



Marion County Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

Date: February 04, 2026

To: Radcliffe Engineering
2611 SE Lake Weir Ave
Ocala, FL 34471

Subject: Status Letter - Approved - Partial Approval
Case Type: Waiver Request (Plan in Review)
Case Name: EL FARO DUPLEXES
Case #: WaiverPIR-000049-2025

Dear Radcliffe Engineering,

The above referenced Waiver Request (Plan in Review) was Approved - Partial Approval by the Development Review Committee on 12/15/25, and the decision was as follows:

6.1.El Faro Duplexes - Major Site Plan- Waiver to Major Site Plan in Review
Project #2025080063 #33316 Parcel #13396-000-00
Michael W. Radcliffe Engineering, Inc.

LDC 2.12.8 Current boundary and topographic survey

CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

APPLICANT requests waiver to use existing survey. Nothing has changed on vacant property with no improvements. Topo is still accurate.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.13.8.B(7) Stormwater conveyance criteria

CODE states (7) 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 requests a waiver to allow 15" pipe with supporting calculations. Flows are low and 15" is sufficient.

Applicant withdrew

LDC 6.13.7 Geotechnical criteria

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity. (1) Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91. (2) Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements. (1) Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. (2) Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them. (3) Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. (4) Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations. (1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. (2) The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

APPLICANT request waiver to allow one 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.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham

Motion carried 5-0

LDC 6.11.5.B, D Driveway width

CODE states General Driveway Requirements. (1) Each buildable lot, parcel, or tract is entitled to a driveway unless cross access is available. (2) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes but the

request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement. (3) Driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis. (4) Driveway width shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to, the number of lanes, the driveway geometrics, internal obstructions, and traffic safety. (5) Concrete mitered end sections are required for culverts when used for driveways accessing a roadway with posted speeds of 40 mph or greater.

APPLICANT request - 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.

Motion by Steven Cohoon to approve subject to meeting requirements for everything in the right-of-way (ROW) to limit off-tracking in the ROW, seconded by Ken McCann

Motion carried 5-0

LDC 6.8.6 Buffers

CODE states (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.

APPLICANT requests waiver allow a 10' wide modified B buffer with opaque fence and same density of plantings on north and west per Landscape plan by EDK/Ander 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.

Motion by Chuck Varadin to approve subject to staff comments to the precast slide in walls on the buffers and the compressed 10-foot buffer on the north, west and south, seconded by Steven

Cohoon

Motion carried 4-0

LDC 6.14.2.A & 6.14.2(C)(1)(a) Water connection requirement - Decentralized water system

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews.(2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility.(3)When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity

main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, 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.

APPLICANT 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 into central water when available.

Motion by Tony Cunningham to deny, seconded by Chuck Varadin

Motion carried 5-0

LDC 6.14.2A & 6.14.2(C)(1)(a) Sewer connection requirement - Decentralized Sewer System

CODE states A. Connection determination. (1) All new and expanding development projects shall contact Marion County Utilities (MCU) for determination of availability and/or point of connection. Within ten working days, MCU shall issue an official written determination advising the applicant if services are available and, if so, shall indicate the potential source, the nearest connection point, and the need for any additional off-site facilities. Potential sources may include MCU, a Public Service Commission (PSC) certified utility, a city, a community development district, or other entity authorized by the State of Florida to provide water or wastewater services through its system. Developer shall include the written determination with all applications for building permits and/or other development reviews. (2) Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility. (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer: (a) Sewer main shall be extended by Developer to the closest point of service. (b) Sewer gravity main shall be extended by the Developer as directed by MCU. New residential development with 31 lots or more, 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.

APPLICANT requests 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 regulated by FDEP will provide adequate treatment and permissible service. The project will tie into central sewer when available.

Motion by Tony Cunningham to deny, seconded by Chuck Varadin

Motion carried 5-0

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration. Further, expiration dates do not apply to cases requiring drawings to be recorded.

Log into the online portal anytime at

https://selfservice.marionfl.org/energov_prod/selfservice#/home to view comments (such as informational comments), recommendations, conditions, holds, fees, files and/or next steps, if any.

Any conditions or holds imposed must be satisfied and all fees paid prior to the final completion of this case.

Regarding next steps, the portal is where applicants may schedule inspections, comply with additional requirements or apply for sub records, as appropriate.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer