hereby certify to the Board of County Commissioners of Marion County, Florida that the above project has been fully and satisfactorily completed in accordance with the approved plan and the provisions of the Marion County Land Development Code (LDC).

Included herewith are two (2) prints of the As-Built Plan which shows the improvements as constructed including dimensions and elevations AND one (1) CD in .dwg Autocad 2000 or newer format and one (1) in .pdf format. The As-Built Plan has been certified as correctly indicating actual conditions of construction.

Doug Iannarelli, P.E.
(Printed Name)

Douglas O Iannarelli Digitally signed by Douglas O Iannarelli
Date: 2026.05.05 08:44:11 -04'00' Date: 05-05-2026
(Signature)

License Number, State of Florida: PE No.18340 _____

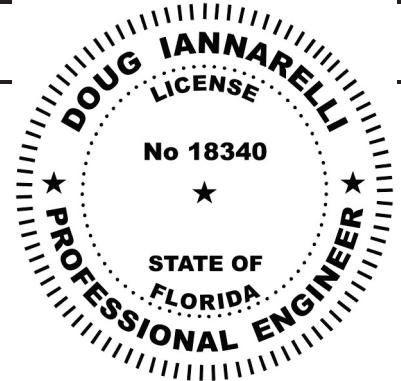


REQUIRED CERTIFICATIONS

LANDSCAPING AND IRRIGATION

I hereby certify to the Board of County Commissioners of Marion County, Florida that the Landscaping and Irrigation for the above referenced project has been fully and satisfactorily completed in accordance with the approved plan and the provisions of the Marion County Land Development Code. All substitutions and/or deviations from the plan, as previously approved by the County's Landscape Architect, or designee, are listed below.

Name: Doug Iannarelli, P.E.
License Number, State of Florida: 18340
Date: 05-05-2026



Subject: Parallel Access for 41503-000-00
From: "Vickers, Kevin" <Kevin.Vickers@marionfl.org>
Date: 4/13/2026, 1:09 PM
To: "Doug Iannarelli (dougl@meco.us)" <dougl@meco.us>, "ed@abshiereng.com" <ed@abshiereng.com>
CC: "Zeigler, Christopher" <Christopher.Zeigler@marionfl.org>, "Peltz, Jared" <Jared.Peltz@marionfl.org>, "Cambre, Jason" <Jason.Cambre@marionfl.org>

Doug/Ed,

We met internally about the grading/parallel access situation this morning and have come to a resolution. Here's what we came up with:

- Both driveways can remain.
- Parallel access can be eliminated between the two properties. There needs to be a solution to the grading issue at the property line that is safe, secure and mutually agreeable by both property owners.
- Doug, we want to see a plan revision for your owner's property that depicts the resolution (retaining wall, grading, etc.). We would like for you and Ed to discuss the solution and come to an agreement prior to submitting the plan revision for County review. For now, Chris has placed an as-built hold on the parcel until we see a solution on paper.

Please let me know if you have any questions.

Thanks,
KV



Kevin Vickers, P.E.
Engineering Project Manager
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471
Main: +1 352 671 8686 | Direct: +1 352 671 8695

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

MOORHEAD ENGINEERING COMPANY

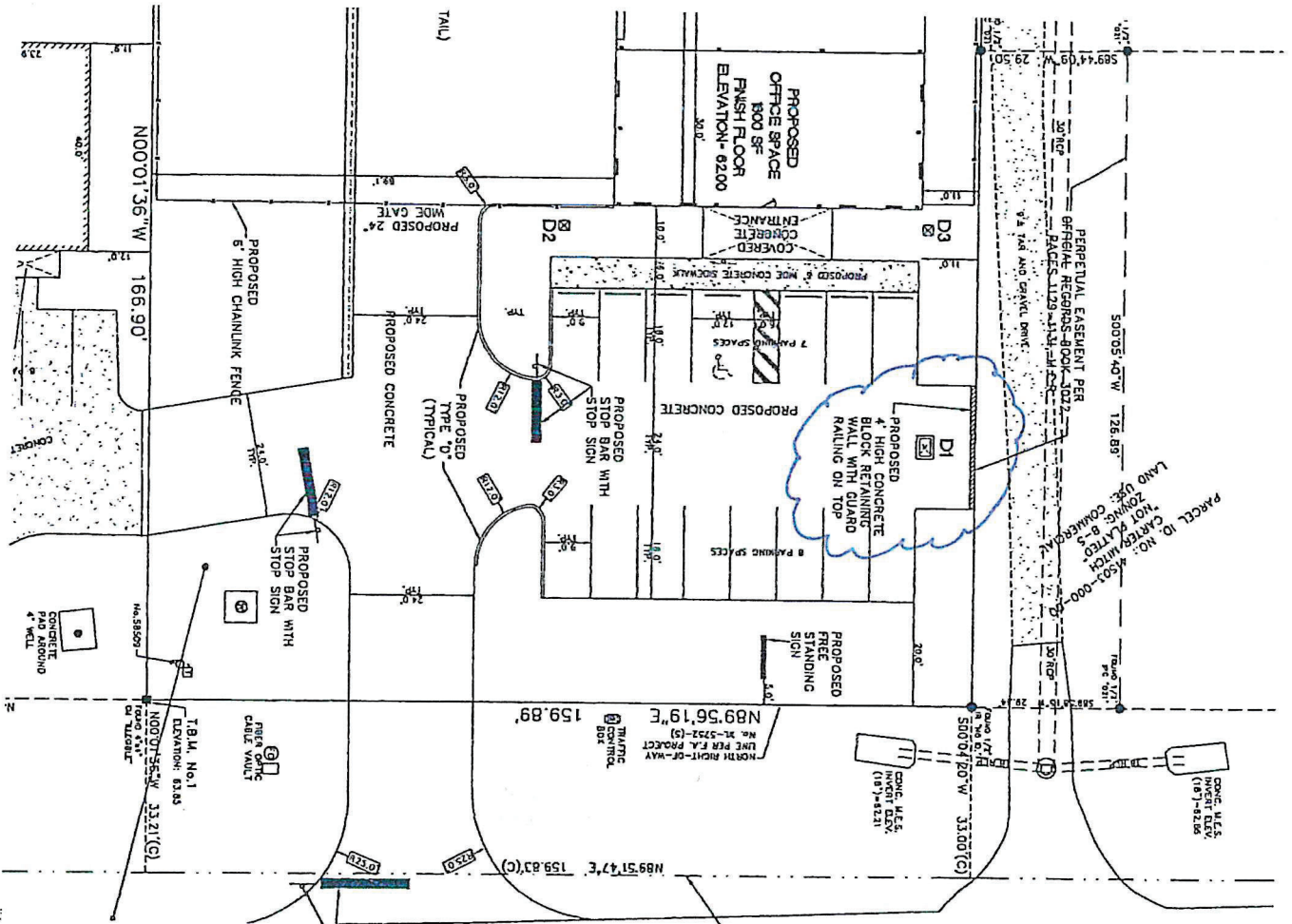
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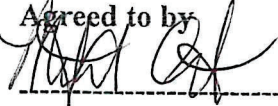
Mailing Address
P.O. Box 998
Ocala, Florida 34478-0998

Phone (352) 732-4406
Fax (352) 867-0112
E-Mail dougi@meco.us

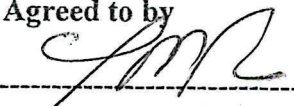
McGinnis Builders Office and Warehouse site Project No. 2025070053, AR# 33082

Resolution to the Parallel Access Issue between Parcel 41503-001-00 owned by Champ 247, LLC and Parcel 41503-000-00 owned by Mitch Carter. See the below proposed retaining wall with guard rail along the west boundary of parcel 41503-001-00



Agreed to by


Mitch Carter

Agreed to by


Tim McGinnis

October 31, 2025

- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: The DRC approved payment of a fee in-lieu-of sidewalk construction. The fee comes out to \$4,000.00 and must be paid prior to final inspection.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/31/25-add waivers if requested in future
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU water infrastructure is over 7,900 feet away.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU waste water infrastructure is over 11,200 feet away. Per Florida Statute 381.00655: "(1)(a) The owner of a properly functioning onsite sewage treatment and disposal system, excluding an approved onsite graywater system, must connect the system or the building's plumbing to an available publicly owned or investor-owned sewerage system within 365 days after written notification by the owner of the publicly owned or investor-owned sewerage system that the system is available for connection."
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System Construction permit is required before beginning. You will need to provide construction application, site plan, and proposed water system diagram with equipment specifications to the Department of Health in Marion County. You may submit to Rebecca.Roy@FLHealth.gov
Once constructed the water system will require an operating permit and quarterly sampling.

- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well is at least 100' from any portion of septic systems.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Please contact the Department of Health in Marion County to ensure the construction permit for the limited use water system is approved.
You will require a septic permit through the Department of Environmental Protection before you can begin building.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Preservation and/or mitigation may be required if listed species found on-site.
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.3 - Landscape design standards
STATUS OF REVIEW: INFO
REMARKS: Design of Type C buffer as shown will create maintenance issues with mowing, please consider re-design of buffer
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: INFO
REMARKS: Please show dimensions for office and warehouse spaces separately
- 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: Please show dimensions for office and warehouse spaces separately
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Initial - Will there be any outside storage?
10/9/25 - No outdoor storage/garbage collection area is proposed. Otherwise, such areas will need to be shown on plan.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /
JARED.RIVERA@MARIONFL.ORG



**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 PLAN APPLICATION

Date: 7-10-2025

A. PROJECT INFORMATION:

Project Name: McGinnis Builders office and warehouse
Parcel Number(s): 41503-001-00
Section 9 Township 17 Range 22 Land Use Commerce Zoning Classification B-5
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 2.88 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads 1700 block of SE Hwy 484
Additional information regarding this submittal: This major site plan is for a 7800 SF office and warehouse building together with the other associated site improvements.

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: Moorhead Engineering Co. Contact Name: Doug iannarelli, P.E.
Mailing Address: 305 E 1st Ave. City: Ocala State: FL Zip Code: 34471
Phone # 352-732-4406 Alternate Phone # _____
Email(s) for contact via ePlans: eplans@meco.us

Surveyor:
Firm Name: Moorhead Engineering Co. Contact Name: Bruce Varnadoe
Mailing Address: 305 SE 1st Ave. City: Ocala State: FL Zip Code: 34471
Phone # 352-732-4406 Alternate Phone # _____
Email(s) for contact via ePlans: brucev@meco.us

Property Owner:
Owner: Camp 247, LLC Contact Name: Tim McGinnis, Mgr.
Mailing Address: 2876 SE 163rd Street Road City: Summerfield State: FL Zip Code: 34491
Phone # 352-850-7858 Alternate Phone # _____
Email address: McGinnisbuildersinc@gmail.com

Developer:
Developer: Camp 247, LLC Contact Name: Tim McGinnis, Mgr.
Mailing Address: 2876 SE 163rd Strret Road City: Summerfield State: FL Zip Code: 34491
Phone # 754-246-9375 Alternate Phone # _____
Email address: McGinnisbuildersinc@gmail.com

Revised 6/2021

CLEAR FORM

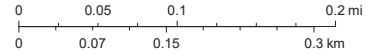
MCBCC Interactive Map - Internal



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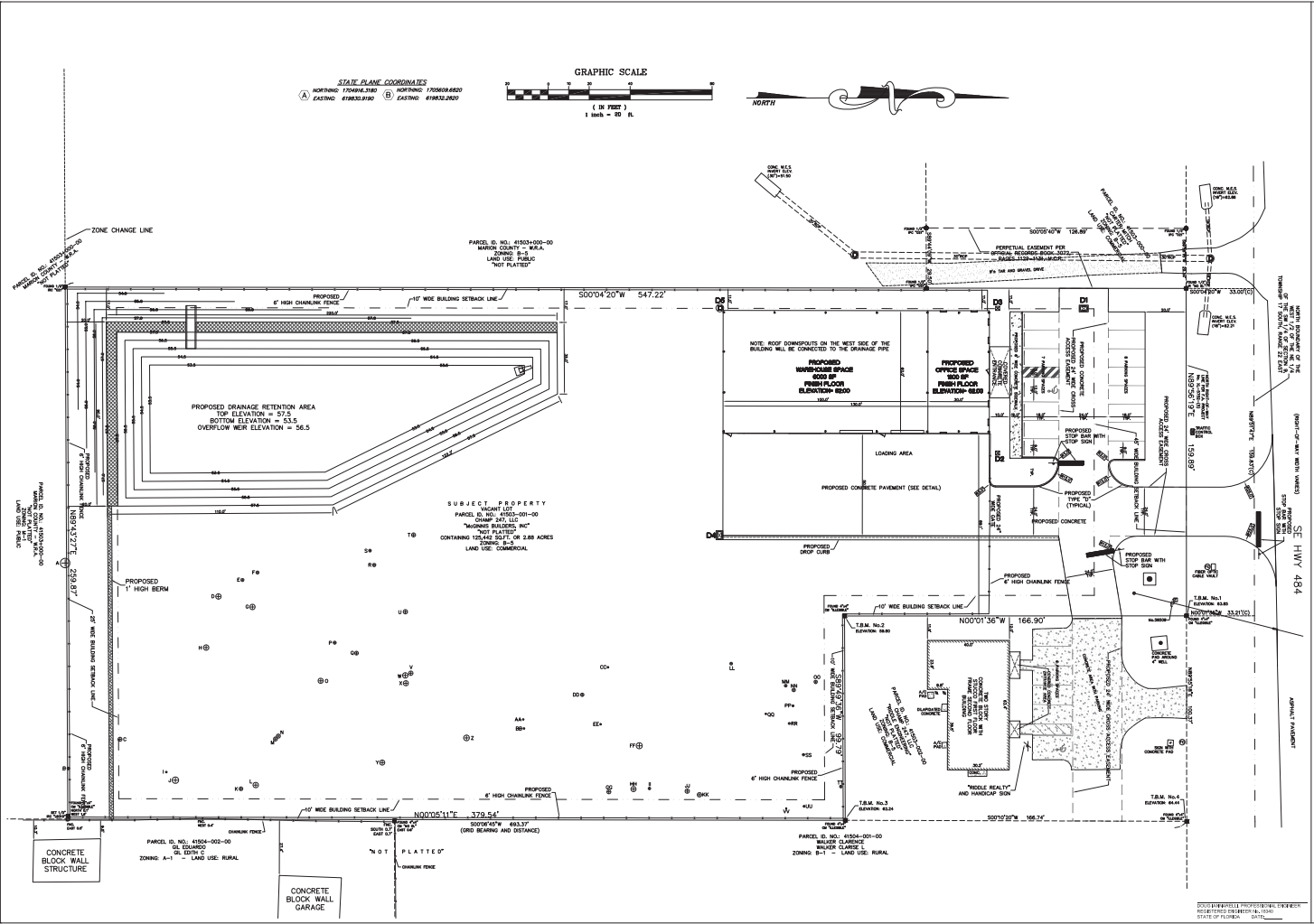
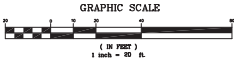
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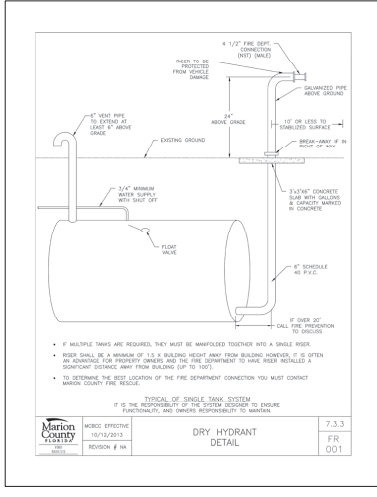
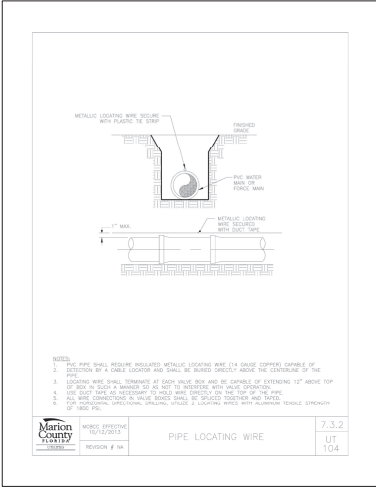
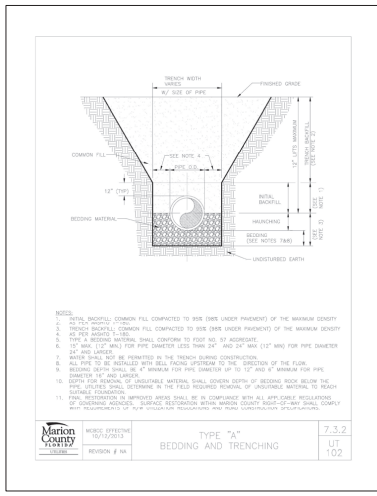
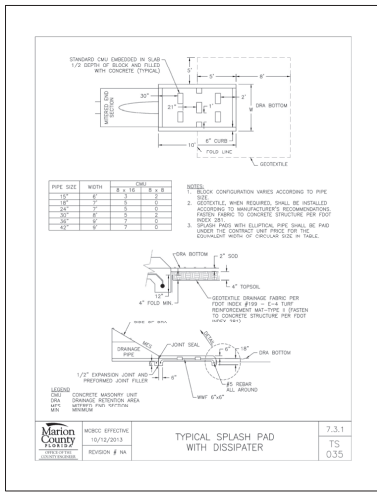
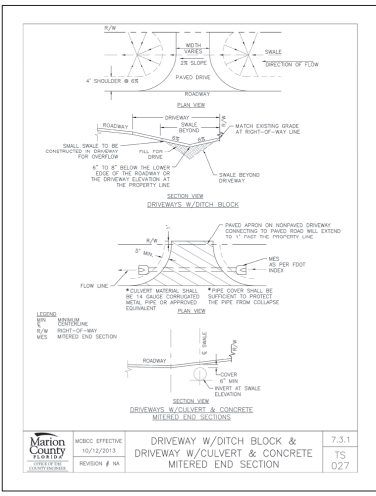


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

STATE PLANE COORDINATES
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 EASTING: 478683.8160 EASTING: 478683.2460



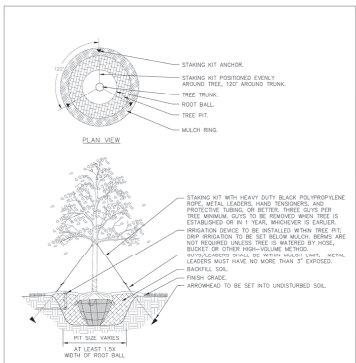
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REVISION NO.	100	DATE	12-15-33



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CHECKER	N.T.S.
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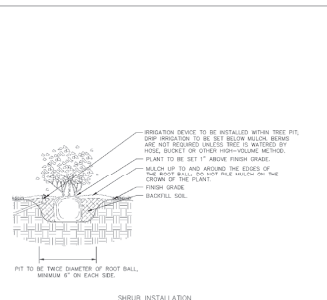
MOOREHEAD PROFESSIONAL SERVICES
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12456

SHEET 0008 OF 0008



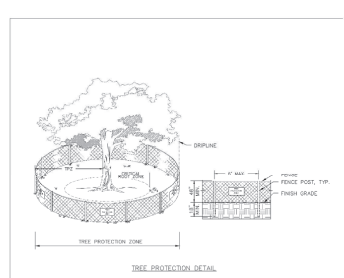
TREE INSTALLATION WITH STAKING KIT
(TREES OVER 18\"/>

	MDCB EFFECTIVE 10/12/2013	TREE INSTALLATION GUYING KIT	7.3.4 LS 003
	REVISION # N/A		



SHRUB INSTALLATION

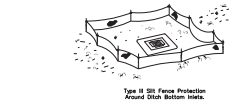
	MDCB EFFECTIVE 10/12/2013	SHRUB INSTALLATION	7.3.4 LS 006
	REVISION # N/A		



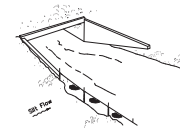
TREE PROTECTION DETAIL

- NOTES:**
1. TREE PROTECTION BARRIAGES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROVES OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
 2. FOR LARGE GROVES OF TREES, BARRIAGES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE DEVELOPMENT ACTIVITY AREA.
 3. BARRIAGES SHALL BE MADE OF RIGID MATERIAL, CAPABLE OF SURVIVING FOR THE DURATION OF THE DEVELOPMENT ACTIVITY PERIOD.
 4. BARRIAGES SHALL BE SUPPORTED REGULARLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
 5. CLEANING OF EQUIPMENT OR MATERIAL, OR THE GEORING OF MACHINERY MATERIAL, INCLUDING BUT NOT LIMITED TO FUEL, OIL, GREASE, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OR ANY TREE IS PROHIBITED. EQUIPMENT, MATERIALS, STORAGE, OR FUEL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
 6. ANY TREE WITHIN THE TPZ THAT IS DAMAGED BY EQUIPMENT, MATERIALS, STORAGE, OR FUEL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
 7. ANY TREE WITHIN THE TPZ THAT IS DAMAGED BY EQUIPMENT, MATERIALS, STORAGE, OR FUEL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
 8. ANY TREE WITHIN THE TPZ THAT IS DAMAGED BY EQUIPMENT, MATERIALS, STORAGE, OR FUEL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
 9. ANY TREE WITHIN THE TPZ THAT IS DAMAGED BY EQUIPMENT, MATERIALS, STORAGE, OR FUEL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
 10. ANY TREE WITHIN THE TPZ THAT IS DAMAGED BY EQUIPMENT, MATERIALS, STORAGE, OR FUEL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

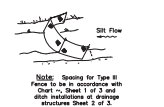
	MDCB EFFECTIVE 10/12/2013	TREE PROTECTION	7.3.4 LS 009
	REVISION # N/A		



Type II Silt Fence Protection Around Ditch Bottom Inlets



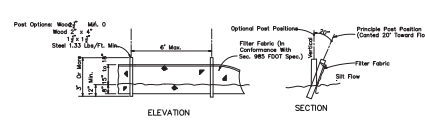
Type II Silt Fence



Silt Flow

Do not delay in a manner that all fences will act as a down screen permanent barriers, sedimentation.
Silt fences are to be used at suitable locations and turbidity barriers used at permanent bodies of water.

BARRIERS AND SILT FENCES

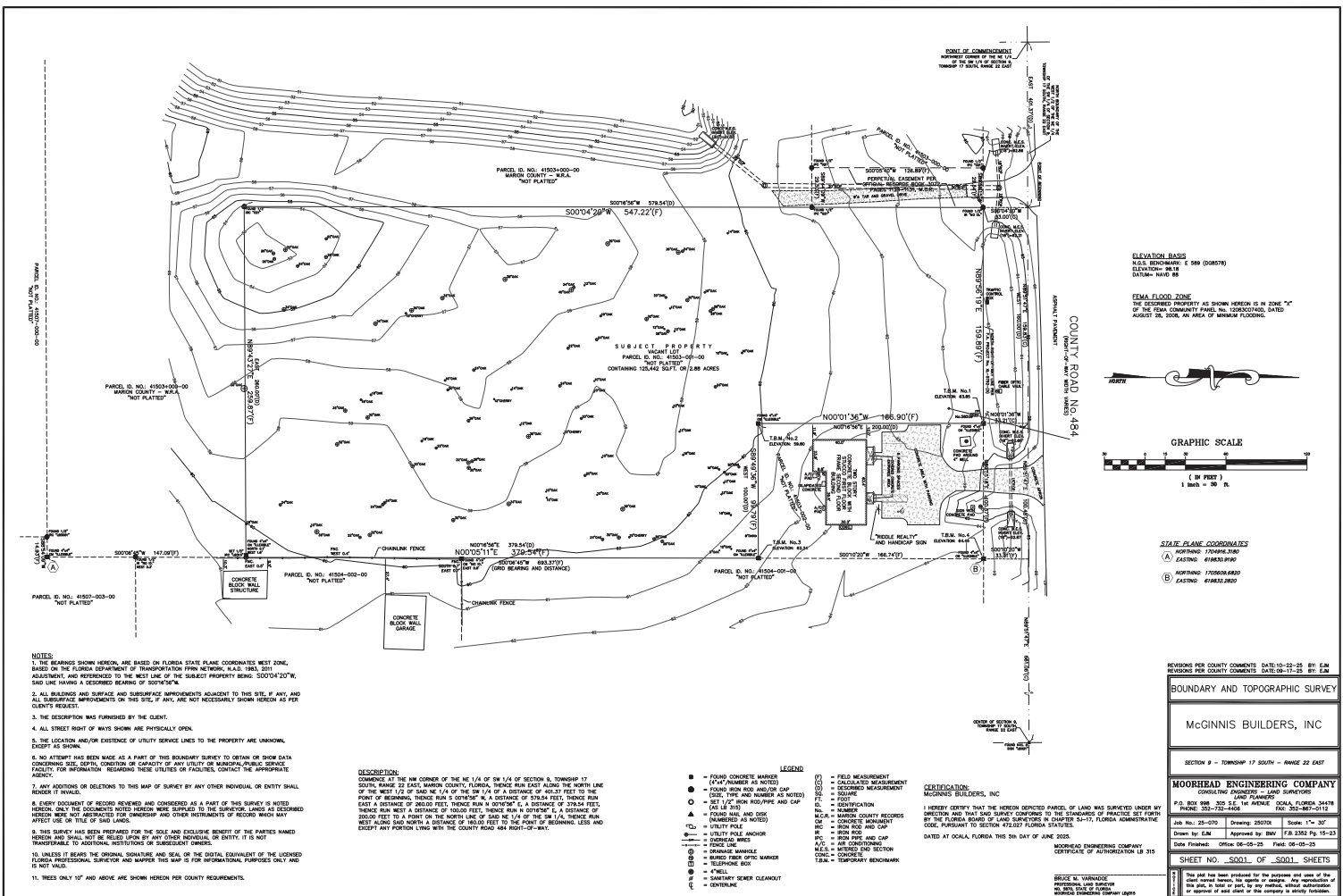


TYPE 3 SILT FENCE
IN ACCORDANCE WITH FOOT RACK 102

	MDCB EFFECTIVE 10/12/2013	LANDSCAPING DETAILS	7.3.4 LS 000
REVISION # N/A			

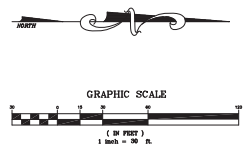
PROJECT NAME: MORNING BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN	SHEET NO.: 102
SHEET DATE: 	SHEET TOTAL: 102

CONSULTING ENGINEER: MOOREHEAD ENGINEERING CONSULTANTS, INC. P.O. BOX 1000, 200 S.W. 11TH AVE. TALLAHASSEE, FLORIDA 32302-1000 SINCE 1884	CONSULTING ENGINEER: LAND PLANNERS LAND SURVEYORS N.T.S. DATE: 07-29-25 DRAWING NO.: 25072616 L-DETAILED REVISION FOR COUNTY COMMENTS REVISION FOR COUNTY COMMENTS BY:
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ELEVATION BASIS
U.S.S. BENCHMARK: E 588 (08878)
ELEVATION: 86.18
DATE: MAY 88

FEMA FLOOD ZONE
THE DESIGNATED PROPERTY AS SHOWN HEREON IS IN ZONE "1" OF THE FIRM COMMUNITY PANEL NO. 120000710D, DATED AUGUST 26, 2004, AN AREA OF MINIMAL FLOODING.



STATE PLANE COORDINATES
(A) NORTHING: 770926.240
EASTING: #18631.840
(B) NORTHING: 770926.880
EASTING: #18632.280

- NOTES:**
1. THE BOUNDARIES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE.
 2. BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION FIRM NETWORK, S.A.D. 1983, 2011 ADJUSTMENT, AND REFERENCED TO THE WEST LINE OF THE SUBJECT PROPERTY BEING: S00°14'20"W, SAG LINE HAVING A DESIGNED BEARING OF S00°15'0"W.
 3. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.
 4. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.
 5. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.
 6. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.
 7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
 8. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL REMAIN AT THEIR OWNERS RISK.
 9. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LINES AS DESIGNATED HEREON WERE NOT ABANDONED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
 10. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE REUSED, IN WHOLE OR IN PART, BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 11. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE ORIGINAL EQUIPMENT OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 12. THRESH 10" AND ABOVE ARE SHOWN HEREON PER COUNTY REQUIREMENTS.

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, SHERMAN COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NE 1/4 OF THE SW 1/4 OF A DISTANCE OF 402.25 FEET TO THE POINT OF BEGINNING, THENCE RUN S 0°00'00" W A DISTANCE OF 278.4 FEET, THENCE RUN EAST A DISTANCE OF 265.00 FEET, THENCE RUN N 89°00'00" W A DISTANCE OF 379.34 FEET, THENCE RUN WEST A DISTANCE OF 104.00 FEET, THENCE RUN N 0°00'00" W A DISTANCE OF 302.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, THENCE RUN WEST ALONG SAID NORTH A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION LYING WITH THE COUNTY ROAD 484 RIGHT-OF-WAY.

- LEGEND**
- = FOUND CONCRETE MARKER (NOT NUMBERED AS NOTED)
 - = FOUND IRON ROD AND/OR CAP (SIZE TYPE AND NUMBER AS NOTED)
 - = SET 1/2" IRON ROD/PIN AND CAP (AS L.S. 13)
 - ▲ = FOUND NAIL AND SIZES (NUMBERED AS NOTED)
 - = UTILITY POLE
 - = UTILITY POLE ANCHOR
 - = UTILITY POLE
 - = UTILITY POLE AND CAP
 - = IRON ROD AND CAP
 - = IRON ROD AND CAP
 - A/C = AIR CONDITIONING
 - = METEORIC IMP SECTION
 - = CONCRETE
 - = TEMPORARY BENCHMARK

CERTIFICATION:
McGINNIS BUILDERS, INC
I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY SUPERVISION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, A CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 112.27, FLORIDA STATUTES.

DATE: AT Ocala, FLORIDA THIS 26th DAY OF JUNE 2025.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 215

BRUCE M. WAINWRIGHT
PROFESSIONAL LAND SURVEYOR
NO. 2525-25-0000
MOORHEAD ENGINEERING COMPANY