

August 6, 2025

PROJECT NAME: ORANGE BLOSSOM REPLAT #2  
PROJECT NUMBER: 2025050014  
APPLICATION: PRELIMINARY PLAT #32813

- 1 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.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 6 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.

7 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.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: (1) Please note that per the watershed management plan for this area, there are two flood prone areas on this parcel. These flood prone areas extend offsite from this parcel. The proposed drainage system will need to consider these flood prone areas. Please contact reviewer to discuss prior to submitting improvement plans. (2) 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.

9 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.

10 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](mailto:kevin.vickers@marionfl.org).

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: INFO

REMARKS: 7/29/25 Info comment reiterated...

5/19/25 - Public access of the roads will need to be provided by easement or as indicated by plat prior to final plat approval.

13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: INFO

REMARKS: 8/4/25 - Public roadway dedication requires DRC approval which must be completed prior to final plat approval.

14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: INFO

REMARKS: 8/4/25 - Sidewalk fee in-lieu-of construction waiver approved. Calculation of appropriate fees will be deferred until improvement plan review.

5/19/25 - Sidewalks are required along one side of street throughout.

15 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

16 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:

17 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:

18 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:

19 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.

20 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: INFO

REMARKS: 7/22 review: For properties in Orange Blossom Unit 15 that are in adjacent to the subject property, the zoning is R-4, not A-1. Please correct.

Initial review: Please indicate zoning and Future Land Use (FLU) designation of nearby parcels. Please indicate FLU designation of project property.

21 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: INFO

REMARKS: 7/22 review: It appears staffs' requested info was provided on Sheet 02, but the change was not reflected on OHB2 Pre Plat Plans. Please address.

Initial review: Please indicate maximum building height on sheet 02

- 22 DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
 STATUS OF REVIEW: INFO  
 REMARKS: 7/22 review: Ken Odom is correct. County Ordinance No. 24-30 allows SFR to SFR buffers to substitute shrub/hedges with a privacy fence. Staff acknowledges there is a 6' vinyl fence label on the site preliminary plat sheet. Please add label indicating that fence is part of a Type E buffer.  
 For reference Ord. No 24-30 is added to the supplemental folder in this AR.  
 Initial review: Please indicate Type E buffer along entire project (north, south, east, west), per recently approved changes to LDC.
- 23 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.
- 24 DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: Additional Zoning comments  
 STATUS OF REVIEW: INFO  
 REMARKS: As discussed with Tyler Counts, please update the project name and title name on the cover sheet. This project should be a regular plat, not a replat.
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: Preliminary Plat  
 STATUS OF REVIEW: INFO  
 REMARKS: Check Sunbiz and project map. 5-15-25  
 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]."

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

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**



# Marion County Board of County Commissioners

# AR #32813

## 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: \_\_\_\_\_

### A. PROJECT INFORMATION:

Project Name: Orange Blossom Replat #2  
Parcel Number(s): 48288-000-00  
Section <sup>27</sup> \_\_\_\_\_ Township <sup>17</sup> \_\_\_\_\_ Range <sup>23</sup> \_\_\_\_\_ Land Use \_\_\_\_\_ Zoning Classification <sup>R1</sup> \_\_\_\_\_  
Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other \_\_\_\_\_  
Type of Plan: PRELIMINARY PLAT  
Property Acreage <sup>10</sup> \_\_\_\_\_ Number of Lots <sup>24-28</sup> \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads \_\_\_\_\_  
Additional information regarding this submittal: \_\_\_\_\_

### 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: Clymer Farner Barley, Inc Contact Name: Tyler Counts  
Mailing Address: 7413 Alford Ave City: Middleton State: FL Zip Code: 34762  
Phone # 352-748-3126 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: permitting@cfb-inc.com

☐ **Surveyor:**  
Firm Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: Unity Development Investments LLC Contact Name: Juan Ortega  
Mailing Address: 755 Crandon BLVD City: Key Biscayne State: FL Zip Code: 33149  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: jortega@unityknows.com

**Developer:**  
Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR		
			TOTAL	IN	
SINGLE FAMILY DETACHED HOUSING	28 UNITS	313	23	6	
NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED) <b><u>SINGLE FAMILY DETACHED HOUSING [ITE LUC 210]</u></b>					
			INDEPENDENT VARIABLE X = NUMBER OF UNITS		
DAILY			$\text{Ln(T)} = 0.92 \text{ Ln(X)} + 2.68$		
AM PEAK HOUR OF ADJACENT STREET TRAFFIC			$\text{Ln(T)} = 0.91 \text{ Ln(X)} + 0.12$ (26% IN, 74% C		
PM PEAK HOUR OF ADJACENT STREET TRAFFIC			$\text{Ln(T)} = 0.94 \text{ Ln(X)} + 0.27$ (64% IN, 36% C		

LEGAL DESCRIPTION

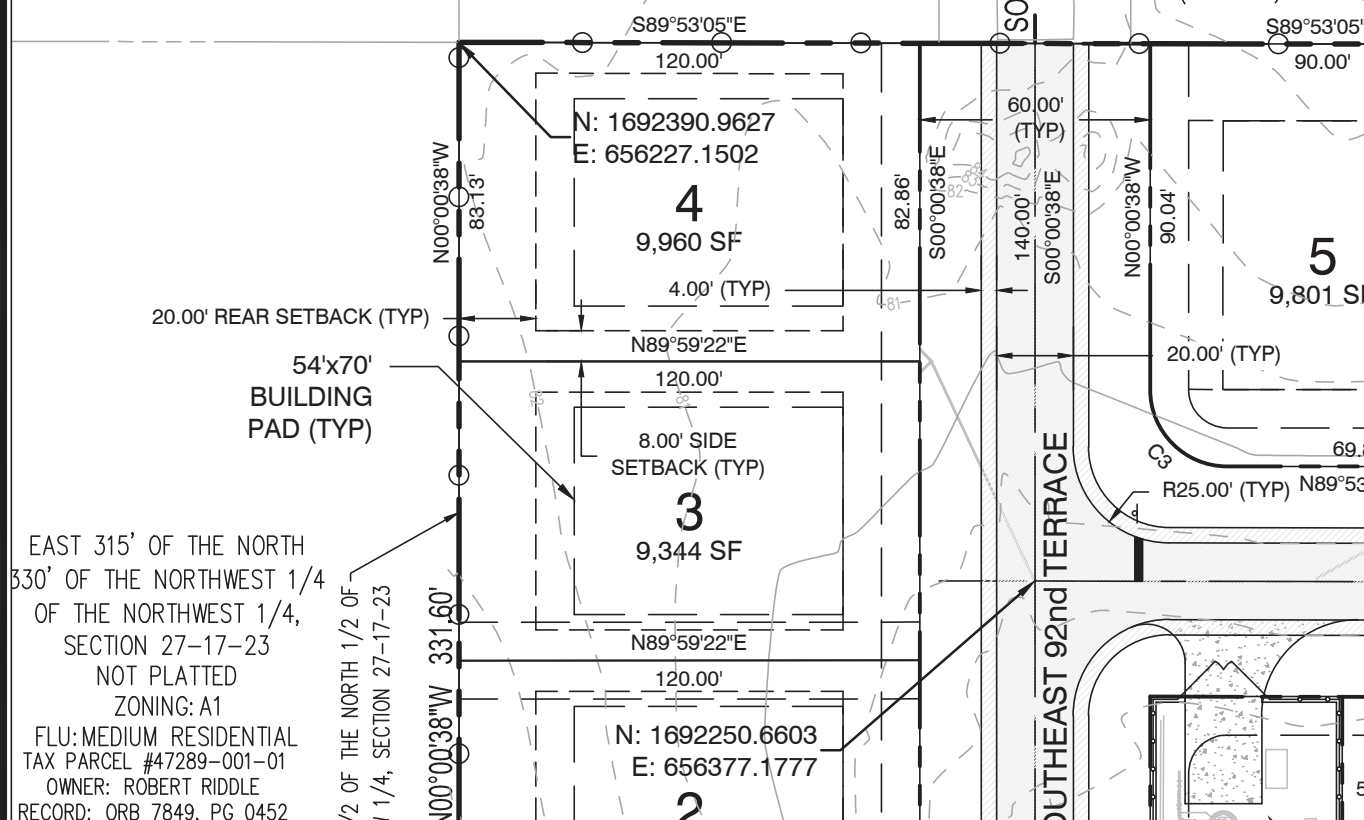


ST 1/2 OF THE SOUTHEAST  
# OF THE SOUTHWEST 1/4  
OF THE SOUTHWEST 1/4,  
SECTION 22-17-23  
CEPT NORTH 490' THEREOF  
NOT PLATTED  
ZONING: R1  
FLU: MEDIUM RESIDENTIAL  
TAX PARCEL #47289-001-01  
OWNER: ROBERT RIDDLE  
RECORD: ORB 7849, PG 0452

BLOCK 88  
ORANGE BLOSSOM HILLS  
UNIT NO. 7  
(PB "G", PAGE 23)  
(SEE PAGE H)  
ZONING: R1  
FLU: MEDIUM RESIDENTIAL

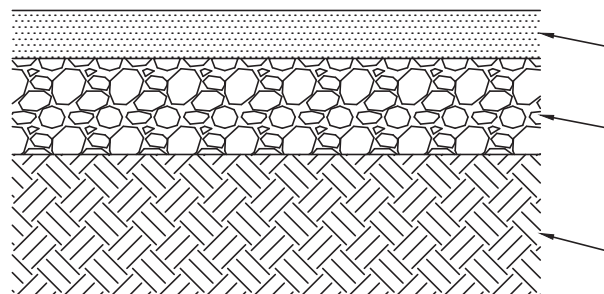
SOUTHEAST 92nd. TERRACE (DOLPHIN DRIVE-PER PLAT)  
(50' PUBLIC RIGHT-OF-WAY)

"STOP / STREET"



EAST 315' OF THE NORTH  
330' OF THE NORTHWEST 1/4  
OF THE NORTHWEST 1/4,  
SECTION 27-17-23  
NOT PLATTED  
ZONING: A1  
FLU: MEDIUM RESIDENTIAL  
TAX PARCEL #47289-001-01  
OWNER: ROBERT RIDDLE  
RECORD: ORB 7849, PG 0452





AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM P	
			TOTAL	
SINGLE FAMILY DETACHED HOUSING	28 UNITS	264	27	
NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL				
<b>SINGLE FAMILY DETACHED HOUSING [ITE LUC 210]</b>				
DAILY			INDEPENDENT VARIABLE X = NUMBER OF	
			T = 9.43*(X)	
AM PEAK HOUR GENERATOR			T = 0.71*(X) + 7.23 (26% I	
PM PEAK HOUR GENERATOR			LN (T) = 0.93*LN(X) +0.36 (64	

LEGAL DESCRIPTION



