

July 30, 2025

PROJECT NAME: ORANGE BLOSSOM REPLAT #1

PROJECT NUMBER: 2025050013

APPLICATION: PRELIMINARY PLAT #32811

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: INFO

REMARKS: Road names have been added to Sheet 2. Please label accordingly on all future submittals.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: INFO

REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review. Please note that LDC requires that the survey have been performed in the last 12 months and that one-foot contours extend 100 feet beyond the project boundary.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.).

Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: INFO

REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

11 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 Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 5/9/25-add waivers if requested in future

14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.

STATUS OF REVIEW: INFO

REMARKS:

15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the

Improvement Plans. (Letters/emails sent to utility providers)

STATUS OF REVIEW: INFO

REMARKS:

16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.2.1.F - North arrow, graphic drawing, & written scale

STATUS OF REVIEW: INFO

REMARKS: 5/9/25-need to include graphic scale

17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements

STATUS OF REVIEW: INFO

REMARKS:

18 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: The parcel is required to connect to Marion County Utilities (MCU) water and sewer services. All proposed utility connections and methods must be clearly shown on the Improvement Plans. Marion County Utilities reserves the right to provide additional comments regarding utility connections, hydraulic calculations, and other related items during the Improvement Plan review process.

20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9 - Transfer of Facilities to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.17.6 - Non-Residential Irrigation Wells

STATUS OF REVIEW: INFO

REMARKS: Irrigation wells must be shown on the Utility Plan during the Improvement Plan review unless Marion County Utilities (MCU) will be providing irrigation water. The total irrigated square footage is required for capacity charge calculations. It is recommended that this

22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 7.2.16 - Lift Stations

STATUS OF REVIEW: INFO

REMARKS: Identify on preliminary plat if lift station will be public or private. Public lift station site will need to have an MCU dedicated 50x50 tract and meet all requirements listed in the Marion County Land Development Code 6.15.5(C)

23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$130.00 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# 32811

24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities requests a utility easement extending from the existing public utility easement within the proposed development to the connection point / parcel boundary at SE 158th Place and SE 91st CT for potential future water and or sewer connections. See changemark for location.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments

STATUS OF REVIEW: INFO

REMARKS: If applicable, please include in cover sheet.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS: Will there be any signs? If so, separate sign permit will be required.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please add Owner's Certification to cover sheet to state "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan ". Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

29 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

30 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.E - Provide drawing legend

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

31 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

32 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

33 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.B - Provide lot and tract areas and dimensions

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

34 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.C - Show proposed typical building setbacks and the zoning designations

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

35 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

36 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.E - Locate and identify all easements

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

37 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.F - The location of the existing one percent (100-year) flood plain

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

38 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

39 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.H - Provide a current topographic survey

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

40 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

41 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

42 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.L - Show all apparent means of access on site to adjoining properties

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

43 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities

STATUS OF REVIEW: NO

REMARKS: Please provide survey.

44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - Update traffic statement by using the fitted curve equation for calculations of both daily trips and for the peak hour of "adjacent street traffic" instead of "peak hour of generator".

45 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - Connection to SE 158th PL is required to provide movement between adjacent and complementary land uses unless a DRC waiver is obtained.

46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5.D - Residential driveway requirements

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - 1) Proposed driveway location does not appear to appropriately align with street on opposite side of SE 157th PL. Show driveways / intersecting roads on opposite side of road for coordination purposes. 2) Connection to SE 158th PL is already provided as a driveway location and should be proposed as the primary site entrance. 3) Driveway restrictions on corner lots must be described and illustrated as being consistent with LDC 6.11.4 Table 6.11-1 and LDC 7.3.1 TS025.

47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - 1) Road dedication, whether public or private, must be specified. 2) Centerline radii do not support the minimum required design speed of 30 mph.

48 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - Sidewalks are required along one side of internal streets.

49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan

STATUS OF REVIEW: NO

REMARKS: 5/9/25-Owner's Certification not found

50 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: Please indicate Future Land Use (FLU) designation of all adjacent properties. Please indicate FLU designation of project property.

51 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2

STATUS OF REVIEW: NO

REMARKS: Please indicate maximum building height on sheet 02

52 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements

STATUS OF REVIEW: NO

REMARKS: Please include typical lot drawing (including for corner lots), including minimum lot width, length, lot area, and setbacks

53 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Please specify Type E buffers along south and west (SFR-SFR), per recently adopted changes to LDC. Please specify Type C buffer along entirety of east property line (GU & AG zoning)

54 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...

STATUS OF REVIEW: NO

REMARKS: Please indicate area of DRA, open space, landscaped space, etc.

55 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(5) - Show environmentally sensitive areas and flood plain

STATUS OF REVIEW: NO

REMARKS: Please indicate following on cover sheet:

FEMA flood zone X

No ESOZ

Secondary Springs Protection Zone

56 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.

STATUS OF REVIEW: NO

REMARKS: Please submit Environmental Assessment of Listed Species (EALS) or EALS waiver satisfying requirements in LDC Sec. 6.5.

57 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments

STATUS OF REVIEW: NO

REMARKS: Provide MFLA locations and calculations showing requirement is met

58 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: Show location and size of Type C buffer on North Boundary, SE 157th Pl

59 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: NO

REMARKS: Check Sunbiz; Juan Ortega does not show that he is an authorized signer for Brilliant Group LLC. Provide an authorization letter to allow him to sign or change to someone who is an authorized signer. Check project list. 5-15-25 HR

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]."

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



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

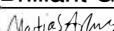
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): 48288-000-00 Permit Number: 32811

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Orange Blossom Replat #1 Commercial Residential
Subdivision Name (if applicable): Orange Blossom Hills
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): Brilliant Group, LLC
Signature: 
Mailing Address: 1135 103rd ST PH02 City: Bay Harbor Island
State: FL Zip Code: 33154 Phone # 321-888-2686
Email address: matias.s.a.ngna@zona

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Brilliant Group, LLC Contact Name: Matias Arango
Mailing Address: 1135 103rd ST PH02 City: Bay Harbor Island
State: FL Zip Code: 33154 Phone # 321-888-2686
Email address: matias.s.a.ngna@zona

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Per previous discussion with Marion County,
it is our understanding that they would support a Fee in lieu of waiver for sidewalks considering none of the roadways
in the Orange Blossom Hills subdivision have sidewalks, and we are trying to ensure our design
fits in with what currently exists around it.

DEVELOPMENT REVIEW USE:

Received By: email 7.30.2025 Date Processed: 7/30/2025 Project # 2025050013 AR # 32811

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): _____



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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____ 6.11.4 - Access management

Reason/Justification for Request (be specific): _____

"Connection to SE 158th PI is challenging from an engineering standpoint for several reasons:

1. It is one of the lowest areas of the property, at approximately elevation 83'. The highest tie in grade on the east side of the property is elevation 97'. Trying to make up 14' of grade change within the subdivision considering the property width causes steep yard slopes, stem walls and retaining walls.

2. Connection to SE 158th PI causes significant stormwater issues. The topography is generally falling from east to west, and per the LDC there is a minimum requirement for soil boring quantity and spacing. Once you size a pond in the depressional area that holds the pre / post for the subdivision and recovers in 14 days, the required amount of borings forces a few of the borings to be at higher elevations, resulting in a heavy cut condition. This generates more fill, which makes the grading from reason #1 more difficult, but also results in higher seasonal high water level readings on the higher borings. This causes the pond bottom elevation to raise, which also pushes up the pond top of bank. The drainage design for the pond resulted in a pond bottom elevation of 84, and a pond top of 88 to hold the pre/post and recover in 14 days. The connection to SE 158th PI is at an elevation of 83, rendering it impossible to capture and treat a significant amount of impervious area.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

SITE DATA

IMPERVIOUS AREA CALCULATION	
PROPOSED RESIDENTIAL	= 341,500 SQ FT (8.22 AC) 45.9%
PROPOSED COMMERCIAL	= 40,546 SQ FT (0.84 AC) 5.9%
TOTAL IMPERVIOUS AREA	= 365,446 SQ FT (8.16 AC) 51.9%
OPEN AREA	= 259,813 SQ FT (0.98 AC) 48.0%
TOTAL PROPERTY AREA	= 489,763 SQ FT (11.12 AC) 49.10%

PRELIMINARY PLAT FOR ORANGE BLOSSOM HILLS REPLAT NO. 1

TRAFFIC IMPACT SUMMARY									
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR			
			TOTAL	IN	OUT	TOTAL	IN	OUT	
SINGLE FAMILY DETACHED HOUSING	45 UNITS	484	96	9	27	47	30	17	

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
SINGLE FAMILY DETACHED HOUSING (ITE LUC 210)

INDEPENDENT VARIABLE X = NUMBER OF UNITS
DAILY $L_n(T) = 0.92 L_n(X) + 2.68$
AM PEAK HOUR OF ADJACENT STREET TRAFFIC $L_n(T) = 0.81 L_n(X) + 0.12$ (33% IN, 35% OUT)
PM PEAK HOUR OF ADJACENT STREET TRAFFIC $L_n(T) = 0.84 L_n(X) + 0.27$ (64% IN, 36% OUT)

LEGAL DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, EXCEPT THE EAST 853.49 FEET OF SAID NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4, MARION COUNTY, FLORIDA AND LESS AND EXCEPT THE SOUTH 235.00 FEET OF THE WEST 287.00 FEET OF SAID SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE RUN NORTH 0°00'14" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 235.00 FEET; THENCE TURN NORTHEAST 89°52'48" WEST, A DISTANCE OF 471.21 FEET TO A POINT ON THE WEST LINE OF THE EAST 853.49 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SW 1/4 OF SECTION 22; THENCE DEPARTING SAID SOUTHWEST 1/4 OF SECTION 22, TURN NORTHEAST 89°52'48" WEST, A DISTANCE OF 471.21 FEET; THENCE TURN SOUTHEAST 1/2, A DISTANCE OF 108.00 FEET TO A POINT ON THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID SOUTHWEST 1/4 OF SECTION 22, TURN SOUTHEAST 1/2, A DISTANCE OF 191.23 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE TURN SOUTHEAST 1/2, A DISTANCE OF 191.23 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE TURN SOUTHEAST 1/2, A DISTANCE OF 683.47 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, TURN NORTH 89°52'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 375.45 FEET TO A POINT ON THE EAST LINE OF THE WEST 287.00 FEET OF THE SW 1/4 OF SECTION 22; THENCE TURN SOUTHEAST 1/2, A DISTANCE OF 235.00 FEET ALONG SAID EAST LINE, A DISTANCE OF 235.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 235.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID SOUTH LINE, TURN NORTH 89°52'48" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 287.00 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

OWNER / APPLICANT
BRYANT INVESTMENT LLC
1155 10800 STREET PMB2
BAY HARBOR ISLAND, FL 33154
MATIAS ARANGO
(321)450-1331

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JOHN T. MCGLOHORN, PSM
FL. LIC. NO. 98025
(321) 748-3126

ENGINEER
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 98025
(321) 748-3126

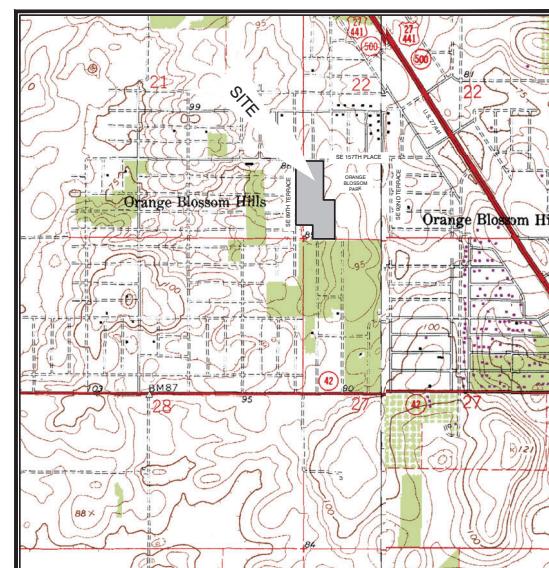
UTILITY CONTACTS

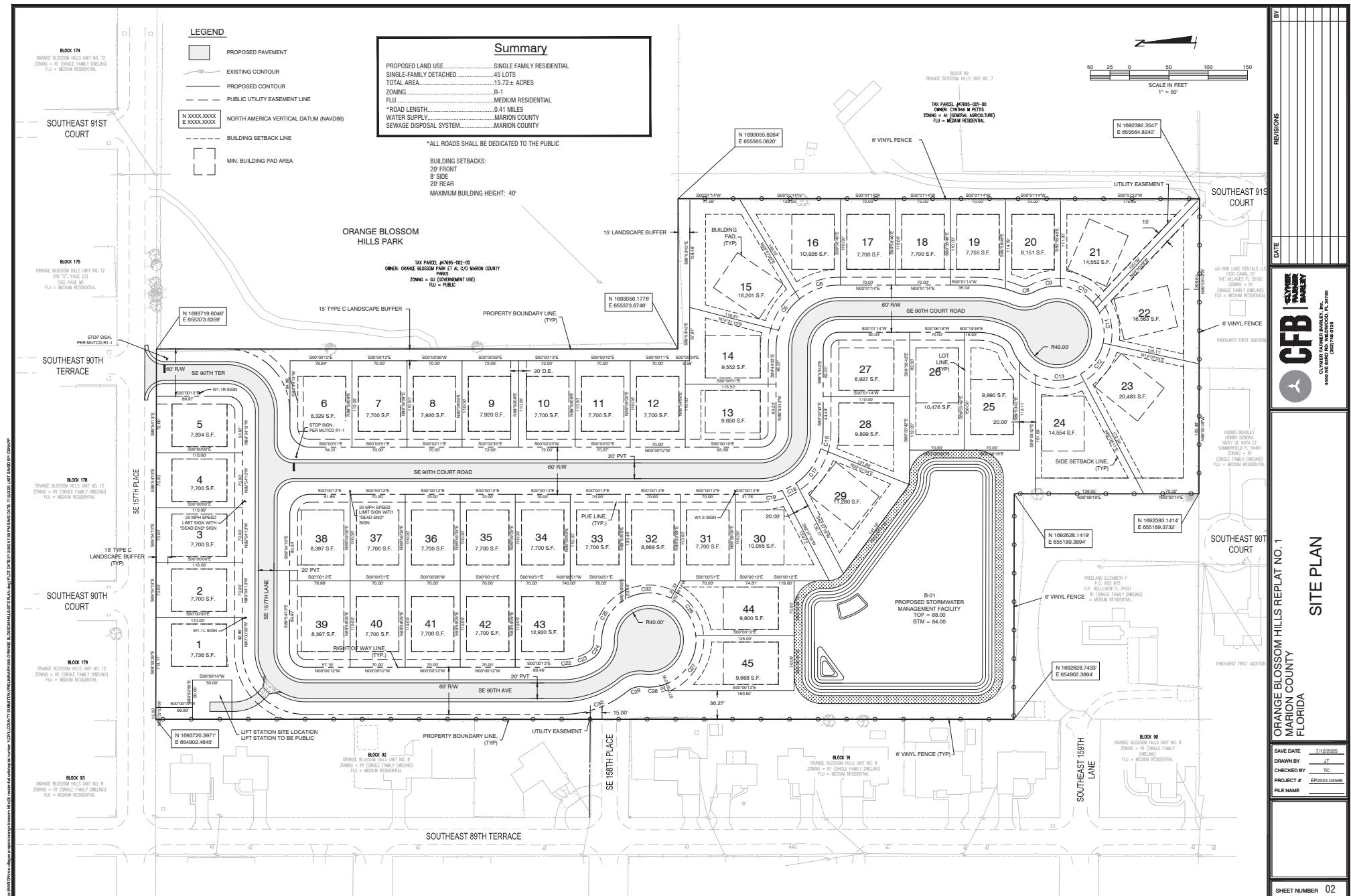
WATER AND WASTE WATER UTILITIES

MARION COUNTY UTILITIES
1100 NE 10th AVENUE
BETTLEVEL, FL 34420
(352) 307-6000

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4395 E CR 462
WILLOWOOD, FLORIDA 34785
(321) 748-8773

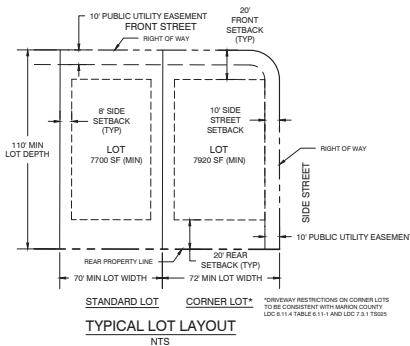
SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE





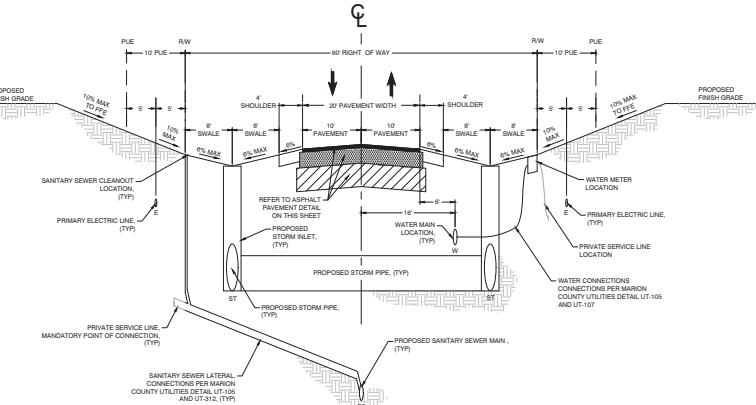
PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG	CHORD
C5	48.83'	80.00'	34°58'00"	25.20'	S6°19'37"E	48.83'
C8	56.17'	18.00'	40°08'57"E	29.29'	S18°45'02"E	56.17'
C9	21.68'	25.00'	49°40'47"E	11.57'	S04°39'33"E	21.68'
C9	34.80'	60.00'	33°14'02"E	17.91'	N12°17'01"W	34.80'
C10	55.01'	60.00'	52°31'55"E	29.61'	N03°55'57"E	55.01'
C11	47.40'	60.00'	45°15'59"E	25.20'	N79°53'05"E	47.40'
C12	50.37'	60.19'	47°57'09"E	28.77'	S53°12'29"E	50.37'
C13	59.71'	60.13'	56°53'50"E	32.58'	S01°14'12"E	59.71'
C12	22.15'	80.00'	15°15'18"E	11.15'	N18°54'22"E	22.15'
C17	54.82'	80.00'	39°15'59"E	28.53'	N43°23'58"E	54.82'
C18	20.00'	80.00'	14°21'41"E	10.00'	N27°32'20"W	20.00'
C19	28.49'	80.00'	20°24'19"E	14.40'	N10°12'22"W	28.49'
C22	9.57'	70.00'	7°50'13"E	4.79'	S03°51'58"E	9.57'
C33	30.92'	70.00'	25°18'40"E	15.72'	S02°34'59"E	30.92'
C24	25.48'	25.00'	58°23'16"E	13.97'	S02°20'42"E	25.48'
C54	63.49'	60.00'	61°29'02"E	35.68'	S04°47'50"E	63.49'
C58	56.81'	60.00'	56°55'18"E	32.58'	N62°22'56"E	56.81'
C27	80.68'	60.00'	77°02'47"E	47.77'	S56°38'32"E	80.68'
C28	26.82'	25.00'	25°36'32"E	13.64'	N05°18'54"W	26.82'
C29	20.46'	24.99'	46°57'35"E	10.86'	N15°22'45"E	20.46'

NOTE: REFER TO THE SITE PLAN FOR PLAN VIEW CURVE LABELS



TYPICAL STANDARD DUTY
ASHALT PAVEMENT DETAIL

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C30	89.53'	130.00'	39°27'28"	46.62'	S19°43'56"E	89.53'
C32	60.70'	80.00'	57°58'05"	33.24'	S01°04'17"E	60.70'



TYPICAL ROADWAY SECTION

GENERAL NOTES-

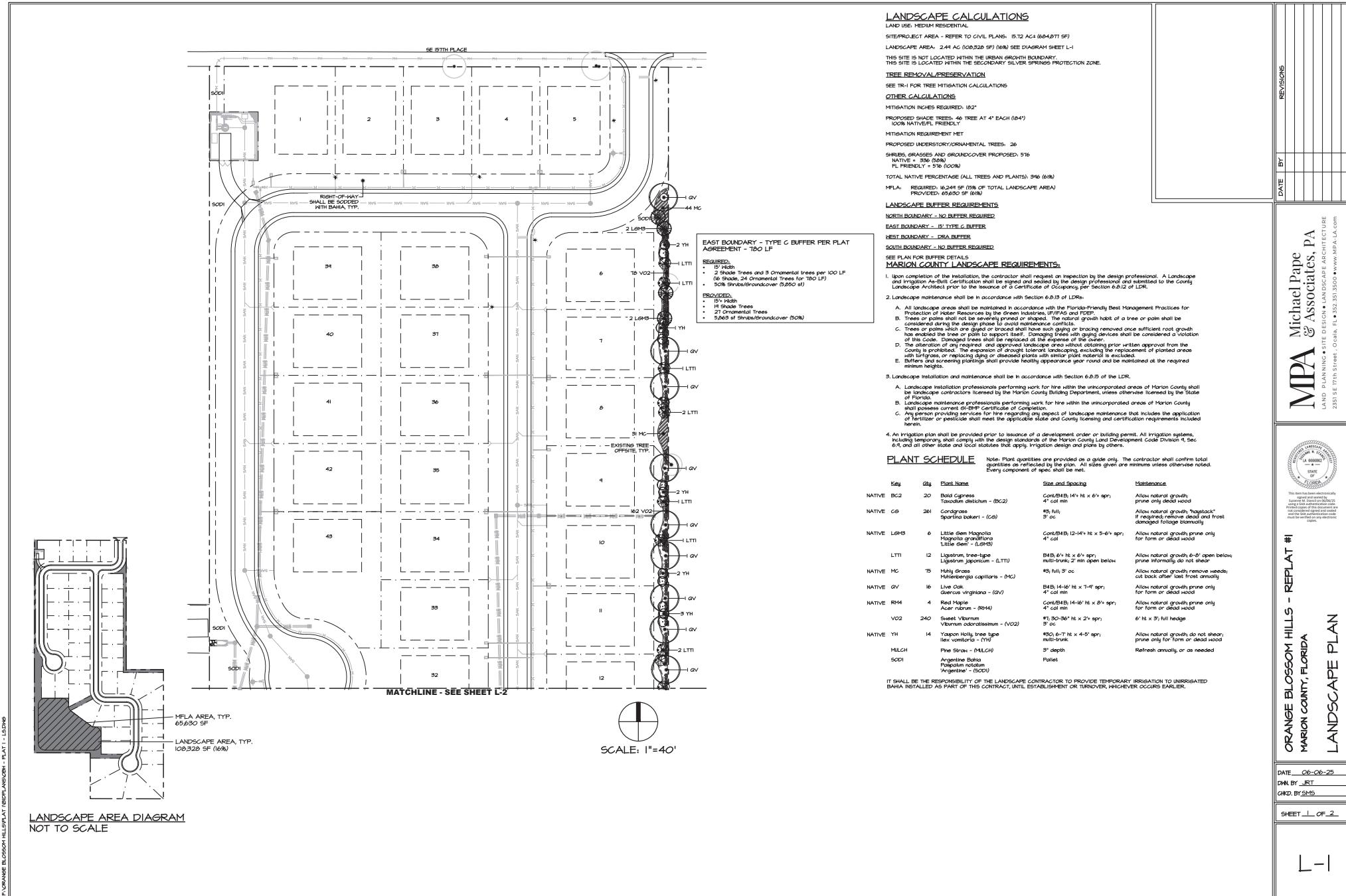
1. UTILITIES. ALL UTILITIES THROUGHOUT THE DEVELOPMENT WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENT WILL BE PROVIDED FOR ANY UTILITY REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
2. UTILITY STATEMENT: THE POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

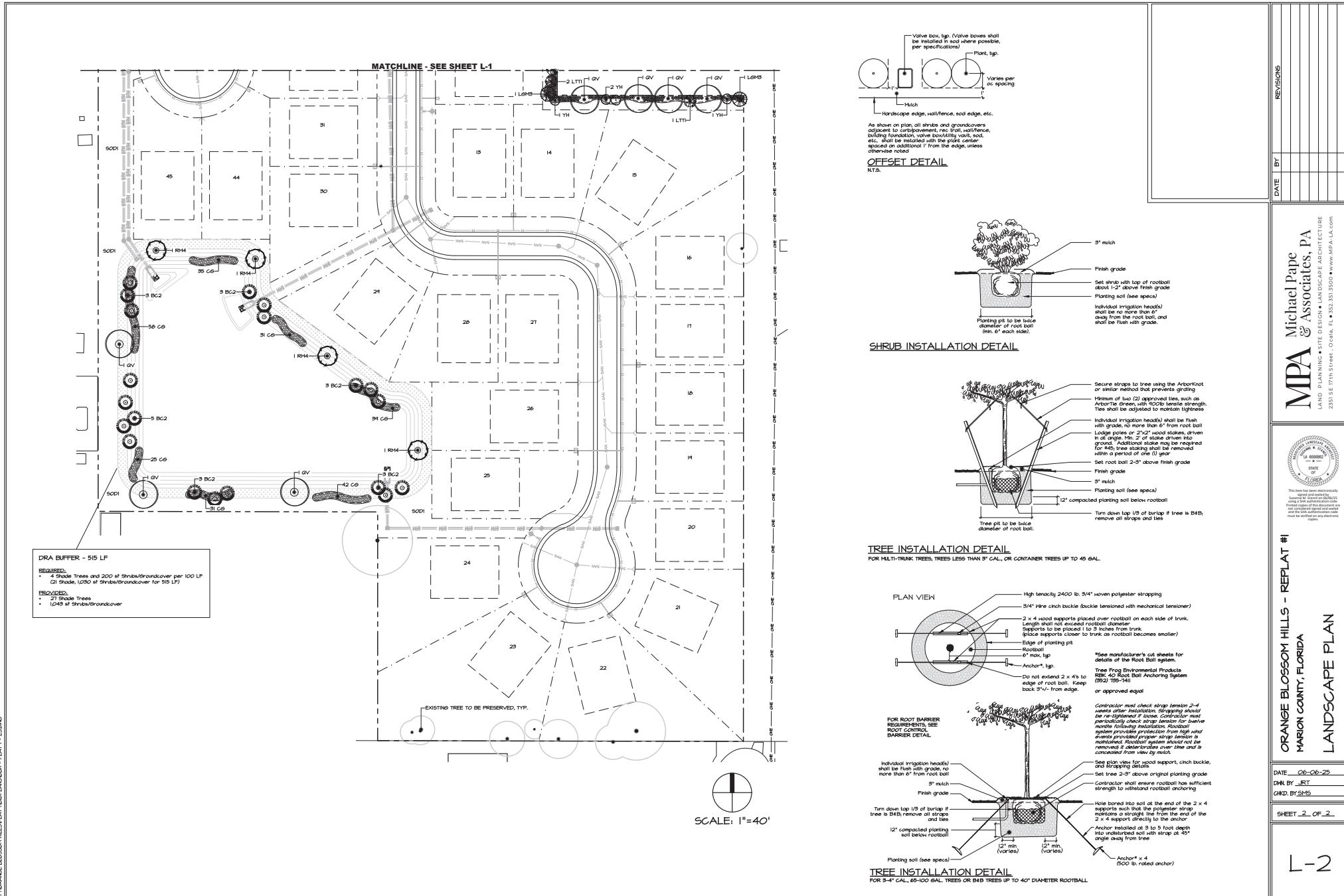
ORANGE BLOSSOM HILLS REPLAT NO. 1
MARION COUNTY
FLORIDA

TYPICAL ROADWAY SECTION
UTILITY ALLOCATION

SAVE DATE	6/26/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024.04596

SHEET NUMBER 03





AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

TRAFFIC IMPACT SUMMARY								
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR		PM PEAK HOUR			
			TOTAL	IN	OUT	TOTAL		
SINGLE FAMILY DETACHED HOUSING	45 UNITS	424	39	10	29	49	31	18

NOTE: 1. TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH EDITION).

2. SINGLE FAMILY DETACHED HOUSING (ITE LUC 210).

INDEPENDENT VARIABLE X = NUMBER OF UNITS

DAILY	$T = 0.47100$
AM PEAK HOUR GENERATOR	$T = 0.711(X) - 7.23$ (26% IN, 74% OUT)
PM PEAK HOUR GENERATOR	$LN(T) = 0.971LN(X) + 0.649$ (IN, 36% OUT)

LEGAL DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, EXCEPT THE EAST 85.49 FEET OF SAID NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4, MARION COUNTY, FLORIDA AND LESS AND EXCEPT THE SOUTH 235.00 FEET OF THE WEST 287.00 FEET OF SAID SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

PROJECT TEAM

OWNER / APPLICANT
BRILLIANT GROUP, LLC
1135 103RD STREET PH02
BAY HARBOR ISLAND, FL 33154
JUAN ORTEGA
(321)430-1331

SURVEYOR CLYMER FARNER BARLEY SURVEYING, Inc. 413 ALFORD AVENUE MIDDLETON, FL 34762 JOHN T. MCGLOHORN, PSM L. LIC. NO. 60232	ENGINEER CLYMER FARNER BARLEY, 7413 ALFORD AVENUE MIDDLETON, FL 34762 TYLER D. COUNTS, PE FL. LIC. NO. 99025
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UTILITY CONTACTS

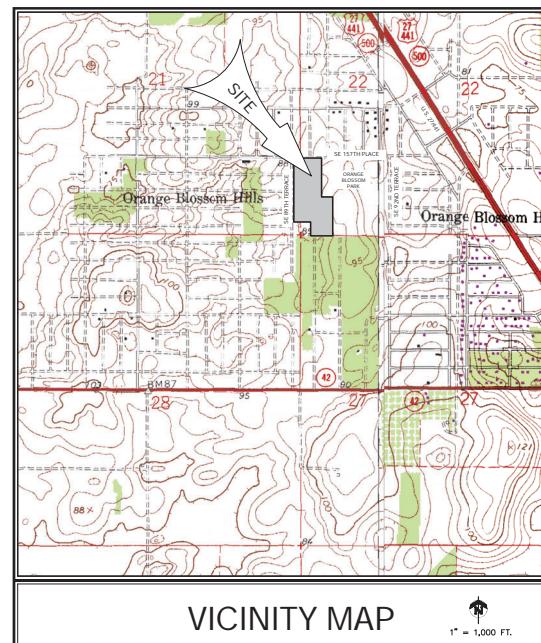
WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVIEVE, FL 34420
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ELECTRICAL POWER UTILITIES

4306 E CR 462
WILDWOOD, FLORIDA 34785
(352) 748-8773

PRELIMINARY PLAT
FOR
ORANGE BLOSSOM HILLS
REPLAT NO. 1



SECTION 22; TOWNSHIP 17 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
PARCEL ID: 47695-000-01

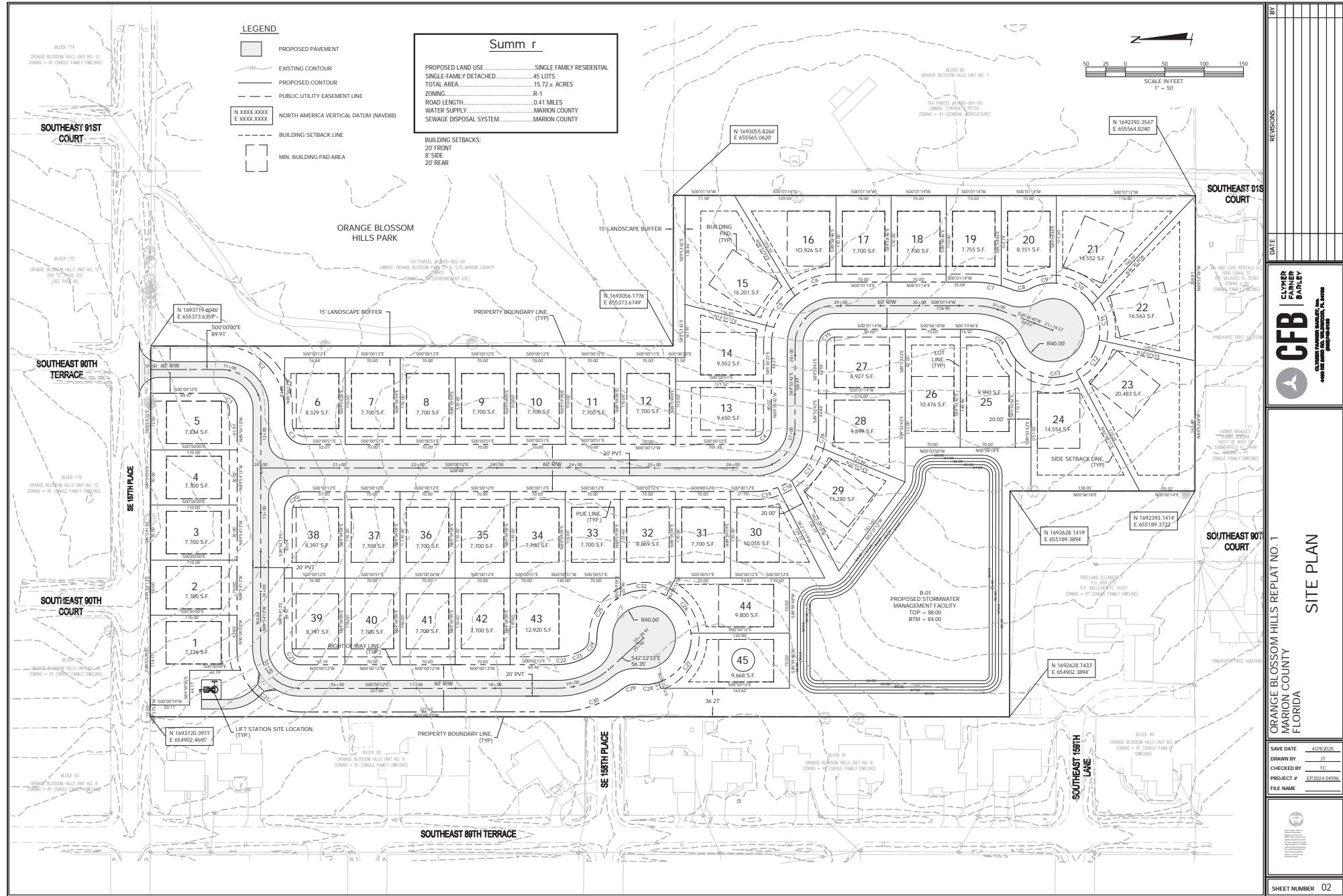
Sheet Number	Sheet Title
01	COVER
02	SITE PLAN
03	TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION

LICENSED DESIGN PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND
CALCULATIONS WERE COMPLETED IN
ACCORDANCE WITH ALL APPLICABLE
REQUIREMENTS OF THE MARION COUNTY LAND
DEVELOPMENT CODE, EXCEPT AS WAIVED.

Tyler D Count
2025.05.01
12:22:22-04'00

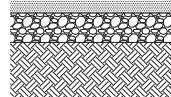




PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG	CHORD
C1	31.45	20.00	90°05'59"	20.03	N45°02'47"E	31.45'
C2	125.80	80.00	90°05'47"	80.13'	N45°02'53"E	125.80'
C3	39.31'	25.00	90°05'59"	25.04'	S45°02'47"W	39.31'
C4	31.38'	20.00	89°52'29"	19.95'	S44°56'57"E	31.38'
C5	48.83	80.00	34°58'00"	25.20'	S56°19'37"E	48.83'
C6	56.17'	80.16'	40°08'57"	29.29'	S18°45'02"E	56.17'
C7	47.10'	130.00	20°45'31"	23.81'	N10°23'59"E	47.10'
C8	21.68'	25.00	49°40'47"	11.57'	S04°03'39"E	21.68'
C9	34.80'	60.00	33°14'02"	17.91'	N12°17'01"W	34.80'
C10	55.01'	60.00	52°11'55"	29.61'	N30°35'57"E	55.01'
C11	47.40'	60.00	45°15'59"	25.00'	N79°29'35"E	47.40'
C12	50.37'	60.19'	47°57'09"	26.77'	S53°51'33"E	50.37'
C13	59.71'	60.13'	56°53'50"	32.58'	S01°14'12"E	59.71'
C14	21.68'	25.00	49°40'47"	11.57'	N45°37'08"E	21.68'
C15	31.39'	20.00	89°54'56"	19.97'	N44°56'14"W	31.39'
C16	22.15'	80.00	15°51'58"	11.15'	N81°57'42"W	22.15'
C17	54.82'	80.00	39°15'30"	28.53'	N54°23'58"W	54.82'
C18	20.05'	80.00	14°21'41"	10.08'	N27°35'22"W	20.05'
C19	28.49'	80.00	20°24'19"	14.40'	N10°12'22"W	28.49'
C20	39.23'	25.00	89°54'01"	24.96'	N44°57'13"W	39.23'

NOTE: REFER TO THE SITE PLAN FOR PLAN VIEW CURVE LABELS

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG	CHORD
C21	31.45	20.00	90°05'59"	20.03	S45°02'47"W	31.45'
C22	9.57'	70.00	7°50'13"	4.79'	S03°55'18"E	9.57'
C23	30.92'	70.00	25°18'40"	15.72'	S20°29'45"E	30.92'
C24	25.48'	25.00	58°23'11"	13.97'	S42°20'43"E	25.48'
C25	64.39'	60.00	61°39'02"	35.68'	S60°47'50"E	64.39'
C26	59.61'	60.00	56°55'18"	32.52'	S56°22'25"E	59.61'
C27	80.68'	60.00	77°02'47"	47.77'	S56°38'31"E	80.68'
C28	26.82'	60.00	25°36'32"	13.64'	N05°18'54"W	26.82'
C29	20.48'	24.99'	46°57'37"	10.86'	N15°59'24"W	20.48'
C30	89.53'	130.00	39°27'29"	46.62'	S19°43'56"E	89.53'
C31	125.80'	80.00	90°05'59"	80.14'	S45°02'47"W	125.80'
C32	60.70'	60.00	57°58'05"	33.24'	S01°04'17"E	60.70'

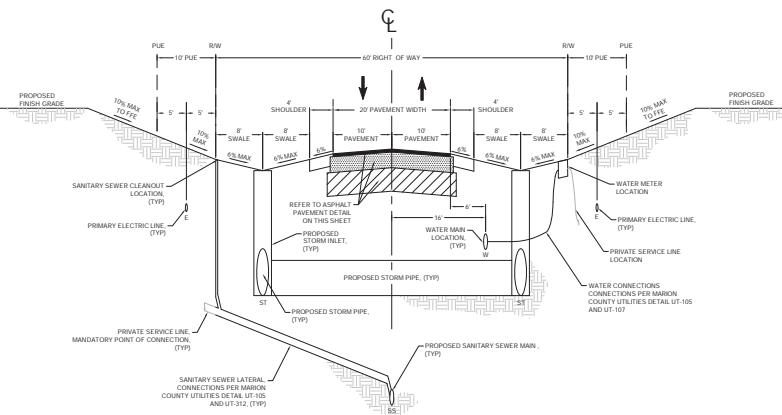


NOTES:

- DETAL IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL COVER THE ENTIRE PROJECT AREA.
- BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND 5 FEET BEYOND THE SIDEWALK, AS WELL AS 10 FEET BEYOND THE SIDEWALK FOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T169).
- A MINIMUM SEPARATION OF 18 INCHES IS BETWEEN THE BOTTOM OF CRUSHED CONCRETE BASE MATERIAL AND THE ESTIMATED NORMAL SEASONAL HIGH GROUNDBREAKWATER TABLE. RECOMMENDED PRACTICE IS TO ELEVATE THE BASE MATERIAL 18 INCHES ABOVE THE BOTTOM OF LIME ROCK BASE AND ESTIMATED NORMAL SEASONAL HIGH GROUNDBREAKWATER TABLE IS RECOMMENDED.

TYPICAL STANDARD DUTY ASHALT PAVEMENT DETAIL

NOT TO SCALE



TYPICAL ROADWAY SECTION

NOT TO SCALE
DESIGN SPEED: 25 MPH
POSTED SPEED: 20 MPH

GENERAL NOTES:

- UTILITIES: ALL UTILITIES THAT CROSS THE DEVELOPMENT WILL BE LOCATED AND/OR ADDED TO THE EXISTING TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENT WILL BE PROVIDED FOR ANY UTILITY REQUIREMENT. DO NOT CROSS THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
- UTILITY STATEMENT: THE POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY MARION COUNTY UTILITIES.