

From: [Robert Batsel](#)
To: [Sean Lanier](#); [Payal Pandya](#)
Cc: [Beau Clymer](#); [Endira Madraveren](#); [Barb Noel](#)
Subject: Kinward at Heathbrook Stormwater Provisions
Attachments: [image001.png](#)
[\(2026-0406\) KINWARD AT HB POND BERM VARIANCE EXHIBIT.pdf](#)

Sean and Payal,

I hope all is well. In connection with the project referenced above (which was previously called “Keys at Ocala II” and is located on the southernmost portion of Heathbrook), we are proposing the following language:

“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.”

To illustrate the effect at P&Z or City Council if anyone has any questions, Beau Clymer (who is copied here) has prepared the attached graphic showing how the ponds will be constructed versus how they would look if they included the berms as required by Code.

When convenient, please confirm that you’re comfortable with this approach or let us know if you have any concerns or would like to jump on a call to discuss. We will be heard at P&Z next Monday, but will be modifying the PD Standards after that in preparation for City Council. We just became aware of the need for this language, so I wanted you (and Endira, who is also copied) to know about this immediately and get your thoughts.

Thanks in advance,

Rob



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