



Ocala Planning & Zoning Commission Agenda - Final Monday, August 10, 2026

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Tucker Branson
Elgin Carelock
Tamboura Jenkins, Vice Chairman
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Thaddius Neasman
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call for Determination of a Quorum
 - c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.
 2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on July 24, 2026.

 - a. [P&Z Ad Proof](#)
Attachments: [P&Z Ad 08102026 PROOF](#)
 3. Approval of Minutes
 - a. [July 13, 2026 Final Meeting Minutes](#)
Attachments: [July 13, 2026 Final Meeting Minutes](#)
- Subdivisions
- a. [Kinward at Heathbrook Conceptual Subdivision \(SUB26-0009\)](#)
Presentation By: Karen Cupp
Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)
[Approved PD Plan.pdf](#)
[Approved PD Standards.pdf](#)
4. Code Amendment

[Ordinance 2026-27 to amend Chapter 106, Section 105 - Housing Incentive Fund revising criteria pertaining to affordable housing loan programs including length of terms, applicability, administrative process, and interest rates](#)

Attachments: [Affordable 106.105 - redline - 08-18-2026](#)
 5. Rezoning

- a. [Ordinance 2026-XX to rezone approximately 4.26 acres for property located at 325 SE 24th Street \(Parcel 30576-000-00\) from PUD-RO, Office Planned Unit Development, to PD, Planned Development \(Case PD26-0002\) \(Quasi-Judicial\).](#)

Presentation By: Breah Miller

Attachments: [PD26-0002 Staff Report](#)
[PD26-0002 Case Map](#)
[PD26-0002 Aerial Map](#)
[PD26-0002 PD Plan](#)
[PD26-0002 PD Standards Book](#)
[Letter of Objection](#)
[Letter of Objection 2](#)

- b. [Resolution 2026-XX for a Planned Development \(PD\) Plan and Standards Book \(New Ocala MOB LLC PD\) for property located at 325 SE 24th Street \(Parcel 30576-000-00\), approximately 4.26 acres \(Case PD26-0002\) \(Quasi-Judicial\).](#)

Presentation By: Breah Miller

Attachments: [PD26-0002 Staff Report](#)
[PD26-0002 Case Map](#)
[PD26-0002 Aerial Map](#)
[Exhibit A PD Plan](#)
[Exhibit B PD Standards Book](#)
[Letter of Objection](#)
[Letter of Objection 2](#)

6. Public Comments
7. Staff Comments
8. Board Comments
9. Next meeting: September 14, 2026
10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1864

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

P&Z Ad Proof

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

Ocala Gazette July 24, 2026

BACKGROUND:

N/A



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, August 10, 2026, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

SOUTHEAST

Petitioner: New Ocala MOB, LLC; Agent: Fred N. Roberts, Jr., Esq. Klein & Klein, PLLC; Case: PD26-0002; A request to rezone from PUD-RO, Office Planned Unit Development, to PD, Planned Development for property located at 325 SE 24th Street (Parcel 30576-000-00, approximately 4.63 acres.

OTHER

Petitioner: City of Ocala; Case: COD26-XXXX; A request to amend the Code of Ordinances Section 106-105 (Housing Incentive Fund) by revising criteria pertaining to affordable housing loan programs including length of terms, applicability, administrative process, and interest rates.

JEFF SHRUM, AICP

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1877

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

July 13, 2026 Final Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

Ocala Gazette July 24, 2026

BACKGROUND:

N/A



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, July 13, 2026

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present Tamboura Jenkins, Daniel London, Kevin Lopez, Allison Campbell, Tucker Branson, Elgin Carelock, and Thaddius Neasman

Excused Justin MacDonald

c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on June 26, 2026.

a. P&Z Ad Proof

Attachments: [P&Z Draft Ad 07132026 PROOF](#)

3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.

a. June 8, 2026 Final Meeting Minutes

Attachments: [June 8, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Tamboura Jenkins

AYE: Jenkins, London, Lopez, Branson, and Carelock

AWAY: Neasman

EXCUSED: MacDonald

4. Abrogations

- a. Resolution XX to abrogate portions of 30-foot-wide rights-of way generally associated with NW 13th Street and NW 1st Avenue of the 1300 block of N Magnolia Avenue more specifically lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's

Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida, approximately 0.24 acres (Case ABR25-0003) (Quasi-Judicial).

Attachments: [ABR25-0003 Magnolia Extension Staff Report](#)
 [ABR25_0003_Aerial](#)
 [ABR25_0003_Case](#)
 [ABR25-0003 Utility Responses](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [ABR25-0003 Utility Easement_Magnolia Extension LLC . 13th St_ex](#)
 [ABR25-0003 Utility Easement_Cincinnati Capital . 13th St_ex](#)
 [ABR25-0003 Corrective Easement Agreement](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ABR25-0003.

Kendall Drake, Drake Constructions Services, 302 SE Broadway St., Ocala, FL, stated he was available for any questions.

Motion to approve resolution XX to abrogate portions of 30-foot-wide rights-of-way generally associated with NW 13th Street and NW 1st Avenue of the 1300 block of N Magnolia Avenue more specifically lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida, with conditions, ABR25-0003.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Kevin Lopez

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

5. Land Use Change

- a. Ordinance to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 1700 block of NW Martin Luther King Jr Avenue (Parcels 25502-000-00, 25502-002-00, and 25491-001-00), approximately 11.20 acres (Case LUC26-0002) (Quasi-Judicial)

Attachments: [LUC26-0002 Staff Report P&Z](#)
 [LUC26_0002_Aerial](#)
 [LUC26_0002_Case 1](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0002.

Mr. Lopez asked whether the thin strip of land directly below the subject property was

owned by anyone. David responded that it is an unimproved right-of-way.

Motion to approve ordinance to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 1700 block of NW Martin Luther King Jr Avenue, LUC26-0002.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tamboura Jenkins

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- b. Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 700 block of NW 14th Street (Parcel 25785-000-00), approximately 0.52 acres (Case LUC26-0005) (Quasi-Judicial)

Attachments: [LUC26-0005 Staff Report P&Z](#)
[LUC26_0005_Aerial](#)
[LUC26_0005_Case 1](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0005.

Motion to approve ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 700 block of NW 14th Street, LUC26-0005.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

6. Rezoning

- a. Ordinance to rezone approximately 5.93 acres for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcel 2572-018-001, 2572-017-004, and 2572-017-005) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial (Case ZON25-0008) (Quasi-Judicial).

Attachments: [Staff Report](#)
[ZON25_0008_Aerialrevised](#)
[ZON25_0008_Caserevised](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0008.

Kendall Drake, Drake Construction Services, 302 SE Broadway St., Ocala, FL,

stated he was available to answer any questions.

Motion to approve ordinance to rezone approximately 5.93 acres for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace, ZON25-0008.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- b. Ordinance to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for a property located at 1501 NW 14th Street (Parcel 25571-000-00), approximately 3.23 acres (Case ZON26-0006) (Quasi-Judicial)

Attachments: [ZON26-0006 Staff Report](#)
[ZON26-0006 Aerial](#)
[ZON26-0006 Case Map](#)
[ZON26-0006 MLK Road Expansion Appraisal](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0006.

Mr. Lopez asked whether the building was unoccupied. Breah responded the building is currently unoccupied.

Mr. Neasman asked what the owner plans to do with or establish on the property. Breah responded the applicant has indicated they intend to continue using the property as a radio tower.

Dan Martone, WOCA Radio, 3424 SW 86th Place, Ocala, FL, stated his plan is to possibly relocate the radio station's studio to the property.

Anthony Collins, 1425 NW 16th Ct., Ocala, FL, stated he lives directly behind the subject property. He inquired about the proposed hours and days of operation, anticipated traffic, potential rallies or events, and the expected number of staff. His primary concern was noise, as his bedroom is located very close to the property.

Ms. Campbell responded that there would typically be one to two people at the studio. She explained that it is a talk radio station and would primarily function as a studio for broadcasting.

Motion to approve ordinance to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for a property located at 1501 NW 14th Street, ZON26-0006.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- c. Ordinance to rezone from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use, for property located 1700 block of NW Martin Luther King Jr Avenue (Parcel 25502-000-00, 25502-002-00, and 25491-001-00), approximately 11.20 acres (Case ZON26-0007) (Quasi-Judicial)

Attachments: [ZON26-0007 Staff Report P&Z](#)
[ZON26 0007 Case](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0007.

Motion to approve Ordinance to rezone from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use, for property located 1700 block of NW Martin Luther King Jr Avenue, ZON26-0007.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

- d. Ordinance to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion (3.05 acres) of the property located in the 1700 block of NE 18th Place (Parcel 2649-004-001), approximately 4.95 acres in total (Case ZON26-0010) (Quasi-Judicial)

Attachments: [ZON26-0010 Staff Report](#)
[ZON26-0010 Aerial Map](#)
[ZON26-0010 Case Map](#)
[Matthew Payne rezoning Parcel 2649-004-001 letter July 2 2026](#)

Planner II, Brea Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0010.

Brad Dinkins, 101 NE 16th Ave Ocala FL stated he was available to answer any questions.

Mr. Neasman asked about the difference between the M-1 and M-2 zoning districts. Chief Planning Official, Endira Madraveren responded the M-1 zoning district limits outdoor storage to 20% of the site, whereas the M-2 zoning district does not have a restriction on outdoor storage. She added the uses permitted within the two zoning districts are very similar.

Motion to approve ordinance to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion (3.05 acres) of the property located in the 1700 block of NE 18th Place, ZON26-0010.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- e. Ordinance to rezone from R-2, Two-Family Residential, to G-U, Governmental Use, for property located in the 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place (Parcel 25768-000-00, 25775+000-00, 25784+000-00, and 25786-000-00), approximately 9.94 acres (Case ZON26-0012) (Quasi-Judicial)

Attachments: [ZON26-0012 Staff Report P&Z](#)
[ZON26_0012_Aerial](#)
[ZON26_0012_Case](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0012.

Mr. Jenkins asked what the property would be used for. David responded the current use is a disaster debris management site and that it will continue to operate as such. He explained that the purpose of the rezoning is to clean up the zoning map.

Mr. Neasman asked how the property is accessed. David responded that access to the property is from the north.

Motion to approve ordinance to rezone from R-2, Two-Family Residential, to G-U, Governmental Use, for property located in the 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place, ZON26-0012.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Elgin Carelock

AYE: London, Lopez, Branson, Carelock, and Neasman

NAY: Jenkins

EXCUSED: MacDonald

7. Public Comments

None.

8. Staff Comments

Planning Director, Aubrey Hale informed the Board there may or may not be a Planning and Zoning Commission meeting in August. He also discussed potential modifications to the City's boards regarding how they will function, as well as opportunities for training.

9. Board Comments

Mr. London discussed the possibility of changing the order of motions and discussions.

Next meeting: August 10, 2026

Adjournment

Meeting adjourned at 6:30pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1842

Agenda Item #: a.

Submitted By: Karen Cupp

Presentation By: Karen Cupp

Department: Growth Management

FORMAL TITLE:

Kinward at Heathbrook Conceptual Subdivision (SUB26-0009)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

146-unit, single-family attached townhome subdivision with 0.59 miles of roadway on 32.22 acres.

The developer is KL Keys at Ocala, LLC.

The plan was prepared by Clymer Farner Barley, Inc.

The property was approved for Planned Development (PD) zoning on May 19, 2026.

Key Points:

- The project will be built in two phases and is consistent with the approved PD Plan and Standards Book:

Phase I

17 buildings with 92 units.

Clubhouse/management office, pool, playground, and mailbox area.

Located on the northern and eastern portions of the property.

Phase II

Nine buildings with 54 units.

Located on the western portion of the property.

- **Setbacks:**
 - Front - 20 feet
 - Interior side yard - 7.5 feet (total 15 feet between buildings)
 - Street side yard - 10 feet

Interior rear - 10 feet (total of 20 feet between buildings)

Street rear yard - 10 feet

- Minimum lot width will be 15 feet.
- Maximum building height will be 35 feet (2-story).
- The right of way width will be 50 feet with a pavement width of 24 feet and five-foot sidewalks on both sides.
- Roadways, drainage retention areas, and the conveyance system are proposed for private maintenance by the Heathbrook Townhomes Community Association, Inc., except for the existing retention ponds onsite.
- The Heath Brook Master Association, Inc., will continue to operate and maintain the master stormwater management system.
- Potable water and sanitary sewer systems will be publicly maintained.

FINDINGS AND CONCLUSIONS:

- The conceptual subdivision plan is designed in accordance with the approved PD plan and Standards Book.
- A developer's agreement for the subdivision is required with the improvement plan submittal and must be approved and recorded prior to submitting the final plat application.
- A site plan is required for construction of the amenity center proposed for Tract C.

Staff recommends approval of the conceptual subdivision plan.

FISCAL IMPACT:

City will assume maintenance responsibility pursuant to the approved subdivision developer's agreement.

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny



July 27, 2026

Applicant: Clymer Farner Barley, Inc.

Developer: KL Keys at Ocala, LLC; By: Eisenhower Management Inc., Its Manager

RE: KINWARD AT HEATHBROOK CONCEPTUAL SUBDIVISION (SUB26-0009)

To Whom it May Concern:

The City Engineer's Office, in accordance with the completion of staff review, recommends approval of the conceptual subdivision plan for this 146-lot single-family attached residential development on 32.22 acres with 3,122 lineal feet of roadway subject to submittal of the developer's agreement, with the improvement plan submittal, to address construction and maintenance of the proposed improvements prior to submittal of the final plat application.

Sincerely,

Sean Lanier, PE, CFM,
City Engineer

AERIAL MAP

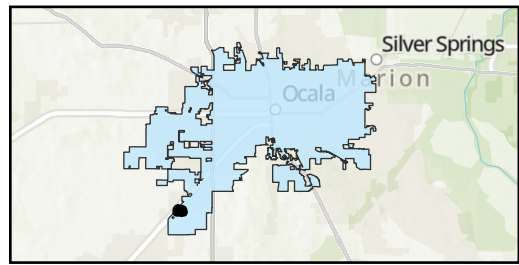
Parcel: 2389-100-009

Property Size: Approximately 32.27 Acres

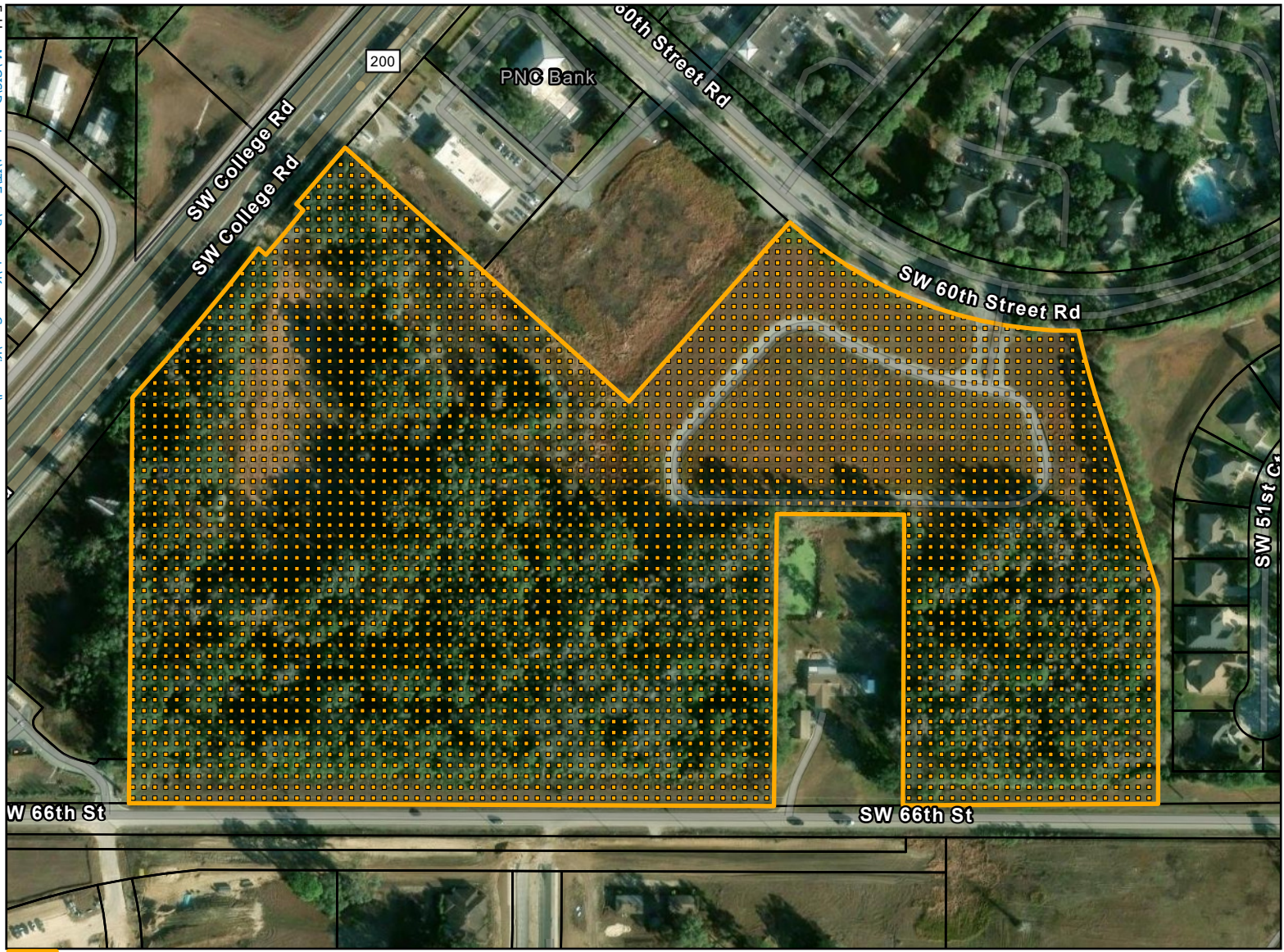
Land Use Designation: Low Intensity

Zoning: PD, Planned Development

Proposal: A conceptual subdivision for SUB26-0009



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-  Subject Property
-  Parcels



CASE MAP

Parcel:

2389-100-009

Property Size:

Approximately 32.27 Acres

Land Use Designation:

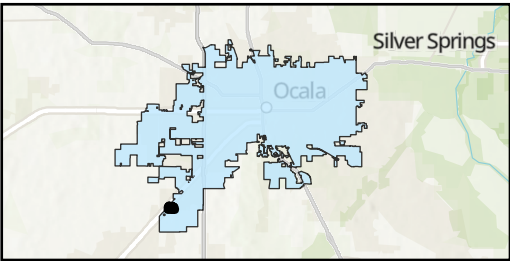
Low Intensity

Zoning:

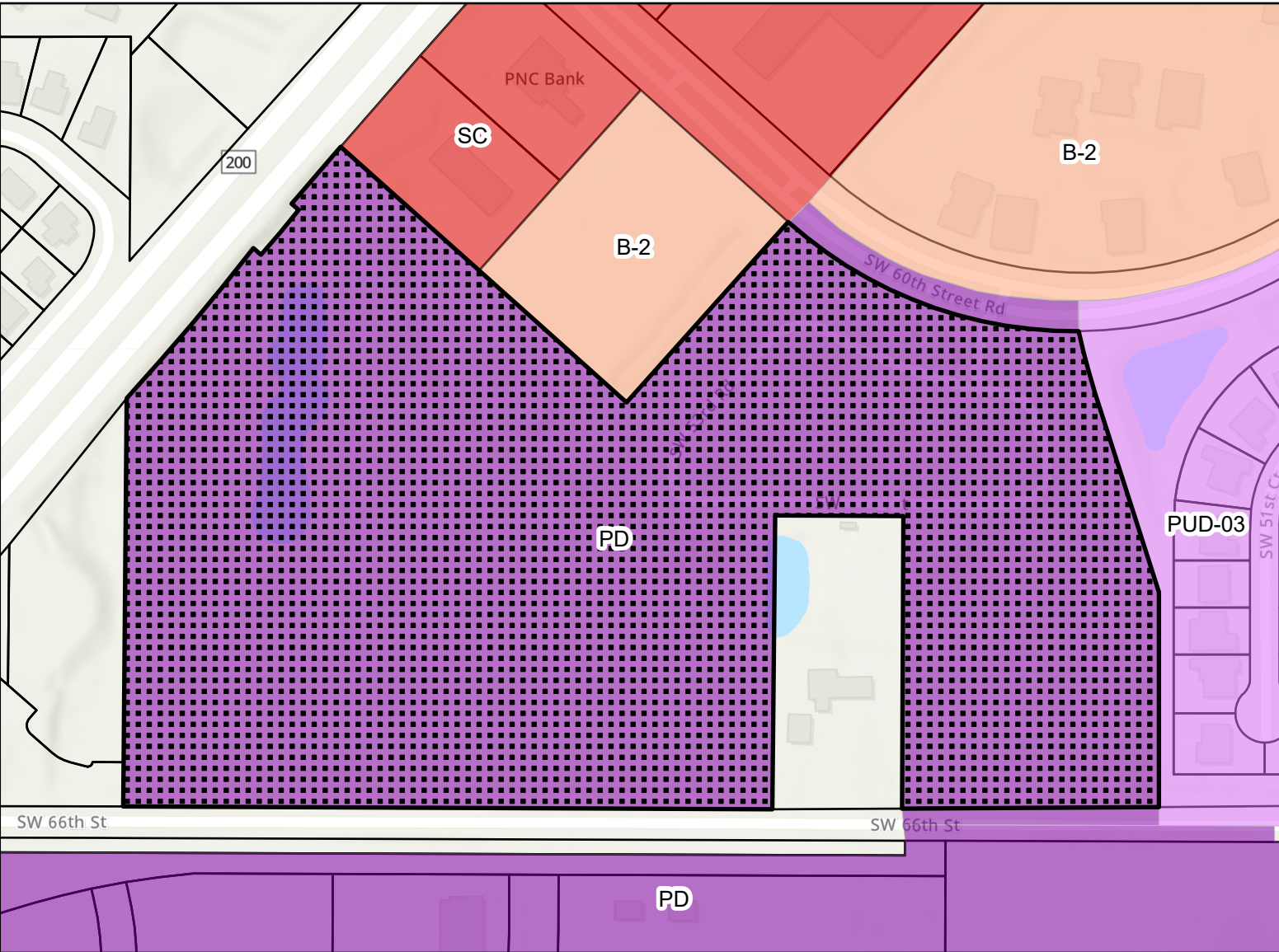
PD, Planned Development

Proposal:

A conceptual subdivision for SUB26-0009



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- B-2:Community Business

SC:Shopping Center

PUD-03:Planned Unit Development-3 Units

Planned Development
- Parcels

Subject Property



AGENCY	PERMIT #	SUBMITTED	STATUS

DATE	REVISIONS	BY
07/08/2026	 CITY OF OCALA RAI #1	KFM
07/28/2026	CITY OF OCALA RAI #2	KFM

PRELIMINARY PLAT FOR KINWARD AT HEATHBROOK

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF 'HEATH BROOK HILLS' SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25" WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 68° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF 'HEATHBROOK SOUTH B-2' SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTH-WESTERLY CORNER OF THE AFOREMENTIONED 'HEATH BROOK HILLS' SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID 'HEATH BROOK HILLS' SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.



SECTION 4; TOWNSHIP 16 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA

OWNER
KEYS AT OCALA II, LLC
6654 78TH AVENUE N.
PINELLAS PARK, FL 33781

DEVELOPER
KL KEYS AT OCALA, LLC
111 S ARMENIA AVE
TAMPA, FL 33609

ENGINEER
CLYMER FARNER BARLEY, INC.
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
BEAU CLYMER, PE
FL LIC. NO. 99053
(352) 913-2360

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
GARY L. MILAM, PSM
FL LIC. NO. 5058
(352) 913-2360

**CFB**

CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, MIDDLETON, FL 34762
(352) 748-3126

Sheet List Table

Sheet Number	Sheet Title
PP00	COVER SHEET
PP01	OVERALL PRELIMINARY PLAT
PP02	DETAILED PRELIMINARY PLAT
PP03	DETAILED PRELIMINARY PLAT
PP04	DETAILED PRELIMINARY PLAT
PP05	DETAILED PRELIMINARY PLAT
PP06	DETAILED PRELIMINARY PLAT
PP07	DETAILS

SITE DATA

- PARCEL ID NUMBER: 2389-100-009
- ZONING: PLANNED DEVELOPMENT (PD)
- FUTURE LAND USE: LOW INTENSITY (LI)
- EXISTING FLOOD ZONE: ZONES X, A, AND AE
PANEL #12083C0702E
EFFECTIVE DATE APRIL 19, 2017
- BUILDING TYPE: RESIDENTIAL
- BUILDING USE: SINGLE-FAMILY ATTACHED
- PHASE I: 17 BUILDINGS (92 UNITS)
- PHASE II: 9 BUILDINGS (54 UNITS)
- TOTAL PROPOSED UNITS: 146
- PROPOSED DENSITY: 4.53 UNITS / AC (146 UNITS / 32.22 AC)
- REQUIRED PARKING (1 SPACES PER UNIT) 146 SPACES (1 * 146 UNITS)
- TRAFFIC CALCULATIONS:
HEATH BROOK DRI TRIP ASSIGNMENT - 6/20/18

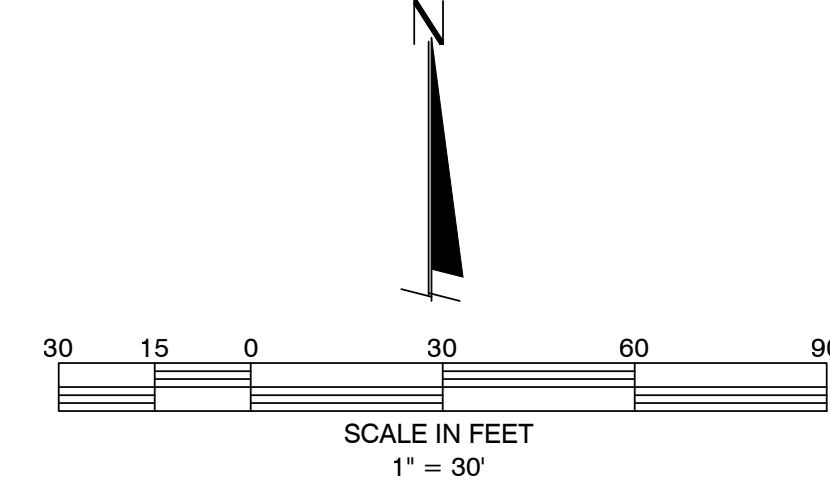
(PER EXHIBIT C OF THE DRI DO) 0.62 NET TRIPS
DISCOUNT PER APPROVED DRI TRAFFIC STUDY 22%
TOTAL NET TRIPS (146 UNITS * 0.4836) 71 NET TRIPS

TRAFFIC STATEMENT: THE PROJECT GENERATES LESS THAN 100 NET NEW PEAK HOUR TRIPS
- HEATHBROOK TOWNHOMES COMMUNITY ASSOCIATION, INC., THE PROJECT'S FUTURE HOMEOWNERS' ASSOCIATION, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF PROPOSED ROADS, POTABLE WATER AND SANITARY SEWER SYSTEMS, DRAINAGE SYSTEM, AND RETENTION AREAS EXCEPT THE EXISTING RETENTION POND ON-SITE. PER THE KEYS AT OCALA II - PHASE 1 (ERP NO. 43018850.058) ERP MINOR MODIFICATION, THE MASTER STORMWATER MANAGEMENT SYSTEM AUTHORIZED UNDER PERMIT NO. 49018850.004 WILL CONTINUE TO BE OPERATED AND MAINTAINED BY HEATH BROOK MASTER ASSOCIATION, INC.. THE PERMITTEE WILL BE RESPONSIBLE TO MAINTAIN ANY ON-SITE CONVEYANCES TO THE MASTER STORMWATER MANAGEMENT SYSTEM.

LOT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
LC1	27.70'	75.00'	21°09'27"	14.01'	N28°20'03"W	27.54'
LC6	32.03'	905.00'	2°01'39"	16.01'	N75°57'41"W	32.02'
LC7	32.03'	905.00'	2°01'39"	16.01'	N64°38'21"W	32.02'
LC8	18.67'	905.00'	1°10'55"	9.33'	N66°14'38"W	18.67'
LC9	18.67'	905.00'	1°10'55"	9.33'	N67°25'33"W	18.67'
LC10	36.07'	905.00'	2°17'01"	18.04'	N69°09'30"W	36.07'
LC11	36.07'	905.00'	2°17'01"	18.04'	N71°28'31"W	36.07'
LC12	18.67'	905.00'	1°10'55"	9.33'	N73°10'29"W	18.67'
LC13	18.67'	905.00'	1°10'55"	9.33'	N74°21'24"W	18.67'
LC14	32.08'	855.00'	2°08'55"	16.03'	S71°57'22"E	32.08'
LC15	32.08'	855.00'	2°08'55"	16.03'	S64°48'07"E	32.08'
LC16	18.68'	855.00'	1°15'06"	9.34'	S66°30'08"E	18.68'
LC17	18.67'	855.00'	1°15'04"	9.33'	S67°45'13"E	18.67'
LC18	18.67'	855.00'	1°15'04"	9.33'	S69°00'16"E	18.67'
LC19	18.68'	855.00'	1°15'06"	9.34'	S70°15'21"E	18.68'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N48°04'47"W	16.34'
L2	S49°00'16"E	16.94'

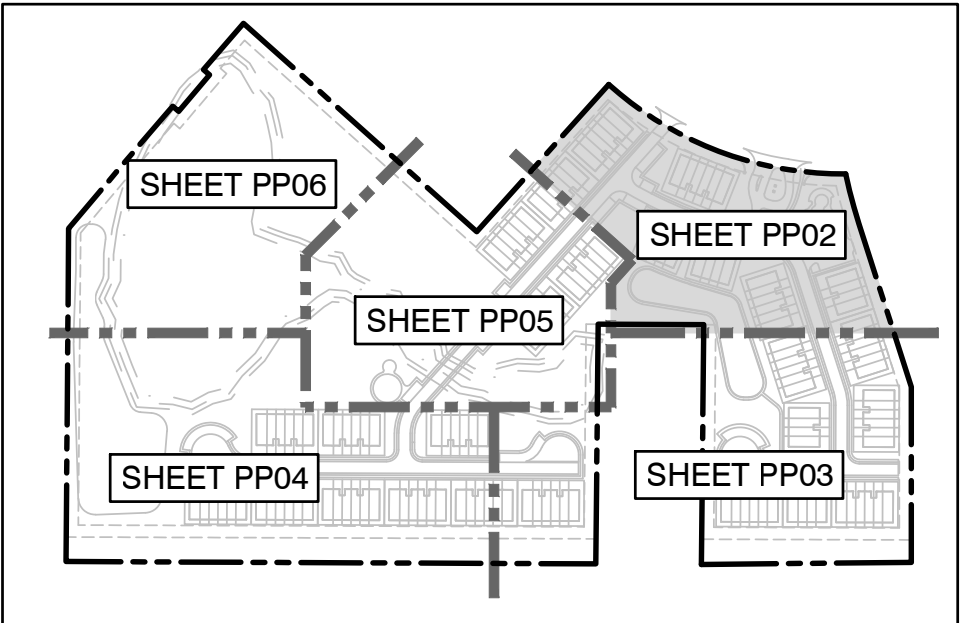
CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23002.31'	0°50'01"	334.63'	S40°24'34"W	334.62'
C2	22818.31'	0°15'02"	99.77'	S40°19'43"W	99.77'
C3	22835.31'	0°19'12"	127.53'	S40°52'23"W	127.53'
C4	729.73'	42°24'04"	540.03'	N69°19'51"W	527.79'
C5	1124.47'	5°30'23"	108.07'	N14°56'09"W	108.02'



- NOTES:
- TRACT-14 FOR ILLUSTRATION PURPOSES ONLY.
 - EXISTING DRAINAGE EASEMENTS ONSITE TO BE REVISED AT FINAL PLAT FOLLOWING IMPROVEMENT PLAN REVIEW

LOT LINE TABLE		
LINE	LENGTH	BEARING
LL1	18.67'	N68°23'19"W
LL2	18.67'	N68°23'19"W
LL3	18.67'	N68°23'19"W
LL4	18.67'	N68°23'19"W
LL5	18.67'	N41°50'53"E
LL6	16.67'	S41°50'53"W
LL7	18.67'	N41°50'53"E
LL8	18.67'	S41°50'53"W
LL9	18.67'	N41°50'53"E
LL10	18.67'	S41°50'53"W
LL11	18.67'	N41°50'53"E
LL12	18.67'	S41°50'53"W
LL13	18.67'	N41°50'53"E
LL14	18.67'	S41°50'53"W
LL15	18.67'	N41°50'53"E
LL16	18.67'	S41°50'53"W
LL117	18.67'	S66°50'05"E
LL118	18.67'	S66°50'05"E
LL119	4.48'	S66°50'05"E
LL120	18.67'	S73°45'56"E

LOT LINE TABLE		
LINE	LENGTH	BEARING
LL121	18.67'	S73°45'56"E
LL122	4.93'	N17°45'19"W
LL123	18.67'	N17°45'19"W
LL124	18.67'	S17°45'19"E
LL125	18.67'	N17°45'19"W
LL126	18.67'	S17°45'19"E
LL127	18.67'	N17°45'19"W
LL128	18.67'	S17°45'19"E
LL129	18.67'	N17°45'19"W
LL130	18.67'	S17°45'19"E
LL179	18.67'	N17°45'19"W
LL180	18.67'	S17°45'19"E
LL181	18.67'	N17°45'19"W
LL182	18.67'	S17°45'19"E
LL183	18.67'	N17°45'19"W



KEY MAP

DATE
07/08/2026

CITY OF OCALA RAJ #1

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34702
(352)748-3126

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

DETAILED PRELIMINARY PLAT

SAVE DATE 7/8/2026
DRAWN BY KFM
CHECKED BY BJC
PROJECT # EP2025.02206
FILE NAME PP02 KINWARD DPP

SHEET NUMBER PP02

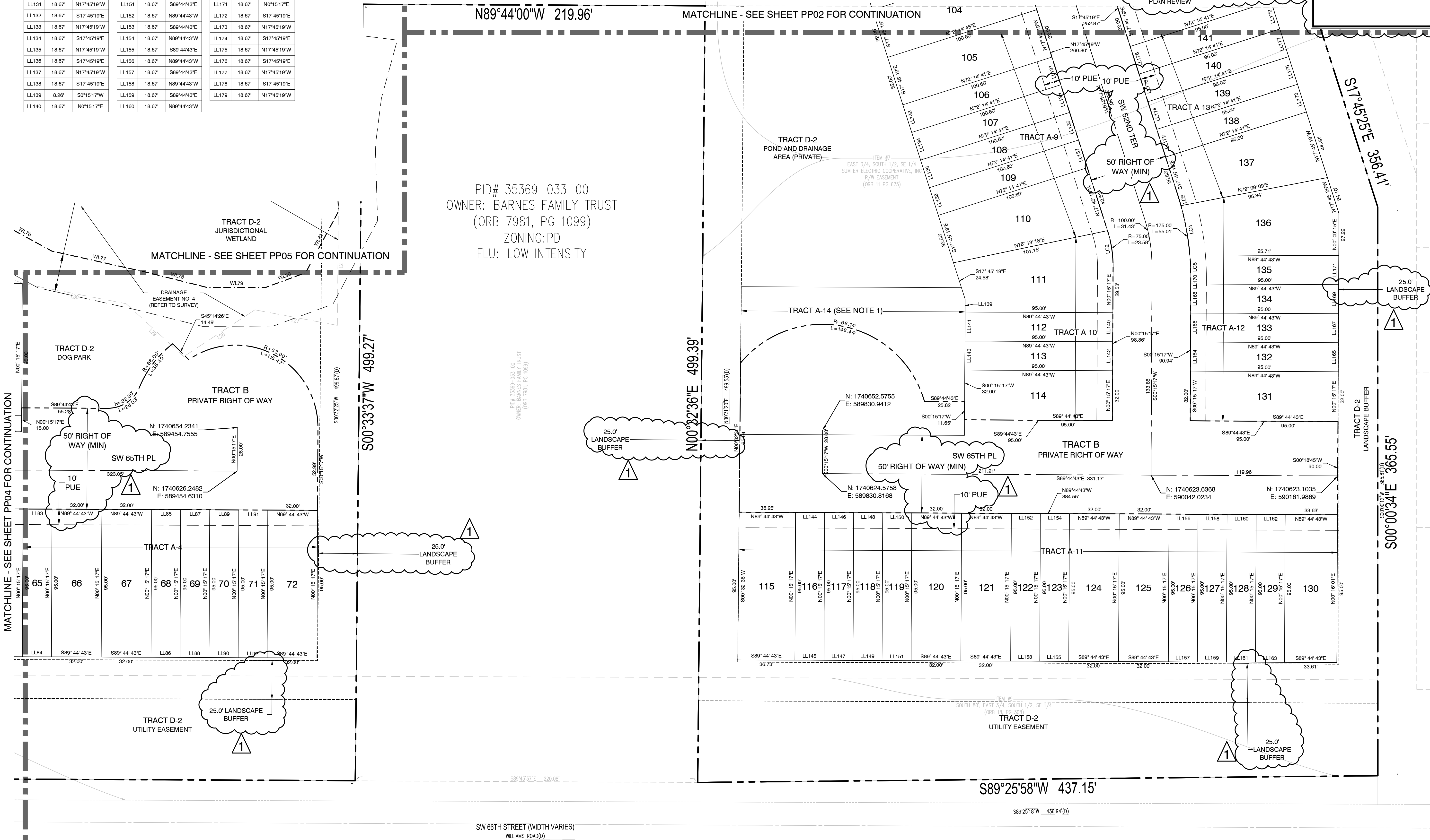
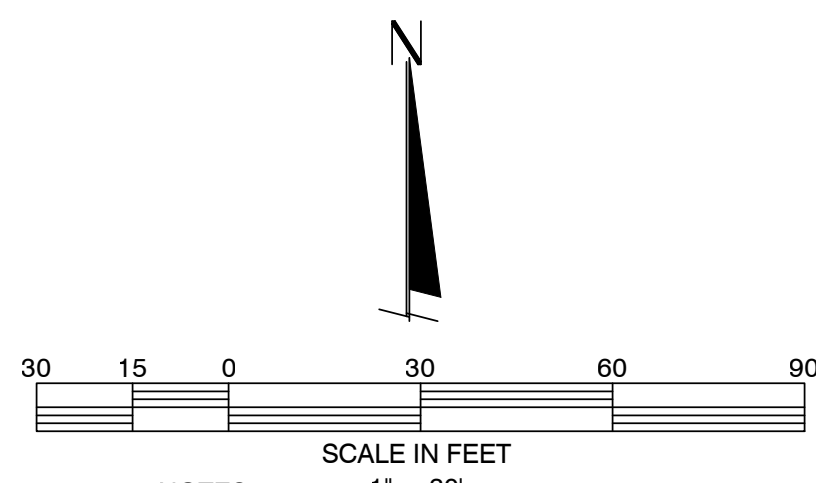
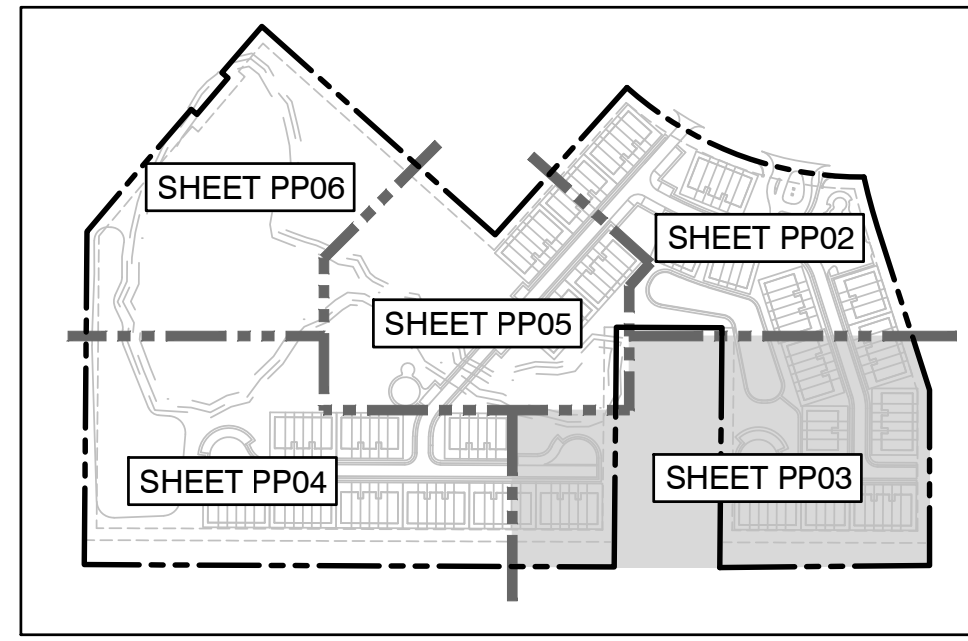
IS MARCONI VILLAGES PROJECTS/KINWARD AT HEATHBROOK/CONSTRUCTION/PP02 KINWARD DPP.dwg PLOT DATE: 7/8/2026 3:37 PM SAVE DATE: 7/8/2026 LAST SAVED BY: MAERITTT

IS MARION VILLAGES PROJECTS/KINWARD AT HEATHBROOK/CONSTRUCTION/PP02 KINWARD.DPP (2025.3.37 PM SAVE DATE: 7/8/2025) LAST SAVED BY: KMBRITT

LOT LINE TABLE			LOT LINE TABLE			LOT LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
LL83	18.67	N89°44'43"W	LL141	18.67	S0°15'17"W	LL161	18.67	S89°44'43"E
LL84	18.67	S89°44'43"E	LL142	18.67	N0°15'17"E	LL162	18.67	N89°44'43"W
LL85	18.67	N89°44'43"W	LL143	18.67	S0°15'17"W	LL163	18.67	S89°44'43"E
LL86	18.67	S89°44'43"E	LL144	18.67	N89°44'43"W	LL164	18.67	S0°15'17"W
LL87	18.67	N89°44'43"W	LL145	18.67	S89°44'43"E	LL165	18.67	N0°15'17"E
LL88	18.67	S89°44'43"E	LL146	18.67	N89°44'43"W	LL166	18.67	S0°15'17"W
LL89	18.67	N89°44'43"W	LL147	18.67	S89°44'43"E	LL167	18.67	N0°15'17"E
LL90	18.67	S89°44'43"E	LL148	18.67	N89°44'43"W	LL168	18.67	S0°15'17"W
LL91	18.67	N89°44'43"W	LL149	18.67	S89°44'43"E	LL169	18.67	N0°15'17"E
LL92	18.67	S89°44'43"E	LL150	18.67	N89°44'43"W	LL170	2.94	S0°15'17"W
LL131	18.67	N17°45'19"W	LL151	18.67	S89°44'43"E	LL171	18.67	N0°15'17"E
LL132	18.67	S17°45'19"E	LL152	18.67	N89°44'43"W	LL172	18.67	S17°45'19"E
LL133	18.67	N17°45'19"W	LL153	18.67	S89°44'43"E	LL173	18.67	N17°45'19"W
LL134	18.67	S17°45'19"E	LL154	18.67	N89°44'43"W	LL174	18.67	S17°45'19"E
LL135	18.67	N17°45'19"W	LL155	18.67	S89°44'43"E	LL175	18.67	N17°45'19"W
LL136	18.67	S17°45'19"E	LL156	18.67	N89°44'43"W	LL176	18.67	S17°45'19"E
LL137	18.67	N17°45'19"W	LL157	18.67	S89°44'43"E	LL177	18.67	N17°45'19"W
LL138	18.67	S17°45'19"E	LL158	18.67	N89°44'43"W	LL178	18.67	S17°45'19"E
LL139	8.26	S0°15'17"W	LL159	18.67	S89°44'43"E	LL179	18.67	N17°45'19"W
LL140	18.67	N0°15'17"E	LL160	18.67	N89°44'43"W			

LOT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
LC2	23.58'	75.00'	18°00'36"	11.89'	N08°45'01"W	23.48'
LC3	6.99'	175.00'	2°17'22"	3.50'	S16°36'38"E	6.99'
LC4	32.27'	175.00'	10°33'53"	16.18'	S10°11'00"E	32.22'
LC5	15.75'	175.00'	5°09'21"	7.88'	S02°19'23"E	15.74'

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
WL77	61.79'	S77°22'44"E
WL78	40.77'	S75°55'53"E
WL79	37.94'	N89°47'41"E
WL80	27.05'	N89°46'13"E
WL81	44.56'	N28°10'14"E



DATE: 07/08/2025
CITY OF OCALA RAJ #1

CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34702
(352)748-3126

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

DETAILED PRELIMINARY PLAT

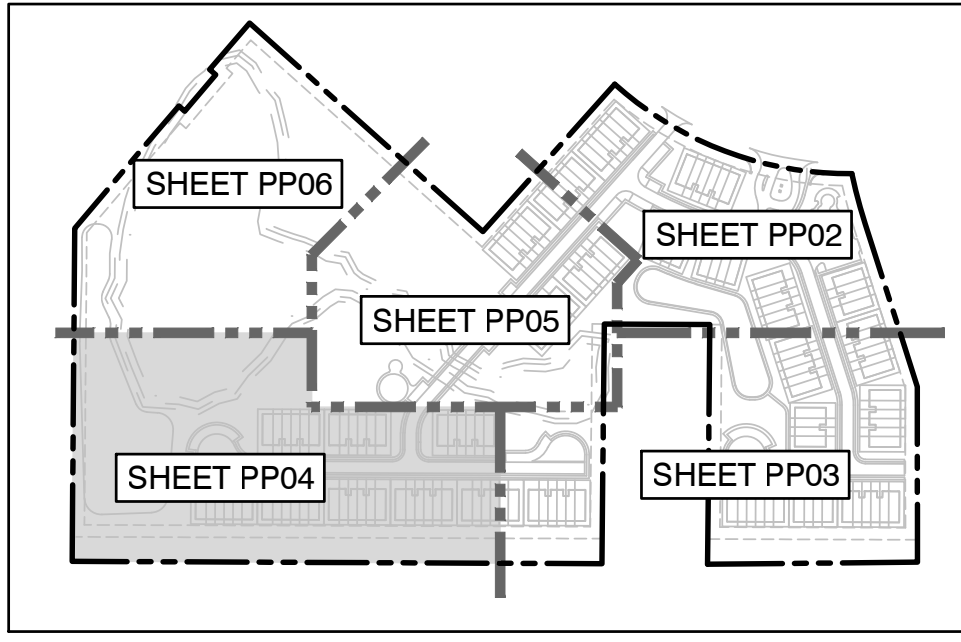
SAVE DATE: 7/8/2025
DRAWN BY: KFM
CHECKED BY: BJC
PROJECT #: EP2025.02206
FILE NAME: PP02 KINWARD.DPP

SHEET NUMBER: PP03

IS MARION VILLAGES PROJECTS/KINWARD AT HEATH BROOK/CIVIL CONSTRUCTION/PP02 Kinward DPP.dwg PLOT DATE: 7/8/2026 3:37 PM SAVE DATE: 7/8/2026 3:37 PM SAVE BY: MAERITZ

ZONING: B2
FLU: LOW INTENSITY

N00°27'39"E 693.81'



KEY MAP

MATCHLINE - SEE SHEET PP06 FOR CONTINUATION

TRACT D-2
OPEN SPACE AND
DRAINAGE AREA
(PRIVATE)

DRAINAGE
EASEMENT NO. 4
(REFER TO SURVEY)

TRACT D-2
JURISDICTIONAL
WETLAND

25.00' WETLAND
BUFFER

TRACT D-2
POND AND DRAINAGE
AREA (PRIVATE)

MATCHLINE - SEE SHEET PP05 FOR CONTINUATION

LINE	LENGTH	BEARING
WL48	62.60'	S20°39'24"E
WL49	69.91'	S22°33'53"E
WL50	60.90'	S86°23'30"E
WL51	36.96'	S75°56'24"E
WL52	40.99'	N61°48'27"E
WL53	33.19'	N75°50'32"E
WL54	45.20'	N36°34'09"E
WL55	53.21'	N46°01'49"E
WL56	56.56'	N33°03'10"E
WL77	61.79'	S77°22'44"E
WL78	40.77'	S75°55'53"E
WL79	37.94'	N89°47'41"E
WL80	27.05'	N89°46'13"E
WL81	44.56'	N28°10'14"E

NOTES:

- TRACT-14 FOR ILLUSTRATION PURPOSES ONLY
- EXISTING DRAINAGE EASEMENTS ONSITE TO BE REVISED AT FINAL PLAT FOLLOWING IMPROVEMENT PLAN REVIEW

1

25.00'
LANDSCAPE
BUFFER

ITEM #10
SUMMIT ELECTRIC COOPERATIVE
EASEMENT OVER THE EAST 1/2, SE 1/4, SW 1/4, LINES 13, 14, 15, 16, 17, 18, 19, 20 OF STATE ROAD 200
(GRB 135, PG 321) (GRB 1735, PG 321)

N: 1740657.4800
E: 588727.7748

N: 1740629.4802
E: 588727.6503

TRACT D-2
POND AND DRAINAGE
AREA (PRIVATE)

TRACT D-2
UTILITY EASEMENT

25'
LANDSCAPE
BUFFER

SW 65TH PL
50' RIGHT OF WAY (MIN)
10' PUE

50' RIGHT OF WAY (MIN)

TRACT B
PRIVATE RIGHT OF WAY

MATCHLINE - SEE SHEET PP03 FOR CONTINUATION

N89°44'43"W 1,103.83'

(REFERENCE BEARING)

PID# 35369-025-03
OWNER: BAYROCK

DATE
07/08/2026

DESIGNER
CITY OF OCALA RAJ #1

PROJECT #
PP02 KINWARD DPP

FILE NAME
PP02 KINWARD DPP

CLYMER
FARNER
BARLEY

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352)748-3126

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

DETAILED PRELIMINARY PLAT

SAVE DATE
7/8/2026

DRAWN BY
KFM

CHECKED BY
BJC

PROJECT #
EP2025.02206

SHEET NUMBER
PP04

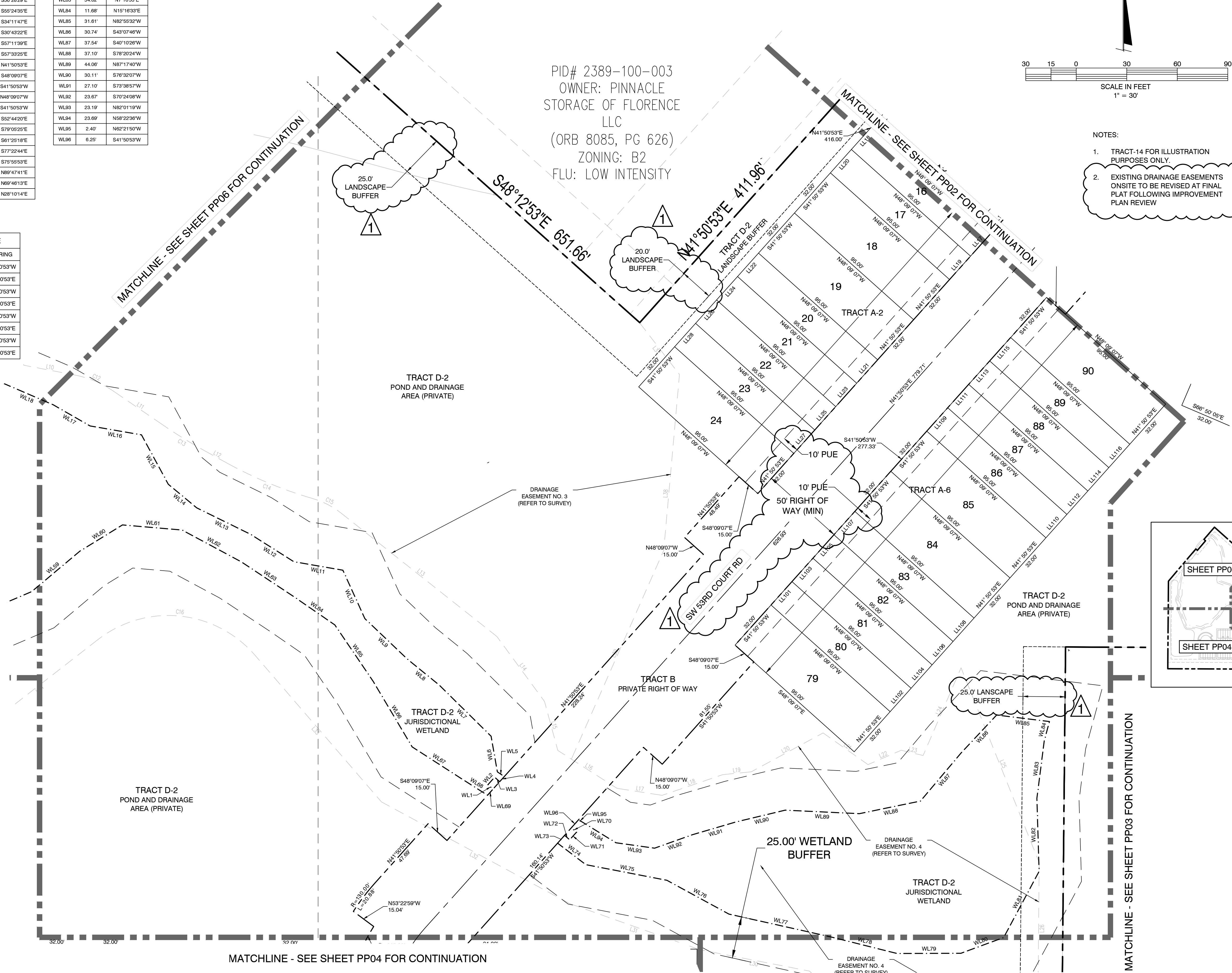
WETLAND LINE TABLE		
LINE	LENGTH	BEARING
WL1	4.00'	N48°09'07"W
WL2	6.00'	N41°50'53"E
WL3	4.00'	S48°09'07"E
WL4	4.11'	N41°50'53"E
WL5	4.96'	N56°00'29"W
WL6	21.49'	N8°58'27"W
WL7	43.34'	N45°22'34"W
WL8	24.18'	N50°51'56"W
WL9	35.05'	N46°22'31"W
WL10	31.57'	N24°24'46"W
WL11	29.57'	N80°00'39"W
WL12	30.40'	N57°37'45"W
WL13	35.67'	N63°50'00"W
WL14	21.93'	N50°18'19"W
WL15	33.40'	N28°26'35"W
WL16	31.00'	N80°10'11"W
WL17	25.20'	N60°07'34"W
WL18	37.40'	N49°59'12"E
WL19	29.69'	N58°22'45"E
WL20	35.53'	S85°06'41"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
WL62	39.82'	S61°44'54"E
WL63	37.63'	S56°26'29"E
WL64	29.46'	S53°24'35"E
WL65	40.67'	S34°11'47"E
WL66	45.20'	S30°42'22"E
WL67	34.54'	S57°11'39"E
WL68	18.64'	S57°33'25"E
WL69	4.80'	N41°50'53"E
WL70	4.00'	S48°09'07"E
WL71	6.00'	S41°50'53"W
WL72	4.00'	N48°09'07"W
WL73	6.25'	S41°50'53"W
WL74	21.09'	S52°44'20"E
WL75	48.97'	S79°05'25"E
WL76	42.02'	S61°25'16"E
WL77	61.79'	S77°22'44"E
WL78	40.77'	S75°55'53"E
WL79	37.94'	N89°47'41"E
WL80	27.05'	N89°46'13"E
WL81	44.56'	N28°10'14"E

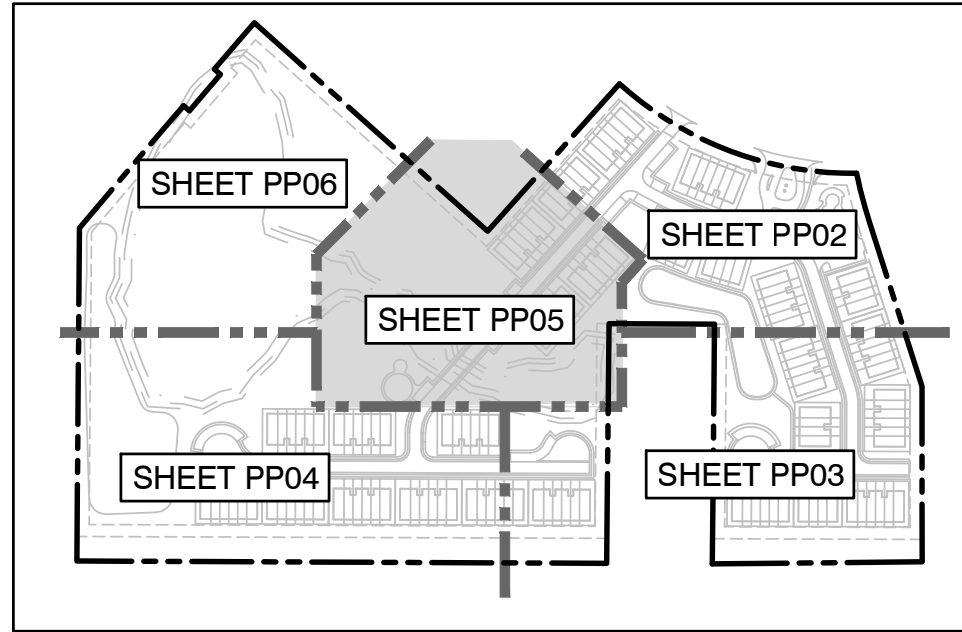
WETLAND LINE TABLE		
LINE	LENGTH	BEARING
WL82	43.45'	N1°49'23"W
WL83	34.62'	N7°16'53"E
WL84	11.68'	N15°16'33"E
WL85	31.61'	N82°55'32"W
WL86	30.74'	S43°07'46"W
WL87	37.54'	S40°10'26"W
WL88	37.10'	S78°20'34"W
WL89	44.06'	N87°17'40"W
WL90	30.11'	S76°32'07"W
WL91	27.10'	S73°38'57"W
WL92	23.67'	S70°24'08"W
WL93	23.19'	N82°01'19"W
WL94	23.69'	N58°22'36"W
WL95	2.40'	N62°21'50"W
WL96	6.25'	S41°50'53"W

LOT LINE TABLE		
LINE	LENGTH	BEARING
LL17	18.67'	N41°50'53"E
LL18	18.67'	S41°50'53"W
LL19	18.67'	N41°50'53"E
LL20	18.67'	S41°50'53"W
LL21	18.67'	N41°50'53"E
LL22	18.67'	S41°50'53"W
LL23	18.67'	N41°50'53"E
LL24	18.67'	S41°50'53"W
LL25	18.67'	N41°50'53"E
LL26	18.67'	S41°50'53"W
LL27	18.67'	N41°50'53"E
LL28	18.67'	S41°50'53"W
LL101	18.67'	S41°50'53"W
LL102	18.67'	N41°50'53"E
LL103	18.67'	S41°50'53"W
LL104	18.67'	N41°50'53"E
LL105	18.67'	S41°50'53"W
LL106	18.67'	N41°50'53"E
LL107	18.67'	S41°50'53"W
LL108	18.67'	N41°50'53"E

LOT LINE TABLE		
LINE	LENGTH	BEARING
LL109	18.67'	S41°50'53"W
LL110	18.67'	N41°50'53"E
LL111	18.67'	S41°50'53"W
LL112	18.67'	N41°50'53"E
LL113	18.67'	S41°50'53"W
LL114	18.67'	N41°50'53"E
LL115	18.67'	S41°50'53"W
LL116	18.67'	N41°50'53"E



- NOTES:
- TRACT-14 FOR ILLUSTRATION PURPOSES ONLY.
 - EXISTING DRAINAGE EASEMENTS ON SITE TO BE REVISED AT FINAL PLAT FOLLOWING IMPROVEMENT PLAN REVIEW



DATE: 07/08/2026

REVISIONS:

BY: KFM

CITY OF OCALA RAJ #1

CLYMER FARNER BARLEY, INC.

7413 ALFORD AVE. MIDDLETON, FL 34702

(352)748-3126

KINWARD AT HEATHBROOK

PARCEL 2389-100-009

CITY OF OCALA, FL

DETAILED PRELIMINARY PLAT

SAVE DATE: 7/8/2026

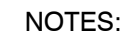
DRAWN BY: KFM

CHECKED BY: BJC

PROJECT #: EP2025.02206

FILE NAME: PP02 KINWARD DPP

SHEET NUMBER: PP05



1. TRACT-14 FOR ILLUSTRATION PURPOSES ONLY.
2. EXISTING DRAINAGE EASEMENTS ONSITE TO BE REVISED AT FINAL PLAT FOLLOWING IMPROVEMENT PLAN REVIEW

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
WL18	32.00'	N66°41'14"W
WL19	23.33'	N73°36'08"W
WL20	28.61'	N70°38'12"W
WL21	39.45'	N68°42'00"W
WL22	27.52'	N10°16'59"W
WL23	38.87'	N10°21'21"E
WL24	58.03'	N19°15'58"E
WL25	36.79'	N28°09'43"E
WL26	39.00'	S3°50'23"W
WL27	37.24'	N12°00'45"W
WL28	45.11'	N13°46'40"W
WL29	32.70'	N39°26'30"W
WL30	49.92'	N29°52'23"W
WL31	26.47'	N51°45'11"W
WL32	27.30'	S77°07'01"W
WL33	35.65'	S39°04'41"W
WL34	26.78'	S52°04'07"W
WL35	23.33'	S42°25'09"W
WL36	45.91'	S30°30'47"W
WL37	50.52'	S31°11'16"W

LINE	LENGTH	BEARING
WL38	38.64'	S29°47'12"W
WL39	34.24'	S25°30°09"W
WL40	39.23	S31°49'S2°W
WL41	46.55'	S18°00'21"W
WL42	60.95'	S12°52°08"W
WL43	50.64'	S7°56'10"W
WL44	54.16'	S0°26°20"W
WL45	39.80'	S24°44'44"W
WL46	46.98'	S27°34'30"E
WL47	37.75'	N5°33'30"W
WL57	36.26'	S42°10'10"E
WL58	49.10'	N66°51'56"E

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23002.31'	0°50'01"	334.63'	S40°24'34"W	334.62'
C2	22818.31'	0°15'02"	99.77'	S40°19'43"W	99.77'
C3	22835.31'	0°19'12"	127.53'	S69°25'23"W	127.53'
C4	278.73'	42°24'04"	540.03'	N69°19'51"W	527.79'
C5	1124.47'	5°30'23"	108.07'	N14°56'09"W	108.02'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N48°04'47"W	16.34'
L2	S49°00'16"E	16.94'

MATCHLINE - SEE SHEET PP05 FOR CONTINUATION

MATCHLINE - SEE SHEET PP05 FOR CONTINUATION

TRACT D-2
JURISDICTIONAL
WETLAND

5.00' WETLAND
BUFFER

TRACT D-2
POND AND DRAINAGE
AREA (PRIVATE)

TRACT D-2
OPEN SPACE AND
DRAINAGE AREA
(PRIVATE)

TRACT D-2
JURISDICTIONAL
WETLAND

SW COLLEGE ROAD
SW COLLEGE ROAD
STATE ROAD 200
(A VARIABLE WIDTH R/W)
(A VARIABLE WIDTH R/W)

OWNER: Gh
(ORB 7087, r
ZONING: SC
FLU: LOW INTENSIT

25.0'
LANDSCAPE
BUFFER

1

**DRAINAGE
EASEMENT NO. 3
(REFER TO SURVEY)**

DRAINAGE
EASEMENT NO. 4
(REFER TO SURVEY)

ITEM #20
DRAINAGE EASEMENT NO. 4(P
(PB 7, PGS 116-119)
(ORB 3416, PG 557)

[illegible]

CFB | **CLYMER FARNER BARLEY**

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352) 748-3126

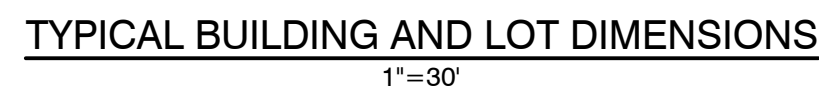
KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL
DETAILED PRELIMINARY PLAT

SAVE DATE	7/8/2026
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.02206
FILE NAME	PP02 KINWARD DPP

SHEET NUMBER PP06



- STANDARD DUTY ASPHALT PAVING
NTS



SHEET NUMBER PP07

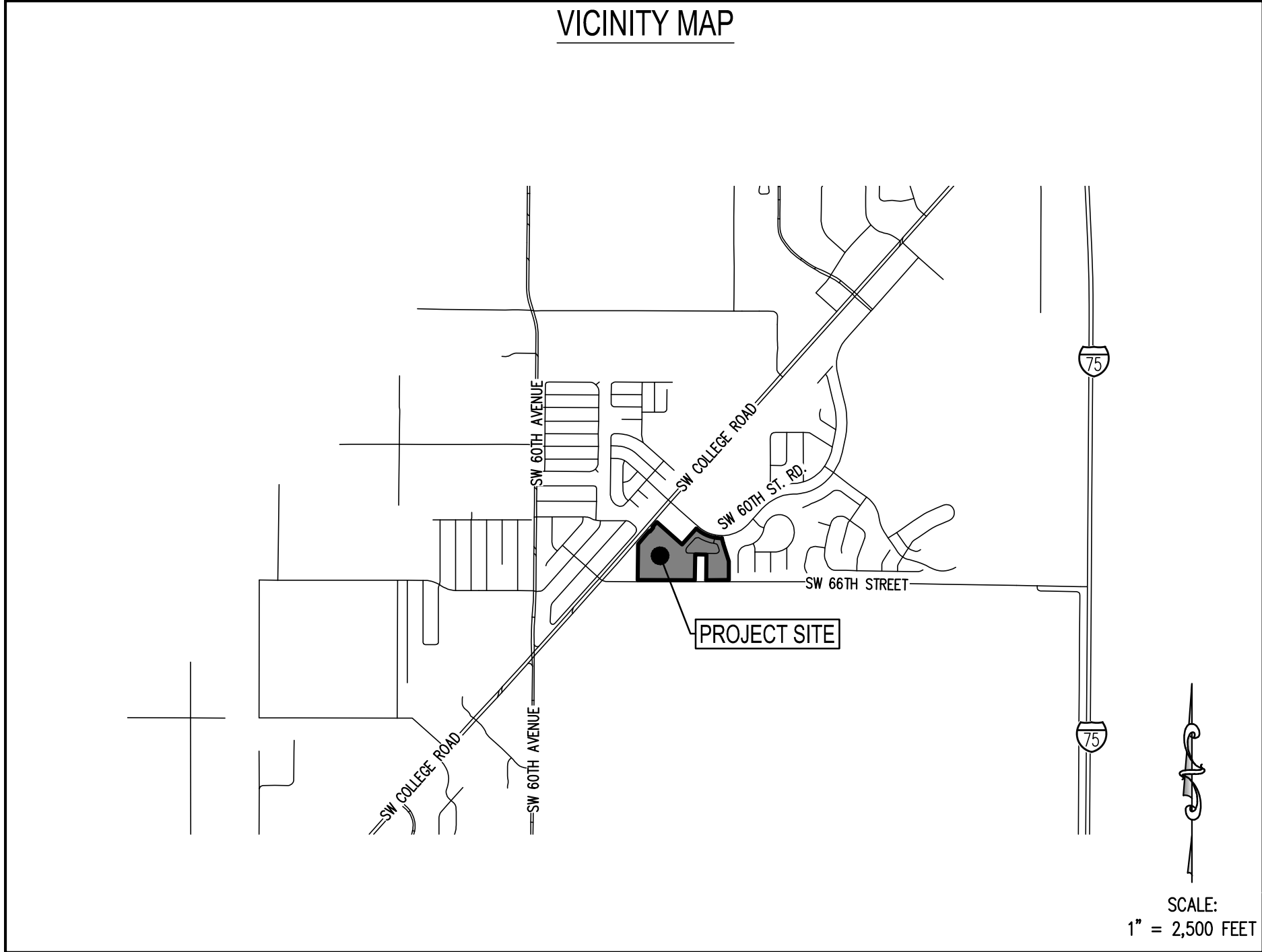
SHEET	INDEX DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENTS DETAIL
4-6	TOPOGRAPHIC SHEETS

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
EISENHOWER PROPERTY GROUP, LLC
KEYS OCALA
SECTION 04, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SCHEDULE B, SECTION II EXCEPTIONS:
(SEE SURVEY NOTE #5)

ITEMS 1-6: NOT ADDRESSED (STANDARD EXCEPTIONS)

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **SURVEY COMMENT: STANDARD EXCEPTION, ITEMS HAVE BEEN SHOWN OR NOTED ON SURVEY.**
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NONE HAVE BEEN PROVIDED AND/OR SHOWN ON SURVEY.**
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 11, PAGE 675; AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 1316. **SURVEY COMMENT: THE RIGHT OF WAY EASEMENT RECORDED IN BOOK 11, PAGE 675 AFFECTS THIS PARCEL AS SHOWN ON SHEET 2, THE SUBORDINATION RECORDED IN BOOK 1735, PAGE 1316 RUNS WESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 AND NORTH OF THIS PARCEL, IT DOES NOT AFFECT THIS PARCEL.**
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, INC. RECORDED AUGUST 27, 1959 IN OFFICIAL RECORDS BOOK 17, PAGE 536, AS PARTIALLY RELEASED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 687, PAGE 238 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 701, PAGE 265, AND AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED JUNE 27, 1991 IN OFFICIAL RECORDS BOOK 1748, PAGE 1768. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, INC. RECORDED SEPTEMBER 3, 1959 IN OFFICIAL RECORDS BOOK 18, PAGE 308. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED JULY 27, 1964 IN OFFICIAL RECORDS BOOK 195, PAGE 321; AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 1316. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- DEVELOPMENT ORDER HEATHBROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330; AND NOTICE OF ADOPTION OF DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA AND OCALA 200 INC., A FLORIDA CORPORATION, RECORDED OCTOBER 71, 1999 IN OFFICIAL RECORDS BOOK 2704 PAGE 1380. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
- INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT BY PHYLIS DUDLEY, SUCCESSOR TRUSTEE, RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 516. **SURVEY COMMENT: AFFECTS- PLOTTED, SEE SHEET 2.**
- ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS BY OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 521. **SURVEY COMMENT: DOES NOT AFFECT, NOT PLOTTED.**
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 528; AND AS MAY BE FURTHER AMENDED.
NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **SURVEY COMMENT: DOES NOT AFFECT, NOT PLOTTED.**
- DEVELOPER'S AGREEMENT BY AND BETWEEN OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; A FLORIDA 200, INC., A FLORIDA CORPORATION; AND THE CITY OF OCALA RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3089, PAGE 372; AS AMENDED IN FIRST AMENDMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; SECOND AMENDMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 493; FOURTH AMENDMENT RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1045; AND FIFTH AMENDMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; SEVENTH AMENDMENT RECORDED APRIL 12, 2006 IN OFFICIAL RECORDS BOOK 4404, PAGE 1015; EIGHTH AMENDMENT RECORDED FEBRUARY 21, 2007 IN OFFICIAL RECORDS BOOK 4717, PAGE 1; NINTH AMENDMENT RECORDED DECEMBER 27, 2012 IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND TENTH AMENDMENT RECORDED SEPTEMBER 8, 2016 IN OFFICIAL RECORDS BOOK 6451, PAGE 1549. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA, OCALA TROPHY LIMITED PARTNERSHIP AND OCALA 200 INC., RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1621. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
- ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS BY OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
- EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 126. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- MATTERS AS SHOWN ON THE PLAT OF HEATHBROOK SOUTH B-2, RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119; WITH MORTGAGEE'S CONSENT, JOINDER AND RATIFICATION CONCERNING PLAT RECORDED JUNE 12, 2003 IN OFFICIAL RECORDS BOOK 3437, PAGE 880. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- DEED AND DRAINAGE EASEMENT BETWEEN OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND HEATH BROOK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, RECORDED MAY 15, 2003 IN OFFICIAL RECORDS BOOK 3416, PAGE 557. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA AND OCALA TROPHY LTD. (FORMERLY "OCALA TROPHY LIMITED PARTNERSHIP") RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1690. **SURVEY COMMENT: THIS IS THE RESOLUTION FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT (DRI), AFFECTS THE ENTIRE PARCEL. BLANKET IN NATURE, NOT PLOTTED.**
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH CONTAIN PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN THAT HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003 IN OFFICIAL RECORDS BOOK 3587, PAGE 1612, AS RE-RECORDED MARCH 4, 2004 IN OFFICIAL RECORDS BOOK 3654, PAGE 1395, AS AMENDED IN FIRST AMENDMENT TO HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED MAY 18, 2006 IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT TO HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED FEBRUARY 22, 2011 IN OFFICIAL RECORDS BOOK 5481, PAGE 1518; AMENDMENT TO RESIDENTIAL ARCHITECTURAL STANDARDS "EXHIBIT C" OF HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED JANUARY 27, 2012 IN OFFICIAL RECORDS BOOK 5824, PAGE 581; MASTER ASSOCIATION CONSENT RECORDED JUNE 1, 2021 IN OFFICIAL RECORDS BOOK 7476, PAGE 1645; COVENANT REGARDING HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 23, 2022 IN OFFICIAL RECORDS BOOK 7707, PAGE 138; AND JOINDER TO HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 19, 2024 IN OFFICIAL RECORDS BOOK 8496, PAGE 906, AND AS MAY BE FURTHER AMENDED.
NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **SURVEY COMMENT: NOT A SURVEYOR ITEM, DOES NOT AFFECT, NOT PLOTTED.**
- DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5082, PAGE 952. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- ASSIGNMENT OF DEVELOPER'S ENTITLEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 7612, PAGE 1664. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- ASSIGNMENT OF DEVELOPER'S ENTITLEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 7640, PAGE 616. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- RESOLUTION 2022-33 RECORDED IN OFFICIAL RECORDS BOOK 7785, PAGE 258. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. **SURVEY COMMENT: NOT A SURVEYOR ITEM.**



LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25" WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF "HEATHBROOK SOUTH B-2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.

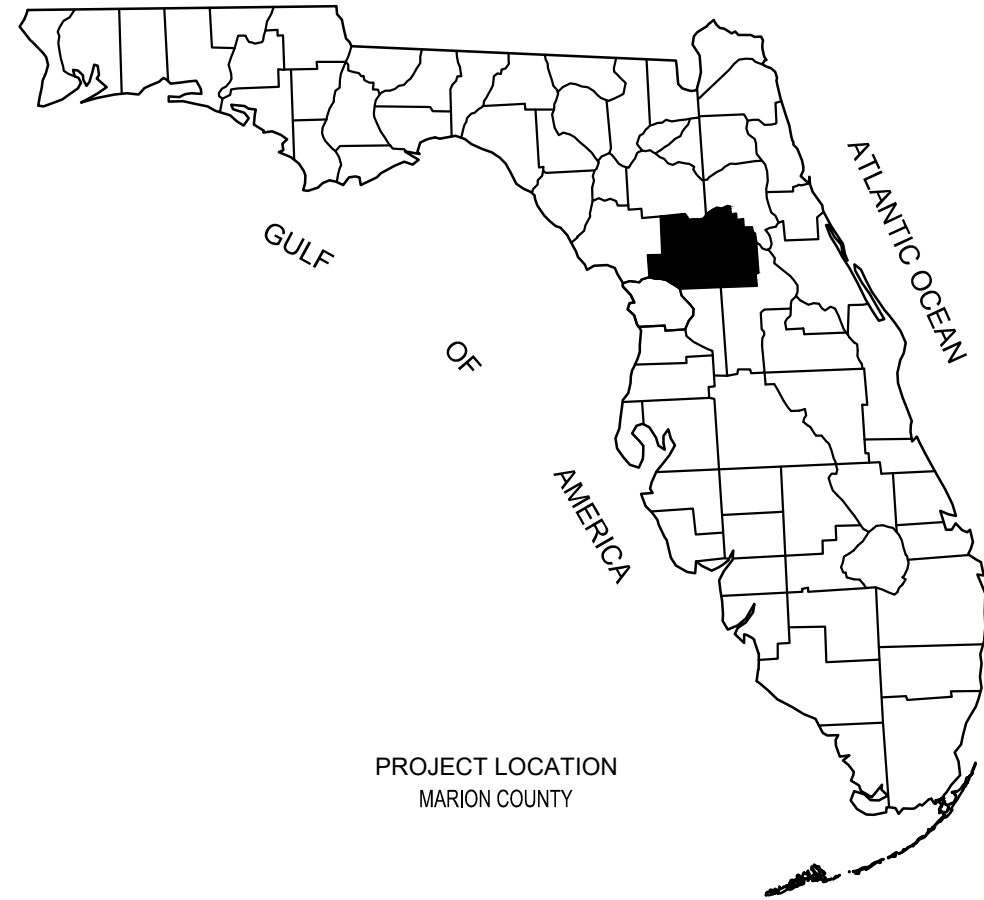
SURVEYOR'S CERTIFICATE:

TO EISENHOWER PROPERTY GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY; BAYSHORE TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/11/2025.
DATE OF PLAT OR MAP: 09/26/2025

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050--052, FLORIDA ADMINISTRATIVE CODE.

GARY L. MILAM, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5058



SURVEY NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050--052 FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET HAS A BEARING OF NORTH 89°44'43" WEST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0702E, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X", WITHIN ZONE "A" AND WITHIN ZONE "Ae" WITH A BASE FLOOD ELEVATIONS NOTED ON SHEET 3 (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN DEPICTED HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER B8125022020, EFFECTIVE FEBRUARY 13, 2025 AT 8:00 A.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOWN ANY OF THE FOREGOING EXIST, THESE WERE PROVIDED BY TRANSYSTEMS, SPECIFIC PURPOSE SURVEY, DATED 4/16/24, AS SHOWN ON PERMIT:18850.063 (App: 889492) SWFMD.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
- THE AERIAL IMAGE DEPICTED HEREON IS DATED JULY 26, 2025 AND WAS OBTAINED BY THIS FIRM.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- THE SITE ADDRESS FOR THIS PARCEL IS 5451 S.W. 66TH STREET, OCALA, FLORIDA 34474.
- THERE ARE NO PARKING SPACES IN THE SUBJECT PARCEL.
- SUBJECT PARCEL CONTAINS: ±32.22 ACRES
- ZONING:
PD (PLANNED DEVELOPMENT), AS SHOWN IN "KINWARD AT HEATHBROOK", PD STANDARDS, PER PD 25-0003, DATED 6/02/2026 PREPARED BY CLYMER FARMER BARLEY, INC. (SEE PD FOR ADDITIONAL DEVELOPMENT STANDARDS.)
SETBACKS:
FRONT SETBACK = 20 FEET (APPROVED PD)
INTERIOR REAR YARD SETBACK = 10 FEET (TOTAL OF 20 FEET BETWEEN BUILDINGS) (APPROVED PD)
STREET REAR YARD SETBACK = 10 FEET (APPROVED PD)
REAR SETBACK TO PROPERTY LINE = 10 FEET (APPROVED PD)
LOT WIDTH = MINIMUM OF 15 FEET (APPROVED PD)
NUMBER OF STORIES = TWO (2) STORIES WITH A MAXIMUM HEIGHT OF 35 FEET
40% OF THE TOTAL GROSS ACREAGE, OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETSCAPES, SIDEWALKS, PLAYGROUNDS, DOG PARKS, LANDSCAPED YARDS, PATIOS, FLOODPLAINS, ROOF AREAS, AND OTHER SIMILAR OPEN SPACES. WATER RETENTION AREAS DESIGNED FOR PASSIVE OR ACTIVE RECREATION WHICH HAVE A 3:1 SLOPE OR LESS AND DO NOT EXCEED SIX FEET IN DEPTH MAY BE COUNTED AS OPEN SPACE. RETENTION AREAS THAT DO NOT EXCEED A SLOPE OF 3:1 OR A DEPTH OF SIX FEET (6') MAY PROVIDE FOR PASSIVE RECREATION FEATURES AND BE CONSIDERED OPEN SPACE. FURTHER, RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAVER'S OR PONDS FOR PASSIVE OR ACTIVE RECREATIONAL USE MAY ALSO BE COUNTED AS OPEN SPACE IF DESIGNED TO RETAIN A MINIMUM OF THREE FEET OF WATER AT ALL TIMES. (SEE SEC. 122-942(4)). RETENTION AREAS MAY INCLUDE GRASS, SHADE TREES, NATIVE VEGETATION, AND/OR SHRUBS.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
- THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE, AND FEDERAL PLANNING AND ZONING REGULATIONS.
- OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
- THERE IS NO EVIDENCE OF ANY BUILDINGS CURRENTLY ON SITE.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK #M593, SAID POINT HAVING AN ELEVATION OF 72.29 FEET.
- THE PORTIONS OF THE 10' UTILITY EASEMENT AS SHOWN ALONG THE SOUTHERLY R/W LINE OF S.W. 60TH STREET AND THE EASTERLY R/W LINE OF STATE ROAD 200, WILL BE DEDICATED BY THE PROPOSED PLAT OF KINWARD AT HEATHBROOK. THE OFF SITE EASEMENT AS SHOWN HEREON WAS PROVIDED ON HEALTHBROOK SOUTH B-2, PLAT BOOK 7, PAGE 116, AND MAY NOT HAVE BEEN DEDICATED.



REVISIONS	DATE
REVISION	7/09/2026
REVISION	7/29/2026

CLIENT: EISENHOWER PROPERTY GROUP, LLC	DATE OF SURVEY: 08/11/2025	CHECKED BY: GJM
JOB NO.: SP2025.02342	DRAWN BY: MMB	FIELD BOOK: V05-48, PAGE: 09

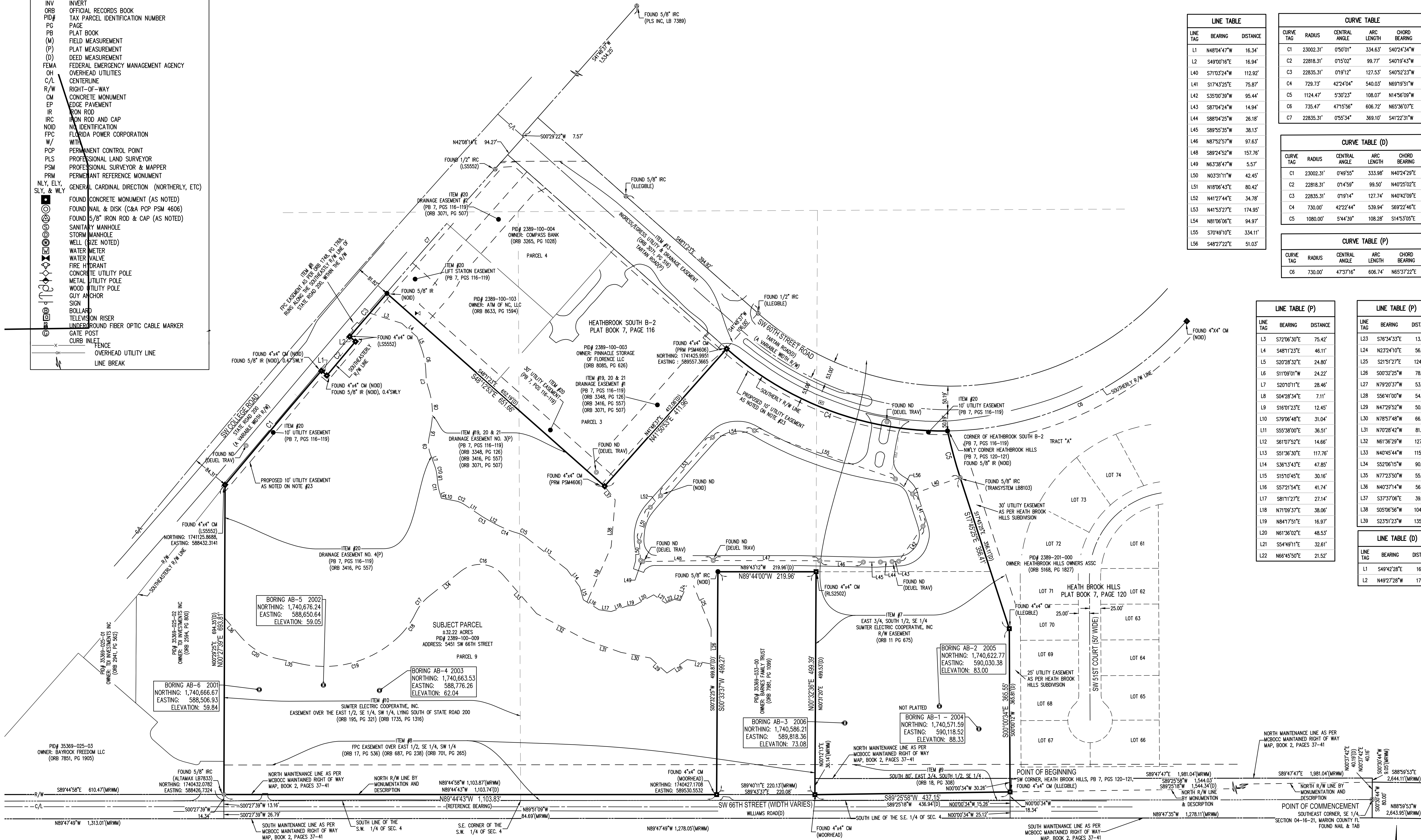
KEYS OCALA
SECTION 04
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
EISENHOWER PROPERTY GROUP, LLC

SHEET 01 OF 06

BOUNDARY SURVEY

LEGEND	
±	MORE OR LESS
CONC	CONCRETE
LB	LICENSED BUSINESS
ID	IDENTIFICATION
INV	INVERT
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
EP	EDGE PAVEMENT
IR	IRON ROD
NOID	NO IDENTIFICATION
FPC	FLORIDA POWER CORPORATION
WIT	WITNESS
PCP	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
PRM	PERMANENT REFERENCE MONUMENT
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
FOUND CONCRETE MONUMENT (AS NOTED)	
FOUND NAIL & DISK (C&A POP PSM 4606)	
FOUND 5/8" IRON ROD & CAP (AS NOTED)	
SANITARY MANHOLE	
STORM MANHOLE	
WELL (SIZE NOTED)	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
CONCRETE UTILITY POLE	
METAL UTILITY POLE	
WOOD UTILITY POLE	
GUY ANCHOR	
SIGN	
TELEVISION RISER	
UNDERGROUND FIBER OPTIC CABLE MARKER	
GATE POST	
CURB INLET	
—X—	FENCE
—OH—	OVERHEAD UTILITY LINE
---	LINE BREAK



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N48°04'47"W	16.34'
L2	S49°00'16"E	16.94'
L40	S71°03'24"W	112.92'
L41	S174°3'25"E	75.87'
L42	S35°00'39"W	95.44'
L43	S87°04'24"W	14.94'
L44	S88°04'25"W	26.18'
L45	S89°55'35"W	38.13'
L46	N87°52'57"W	97.63'
L48	S89°24'52"W	157.76'
L49	N63°38'47"W	5.57'
L50	N03°31'11"W	42.45'
L51	N18°06'43"E	80.42'
L52	N41°27'44"E	34.78'
L53	N41°53'27"E	174.95'
L54	N81°06'06"E	94.97'
L55	S70°49'10"E	334.11'
L56	S48°27'22"E	51.03'

CURVE TABLE				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	23002.31'	0°50'01"	334.63'	S40°24'34"W
C2	22818.31'	0°15'02"	99.77'	S40°19'43"W
C3	22835.31'	0°19'12"	127.53'	S40°52'23"W
C4	729.73'	42°24'04"	540.03'	N69°19'51"W
C5	1124.47'	5°30'23"	108.07'	N14°56'09"W
C6	735.47'	47°15'56"	606.72'	N65°36'07"E
C7	22835.31'	0°55'34"	369.10'	S41°22'31"W

CURVE TABLE (D)				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	23002.31'	0°49'55"	333.98'	N40°24'29"E
C2	22818.31'	0°14'59"	99.50'	N40°25'02"E
C3	22835.31'	0°19'14"	127.74'	N40°42'09"E
C4	730.00'	42°22'44"	539.94'	S89°22'46"E
C5	1080.00'	5°44'39"	108.28'	S14°53'05"E

CURVE TABLE (P)				
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C6	730.00'	47°37'16"	606.74'	N65°37'22"E
C7	730.00'	47°37'16"	606.74'	N65°37'22"E

LINE TABLE (P)		
LINE TAG	BEARING	DISTANCE
L3	S72°06'30"E	75.42'
L4	S48°11'23"E	46.11'
L5	S20°28'32"E	24.80'
L6	S11°09'01"W	24.22'
L7	S20°10'11"E	28.46'
L8	S04°28'34"E	7.11'
L9	S16°01'23"E	12.45'
L10	S79°06'48"E	31.04'
L11	S55°38'00"E	36.51'
L12	S61°07'52"E	14.66'
L13	S51°36'30"E	117.76'
L14	S36°13'43"E	47.85'
L15	S15°10'45"E	30.16'
L16	S57°21'54"E	41.74'
L17	S81°11'27"E	27.14'
L18	N71°09'37"E	38.06'
L19	N84°17'51"E	16.97'
L20	N61°36'02"E	48.53'
L21	S54°49'11"E	32.61'
L22	N66°45'50"E	21.52'

LINE TABLE (P)		
LINE TAG	BEARING	DISTANCE
L23	S76°34'33"E	13.33'
L24	N23°24'10"E	56.76'
L25	S21°51'27"E	124.67'
L26	S00°32'25"W	78.39'
L27	N79°20'37"W	53.92'
L28	S56°41'00"W	54.67'
L29	N47°29'52"W	50.30'
L30	N78°57'48"W	66.43'
L31	N70°28'42"W	81.83'
L32	N61°36'29"W	127.11'
L33	N40°45'44"W	115.08'
L34	S52°06'15"W	90.56'
L35	N77°23'50"W	55.58'
L36	N40°37'14"W	56.61'
L37	S37°37'06"E	39.52'
L38	S05°06'56"W	104.98'
L39	S23°51'23"W	135.30'

LINE TABLE (D)		
LINE TAG	BEARING	DISTANCE
L1	S49°42'28"E	16.16'
L2	N49°27'28"W	17.00'



DATE	7/29/2026
REVISIONS	REVISION PER CYCLE 1 CITY OF DALLAS COMMENTS (REV 4)
REVISION PER CYCLE 2 CITY OF DALLAS COMMENTS (REV 5)	7/29/2026

CLIENT	EISENHOWER PROPERTY GROUP, LLC
JOB NO.	SP2025.02.04
DRAWING DATE	09/26/2025
DRAWN BY	MB
CHECKED BY	GM
FIELD BOOK	V25-48, PAGE: 09

KEY'S DALLA SECTION 04
TOWNSHIP 18 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY FOR EISENHOWER PROPERTY GROUP, LLC

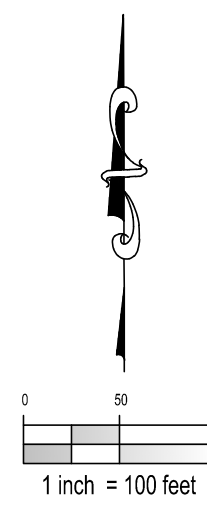
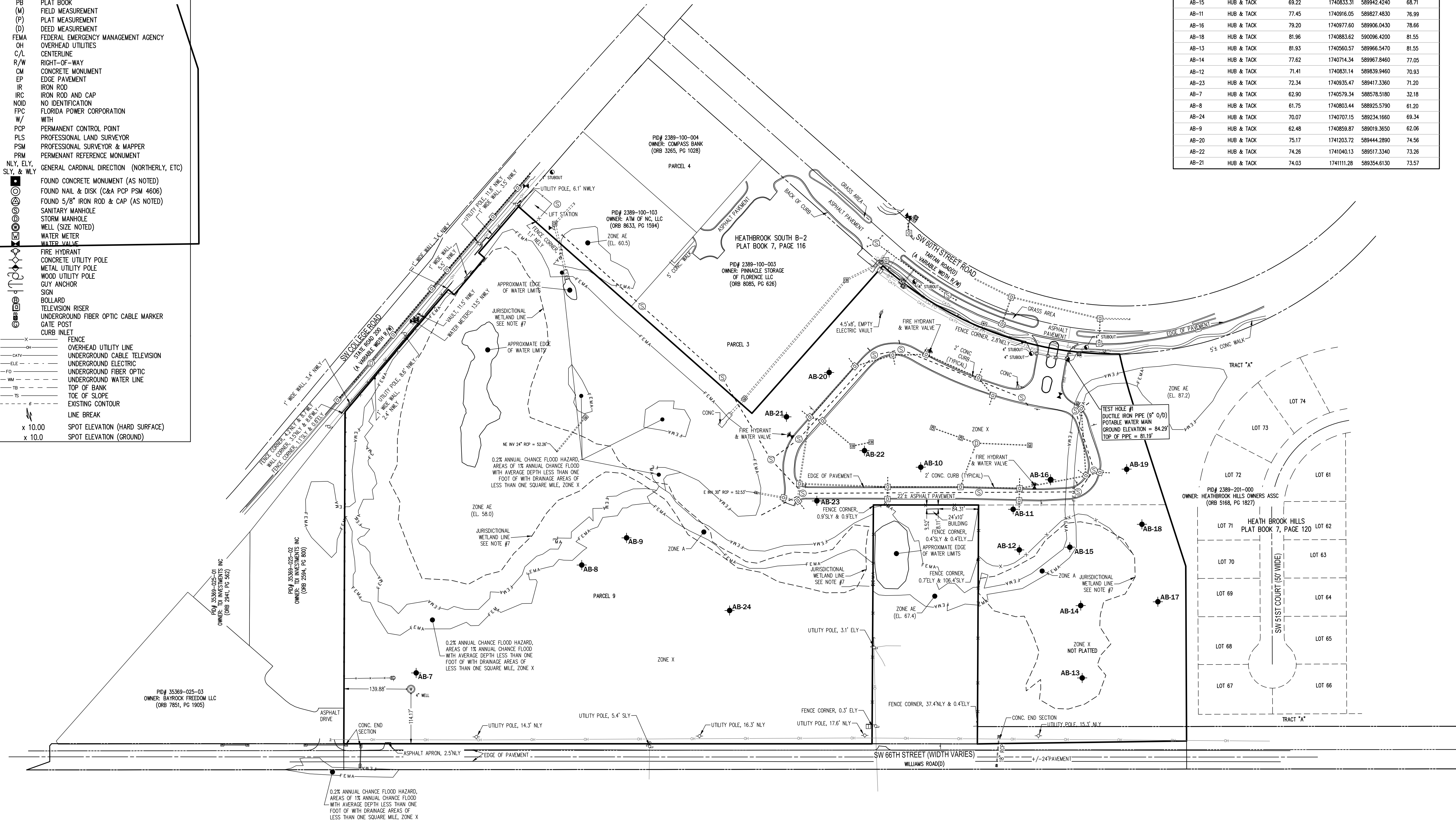
SHEET 02 OF 06

LEGEND

± MORE OR LESS
CONC CONCRETE
LB LICENSED BUSINESS
ID IDENTIFICATION
INV INVERT
ORB OFFICIAL RECORDS BOOK
PID# TAX PARCEL IDENTIFICATION NUMBER
PG PAGE
PB PLAT BOOK
(M) FIELD MEASUREMENT
(P) PLAT MEASUREMENT
(D) DEED MEASUREMENT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
OH OVERHEAD UTILITIES
C/L CENTERLINE
R/W RIGHT-OF-WAY
CM CONCRETE MONUMENT
EP EDGE PAVEMENT
IR IRON ROD
IRC IRON ROD AND CAP
NOID NO IDENTIFICATION
FPC FLORIDA POWER CORPORATION
W/ WITH
PCP PERMANENT CONTROL POINT
PLS PROFESSIONAL LAND SURVEYOR
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SANITARY MANHOLE
STORM MANHOLE
WELL (SIZE NOTED)
WATER METER
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FIRE HYDRANT
CONCRETE UTILITY POLE
METAL UTILITY POLE
WOOD UTILITY POLE
GUY ANCHOR
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BOLLARD
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UNDERGROUND FIBER OPTIC CABLE MARKER
GATE POST
CURB INLET
FENCE
OVERHEAD UTILITY LINE
UNDERGROUND CABLE TELEVISION
UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC
UNDERGROUND WATER LINE
TOP OF BANK
TOE OF SLOPE
EXISTING CONTOUR
LINE BREAK
x 10.00 SPOT ELEVATION (HARD SURFACE)
x 10.0 SPOT ELEVATION (GROUND)

IMPROVEMENTS

Point Table					
BORING #	RAW DESCRIPTION	ELEVATION OF HUB	NORTHING	EASTING	NATURAL GRADE
AB-19	HUB & TACK	80.76	1740998.63	590064.7360	80.36
AB-17	HUB & TACK	85.68	1740721.58	590129.0840	84.87
AB-10	HUB & TACK	75.50	1741004.93	589634.8030	74.79
AB-15	HUB & TACK	69.22	1740833.31	589942.4240	68.71
AB-11	HUB & TACK	77.45	1740916.05	589827.4830	76.99
AB-16	HUB & TACK	79.20	1740977.60	589906.0430	78.66
AB-18	HUB & TACK	81.96	1740883.62	590096.4200	81.55
AB-13	HUB & TACK	81.93	1740560.57	589966.5470	81.55
AB-14	HUB & TACK	77.62	1740714.34	589967.8460	77.05
AB-12	HUB & TACK	71.41	1740831.14	589839.9460	70.93
AB-23	HUB & TACK	72.34	1740935.47	589417.3360	71.20
AB-7	HUB & TACK	62.90	1740579.34	589578.5180	32.18
AB-8	HUB & TACK	61.75	1740803.44	589925.5790	61.20
AB-24	HUB & TACK	70.07	1740707.15	589234.1660	69.34
AB-9	HUB & TACK	62.48	1740859.87	589019.3650	62.06
AB-20	HUB & TACK	75.17	1741203.72	589444.2890	74.56
AB-22	HUB & TACK	74.26	1741040.13	589517.3340	73.26
AB-21	HUB & TACK	74.03	1741111.28	589354.6130	73.57



CLIENT: EISENHOWER PROPERTY GROUP, LLC
JOB NO.: SP2025.02.042
DRAWING DATE: 09/26/2025
DRAWN BY: MGB
FIELD BOOK: V02-48, PAGE: 09

REVISIONS
REVISION PER CYCLE 1 CITY OF OCALA COMMENTS (REV 4) 7/06/2026
REVISION PER CYCLE 2 CITY OF OCALA COMMENTS (REV 5) 7/29/2026

DATE
7/06/2026
7/29/2026

KEY'S OCALA
SECTION 04
TOWNSHIP 18 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

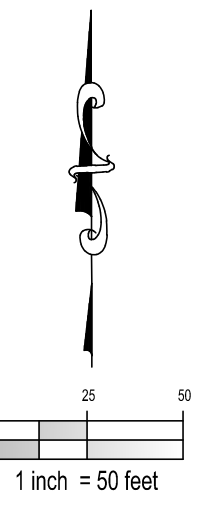
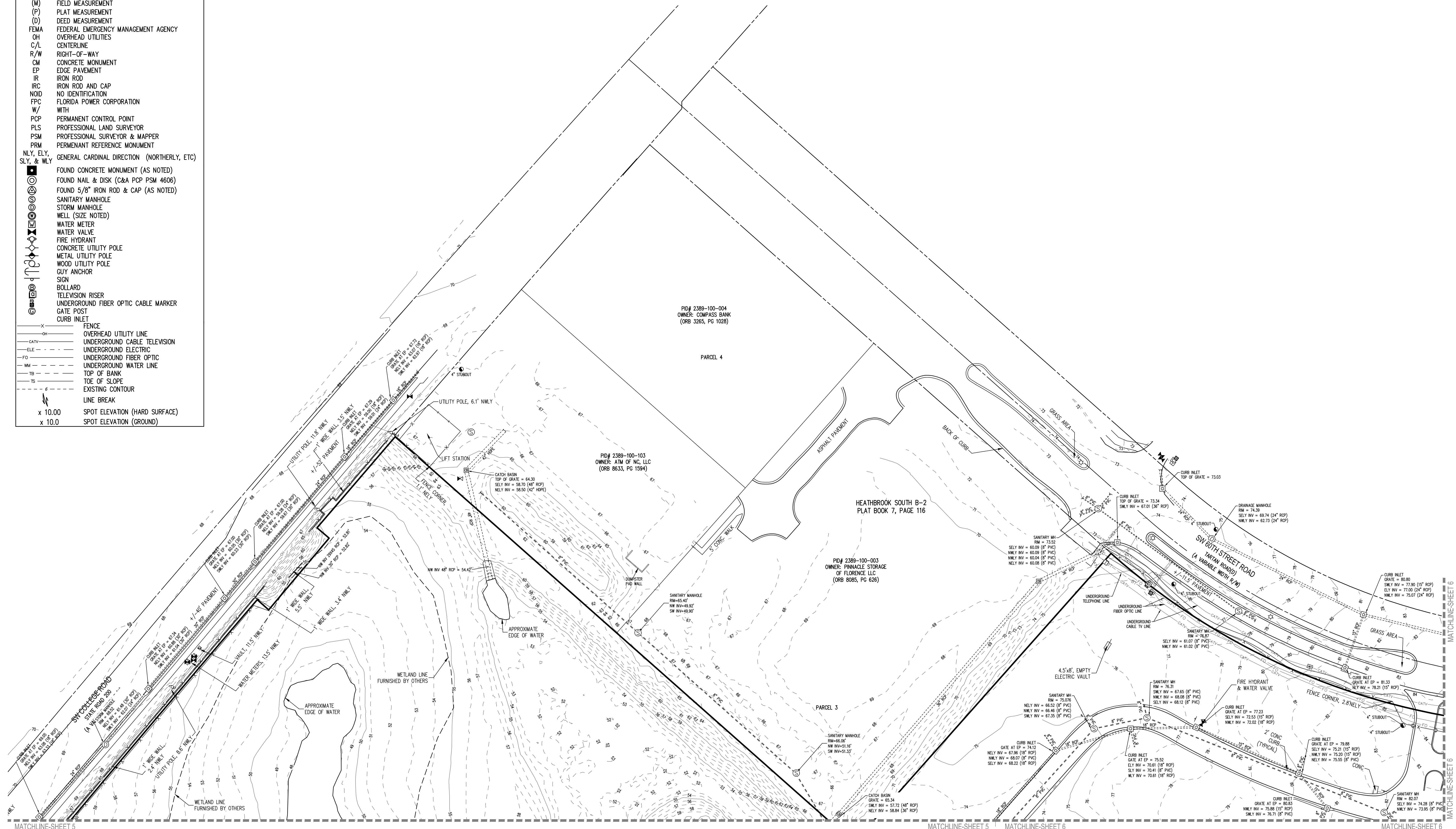
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
EISENHOWER PROPERTY GROUP, LLC

SHEET 03 OF 06

TOPOGRAPHIC SURVEY

LEGEND

± MORE OR LESS
CONC CONCRETE
LB LICENSED BUSINESS
ID IDENTIFICATION
INV INVERT
ORB OFFICIAL RECORDS BOOK
PID# TAX PARCEL IDENTIFICATION NUMBER
PG PAGE
PB PLAT BOOK
(M) FIELD MEASUREMENT
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(D) DEED MEASUREMENT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
OH OVERHEAD UTILITIES
C/L CENTERLINE
R/W RIGHT-OF-WAY
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⊙ STORM MANHOLE
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⊙ WATER METER
⊙ WATER VALVE
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⊙ TELEVISION RISER
⊙ UNDERGROUND FIBER OPTIC CABLE MARKER
⊙ GATE POST
⊙ CURB INLET
-X- FENCE
-OH- OVERHEAD UTILITY LINE
-CATV- UNDERGROUND CABLE TELEVISION
-ELE- UNDERGROUND ELECTRIC
-FO- UNDERGROUND FIBER OPTIC
-WM- UNDERGROUND WATER LINE
-TB- TOP OF BANK
-TS- TOE OF SLOPE
-6- EXISTING CONTOUR
- LINE BREAK
x 10.00 SPOT ELEVATION (HARD SURFACE)
x 10.0 SPOT ELEVATION (GROUND)



CFB SURVEYING
CLYMER
PLANNING
ENGINEERING

CLIENT: EISENHOWER PROPERTY GROUP, LLC
JOB NO.: SP2025.02342
DRAWING DATE: 09/26/2025
DRAWN BY: MGB
FIELD BOOK: V02-48, PAGE: 09

REVISIONS
REVISION PER CYCLE 1 CITY OF OCALA COMMENTS (REV 4) 7/26/2026
REVISION PER CYCLE 2 CITY OF OCALA COMMENTS (REV 5) 7/29/2026

DATE OF SURVEY: 08/17/2025
CHECKED BY: GJM

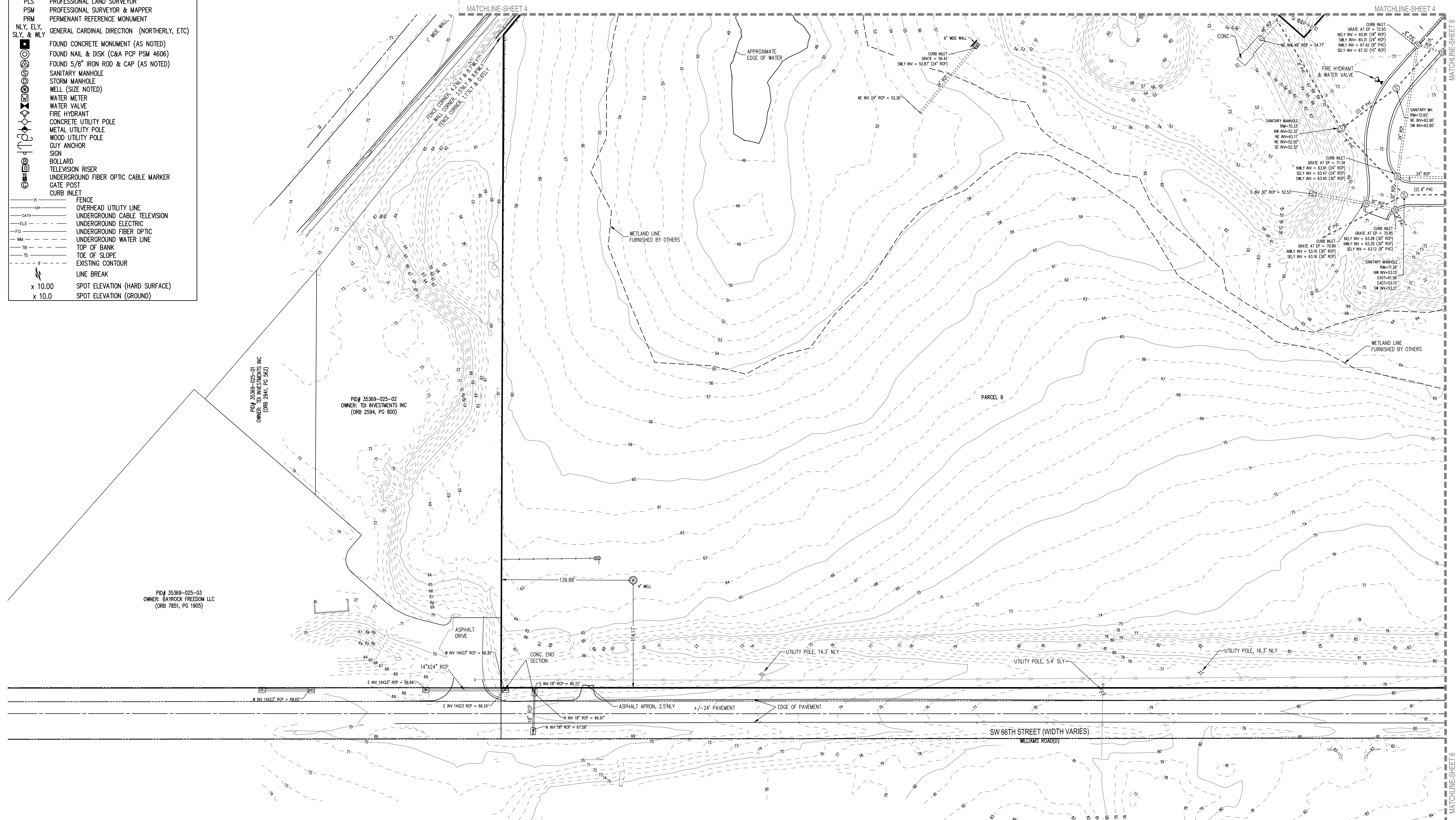
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BOUNDARY & TOPOGRAPHIC SURVEY
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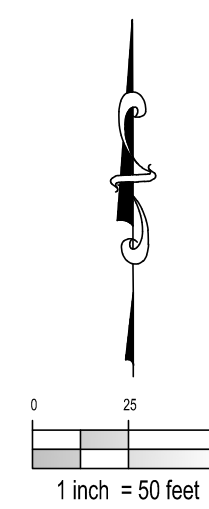
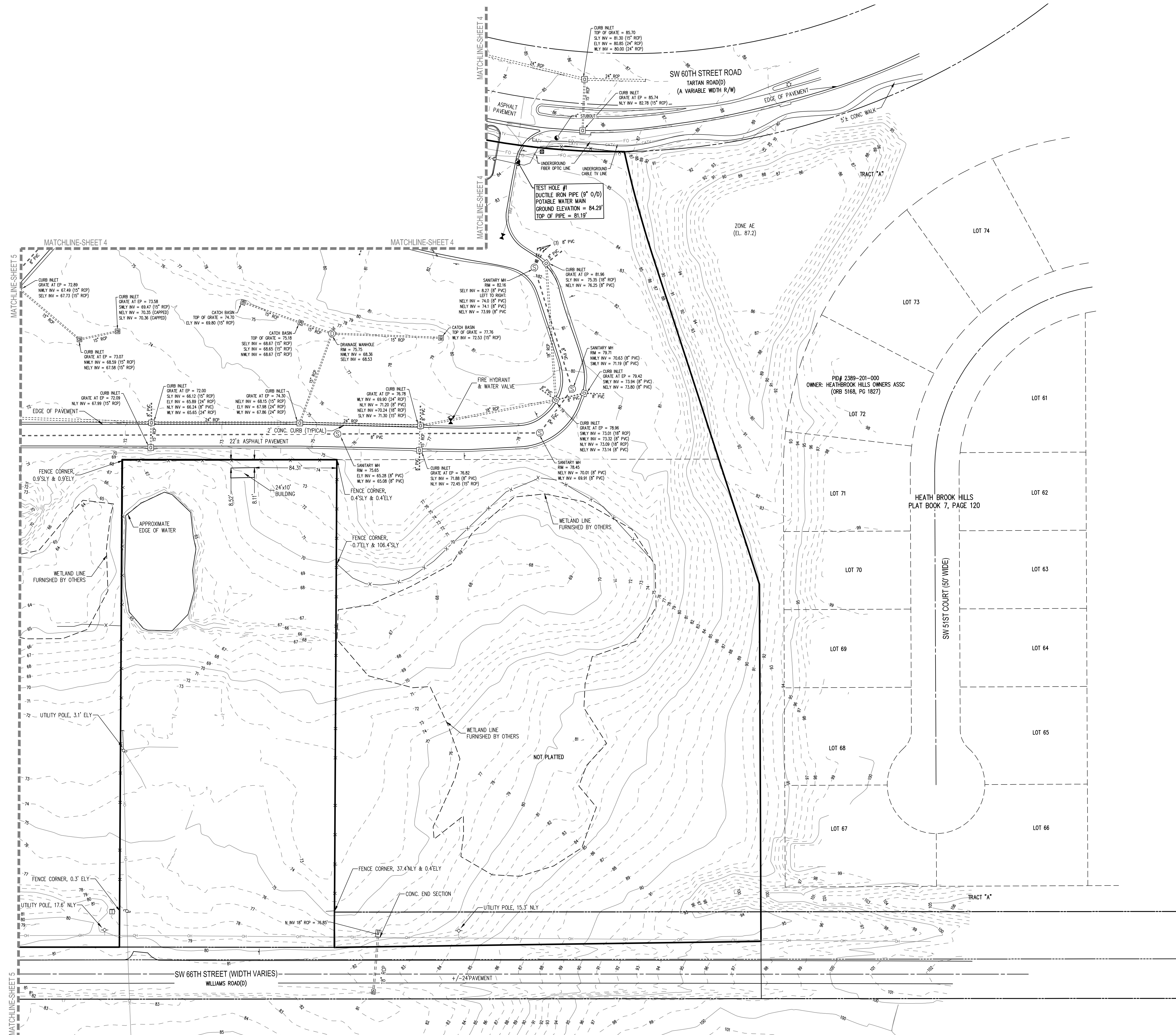
SHEET 04 OF 06

TOPOGRAPHIC SURVEY

LEGEND	
±	MORE OR LESS
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	TOP OF BANK
	TOP OF SLOPE
	EXISTING CONTOUR
	LINE BREAK
	SPOT ELEVATION (HARD SURFACE)
	SPOT ELEVATION (GROUND)



[illegible]



For Code Compliance
City of Ocala Growth Management
PD25-0003
Kinward at Heathbrook
6/2/2026

1000000

1001

CEB

**CLYMER
FARNER
BARDLEY**

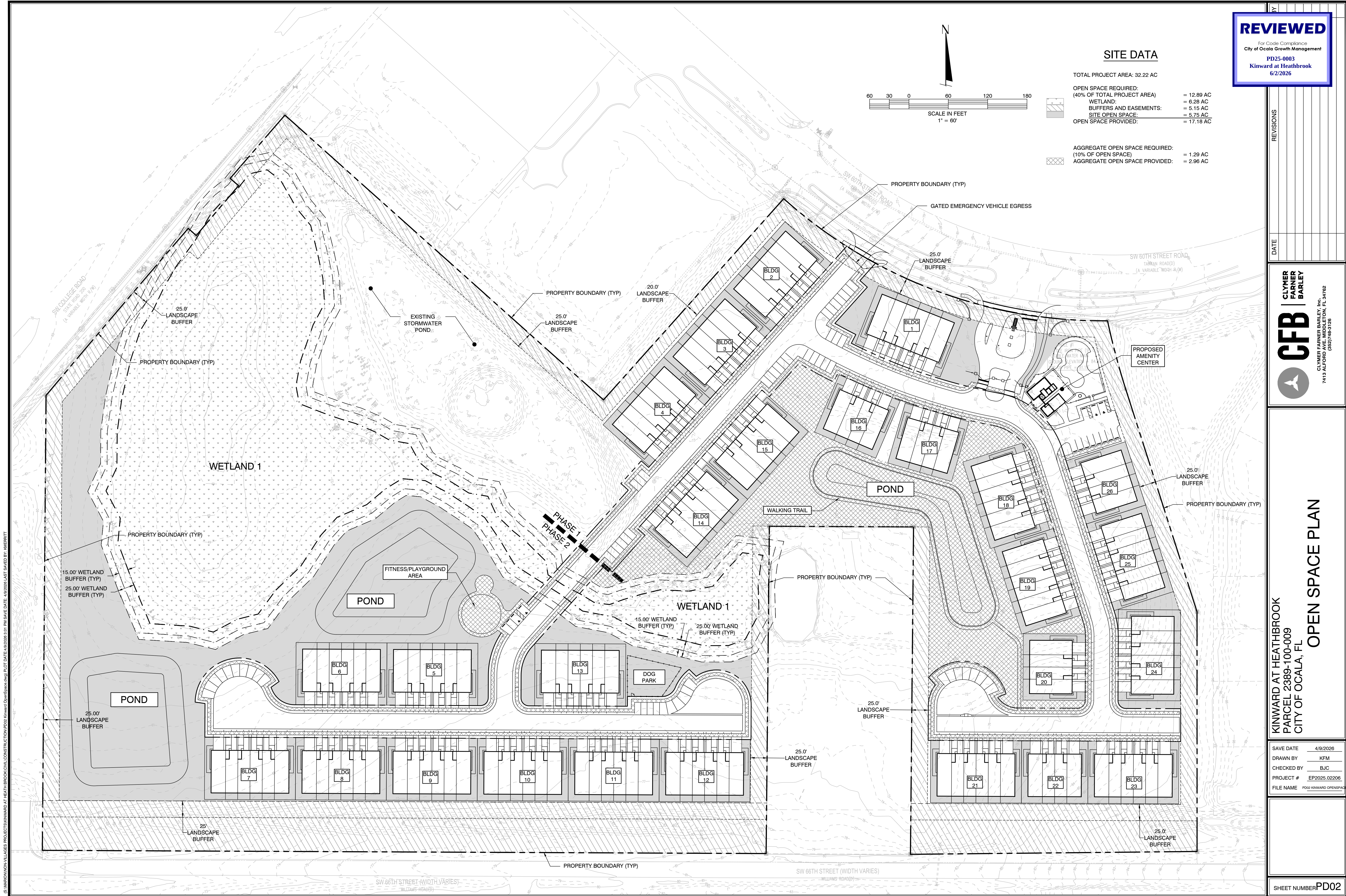
SITE PLAN

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA FL

SAVE DATE	4/9/2026
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.02206
FILE NAME	PD01 KINWARD SITEPLAN

SHEET NUMBER PD01

IS: WATSON VILLAGES PROJECTS\KINWARD AT HEATH BROOK\CIVIL\CONSTRUCTION\PD02 Kinward OpenSpace.dwg PLOT DATE: 4/9/2026 3:01 PM SAVE DATE: 4/9/2026 LAST SAVED BY: KMERRITT



SITE DATA

TOTAL PROJECT AREA: 32.22 AC
OPEN SPACE REQUIRED:
(40% OF TOTAL PROJECT AREA) = 12.89 AC
WETLAND: = 6.28 AC
BUFFERS AND EASEMENTS: = 5.15 AC
SITE OPEN SPACE: = 5.75 AC
OPEN SPACE PROVIDED: = 17.18 AC

AGGREGATE OPEN SPACE REQUIRED:
(10% OF OPEN SPACE) = 1.29 AC
AGGREGATE OPEN SPACE PROVIDED: = 2.96 AC

REVISIONS

DATE

CFB
CLYMER
FARNER
BARLEY
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34762
(852) 748-3126

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

OPEN SPACE PLAN

SAVE DATE 4/9/2026
DRAWN BY KFM
CHECKED BY BJC
PROJECT # EP2025.02206
FILE NAME PD02 KINWARD OPENSAC

SHEET NUMBER PD02

NOT FOR CONSTRUCTION

PROPOSED TREE SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL. MIN. ALL REQUIRED ORNAMENTAL TREES TO BE 30 GALLON MIN.

- Shade Trees**
- Bald Cypress
 - Live Oak
 - Pine, various species
 - Red Maple
 - Shumard Oak
 - Southern Magnolia
- Ornamental Trees**
- Bottlebrush
 - Crape Myrtle
 - Holly, various
 - Japanese Blueberry
 - Ligustrum Tree
 - Little Gem Magnolia
 - Pindo Palm
 - Sabal Palm

GENERAL NOTES:

1. Full landscape and irrigation plans demonstrating compliance with all City of Ocala and Heathbrook requirements will be provided at the time of site submittal.
2. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
3. All plant material used shall be equal to or exceed the grade of Florida #1 as per "Grades and Standards for Nursery Plants", State of Florida, latest edition.
4. All landscaping shall be installed in a professional manner following acceptable nursery practices as set by the Florida Nurserymen and Growers Association (FNGA).
5. The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the grassed rights-of-way.
6. All landscaped areas shall be watered by a 100% automatic irrigation system equipped with a rain sensor device pursuant to F.S. Chapter 373. The water source shall be an irrigation well, location tbd. An irrigation plan shall be submitted prior to co, if required.
7. Landscaping shall conform generally to water-efficient design principles, including the use of native and/or drought tolerant species.
8. Designs shown are diagrammatic and the final design will vary from what is shown herein as needed to accommodate site conditions, existing trees to remain, and other contextual issues.

SITE DATA

Total Site Area: 32.22 ac.
(See CIVIL Site Plan prepared by Clymer Farmer Barley, Inc.)

INTERIOR LANDSCAPE CALCULATIONS

See Sheet 4

OPEN SPACE CALCULATIONS

Refer to CIVIL drawings for Open Space calculations.

TREE CALCULATIONS

Based on site survey data prepared 5/15/21 by Devel & Associates and provided by Clymer Farmer Barley Inc.

Detailed tree preservation and removal plans will be prepared during the permitting process

MITIGATION TREE CALCULATIONS

Total existing trees = 1,194
Total shade trees required to be preserved = 129 (4 trees/acre x 32.22 ac)
Total trees preserved = 331
Total shade trees preserved = 300 (assumes miscellaneous trees are shade)

SITE SHADE TREE CALCULATIONS

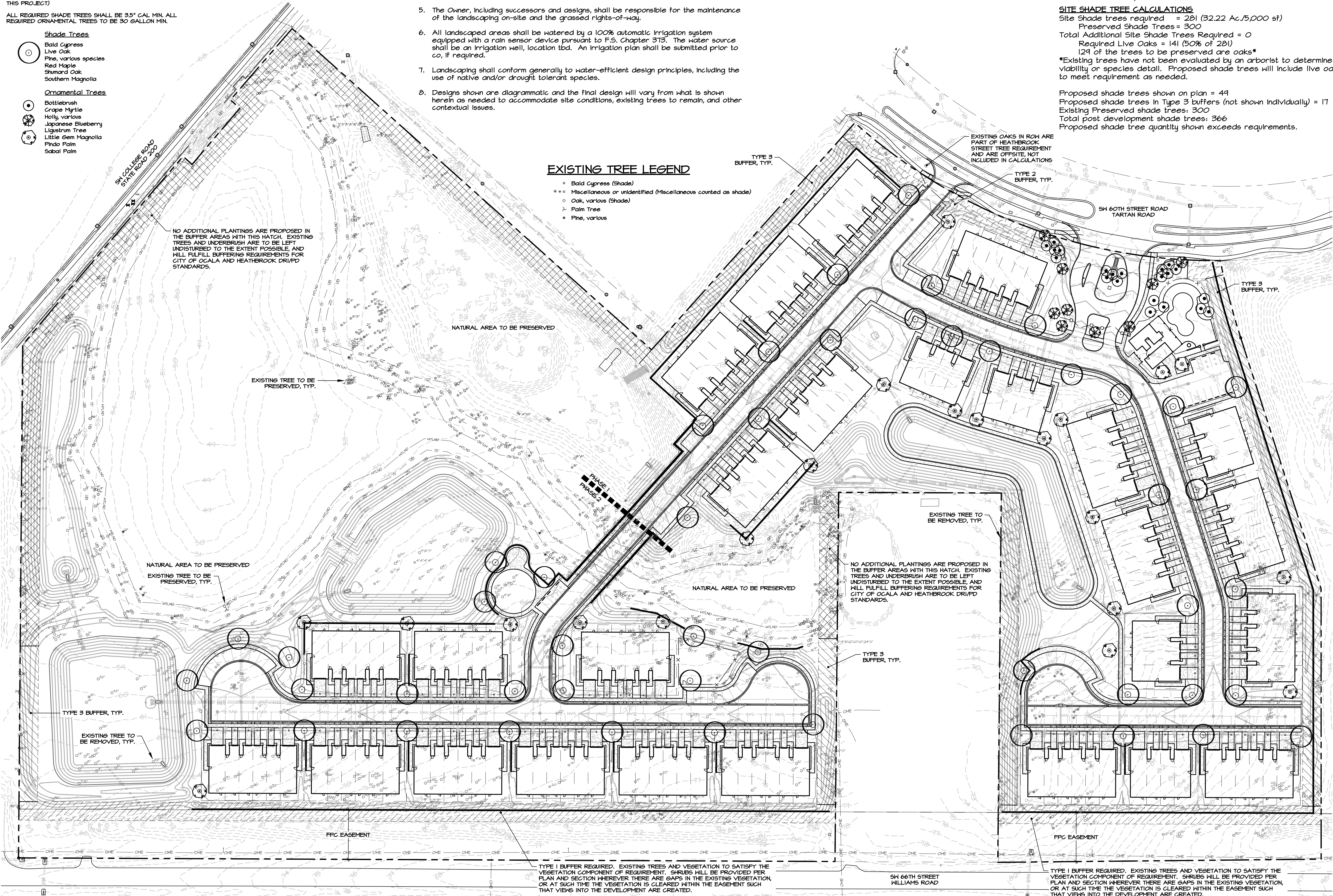
Site Shade trees required = 281 (32.22 Ac./5,000 sf)
Preserved Shade Trees = 300
Total Additional Site Shade Trees Required = 0
Required Live Oaks = 141 (50% of 281)
129 of the trees to be preserved are oaks*

*Existing trees have not been evaluated by an arborist to determine viability or species detail. Proposed shade trees will include live oaks to meet requirement as needed.

Proposed shade trees shown on plan = 49
Proposed shade trees in Type 3 buffers (not shown individually) = 17
Existing Preserved shade trees: 300
Total post development shade trees: 366
Proposed shade tree quantity shown exceeds requirements.

EXISTING TREE LEGEND

- Bald Cypress (Shade)
- *•• Miscellaneous or unidentified (Miscellaneous counted as shade)
- Oak, various (Shade)
- Palm Tree
- Pine, various



REVIEWED

For Code Compliance
City of Ocala Growth Management
PD25-0003
Kinward at Heathbrook
6/2/2026

MPA Michael Pape & Associates, PA

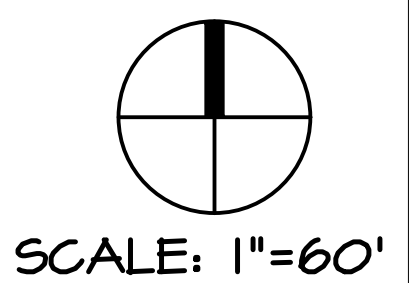
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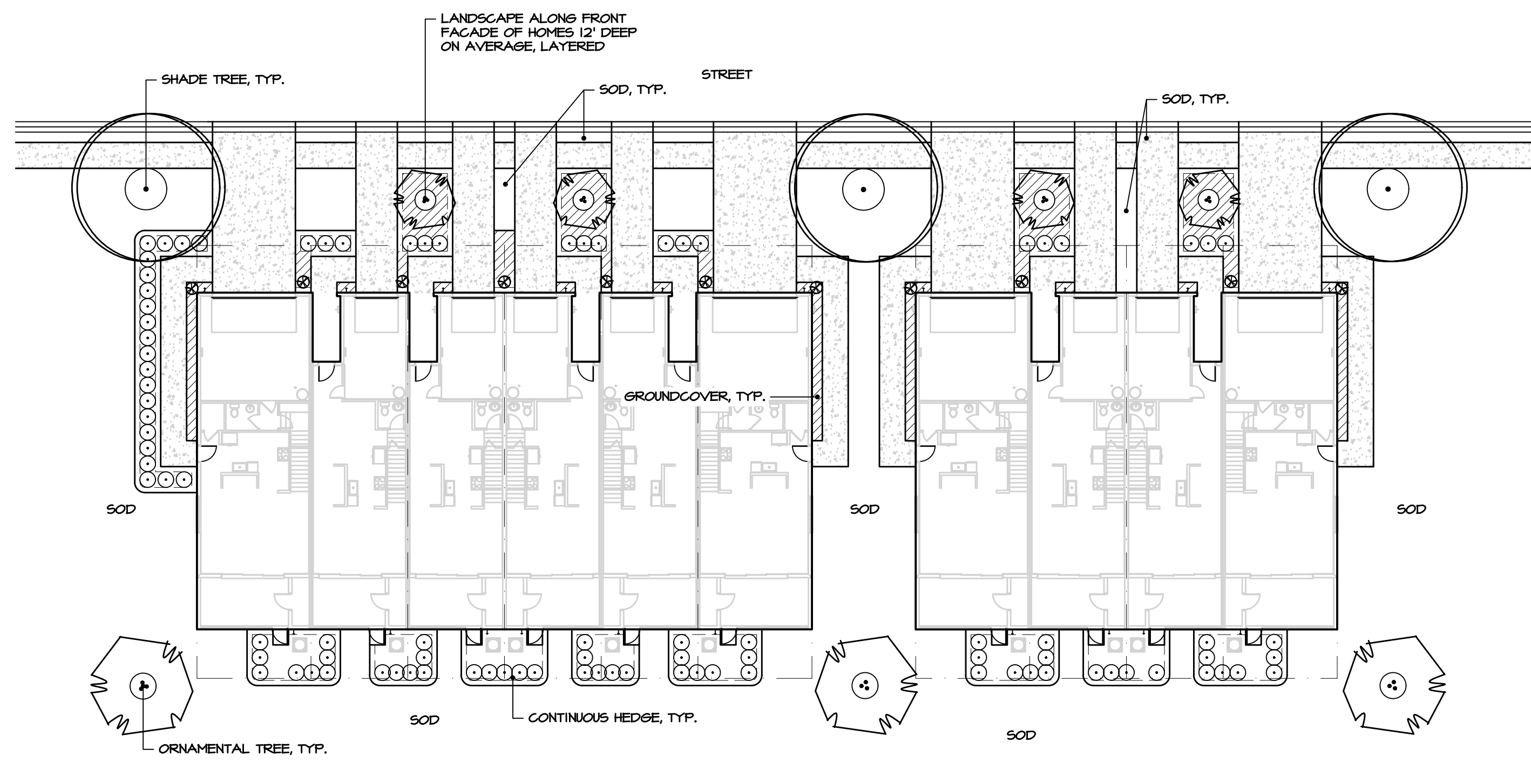
KINWARD AT HEATHBROOK
OCALA, FLORIDA
MASTER LANDSCAPE AND
TREE PRESERVATION PLAN

DATE: 4/13/26
DWN BY: ABT
CHKD. BY: SMS

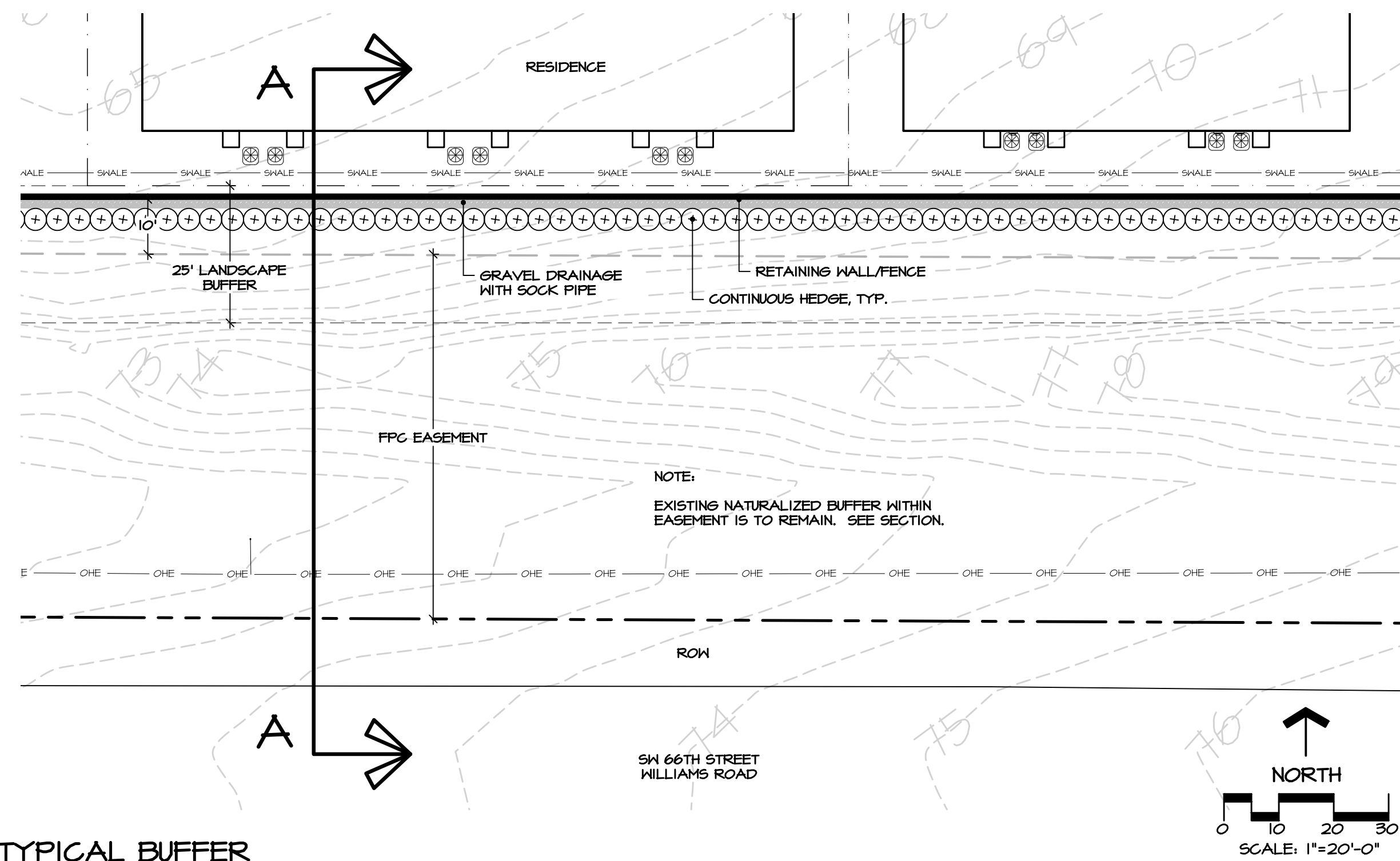
SHEET 4 OF 1

4

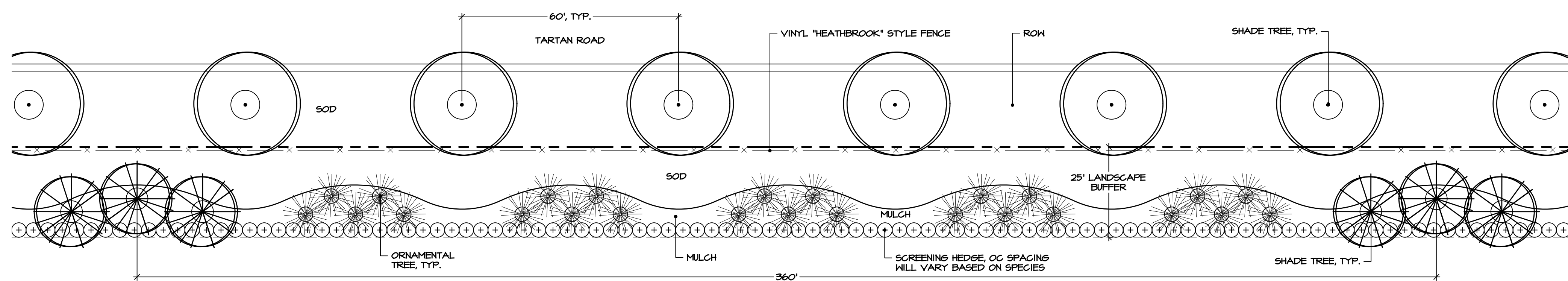




UNIT TYPICAL LANDSCAPE FOR 4 AND 6 UNIT BUILDINGS
SCALE: 1" = 20'



TYPE I TYPICAL BUFFER



TYPE 2 TYPICAL BUFFER (FRONTAGE TARTAN ROAD)
SCALE: 1" = 20'

PROPOSED LANDSCAPE MATERIALS SCHEDULE
(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL MIN.
ALL REQUIRED ORNAMENTAL TREES SHALL BE 30 GALLON MIN, 6-8' IN HEIGHT.
ALL REQUIRED SHRUB MATERIAL SHALL BE 3 GALLON MIN.

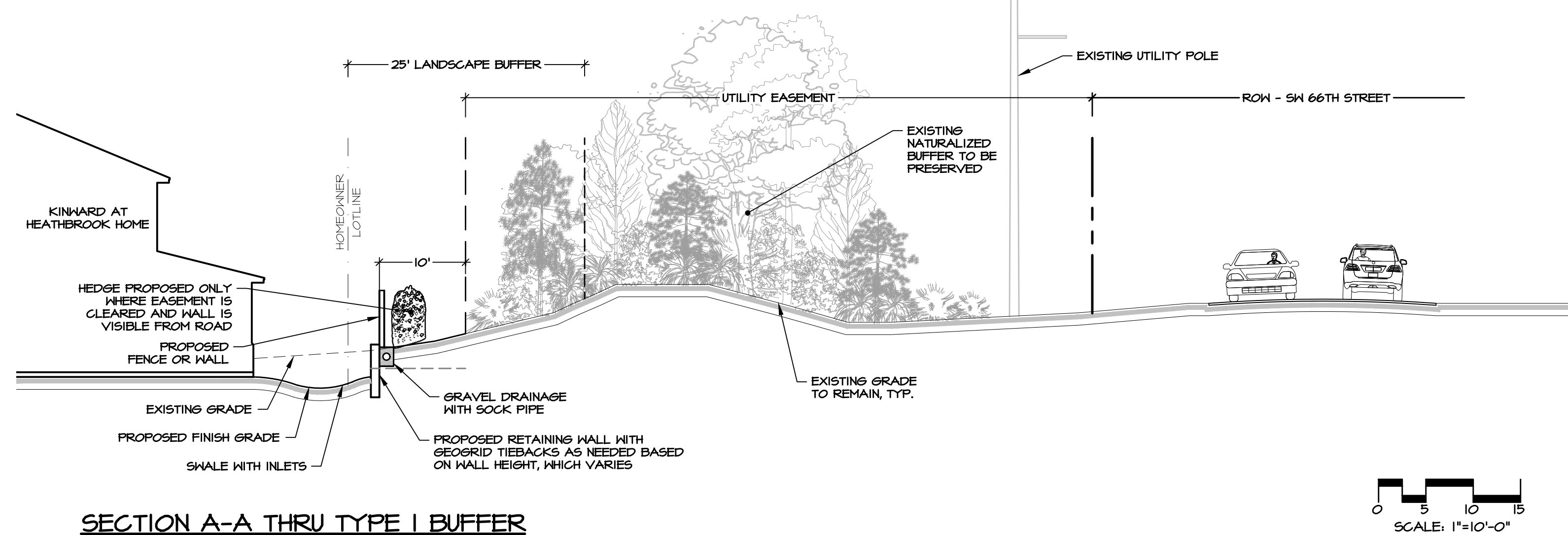
- Shrubs/Groundcover/Accent Plants**
- African Iris, white
 - Annals, seasonal
 - Arabesque Miscanthus
 - Bamboo
 - Blueberry Flax Lily
 - Confederate Jasmine
 - Courtille
 - Cordgrass
 - Crimson Lily, red
 - Curly Leaf Ligustrum
 - Desert Candle
 - Dwarf Bamboo
 - Dwarf Burford Holly
 - Dwarf Confederate Jasmine
 - Dwarf Mexican Petunia, purple
 - Dwarf Nandina
 - Dwarf Walters Viburnum
 - Dwarf Yaupon Holly
 - Emerald Goddess Linlope
 - Evergreen Paspalum
 - Golden Dewdrop
 - Green Fountain Grass
 - Indian Hawthorn, white
 - Japanese Yew
 - Ligustrum
 - Lily-of-the-Nile
 - Mixed Annuals & Perennials
 - Muhly Grass
 - Pampas Grass
 - Parson's Juniper
 - Plumbago
 - Sandankwa Viburnum
 - Saw Palmetto
 - Society Garlic
 - Sweet Viburnum
 - Trailing Lantana, purple

- Ornamental Trees**
- Bottlebrush
 - Grape Myrtle
 - Holly, various
 - Japanese Blueberry
 - Ligustrum Tree
 - Little Gem Magnolia
 - Pindo Palm
 - Sabal Palm

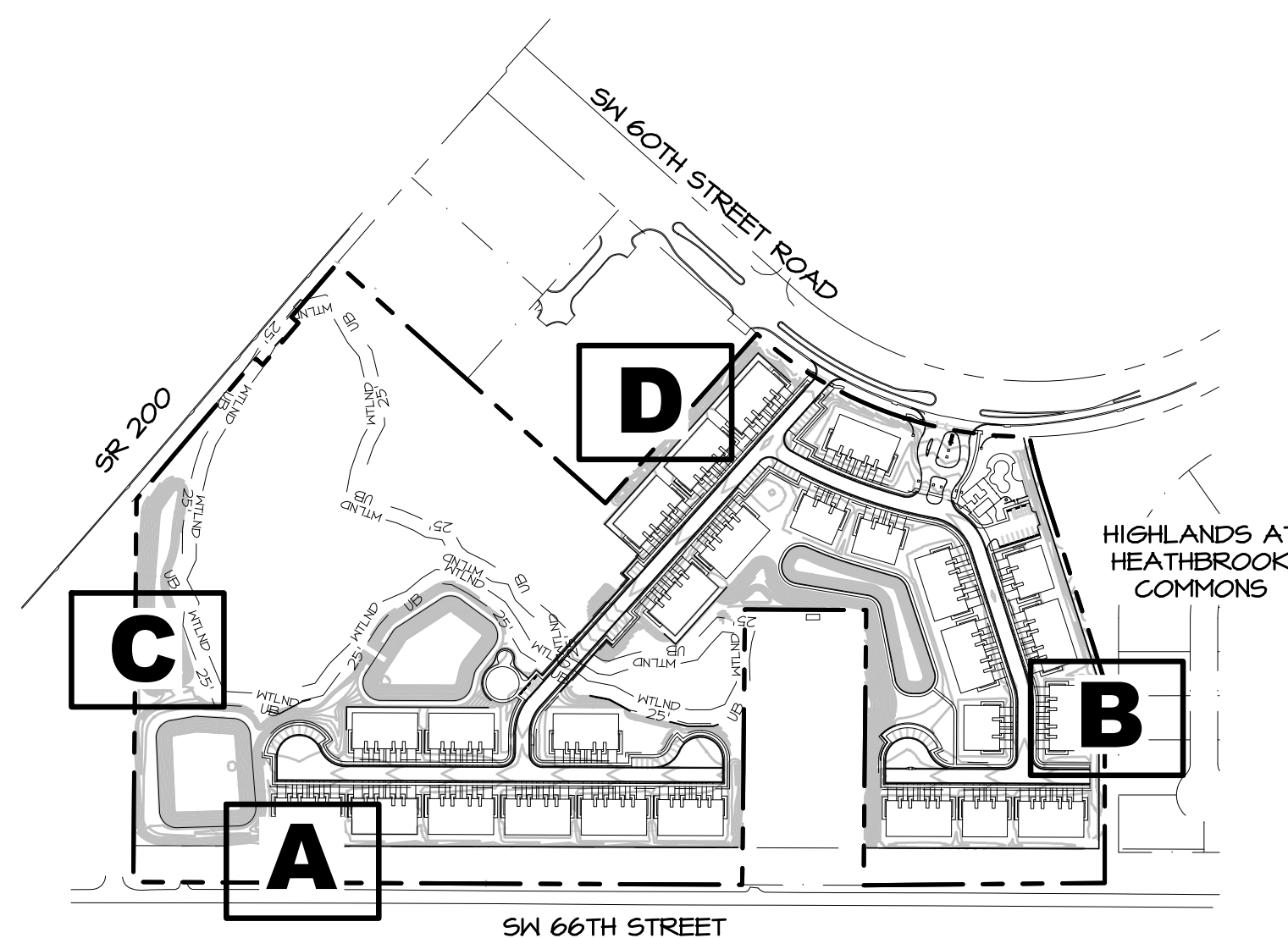
- Shade Trees**
- Bald Cypress
 - Live Oak
 - Pine, various species
 - Red Maple
 - Shumard Oak
 - Southern Magnolia
- Sod**
SOD = Irrigated St Augustine
SODI = Unirrigated Bahia

NOTES:

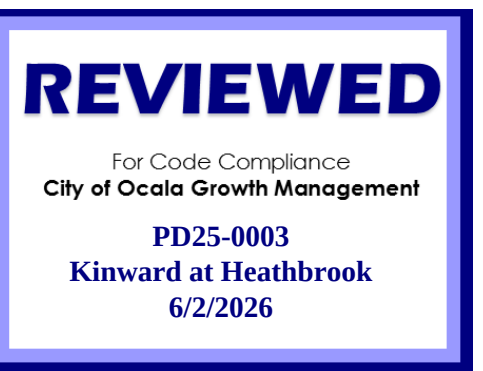
1. A FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT WILL BE CONSTRUCTED ALONG PORTIONS OF THE BUFFER.
2. BERMS WILL BE PROVIDED WHERE REQUIRED AND IF COMPATIBLE WITH SITE GRADING



SECTION A-A THRU TYPE I BUFFER



LOCATION MAP, NOT TO SCALE



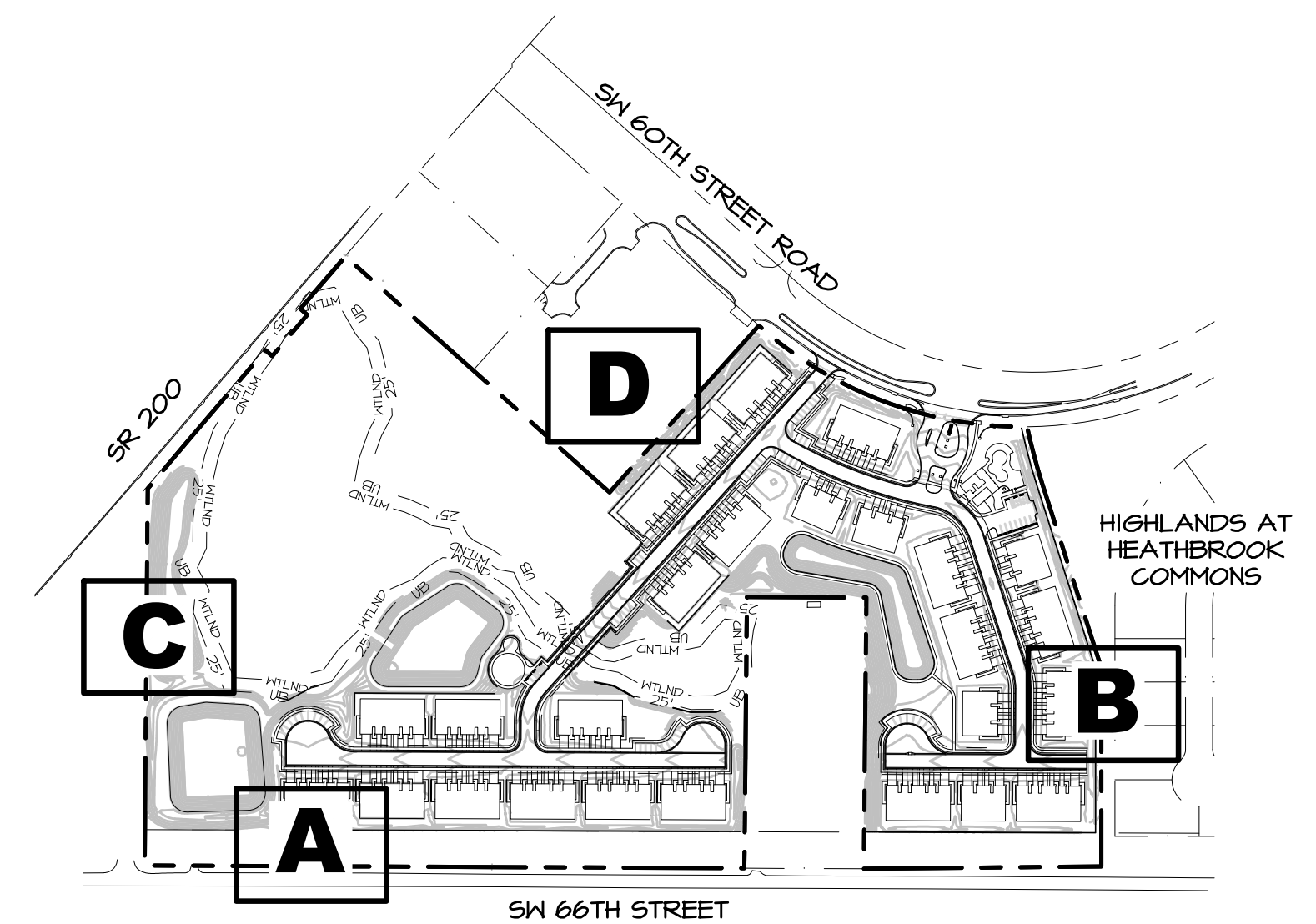
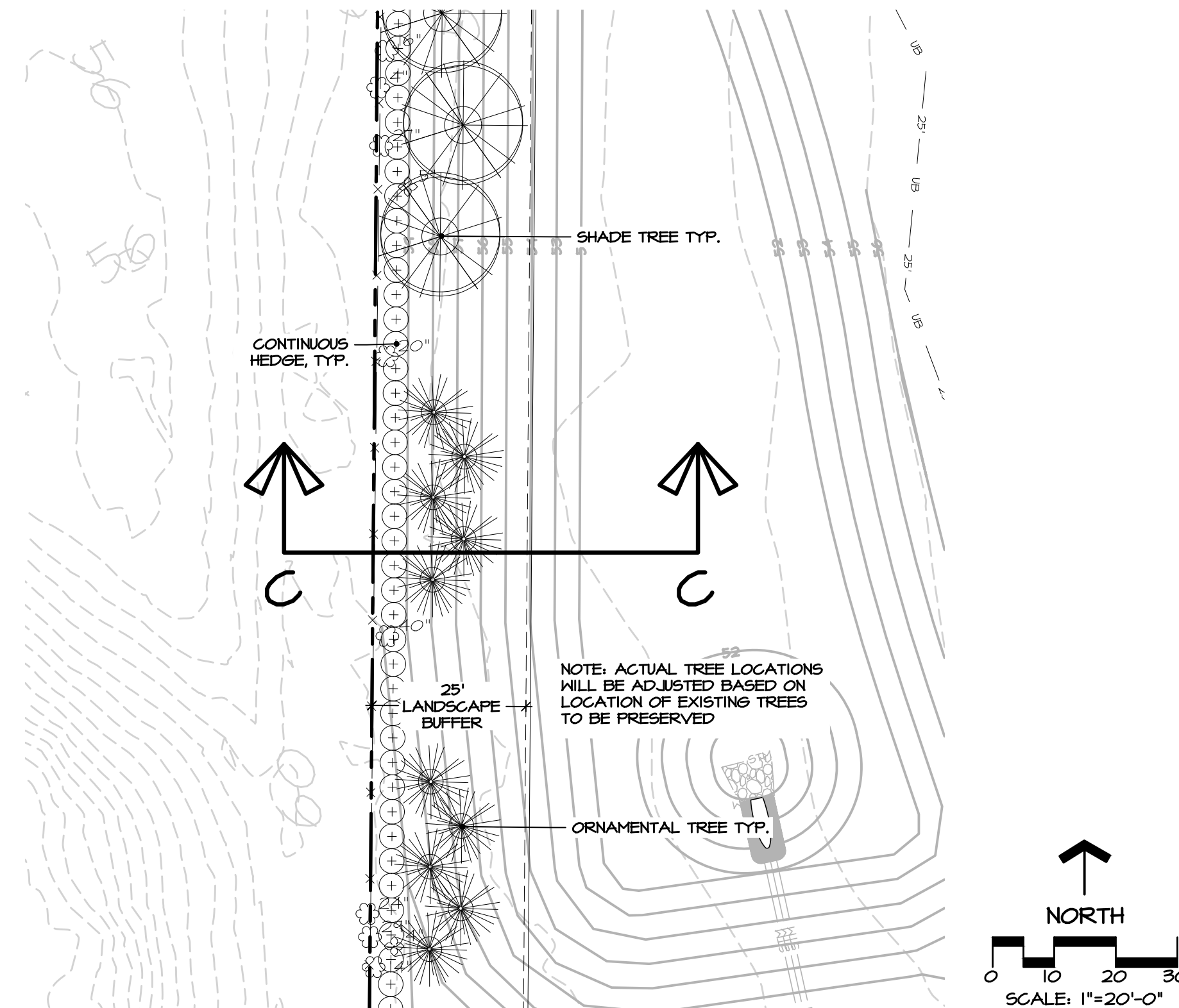
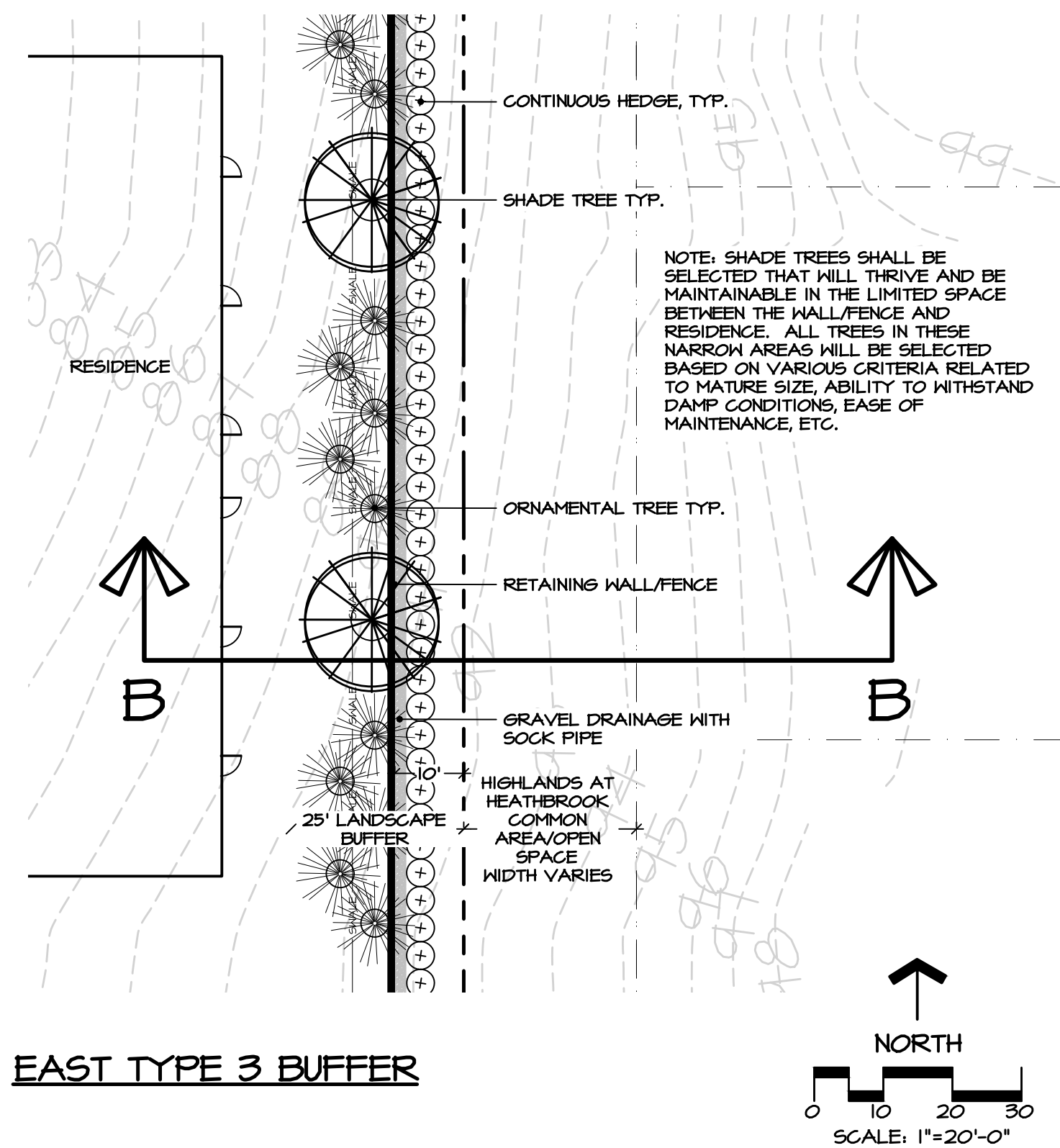
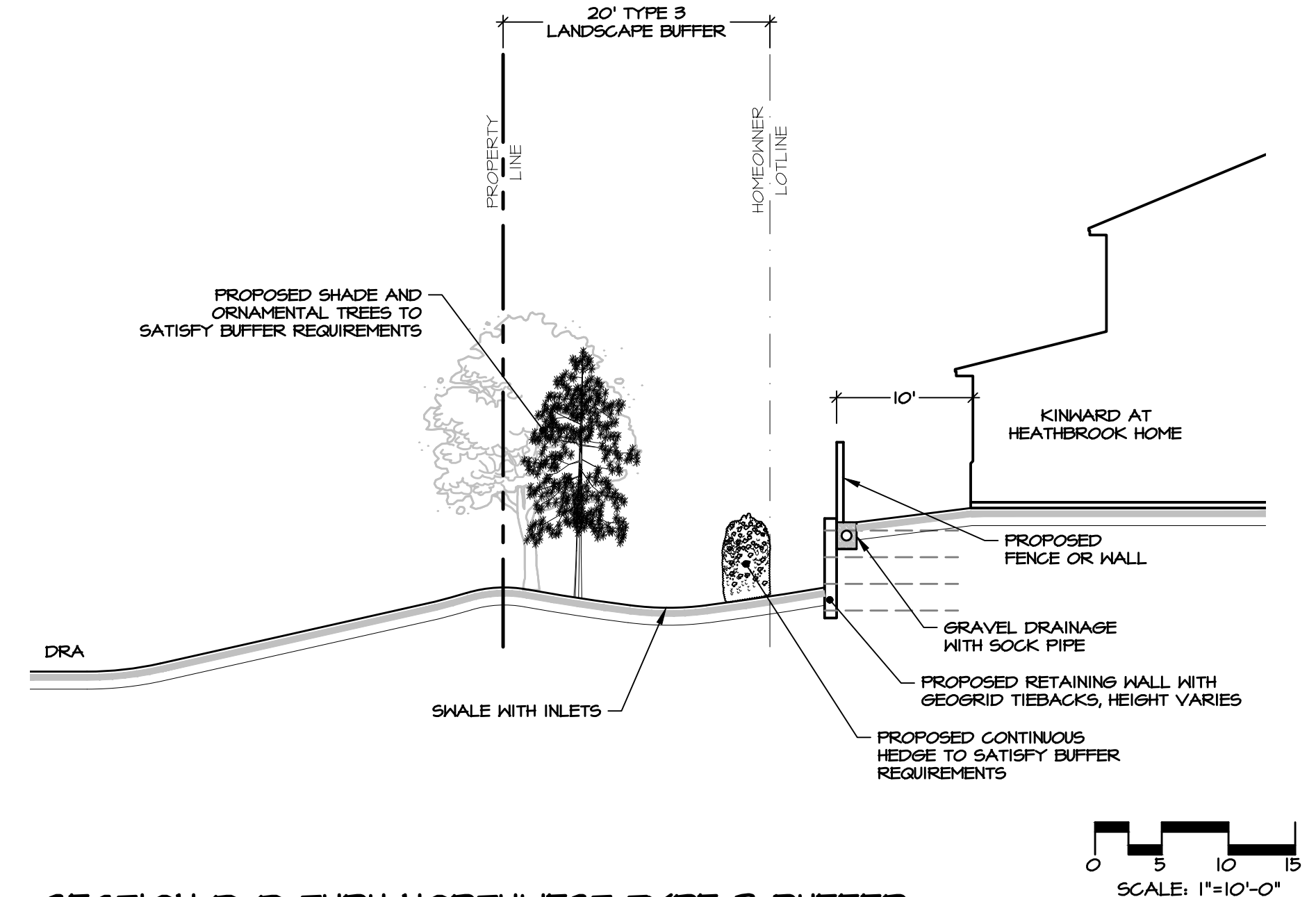
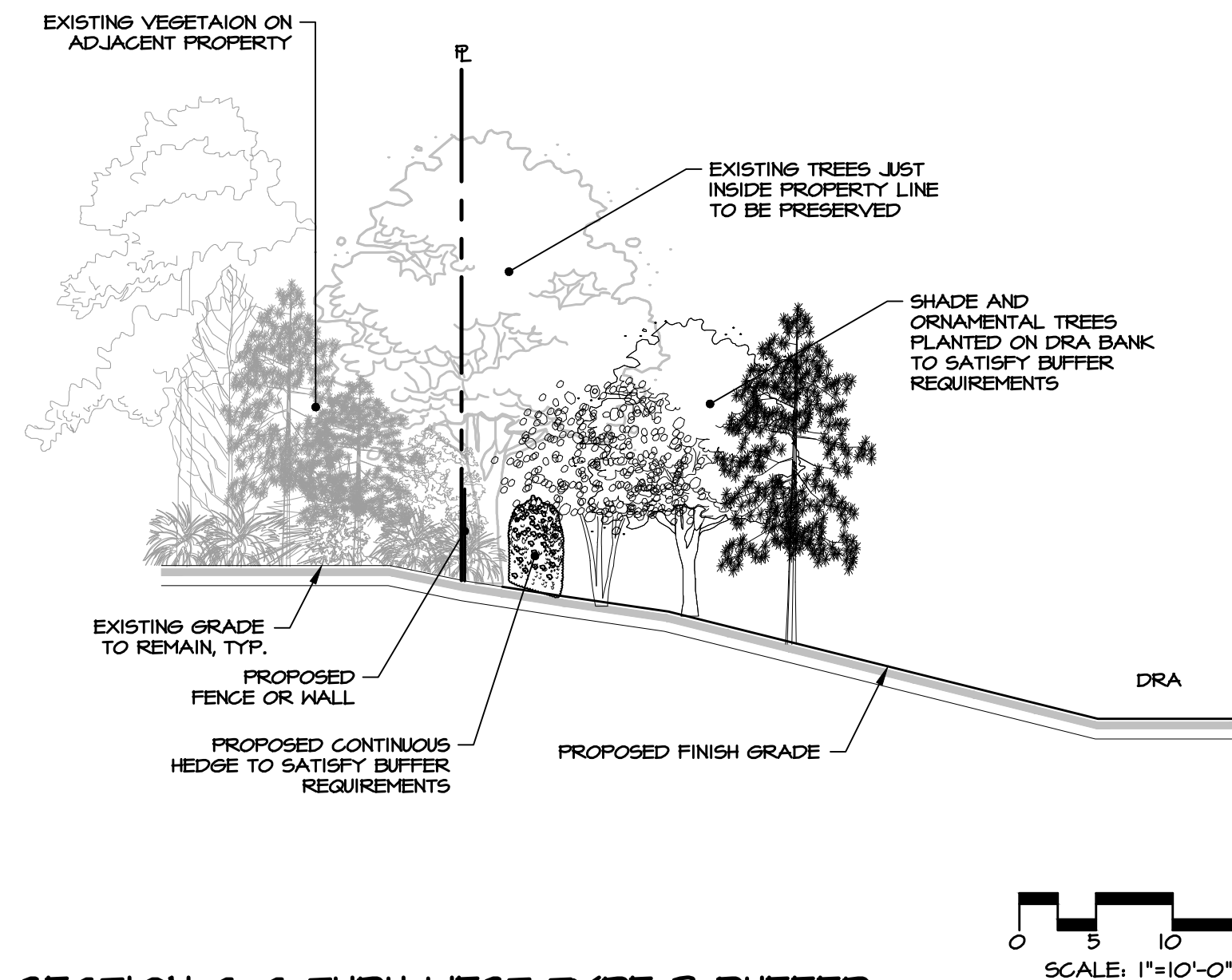
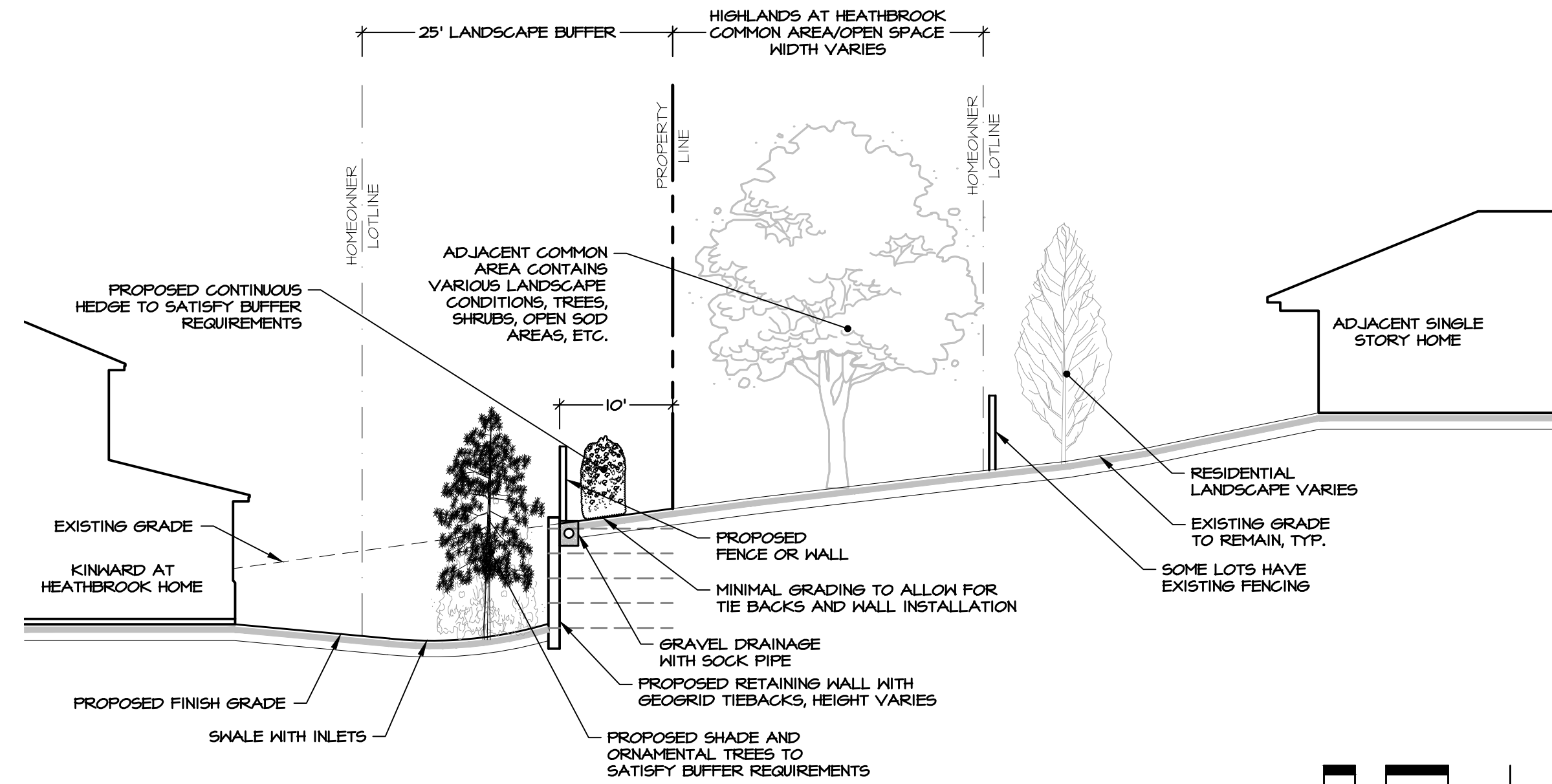
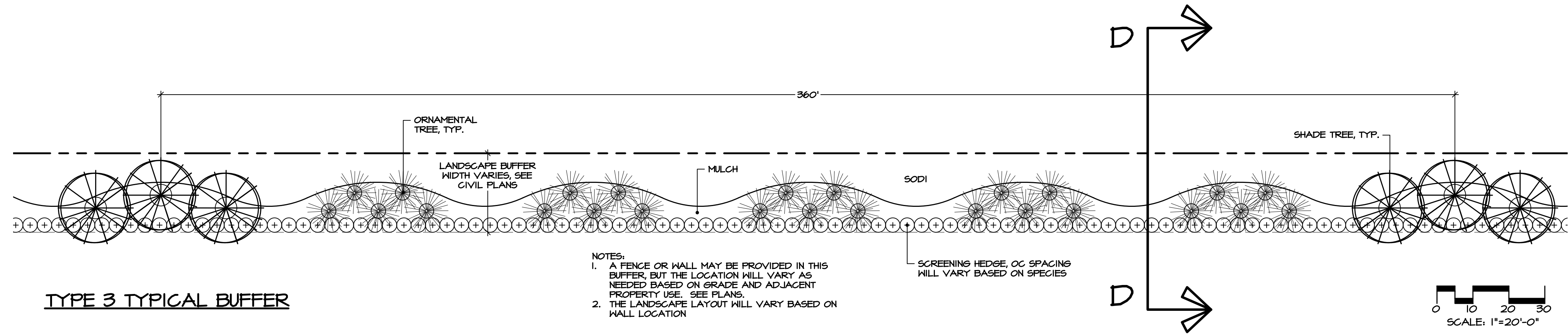
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**KINWARD AT HEATHBROOK
OCALA, FLORIDA
UNIT TYPICAL LANDSCAPE AND
LANDSCAPE BUFFER PLAN**

DATE: 4/13/26
OWN BY: ABT
CHKD BY: SMS
SHEET 5 OF 7

REVIEWED

For Code Compliance
City of Ocala Growth Management
PD25-0003
Kinward at Heathbrook
6/2/2026



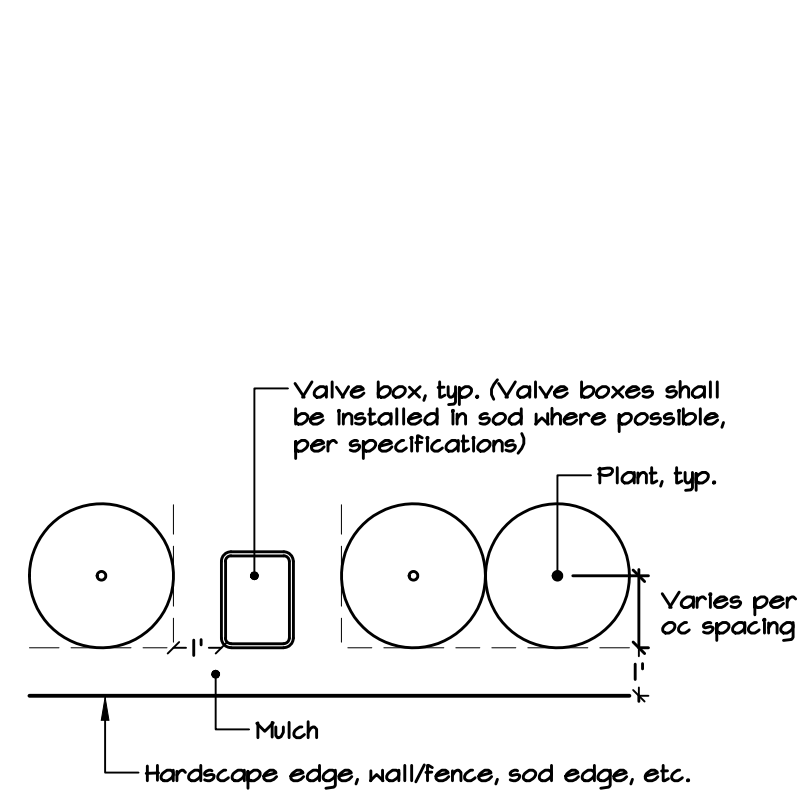
NOT FOR CONSTRUCTION

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KINWARD AT HEATHBROOK
OCALA, FLORIDA
UNIT TYPICAL LANDSCAPE AND
LANDSCAPE BUFFER PLAN

DATE 4/13/26
DWN BY ABT
CHKD BY SMS

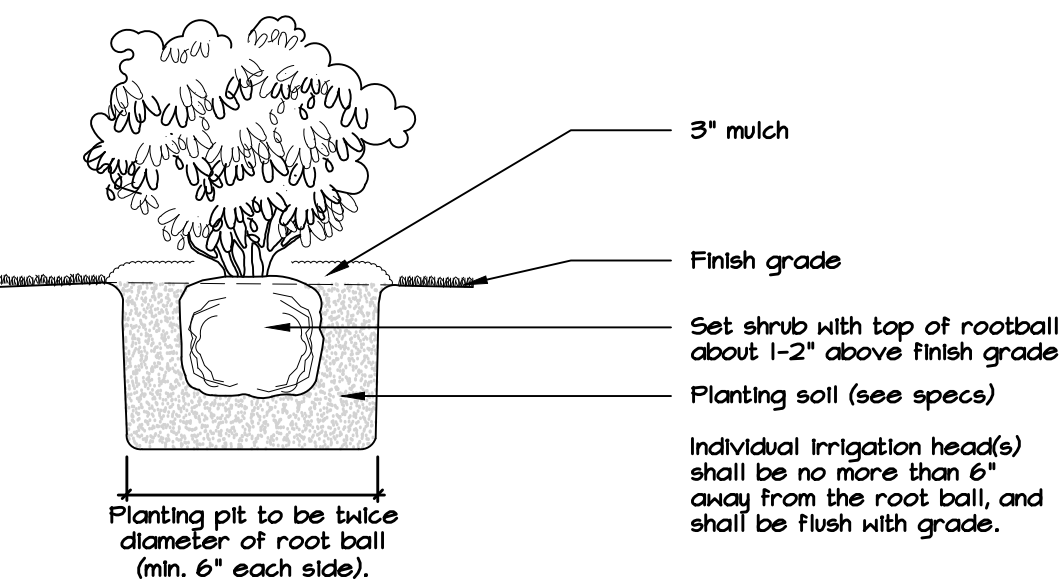
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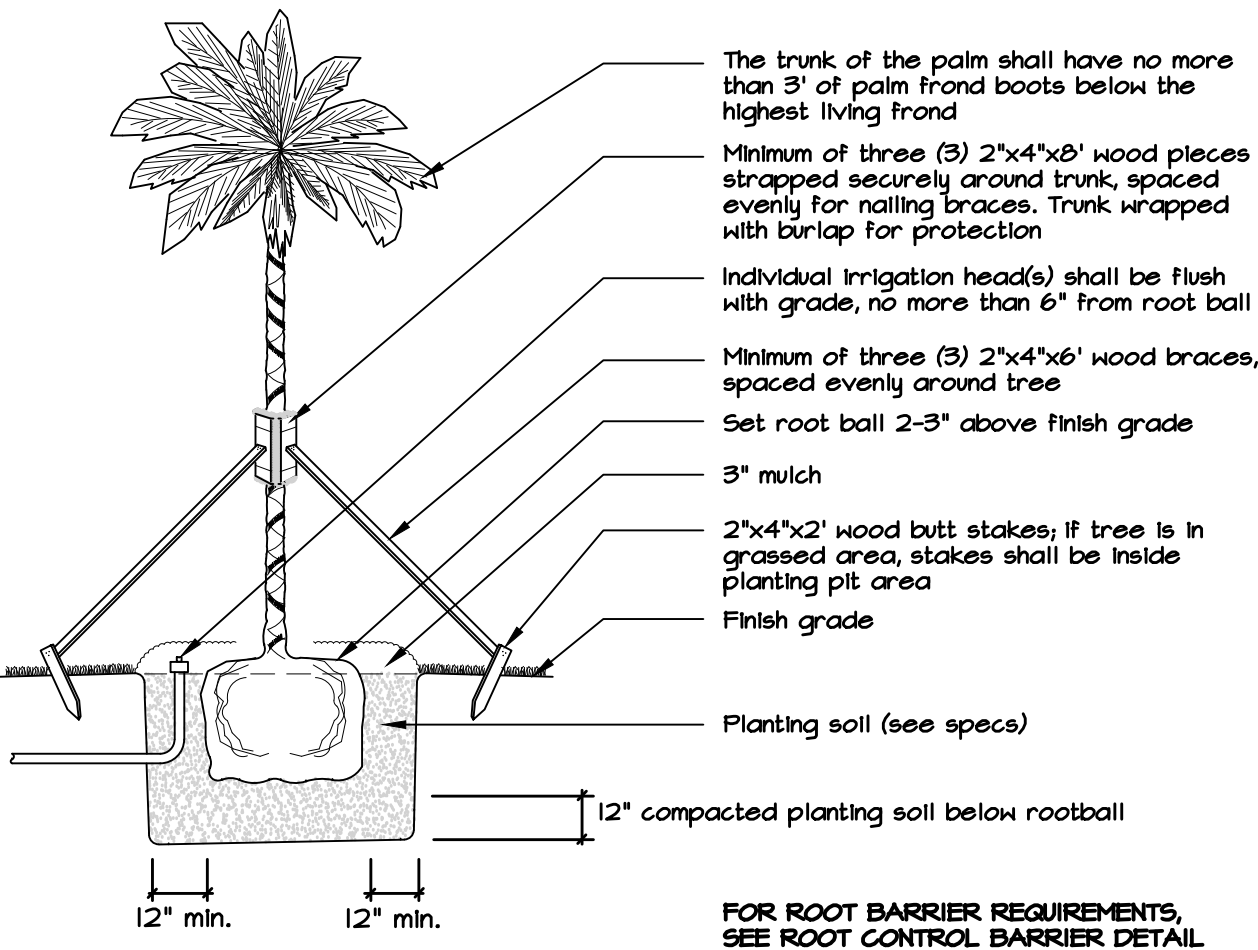
As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec. trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL

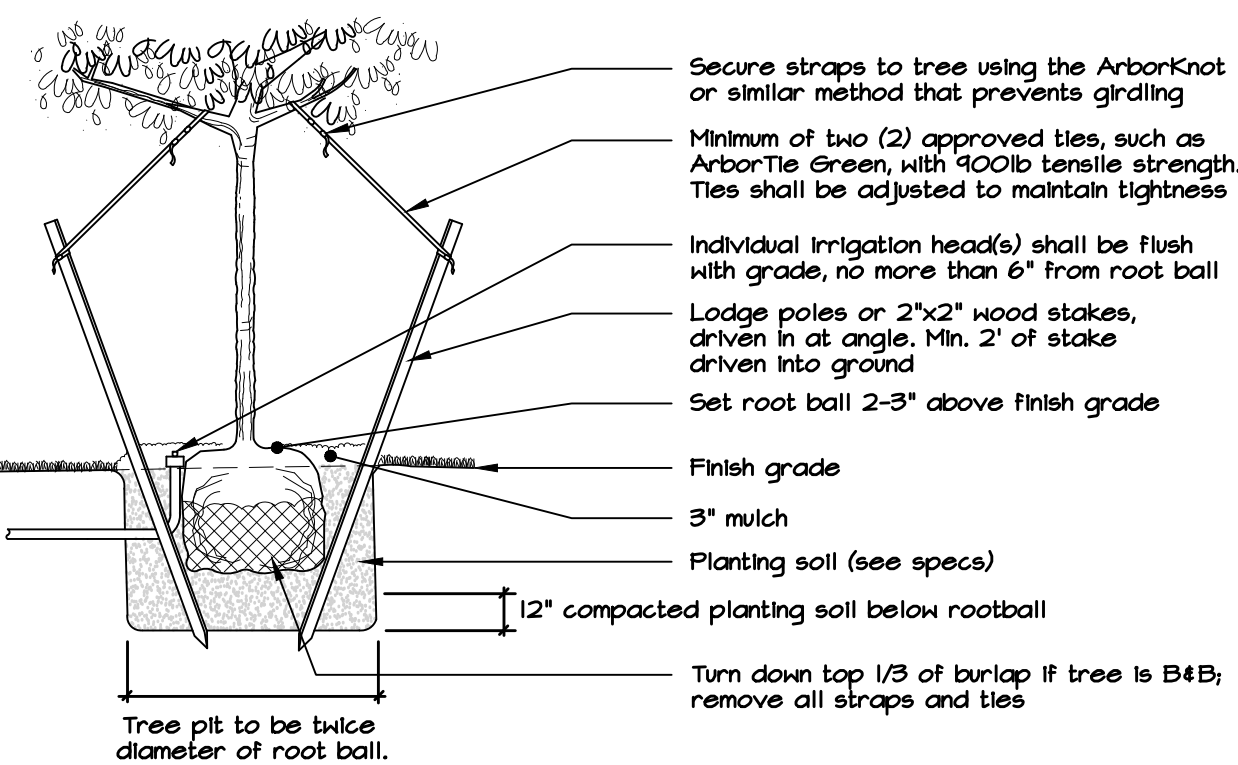
NT.S.



SHRUB INSTALLATION DETAIL

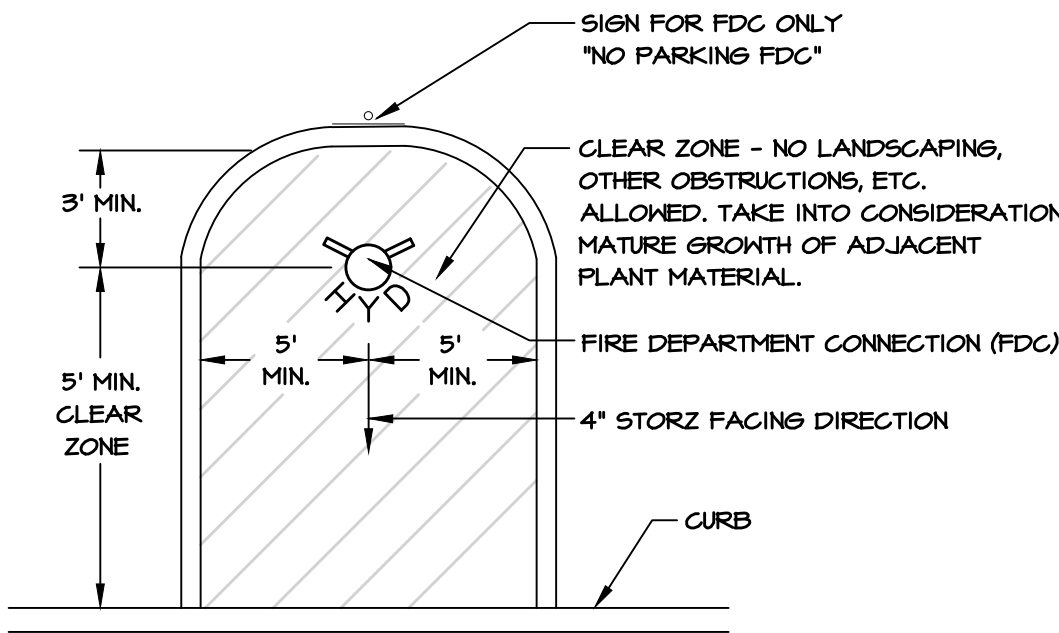


PALM INSTALLATION DETAIL



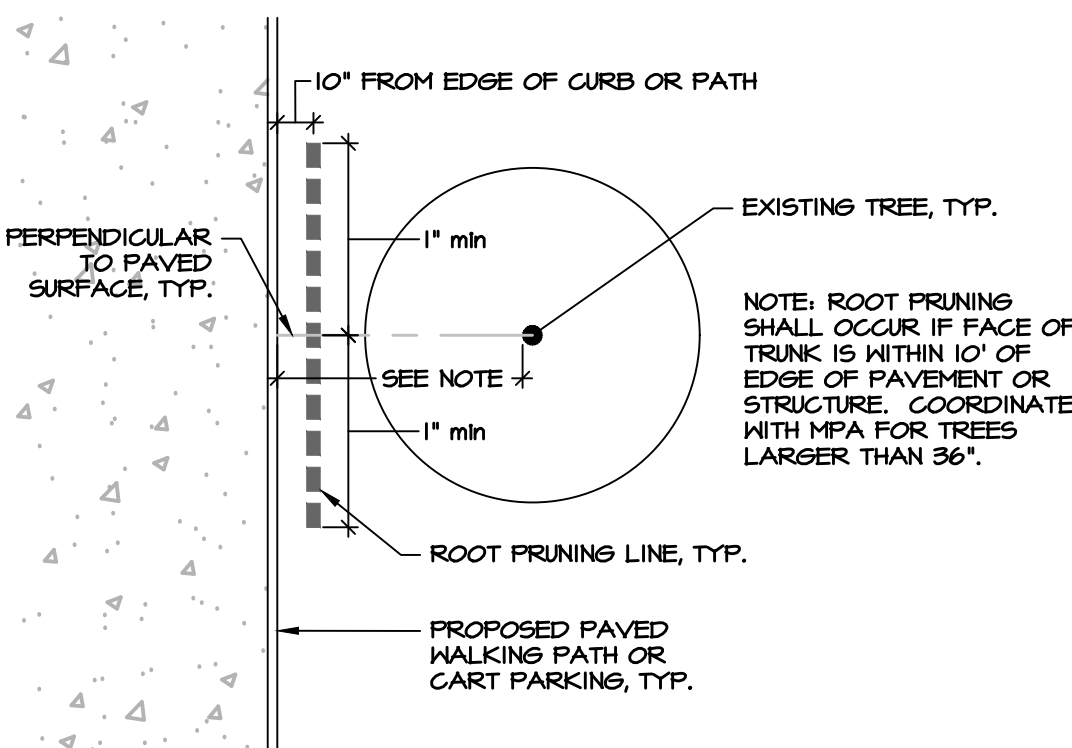
TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

NT.S.



TYPICAL ROOT PRUNING PLAN

SCALE: 1" = 10'

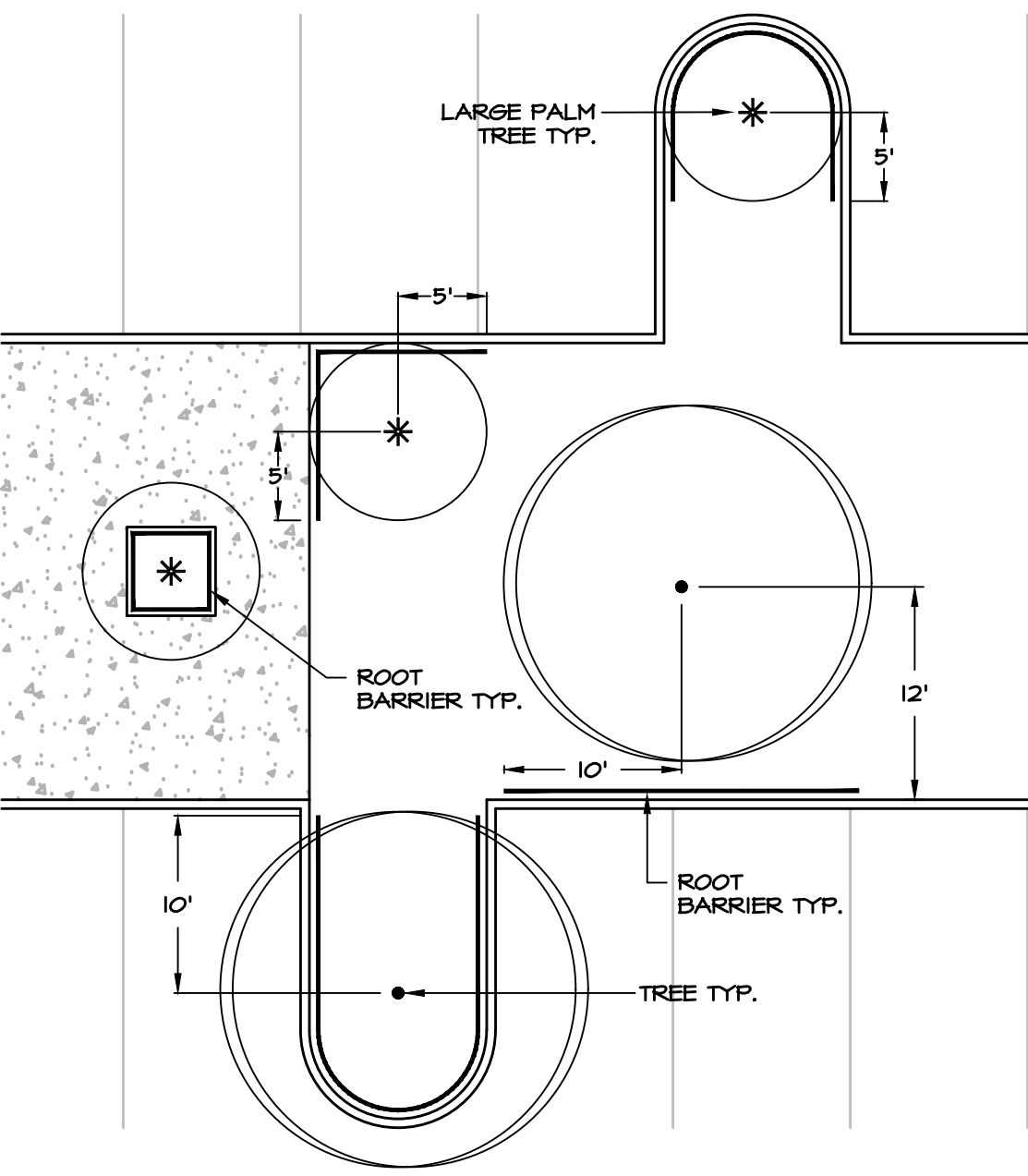
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



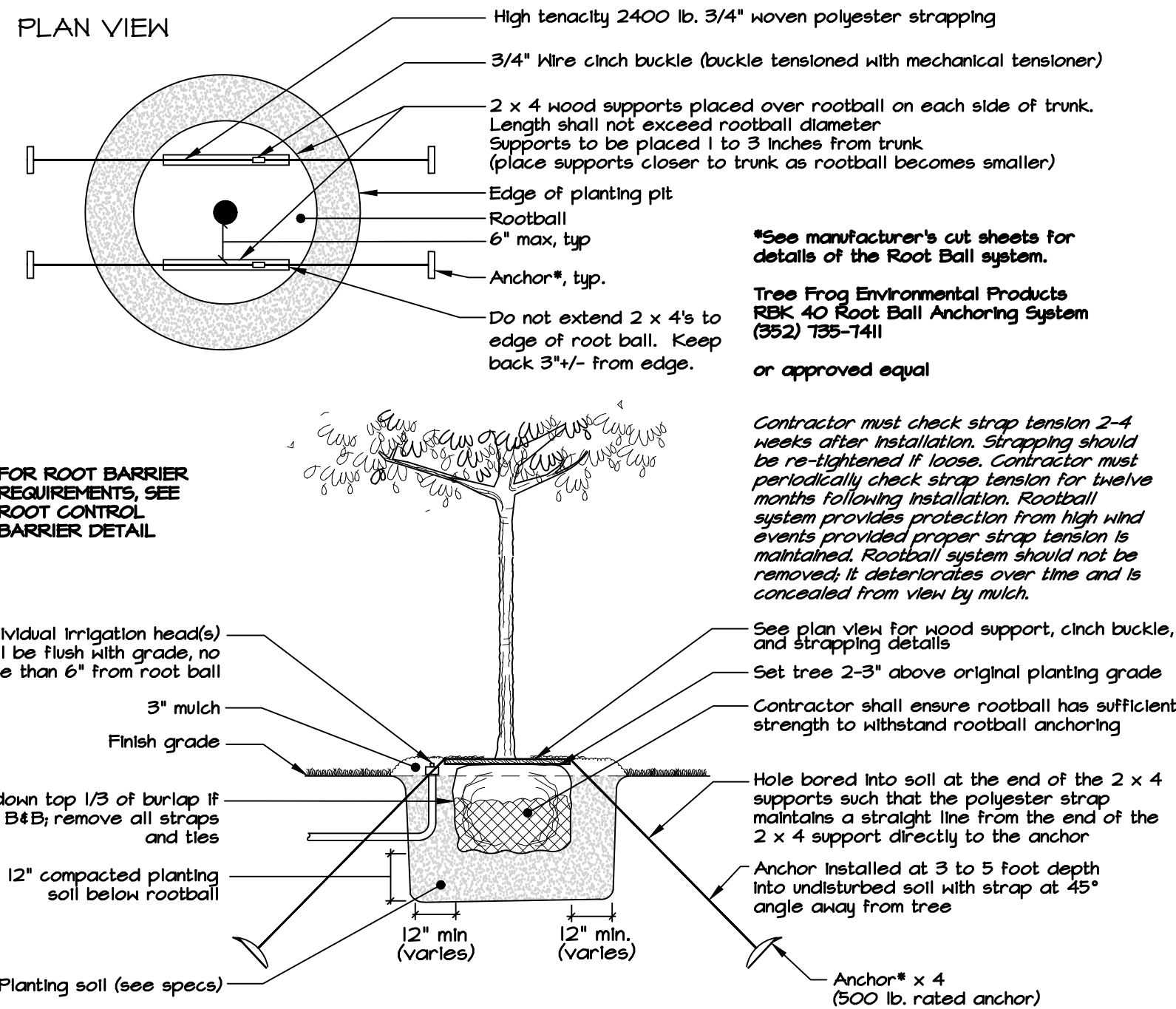
ROOT CONTROL BARRIER DETAIL

1" = 10'

IRRIGATION SPECIFICATIONS

All landscaped and sodded areas are to be fully irrigated with an automatic irrigation system, excluding those areas deemed natural or low-intensity landscapes. To ensure minimum installation standards, the following standards are to be observed:

1. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system that provides 100% coverage under normal wind conditions.
3. All irrigation systems shall be designed with maximum attention to water conservation techniques. These shall include, but are not limited to: separation of zones for turf, beds, and annuals; use of pressure regulating heads and valves; triangular spacing of heads for efficient 100% coverage; use of drip and low volume heads; provision of rain sensors; and use of in-head check valves for low heads to prevent loss of water.
4. All irrigation components shall be installed in accordance with the manufacturer's specifications.
5. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
6. The water source shall be as shown on the plans. The system shall include all labor, equipment, materials, permits, fees, and taxes to provide a complete and properly operating system meeting the following performance requirements and provisions:
 - a. Include a backflow prevention device as necessary to meet local code provisions
 - b. Documentation and submittal of actual water supply performance prior to commencing installation.
 - c. Provide complete submittals for approval prior to commencing work
 - d. Warranty all work for 1 year minimum
6. The system shall be fully automatic.
7. All zone pipe shall be class 160 PVC or better. PVC mains shall be schedule 40 PVC. Spray and rotor heads shall not be combined on the same zones. All pop-up rotors shall be connected to the supply lines with swing joints or flex hose, as shall all spray heads located next to drives or roads. If All PVC fittings shall be Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements. Any pipe installed and subsequently removed shall not be reinstalled.
8. All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
9. All pipe and control tubing routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade and backfilled with clean sand. No rock shall come in contact with the PVC pipe.
10. Irrigation piping shall be installed in trenches with a minimum of 12" of cover, except where existing conditions require less cover. The irrigation contractor shall exercise care in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
11. Irrigation heads shall be set so that the final level of ground around the heads conforms to the surrounding grades, or as otherwise specified. Risers are considered unsightly and hazardous and shall be prohibited in any situation where 12" pop-ups, underboring, or other coverage methods can be used. Where risers are used, they shall be schedule 40 PVC and all visible equipment shall be painted with flat brown or black enamel paint so as to blend with the surrounding material.
12. The use of barbed insertion type fittings (couplings, tees, elbows, etc.) between the sprinkler and the PVC service is prohibited.
13. Separate zones shall be provided covering annuals for independent operation.
14. All remote control valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. Valves shall be placed in unobstructive turf areas rather than beds. Refer to the Details for additional installation requirements. All box covers shall be clearly stenciled in white enamel with 1" letters as to their components (e.g., EV - gate valve; BV - ball valve, etc.) and zone designation (as applicable). The valves shall also be tagged with plastic tags with the zone designation either pre-printed or labeled with indelible ink.
15. Control wires shall be UFAL direct burial, sized as necessary, with Spears DS-400 connectors. All wire colors shall be consistent for each line. Splices shall be minimized, and any splice shall be installed in 8" round valve boxes with 8" of gravel for drainage, and 2' min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
16. A #14/1 UF1 locator wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
17. Rain sensors shall be mounted in an obscure but unobstructed location.
18. The irrigation system should be timed to operate during non-business hours, and in accordance with any applicable water management district restrictions.
19. The irrigation contractor shall adjust all heads and automatic equipment upon completion of installation to provide optimum performance.
20. After completion, testing, and adjustment of the system, the irrigation contractor shall instruct the parcel developer's maintenance personnel in the operation and maintenance of the system.
21. Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible, as-built, copied from the original plan showing dimensioned locations of all system components, shall be required for final payment.



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

LANDSCAPE SPECIFICATIONS

1. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.
2. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
3. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
4. The Contractor shall report any detrimental soil, drainage, conflicts or other any conditions which would affect the health and performance of the landscaping.
5. The Contractor shall be responsible for following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
6. The contractor shall report and repair any damage caused by his work or actions, and maintain the jobsite in a clean, professional, and workmanlike manner.
7. The contractor shall coordinate with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system - to achieve proper results, including adjustments to plant locations if required.
8. The Contractor shall be responsible for fine grading, 3/4", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
9. The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
10. The Contractor shall be responsible for the proper location, layout, and orientation of trees and planting beds.
11. Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils). Fertilizer shall be AgriForm tablets or approved equal, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil mix, well mixed.
12. Beds for plant material 3 gallon or smaller shall be amended first by rototilling the planted areas to a depth of 6-8". 3" of organic planting soil mix shall then be thoroughly amended into the previously rototilled area to a depth of 6-8". If necessary, existing soil shall be removed so that the finished bed area is at the appropriate elevation in respect to adjacent landscape, lawn, and hardscape areas, and to adjacent structures. This measure shall be included in the line item cost for Site Preparation.
13. Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the manufacturer's rates. Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
14. Refer to the Details for tree and plant installation requirements. Care shall be taken to insure that all plants are set properly and the finish grade conforms to adjacent lawns, walks, pavement, etc. All plant beds and tree rings shall be top-dressed with 3" pine straw mulch.
15. The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
16. Any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
17. Trees shall be staked and guyed in accordance with the details provided.
18. No substitutions shall be permitted without prior approval from the Landscape Architect.
19. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
20. Sod shall be clean and weed-free as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
21. The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
22. The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
23. The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and Specifications and as otherwise directed and determined by the Landscape Architect.
24. The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, mowing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "shocking" without full recovery prior to job completion and final inspection.
25. Warranty: All new plant material, except seed, sod and trees, shall be guaranteed for 90 days, and shall be alive and in satisfactory growth for each specific plant at the end of the warranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year and sod for a period of 60 days. Seeded areas shall have adequate germination and coverage within 90 days, contingent upon sufficient rainfall or watering by owner. The warranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
26. At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and/or the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.

REVIEWED

For Code Compliance
City of Ocala Growth Management

PD25-0003
Kinward at Heathbrook
6/2/2026

MPA Michael Pape & Associates, PA

KINWARD AT HEATHBROOK
OCALA, FLORIDA
PLAN DATA AND DETAILS

DATE 4/13/26
DWN BY ABT
CHKD. BY SMS

SHEET 7 OF 17



kinward

at Heathbrook

PD STANDARDS

Prepared: April 6, 2026

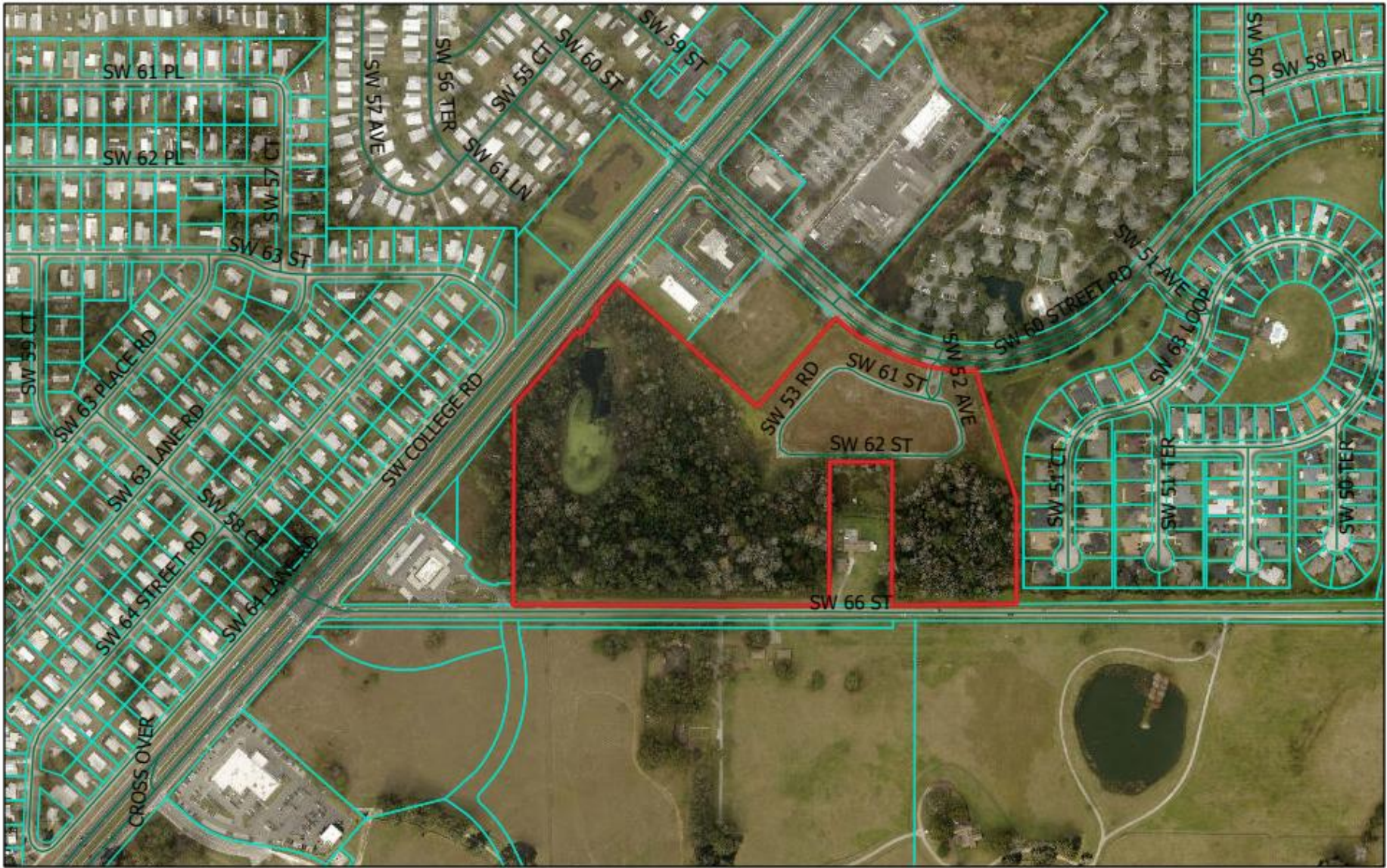


Middleton (Headquarters)
7413 Alford Avenue
Middleton, FL 34762

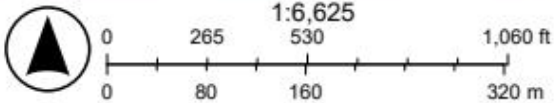
Ocala
406 E Silver Springs Blvd
Suite 200
Ocala, FL 34470

Clearwater
314 S. Missouri Avenue
Suite 101
Clearwater, FL 33756

Kinward at Heathbrook



9/5/2025, 8:31:45 AM



INTRODUCTION

The “Kinward at Heathbrook” Planned Development¹ consists of approximately 32 acres located 5451 SW 66th Street within the City of Ocala (the “Property” or “Planning Area”). The Property is located within an area of the City that includes a mix of land uses, including single family residential, multi-family and commercial, which uses support the goals defined in the City’s Comprehensive Plan.

The PD Plan for “Kinward at Heathbrook” approved simultaneously herewith (“PD Plan”) provides a community feel with amenities that may include, but are not limited to, a dog park, tot lot, green space and a clubhouse with fitness center, management office, maintenance office, and grilling stations. The PD Plan modifies the Planned Development previously known as “Keys at Ocala II,” approved by City Council in 2022, enhancing the design to meet modern demand without increasing intensity or density or reducing amenities available to residents.

Consistent with requirements for a PD Plan, these PD Standards establish project objectives that are appropriate for planning. Additionally, these PD Standards hereby incorporate those residential guidelines for landscape and architectural standards which are included in the Heath Brook DRI/PD set forth in Resolution 2018-48 recorded at OR Book 6840, Pages 860-920, as amended (collectively the “Standards”). The review and final approval of “Kinward at Heathbrook” includes the following activities:

1. PD Plans have been prepared and submitted to the City of Ocala for development review and comment, followed by revision by the applicant in coordination with staff prior to submission to the Planning and Zoning Commission for recommendation and to City Council for consideration of approval.
2. Building architectural plans will be prepared pursuant to the City’s PD design standards and applicable Heath Brook DRI/PD standards, then submitted to the City of Ocala Building Department for review and approval.
3. Non-substantial adjustments as defined in Sec. 122-946 of the City’s Code of Ordinances may be made upon staff approval. Substantial changes to the PD standards require City Council approval.

These Standards serve as the foundation for the PD Plan, following the provisions of the City’s Planned Development (PD) district and those residential standards set forth in the Heath Brook DRI/PD. This PD Plan is comprised of several components intended to provide assurance that the development of the Property complies with the requirements of the City’s Comprehensive Plan and Chapter 118 and 122 of the Code of Ordinances. The PD Plan and Standards are designed to provide the framework for development within this Planning Area.

These Standards have been prepared to encourage and regulate the residential use of the development, including building and site design elements, which help to ensure the requirements for sound land use planning. The PD Plan identifies the Planning Area, the

¹ Prior to this amendment, the Property was approved for development as a Planned Development known as “Keys at Ocala II.”

land use and density, parking and landscape requirements, and the Standards for development. This application is consistent with the Planned Development zoning standards in Chapter 122, Division 30.

These Standards may be amended from time to time by the Applicant, and/or its designee, with approval by Ocala City Council to reflect changes in market conditions and development approvals. The PD Plan includes standards that have been developed based on the existing site conditions, available infrastructure, market demand for housing, and the City's overall vision for growth in this area.

GUIDING PRINCIPLES

This PD Plan is for a 146-unit gated townhome development with open space and community amenities to accommodate its residents. The following building principles are intended to provide the framework for development and provide for implementation of the overall vision of this development.

- The dwellings will consist of 2-4-bedroom, two-story units with driveways and attached garages.
- Internal private streets will be designed to reinforce safety and ease of traffic flow and pedestrian access throughout the community, and to complement the topography, vegetation or other natural features wherever possible.
- The overall site will be designed to enhance the open space between the dwelling units and the internal streets and provide adequate landscape buffers between the development and the adjoining properties.
- Landscaping shall substantially conform with the Master Landscape and Tree Preservation Plan submitted simultaneously herewith.
- Parking design is set forth in these Standards and the PD Plan.
- The dwelling units will be designed to complement one another with similar design elements and building materials. Typical design is set forth in the elevations and renderings included in Composite Exhibit A.
- Fences installed in locations depicted on the PD Plan shall comply with any applicable requirements set forth in the Master Declaration. The gated entrance shall provide street lighting along the internal roadways to create a safe living environment. The community will provide access to EMS, as well as police and fire rescue, and a secondary access will be constructed for emergency vehicles only along SW 60th Steet / Tartan Road as depicted on the PD Plan.
- Amenities may include, but not be limited to, a tot lot, dog park, fitness center, clubhouse, community pool and central mailbox. Retention areas that do not exceed a slope of 3:1 or a depth of six feet (6') may provide for passive recreation features and be considered open space. Further, retention areas that are

designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space if designed to retain a minimum of three feet of water at all times. (See Sec. 122-942(4)). Clubhouse and community pool design will be substantially similar to the elevations and renderings included in Composite Exhibit A.

- The access driveway to SW 60th Street / Tartan Road shall be a minimum of twenty-four (24) feet wide to provide ease of vehicular traffic in and out of the development.
- Pedestrian and vehicular traffic will be separated by providing sidewalks throughout the development.
- The community entrance sign shall be located within the access driveway median and designed in a manner substantially similar to the rendering included within Composite Exhibit A.
- The development may include an on-site management office open to residents in the community during normal business hours established by Developer.
- Water and sewer services will be provided by the City of Ocala. Electric service will be provided by Sumter Electric Cooperative.

PLANNING AREA GUIDELINES

This PD Plan is intended to provide for quality design while meeting the City's intent for development consistent with "Low Intensity" Land Use Designation and these Standards. This document is intended to provide development standards that go beyond minimum code requirements to enhance the project and ensure compatibility with adjacent properties. Site development should be mindful of the emphasis on pedestrian connectivity utilizing safe and inviting designs features to promote access for walking and bicycling for residents within the community. "Kinward at Heathbrook" provides for appropriate buffers, setbacks and development standards to mitigate impacts to the existing adjoining uses.

These PD Standards are intended to communicate the design standards for the development. Any substantial changes to the PD standards must go through public hearing review. Non-substantial changes to the PD Plan may be administratively approved.

DEVELOPMENT STANDARDS

STANDARDS	LOT
Tract Size (Acres +/-)	32 Acres (MOL)
Minimum Front Setbacks from Interior Roads	20 Feet
Minimum Interior Side Yard Setbacks ²	7.5 Feet (Total of 15 feet between buildings)
Minimum Street Side Yard Setbacks	10 Feet
Minimum Interior Rear Yard Setbacks (including rear-to-side or rear-to corner interactions when applicable)	10 Feet (Total of 20' feet between buildings, not including rear patios)
Minimum Street Rear Yard Setbacks	10 Feet
Minimum Rear Setback to Property Line	10 Feet
Lot Width (Minimum)	15 Feet
Open Space (Minimum)	40% of the total gross acreage. Open space shall include active and passive recreation areas such as courtyards, streetscapes, sidewalks, playgrounds, dog parks, landscaped yards, patios, floodplains, roof areas, and other similar open spaces. Water retention areas designed for passive or active recreation which have a 3:1 slope or less and do not exceed six feet in depth may be counted as open space. Retention areas that do not exceed a slope of 3:1 or a depth of six feet (6') may provide for passive recreation features and be considered open space. Further, retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space if designed to retain a minimum of three feet of water at all times. (See Sec. 122-942(4)). Retention areas may include grass, shade trees, native vegetation, and/or shrubs.

² The development program calls for single-family attached townhomes. For clarity, setbacks referenced herein apply to building setbacks rather than lot boundaries dividing attached units.

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

Storm Drainage Facilities	Berms shall only be required along portions of a stormwater retention / detention facility where existing and/or proposed grade adjacent to such retention / detention facility is lower than the top of bank. Any such berm shall be at least 10-feet in width (rather than 15 feet). To the extent drainage facilities comply with this Section but deviate from standards set forth in Section 114-62(l), the project has been granted waivers from such requirements so long as the design complies with the PD Plan.
Building Height (Maximum)	35 Feet (2-story)
Building Services Area	Buildings shall be designed to promote the utility functions away from public view from the streets when feasible. HVAC equipment, backflow preventors and other utility and service functions shall be incorporated into the overall design of the dwelling units and landscaping.
Parking	Parking shall comply with Article VI of the Land Development Code. In addition, each unit will include a driveway and attached garage.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	An eight-foot (8") double-sided, CMU block with stone veneer monument sign with internally lit acrylic panel and extruded letters will be installed at the entrance of the development. The monument sign will be substantially similar to the illustration on the attached Composite Exhibit A. Street signs will also be installed for pedestrian safety based on applicable requirements of the Land Development Code for Other Residential Dwelling Units and which meet the design standards pursuant to the architectural guidelines (Section 3.5) of the Heath Brook DRI for single family residential use.
Landscaping & Buffers	Buffers shall comply with Section 122-260 except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development and meet the requirements of the Heath Brook DRI/PD for single family residential use. Additionally, general landscaping details are shown on the PUD Landscape Plan submitted

	herewith and on file with the City.
Fencing/Gate	A fence along SW 60th Street / Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A fence or wall at least six (6) feet in height will be constructed along portions of the Property. There shall be no fencing installed around the wetland areas.
Fencing/Gate	A fence along SW 60th Street / Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A fence or wall at least six (6) feet in height will be constructed along portions of the Property. There shall be no fencing installed around the wetland areas.
Exterior Elevations/Renderings	Improvements will be substantially similar to the exterior elevations and photo renderings of the townhomes, clubhouse and pool (some of which are photographs of a comparable clubhouse under construction by applicant in another jurisdiction), monument sign and gated entrance, and wayfinding signage attached hereto as <u>Composite Exhibit A</u> .
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in these PD Standards and Composite Exhibit A attached hereto.
Building Materials	Foundation: Exposed rough masonry foundations shall be faced with stone, brick or stucco. Windows: Windows are encouraged to be vertically oriented. Windows other than wood must be anodized or electrostatically painted. Exterior Walls: Vertical transitions of dissimilar materials shall be made an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. Roof Pitch and Roofing Types: The minimum roof pitch is 5:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measure from finish floor to mean height between the ridge and soffit.

Lots and Roadway Alignment	Building layout along the roadways may be adjusted at the time of formal site plan for minor engineering and planning considerations, subject to City approval. To the extent internal roadways deviate from standards set forth in Sections 114-91 and 114-95, the project has been granted waivers from such requirements so long as the design complies with the PD Plan.
Access	Lots shall provide access to public streets and right-of-way as illustrated on the PD Plan. A secondary access will be constructed for emergency vehicles only along SW 60th Steet as depicted on the PD Plan.
Approved Uses	Townhomes, attached garages, open space and amenities intended for resident use only.
Landscaping	All plantings shall be from the approved plant list set forth in Section 4 of the Heath Brook DRI Landscape Standards and the project shall be landscaped in compliance with the Master Landscape and Tree Preservation Plan set forth herein.
Utilities Connections	All utilities, including water, sewer, telephone, fiber optic, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above-ground installation must be effectively screened and thereby may be excluded from this requirement pursuant to Section 122-942, Code of Ordinances.
Unified Control	Developer, or its successors or assigns, including but not limited to a Homeowners' Association, shall hold unified control over the Development Parcel and any subdivision(s), lots or common areas created within such Parcel.
Phasing Plan	The Project will be constructed in two (2) Phases as illustrated on the attached Site Plan. Phase I will be located on the northern and eastern portions of the Property and consist of 92 units, the clubhouse/management office, community pool, playground, and mailbox area. Phase II will be located on the western portion of the Property and consist of 54 units.

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

Platting	The Property will be platted as lots upon which townhomes will be constructed.
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COMPOSITE EXHIBIT A - TOWNHOUSE RENDERING



COMPOSITE EXHIBIT A - CLUBHOUSE AND POOL RENDERING



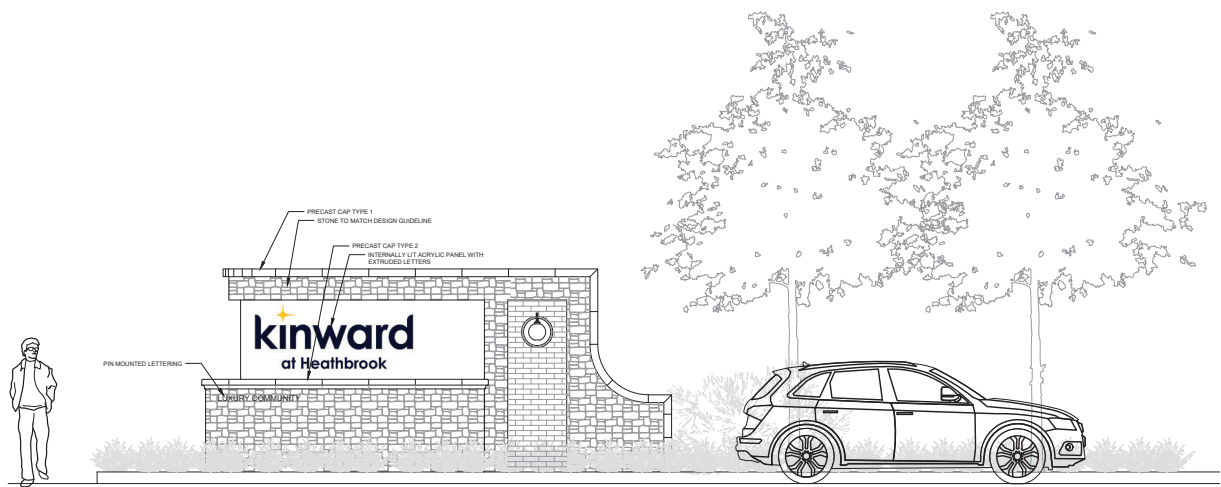
COMPOSITE EXHIBIT A – COMPARABLE CLUBHOUSE AND POOL UNDER CONSTRUCTION



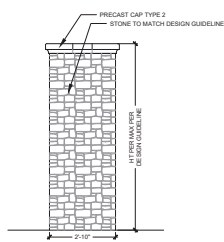
COMPOSITE EXHIBIT A – COMPARABLE CLUBHOUSE AND POOL UNDER CONSTRUCTION



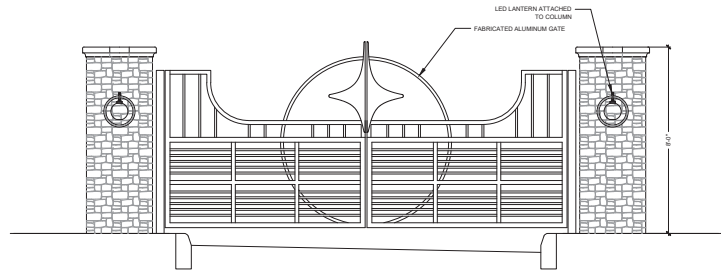
COMPOSITE EXHIBIT A - MONUMENT SIGN AND GATED ENTRANCE



ELEVATION
 1 MONUMENT SIGN
 3/8" = 1'-0"

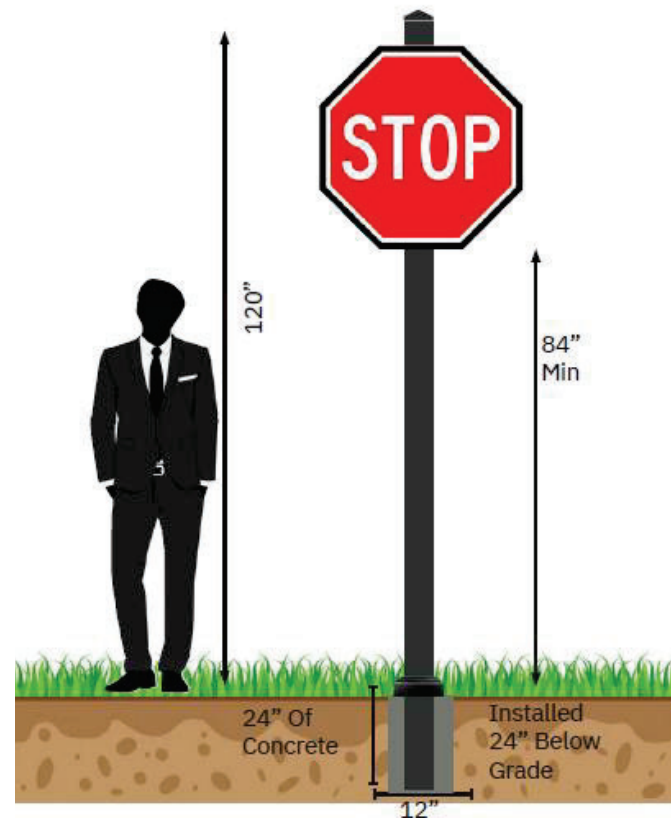


ELEVATION
 2 COLUMN
 3/8" = 1'-0"



ELEVATION
 3 VEHICULAR GATE
 3/8" = 1'-0"

COMPOSITE EXHIBIT A - SIGNAGE





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1918

Agenda Item #:

Submitted By: Aubrey Hale

Presentation By: Aubrey Hale

Department: Growth Management

FORMAL TITLE:

Ordinance 2026-27 to amend Chapter 106, Section 105 - Housing Incentive Fund revising criteria pertaining to affordable housing loan programs including length of terms, applicability, administrative process, and interest rates

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

Chapter 106 - Planning, Housing, and Development, Article IV - Affordable Housing establishes a housing incentive fund that helps offset permit and impact fees for dwelling units that qualify under the definition of affordable housing. Additionally, the code refers to a loan program with limited or restrictive criteria.

Federal and state housing programs provide resources to support greater affordable housing access within communities but are continuously evolving. The current City code reflects short-term loans with zero percent interest. This provides for a faster return to the housing incentive fund but does not provide flexibility for projects that capitalize on federal and state programs that often require longer terms for financing and affordability provisions.

FINDINGS AND CONCLUSIONS:

Staff finds the following amendment provides greater flexibility and guidance pertaining to loan programs available through the housing incentive fund:

- Clarify how loan programs are administered and recognize the need to amend on a case-by-case basis.
- Establishment of a Short-Term Loan Program
 - Mature 10 years or less from the effective date of the loan;
 - Maximum interest rate established by City Council ranging from zero percent to half of the U.S.

Prime Interest Rate.

- Establishment of a Long-Term Loan Program
 - Mature more than 10 years from the loan effective date;
 - Loan terms shall not exceed 30 years.
 - Available to assist with federal, state, and local affordable housing programs;
 - Interest rate established by City Council ranging from half of the U.S. Prime Interest Rate to the U.S. Prime Interest Rate;
 - Loans are only available for assistance in other programs or initiatives and not sole funding source of a project.
- Administrative authority to the City Manager or designee for final signatures and approval of loan documents associated with the loan terms and conditions of the code amendment.

The landscape of affordable housing is continuously evolving due to changes in federal and state housing programs. The code amendment provides greater flexibility and clarity in how City loan programs can operate and coordinate with other housing initiatives. The proposed changes support the City's strategic initiative to provide affordable housing opportunities and are needed to help make building affordable housing more competitive.

Staff recommends approval of the code amendment.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

This ordinance has been reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

ORDINANCE 2026-27

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, AMENDING CHAPTER 106 ARTICLE IV (AFFORDABLE HOUSING), CODE OF ORDINANCES; AMENDING SECTION 106-105 BY REVISING CRITERIA PERTAINING TO AFFORDABLE HOUSING LOAN PROGRAMS INCLUDING LENGTH OF TERMS, APPLICABILITY, ADMINISTRATIVE PROCESS, AND INTEREST RATES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS;

PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. That Section 106-105, Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

- (i) *Affordable housing loans.* When funding is available, the City may establish a loan program to help finance the creation or preservation of affordable housing units. The City Council shall have full discretion with regard to the administration of said loan program. Modifications to the loan program as provided for herein may be made by City Council following a public hearing held to consider the advisability of any such modification. The loan program shall address both short-term loans and long-term loans, as provided for in subsections i(1) and i(2) below and herein. Interest rates for the loan program may vary from zero percent (0%) to less than the U.S. Prime Rate, as may be adjusted from time to time. Generally, loans with a zero or very low interest rates will have a shorter duration while loans with a longer term may have higher interest rates, closer to said U.S. Prime Rate. The City Manager or designee shall have authority to approve and sign final loan documents associated with the terms of the loan program.

1. Short terms loans shall:

- A. Mature 10 years or less from their effective date; and
- B. Have a maximum interest rate established by City Council ranging from zero percent (0%) to half of the U.S. Prime Interest Rate.

2. Long term loans shall:

- A. Mature more than 10 years from their effective date;
- B. Not exceed 30 years;
- C. Be made available to assist with grant opportunities and federal, state or other local affordable housing programs; and
- D. Have an interest rate established by City Council which ranges from half of the U.S. Prime Interest Rate to the U.S. Prime Interest Rate.

Long term loans as provided for in this subsection shall not be the sole funding source for an affordable housing project.

Section 2. Direction to Staff.

The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the

adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions.

The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions.

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing.

It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier.

It is the intention of the City Council of the City of Ocala, Florida that (1) this ordinance shall become and be made a part of the *Code of Ordinances, City of Ocala, Florida*, (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by the City Council.

Section 7. Effective Date of Ordinance.

This ordinance shall become effective immediately upon approval by the Mayor or becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____

Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Sec. 106-102. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Affordability threshold means the maximum amount (including mortgage principal, interest, taxes, insurance, rent, and utilities) that a dwelling unit can be sold or rented for to be considered affordable housing. This threshold must be no greater than 30 percent of the income of a moderate-income household earning 120 percent of the median household income for the Ocala MSA. Rental units must be at or below Fair Market Rents for moderate-income households as established by the United States Department of Housing and Urban Development (HUD).

Affordable housing means quality housing that is available for a price equal to or below the affordability threshold and that shall meet minimum housing quality standards for Section 8 housing, as established by HUD.

Certification means a written and signed statement confirming that the claim for an affordable housing project is true and accurate, and that the development conforms to applicable federal and state regulations.

Construction period means three years after disbursement of housing incentive funds for a site plan or two years after disbursement of housing incentive funds for a building permit.

Housing incentive fund refers to funds as may be available for affordable housing purposes as funded through the city's annual budget process, with state or federal funds, and through developer contributions. In no event will a developer's contribution affect their ability to draw from the housing incentive fund at any time.

Internal review board means a board comprising the building, zoning and licensing director or their designee, the city's HUD program administrator or their designee, and the planning director or their designee.

Shortfall means the number of affordable housing units that were subsidized by the housing incentive fund subtracted by the number of affordable housing units that were constructed during the construction period.

Shortfall amount means the amount calculated by multiplying the shortfall by the sales price (or rent) of the average of the ten most-expensive dwelling units sold or leased in the project for which housing incentive fund money was disbursed (other than affordable housing) subtracted by the affordability threshold for each unit.

(Code 1985, § 7-749(b); Ord. No. 2319, § 1, 12-1-92; Ord. No. 2480, § 1, 9-6-94; Ord. No. 5204, § 2, 9-23-03; Ord. No. 2018-39, § 1, 8-21-18; Ord. No. 2020-1, § 2, 10-15-19)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 106-105. Housing incentive fund.

(a) *Eligibility.* Eligible work shall include:

- (1) Rehabilitation to address HUD or building code violations in units that will be provided as affordable housing.
- (2) Construction of new single-family affordable housing units.

- (3) Construction of new duplex affordable housing units on one individual lot.
- (4) Construction of multiple new duplex affordable housing units as part of a larger development requiring site plan review. The housing incentive fund payments may be attributed up to a maximum of 30 units or forty percent of the approved new units, whichever is greater.

(5) Construction of new multifamily affordable housing units under the following conditions:

a. Site plans including at least four proposed new units must consist of a minimum of twenty percent affordable units to qualify for housing incentive fund payments.

b. Housing incentive fund payments may be attributed to a maximum of 60 units or forty percent of new units, whichever is greater.

(b) *Fees eligible for payment from the housing incentive fund.* All fees must be paid in their entirety by the developer for the percentage of dwelling units not set aside as affordable housing units. Eligible fees may include:

- (1) Building permits.
- (2) Plumbing permits.
- (3) Electrical permits.
- (4) Mechanical permits.
- (5) Gas permits.
- (6) Fire review fee.
- (7) Site plan review fee.
- (8) Site permit fee.
- (9) Fees to access city-owned drainage retention areas.
- (10) Water and sewer impact fees.
- (11) Water meter charges.
- (12) Sidewalks.
- (13) Fire impact fee.
- (14) Education impact fee.
- (15) Transportation impact fee.
- (16) Sanitation impact fee.

(c) *Application.* At a mandatory pre-application conference prior to applying for building permits or a site plan, the applicant will inform the city building, zoning and licensing department of the intent to apply for payment of fees from the housing incentive fund. Once the applicant subsequently submits their building permit or site plan application, the applicant must also submit the following to apply for a housing incentive fund distribution:

- (1) *For rehabilitation of existing units:*

- a. Written description of work.
- b. At least two quotes from eligible contractors detailing costs.
- c. Evidence that the proposed work is addressing HUD or building code violations and that completion of the proposed work will result in full code compliance.
- d. A written statement that the developer agrees to pay back housing incentive fund distributions for any units intended to be affordable housing units that do not meet the definition of affordable housing units any time in the 10 years after issuance of a certificate of occupancy.
- e. Any other information reasonably deemed necessary by the internal review board.

(2) *For construction of new units:*

- a. Written description of the project.
- b. Floor plans.
- c. Architectural elevations.
- d. The number of proposed owner-occupied and renter-occupied units along with those units' associated prices, number of bedrooms, and area in square feet.
- e. Amenities and unit finishes available for residents of the affordable housing units.
- f. A written statement that the developer agrees to pay back housing incentive fund distributions for any units intended to be affordable housing units that do not meet the definition of affordable housing units any time in the 10 years after issuance of a certificate of occupancy.
- g. Any other information reasonably deemed necessary by the internal review board.

(d) *Application review.* After an application is submitted, the internal review board shall complete their review within 15 business days allowed for staff review in a building permit or site plan review process. The internal review board sends a decision in writing to the applicant regarding whether the internal review board will recommend distributing housing incentive funds, and the amount, and may reasonably condition a housing incentive fund distribution. The applicant may request additional conferences with the internal review board to reach an agreement, if necessary. The applicant shall submit a statement in writing that they agree or disagree with the internal review board's recommendation no more than 30 days after the internal review board issues their recommendation, otherwise, the application shall be deemed withdrawn, and the recommendation along with the applicant's letter shall be included as an agenda item at the first available public meeting of the city council.

(e) *Housing incentive fund distributions.* Housing incentive fund distributions shall not exceed \$20,000 per affordable housing unit across all eligible fees and stages of development and will be distributed after an application for funds is reviewed and

approved by the internal review board.

- (1) Projects located within an eligible Community Redevelopment Area (CRA) shall have the ability to utilize the CRA to pay eligible fees listed in 106-105 (b) in-lieu of the housing incentive fund.
- (2) Housing incentive funds may be utilized to assist in down payment or rental assistance for applicable projects. Down payment assistance may be allowed up to the maximum as referenced in chp.106-105(e) for individual units. Rental assistance may be allowed to cover the cost of the security deposit, first and last month's rent.
- (3) The decision to distribute housing incentive funds shall be based on:
 - a. estimated need for the housing product being proposed;
 - b. quality of the development layout;
 - c. architecture;
 - d. unit finishes;
 - e. amenity package;
 - f. historic status of existing units being rehabilitated;
 - g. other factors reasonably deemed relevant by the internal review board.

(f) *Process for payment through housing incentive fund escrow deposit or lien.* The applicant must allow a lien to be placed on the property, which stipulates that reimbursable liens will be paid back to the city if units intended to be affordable housing units do not meet the definition of affordable housing units:

- (1) Housing rehabilitation and new single-family units will be required to remain affordable for a period of 10 years from the issuance of the certificate of occupancy. The value of the lien will be reduced by 10 percent of the total original lien value each year until the lien is released.
- (2) New multi-family residential units will be required to remain affordable for a 20 year period from the issuance of the certificate of occupancy. The value of the lien will be reduced 5 percent per year until the lien is released.
- (3) If the unit is sold or rented at a rate beyond the amount specified in (g) below, the city shall require repayment of the remaining lien amount for all fees paid out of the housing incentive fund.

(g) *Changes to the affordability threshold.* In the case of increases in the affordability threshold, since the time housing incentive fund money was distributed for an affordable housing unit, those units may be sold or rented in accordance with the new affordability threshold. In the case of a decrease in the affordability threshold, the originally determined affordability threshold recorded in the lien shall govern.

(h) *Affordable housing agreements and grant matches.* The City may include commitments to dedicate housing incentive funds in formally executed agreements with a developer or as a local match for grant funding. These commitments may supersede conflicting requirements in subsections 106-105(a)—(e), except that the maximum distribution per affordable housing unit shall be \$20,000, the minimum amount of affordable housing provided in the development covered by the affordable housing agreement shall be 20%, and housing incentive fund payments may be attributed to a maximum of 60 units or forty percent of affordable housing units,

whichever is greater in the development covered by the affordable housing agreement.

(i) *Affordable housing loans.* When funding is available, the City may establish a loan program to help finance the creation or preservation of affordable housing units. The City Council shall have full discretion with regard to the administration of said loan program. Modifications to the loan program as provided for herein may be made by City Council following a public hearing held to consider the advisability of any such modification. The loan program shall address both short-term loans and long-term loans, as provided for in subsections i(1) and i(2) below and herein. Interest rates for the loan program may vary from zero percent (0%) to less than the U.S. Prime Rate, as may be adjusted from time to time. Generally, loans with a zero or very low interest rates will have a shorter duration while loans with a longer term may have higher interest rates, closer to said U.S. Prime Rate. The City Manager or designee shall have authority to approve and sign final loan documents associated with the terms of the loan program.

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1. Short terms loans shall:

- A. Mature 10 years or less from their effective date; and
- B. Have a maximum interest rate established by City Council ranging from zero percent (0%) to half of the U.S. Prime Interest Rate.

2. Long term loans shall:

- A. Mature more than 10 years from their effective date;
- B. Not exceed 30 years;
- C. Be made available to assist with grant opportunities and federal, state or other local affordable housing programs; and
- D. Have an interest rate established by City Council which ranges from half of the U.S. Prime Interest Rate to the U.S. Prime Interest Rate.
- E. Long term loans as provided for in this subsection shall not be the sole funding source for an affordable housing project.

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~~(i) Loans will be issued at zero percent (0%) interest. The repayment period of the loan shall not exceed five (5) years.~~

|

(Code 1985, § 7-749(e); Ord. No. 2319, § 1, 12-1-92; Ord. No. 2480, § 1, 9-6-94; Ord. No. 5204, § 5, 9-23-03; Ord. No. 2018-39, § 2, 8-21-18; Ord. No. 2019-28, § 8, 3-19-19; Ord. No. 2020-1, § 5, 10-15-19)

DRAFT



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1879

Agenda Item #: a.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

FORMAL TITLE:

Ordinance 2026-XX to rezone approximately 4.26 acres for property located at 325 SE 24th Street (Parcel 30576-000-00) from PUD-RO, Office Planned Unit Development, to PD, Planned Development (Case PD26-0002) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner/Property Owner: New Ocala MOB, LLC
- Agent: Fred N. Roberts Jr., Klein & Klein, PLLC

Key Points:

The petitioner is requesting to rezone the subject property, approximately 4.26 acres, from PUD-RO, Office Planned Unit Development, to PD, Planned Development. The applicant is also seeking approval of an associated PD Plan and Standards Book, which establishes a one-phase development consisting of:

- A maximum 21,000-square-foot medical office building that includes medical and ancillary services, including counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related uses.
- Primary access is provided by an existing joint driveway from SE 3rd Avenue, subject to an existing access agreement, with secondary access from SE 24th Street.
- Approximately 40.81% (1.74 acres) of the site is preserved as open space, including approximately 17.85% (0.19 acres) of usable open space, exceeding the minimum requirements of the Land Development Code.

- Requested Development Standard Variations: there is one requested variation to standards to reduce the minimum parking setback adjacent to property zoned RO, Residential Office, from 10 feet to 7.5 feet.

Zoning and Land Use Details:

For consideration of the zoning amendment, there are several key factors to consider:

- The existing PUD-RO, Office Planned Unit Development zoning district was approved in 2005 and amended in 2006. The Planned Unit Development (PUD) zoning district is no longer an active district in the Land Development Regulations. As a result, the subject property must be rezoned to an appropriate zoning district to allow for any further development or permitting. The applicant is requesting to rezone the property to PD, Planned Development, and adopt new PD Standards to facilitate redevelopment of the site.
- The subject property is designated Low Intensity Future Land Use, which permits the PD zoning district.
- The PD Plan provides primary access from an existing joint driveway on SE 3rd Avenue, subject to an existing access agreement, and secondary access from SE 24th Street. The plan also establishes the location of the proposed building, parking, stormwater facilities, landscaping, buffering, and open space to guide future site development

FINDINGS AND CONCLUSIONS:

- The subject property currently has a PUD-RO, Office Planned Unit Development Zoning which is no longer an active zoning district in the City of Ocala.
- The subject property must be rezoned to an appropriate zoning district.
- The applicant is requesting a rezoning to Planned Development (PD), which would provide a valid zoning district for the property.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning request.
- Development of the subject property will be subject to site plan review to ensure compliance with the associated and approved PD Plan and standards book and the Code of Ordinances.

Staff recommends approval with the following condition:

1. Development of the subject property is consistent with the PD Plan and Standards Book approved through Resolution 2026-____ or as amended.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map
- PD Plan
- PD Standards Book

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM PUD-RO, OFFICE PLANNED UNIT DEVELOPMENT TO PD, PLANNED DEVELOPMENT DISTRICT, FOR CERTAIN PROPERTY LOCATED AT 325 SE 24TH STREET (PARCEL 30576-000-00), APPROXIMATELY 4.26 ACRES (CASE NO. PD26-0002); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as PD, Planned Development:

LOT 39 OF GILLIAM'S SUBDIVISION OF NORTH HALF OF EAST HALF OF THE SANCHEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 22, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT THE NORTH 231 FEET OF SAID LOT 39 AND LESS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 24TH STREET, (BEING A 60.00 FOOT RIGHT OF WAY), WITH THE EAST RIGHT OF WAY LINE OF SOUTHEAST 3RD AVENUE, (BEING A 66.00 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 10' 49" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 131.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 10' 49" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 100.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 231.00 FEET OF SAID BLOCK "39"; THENCE SOUTH 89 DEGREES 58' 21" EAST, ALONG SAID SOUTH

BOUNDARY, 220.00 FEET; THENCE SOUTH 34 DEGREES 52' 47" WEST A DISTANCE OF 121.86 FEET; THENCE NORTH 89 DEGREES 58' 21" WEST, PARALLEL WITH SAID SOUTH BOUNDARY, 150.00 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from PUD-RO, Office Planned Unit Development, to PD, Planned Development District, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX

Introduced: Click or tap to enter a date.

Adopted: Click or tap to enter a date.

Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. PD26-0002

Planning & Zoning Commission: August 10, 2026

City Council (1st Reading): September 15, 2026

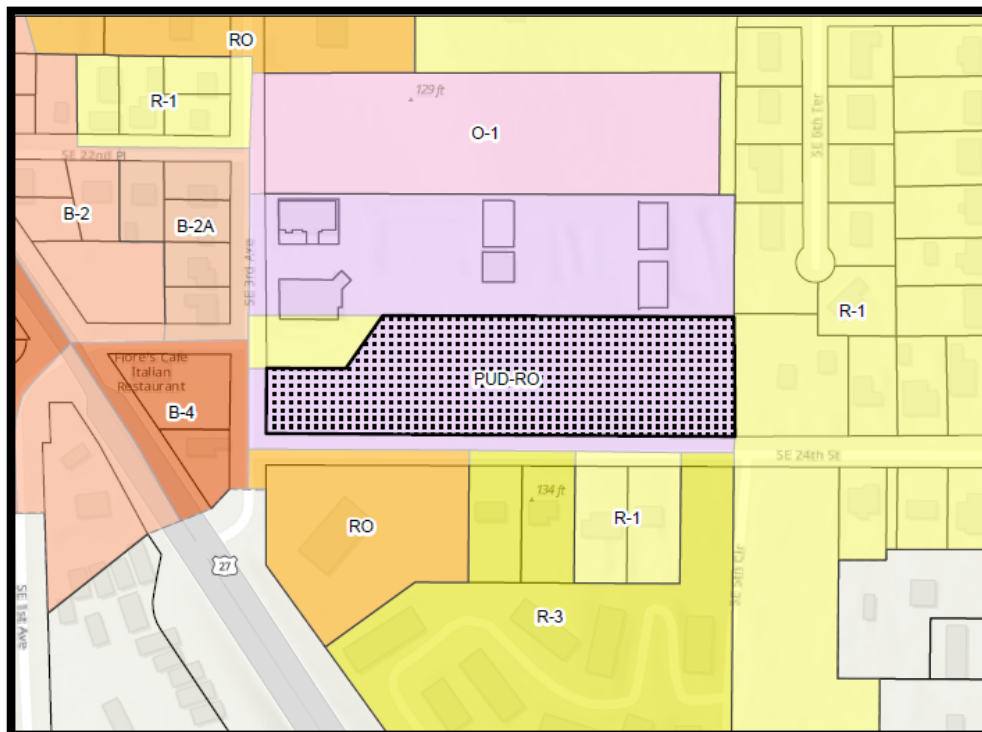
City Council (Adoption): October 6, 2026

Applicant/ Property Owner: New Ocala MOB, LLC
Agent: Fred N. Roberts, Jr., Klein & Klein, PLLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone from PUD-RO, Office Planned Unit Development, to PD, Planned Development, with associated PD Plan and Standards Book

Parcel Information

Acres: ±4.26 acres
Parcel(s)#: 30576-000-00
Location: 325 SE 24th Street
Existing use: Undeveloped (former Single-Family Residence)
Future Land Use Designation: Low Intensity
Zoning Designation: PUD-RO, Office Planned Unit Development
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The applicant is requesting a rezoning for the subject property from PUD-RO, Office Planned Unit Development, to PD, Planned Development with an associated PD Plan and Standards Book, for a 21,000 square foot medical office development.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property, identified as Parcel 30576-000-00, consists of approximately 4.26 acres and is located northeast of the intersection at SE 3rd Avenue and SE 24th Street. The property was annexed into the City on June 13, 1949, and is described as a portion of Lot 39 of the Gilliam's Subdivision of NE Portion of the Sanchez Grant, Plat Book A, Page 22.

The property was originally developed with a single-family residence, which was demolished between 2006 and 2007. The property has remained vacant since that time.

The property was originally zoned R-1, Single-Family Residential, with a future land use category of Low Density Residential (LDR).

The property has been the subject of five public hearing requests. The following summarizes the land use amendments and rezoning requests associated with the subject property.

- In April 2004, an application to rezone (ZON04-0007) the subject property from R-1, Single-Family Residential, to RO, Residential Office, and to change the future land use change (LUC04-0001) from Low Density Residential to Professional Services. The request was denied by the Planning & Zoning Commission and later withdrawn by the applicant.
- In May 2004, Thomas Rhodes, partnering with Aslan Partners, LLC, made an application for a Public Hearing request to utilize residentially zoned property (a portion of the subject property) for driveway access to land which is not residentially zoned (PH04-0001). The request was approved with conditions. Approval was subject to a Cross-Access Agreement which required the applicant to provide access through a shared driveway, serving both the Aslan Park and Alston properties and eliminating the need for any additional access points along SE 3rd Avenue.
- In August 2004, the property owner, Margaret Alston, made a new application to change the future land use designation from Low Density Residential to Medium Density Residential, increasing the density to a maximum of 12 dwelling units per acre (LUC04-0019). The request was approved by City Council in February 2005.
- In May 2005 the property owner, Margaret Alston, made an request to rezone the subject property from R-1, Single-Family Residential, to PUD-RO, Office Planned Unit Development, associated with a conceptual plan proposing four, 5,000 square foot professional offices (PUD05-0003). The request was approved by City Council in June 2005.
- In March 2005 –ECO Stonecrest, LLC, made a request to amend the approved Conceptual PUD by changing the use from professional offices to medical offices, reducing the size and number of buildings, and modifying parking. The request was approved by City Council March 2006.

In 2013, the Comprehensive Plan was consolidated. The future land use designation was changed from Medium Density Residential to Low Intensity. Although the property retained its previously approved PUD-RO zoning, the approved development was never finalized or constructed.

The current property owner and applicant purchased the property in November 2025.

The current zoning designation and Future Land Use of the property are:

- **Zoning: PUD-RO, Planned Unit Development**, The PUD zoning designation was intended to encourage and promote more flexibility of design in the development of permitted uses than is allowed under the conventional zoning designation. The designation promotes more economical and efficient use of land, a higher level of amenities, preservation of natural features, and protection of adjacent and nearby development and land.
- **Future Land Use:Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 and maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-RO, Office Planned Unit Development	Aslan Park PUD
East	Neighborhood	R-1, Single Family Residential	Single Family Dwellings
South	Low Intensity	R-1, Single Family Residential RO, Residential Office R-3, Multi- Family Residential	Single- Family Dwellings The Non-profit Resource Center of the Community Foundation for Ocala/ Marion County Multi-Family Residential
West	Low Intensity	B-4, General Business R-1, Single Family Residential	Used Automobile Sales - Auto Mall Fiores's Italian Restaurant Joint Access Driveway

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-RO to PD, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Regulations, and the established neighborhood development pattern.

Proposed PD Plan and Standards:

The PD Plan and Standards book consists of a one-phase development on approximately 4.26 acres for a 21,000-square-foot medical office building. The proposed use includes a variety of medical and ancillary services, including counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related functions.

The PD Plan provides two points of access. The primary access is proposed from the existing shared driveway along SE 3rd Avenue, subject to the existing cross access agreement, and the secondary access is provided from SE 24th Street. The building is located on the western portion of the property and includes a covered one-way patient drop-off area.

The proposed building incorporates a contemporary commercial architectural design featuring a prominent stone veneer entrance, storefront-style glazing, modern aluminum awnings, neutral exterior finishes and is limited to a maximum height of 25 feet.

The PD plan proposes 128 parking spaces, including five ADA spaces, with pedestrian crosswalks throughout the parking lot and five-foot wide sidewalks along the southern and western property boundaries, as well as along the front of the building. Two stormwater retention ponds are proposed on the eastern and western portions of the property. Landscaping includes the preservation of existing natural vegetation and the installation of 25-foot landscape buffers where existing vegetation cannot be retained. The plan also proposes two monument signs, one at each entrance, and approximately 40 percent open space, with approximately 17.85 percent provided as usable open space.

Neighborhood Meeting:

A neighborhood meeting was held on January 21, 2026, at the Comfort Inn Ocala Silver Springs Conference Room. During the meeting, the applicant and agent presented the proposed development. Five nearby residents attended and asked questions regarding the project timeline, proposed buffers, traffic impacts, the height of the proposed building, and the location of the proposed access points. There were no city staff in attendance.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.3: Low-Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.*

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR. Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed Planned Development is consistent with Future Land Use Element Policy 6.3 for Low Intensity. The PD Plan proposes a 21,000-square-foot medical office building. Office uses are permitted within the Low Intensity Future Land Use category. The proposed development is located on approximately 4.26 acres, resulting in a floor area ratio (FAR) of approximately 0.11, which is below the maximum permitted FAR of 0.75.

The proposed site layout also meets the intent of the Low Intensity land use by supporting an automobile-oriented development pattern while maintaining consistency with surrounding properties. The surrounding area consists of single-family residential to the east and a mix of single-family residential and light commercial uses to the south, west, and north. This development pattern is connected by a series of local roadways and a collector road with sporadic sidewalks that do not provide a cohesive or connected pedestrian mobility network. Therefore, the predominant means of travel is by way of vehicular travel.

As encouraged by Policy 6.3, parking is located to the side of the building rather than being located predominately along the street frontage or in front of the building, creating a more appropriate streetscape while maintaining compatibility with nearby development. The site has frontage on two public streets with the building placement, a 25-foot natural buffer along SE 24th Street, 48-inch-high retaining wall along the eastern property line, and 36-inch native hedge with landscape buffer along the northern property line helping to screen and internalize the parking area.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-941(b): *A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

Staff Comment: The proposed Planned Development rezoning is consistent with Section 122-941(b)(1) of the Code of Ordinances. The subject property consists of approximately 4.26 acres,

exceeding the one-acre minimum site requirement. The requirement to include at least two land uses does not apply. Therefore, the proposed single medical office use satisfies this standard as well. Additionally, the property has frontage on two public roadways, including approximately 885.43 feet along SE 24th Street and approximately 130.80 feet along SE 3rd Avenue, exceeding the minimum requirement of 100 feet of frontage on a public roadway. SE 24th Street is a local road with some light commercial at the intersection of SE 3rd Avenue and SE 24th Street which transitions to a single-family residential development pattern mid-way in the block directly south of the proposed development. To minimize impacts of potential glare and off-site lighting, signage should be limited to external illumination only of freestanding ground mounted and wall signs.

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1 B-1A, B-2, B-2A, B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, PD , FBC
----------------------	--

Staff Comment:

The PD zoning district is a permitted zoning district within the Low Intensity Future Land Use category. The proposed PD Plan and Standards Book includes a medical office use, which is permitted in the RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-3C, B-4, B-5, and SC zoning districts. These zoning districts are all permitted within the Low Intensity Future Land Use designation. Therefore, the proposed PD rezoning is consistent with the Future Land Use Map.

3. *Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:*

- (1) *Access. Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.*

Staff Comment: The PD Plan shows that the subject property will be accessed by two existing public roadways. Primary access is provided by an existing joint driveway from SE 3rd Avenue, subject to an existing access agreement. Secondary access is provided from SE 24th Street. Internal drive aisles provide circulation throughout the site, including access to the proposed medical office building, parking areas, and covered drop-off area.

- (2) *Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.*

Staff Comment: The PD Plan depicts a combination of vegetative buffers, Type 1 – 7.5-foot Planted Buffer, Type 2 – 25-foot Planted Buffer, and 25-foot Natural Vegetative Buffer. The landscape buffers around the perimeter of the site are to provide separation from adjacent, less intensive uses. A 25-foot-wide natural vegetation buffer is provided along approximately 408 feet of the southeastern property line. Along the southwestern property line, the plan provides a 25-foot-wide, 275-foot-long Type 2 landscape buffer, followed by a 25-foot-wide

natural vegetation buffer that continues approximately 170 feet along the southwestern property line and 130 feet along the western property line. These buffers separate the proposed development from the Auto Mall, Fiore's Italian Restaurant, the Non-Profit Resource Center of the Community Foundation for Ocala/Marion County, and nearby single-family homes. A 25-foot-wide, 230-foot-long natural vegetation buffer is also provided along the eastern property line to buffer the adjacent single-family residence. Along the northern property line, a Type 1 landscape buffer is provided to screen the proposed parking area from Aslan Park. The PD Standards require all buffers to meet or exceed the minimum requirements of Section 122-260 of the Code of Ordinances.

- (3) *Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.*

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

- (4) *Open space. Open space requirements for a PD are as follows:*

- a. *Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.*

Staff Comment: The PD Plan indicates that approximately 40.81% of the development (or 1.74 acres) will be preserved as open space, exceeding the minimum required 25% (or 1.06 acres). Additionally, approximately 17.85% (or 0.19 acres) of the site is proposed as usable open space, exceeding the minimum required usable open space of 10% (or 0.11 acres). The proposed open space consists of natural vegetative buffers and landscaped areas that provide separation from adjacent properties and contribute to the overall character of the development.

- b. *Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.*

Staff Comment: Open space is provided in accordance with Section 122-941(c)(4)(b). The PD Plan provides approximately 1.74 acres (40.81%) of open space and 0.19 acres (17.85%) of usable open space. The open space calculations do not include the proposed stormwater retention areas, parking areas, drive aisles, or street right-of-way, consistent with the requirements of this section. A portion of the open space along the rear of the property does contain a utility easement.

- c. *Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall*

not be counted as aggregate open space.

Staff Comment: The PD Plan depicts that the proposed open space is clustered into larger areas around the perimeter of the site. The open space consists of natural vegetation buffers and landscaped areas that contribute toward the overall and usable open space requirements.

- d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.*

Staff Comment: The proposed PD is a single-use medical office development that provides approximately 40.81% of the total gross acreage (or 1.74 acres) as open space, exceeding the minimum requirement of 25%. Additionally, approximately 17.85% (or 0.19 acres) of the required open space is provided in a usable form, exceeding the minimum requirement of 10%.

- (5) Unified control. The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.*

Staff Comment: The agent submitted a Commitment for Title Insurance indicating unified control.

- (6) Phasing. City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.*

Staff Comment: The PD Plan proposes a one phase development of a medical office.

- (7) Platting. All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.*

Staff Comment: No platting is proposed as part of this PD. Should the property be subdivided in the future, it will be required to comply with the requirements of Chapter 114 of the Land Development Code, no variations from code are requested.

- (8) Site plan review. Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.*

Staff Comment: The proposed development will be subject to site plan review in accordance with Chapter 122, Article IV, of the Code of Ordinances. A final site plan will be required prior to development and shall be consistent with the approved PD Plan and Standards Book.

- (9) Development. A development meeting the criteria for a shopping center shall comply with*

all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7), (8) and (9) and 122-918(a)(l).

Staff Comment: A shopping center is not a part of the proposed PD and therefore an amendment pursuant to Section 122-946 to the PD Plan and Standards Book would be required to accommodate the use.

(10) Access to utility systems and public services. A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development.

Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

1. Section 122-377– Parking requirements.

The PD Standards Book proposes allowing off-street parking within 7.5 feet of property zoned RO. Section 122-377 requires off-street parking to be located no less than 10 feet from any residentially zoned property.

Staff Comment:

The requested deviation provides flexibility in the site layout while maintaining appropriate separation and screening between the parking area and adjacent properties.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-RO, Planned Unit Development	Development of two professional offices totaling 10,715 square feet each.	100-feet	35-feet
Proposed	PD, Planned Development	Development of 21,000 square foot medical office building.	100-feet	25-feet

Staff Comment:

The proposed PD rezoning replaces the existing PUD-RO zoning with a single 21,000-square-foot medical office building. While the site layout has changed, the overall office use remains consistent with past approvals. The proposed PD maintains the 100-foot lot width and reduces the maximum building height from 35 feet to 25 feet.

Section 4 - Level of Service (LOS) Analysis

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

The purpose of this analysis is to evaluate the City's ability to provide public facilities and services to support the proposed single-phase, 21,000-square-foot medical office building. The project is located within the City's service area, and public water service is available. The nearest publicly accessible sanitary sewer force main is located along the south side of SE 24th Street. Utility

connections and any required extensions will be reviewed during the site plan review process. The following level of service (LOS) information is provided to evaluate the available capacity of public facilities identified in the Comprehensive Plan, Capital Improvements Element.

Transportation: The subject property has frontage along SE 24th Street and SE 3rd Avenue. SE 3rd Avenue is a collector road which connects US 441 to the south and SR 464 to the north. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. The Adopted LOS for this segment of SE 3rd Avenue is LOS E, which is operating sufficiently at an LOS C. There is approximately 7,932 AADT available before a failure of the road segment would occur. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Table 3: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2025 AADT	Existing LOS
SE 3rd Ave From: US 441 To: SR 464	2	45	Collector	E	11,232	3,300	C

Potable Water: The project is within the City's active service area, and City water service is available. Existing City water mains are located along SE 3rd Avenue and SE 24th Street, east and south of the subject property. Water service connections will be determined during the site plan or subdivision review and approval process.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

Sanitary Sewer: The project is located within the City's active service area. The nearest publicly accessible sanitary sewer force main is located along the south side of SE 24th Street, beginning at the intersection of SE 3rd Avenue and extending approximately 540 feet east. The extension of the City sanitary sewer service and the required connections will be reviewed during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd), currently 6.3 million gallons is consumed daily.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS):* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).

- *Available Capacity:* Capacity is available. The City's 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City and the City's current contract allows for unlimited tonnage of solid waste.

Schools: The proposed Planned Development does not include any residential uses. Therefore, approval of the proposed development is not expected to impact school capacity.

Other Public Facilities:

Electric: The subject property is within the Ocala Electric Utility service territory.

Internet: The subject property is not in an Ocala Fiber service area.

Stormwater: The subject property is not located within a FEMA Special Flood Hazard Area. The PD Plan includes two stormwater retention areas to manage runoff from the proposed development. Stormwater facilities will be designed to meet City requirements, and runoff will be retained on-site. The stormwater system must also be designed to provide flood protection for a 100-year, 24-hour storm event.

Fire Service: Ocala Fire Rescue Station #7 is located approximately 1.4 miles from the subject property, which is within the desired industry standard of 1.5 miles for fire service.

Section 5 - Staff Findings and Recommendation

- The proposed development provides approximately 40.81% open space, exceeding the minimum requirement of 25%, and provides approximately 17.85% usable open space, exceeding the required 10%.
- The proposed PD includes a 21,000-square-foot medical office building with a floor area ratio (FAR) of approximately 0.11, which is consistent with the maximum commercial FAR of 0.75 allowed within the Low Intensity Future Land Use designation.
- The requested parking setback variation provides flexibility in the site layout while maintaining adequate buffering between the proposed parking area and adjacent properties.
- The proposed PD rezoning is consistent with existing land use, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning request.
- The proposed development will be subject to site plan review to ensure compliance with the approved PD Plan and the Code of Ordinances.

Staff Recommendation: Approval with conditions of PD26-0002

Staff recommends approval with the following conditions for the PD Rezoning:

1. Development of the subject property is consistent with the PD Plan and Standards Book approved through Resolution 2026-____ or as amended.

Staff recommends approval with the following conditions for the PD Plan and Standards

Book:

1. Connection to City public facilities will be required prior to further development of the property.
2. All internal drive aisles within the development shall be privately owned and maintained.
3. A sidewalk along both SE 3rd Avenue and SE 24th Street shall be provided with development of the property.
4. Natural vegetative buffers as shown on the PD Plan must be provided or vegetative infill shall be necessary to provide adequate screening to adjacent residential uses.
5. Signage along SE 24th Street shall be limited to external illumination only of a freestanding ground mounted sign and applicable wall signs. Digital or internal illumination shall only be allowed on SE 3rd Avenue pursuant to the PD Standards Book. All external illumination of signage shall not create glare or off-site impacts greater than one-foot candle beyond the property line.

CASE MAP

Parcel:

30576-000-00

Property Size:

Approximately 4.27 Acres

Land Use Designation:

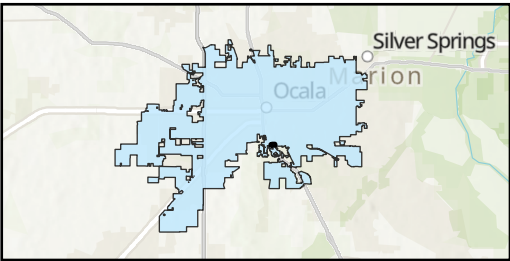
Low Intensity

Zoning:

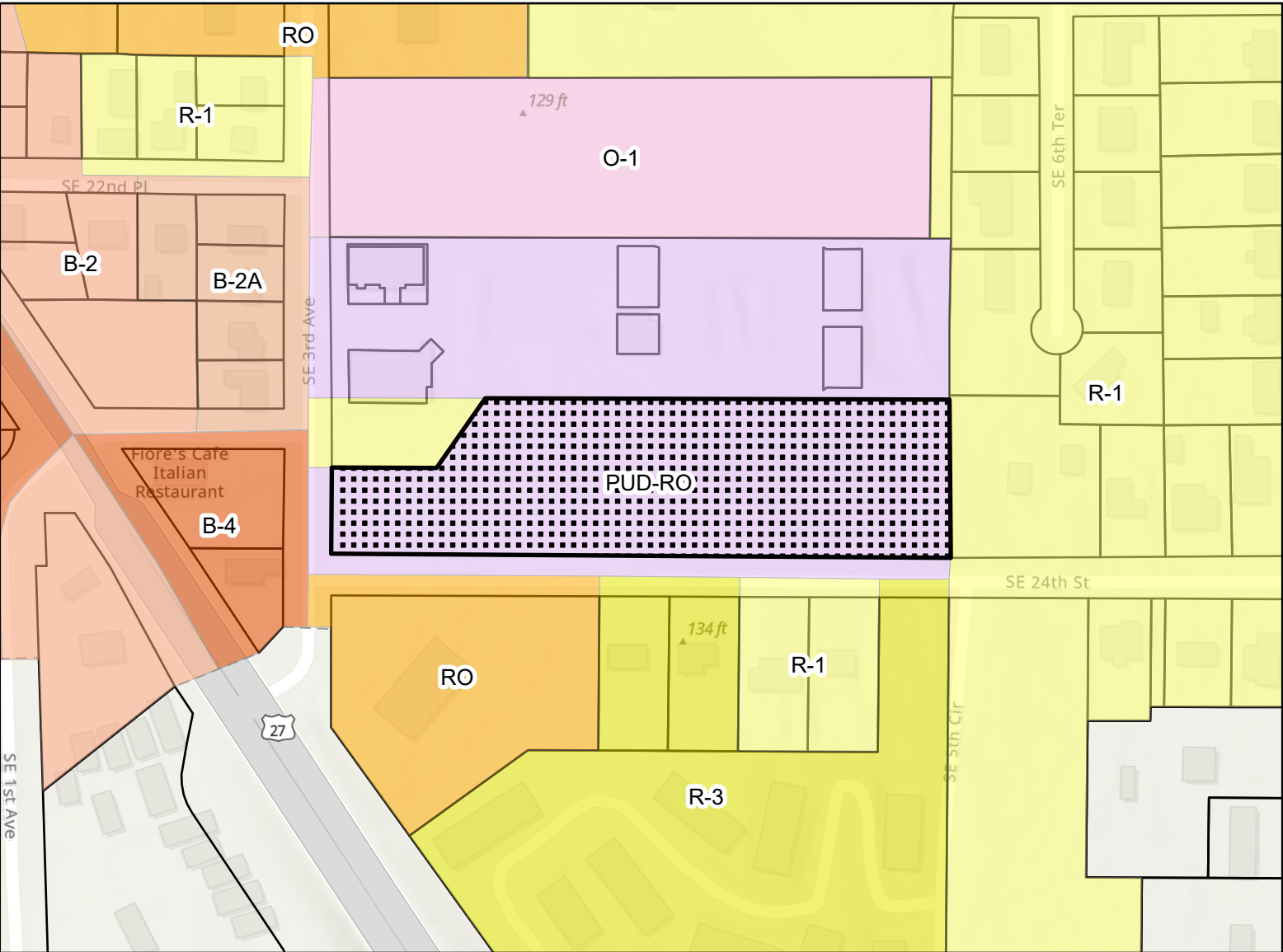
PUD-RO, Planned Unit Development Office

Proposal:

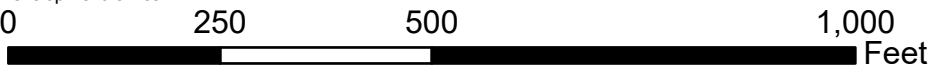
A request to rezone from PUD-RO to PD



Folder: M:\GIS\Department\IT\Plan\Planning\2026\August_PZ\PD26_00021



- | | |
|--|-------------------------------|
| B-2:Community Business | R-1:Single Family Residential |
| B-2A:Limited Community Business | R-3:Multi-Family Residential |
| B-4:General Business | RO:Residential Office |
| O-1:Office | Parcels |
| PUD-RO:Planned Unit Development-Office | Subject Property |



AERIAL MAP

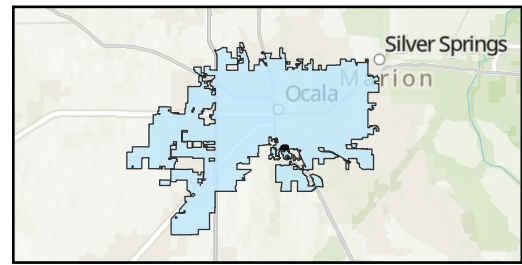
Parcel: 30576-000-00

Property Size: Approximately 4.27 Acres

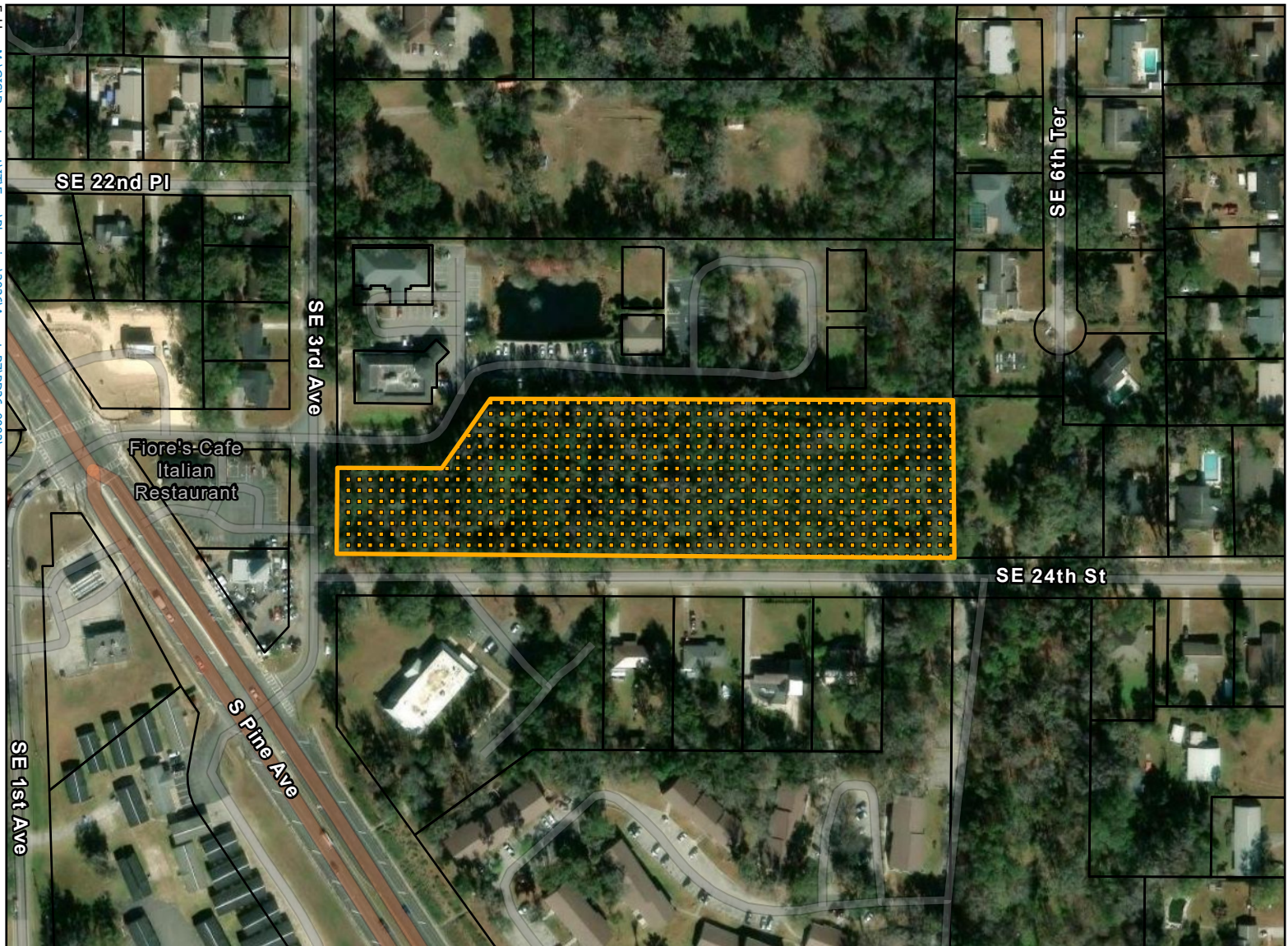
Land Use Designation: Low Intensity

Zoning: PUD-RO, Planned Unit Development Office

Proposal: A request to rezone from PUD-RO to PD



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 Subject Property

 Parcels

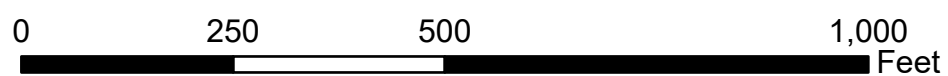
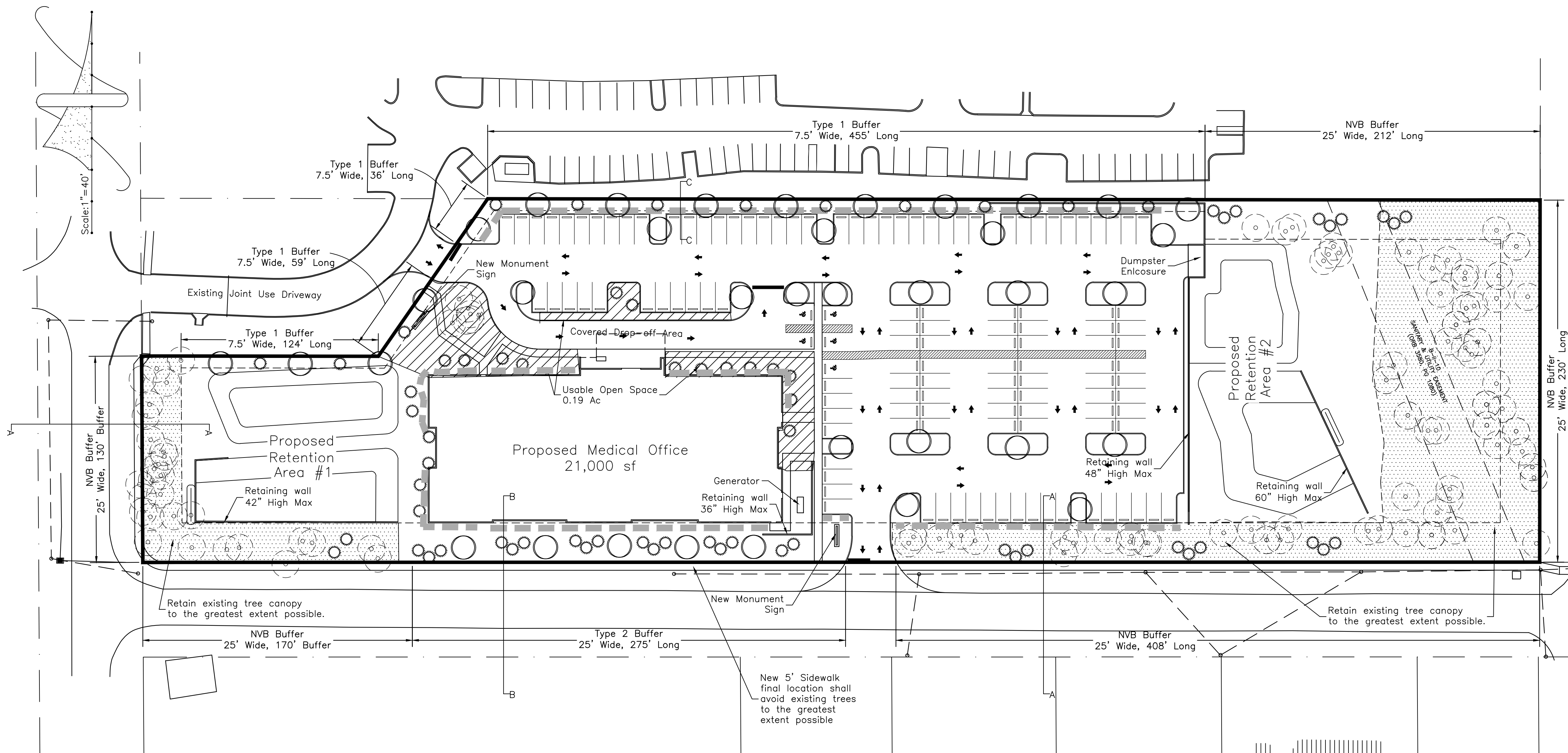
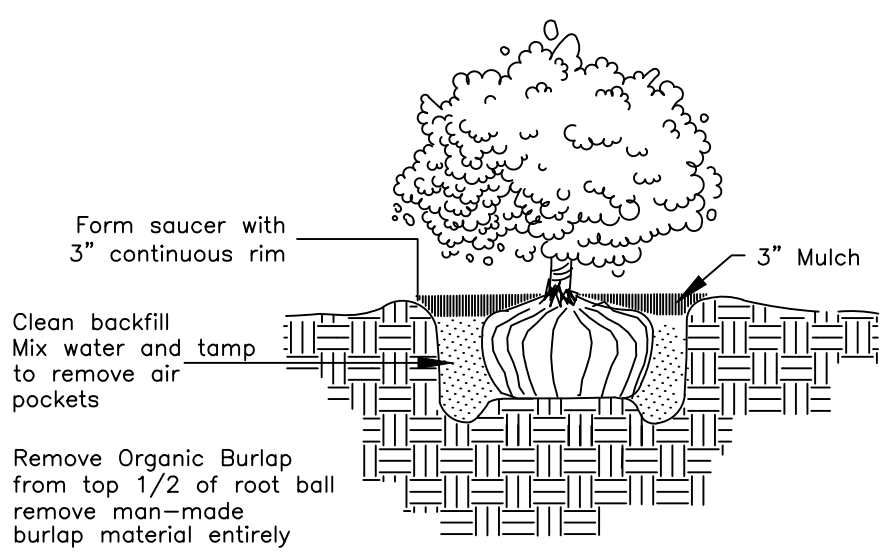


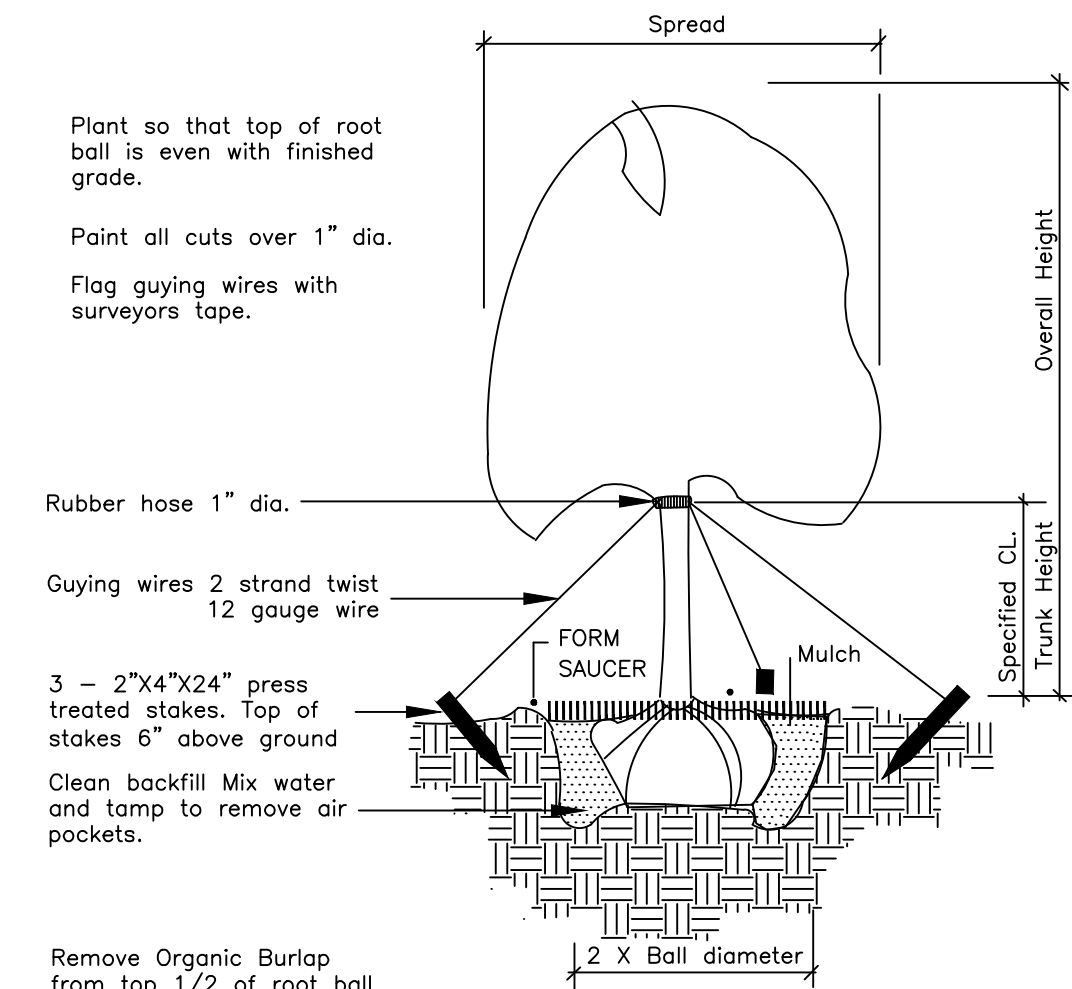
EXHIBIT A



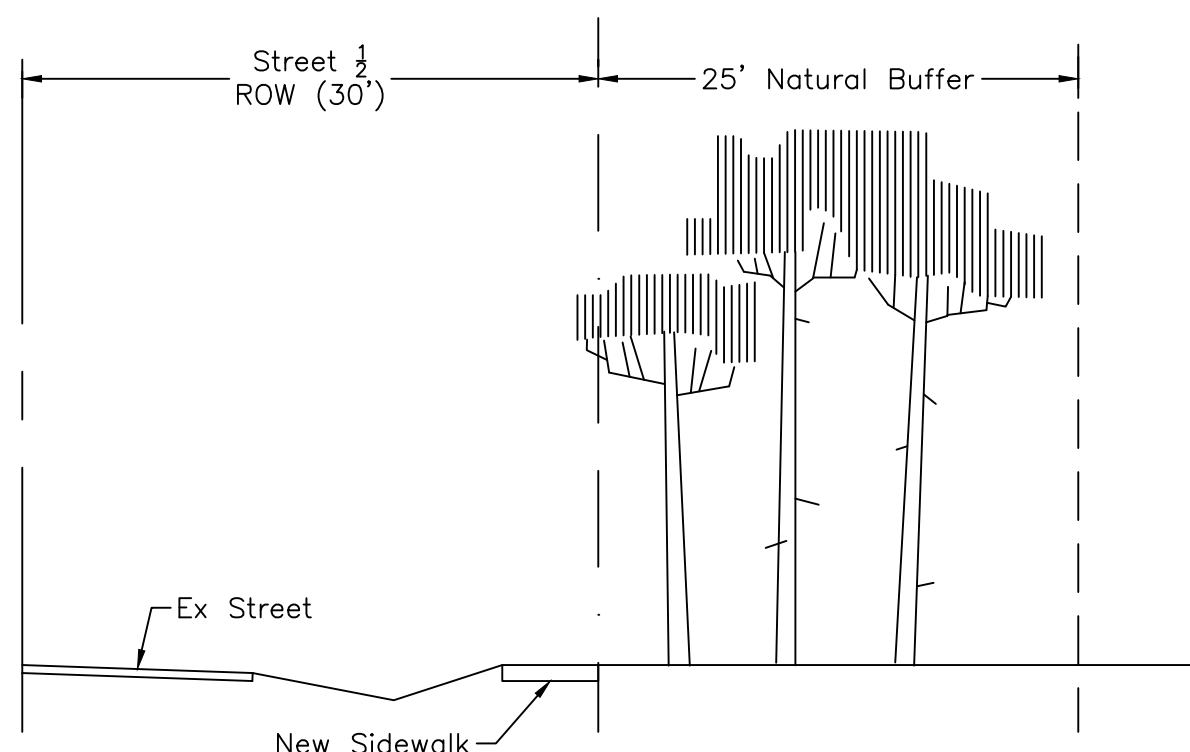
- LANDSCAPE NOTES**
1. LANDSCAPE DESIGN: THE LANDSCAPE CONCEPT SHOWN ON THIS PLAN IS TO DEMONSTRATE INTENT TO MEET CITY OF OCALA LAND DEVELOPMENT TREE PRESERVATION AND LANDSCAPING REQUIREMENTS. NOT ALL PLANTINGS ARE SHOWN. A COMPLETE LANDSCAPE PLAN WILL BE SUBMITTED DURING THIS PROJECT'S SITE DEVELOPMENT REVIEW PROCESS.
 2. EXISTING TREE PROTECTION: GRADING TO REMAIN OUTSIDE OF EXISTING TREE CANOPY LIMITS AS MUCH AS POSSIBLE. USE HAND TOOLS FOR THOSE AREAS THAT MAY REQUIRE MINOR GRADING UNDER EXISTING TREE CANOPIES. CONSTRUCT PROTECTIVE BARRIERS AROUND ALL TREES DESIGNATED TO REMAIN. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS. LOCATE BARRICADES AT THE DRIPLINES OF TREES TO REMAIN. BARRICADE TO BE 4 FT. IN HEIGHT AND STURDY ENOUGH TO ENDURE THROUGHOUT CONSTRUCTION. NO FILL, BUILDING OR CONSTRUCTION MATERIALS, PARKING OF VEHICLES OR EQUIPMENT, OR DEBRIS SHALL BE PLACED WITHIN TREE BARRICADE AREAS. PREVENT ENCROACHMENT OF SILTATION FROM SITE CONSTRUCTION ACTIVITIES WITHIN BARRICADE AREAS.
 3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL.
 4. FERTILIZER: ADHERE TO REQUIREMENTS WITHIN SEC. 111-137 "FLORIDA FRIENDLY FERTILIZER USE ON CITY LANDSCAPE".
 5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
 6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH--SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARK OF BRANCHES. MINIMIZE IMPACTS ON EXISTING TREE ROOTS. ROOTS OF TREES TO REMAIN THAT ARE ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1' DIAMETER OR OVER SHALL BE HAND CUT AND IMMEDIATELY COVERED WITH SOIL.
 7. PLANT MATERIAL: ALL PLANT MATERIALS SHALL MEET "FLORIDA NUMBER 1" REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. SHADE TREES TO BE A MINIMUM CALIPER OF THREE AND A HALF INCHES AND EIGHT FEET IN HEIGHT. ORNAMENTAL TREES SHALL BE A MINIMUM CALIPER OF ONE AND A HALF INCHES AND SIX FEET IN HEIGHT.
 8. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
 9. MULCHING: THREE INCHES OF MULCH SHALL COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE BARK "MINI NUGGETS" MULCH IN ALL AREAS EXCEPT STORMWATER FACILITIES, IN WHICH PINE STRAW SHALL BE USED. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES.
 10. IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS THAT ARE NOT WITHIN ALTERNATIVE NATIVE OR BROUGHT-TOLERANT PLANTING AREAS. IRRIGATION SHALL PROMOTE WATER CONSERVATION BY SUCH METHODS AS DRIP IRRIGATION AND/OR EFFICIENT SPRINKLER ZONING, AS WELL AS REDUCING THE AMOUNT OF IRRIGATION AS PLANTS BECOME ESTABLISHED.
 11. RESPONSIBILITY: OWNER IS RESPONSIBLE FOR THE SURVIVAL OF PLANTINGS IN A THRIVING CONDITION. ANY DEAD, UNHEALTHY, OR ABUSIVELY PRUNED OR TOPPED PLANTS SHALL BE REPLACED WITHIN 90-DAYS WITH MATERIAL MEETING THE SIZE AND QUALITY AS COMPLIANT WITH CITY REQUIREMENTS.



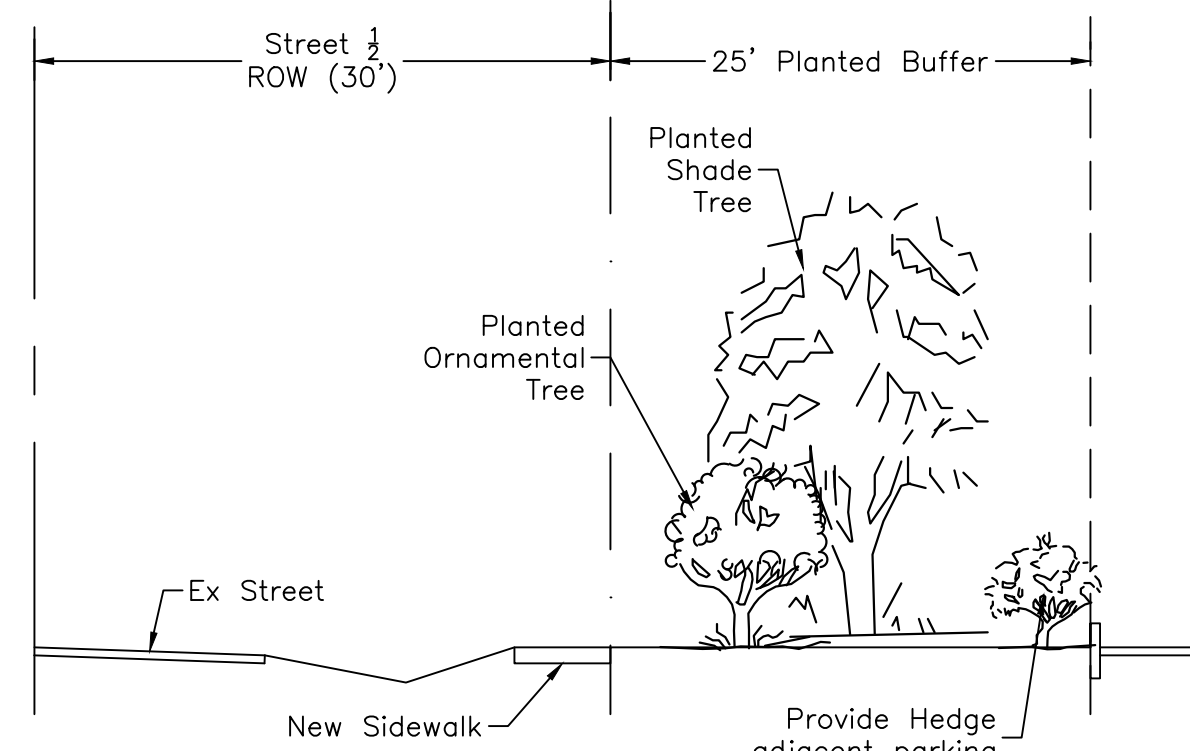
Shrub Planting Detail



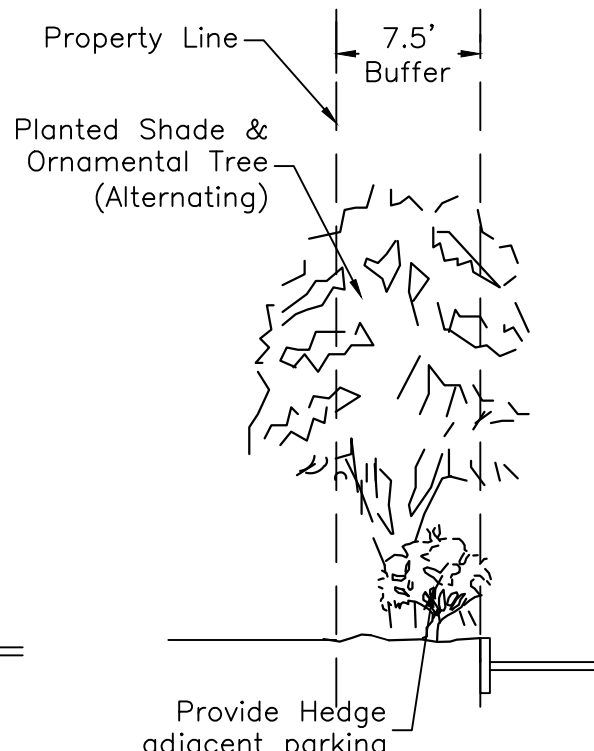
Tree Planting Detail



25' Natural Vegetative Buffer Section A

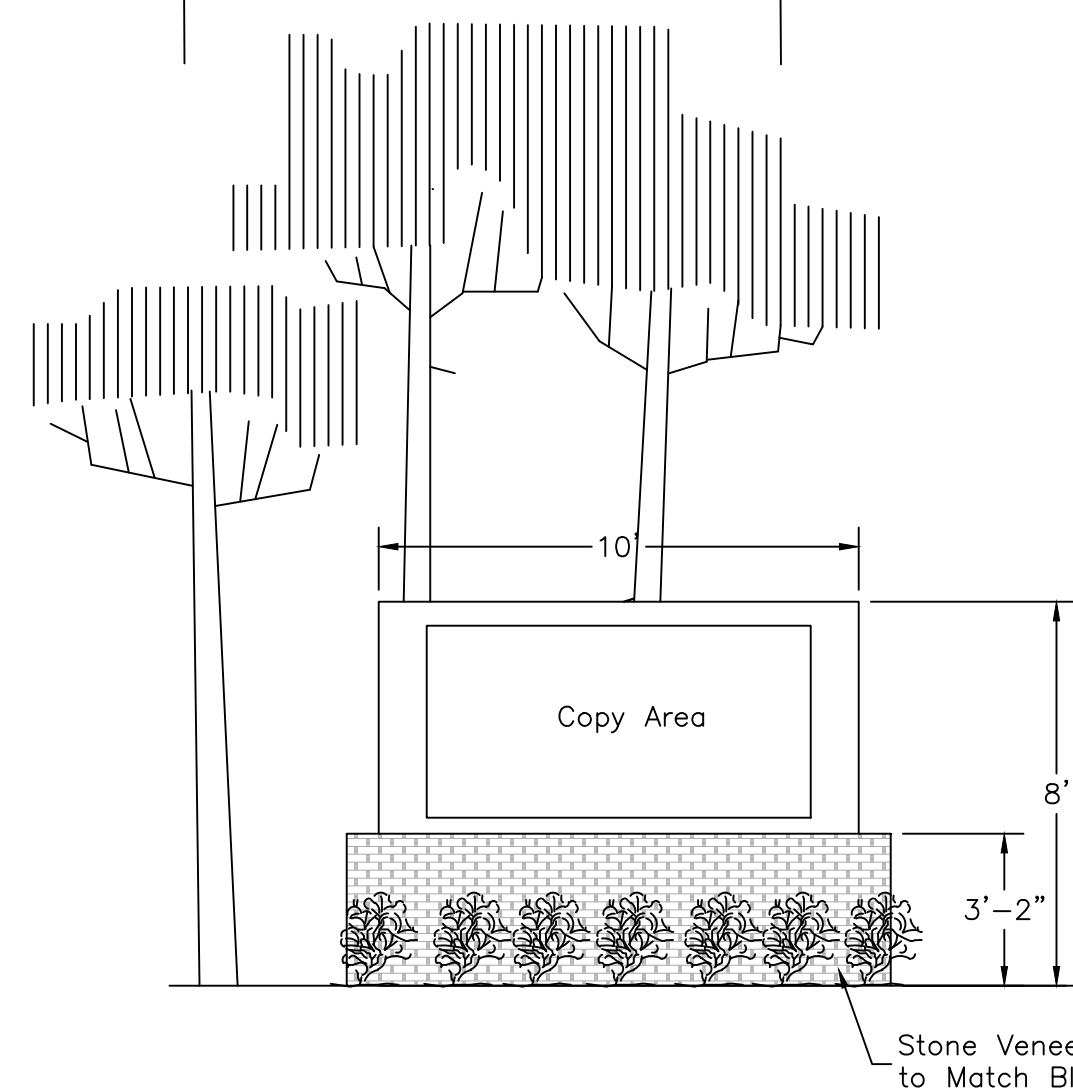
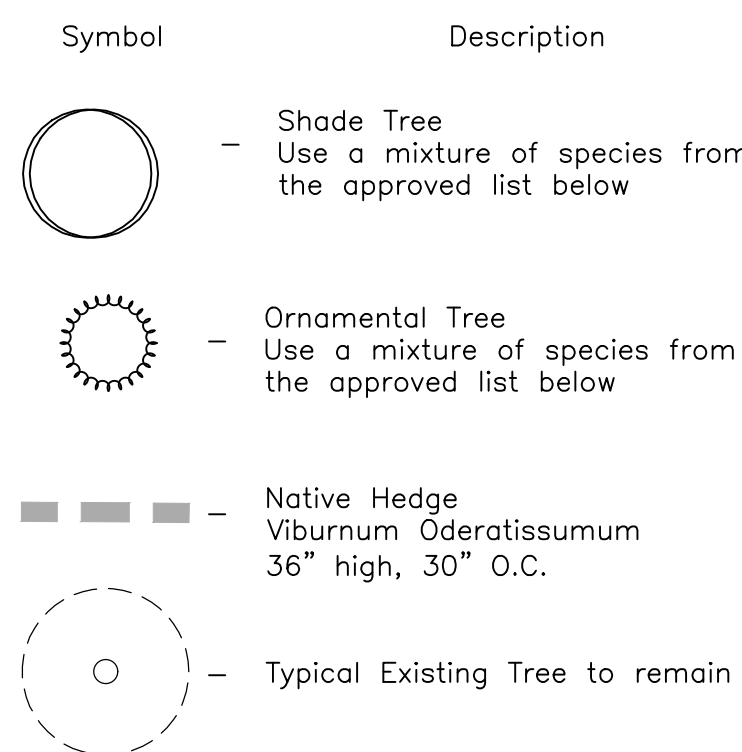


Type 1 Planted Buffer Section B



Type 2 Planted Buffer Section C

Landscape Legend



Conceptual Sign Plan
Scale: 1/4"=1'

All signage shall meet the requirements of Ocala Code Section 110-155 (b)

Allowable Ornamental Trees		Allowable Shade Trees	
Common Name	Botanical Name	Common Name	Botanical Name
Bradford Pear	Pyrus calleryana	Bald Cypress	Taxodium distichum
Orange Myrtle	Lagerstroemia indica	Bm. Drake	Ulmus parvifolia
Bm. Drake	Ulmus parvifolia	Bm. Florida	Ulmus americana floridana
Bm. Florida	Ulmus americana floridana	Bm. Winged	Ulmus alata
Flowering Dogwood	Cornus florida	Hickory	Carya
Fringetree	Chionanthus virginicus	Loblolly Bay	Gordonia lasianthus
Holly, American	Ilex opaca	Magnolia, Southern	Magnolia grandiflora
Holly, Dahoon	Ilex cassine	Magnolia, Sweetbay	Magnolia virginiana
Holly, East Palatka	Ilex attenuata "E. Palat."	Maple, Florida	Acer barbatum (floridanum)
Holly, Savannah	Ilex attenuata varieties	Maple, Red	Acer rubrum
Holly, Yaupon	Ilex vomitoria	Maple, Silver	Acer saccharinum
Ligustrum Tree	Ligustrum japonicum tree-type	Oak, Live	Quercus virginiana
Magnolia, Southern	Magnolia grandiflora	Oak, Laurel	Quercus laurifolia
Magnolia, Sweetbay	Magnolia virginiana	Oak, Shumard	Quercus shumardi
Maple, Japanese	Acer palmatum	Oak, Southern Red	Quercus falcate
Palm, Date	Phoenix spp.	Oak, White	Quercus alba
Palm, Prndo	Butia capitata	Oak, Willow	Quercus phellos
Palm, Sabal	Sabal palmetto	Pecan	Carya illinoensis
Palm, Washingtonian	Washingtonian filifera	River Birch	Betula nigra
		Sweetgum	Liquidambar styraciflua
		Tulip Tree	Liriodendron tulipifera

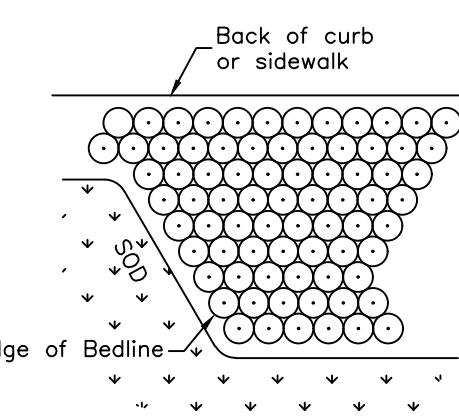
Open Space Calculations		
Site Area	25% Minimum	1.06 Ac
Required Open Space	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Minimum Tree Coverage Requirements	
Site Area	185,464 sf
Required Shade Trees (1/5000 sf)	37 Trees

Preservation of Existing Trees	
Required Tree Preservation (4 / Ac)	17 Trees
Estimated # of Preserved Trees	110 Trees

Perimeter Buffer Types

Type	Width	Specification
NVB	25'	Retain existing native vegetation. Plant new ornamental trees as required to ensure no gap in vegetation larger than 25'. Provide 36" high native hedge adjacent to any parking areas.
Type 1	25'	Plant one new canopy tree and two new ornamental trees every 50'. Install 33 shrubs every 100'. Shrubs to be 18" minimum height.
Type 2	7.5'	Plant one new canopy tree and one new ornamental trees every 50'. Provide 36" high native hedge adjacent to any parking areas.



Shrub/Groundcover Spacing Detail

Revisions	#	Date	Description

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number: EB 0006579 ph (407) 299-0650

CONCEPTUAL LANDSCAPE & SIGN PLAN
New Ocala MOB LLC Project
325 SE 24th Street, Ocala, Florida 34471

DP	Drawn
DP	Checked
1"=40'	Scale
6/10/26	Date
FSC-PD-3	File
Dwg. No.	
PD-3	
3 of 9	

EXHIBIT B

New Ocala MOB, LLC PD

Planned Development Standards Book

August 6, 2026

Prepared by:



Prepared for:

NEW OCALA MOB LLC
138 HARSTON CT
LAKE MARY FL 32746-6973
ATTN: AHMED AL-HAZZOURI

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Introduction:

The New Ocala MOB LLC Project is a Planned Development occupying approximately 4.26 acres of property in the City of Ocala, Florida and located at the northeast corner of S.E. 3rd Avenue and Southeast 24th Street. The property was rezoned to PUD-RO in 2006. Since the original development was not constructed, a new Planned Development plan has been developed for the new proposed construction. The Planned Development (PD) is planned to support the goals defined in the City's adopted 2035 and 2050 Vision Plan principles as well as the City's Comprehensive Plan for a Low Intensity Land Use Classification.

The PD Standards and Conceptual Plans developed for New Ocala MOB LLC provide an outline for the preferred development patterns, design qualities and the ingress/egress access transportation systems associated with this project. This application is consistent with the City of Ocala Future Land Use classification and PD zoning regulations.

These PD standards serve as the foundation for the planned development guidelines and are consistent with the provisions of Division 30-Planned Development of the City's Land Development Code. In compliance with the City's PD requirements, the New Ocala MOB LLC PD plan is comprised of several components that are intended to provide assurance that the development of the property complies with the standards and requirements of a Planned Development District. The PD plan Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development and community need within this area.

The PD Standards have been prepared to encourage and regulate the use of the development, including building and site design requirements which help ensure the provision of sound and sustainable land use planning. The proposed development of New Ocala MOB LLC site is compared with the similar design criteria for the Residential-Office District (RO). These components are fully described and presented throughout this document and include the PD Master Plan and Guideline Standards for development.

Development Phasing

Development of the New Ocala MOB LLC project will be in one phase with all proposed building and site construction being completed at the same time.

Planned Development Guidelines:

The following PD Guiding Principles are intended to communicate the overall general design intent of the Medical Office use of this development. The PD Plan has been developed based on existing site features, utility services, existing roadway systems, and the overall intent of the RO zoning district. This project is consistent with the City's adopted 2035 Vision Plan for this region of the City.

Guiding Principles:

Proposed Uses

The proposed use of the property is a Medical Office Building, which may accommodate a variety of medical and ancillary services, including but not limited to counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related functions

Architecture Styles Guide

The proposed building elevations are included in Conceptual Plan and as exhibits in this Guidebook. The proposed building reflects a contemporary commercial architectural style which is typical of medical offices.

The primary façade presents a balanced, horizontally oriented composition with a central architectural feature. A prominent central section clad in stone veneer, extending vertically from grade to the parapet. The central bay incorporates large storefront-style glazing, including a full-height entrance system. On both sides of the central stone/glass feature, the façade transitions to simpler wall planes with smaller, evenly spaced punched windows with modern aluminum awnings. The parapet is continuous across the elevation with the central feature higher than the main building. The rear façade which faces 24th Street is broken up with alternating sections of stone veneer and simple wall planes. Façade colors are subtle, neutral tone colors. Brighter colors, white or primary colors may be used to feature building trim or accent areas. Building height is limited to a maximum height of 25 feet.

Vehicular and Pedestrian Facilities

Vehicular access and parking lot layout is planned for a compact parking lot with two means of egress and a dedicated drop off area for patients. The main access will be through a joint use access driveway on Southeast 3rd Avenue. This is the main commercial road. The secondary access will be on Southeast 24th Street.

Vehicular traffic is separated from pedestrian walkways and pedestrian traffic where possible. Where pedestrian and traffic conflict may occur such as drive lane crossings and pedestrian crosswalks, pavement markings are provided for increased safety.

Site Lighting

Site Lighting will be designed and installed in such a manner as to minimize impacts upon surrounding properties. Light fixtures shall be designed as to prevent direct glare, and hazardous interference with vehicle and pedestrian traffic. Site lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Signage

All signs are subject to the requirements of the City of Ocala Code of Ordinances, Chapter 110. Specific design criteria shall match the requirements of OP zoning per Section 110-155(b). A monument sign is planned to be located near the 3rd Avenue entrance of the development and at the 24th Street Entrance. The entrance sign shall compliment the building architecture not adversely impact the visibility of pedestrians or motorists and shall meet line-of-sight requirements. All signage shall be limited to externally lit signage only.

Parking

Parking shall at a minimum comply with the design standards of Article VI of the City of Ocala Land Development Code. The proposed development will provide a minimum of 6 spaces per 1,000 square feet of building area or one space per 300 square feet of building area plus 1 space per employee, whichever is greater.

Utilities

New utilities including electric, telephone and internet, water and sewer utilities shall be designed for underground installation. Utilities provided shall include City of Ocala sanitary sewer services, water service, fire water supply, and City of Ocala electric. Other utilities may include gas service, internet and cable services.

Landscaping:

Landscaping shall be provided throughout the development. The plantings will generally be Florida Friendly Landscape elements and drought tolerant plants for low maintenance.

The following standards are planned:

- Utilize and protect existing trees to the maximum extent possible.
- Conform to City of Ocala Code of Ordinances unless altered by these standards.
- Shade trees shall not conflict with buildings or existing power lines.
- Trees shall be Florida No. 1 in quality or approved substitution dependent on nursery species availability.
- Drought tolerant plants are encouraged to promote low-use irrigation.
- Landscape materials that are problematic invasive species are prohibited.

- Invasive species shall be removed during construction where practical.
- Shade trees shall be 10' away from underground utilities and overhead power lines unless existing and determined to remain to avoid utility disturbance.
- Shade trees shall be 4' away from edge of pavement, curb, or sidewalks.

Open Space

Per Section 122-945(a)(4)(d), there shall be a minimum of 25% open space with at least 10% of the open space being in usable aggregate form. The proposed minimum open space calculations are provided below.

Open Space Calculations		
Required Open Space	25% Minimum	1.06 Ac
Required Usable OS	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Natural Enhanced Buffer

Natural enhanced buffer areas are planned along all the South and East sides of the development property. These sides of the development are adjacent to residentially zoned properties. Existing trees are planned to be maintained within the setback area as much as possible. The planned buffer especially on the east side is limited in plantings to reduce maintenance and irrigation needs. New Landscaping and tree placement within the buffer area shall create a continuous row of trees with no gap wider than 25 feet shall be allowed between trees along any buffer area.

Statement of Variations:

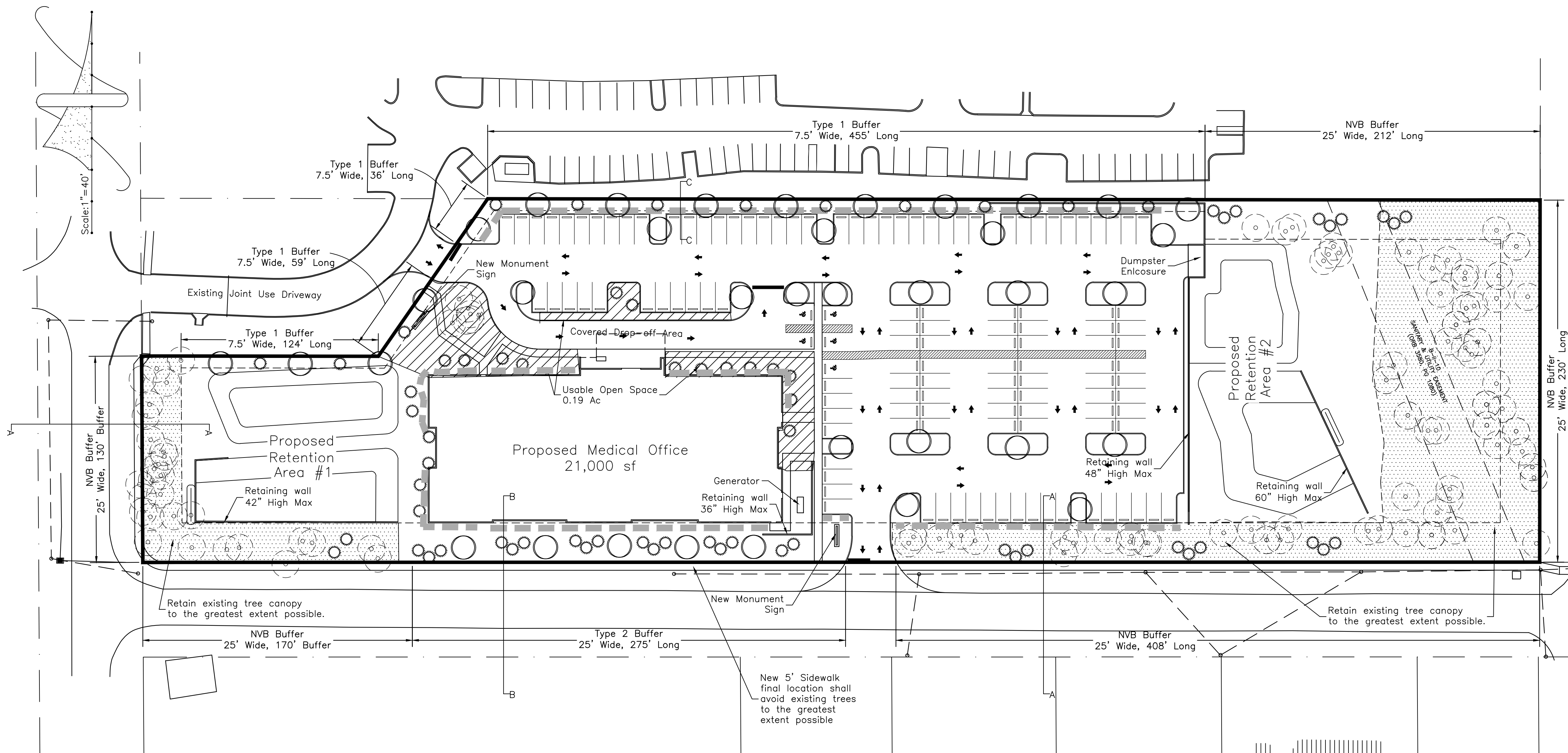
The following section defines the specific variations for this Planned Development from the City of Ocala Code of Ordinances in accordance with code section 122-943(a)(3). The following statement is a compilation of all requested variations. Variations from Chapter 122 Division 6, zoning regulations for Residential-Office Zoning are as follows:

Section 122-377 *Parking Requirements*. Off-street parking will not be allowed within 7.5' of any property zoned RO and not less than 10' for other residentially zoned properties. This is in lieu of parking not being allowed within 10' of any residentially zoned property.

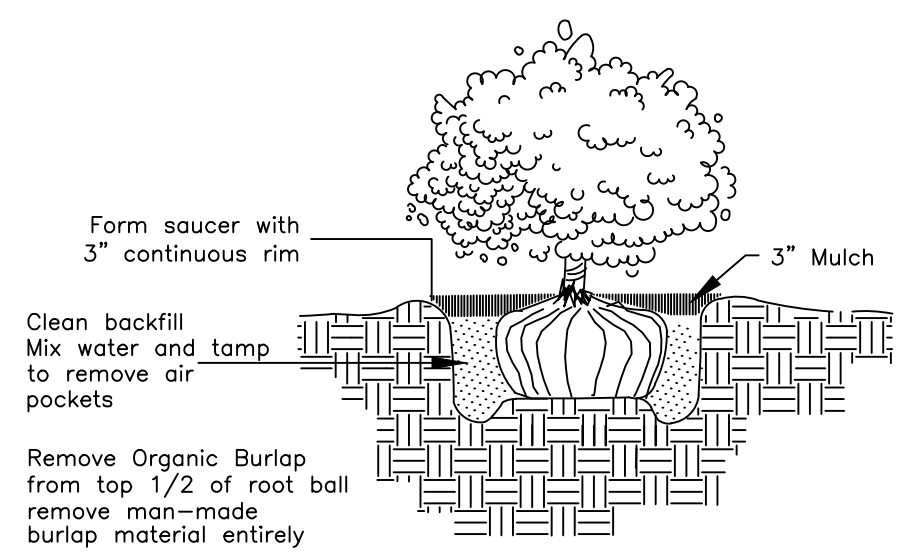
Statement of Unified Control

NEW OCALA MOB LLC is the sole owner of the proposed New Ocala MOB LLC Project.

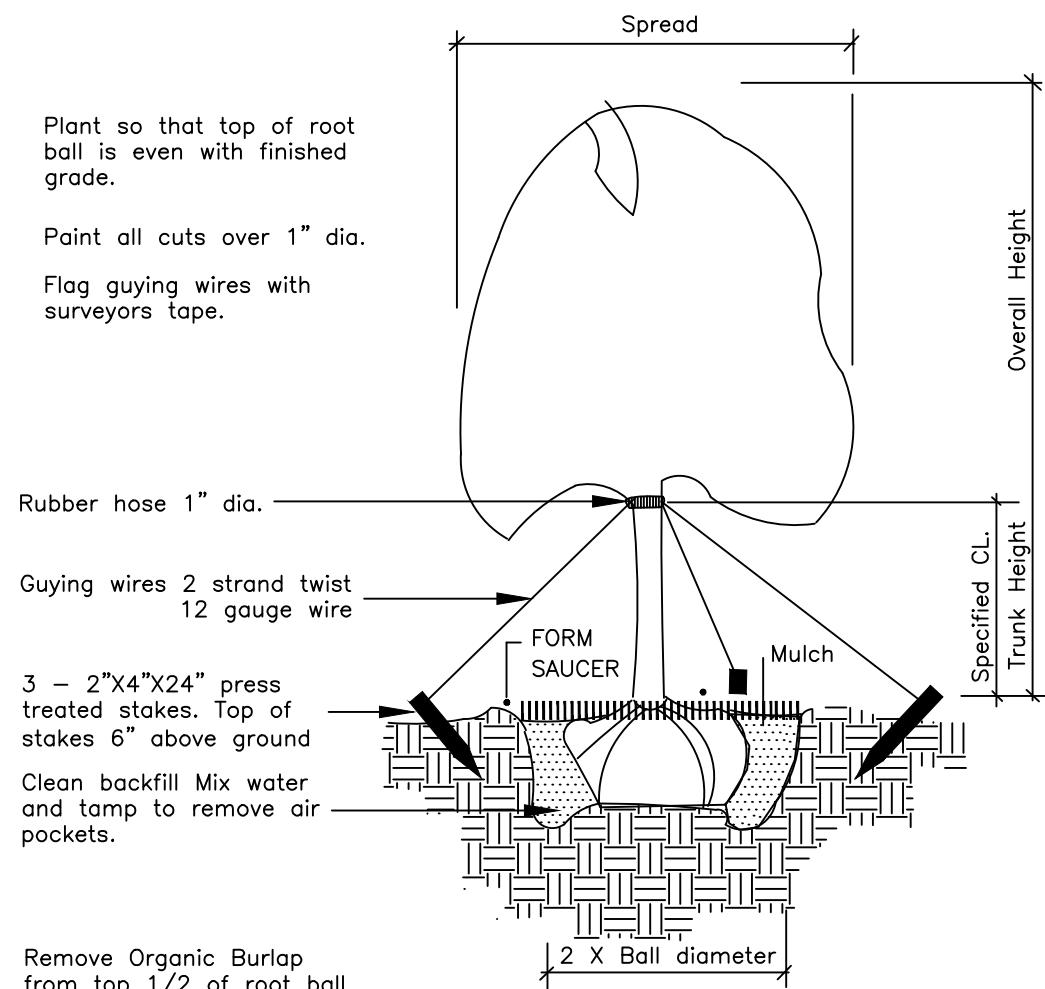
Exhibits



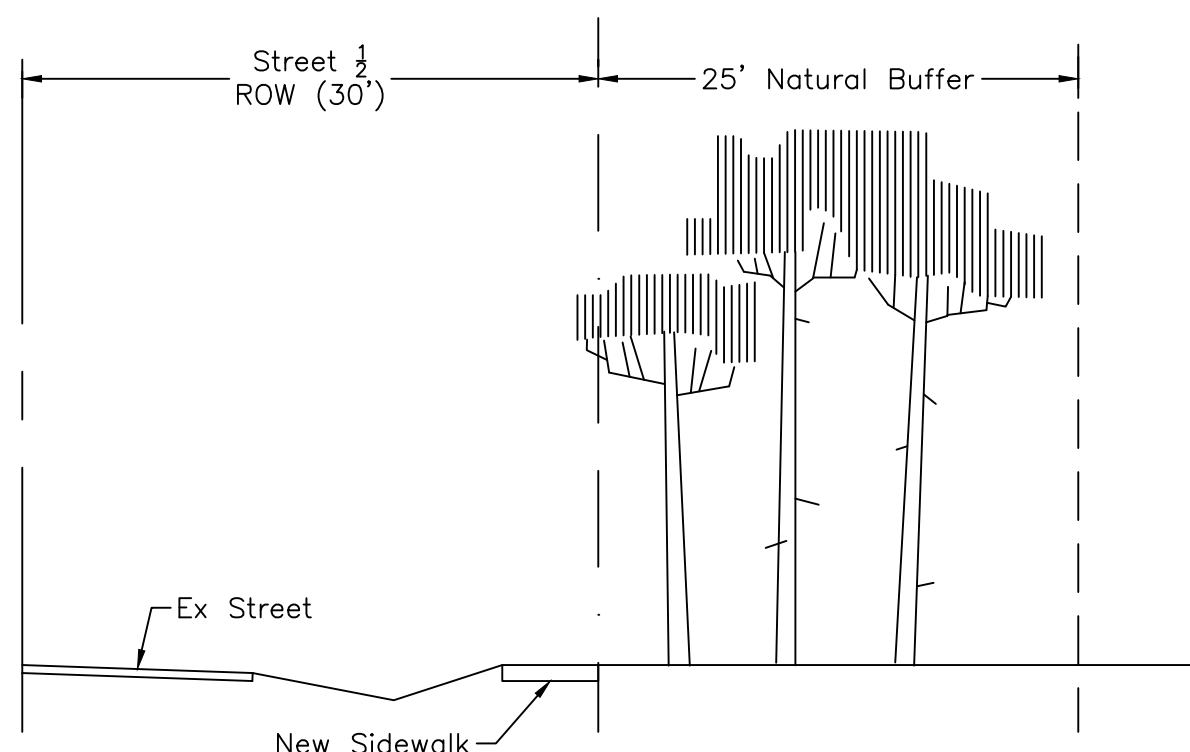
- LANDSCAPE NOTES**
1. LANDSCAPE DESIGN: THE LANDSCAPE CONCEPT SHOWN ON THIS PLAN IS TO DEMONSTRATE INTENT TO MEET CITY OF OCALA LAND DEVELOPMENT TREE PRESERVATION AND LANDSCAPING REQUIREMENTS. NOT ALL PLANTINGS ARE SHOWN. A COMPLETE LANDSCAPE PLAN WILL BE SUBMITTED DURING THIS PROJECT'S SITE DEVELOPMENT REVIEW PROCESS.
 2. EXISTING TREE PROTECTION: GRADING TO REMAIN OUTSIDE OF EXISTING TREE CANOPY LIMITS AS MUCH AS POSSIBLE. USE HAND TOOLS FOR THOSE AREAS THAT MAY REQUIRE MINOR GRADING UNDER EXISTING TREE CANOPIES. CONSTRUCT PROTECTIVE BARRIERS AROUND ALL TREES DESIGNATED TO REMAIN. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS. LOCATE BARRICADES AT THE DRIPLINES OF TREES TO REMAIN. BARRICADE TO BE 4 FT. IN HEIGHT AND STURDY ENOUGH TO ENDURE THROUGHOUT CONSTRUCTION. NO FILL, BUILDING OR CONSTRUCTION MATERIALS, PARKING OF VEHICLES OR EQUIPMENT, OR DEBRIS SHALL BE PLACED WITHIN TREE BARRICADE AREAS. PREVENT ENCROACHMENT OF SILTATION FROM SITE CONSTRUCTION ACTIVITIES WITHIN BARRICADE AREAS.
 3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL.
 4. FERTILIZER: ADHERE TO REQUIREMENTS WITHIN SEC. 111-137 "FLORIDA FRIENDLY FERTILIZER USE ON CITY LANDSCAPE".
 5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
 6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH--SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARK OF BRANCHES. MINIMIZE IMPACTS ON EXISTING TREE ROOTS. ROOTS OF TREES TO REMAIN THAT ARE ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1' DIAMETER OR OVER SHALL BE HAND CUT AND IMMEDIATELY COVERED WITH SOIL.
 7. PLANT MATERIAL: ALL PLANT MATERIALS SHALL MEET "FLORIDA NUMBER 1" REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. SHADE TREES TO BE A MINIMUM CALIPER OF THREE AND A HALF INCHES AND EIGHT FEET IN HEIGHT. ORNAMENTAL TREES SHALL BE A MINIMUM CALIPER OF ONE AND A HALF INCHES AND SIX FEET IN HEIGHT.
 8. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
 9. MULCHING: THREE INCHES OF MULCH SHALL COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE BARK "MINI NUGGETS" MULCH IN ALL AREAS EXCEPT STORMWATER FACILITIES, IN WHICH PINE STRAW SHALL BE USED. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES.
 10. IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS THAT ARE NOT WITHIN ALTERNATIVE NATIVE OR DROUGHT-TOLERANT PLANTING AREAS. IRRIGATION SHALL PROMOTE WATER CONSERVATION BY SUCH METHODS AS DRIP IRRIGATION AND/OR EFFICIENT SPRINKLER ZONING, AS WELL AS REDUCING THE AMOUNT OF IRRIGATION AS PLANTS BECOME ESTABLISHED.
 11. RESPONSIBILITY: OWNER IS RESPONSIBLE FOR THE SURVIVAL OF PLANTINGS IN A THRIVING CONDITION. ANY DEAD, UNHEALTHY, OR ABUSIVELY PRUNED OR TOPPED PLANTS SHALL BE REPLACED WITHIN 90-DAYS WITH MATERIAL MEETING THE SIZE AND QUALITY AS COMPLIANT WITH CITY REQUIREMENTS.



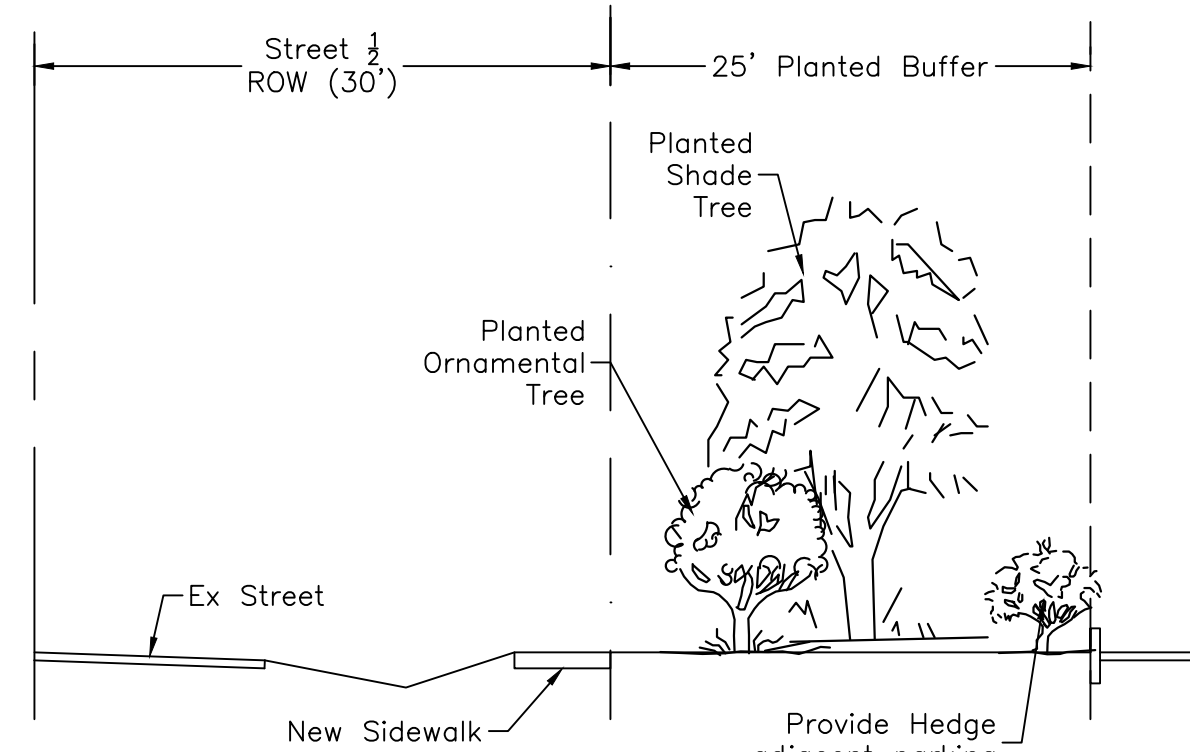
Shrub Planting Detail



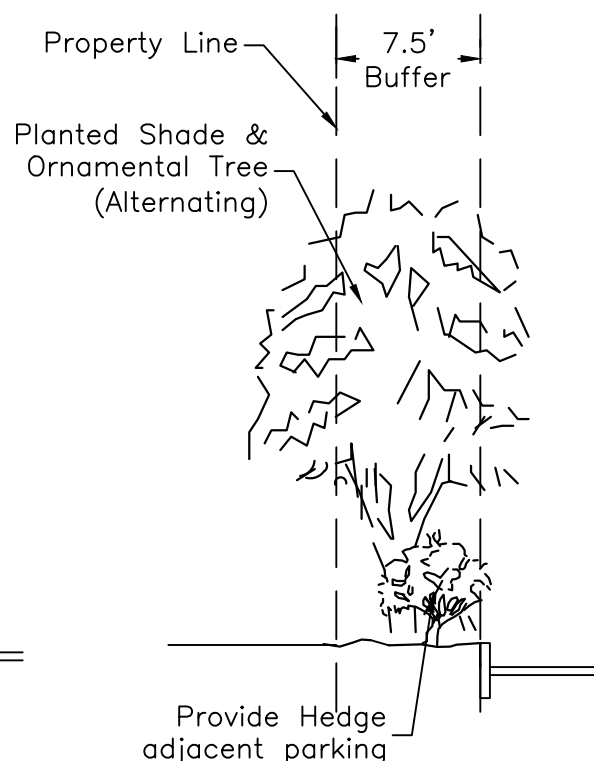
Tree Planting Detail



25' Natural Vegetative Buffer Section A

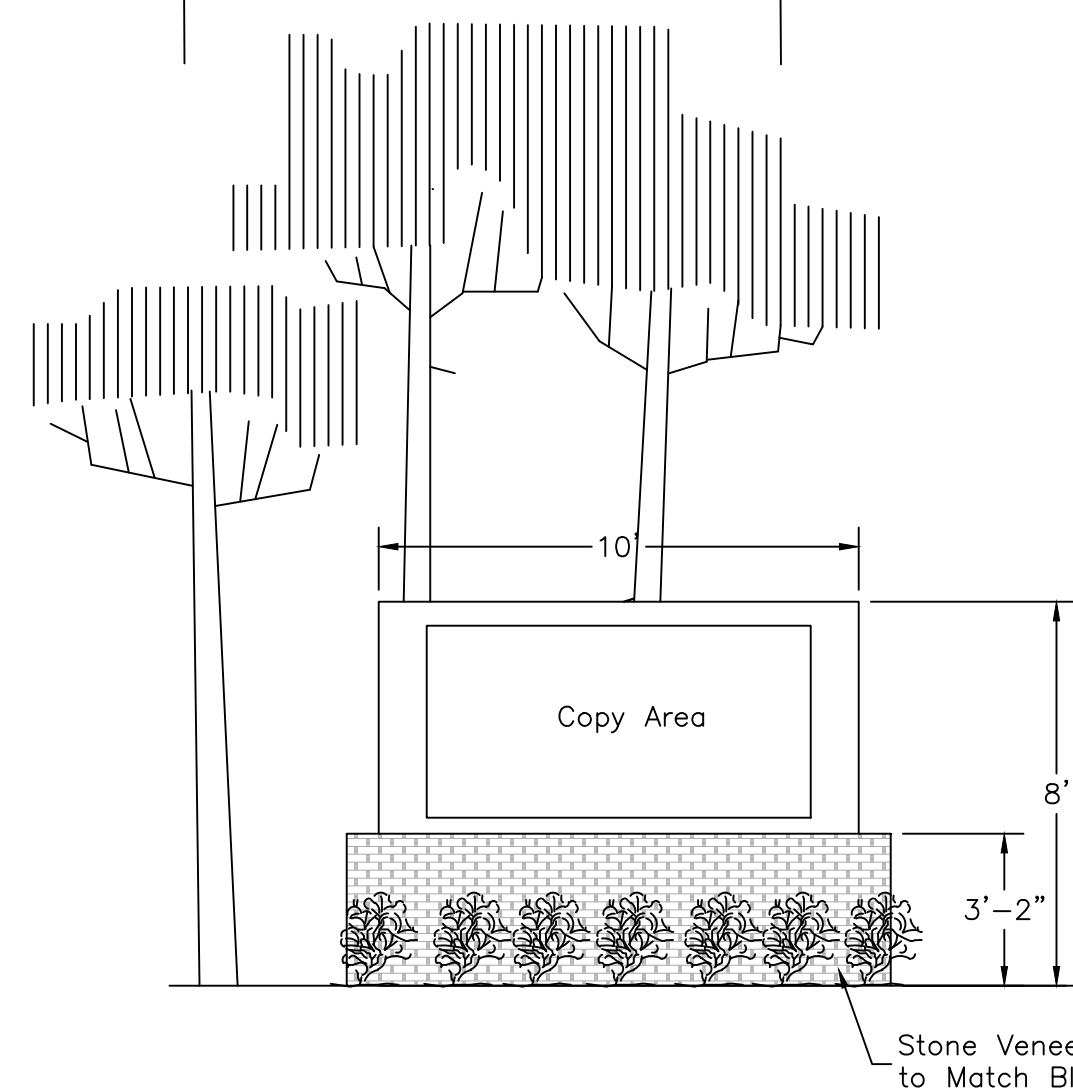
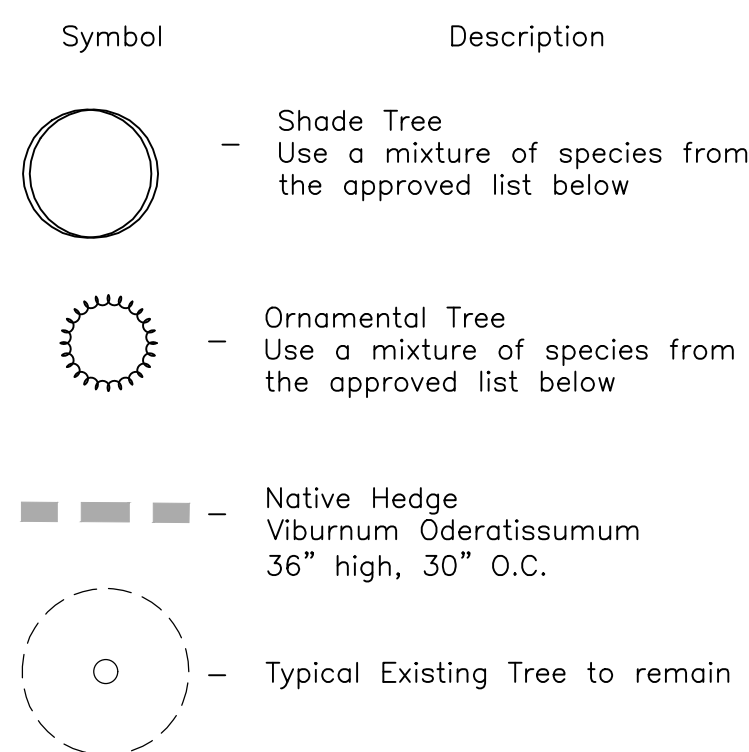


Type 1 Planted Buffer Section B



Type 2 Planted Buffer Section C

Landscape Legend



Conceptual Sign Plan Scale: 1/4"=1'

All signage shall meet the requirements of Ocala Code Section 110-155 (b)

Allowable Ornamental Trees		Allowable Shade Trees	
Common Name	Botanical Name	Common Name	Botanical Name
Bradford Pear	Pyrus calleryana	Bald Cypress	Taxodium distichum
Orange Myrtle	Lagerstroemia indica	Bm. Drake	Ulmus parvifolia
Bm. Drake	Ulmus parvifolia	Bm. Florida	Ulmus americana floridana
Bm. Florida	Ulmus americana floridana	Bm. Winged	Ulmus alata
Flowering Dogwood	Cornus florida	Hickory	Carya
Fringetree	Chionanthus virginicus	Loblolly Bay	Gordonia lasianthus
Holly, American	Ilex opaca	Magnolia, Southern	Magnolia grandiflora
Holly, Dahoon	Ilex cassine	Magnolia, Sweetbay	Magnolia virginiana
Holly, East Palatka	Ilex x attenuata "E. Palat."	Maple, Florida	Acer barbatum (floridanum)
Holly, Savannah	Ilex x attenuata varieties	Maple, Red	Acer rubrum
Holly, Yaupon	Ilex vomitoria	Maple, Silver	Acer saccharinum
Ligustrum Tree	Ligustrum japonicum tree-type	Oak, Live	Quercus virginiana
Magnolia, Southern	Magnolia grandiflora	Oak, Laurel	Quercus laurifolia
Magnolia, Sweetbay	Magnolia virginiana	Oak, Shumard	Quercus shumardi
Maple, Japanese	Acer palmatum	Oak, Southern Red	Quercus falcate
Palm, Date	Phoenix spp.	Oak, White	Quercus alba
Palm, Frndo	Butia capitata	Oak, Willow	Quercus phellos
Palm, Sabal	Sabal palmetto	Pecan	Carya illinoensis
Palm, Washingtonian	Washingtonian filifera	River Birch	Betula nigra
		Sweetgum	Liquidambar styraciflua
		Tulip Tree	Liriodendron tulipifera

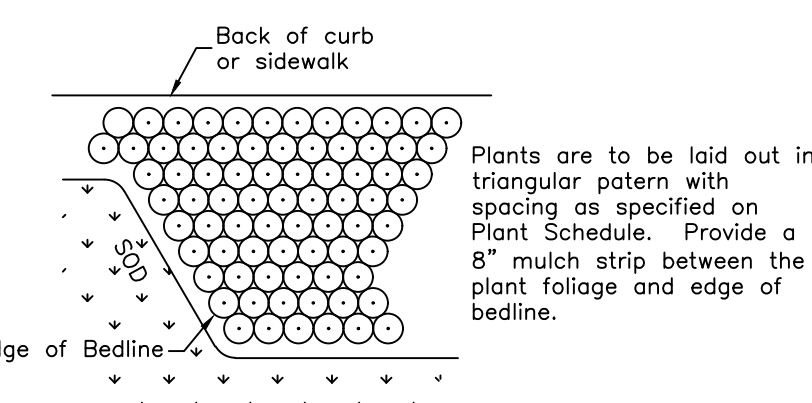
Open Space Calculations		
Site Area	25% Minimum	1.06 Ac
Required Open Space	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Minimum Tree Coverage Requirements	
Site Area	185,464 sf
Required Shade Trees (1/5000 sf)	37 Trees

Preservation of Existing Trees	
Required Tree Preservation (4 / Ac)	17 Trees
Estimated # of Preserved Trees	110 Trees

Perimeter Buffer Types

Type	Width	Specification
NVB	25'	Retain existing native vegetation. Plant new ornamental trees as required to ensure no gap in vegetation larger than 25'. Provide 36" high native hedge adjacent to any parking areas.
Type 1	25'	Plant one new canopy tree and two new ornamental trees every 50'. Install 33 shrubs every 100'. Shrubs to be 18" minimum height.
Type 2	7.5'	Plant one new canopy tree and one new ornamental trees every 50'. Provide 36" high native hedge adjacent to any parking areas.



Shrub/Groundcover Spacing Detail

Revisions	#	Date	Description

UNROE ENGINEERING, INC
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 690942, Orlando, FL 32869-0942
 Business Authorization Number: EB 0006579
 ph (407) 299-0650

CONCEPTUAL LANDSCAPE & SIGN PLAN
New Ocala MOB LLC Project
 325 SE 24th Street, Ocala, Florida 34471

DP	Drawn
DP	Checked
1"=40'	Scale
6/10/26	Date
FSC-PD-3	File
Dwg. No.	PD-3
3	of 9



WEST WALL AT POND



SOUTH VIEW 2



PET-CT WALL LEFT OF ENTRY



SOUTH VIEW 1



ENTRY VIEW

[illegible]

Seal / Signature

Project Name

FCS Ocala

Project Number
2025.009

Drawn by	Checked by
1	Checker

Description

RENDERINGS

Robert S. Heilman AR0014620 Sheet Number

A4

PD26-0002 case

From saccadooley@icloud.com <saccadooley@icloud.com>

Date Tue 7/28/2026 8:50 PM

To Zoning <zoning@ocalafl.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Lela Dooley, and I live at **810 se 26th st.** .

I am writing to urgently ask you to deny case **PD26-0002** for the property at 325 SE 24th Street. This proposed medical facility is completely unnecessary, and it represents a dangerous, existential threat to our neighborhood.

Our area is already heavily saturated with medical infrastructure. We have two major hospitals located less than two miles from this exact development site, and both of them are currently expanding their footprints. We also have multiple doctor's offices just blocks away off Lake Avenue and Pine Street. The medical needs of Ocala are already fully met by these massive, ongoing expansions. There is absolutely no public necessity to push more medical complexes directly into a residential neighborhood.

Our community is already sandwiched between these expanding medical zones, three separate schools and nursing facilities operating in the same area. We are at a breaking point. I am genuinely terrified that if you approve this rezoning, it will trigger a domino effect. The hospitals and doctors will keep expanding right into our neighborhood until there is nothing left of our community but a paved-over medical district.

If you approve this change, you are creating a permanent, daily nuisance for the families who live here:

- **Total Traffic Gridlock:** Between expanding medical traffic, three active schools, buses, and drop-off lines, SE 24th Street is already a dangerous bottleneck. Adding another facility will completely paralyze our local roads and endanger neighborhood children.
- **Constant Disruptions:** We will face a relentless influx of delivery trucks, medical transport, and heavy commercial noise starting early in the morning, destroying the quiet enjoyment of our homes.
- **Loss of Privacy and Light Pollution:** We do not want massive commercial structures looming over our private backyards or blinding parking lot security lights shining into our bedroom windows all night long.

Our neighborhood has already done its part to accommodate Ocala's medical growth. We have coexisted with the schools and the clinics, but a line must be drawn here. Residential neighborhoods are the backbone of this city, and they deserve protection from commercial encroachment.

Please protect our homes, preserve what is left of our neighborhood, and vote **NO** on case PD26-0002. Thank you."

> -----Original Message-----
> From: William Koppenhafer <wkopp63@icloud.com>
> Sent: Monday, August 3, 2026 5:39 PM
> To: Zoning <zoning@ocalafl.gov>
> Subject: Case PD26-0002 325 SE 24th St
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> I am concerned that this is going to bring extra traffic in our area to a road that is already filled vehicles that go substantially higher than the speed limit coming off of the hill.
>
> There has already be an increase in coyotes in the area due to them, starting to clear it from another project.
>
> I fear my property value will be lowered without property taxes changing.
>
> What is the water runoff and impact of weather due to this development?
>
> Thank you for your attention,
>
> William Koppenhafer, resident of this neighborhood.
>
> Sent from my iPhone



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1880

Agenda Item #: b.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

FORMAL TITLE:

Resolution 2026-XX for a Planned Development (PD) Plan and Standards Book (New Ocala MOB LLC PD) for property located at 325 SE 24th Street (Parcel 30576-000-00), approximately 4.26 acres (Case PD26-0002) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner/Property Owner: New Ocala MOB, LLC
- Agent: Fred N. Roberts Jr., Klein & Klein, PLLC

Key Points & Concurrent Applications:

This request for a Planned Development (PD) Plan and Standards Book in conjunction with a concurrent rezoning request (PD26-0002) has been submitted to allow the development of a one-phase, 21,000-square-foot medical office building on approximately 4.26 acres. The associated rezoning for the subject property requests to change the zoning from PUD-RO, Office Planned Unit Development, to PD, Planned Development. Approval of the PD Plan and Standards Book is contingent upon approval of the associated rezoning ordinance.

The purpose of the PD Plan is to establish the proposed site layout, including building placement, access, parking, stormwater facilities, landscaping, buffering, open space, and signage. The PD Standards Book establishes the development standards that will govern the site.

PD Plan and Standards Book Details (New Ocala MOB, LLC PD, dated August 6, 2026):

The PD Plan and Standards Book establishes a one-phase development consisting of:

- One 21,000-square-foot medical office building that includes medical and ancillary services, such as counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related uses.

- Primary access is provided by an existing joint driveway on SE 3rd Avenue, with secondary access from SE 24th Street. The PD Plan includes internal drive aisles, parking, and a covered patient drop-off area
- The PD Plan establishes the location of the proposed building, parking areas, stormwater management facilities, landscaping, buffering, open space, and signage. The PD Standards Book also includes one requested variation to allow off-street parking within 7.5 feet of property zoned RO in lieu of the required 10-foot setback.

FINDINGS AND CONCLUSIONS:

- The proposed development provides approximately 40.81% open space, exceeding the minimum requirement of 25%, and provides approximately 17.85% usable open space, exceeding the required 10%.
- The proposed PD includes a 21,000-square-foot medical office building with a floor area ratio (FAR) of approximately 0.11, which is consistent with the maximum commercial FAR of 0.75 allowed within the Low Intensity Future Land Use designation.
- The requested parking setback variation provides flexibility in the site layout while maintaining adequate buffering between the proposed parking area and adjacent properties.
- The proposed PD rezoning is consistent with existing land use, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning request.
- The proposed development will be subject to site plan review to ensure compliance with the approved PD Plan and the Code of Ordinances.

Staff recommends approval with the following conditions:

1. Connection to City public facilities will be required prior to further development of the property.
2. All internal drive aisles within the development shall be privately owned and maintained.
3. A sidewalk along both SE 3rd Avenue and SE 24th Street shall be provided with development of the property.
4. Natural vegetative buffers as shown on the PD Plan must be maintained and vegetative infill, as necessary, shall be provided to adequately screen adjacent residential uses.
5. Signage along SE 24th Street shall be limited to external illumination only for a freestanding ground mounted sign and applicable wall signs. Digital or internal illumination shall only be allowed on SE 3rd Avenue pursuant to the PD Standards Book. All external illumination of signage shall not create glare or off-site impacts greater than one-foot candle beyond the property line.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW:

The Resolution is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map
- PD Plan
- PD Standards Book

RESOLUTION 2026-XX

A RESOLUTION APPROVING A PD PLAN AND STANDARDS BOOK (NEW OCALA MOB LLC PD) FOR PROPERTY LOCATED AT 325 SE 24TH STREET (PARCEL 30576-000-00), APPROXIMATELY 4.26 ACRES (CASE PD26-0002)

Whereas, New Ocala MOB LLC PD submits a PD plan (Case PD26-0002) for property located at 325 SE 24th Street (Parcel 30576-000-00), approximately 4.26 acres to allow for the development of a 21,000 square foot medical office building; and

Whereas, the proposed PD Plan and Standards Book for New Ocala MOB, LLC PD is consistent with the requirements for Chapter 122, Division 30, Planned Development of the city's Land Development Regulations; and

Whereas, associated zoning Ordinance _____ amends the zoning map of the City of Ocala changing parcel 30576-000-00 from PUD-RO, Office Planned Unit Development, to PD, Planned Development; and

Whereas, on _____, 2026, the Planning and Zoning Commission recommended approval of the applicant's request by a _____ vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

1. The City of Ocala does hereby approve the New Ocala MOB LLC PD submits a PD plan (Exhibit "A")

and PD standards book (Exhibit "B").

2. The effective date for this resolution will be _____, 2026.
3. The approved PD plan and associated PD standards book shall apply to the following described land located in Ocala, Marion County, Florida, to wit:

LOT 39 OF GILLIAM'S SUBDIVISION OF NORTH HALF OF EAST HALF OF THE SANCHEZ GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 22, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT THE NORTH 231 FEET OF SAID LOT 39 AND LESS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 24TH STREET, (BEING A 60.00 FOOT RIGHT OF WAY), WITH THE EAST RIGHT OF WAY LINE OF SOUTHEAST 3RD AVENUE, (BEING A 66.00 FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 10' 49" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 131.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 10' 49" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 100.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 231.00 FEET OF SAID BLOCK "39"; THENCE SOUTH 89 DEGREES 58' 21" EAST, ALONG SAID SOUTH BOUNDARY, 220.00 FEET; THENCE SOUTH 34 DEGREES 52' 47" WEST A DISTANCE OF 121.86 FEET; THENCE NORTH 89 DEGREES 58' 21" WEST, PARALLEL WITH SAID SOUTH BOUNDARY, 150.00 FEET TO THE POINT OF BEGINNING.

4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

This resolution adopted this _____ day of _____, 2026.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney



Rezoning Staff Report

Case No. PD26-0002

Planning & Zoning Commission: August 10, 2026

City Council (1st Reading): September 15, 2026

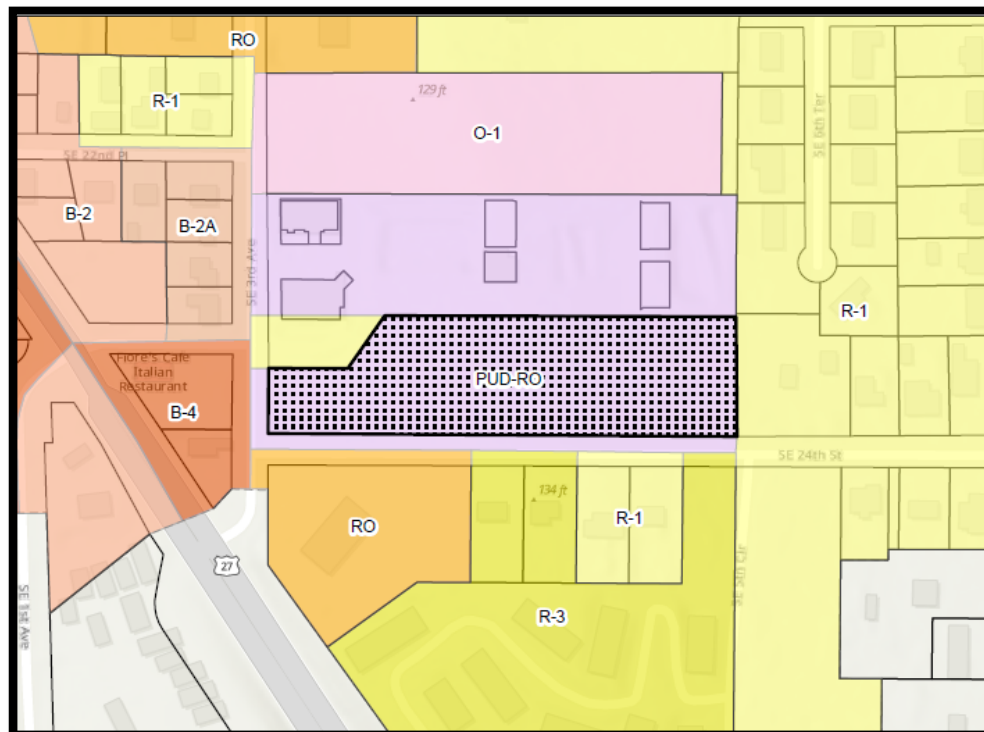
City Council (Adoption): October 6, 2026

Applicant/ Property Owner: New Ocala MOB, LLC
Agent: Fred N. Roberts, Jr., Klein & Klein, PLLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone from PUD-RO, Office Planned Unit Development, to PD, Planned Development, with associated PD Plan and Standards Book

Parcel Information

Acres: ±4.26 acres
Parcel(s)#: 30576-000-00
Location: 325 SE 24th Street
Existing use: Undeveloped (former Single-Family Residence)
Future Land Use Designation: Low Intensity
Zoning Designation: PUD-RO, Office Planned Unit Development
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The applicant is requesting a rezoning for the subject property from PUD-RO, Office Planned Unit Development, to PD, Planned Development with an associated PD Plan and Standards Book, for a 21,000 square foot medical office development.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property, identified as Parcel 30576-000-00, consists of approximately 4.26 acres and is located northeast of the intersection at SE 3rd Avenue and SE 24th Street. The property was annexed into the City on June 13, 1949, and is described as a portion of Lot 39 of the Gilliam's Subdivision of NE Portion of the Sanchez Grant, Plat Book A, Page 22.

The property was originally developed with a single-family residence, which was demolished between 2006 and 2007. The property has remained vacant since that time.

The property was originally zoned R-1, Single-Family Residential, with a future land use category of Low Density Residential (LDR).

The property has been the subject of five public hearing requests. The following summarizes the land use amendments and rezoning requests associated with the subject property.

- In April 2004, an application to rezone (ZON04-0007) the subject property from R-1, Single-Family Residential, to RO, Residential Office, and to change the future land use change (LUC04-0001) from Low Density Residential to Professional Services. The request was denied by the Planning & Zoning Commission and later withdrawn by the applicant.
- In May 2004, Thomas Rhodes, partnering with Aslan Partners, LLC, made an application for a Public Hearing request to utilize residentially zoned property (a portion of the subject property) for driveway access to land which is not residentially zoned (PH04-0001). The request was approved with conditions. Approval was subject to a Cross-Access Agreement which required the applicant to provide access through a shared driveway, serving both the Aslan Park and Alston properties and eliminating the need for any additional access points along SE 3rd Avenue.
- In August 2004, the property owner, Margaret Alston, made a new application to change the future land use designation from Low Density Residential to Medium Density Residential, increasing the density to a maximum of 12 dwelling units per acre (LUC04-0019). The request was approved by City Council in February 2005.
- In May 2005 the property owner, Margaret Alston, made an request to rezone the subject property from R-1, Single-Family Residential, to PUD-RO, Office Planned Unit Development, associated with a conceptual plan proposing four, 5,000 square foot professional offices (PUD05-0003). The request was approved by City Council in June 2005.
- In March 2005 –ECO Stonecrest, LLC, made a request to amend the approved Conceptual PUD by changing the use from professional offices to medical offices, reducing the size and number of buildings, and modifying parking. The request was approved by City Council March 2006.

In 2013, the Comprehensive Plan was consolidated. The future land use designation was changed from Medium Density Residential to Low Intensity. Although the property retained its previously approved PUD-RO zoning, the approved development was never finalized or constructed.

The current property owner and applicant purchased the property in November 2025.

The current zoning designation and Future Land Use of the property are:

- **Zoning: PUD-RO, Planned Unit Development**, The PUD zoning designation was intended to encourage and promote more flexibility of design in the development of permitted uses than is allowed under the conventional zoning designation. The designation promotes more economical and efficient use of land, a higher level of amenities, preservation of natural features, and protection of adjacent and nearby development and land.
- **Future Land Use: Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 and maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-RO, Office Planned Unit Development	Aslan Park PUD
East	Neighborhood	R-1, Single Family Residential	Single Family Dwellings
South	Low Intensity	R-1, Single Family Residential RO, Residential Office R-3, Multi- Family Residential	Single- Family Dwellings The Non-profit Resource Center of the Community Foundation for Ocala/ Marion County Multi-Family Residential
West	Low Intensity	B-4, General Business R-1, Single Family Residential	Used Automobile Sales - Auto Mall Fiores's Italian Restaurant Joint Access Driveway

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-RO to PD, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Regulations, and the established neighborhood development pattern.

Proposed PD Plan and Standards:

The PD Plan and Standards book consists of a one-phase development on approximately 4.26 acres for a 21,000-square-foot medical office building. The proposed use includes a variety of medical and ancillary services, including counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related functions.

The PD Plan provides two points of access. The primary access is proposed from the existing shared driveway along SE 3rd Avenue, subject to the existing cross access agreement, and the secondary access is provided from SE 24th Street. The building is located on the western portion of the property and includes a covered one-way patient drop-off area.

The proposed building incorporates a contemporary commercial architectural design featuring a prominent stone veneer entrance, storefront-style glazing, modern aluminum awnings, neutral exterior finishes and is limited to a maximum height of 25 feet.

The PD plan proposes 128 parking spaces, including five ADA spaces, with pedestrian crosswalks throughout the parking lot and five-foot wide sidewalks along the southern and western property boundaries, as well as along the front of the building. Two stormwater retention ponds are proposed on the eastern and western portions of the property. Landscaping includes the preservation of existing natural vegetation and the installation of 25-foot landscape buffers where existing vegetation cannot be retained. The plan also proposes two monument signs, one at each entrance, and approximately 40 percent open space, with approximately 17.85 percent provided as usable open space.

Neighborhood Meeting:

A neighborhood meeting was held on January 21, 2026, at the Comfort Inn Ocala Silver Springs Conference Room. During the meeting, the applicant and agent presented the proposed development. Five nearby residents attended and asked questions regarding the project timeline, proposed buffers, traffic impacts, the height of the proposed building, and the location of the proposed access points. There were no city staff in attendance.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.3: Low-Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.*

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR. Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed Planned Development is consistent with Future Land Use Element Policy 6.3 for Low Intensity. The PD Plan proposes a 21,000-square-foot medical office building. Office uses are permitted within the Low Intensity Future Land Use category. The proposed development is located on approximately 4.26 acres, resulting in a floor area ratio (FAR) of approximately 0.11, which is below the maximum permitted FAR of 0.75.

The proposed site layout also meets the intent of the Low Intensity land use by supporting an automobile-oriented development pattern while maintaining consistency with surrounding properties. The surrounding area consists of single-family residential to the east and a mix of single-family residential and light commercial uses to the south, west, and north. This development pattern is connected by a series of local roadways and a collector road with sporadic sidewalks that do not provide a cohesive or connected pedestrian mobility network. Therefore, the predominant means of travel is by way of vehicular travel.

As encouraged by Policy 6.3, parking is located to the side of the building rather than being located predominately along the street frontage or in front of the building, creating a more appropriate streetscape while maintaining compatibility with nearby development. The site has frontage on two public streets with the building placement, a 25-foot natural buffer along SE 24th Street, 48-inch-high retaining wall along the eastern property line, and 36-inch native hedge with landscape buffer along the northern property line helping to screen and internalize the parking area.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-941(b): *A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

Staff Comment: The proposed Planned Development rezoning is consistent with Section 122-941(b)(1) of the Code of Ordinances. The subject property consists of approximately 4.26 acres,

exceeding the one-acre minimum site requirement. The requirement to include at least two land uses does not apply. Therefore, the proposed single medical office use satisfies this standard as well. Additionally, the property has frontage on two public roadways, including approximately 885.43 feet along SE 24th Street and approximately 130.80 feet along SE 3rd Avenue, exceeding the minimum requirement of 100 feet of frontage on a public roadway. SE 24th Street is a local road with some light commercial at the intersection of SE 3rd Avenue and SE 24th Street which transitions to a single-family residential development pattern mid-way in the block directly south of the proposed development. To minimize impacts of potential glare and off-site lighting, signage should be limited to external illumination only of freestanding ground mounted and wall signs.

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1 B-1A, B-2, B-2A, B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, PD , FBC
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Staff Comment:

The PD zoning district is a permitted zoning district within the Low Intensity Future Land Use category. The proposed PD Plan and Standards Book includes a medical office use, which is permitted in the RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-3C, B-4, B-5, and SC zoning districts. These zoning districts are all permitted within the Low Intensity Future Land Use designation. Therefore, the proposed PD rezoning is consistent with the Future Land Use Map.

3. *Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:*

- (1) *Access. Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.*

Staff Comment: The PD Plan shows that the subject property will be accessed by two existing public roadways. Primary access is provided by an existing joint driveway from SE 3rd Avenue, subject to an existing access agreement. Secondary access is provided from SE 24th Street. Internal drive aisles provide circulation throughout the site, including access to the proposed medical office building, parking areas, and covered drop-off area.

- (2) *Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.*

Staff Comment: The PD Plan depicts a combination of vegetative buffers, Type 1 – 7.5-foot Planted Buffer, Type 2 – 25-foot Planted Buffer, and 25-foot Natural Vegetative Buffer. The landscape buffers around the perimeter of the site are to provide separation from adjacent, less intensive uses. A 25-foot-wide natural vegetation buffer is provided along approximately 408 feet of the southeastern property line. Along the southwestern property line, the plan provides a 25-foot-wide, 275-foot-long Type 2 landscape buffer, followed by a 25-foot-wide

natural vegetation buffer that continues approximately 170 feet along the southwestern property line and 130 feet along the western property line. These buffers separate the proposed development from the Auto Mall, Fiore's Italian Restaurant, the Non-Profit Resource Center of the Community Foundation for Ocala/Marion County, and nearby single-family homes. A 25-foot-wide, 230-foot-long natural vegetation buffer is also provided along the eastern property line to buffer the adjacent single-family residence. Along the northern property line, a Type 1 landscape buffer is provided to screen the proposed parking area from Aslan Park. The PD Standards require all buffers to meet or exceed the minimum requirements of Section 122-260 of the Code of Ordinances.

- (3) *Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.*

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

- (4) *Open space. Open space requirements for a PD are as follows:*

- a. *Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.*

Staff Comment: The PD Plan indicates that approximately 40.81% of the development (or 1.74 acres) will be preserved as open space, exceeding the minimum required 25% (or 1.06 acres). Additionally, approximately 17.85% (or 0.19 acres) of the site is proposed as usable open space, exceeding the minimum required usable open space of 10% (or 0.11 acres). The proposed open space consists of natural vegetative buffers and landscaped areas that provide separation from adjacent properties and contribute to the overall character of the development.

- b. *Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.*

Staff Comment: Open space is provided in accordance with Section 122-941(c)(4)(b). The PD Plan provides approximately 1.74 acres (40.81%) of open space and 0.19 acres (17.85%) of usable open space. The open space calculations do not include the proposed stormwater retention areas, parking areas, drive aisles, or street right-of-way, consistent with the requirements of this section. A portion of the open space along the rear of the property does contain a utility easement.

- c. *Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall*

not be counted as aggregate open space.

Staff Comment: The PD Plan depicts that the proposed open space is clustered into larger areas around the perimeter of the site. The open space consists of natural vegetation buffers and landscaped areas that contribute toward the overall and usable open space requirements.

- d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.*

Staff Comment: The proposed PD is a single-use medical office development that provides approximately 40.81% of the total gross acreage (or 1.74 acres) as open space, exceeding the minimum requirement of 25%. Additionally, approximately 17.85% (or 0.19 acres) of the required open space is provided in a usable form, exceeding the minimum requirement of 10%.

- (5) Unified control. The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.*

Staff Comment: The agent submitted a Commitment for Title Insurance indicating unified control.

- (6) Phasing. City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.*

Staff Comment: The PD Plan proposes a one phase development of a medical office.

- (7) Platting. All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.*

Staff Comment: No platting is proposed as part of this PD. Should the property be subdivided in the future, it will be required to comply with the requirements of Chapter 114 of the Land Development Code, no variations from code are requested.

- (8) Site plan review. Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.*

Staff Comment: The proposed development will be subject to site plan review in accordance with Chapter 122, Article IV, of the Code of Ordinances. A final site plan will be required prior to development and shall be consistent with the approved PD Plan and Standards Book.

- (9) Development. A development meeting the criteria for a shopping center shall comply with*

all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7), (8) and (9) and 122-918(a)(l).

Staff Comment: A shopping center is not a part of the proposed PD and therefore an amendment pursuant to Section 122-946 to the PD Plan and Standards Book would be required to accommodate the use.

(10) Access to utility systems and public services. A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development.

Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

1. Section 122-377– Parking requirements.

The PD Standards Book proposes allowing off-street parking within 7.5 feet of property zoned RO. Section 122-377 requires off-street parking to be located no less than 10 feet from any residentially zoned property.

Staff Comment:

The requested deviation provides flexibility in the site layout while maintaining appropriate separation and screening between the parking area and adjacent properties.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-RO, Planned Unit Development	Development of two professional offices totaling 10,715 square feet each.	100-feet	35-feet
Proposed	PD, Planned Development	Development of 21,000 square foot medical office building.	100-feet	25-feet

Staff Comment:

The proposed PD rezoning replaces the existing PUD-RO zoning with a single 21,000-square-foot medical office building. While the site layout has changed, the overall office use remains consistent with past approvals. The proposed PD maintains the 100-foot lot width and reduces the maximum building height from 35 feet to 25 feet.

Section 4 - Level of Service (LOS) Analysis

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

The purpose of this analysis is to evaluate the City's ability to provide public facilities and services to support the proposed single-phase, 21,000-square-foot medical office building. The project is located within the City's service area, and public water service is available. The nearest publicly accessible sanitary sewer force main is located along the south side of SE 24th Street. Utility

connections and any required extensions will be reviewed during the site plan review process. The following level of service (LOS) information is provided to evaluate the available capacity of public facilities identified in the Comprehensive Plan, Capital Improvements Element.

Transportation: The subject property has frontage along SE 24th Street and SE 3rd Avenue. SE 3rd Avenue is a collector road which connects US 441 to the south and SR 464 to the north. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. The Adopted LOS for this segment of SE 3rd Avenue is LOS E, which is operating sufficiently at an LOS C. There is approximately 7,932 AADT available before a failure of the road segment would occur. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Table 3: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2025 AADT	Existing LOS
SE 3rd Ave From: US 441 To: SR 464	2	45	Collector	E	11,232	3,300	C

Potable Water: The project is within the City's active service area, and City water service is available. Existing City water mains are located along SE 3rd Avenue and SE 24th Street, east and south of the subject property. Water service connections will be determined during the site plan or subdivision review and approval process.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

Sanitary Sewer: The project is located within the City's active service area. The nearest publicly accessible sanitary sewer force main is located along the south side of SE 24th Street, beginning at the intersection of SE 3rd Avenue and extending approximately 540 feet east. The extension of the City sanitary sewer service and the required connections will be reviewed during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd), currently 6.3 million gallons is consumed daily.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS):* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).

- *Available Capacity:* Capacity is available. The City's 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City and the City's current contract allows for unlimited tonnage of solid waste.

Schools: The proposed Planned Development does not include any residential uses. Therefore, approval of the proposed development is not expected to impact school capacity.

Other Public Facilities:

Electric: The subject property is within the Ocala Electric Utility service territory.

Internet: The subject property is not in an Ocala Fiber service area.

Stormwater: The subject property is not located within a FEMA Special Flood Hazard Area. The PD Plan includes two stormwater retention areas to manage runoff from the proposed development. Stormwater facilities will be designed to meet City requirements, and runoff will be retained on-site. The stormwater system must also be designed to provide flood protection for a 100-year, 24-hour storm event.

Fire Service: Ocala Fire Rescue Station #7 is located approximately 1.4 miles from the subject property, which is within the desired industry standard of 1.5 miles for fire service.

Section 5 - Staff Findings and Recommendation

- The proposed development provides approximately 40.81% open space, exceeding the minimum requirement of 25%, and provides approximately 17.85% usable open space, exceeding the required 10%.
- The proposed PD includes a 21,000-square-foot medical office building with a floor area ratio (FAR) of approximately 0.11, which is consistent with the maximum commercial FAR of 0.75 allowed within the Low Intensity Future Land Use designation.
- The requested parking setback variation provides flexibility in the site layout while maintaining adequate buffering between the proposed parking area and adjacent properties.
- The proposed PD rezoning is consistent with existing land use, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning request.
- The proposed development will be subject to site plan review to ensure compliance with the approved PD Plan and the Code of Ordinances.

Staff Recommendation: Approval with conditions of PD26-0002

Staff recommends approval with the following conditions for the PD Rezoning:

1. Development of the subject property is consistent with the PD Plan and Standards Book approved through Resolution 2026-____ or as amended.

Staff recommends approval with the following conditions for the PD Plan and Standards

Book:

1. Connection to City public facilities will be required prior to further development of the property.
2. All internal drive aisles within the development shall be privately owned and maintained.
3. A sidewalk along both SE 3rd Avenue and SE 24th Street shall be provided with development of the property.
4. Natural vegetative buffers as shown on the PD Plan must be provided or vegetative infill shall be necessary to provide adequate screening to adjacent residential uses.
5. Signage along SE 24th Street shall be limited to external illumination only of a freestanding ground mounted sign and applicable wall signs. Digital or internal illumination shall only be allowed on SE 3rd Avenue pursuant to the PD Standards Book. All external illumination of signage shall not create glare or off-site impacts greater than one-foot candle beyond the property line.

CASE MAP

Parcel:

30576-000-00

Property Size:

Approximately 4.27 Acres

Land Use Designation:

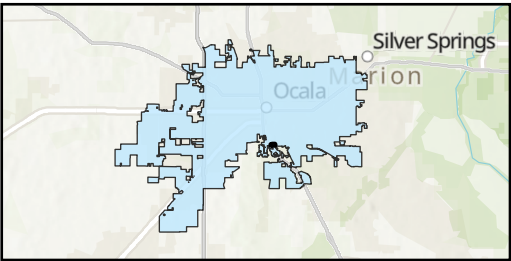
Low Intensity

Zoning:

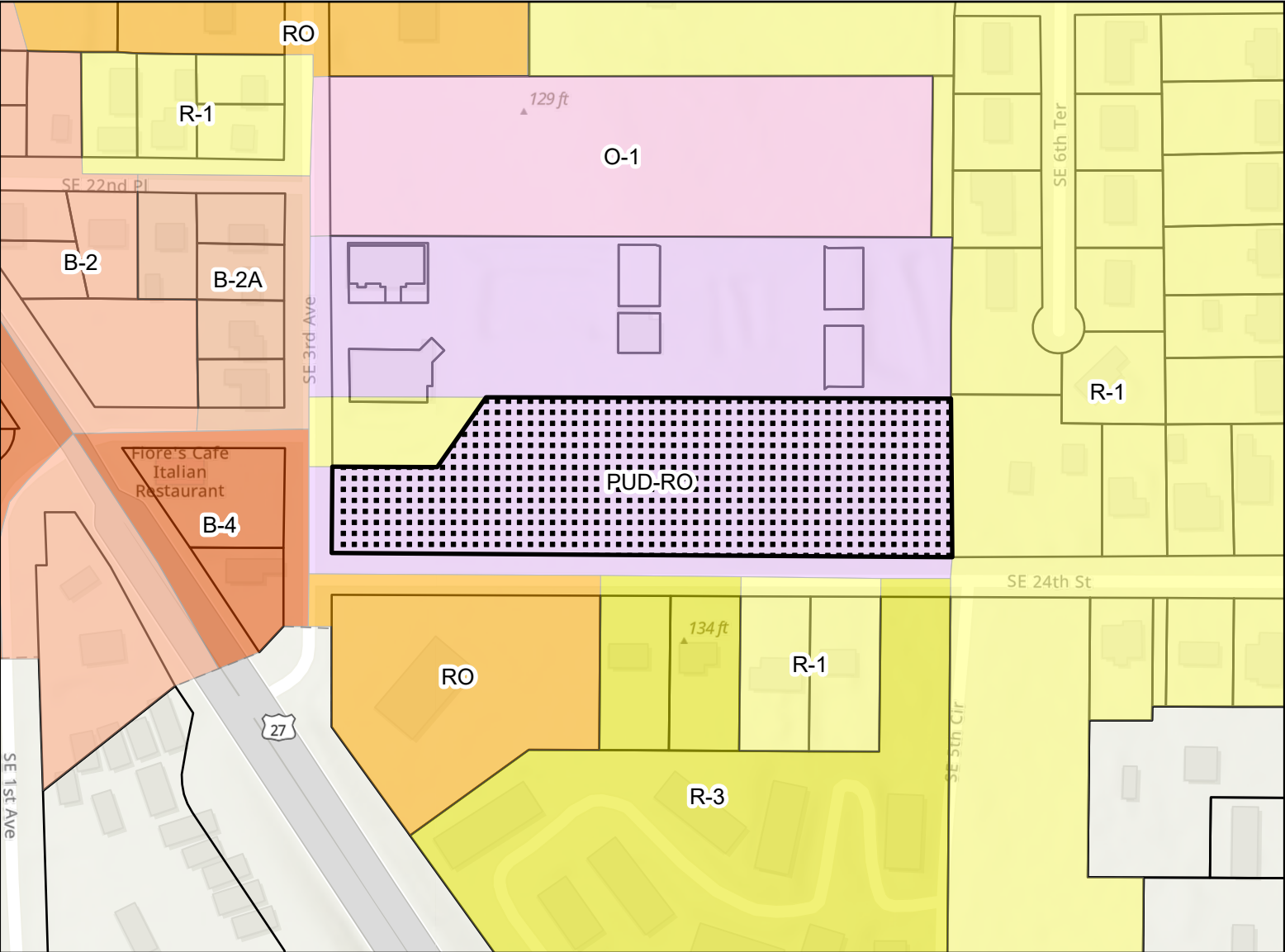
PUD-RO, Planned Unit Development Office

Proposal:

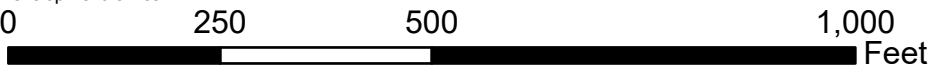
A request to rezone from PUD-RO to PD



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|--|-------------------------------|
| B-2:Community Business | R-1:Single Family Residential |
| B-2A:Limited Community Business | R-3:Multi-Family Residential |
| B-4:General Business | RO:Residential Office |
| O-1:Office | Parcels |
| PUD-RO:Planned Unit Development-Office | Subject Property |



AERIAL MAP

Parcel:

30576-000-00

Property Size:

Approximately 4.27 Acres

Land Use Designation:

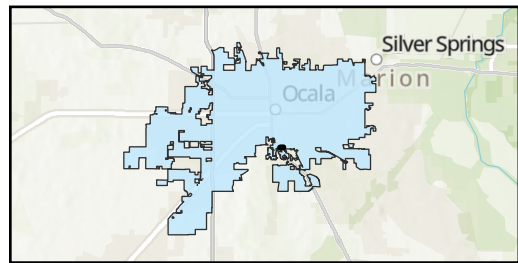
Low Intensity

Zoning:

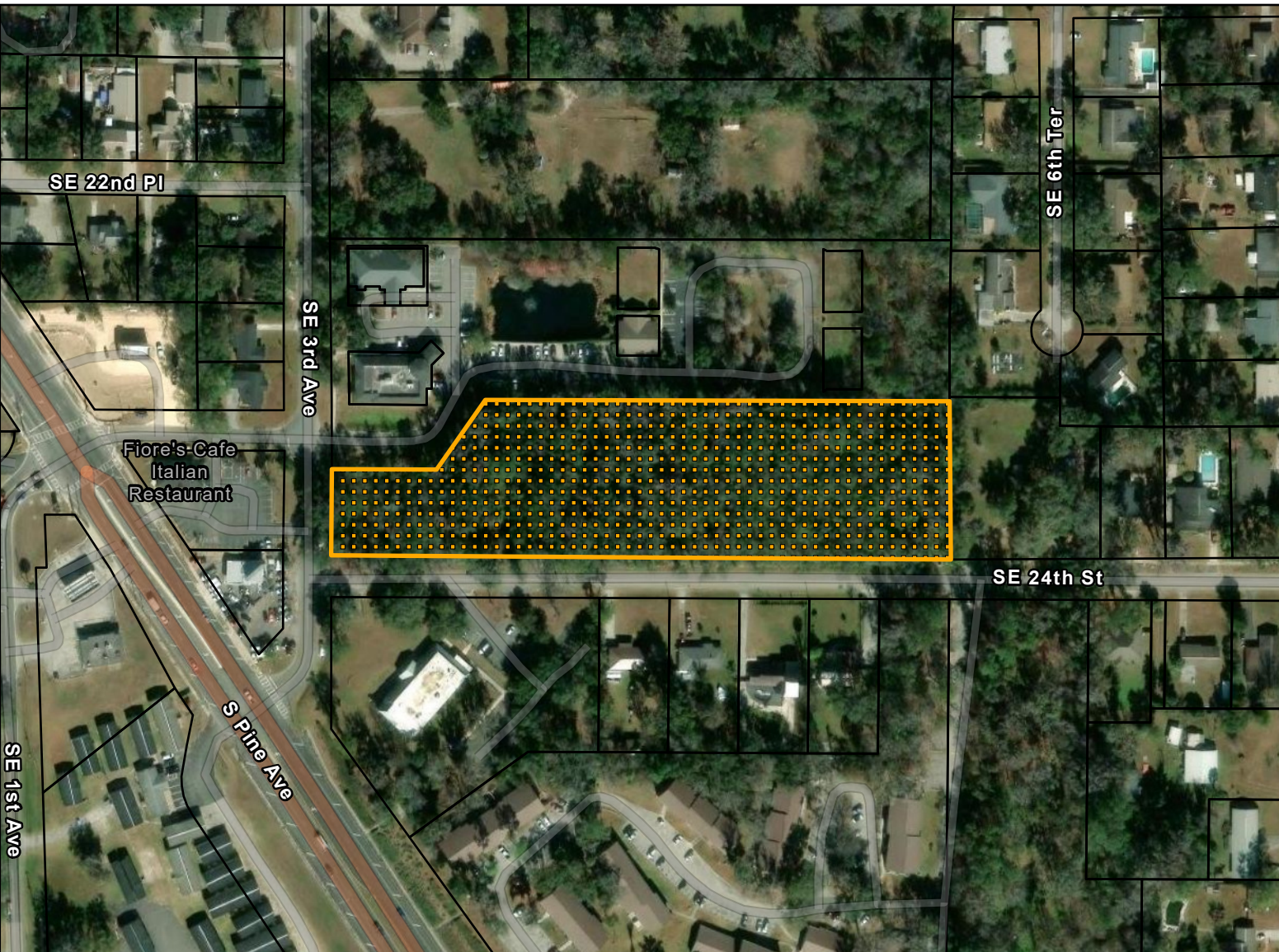
PUD-RO, Planned Unit Development Office

Proposal:

A request to rezone from PUD-RO to PD



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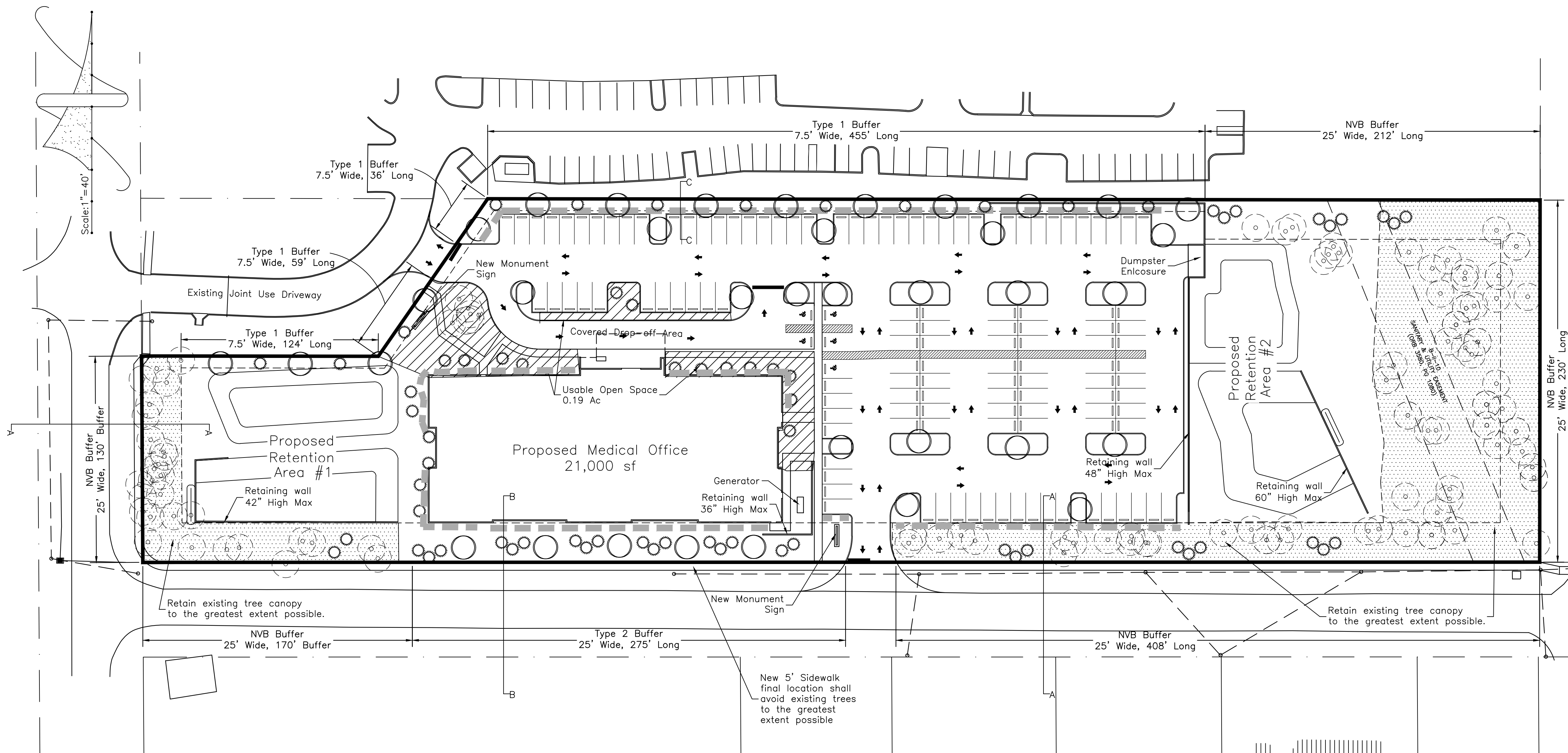


Subject Property

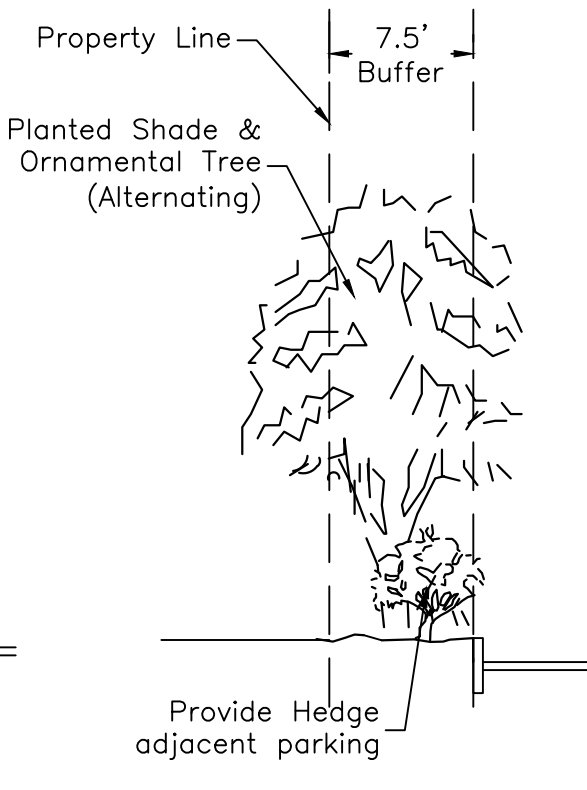
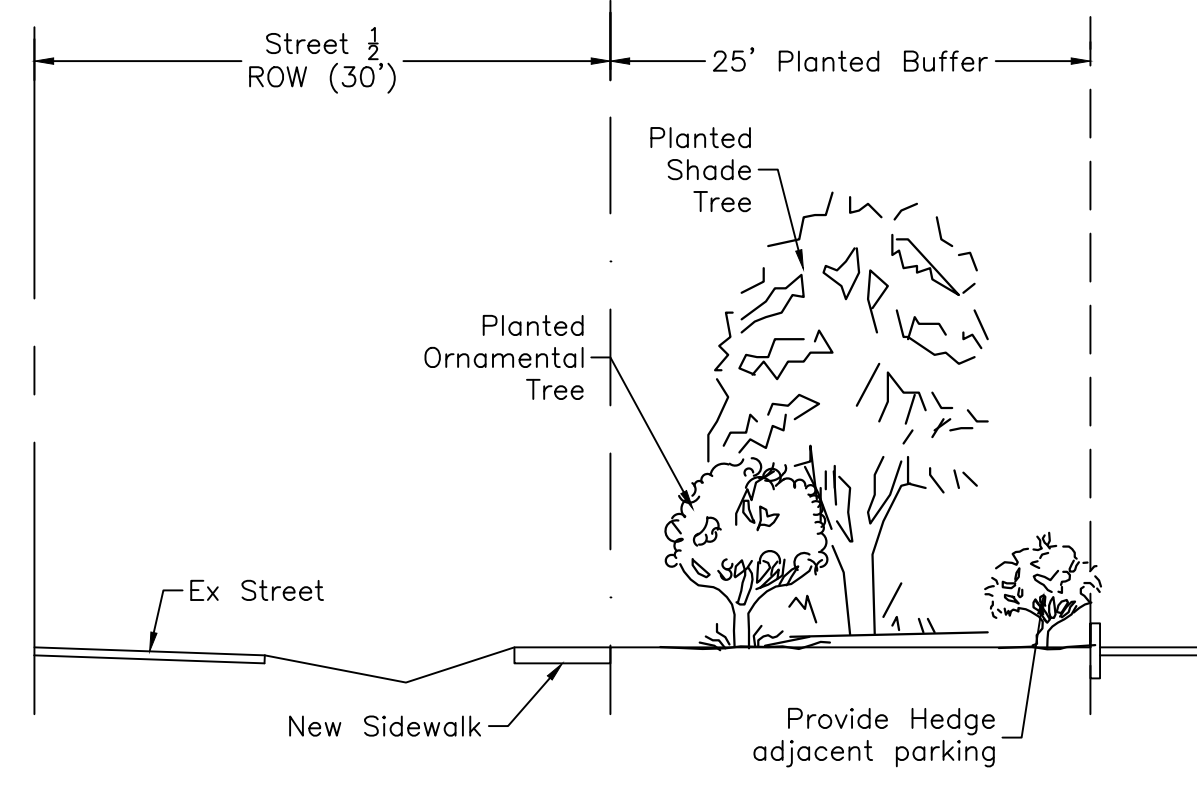
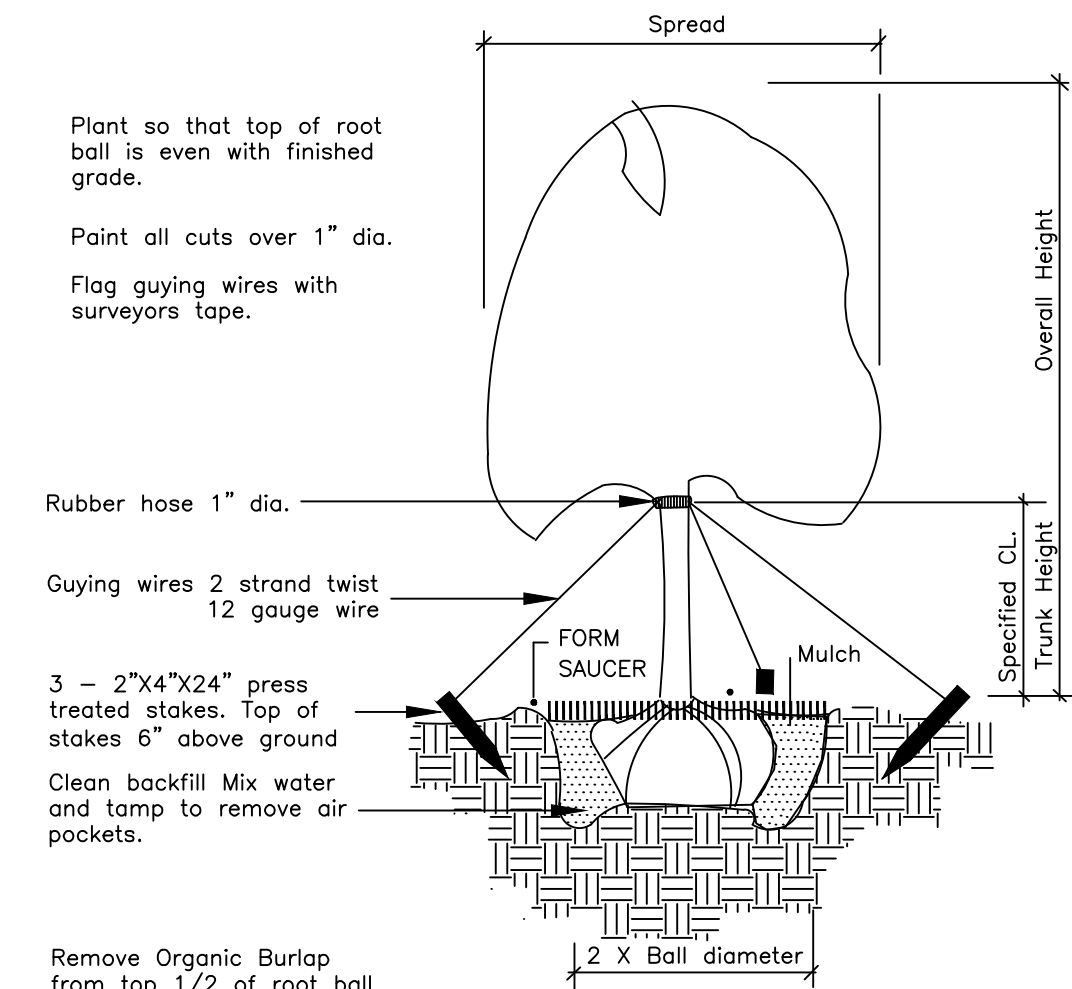
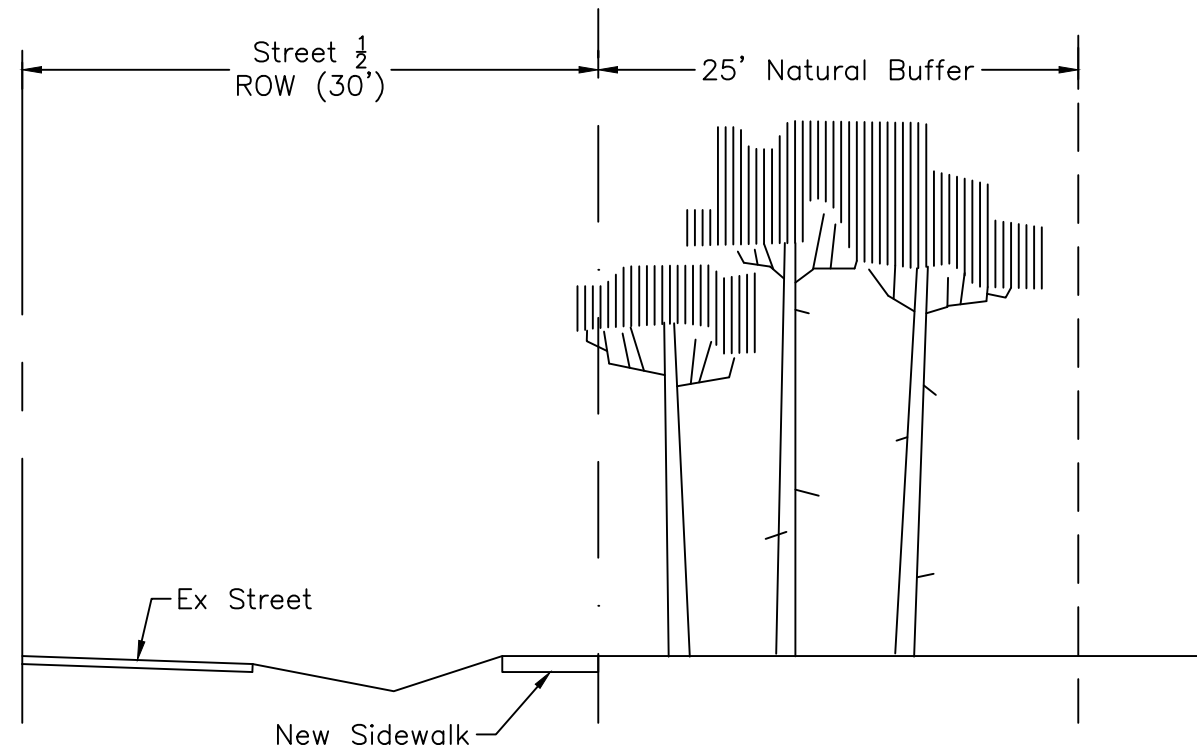
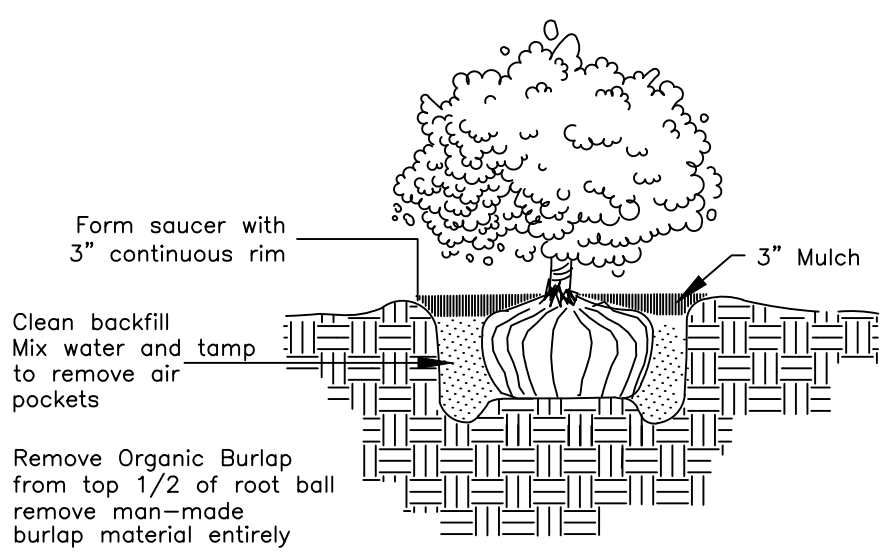
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EXHIBIT A

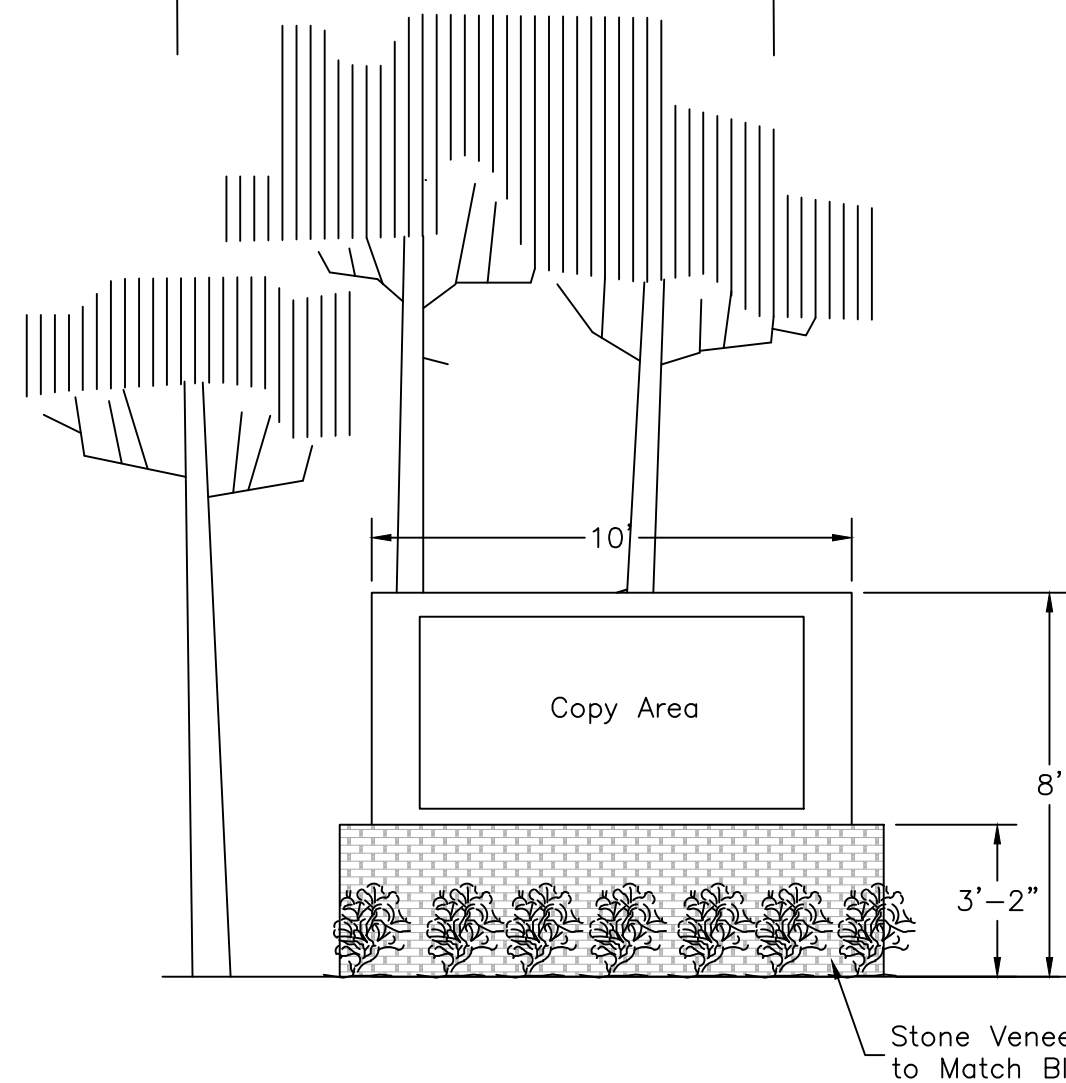


- LANDSCAPE NOTES**
1. LANDSCAPE DESIGN: THE LANDSCAPE CONCEPT SHOWN ON THIS PLAN IS TO DEMONSTRATE INTENT TO MEET CITY OF OCALA LAND DEVELOPMENT TREE PRESERVATION AND LANDSCAPING REQUIREMENTS. NOT ALL PLANTINGS ARE SHOWN. A COMPLETE LANDSCAPE PLAN WILL BE SUBMITTED DURING THIS PROJECT'S SITE DEVELOPMENT REVIEW PROCESS.
 2. EXISTING TREE PROTECTION: GRADING TO REMAIN OUTSIDE OF EXISTING TREE CANOPY LIMITS AS MUCH AS POSSIBLE. USE HAND TOOLS FOR THOSE AREAS THAT MAY REQUIRE MINOR GRADING UNDER EXISTING TREE CANOPIES. CONSTRUCT PROTECTIVE BARRIERS AROUND ALL TREES DESIGNATED TO REMAIN. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS. LOCATE BARRICADES AT THE DRIPLINES OF TREES TO REMAIN. BARRICADE TO BE 4 FT. IN HEIGHT AND STURDY ENOUGH TO ENDURE THROUGHOUT CONSTRUCTION. NO FILL, BUILDING OR CONSTRUCTION MATERIALS, PARKING OF VEHICLES OR EQUIPMENT, OR DEBRIS SHALL BE PLACED WITHIN TREE BARRICADE AREAS. PREVENT ENCROACHMENT OF SILTATION FROM SITE CONSTRUCTION ACTIVITIES WITHIN BARRICADE AREAS.
 3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL.
 4. FERTILIZER: ADHERE TO REQUIREMENTS WITHIN SEC. 111-137 "FLORIDA FRIENDLY FERTILIZER USE ON CITY LANDSCAPE".
 5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
 6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH"—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARK OF BRANCHES. MINIMIZE IMPACTS ON EXISTING TREE ROOTS. ROOTS OF TREES TO REMAIN THAT ARE ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1' DIAMETER OR OVER SHALL BE HAND CUT AND IMMEDIATELY COVERED WITH SOIL.
 7. PLANT MATERIAL: ALL PLANT MATERIALS SHALL MEET "FLORIDA NUMBER 1" REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. SHADE TREES TO BE A MINIMUM CALIPER OF THREE AND A HALF INCHES AND EIGHT FEET IN HEIGHT. ORNAMENTAL TREES SHALL BE A MINIMUM CALIPER OF ONE AND A HALF INCHES AND SIX FEET IN HEIGHT.
 8. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
 9. MULCHING: THREE INCHES OF MULCH SHALL COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE BARK "MINI NUGGETS" MULCH IN ALL AREAS EXCEPT STORMWATER FACILITIES, IN WHICH PINE STRAW SHALL BE USED. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES.
 10. IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS THAT ARE NOT WITHIN ALTERNATIVE NATIVE OR BROUGHT-TOLERANT PLANTING AREAS. IRRIGATION SHALL PROMOTE WATER CONSERVATION BY SUCH METHODS AS DRIP IRRIGATION AND/OR EFFICIENT SPRINKLER ZONING, AS WELL AS REDUCING THE AMOUNT OF IRRIGATION AS PLANTS BECOME ESTABLISHED.
 11. RESPONSIBILITY: OWNER IS RESPONSIBLE FOR THE SURVIVAL OF PLANTINGS IN A THRIVING CONDITION. ANY DEAD, UNHEALTHY, OR ABUSIVELY PRUNED OR TOPPED PLANTS SHALL BE REPLACED WITHIN 90-DAYS WITH MATERIAL MEETING THE SIZE AND QUALITY AS COMPLIANT WITH CITY REQUIREMENTS.



Landscape Legend

Symbol	Description
	Shade Tree Use a mixture of species from the approved list below
	Ornamental Tree Use a mixture of species from the approved list below
	Native Hedge Viburnum Oederisumum 36" high, 30" O.C.
	Typical Existing Tree to remain



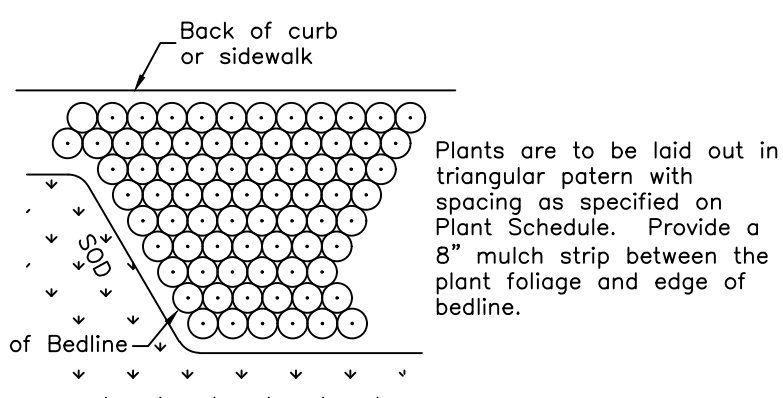
All signage shall meet the requirements of Ocala Code Section 110-155 (b)

Open Space Calculations		
Site Area	25% Minimum	1.06 Ac
Required Open Space	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Minimum Tree Coverage Requirements		
Site Area	185,464 sf	
Required Shade Trees (1/5000 sf)	37 Trees	
Preservation of Existing Trees		
Required Tree Preservation (4 / Ac)	17 Trees	
Estimated # of Preserved Trees	110 Trees	

Perimeter Buffer Types

Type	Width	Specification
NVB	25'	Retain existing native vegetation. Plant new ornamental trees as required to ensure no gap in vegetation larger than 25'. Provide 36" high native hedge adjacent to any parking areas.
Type 1	25'	Plant one new canopy tree and two new ornamental trees every 50'. Install 33 shrubs every 100'. Shrubs to be 18" minimum height.
Type 2	7.5'	Plant one new canopy tree and one new ornamental trees every 50'. Provide 36" high native hedge adjacent to any parking areas.



Revisions		Revisions	
#	Date	#	Date

UNROE ENGINEERING, INC

Civil Engineering/Planning/Scientific Evaluation

PO Box 690942, Orlando, FL 32869-0942

Business Authorization Number: EB 0006579

ph (407) 299-0650

CONCEPTUAL LANDSCAPE & SIGN PLAN

New Ocala MOB LLC Project

325 SE 24th Street, Ocala, Florida 34471

DP	Drawn
DP	Checked
1"=40'	Scale
6/10/26	Date
FSC-PD-3	File
Dwg. No.	
PD-3	
3 of 9	

EXHIBIT B

New Ocala MOB, LLC PD

Planned Development Standards Book

August 6, 2026

Prepared by:



Prepared for:

NEW OCALA MOB LLC
138 HARSTON CT
LAKE MARY FL 32746-6973
ATTN: AHMED AL-HAZZOURI

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Introduction:

The New Ocala MOB LLC Project is a Planned Development occupying approximately 4.26 acres of property in the City of Ocala, Florida and located at the northeast corner of S.E. 3rd Avenue and Southeast 24th Street. The property was rezoned to PUD-RO in 2006. Since the original development was not constructed, a new Planned Development plan has been developed for the new proposed construction. The Planned Development (PD) is planned to support the goals defined in the City's adopted 2035 and 2050 Vision Plan principles as well as the City's Comprehensive Plan for a Low Intensity Land Use Classification.

The PD Standards and Conceptual Plans developed for New Ocala MOB LLC provide an outline for the preferred development patterns, design qualities and the ingress/egress access transportation systems associated with this project. This application is consistent with the City of Ocala Future Land Use classification and PD zoning regulations.

These PD standards serve as the foundation for the planned development guidelines and are consistent with the provisions of Division 30-Planned Development of the City's Land Development Code. In compliance with the City's PD requirements, the New Ocala MOB LLC PD plan is comprised of several components that are intended to provide assurance that the development of the property complies with the standards and requirements of a Planned Development District. The PD plan Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development and community need within this area.

The PD Standards have been prepared to encourage and regulate the use of the development, including building and site design requirements which help ensure the provision of sound and sustainable land use planning. The proposed development of New Ocala MOB LLC site is compared with the similar design criteria for the Residential-Office District (RO). These components are fully described and presented throughout this document and include the PD Master Plan and Guideline Standards for development.

Development Phasing

Development of the New Ocala MOB LLC project will be in one phase with all proposed building and site construction being completed at the same time.

Planned Development Guidelines:

The following PD Guiding Principles are intended to communicate the overall general design intent of the Medical Office use of this development. The PD Plan has been developed based on existing site features, utility services, existing roadway systems, and the overall intent of the RO zoning district. This project is consistent with the City's adopted 2035 Vision Plan for this region of the City.

Guiding Principles:

Proposed Uses

The proposed use of the property is a Medical Office Building, which may accommodate a variety of medical and ancillary services, including but not limited to counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related functions

Architecture Styles Guide

The proposed building elevations are included in Conceptual Plan and as exhibits in this Guidebook. The proposed building reflects a contemporary commercial architectural style which is typical of medical offices.

The primary façade presents a balanced, horizontally oriented composition with a central architectural feature. A prominent central section clad in stone veneer, extending vertically from grade to the parapet. The central bay incorporates large storefront-style glazing, including a full-height entrance system. On both sides of the central stone/glass feature, the façade transitions to simpler wall planes with smaller, evenly spaced punched windows with modern aluminum awnings. The parapet is continuous across the elevation with the central feature higher than the main building. The rear façade which faces 24th Street is broken up with alternating sections of stone veneer and simple wall planes. Façade colors are subtle, neutral tone colors. Brighter colors, white or primary colors may be used to feature building trim or accent areas. Building height is limited to a maximum height of 25 feet.

Vehicular and Pedestrian Facilities

Vehicular access and parking lot layout is planned for a compact parking lot with two means of egress and a dedicated drop off area for patients. The main access will be through a joint use access driveway on Southeast 3rd Avenue. This is the main commercial road. The secondary access will be on Southeast 24th Street.

Vehicular traffic is separated from pedestrian walkways and pedestrian traffic where possible. Where pedestrian and traffic conflict may occur such as drive lane crossings and pedestrian crosswalks, pavement markings are provided for increased safety.

Site Lighting

Site Lighting will be designed and installed in such a manner as to minimize impacts upon surrounding properties. Light fixtures shall be designed as to prevent direct glare, and hazardous interference with vehicle and pedestrian traffic. Site lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Signage

All signs are subject to the requirements of the City of Ocala Code of Ordinances, Chapter 110. Specific design criteria shall match the requirements of OP zoning per Section 110-155(b). A monument sign is planned to be located near the 3rd Avenue entrance of the development and at the 24th Street Entrance. The entrance sign shall compliment the building architecture not adversely impact the visibility of pedestrians or motorists and shall meet line-of-sight requirements. All signage shall be limited to externally lit signage only.

Parking

Parking shall at a minimum comply with the design standards of Article VI of the City of Ocala Land Development Code. The proposed development will provide a minimum of 6 spaces per 1,000 square feet of building area or one space per 300 square feet of building area plus 1 space per employee, whichever is greater.

Utilities

New utilities including electric, telephone and internet, water and sewer utilities shall be designed for underground installation. Utilities provided shall include City of Ocala sanitary sewer services, water service, fire water supply, and City of Ocala electric. Other utilities may include gas service, internet and cable services.

Landscaping:

Landscaping shall be provided throughout the development. The plantings will generally be Florida Friendly Landscape elements and drought tolerant plants for low maintenance.

The following standards are planned:

- Utilize and protect existing trees to the maximum extent possible.
- Conform to City of Ocala Code of Ordinances unless altered by these standards.
- Shade trees shall not conflict with buildings or existing power lines.
- Trees shall be Florida No. 1 in quality or approved substitution dependent on nursery species availability.
- Drought tolerant plants are encouraged to promote low-use irrigation.
- Landscape materials that are problematic invasive species are prohibited.

- Invasive species shall be removed during construction where practical.
- Shade trees shall be 10' away from underground utilities and overhead power lines unless existing and determined to remain to avoid utility disturbance.
- Shade trees shall be 4' away from edge of pavement, curb, or sidewalks.

Open Space

Per Section 122-945(a)(4)(d), there shall be a minimum of 25% open space with at least 10% of the open space being in usable aggregate form. The proposed minimum open space calculations are provided below.

Open Space Calculations		
Required Open Space	25% Minimum	1.06 Ac
Required Usable OS	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
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Natural Enhanced Buffer

Natural enhanced buffer areas are planned along all the South and East sides of the development property. These sides of the development are adjacent to residentially zoned properties. Existing trees are planned to be maintained within the setback area as much as possible. The planned buffer especially on the east side is limited in plantings to reduce maintenance and irrigation needs. New Landscaping and tree placement within the buffer area shall create a continuous row of trees with no gap wider than 25 feet shall be allowed between trees along any buffer area.

Statement of Variations:

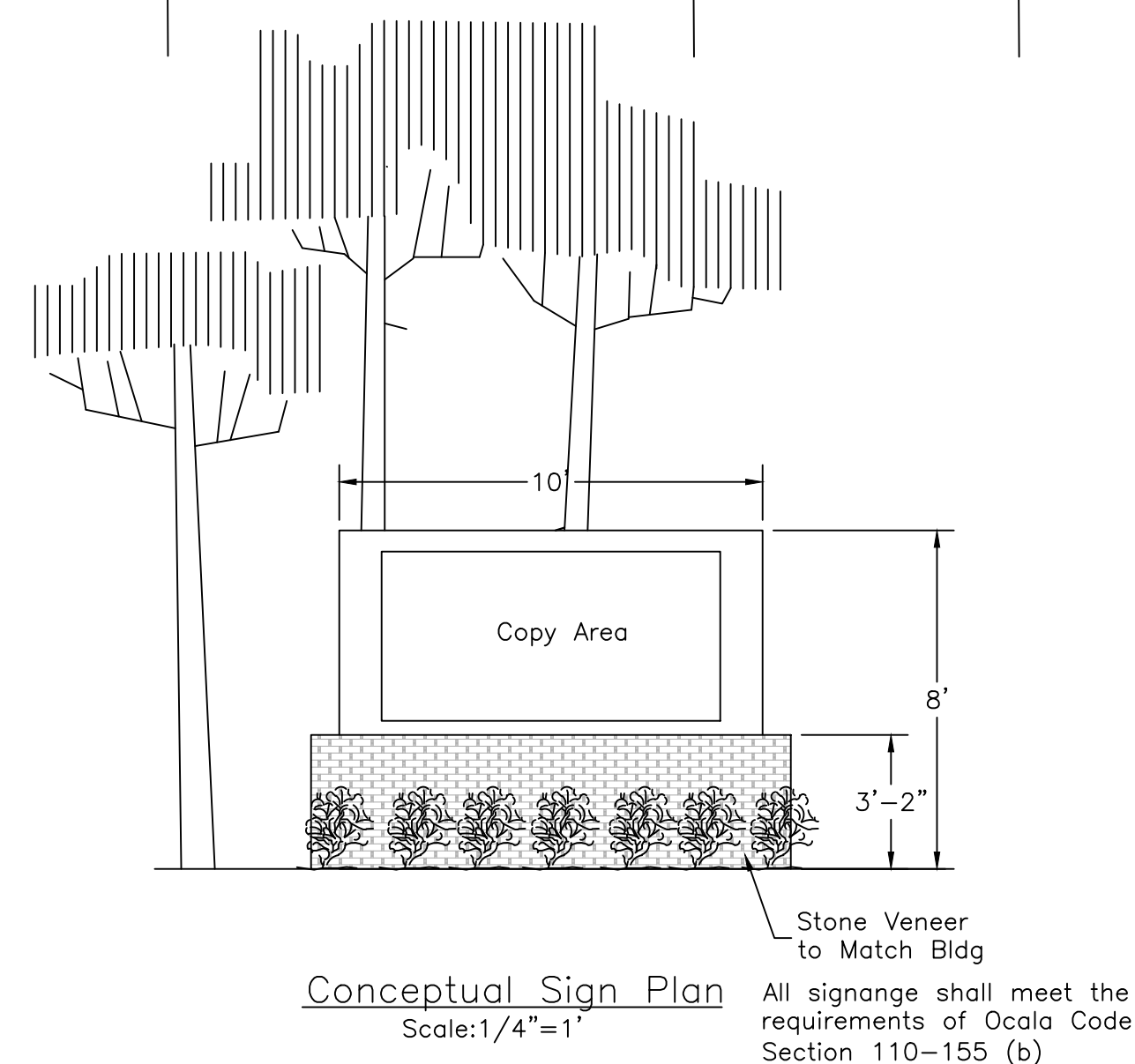
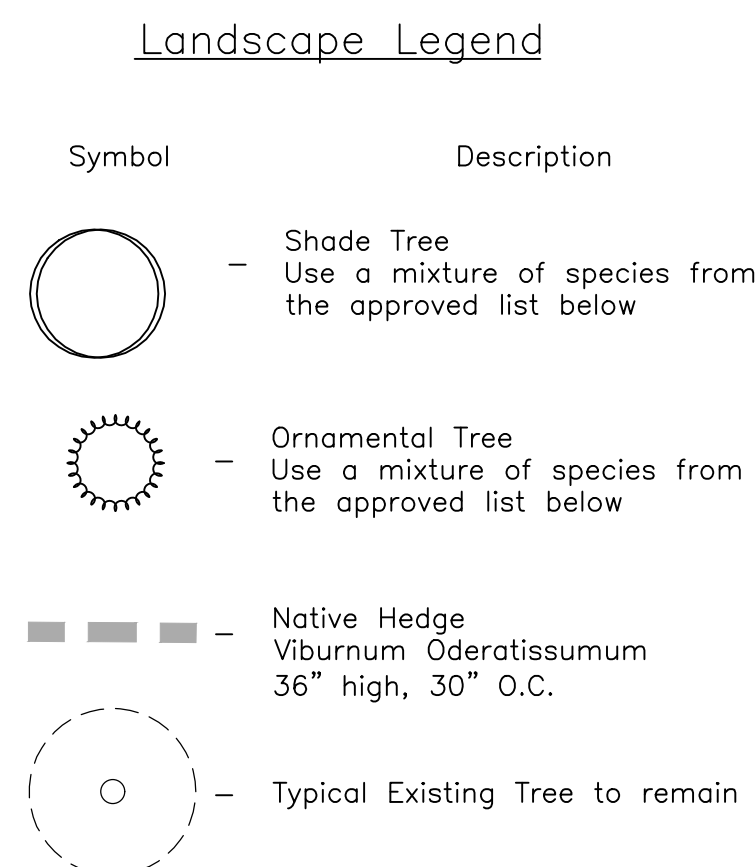
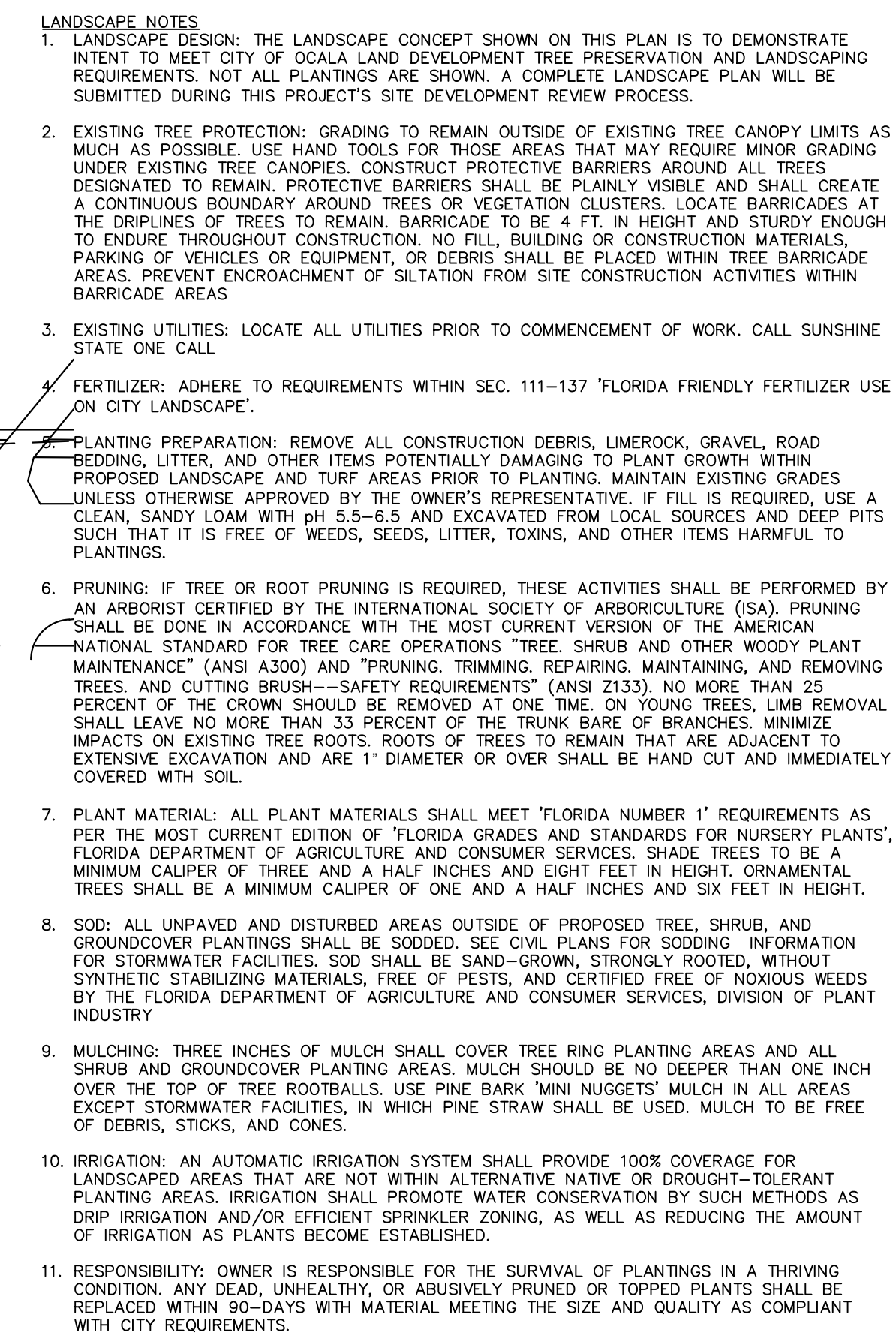
The following section defines the specific variations for this Planned Development from the City of Ocala Code of Ordinances in accordance with code section 122-943(a)(3). The following statement is a compilation of all requested variations. Variations from Chapter 122 Division 6, zoning regulations for Residential-Office Zoning are as follows:

Section 122-377 *Parking Requirements*. Off-street parking will not be allowed within 7.5' of any property zoned RO and not less than 10' for other residentially zoned properties. This is in lieu of parking not being allowed within 10' of any residentially zoned property.

Statement of Unified Control

NEW OCALA MOB LLC is the sole owner of the proposed New Ocala MOB LLC Project.

Exhibits

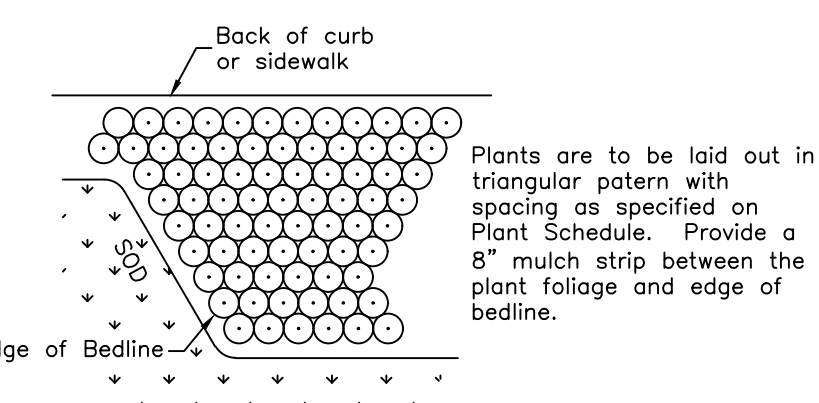


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<u>Preservation of Existing Trees</u>	
Required Tree Preservation (4 / Ac)	17 Trees
Estimated # of Preserved Trees	110 Trees



Shrub/Groundcover Spacing Detail

[illegible]

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Dwg. No. PD-3 3 of 9	



WEST WALL AT POND



SOUTH VIEW 2



PET-CT WALL LEFT OF ENTRY



SOUTH VIEW 1



ENTRY VIEW

[illegible]

Seal / Signature

Project Name

FCS Ocala

Project Number
2025.009

Drawn by	Checked by
1	Checker

Description

RENDERINGS

Robert S. Heilman AR0014620 Sheet Number

A4

PD26-0002 case

From saccadooley@icloud.com <saccadooley@icloud.com>

Date Tue 7/28/2026 8:50 PM

To Zoning <zoning@ocalafl.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Lela Dooley, and I live at **810 se 26th st.** .

I am writing to urgently ask you to deny case **PD26-0002** for the property at 325 SE 24th Street. This proposed medical facility is completely unnecessary, and it represents a dangerous, existential threat to our neighborhood.

Our area is already heavily saturated with medical infrastructure. We have two major hospitals located less than two miles from this exact development site, and both of them are currently expanding their footprints. We also have multiple doctor's offices just blocks away off Lake Avenue and Pine Street. The medical needs of Ocala are already fully met by these massive, ongoing expansions. There is absolutely no public necessity to push more medical complexes directly into a residential neighborhood.

Our community is already sandwiched between these expanding medical zones, three separate schools and nursing facilities operating in the same area. We are at a breaking point. I am genuinely terrified that if you approve this rezoning, it will trigger a domino effect. The hospitals and doctors will keep expanding right into our neighborhood until there is nothing left of our community but a paved-over medical district.

If you approve this change, you are creating a permanent, daily nuisance for the families who live here:

- **Total Traffic Gridlock:** Between expanding medical traffic, three active schools, buses, and drop-off lines, SE 24th Street is already a dangerous bottleneck. Adding another facility will completely paralyze our local roads and endanger neighborhood children.
- **Constant Disruptions:** We will face a relentless influx of delivery trucks, medical transport, and heavy commercial noise starting early in the morning, destroying the quiet enjoyment of our homes.
- **Loss of Privacy and Light Pollution:** We do not want massive commercial structures looming over our private backyards or blinding parking lot security lights shining into our bedroom windows all night long.

Our neighborhood has already done its part to accommodate Ocala's medical growth. We have coexisted with the schools and the clinics, but a line must be drawn here. Residential neighborhoods are the backbone of this city, and they deserve protection from commercial encroachment.

Please protect our homes, preserve what is left of our neighborhood, and vote **NO** on case PD26-0002. Thank you."

> -----Original Message-----
> From: William Koppenhafer <wkopp63@icloud.com>
> Sent: Monday, August 3, 2026 5:39 PM
> To: Zoning <zoning@ocalafl.gov>
> Subject: Case PD26-0002 325 SE 24th St
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> I am concerned that this is going to bring extra traffic in our area to a road that is already filled vehicles that go substantially higher than the speed limit coming off of the hill.
>
> There has already be an increase in coyotes in the area due to them, starting to clear it from another project.
>
> I fear my property value will be lowered without property taxes changing.
>
> What is the water runoff and impact of weather due to this development?
>
> Thank you for your attention,
>
> William Koppenhafer, resident of this neighborhood.
>
> Sent from my iPhone