



**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

October 7, 2025

MICHAEL W. RADCLIFFE ENGINEERING, INC.
MIKE RADCLIFFE, PE
2611 SE LAKE WEIR AVE
OCALA, FL 34471

SUBJECT: INITIAL COMMENTS LETTER
PROJECT NAME: EL FARO DUPLEXES
PROJECT #2025080063
APPLICATION: MAJOR SITE PLAN #33316

Dear Mr. Radcliffe:

This letter is regarding the recent submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made. When attending the Thursday staff and DRC meetings, comments will be reviewed in the order and format of this letter.

- ❖ Staff reviewers will be available in a group setting on Thursday mornings to discuss this comments letter and waivers to be requested. The deadline for being placed on the Thursday staff meeting agenda is 5:00 pm on the TUESDAY prior to the Thursday meeting you would like to attend. At the time of scheduling the Thursday staff meeting, provide a written response to this comments letter (in the same format as this comments letter) and a completed waiver request form for any waivers being requested. Submit these items on paper or by email to Development Review at DevelopmentReview@marionfl.org. Note: The \$300 fee and property owner's signature are not required for waivers requested in conjunction with a plan in review.
- ❖ After meeting with staff, if not already addressed during the staff meeting, please contact Development Review to be placed on the DRC agenda. DRC meets every Monday morning. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.
- ❖ Contact the Office of the County Engineer at (352) 671-8686 to arrange placement on the Thursday staff meeting and/or DRC Agenda prior to resubmitting.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This item will be reviewed upon resubmittal

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

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: 9/8/25-add waivers if requested in future

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.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Within the Marion County Utility service area, but outside the connection distance to water. The connection distance for proposed 6 duplexes, would be 3,840'. Closest MCU water infrastructure is approximately 7100 +/- feet away.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Within the Marion County Utility service area, but outside connection distance to sewer. The connection distance for proposed 6 duplexes, would be 3,840'. Closest MCU sewer infrastructure is approximately 10,000 +/- feet away.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities will not be providing water. Defer to Marion County Fire Rescue for fire flow, fire hydrants, fire protection, and all other related requirements.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$130.00 initial plan review fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33316

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: INFO

REMARKS: Need LUWS construction and operating permits through the Department of Health in Marion County.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Wells must be 100' away from all septic systems if Limited Use Water System wells.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: IFAS Oleander information "All parts of the plant are poisonous so care must be taken when locating oleander near areas frequented by small children; burning of the trimmings will produce toxic fumes. Even chewing once or twice on a leaf or twig can send a person to the hospital."

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?

STATUS OF REVIEW: INFO

REMARKS: Defer to MCU.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Please provide signing authority documents for the entity. -EMW 9.8.25

IF APPLICABLE:

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]."

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Please submit a survey that is no older than 12 months. Staff would support a waiver

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a National Wetland Inventory map

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: Soil boring should extend a minimum of 10' below the proposed bottom of the DRA. Current boring extend 9 ft below the bottom of the DRA

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: DRA bottom needs to be sodded

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

REMARKS: Rainfall amount needs to consistent with the governing water management district's rainfall distribution isohyetal maps. This property falls within the SJRWMD's jurisdiction which identifies the 24hr-100yr storm event for this area as 11.5", not 11"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & " 6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & " 6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & " 6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & " 6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.5 - Flood Plain & Protection

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & " 6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: See comments under "6.13.7 - Geotechnical Criteria" & " 6.13.4 - Stormwater Quantity Criteria"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: Minimum pipe size is 18" Diameter. Staff would support a waiver provided supporting calculations

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

STATUS OF REVIEW: NO

REMARKS: See comment under "7.1.3 - Drainage Construction Specifications"

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance

STATUS OF REVIEW: NO

REMARKS: Please identify the location of the construction entrance

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: Please identify the material being used for the pipe material. LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If

you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 9/5/2025 - Provide a 24' wide paved cross access easement parallel to NW Gainesville Road.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 9/5/25 - The driveway is required to be 24' wide.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 9/8/25-Title block on ALL sheets denoting type of application (Major Site Plan)

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: NO

REMARKS: 9/12/25 C009 - Remove Marion County Utilities from the Utility Contact list.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: NO

REMARKS: Per Marion County LDC 6.14.2(C)(1)(a) All multi-family and commercial projects, shall design and construct a decentralized water system in compliance with the requirements of Division 6.14, and construct an on-site Water Treatment Plant (WTP) sufficient in size to serve the development in compliance with FDEP requirements and other applicable requirements of this Code.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: NO

REMARKS: ERC's (Equivalent Residential Connection) for this project is 9.60 - Per Marion County LDC 6.14.2(C)(2)(a) New residential developments with five or more ERCs shall be serviced by a decentralized wastewater treatment system.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.1 - Potable Water Distribution System

STATUS OF REVIEW: NO

REMARKS: See previous comment: Marion County Utilities staff will review the design of the decentralized water treatment plant to ensure it is in compliance with the Land Development Code. FDEP may also conduct its own review of the design and installation.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.2 - Decentralized Water System (WTP)

STATUS OF REVIEW: NO

REMARKS: See previous comment: Marion County Utilities staff will review the design of the decentralized wastewater treatment system to ensure it is in compliance with the Land Development Code.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

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

STATUS OF REVIEW: NO

REMARKS: 1) Dead-end fire apparatus access roads exceeding 150 feet in length must be provided with an approved turnaround. The turnaround must maintain a minimum clear width of 20 feet to accommodate fire apparatus. Additionally, the turnaround shall be clearly striped and marked with appropriate signage or pavement markings indicating "No Parking – Fire Lane" to prevent obstruction and ensure continuous emergency access.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: An environmental assessment is required at this location.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: An environmental assessment is required at this location.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification

STATUS OF REVIEW: NO

REMARKS: (2)Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers;

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old

STATUS OF REVIEW: NO

REMARKS: Please provide updated survey.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Tree Protection to be shown graphically on plan and in detail

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.6 - Tree removal submittal requirements

STATUS OF REVIEW: NO

REMARKS: 1. Several trees shown to remain may have the critical root zone impacted by construction activities, how will roots be protected? (10, 1,2 83,101, 97, 108,109, 120,124, 42, etc...) 2. Existing trees shall not be with 20' of the proposed buildings, please confirm, and show dimension line. Tree # 97 will be to close to the building, shall not be within 20'. 3. All invasive species to be removed from site, legend shows several Camphors to remain

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.8 - Protected tree replacement requirements

STATUS OF REVIEW: NO

REMARKS: may be revised per comments in 6.7.6.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: may be revised per comments in 6.7.6.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)

STATUS OF REVIEW: NO

REMARKS: 1. Remaining tree list on Tree plan and Landscape plans don't match. 2. Landscape plan to be signed and sealed

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. B type buffer modification (wall, width) requires waiver approval 2. North buffer should be a type D, SFR is the use, any modification requires a waiver approval. 3. Shrub requirement for B & D type buffers will change if modification waiver is not approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Clarify parking area in front of bldgs A, B, and C 2. A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement 3. Parking Islands must be landscaped, turf is not allowed in the SPZ 4. Shade trees shall be in terminus islands

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.10 - General planting requirements (specifications)

STATUS OF REVIEW: NO

REMARKS: To promote biological diversity, no more than 50 percent of the required shade trees for a development shall be of one species.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Irrigation plan to be signed and sealed

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Include landuse on adjacent properties

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking

STATUS OF REVIEW: NO

REMARKS: include a title block with current r-3 zoning requirements. which are to include lot width, area, setbacks, and coverage.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Buffers need to be as required by code, any deviation/modification will require an approved

waiver.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan

STATUS OF REVIEW: NO

REMARKS: include on site plan floor area and land use of proposed buildings.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: An environmental assessment is required.

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

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	<u>Phone Number</u>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 11/18/2025 Parcel Number(s): 13396-000-00 Permit Number: AR #33316

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: El Faro Duplexes Commercial ☐ Residential ☒
Subdivision Name (if applicable):
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): El Faro, LLC
Signature: Michael W. Radcliffe, P.E.
Mailing Address: 323 S 21st Ave, Ste C City: Hollywood
State: FL Zip Code: 33020 Phone #: (407) 873-2388
Email address: jack@baxtonhomes.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): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.
Mailing Address: 2611 SE Lake Weir Ave City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 – Survey
Reason/Justification for Request (be specific):
Request waiver to use existing survey. Nothing has changed on vacant property with no improvements.
Topo is still accurate.

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) 6.13.8.B(7) – Stormwater Conveyance Criteria

Reason/Justification for Request (be specific): _____

Request waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.

Section & Title of Code (be specific) 6.13.7 – Soil Borings

Reason/Justification for Request (be specific): Request waiver to allow one (1) boring to extend only 9' below DRA bottom. Two borings were taken and the remaining boring extends to required 10'. Borings are estimated and requested early in the process and sometimes final design doesn't exactly line up.

Soils are sandy on this site.

Section & Title of Code (be specific) 6.11.5 – Driveway Width

Reason/Justification for Request (be specific): Due to length of driveway and small property size, a 20' driveway is requested from NW Gainesville Road to the parking spaces where a 24' drive aisle is provided. The 20' width is adequate (local roads are 20' wide) while creating less impervious area and displacement in the FEMA zone.

Section & Title of Code (be specific) 6.11.4.B – Cross-Access

Reason/Justification for Request (be specific): Request waiver from cross-access requirements as site is 1.6 miles to nearest major intersection to the north and 1.9 miles to the south. Highly unlikely any adjacent development will warrant cross-access in the foreseeable future.

Uses are mainly rural residential with sporadic commercial along NW Gainesville Road.

Section & Title of Code (be specific) 6.8.6 – Buffers

Reason/Justification for Request (be specific): Waiver to allow a 10' wide modified B buffer with opaque fence and same density of plantings on north and west per Landscape Plan by EDK / Andy Kesserling. Property to west is undeveloped. Property to north is zoned M-2, but has a single family residence more than 100' away. No buffer is required to the south. Along with the type C buffer along the Gainesville Highway frontage this will provide adequate buffering for this small project.

Section & Title of Code (be specific) 6.14.2.A & 6.14.2 (C)(1)(a) – Water Connection Requirement – Decentralized Water System

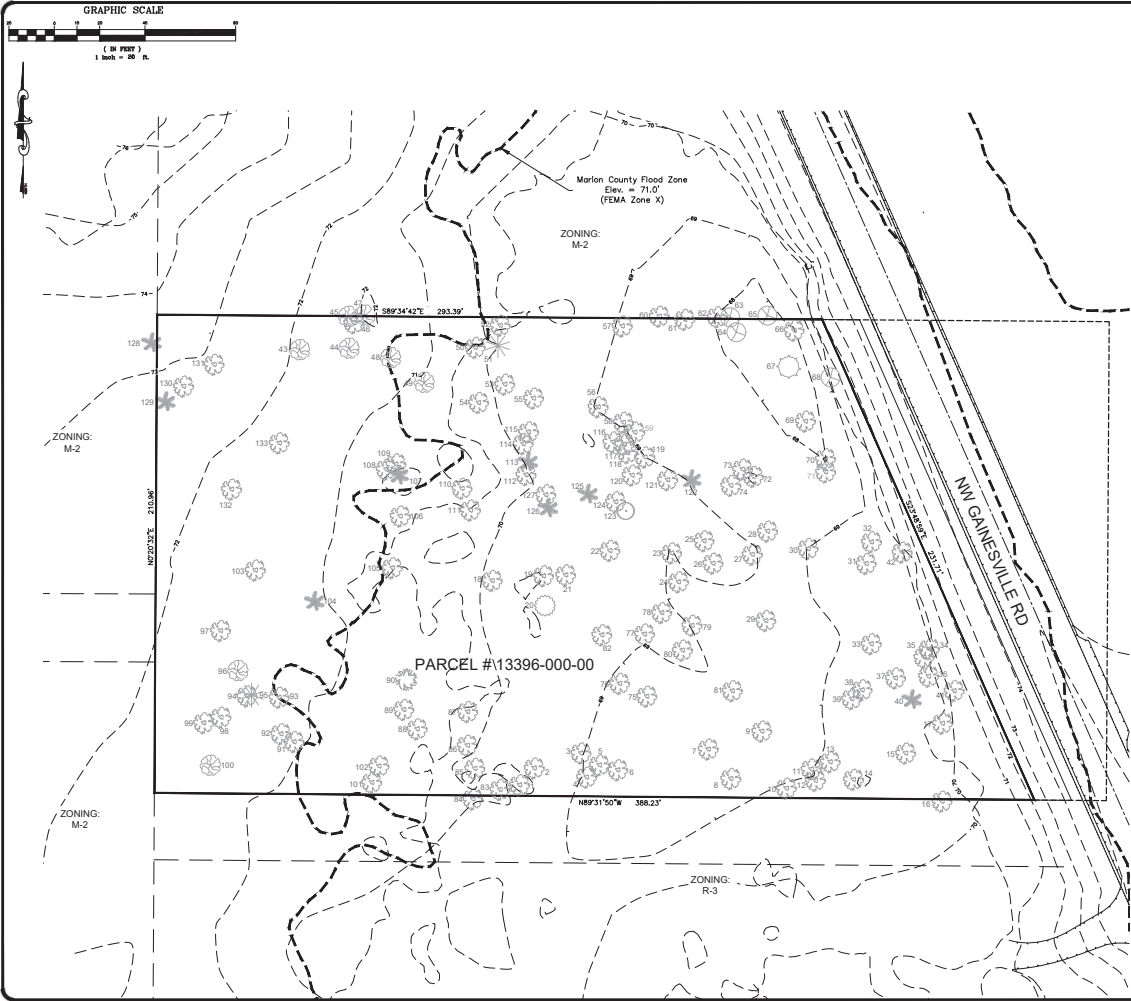
Reason/Justification for Request (be specific): Request waiver to utilize Dept. of Environmental Health Limited Use Water System. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP water system. The limited use water system, a type of decentralized system; is regulated by Dept. of Health and will provide sufficient supply and service.

The project will tie in to central water when available.

Section & Title of Code (be specific) 6.14.2.A & 6.14.2 (C)(1)(a) – Sewer Connection Requirement – Decentralized Sewer System

Reason/Justification for Request (be specific): Request to utilize FDEP permitted septic tanks with enhanced drainfields. Project is outside of required MCU connection distance. Project is very small; only 12 duplex units and does not warrant expense of FDEP Wastewater Treatment System. An enhanced septic drainfield system; now also regulated by FDEP will provide adequate treatment and permissible service.

The project will tie in to central sewer when available.

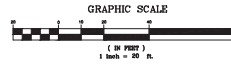


MARION COUNTY PROJECT
No. AR-33316

SEE SHEET C009 FOR
TREE IDENTIFICATION

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND TESTED BY
MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
VALIDATED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL W. RADCLIFFE ENGINEERING, INC.	
Project No.	AR-33316
Sheet No.	C009
Scale	1" = 50'
Date	09-05-25
Drawn	MM
Checked	MM
Approved	MM
www.radcliffeengineering.com	
Existing Conditions	
Sheet No.	C009
of	C009



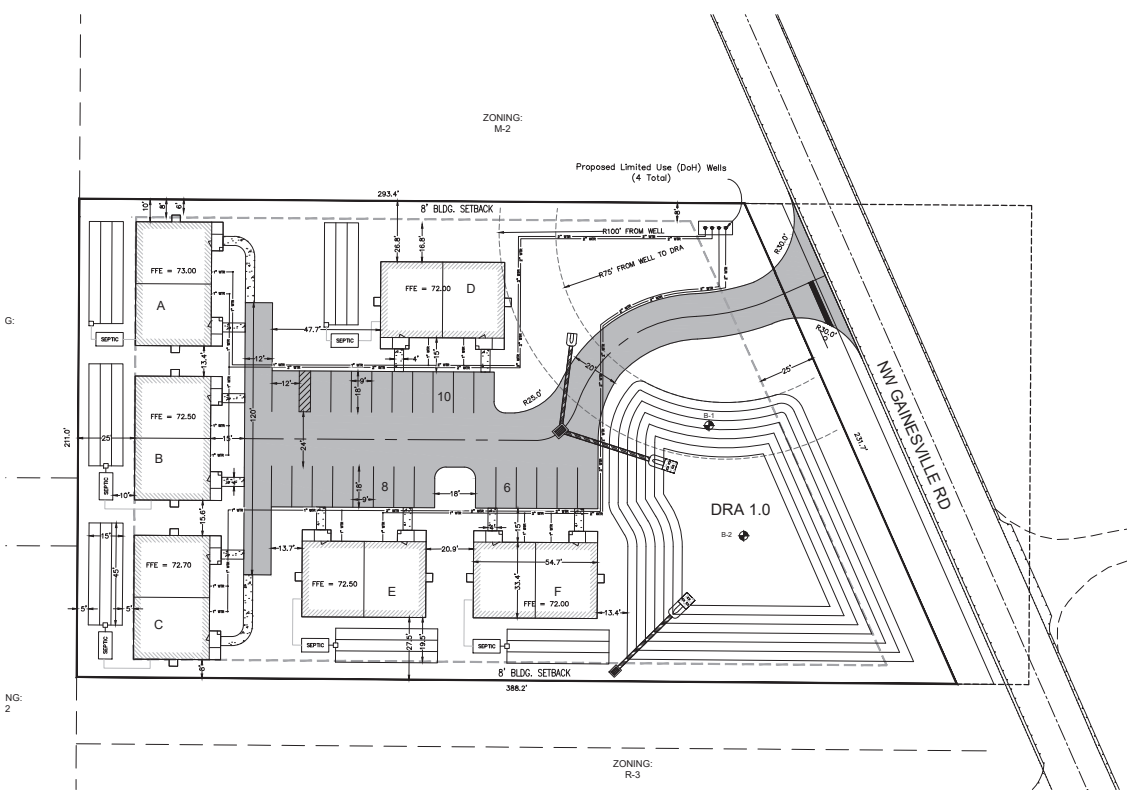
ZONING:
M-2

Proposed Limited Use (Doh) Wells
(4 Total)

MARION COUNTY PROJECT
No. AR-33316

Legend:

- SOIL BORING
- EXISTING DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED BACK-FLOW PREVENTION DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED ELECTRIC TRANSFORMER
- WATER LINE
- TIME/CONCENTRATION (T/C) PATH
- CENTERLINE
- STORMWATER DRAIN PIPE
- AERIAL ELECTRIC LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED VINYL FENCE
- BUILDING SETBACK LINE



G:

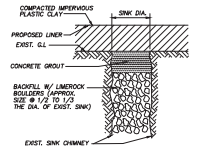
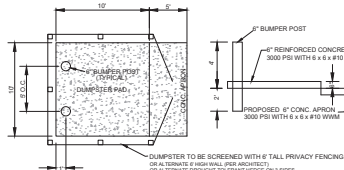
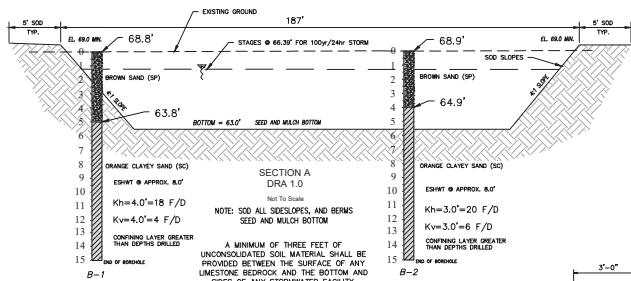
NG:
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ZONING:
R-3

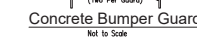
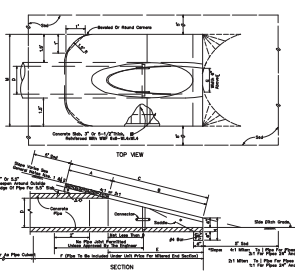
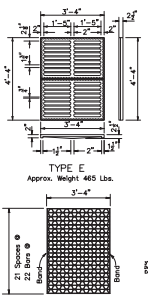
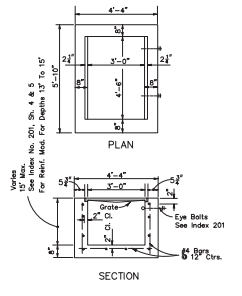
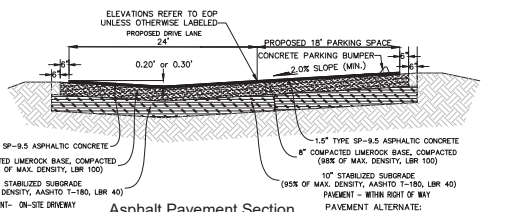
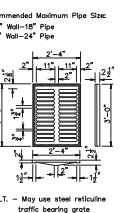
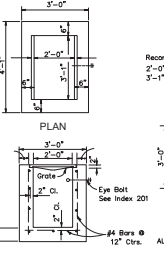
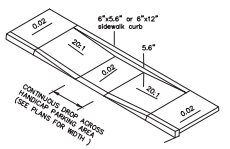
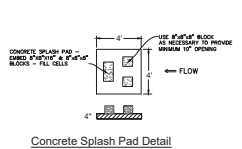
THIS PROJECT HAS BEEN PREPARED BY THE ENGINEER AND CHECKED BY THE ENGINEER. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON THIS DOCUMENT. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON THIS DOCUMENT. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON THIS DOCUMENT.

MARION COUNTY PROJECT No. AR-33316	
Legend:	
SOIL BORING	
EXISTING DRAINAGE FLOW	
PROPOSED DRAINAGE FLOW	
PROPOSED BACK-FLOW PREVENTION DEVICE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED ELECTRIC TRANSFORMER	
WATER LINE	
TIME/CONCENTRATION (T/C) PATH	
CENTERLINE	
STORMWATER DRAIN PIPE	
AERIAL ELECTRIC LINE	
EXISTING EDGE OF PAVEMENT	
PROPOSED VINYL FENCE	
BUILDING SETBACK LINE	
ZONING: M-2	
ZONING: R-3	
NW GAINESVILLE RD	
DRA 1.0	
8' BLDG. SETBACK	
FFE = 73.00	
FFE = 72.50	
FFE = 72.70	
FFE = 72.00	
FFE = 72.50	
FFE = 72.00	
283.4'	
388.2'	
271.0'	
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MARION COUNTY PROJECT
No. AR-33316

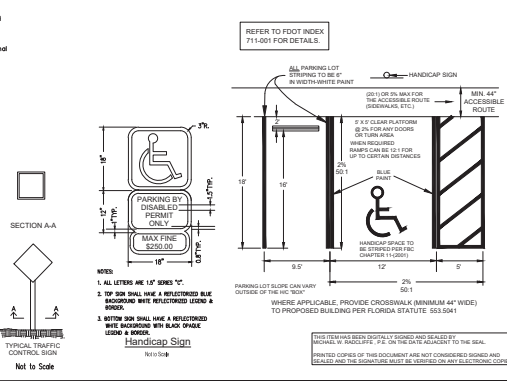
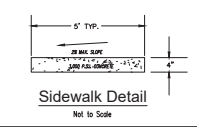


NOTICE: Steel Grates are Required On Inlets With Traversable Slope And On Inlets Where Bicycle Traffic Is Anticipated.

Type "E" Inlet - Traffic Bearing

Not to Scale

DIMENSIONS AND QUANTITIES		GRAVEL FILL		CONCRETE		STEEL GRATE	
NO.	QTY.	NO.	QTY.	NO.	QTY.	NO.	QTY.
1	1	1	1	1	1	1	1
2	1	2	1	2	1	2	1
3	1	3	1	3	1	3	1
4	1	4	1	4	1	4	1
5	1	5	1	5	1	5	1
6	1	6	1	6	1	6	1
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DETAILS

1. ALL LETTERS ARE 1/2" MIN. HIGH.

2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH REFLECTORIZED LETTERS & SYMBOLS.

3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK SYMBOLS.

4. USE 1/2" MIN. HIGH LETTERS.

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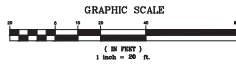
96. USE 1/2" MIN. HIGH LETTERS.

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4G:

ILING:
-2

ZONING:
M-2

Proposed Limited Use (Doh) Wells
(4 Total)

DRA 1.0

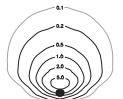
NW GANESVILLE RD

ZONING:
R-3

MARION COUNTY PROJECT
No. AR-33316

Photometric Legend:

- PROPOSED 4W LED WALL PACK
- 0.1 = 0.1 FOOT CANDLES
 - 0.2 = 0.2 FOOT CANDLES
 - 0.5 = 0.5 FOOT CANDLES
 - 1.0 = 1.0 FOOT CANDLES
 - 2.0 = 2.0 FOOT CANDLES
 - 5.0 = 5.0 FOOT CANDLES



4W LED WALL PACK
MOUNTED APPROXIMATELY 8' HIGH ON WALL

THIS PROJECT HAS BEEN THOROUGHLY REVIEWED AND RECHECKED BY:
MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
VALID UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NO. AR-33316		DATE: 05-25-25	
CLIENT: MARION COUNTY	PROJECT: 2023-25	DATE: 05-25-25	BY: [Signature]
PROJECT LOCATION: 1000 S. GANESVILLE RD, GANESVILLE, FL 32609			
PROJECT DESCRIPTION: 4W LED WALL PACKS			
DESIGNED BY: MICHAEL W. RADCLIFFE, P.E.			
CHECKED BY: [Signature]			
APPROVED BY: [Signature]			
SCALE: AS SHOWN			
SHEET NO. 1 OF 1			
PROJECT NAME: Photometric Plan			
SHEET NO. 1 OF 1			



Project Name: 2023-22 El Faro Major Site Plan
Sheet Name:

Aerial Map

Drawn: DCS
Scale: 1"=80'
Date: 2025-09-02



MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
www.radcliffeengineering.com