

July 22, 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: 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: 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: 6.3.1.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:
- 17 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.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?  
STATUS OF REVIEW: INFO  
REMARKS: Please add a note on plan showing Future Land Use Designation: Medium Residential (MR).
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: INFO  
REMARKS: If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?  
STATUS OF REVIEW: INFO  
REMARKS: Traffic study provided?
- 21 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.
- 22 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.

- 23 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 information be clearly displayed on the Utility Plan.
- 24 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)
- 25 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: 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#
- 26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: INFO  
REMARKS: Update Parcel ID # on Cover page. Parcel ID 47695-000-01 currently shown on Cover Page, is for Re-Plat #1
- 27 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.
- 28 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.
- 29 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]."

30 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.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: (1) Please clarify if the proposed roadways and associated conveyance system will be privately or publicly owned/maintained. (2) 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.

32 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".

33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5.D - Residential driveway requirements

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - 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.

34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: NO

REMARKS: 5/19/25 - Road dedication, whether public or private, is not specified. Public dedication would require pre-approval by the DRC.

35 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 street throughout.

36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: NO

REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

38 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: Parcel ID on cover sheet is wrong. Please correct.

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

- 40 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
- 41 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
- 42 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
STATUS OF REVIEW: NO  
REMARKS: Please indicate Type E buffer along entire project (north, south, east, west), per recently approved changes to LDC.
- 43 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.
- 44 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
- 45 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.
- 46 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: NO  
REMARKS: Please correctly indicate parcel ID 48288-000-00.



**Marion County  
Board of County Commissioners**

**32813**

**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: 7/16/2025 Parcel Number(s): 48288-000-00 Permit Number: 32813

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Orange Blossom Replat #2 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): Unity Development Investments, LLC  
Signature: [Signature]  
Mailing Address: 755 Crandon Blvd City: Key Biscayne  
State: FL Zip Code: 33149 Phone # \_\_\_\_\_  
Email address: jortega@unityknows.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): Clymer Farner Barley, Inc. Contact Name: Tyler Counts  
Mailing Address: 7413 Alford Ave City: Middleton  
State: FL Zip Code: 34762 Phone # 352-748-3126  
Email address: tcounts@cfb-inc.com

**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.

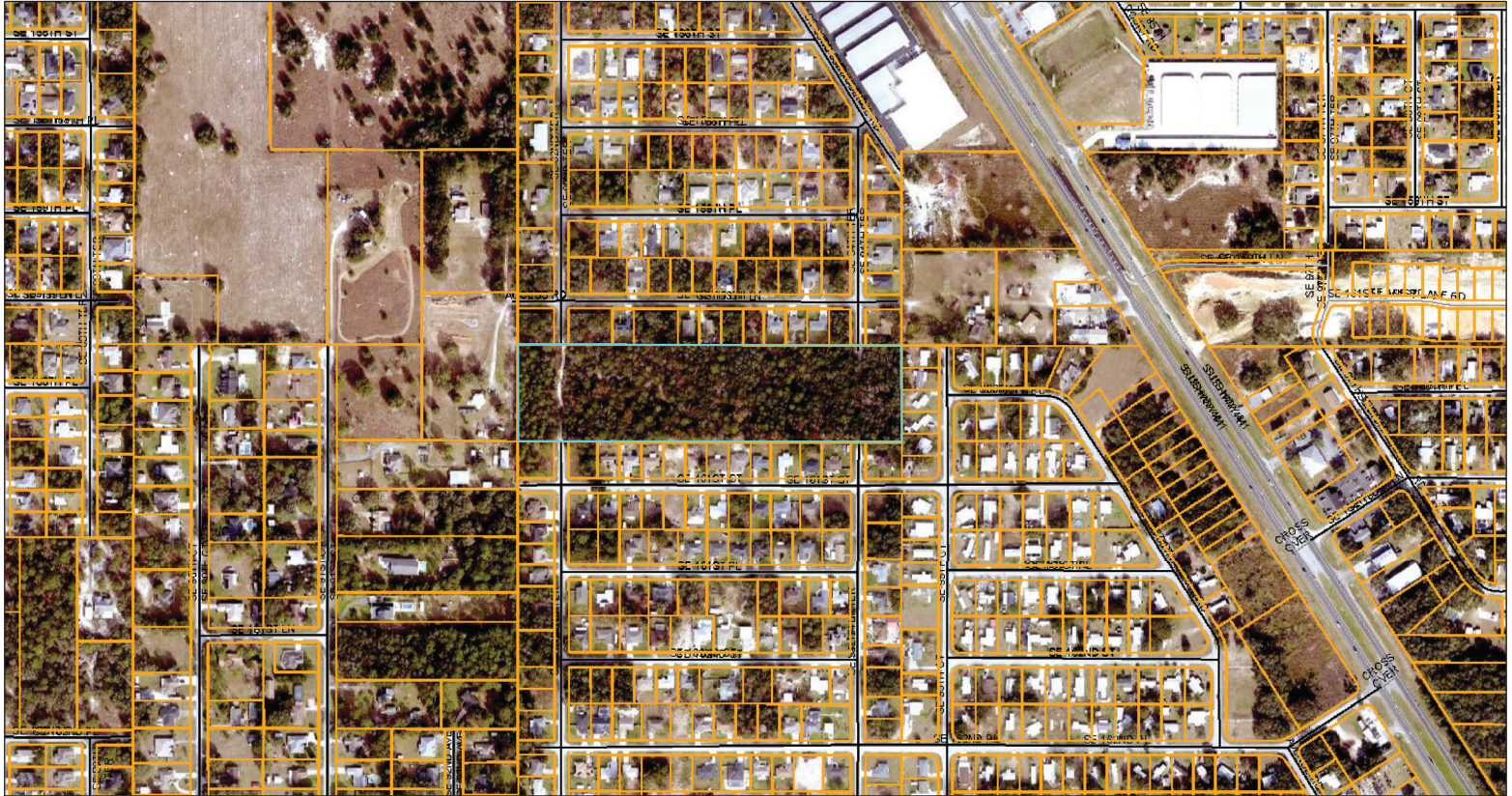
**DEVELOPMENT REVIEW USE:**

Received By: email 7/16/25 Date Processed: 7/22/25 kah Project # 2025050014 AR # 32813

**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 Florida - Interactive Map

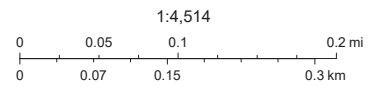


5/5/2025, 3:54:09 PM

Marion County  
 Parcels  
 County Road Maintenance  
 OCE Maintained Paved

Not Maintained  
 Not Maintained  
 Not Maintained  
 Streets  
 Aerial 2024  
 Red: Band\_1  
 Green: Band\_2

Blue: Band\_3



Marion County Property Appraiser, OCE, Marion County  
BOCC

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

PRELIMINARY PLAT  
FOR  
ORANGE BLOSSOM HILLS  
REPLAT NO. 2

TRAFFIC IMPACT SUMMARY									
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR		PM PEAK HOUR		TOTAL	IN	
			TOTAL	%	TOTAL	%		%	OUT
SINGLE FAMILY DETACHED HOUSING	28 UNITS	213	23	6	17	20	19	11	11
NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED). SINGLE FAMILY DETACHED HOUSING (ITE LUG 233)									
INDEPENDENT VARIABLE X = NUMBER OF UNITS									
DAILY LUT = 0.86 LUT0 + 1.88									
AM PEAK HOUR OF ADJACENT STREET TRAFFIC LUT(7) = 0.91 LUT0 + 0.12 (28% IN, 74% OUT)									
PM PEAK HOUR OF ADJACENT STREET TRAFFIC LUT(7) = 0.94 LUT0 + 0.27 (84% IN, 38% OUT)									

LEGAL DESCRIPTION

NORTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

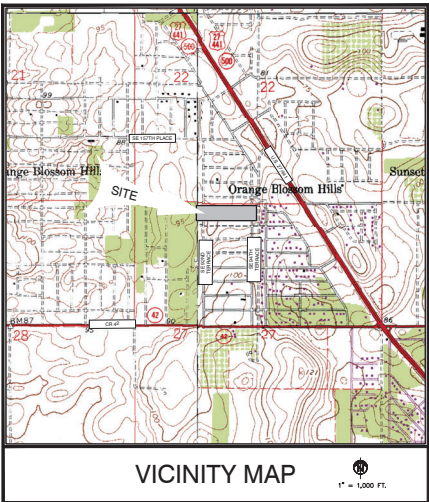
SITE DATA	
RESIDENTIAL AREA	= 198,198 SQ. FT. (4.55 AC.) 45.14%
RETENTION POND AREA	= 24,639 SQ. FT. (0.56 AC.) 5.85%
TOTAL IMPERVIOUS AREA	= 228,397 SQ. FT. (5.12 AC.) 56.79%
OPEN AREA	= 233,092 SQ. FT. (5.35 AC.) 58.14%
PROPERTY AREA	= 433,284 SQ. FT. (9.93 AC.) 100%

PROJECT TEAM

OWNER: AFFORDABLE HOUSING DEVELOPMENT, LLC 754 CRANDON BLVD WEST BOSTON, FL 32610 JUAN ORTEGA, MANAGER (904) 491-5038	SURVEYOR: CLYMER FARMER BARLEY SURVEYING LLC 1413 ALPHEA AVENUE MIDDLETON, FL 34762 JOHN T. WOODCHURN, PSM FL LIC. NO. 90232 (850) 748-3128	ENGINEER: CLYMER FARMER BARLEY, INC. 1413 ALPHEA AVENUE MIDDLETON, FL 34762 TYLER D. COULTER, P.E. FL LIC. NO. 90205 (850) 748-3128
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UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES MARION COUNTY UTILITIES 11800 SE U.S. HIGHWAY 441 BELLVIEW, FL 34409 (850) 307-6000	SOLID WASTE COLLECTION MARION COUNTY APPROVED FRANCHISE
ELECTRICAL POWER UTILITIES DUKE ENERGY 4300 E CR 402 WILKINSON, FLORIDA 34785 (850) 748-8773	



SECTION 27; TOWNSHIP 17 SOUTH; RANGE 23 EAST  
MARION COUNTY, FLORIDA  
VERTICAL DATUM - NAVD 1988  
PARCEL ID: 48288-000-00  
FLU: MEDIUM RESIDENTIAL  
ZONING: R-1  
FEMA FLOOD ZONE: X  
ES02: NONE  
SPRINGS PROTECTION ZONE: SECONDARY

SHEET INDEX

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

CONCURRENCY DEFERRAL STATEMENT

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR DEFERRED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE NEARBY PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS BUT NOT LIMITED TO, IMPROVEMENT PLAN AND/OR BUILDING PERMIT REVIEW.

OWNER CERTIFICATION

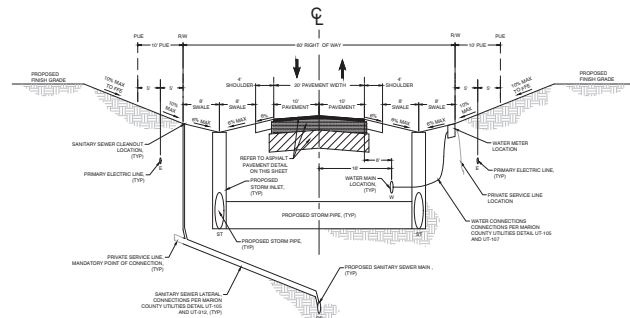
I, JUAN ORTEGA, HEREBY CERTIFY THAT I, UNIT  
MANAGEMENT DEVELOPMENT, LLC, MY SUCCESSORS, AND  
ASSIGNEES SHALL PERPETUALLY MAINTAIN THE  
IMPROVEMENTS SHOWN ON THIS PLAN.

DESIGNED DESIGN PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND  
CALCULATIONS WERE PREPARED BY  
ME OR UNDER MY CLOSE PERSONAL SUPERVISION  
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF  
THEY COMPLY WITH ALL APPLICABLE  
REQUIREMENTS OF THE MARION COUNTY LAND  
DEVELOPMENT CODE, EXCEPT AS NOTED.







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.

[illegible]



AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY			

DATE	REVISIONS	BY

# PRELIMINARY PLAT FOR ORANGE BLOSSOM HILLS REPLAT #2

TRAFFIC IMPACT SUMMARY									
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR		PM PEAK HOUR				
			TOTAL	IN	TOTAL	IN	OUT	OUT	OUT
SINGLE FAMILY DETACHED HOUSING	28 UNITS	284	27	7	20	32	20	12	
NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH EDITION).									
SINGLE FAMILY DETACHED HOUSING (ITE LUG 218)									
DAILY INDEPENDENT VARIABLE X = NUMBER OF UNITS									
T = 8.437(X)									
AM PEAK HOUR GENERATOR T = 0.717(X) + 7.23 (98% IN, 74% OUT)									
PM PEAK HOUR GENERATOR LN (X) = 0.007(LN(X)) + 12.38 (98% IN, 90% OUT)									

## LEGAL DESCRIPTION

NORTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

## PROJECT TEAM

OWNER / APPLICANT  
UNITY INVESTMENT  
DEVELOPMENT LLC  
780 CHARLTON BLVD  
KEY BISCAYNE, FL 33149

SURVEYOR  
CLYMER FARMER BARLEY SURVEYING LLC  
1413 ALFORD AVENUE  
MIDDLETON, FL 34762  
JOHN T. WILSON, PSM  
FL LIC. NO. 82202  
(850) 748-5126

ENGINEER  
CLYMER FARMER BARLEY, INC.  
7412 ALFORD AVENUE  
MIDDLETON, FL 34762  
TYLER E. COUNTS, PE  
FL LIC. NO. 19925  
(850) 748-5126

## UTILITY CONTACTS

### WATER AND WASTE WATER UTILITIES

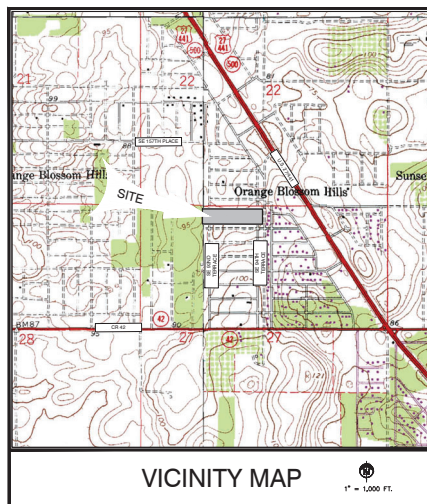
MARION COUNTY UTILITIES  
11800 DE U.S. HIGHWAY 441  
MILLEVILLE, FL 34459  
(850) 967-8000

### SOLID WASTE COLLECTION

MARION COUNTY APPROVED FRANCHISE

### ELECTRICAL POWER UTILITIES

DUKE ENERGY  
4000 E OR 400  
WILDOOD, FLORIDA 34785  
(352) 748-6713



SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA  
PARCEL ID: 47665-000-01

## SHEET INDEX

Sheet Number

Sheet Title

- |    |  |
|----|--|
| 01 | COVER  |
| 02 | SITE PLAN                                      |
| 03 | TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION |

LICENSED PROFESSIONAL CERTIFICATION

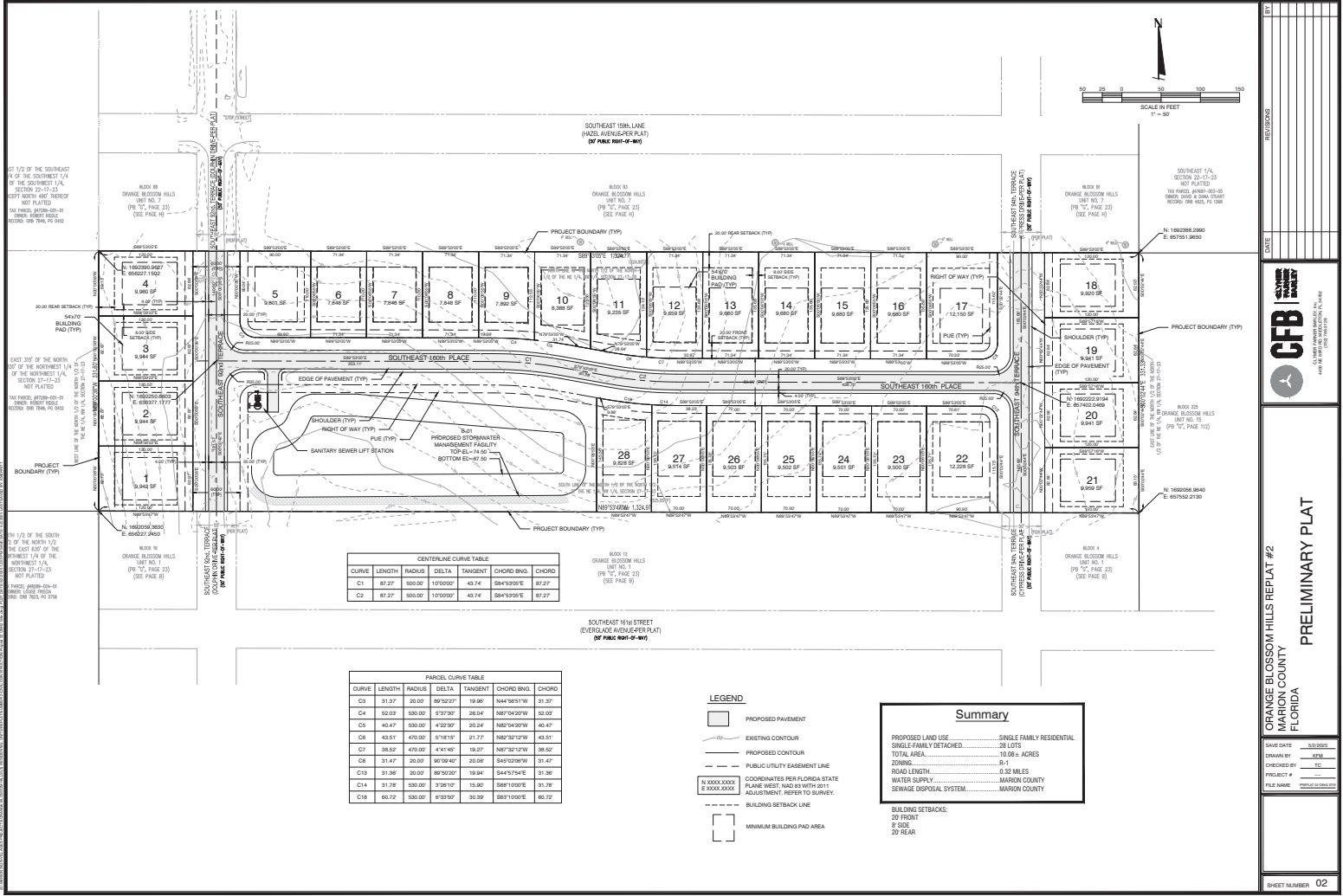
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED.



CLYMER FARMER BARLEY, Inc.  
4450 NE 83RD RD, MIDDLETON, FL 34762  
(850) 748-5126







CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	87.27	500.00	10°00'00"	43.74	S84°53'05"E	87.27
C2	87.27	500.00	10°00'00"	43.74	S84°53'05"E	87.27

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C3	31.37	20.00	89°32'21"	19.90	N44°18'51"W	31.37
C4	52.23	200.00	1°37'50"	26.84	N87°19'20"W	52.23
C5	45.47	330.00	1°23'30"	22.24	N82°19'20"W	45.47
C6	43.51	470.00	1°18'13"	21.77	N82°32'12"W	43.51
C7	38.52	470.00	1°41'49"	19.27	N87°32'12"W	38.52
C8	31.47	20.00	90°10'40"	20.00	S45°10'00"W	31.47
C13	31.38	20.00	89°32'21"	19.94	S44°19'54"E	31.38
C14	31.78	330.00	1°26'10"	15.90	S88°10'00"E	31.78
C18	69.72	330.00	1°39'50"	30.59	S88°10'00"E	69.72

- LEGEND**
- PROPOSED PAVEMENT
  - EXISTING PAVEMENT
  - PROPOSED CONTOUR
  - PUBLIC UTILITY EASEMENT LINE
  - COORDINATES PER FLORIDA STATE PLANE WEST, NAD 83 WITH DRT1 ADJUSTMENT. REFER TO SURVEY.
  - BUILDING SETBACK LINE
  - MINIMUM BUILDING PAD AREA

Summary	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
SINGLE-FAMILY DETACHED	28 LOTS
TOTAL AREA	10.08 ± ACRES
ZONING	R-1
ROAD LENGTH	0.32 MILES
WATER SUPPLY	MARION COUNTY
SEWAGE DISPOSAL SYSTEM	MARION COUNTY

BUILDING SETBACKS:  
20' FRONT  
5' SIDE  
20' REAR

DATE: \_\_\_\_\_

REVISIONS:

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ORANGE BLOSSOM HILLS REPLAT #2  
MARION COUNTY  
FLORIDA

**PRELIMINARY PLAT**

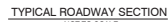
SAVE DATE: 03/02/25  
DRAWN BY: JTM  
CHECKED BY: JTM  
PROJECT #: 25-0000000000  
FILE NAME: 25-0000000000

SHEET NUMBER: 02

**NOTES:**

1. DETAIL IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL GOVERN PAVEMENT AND UNDERLYING SOIL DESIGN.
2. BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUB-BASE SHALL BE EXTENDED 1 FOOT MIN. BEYOND THE BASE.
3. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF CRUSHED CONCRETE BASE MATERIAL AND THE ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED. A MINIMUM SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF LIMESTOCK BASE AND ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED.

NOT TO SCALE



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

GENERAL NOTES:

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