



## Ocala Planning & Zoning Commission Agenda Monday, September 8, 2025

### **Meeting Information**

#### *Location*

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

#### *Time*

5:30 PM

#### Board Members

Jamie Boudreau  
Tucker Branson  
Elgin Carelock  
Kevin Lopez, Chairman  
Daniel London  
Justin MacDonald  
Buck Martin  
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 Star Gazette August 22, 2025.

  - a. [Ocala Gazette Ad](#)

**Attachments:** [P&Z Draft Ad PROOF 09082025](#)
3. Approval of Minutes
  - a. [August 11, 2025 Meeting Minutes](#)

**Attachments:** [August 11, 2025 Meeting Minutes](#)
4. Subdivisions
  - a. [Greenway Reserve Conceptual Subdivision Plan, SUB25-0003](#)

**Presentation By:** Karen Cupp

**Attachments:** [City Engineer Approval.pdf](#)  
[Aerial Map.pdf](#)  
[Case Map.pdf](#)  
[Conceptual Subdivision Plan.pdf](#)  
[Survey.pdf](#)
5. Future Land Use Plan



- a. [Public Hearing to transmit to the Florida Department of Commerce an amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres \(Parcels 2380-000-001 and 23812-001-00\) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court \(Case FLUP25-0001\)](#)

Presentation By: Emily Johnson

**Attachments:** [FLUP25-0001 Staff Report\\_Updated](#)  
[Ordinance 5711](#)  
[Ordinance 5768](#)  
[PD25-0001 PD Plan](#)  
[Letter of Opposition](#)  
[Letter of Opposition 2](#)  
[Letter of Opposition 3](#)  
[FLUP25\\_0001\\_Case](#)  
[FLUP25\\_0001\\_Aerial](#)

6. Land Use Change

- a. [Ordinance to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels \(Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00\) located in the 2300 block, along the west side of NW 27th Avenue from Medium Intensity/Special District to Employment Center \(Case LUC25-0004\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

**Attachments:** [LUC25-0004 Friends Recycling](#)  
[LUC25\\_0004\\_Case](#)  
[LUC25\\_0004\\_Aerial](#)

7. Public Hearing

- a. [Public Hearing to amend the Winding Oaks Planned Development \(PD\) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres](#)

**Presentation By:** Breah Miller

**Attachments:** [PD20-0007 Staff Report](#)  
[PD20-0007 Aerial Map](#)  
[PD20-0007 Master Signage Plan](#)  
[PD20-0007 Monumentation and Branding Package](#)  
[PD20-0007 PD Standards Book](#)

8. Public Comment

- 9. Staff Comments
- 10. Board Comments
- 11. Next meeting: October 13, 2025
- 12. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1956

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

**FORMAL TITLE:**

Ocala Gazette Ad

**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

**PROOF OF PUBLICATION:**

Ocala Gazette August 22, 2025

**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, September 8, 2025, 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>.**

## NORTHWEST

Petitioner: Friends Recycling, LLC and Friends Real Estate Holdings LLC; Agent: Fred Roberts, Klein & Klein, LLC; Case: LUC25-0004; A request to change the Future Land Use designation from Medium Intensity/Special District to Employment Center, for properties located in the 2300 block of NW 27<sup>th</sup> Avenue (Parcels 21492-000-00, 21477-000-00, 21474-000-00, 21474-001-00, 21474-002-00, 21476-000-00, 21480-000-00, 21494-000-00, and 21478-000-00); approximately 74.11 acres.

## SOUTHWEST

Petitioner: KL Winding Oaks, LLC; Case: PD20-0007; A request for public hearing to amend the Winding Oaks Planned Development (PD) master signage plan including the PD Standards Book for property located at 4090 SW 66<sup>th</sup> Street, approximately 960.48 acres.

Petitioner: KAS Ocala, LLC; Agent: Fred Roberts, Klein & Klein, LLC; Case: FLUP25-0001; A request to amend the City's Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for properties located in the 3000 and 4000 to 4300 blocks of SW 43<sup>rd</sup> Court (Portions of Parcels: 2380-000-001 and 23812-001-00); approximately 61.44 acres.

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](http://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 3<sup>rd</sup> 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](http://www.ocalafl.gov)

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**File #:** 2025-2032

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

**FORMAL TITLE:**

August 11, 2025 Meeting Minutes

**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**Monday, August 11, 2025**

**5:30 PM**

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1. Call to Order

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

**Present** Tucker Branson, Daniel London, Buck Martin, Elgin Carelock,  
and Kevin Lopez

**Excused** Justin MacDonald, and Allison Campbell

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 25th.

a.

**Attachments:** [P&Z Draft Ad PROOF](#)  
[COD25-0002 Ad PROOF](#)

3. Approval of Minutes

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

a.

**Attachments:** [July 14, 2025 Final Meeting Minutes](#)

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Elgin Carelock

**AYE:** Branson, London, Martin, Carelock, and Lopez

**EXCUSED:** MacDonald

Land Use Change

- a. Public Hearing for Ordinance 2025-XX requesting to change the Future Land Use designation from Neighborhood to Medium Intensity/ Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue (Parcel 22437-000-00); approximately 2.55 acres

**Attachments:**    [LUC25-0003 Staff Report](#)  
                              [EXHIBIT A - Density Half-Mile Data Analysis](#)  
                              [LUC25-0003 Serenity Holistic Residential Care LLC Case Map](#)  
                              [LUC25-0003 Serenity Holistic Residential Care LLC Aerial Map](#)

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 LUC25-0003.

Juan Vasquez, 3226 Rayford Road, Orlando, FL, noted there are commercial units such as a barbershop located directly across the street from the proposed development site, which has Medium Industrial Special District. He also referenced several larger multi-family complexes already developed along NW 21st Street, as well as nearby town homes. He also stated that his Planned Development (PD) package has been prepared for 56 apartments units which is less than the maximum density permitted. A neighborhood meeting has already taken place, with no opposition. He noted that the plan includes large landscape buffers, and letters of support have been received from individuals out of state. He emphasized the proposed development would generate additional property tax revenue for the City of Ocala. In order to proceed with the Planned Development (PD), approval of the Land Use Change (LUC) is required.

Endira provided clarification on the reason the property was designated as Neighborhood Future Land Use in 2013. She explained designation was applied because the properties to the west of NW 27th Avenue were designated for business related future land use designation. The properties northwest of the site is Friends Recycling plant which currently is Medium Intensity Special District designation. That property has submitted applications to change the Future Land Use to Employment Center. Endira emphasized that while the applicant may have plans to pursue the multi-family as laid out in his PD plan, it is important to consider that the FLUC designation would allow for a range of potential uses that could be developed on the site.

Growth Management Planning Director, Jeff Shrum, provided clarification that the decision before the board is whether the board is in agreement with the proposed FLUC.

Mr. Lopez asked if the PD and the LUC are typically applied for at the same time. Enidra replied generally, they are. However, staff wanted to ensure the applicant's intent to proceed with the PD met City Code Standards, Therefore, it was recommended he move forward with the LUC first.

Mr. Carelock expressed concern regarding the intersection, noting it can have significant delays. He stated the proposed change could have an impact on the traffic in the area.

Mr. London inquired whether the half-mile density calculation includes residential uses only or other types of development as well. Endira clarified that the calculation includes only residential units.

Mr. London asked about 2050 Vision is that going to be a new FLUC Map or will it be

slightly different. Planning Director, Aubrey Hale, responded the 2050 Vision process is still ongoing and is intended to serve as an update not a rewrite.

Mr. Lopez would like the PD to come with the LUC.

Recommends denial to change the Future Land Use Designation from Neighborhood to Medium Intensity/Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue (Parcel 22437-000-00); approximately 2.55 acres.

**RESULT:** DENIED

**MOVER:** Kevin Lopez

**SECONDER:** Elgin Carelock

**NAY:** Branson, London, Martin, Carelock, and Lopez

**EXCUSED:** MacDonald, and Campbell

#### Public Hearing

- a. Public Hearing for a reduction in parking requirements in excess of ten percent (PH25-0001) (Quasi-Judicial)

**Attachments:** [Staff Report](#)  
[Parking Study](#)  
[Case Map](#)  
[Aerial Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PH25-0001.

Mr. Lopez asked for clarification on condition #2. Breah explained that the site currently has 187 parking spaces and 203 employees. An additional 21 parking spaces are proposed. However, not all employees are expected to be on-site at the same time. She noted that if the number of employees increases in the future, the site could fall into a parking deficit. Mr. Lopez then asked how item #2 will be enforced. Growth Management Director, Jeff Shrum clarified that employee counts are subject to change over time. The current parking analysis was based on the number of existing employees. If the number of employees increases, a new parking study would be required.. Planning Director, Aubrey Hale added that if the applicant returns in the future for expansion, staff would re-evaluate the parking requirements at that time.

Tom Hark, representing Cardinal LG, stated that the 21 additional parking spaces have been completed. He noted that, despite the size of the building, it is currently occupied at a relatively low capacity.

Motion to approve reduction in parking requirements in excess of ten percent (PH25-0001) (Quasi-Judicial).

**RESULT:** APPROVED



**MOVER:** Daniel London  
**SECONDER:** Buck Martin  
**AYE:** Branson, London, Martin, Carelock, and Lopez  
**EXCUSED:** MacDonald

#### Code Amendment

- a. Public Hearing for Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas

**Attachments:** [WES - OCALA - ATTORNEY - CAO - Ordinances - Amendment to Section 90-20 to Prohibit Enclosures Below Grade in Elevated Buildings - FINAL - 06-26-2025](#)

City Engineer, Sean Lanier, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for COD25-0002.

Mr. London inquired whether the proposed amendment applies only to buildings constructed on pilings. Sean clarified the amendment applies to buildings where the first floor is located above the garage in flood hazardous areas.

Mr. Martin asked whether the amendment would be applicable to new construction. Sean responded anything within the past 10 years will be grandfathered in.

Motion to approve Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas.

**RESULT:** APPROVED  
**MOVER:** Daniel London  
**SECONDER:** Kevin Lopez  
**AYE:** Branson, London, Martin, Carelock, and Lopez  
**EXCUSED:** MacDonald

#### Public Comments

None.

#### Staff Comments

Growth Management Director, Jeff Shrum, provided an update regarding the legislative session and status of Bill 180. The bill was introduced in response to properties damaged during recent hurricanes and primarily addresses municipalities affected by three major storms. It was explained that, under the proposed legislation, municipalities are prohibited from making any changes to bills, regulations, codes of ordinances, permitting processes, or site plan requirements that would impose additional burdens. This restriction is in effect until 2027. The City is preempted from moving forward with certain updates to its Code of Ordinances, which will

significantly impact how business is conducted going forward. Additionally, there have been changes to submission time frames for items going before the City Council. Meeting dates may need to be adjusted to accommodate these new deadlines.

Jeff also noted there is currently a vacancy on the board and encouraged members to refer any interested individuals for consideration.

#### Board Comments

None.

Next meeting: September 8, 2025

Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1912

**Agenda Item #:** a.

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**Submitted By:** Karen Cupp

**Presentation By:** Karen Cupp

**Department:** Growth Management

**FORMAL TITLE:**

Greenway Reserve Conceptual Subdivision Plan, SUB25-0003

**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**

Developer: Boyd Real Estate Group

Plan prepared by: Tillman and Associates Engineering, LLC

- Planned Development, PD, Zoning District

1 55 Lots:

- 40 feet wide,
  - 1 110 feet depth,
  - 2 4,400 sf of area (typical)

- Setbacks:

- 15 feet front,
  - 1 5 feet side (10 feet for corner lots),
  - 2 10 feet rear

The property was rezoned from INST, Institutional to PD, Planned Development in November 2024, and subsequently amended on July 15, 2025, allowing for the development of a small lot single-family residential development. The subdivision consists of 55 lots and five (5) tracts on 12.67 acres with 0.54 miles of road, which is consistent with the approved PD Plan.

The subdivision's main access is from NE 25<sup>th</sup> Avenue. Secondary access to NE 28<sup>th</sup> Avenue is required due to the number of lots, which will be stabilized for emergency access only. Streets identified as A, C, and D will

have a 50-foot right of way width. Street B, NE 27<sup>th</sup> Avenue, will have a 45-foot right-of-way width. The typical roadway sections have a 5-foot utility easement on both sides of the right-of-way.

The roadways, potable water, and sanitary sewer systems will be publicly maintained.

The drainage system, including retention areas and conveyance system outside of the publicly dedicated right of way, will be maintained by the Homeowners Association

#### **FINDINGS AND CONCLUSIONS:**

The conceptual subdivision plan is designed in accordance with the approved PD Plan and Standards

The developer's agreement will be required with the improvement plan submittal and must be approved and recorded prior to the final plat application being accepted.

Staff recommend approval of the Conceptual Subdivision Plan.

#### **FISCAL IMPACT:**

City will assume the maintenance responsibilities for the roads, potable water, and sanitary sewer systems following the standard maintenance period.

#### **PROCUREMENT REVIEW:**

N/A

#### **LEGAL REVIEW:**

N/A

#### **ALTERNATIVE:**

- Approve with Changes
- Table
- Deny



August 25, 2025

Applicant: Tillman and Associates Engineering, LLC

Developer: Boyd Real Estate Group

RE: GREENWAY RESERVE CONCEPTUAL SUBDIVISION PLAN (SUB25-0003)

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 55- lot single-family residential development on 12.67 acres with .54 miles 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.

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Sean Lanier, PE, CFM,  
City Engineer/Director  
Engineering and Water Resources Department



CASE MAP

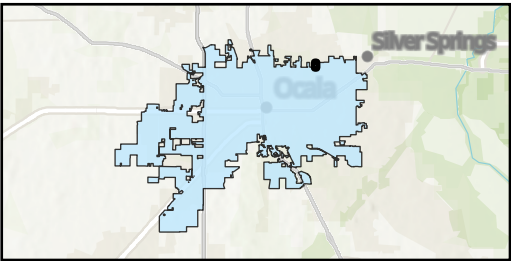
Case Number: SUB25-0003

Parcel: 24274-000-00

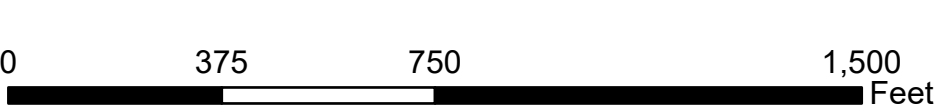
Property Size: 12.61 Acres

Land Use Designation: Neighborhood

Zoning: PD, Planned Development



- Parcels
- SubjectParcel
- City Limits



Folder: M:\GIS\Department\IT\Evan\Planning\September\_PZ\SUB25\_0003\

# CASE MAP

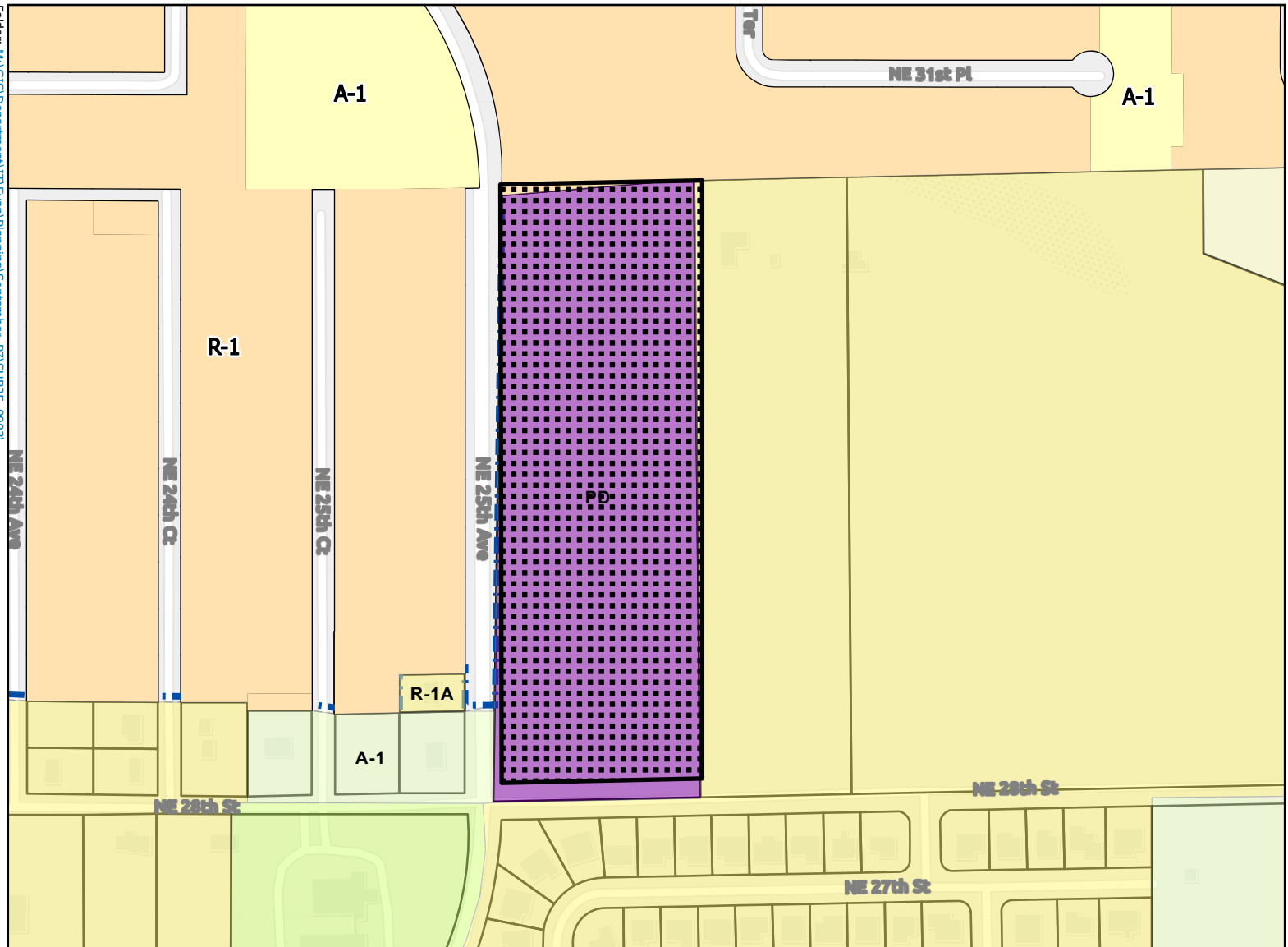
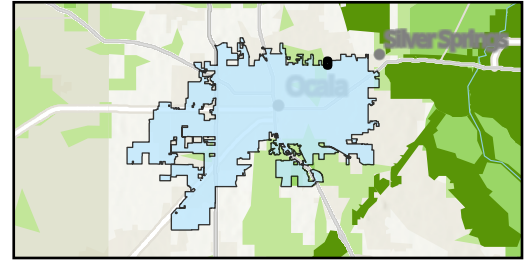
**Case Number:** SUB25-0003











**Parcel:** 24274-000-00

**Property Size:** 12.61 Acres

**Land Use Designation:** Neighborhood

**Zoning:** PD, Planned Development



- |   |   |  |
|---|---|--|
|  Subject Parcel       |  PD: Planned Development         |  R-1 (County) |
|  A-1: Agricultural    |  R-1A: Single Family Residential |  City Limits  |
|  INST: Institutional  |  A-1 (County)                    |  Parcels      |
|  MH: Mobile Home Park |   |  |

0 375 750 1,500 Feet





PERMITS:

1. CITY OF OCALA - CONCEPTUAL PLAN - \*APPROVED (DATE)/PENDING\*
2. CITY OF OCALA - IMPROVEMENT PLAN - \*APPROVED (DATE)/PENDING\*
3. SRVWMD - ERP - \*APPROVED (DATE)/ PENDING\*
4. FDEP - POTABLE WATER - \*APPROVED (DATE) / PENDING\*
4. FDEP - SANITARY SEWER - \*APPROVED (DATE) / PENDING\*
5. FDEP - NPDES (BY OTHERS)

REQUESTED WAIVERS:

-

NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA CODE OF ORDINANCE.
2. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES,SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
3. A COPY OF ALL PERMITS OBTAINED FROM REGULATORY AGENCIES AND WATER MANAGEMENT DISTRICTS WILL BE FORWARDED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. STORM WATER UTILITY INFORMATION AND COMPLETION REPORT WILL BE SUBMITTED PRIOR TO FINAL INSPECTION.
5. A COPY OF THE NOI SENT TO FDEP FOR THE NPDES GENERAL CONSTRUCTION PERMIT REQUIREMENTS WILL BE SUBMITTED TO THE CITY (FOR CONSTRUCTION PROJECTS DISTURBING 1 OR MORE ACRES OF LAND).
6. NO VERTICAL CONSTRUCTION MAY COMMENCE ON ANY STRUCTURE UNTIL THERE IS EITHER AN EXISTING OR NEW FIRE HYDRANT IN OPERATION WITHIN 500 FEET OF THE STRUCTURE.
7. RESIDENTIAL SOLID WASTE IMPACT FEES ARE DUE AND PAYABLE AT THE TIME OF COUNCIL APPROVAL OF THE FINAL PLAT PER FEES RESOLUTION (CURRENTLY \$265.00 PER BUILDABLE LOT).
8. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
9. AN APPROVED RIGHT-OF-WAY UTILIZATION PERMIT SHALL BE REQUIRED, FOR ANY WORK DONE WITHIN THE CITY'S RIGHT-OF-WAY, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO SCHEDULED STARTING DATE.

BASIS OF BEARING:

BEARINGS AND COORDINATES SHOWN HERON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

BENCHMARKS:

TEMPORARY BENCHMARK (#16): SET 5/8" IRON ROD & CAP (LB 8071) ELEVATION = 74.89' N.1775865.32 E.623777.30 (NAVD 1988)

TEMPORARY BENCHMARK (#17): FOUND 4"X4" CONCRETE MONUMENT (NO I.D.) ELEVATION = 83.00' N.1775872.89 E.624139.95 (NAVD 1988)

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8138, PAGE 1353)

PARCEL 4:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00° 01' 58" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88° 52' 55" EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00° 06' 34" WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88° 52' 23" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

OWNER:

GREEN FAMILY TRUST  
FRANK GREEN  
6811 NE 37TH LN  
SILVER SPRINGS  
FLORIDA 34488-2108

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.  
TIMOTHY BROOKER JR., P.E.  
1720 SE 16TH AVE. BLDG. 100  
OCALA, FLORIDA 34471  
PH: (352) 387-4540

SURVEYOR:

JCH CONSULTING GROUP, INC.  
CHRISTOPHER J. HOWSON, P.S.M., CFM  
426 SW 15TH STREET  
OCALA, FLORIDA 34471  
PHONE (352) 405-1482

UTILITY COMPANIES:

WATER/SEWER  
ELECTRIC  
GAS  
CABLE/PHONE/INTERNET

CITY OF OCALA,  
OCALA ELECTRIC UTILITIES,  
TECO,  
CITY OF OCALA TELECOMM.  
COX,

STACEY FERRANTE (352) 351-6775  
RANDY HAHN (352) 351-6615  
BRUCE STOUT, (352) 401-3417  
SHANE PARKER (352) 401-3999  
MICHELLE OSBORNE (478) 314-3577

TIMOTHY BROOKER JR., P.E.  
REGISTERED ENGINEER NO. 79259  
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

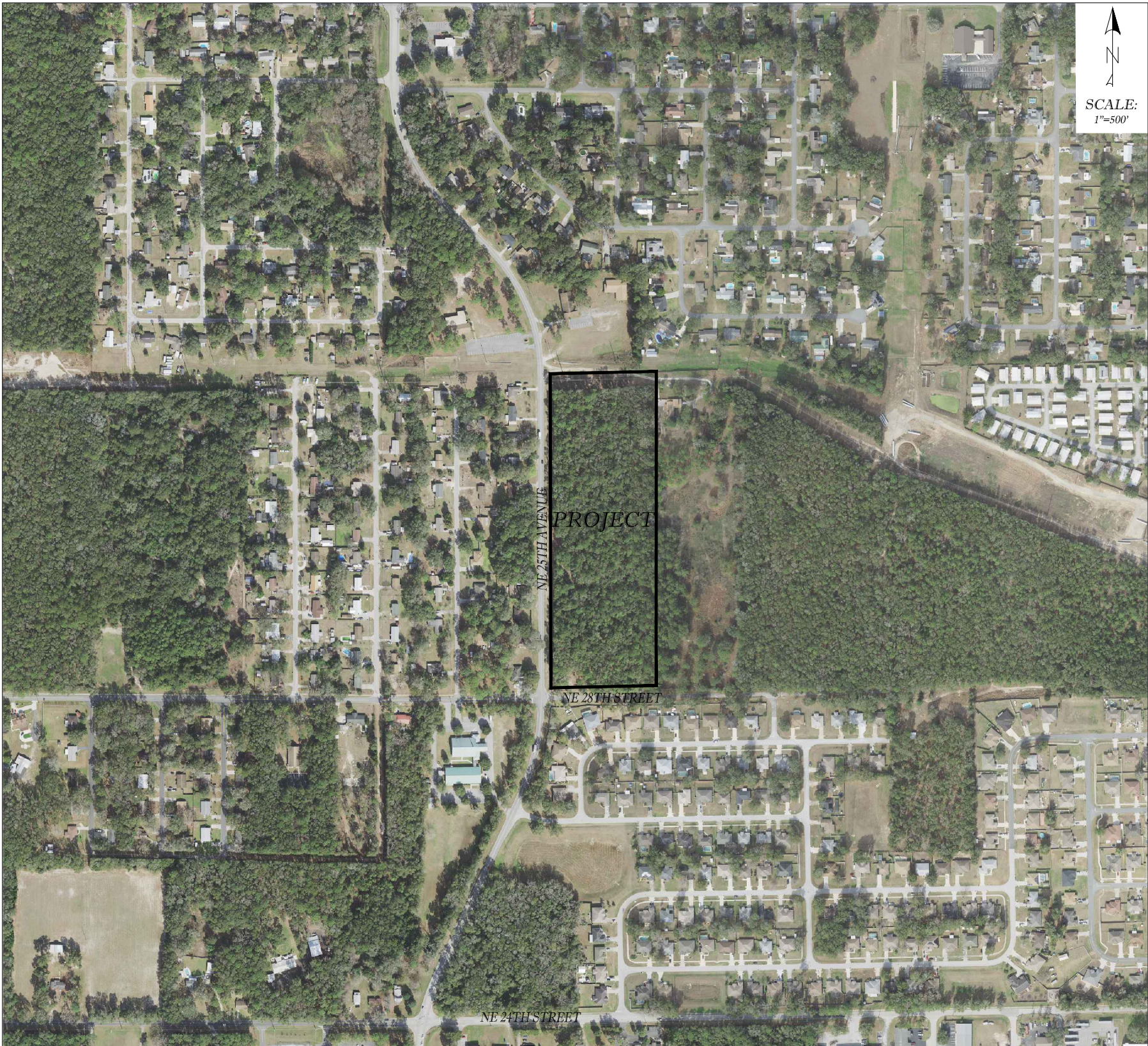
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON  
JCH CONSULTING GROUP, INC.  
REGISTERED LAND SURVEYOR NO. 6553  
STATE OF FLORIDA.

# CONCEPTUAL PLAN GREENWAY RESERVE

SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
CITY OF OCALA,  
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
RESIDENTIAL LOTS = 55  
TOTAL MILES OF ROADWAY = 0.54 MILES  
PROJECT AREA = 12.67 ± ACRES  
PARCEL # 24274-000-00  
AVERAGE DAILY TRIPS (55) = 600 TRIPS  
PEAK HOUR TRIPS (55) = 58 TRIPS  
ITE TRIP GENERATION MANUAL 10TH EDITION



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OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

GREEN FAMILY TRUST  
FRANK GREEN

ENGINEER CERTIFICATION

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

*Tillman & Associates*  
ENGINEERING, LLC.  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS

CONCEPTUAL PLAN  
GREENWAY RESERVE  
CITY OF OCALA, MARION COUNTY, FLORIDA

COVER SHEET

DATE 8/12/2025  
DRAWN BY AS  
CHKD. BY TB  
JOB NO. 23-8340

SHT. 01.01



GENERAL NOTES

- ALL NOTES ON THIS SHEET ARE GENERAL IN NATURE. ALL NOTATION AND INFORMATION IN SUBSEQUENT SHEETS SHALL SUPERSEDE THESE NOTES IF CONTRADICTORY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF OCALA AND FDOT.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH CITY OF OCALA SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17386.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
- ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND/ OR FENCING FROM THE SITE AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL NOTIFY CITY OF OCALA ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A CITY OF OCALA R/W PERMIT PRIOR TO COMMENCING WORK WITHIN CITY OF OCALA R/W.
- A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMBROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PER SECTION 62-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAY, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCLOSED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OR RECORD AND CITY OF OCALA PRIOR TO CONSTRUCTION.
- ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.2.4.8 AND RETURNED IN WAD83 W. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.
- MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED TO SCHEDULE. CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 6.2.6A OF THE CITY OF OCALA LAND DEVELOPMENT CODE.

PAVING AND DRAINAGE NOTES

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
- PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
- DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
- FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOMS, LINES, MANHOLES, HEADWALLS AND MIXERED END SECTIONS.
- TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
- AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP, HOWEVER CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY CITY OF OCALA AND TILLMAN & ASSOCIATES PRIOR TO CONSTRUCTION, TO PURSUE USING AN ALTERNATIVE MATERIAL, THE CONTRACTOR SHALL SUBMIT A REQUEST DETERMINING THE ALTERNATIVE MATERIAL OF THE DEVELOPMENT AND THE UTILITY CONTRACTOR SHALL REVIEW THE REQUEST AND PROVIDE FEEDBACK. IF ALTERNATIVE PIPE IS APPROVED AND USED, THE LAST RUN OF STORM PIPE SHALL BE RCP FOR PROTECTION.
- ALTERNATIVE PIPE MATERIALS SHALL BE ANCHORED AGAINST FLOTATION IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- TOP SOIL, WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
- SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
- SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
- SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT.
- THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT LOADS OF HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT OR PAVEMENT IS COMPLETED. SOME CASE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FOOT INDEX 205, SHEETS 1-6.
- ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FOOT INDEX 205.
- ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FOOT INDEX 280.
- THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
- SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR RESTORED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIRED HYDRAULIC CONDUCTIVITY.

FIRE DEPARTMENT

- THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 8TH EDITION OF FLORIDA FIRE PREVENTION CODE.
- PER CITY OF OCALA CRITERIA:  
FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FOUR HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
- ANY NEW HYDRANTS MUST BE ABLE TO SUPPORT 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT (8TH EDITION OF FLORIDA FIRE PREVENTION CODE).
- EACH NEW FIRE HYDRANT SHALL BE CLOW MEDALLION WITH TOPS AND BONNETS FORMER COATED FROM FACTORY, SAFETY BLUE.
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
- THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
- IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
- ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED A PAVED BY CONTRACTOR PER NFPA 291. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR, A THIRD PARTY CONTRACTOR WILL PROVIDE THE CITY OF OCALA FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

FORCE MAIN NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY OF OCALA LDC FOR FORCE MAIN CONSTRUCTION.
- PIPE FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY CITY OF OCALA UTILITIES.
- PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
- DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
- VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
- ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
- ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE SOLID CORE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL BE READ AS ACCEPTABLE FOR THE INTENDED USE.
- HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
- PIPE MATERIALS:  
PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 160 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 26 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3136. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
- AIR RELEASE VALVES SHALL BE EQUIPPED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
- ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 4 FEET OF COVER.

REUSE NOTES

- ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY CITY OF OCALA SHALL BE A SOLID PURPLE COLOR.
- REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4" - 12"; PIPES LARGER THAN 12" SHALL BE AWWA C900, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
- DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BEFORE FINISHED GRADE.
- REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
- ALL IRRIGATION SLEEVEING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

WATER MAIN CONSTRUCTION NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE CITY OF OCALA LDC FOR WATER MAIN CONSTRUCTION.
- ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY CITY OF OCALA UTILITIES.
- SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
- HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PRELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
  - NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM WATER MAIN, SANITARY OR STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
  - NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
  - NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
  - VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PRELINES:
    - NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAID THE WATER MAIN ABOVE THE OTHER PIPELINE.
    - NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAID THE WATER MAIN ABOVE THE OTHER PIPELINE.
  - AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ABANDONED TO SUCH THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PRELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER OR STORM SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
  - NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
- NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 10' FROM ANY ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.005(2)(2), F.S. AND RULE 6A-6.002, F.A.C.
- EXCEPTIONS / MITIGATION:  
ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION, IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OR BRANCHES AND MAINS.
- DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
- ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
- ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(2)(1)(B), F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
- ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE SOLID CORE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
- MARK DRINKING WATER SERVICES BY ETCHING A "W" INTO CURBING.
- PIPE MATERIALS:  
ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
  - PVC WATER MAINS 4 INCHES TO 30 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAIN PIPES LARGER THAN 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN CITY OF OCALA. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D2082 (SDR 40, 90, 120) OR ASTM D2241 (SDR 21). MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3136 AND AWWA STANDARDS.
  - DUCTILE IRON PIPE SHALL CONFORM WITH AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
  - ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 150 AND SHALL BE IN ACCORDANCE WITH AWWA C900.
- ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
- FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
- IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
- WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW OFF FOR FLUSHING PURPOSES.
- ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
- PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(2)(1)(B), F.A.C., USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTENSION MARKER OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PVC PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE. (FAC 62-555.320(2)(1)(B))
- THE OPEN END OF THE AIR RELEASE PIPE FROM AN AUTOMATIC AIR RELEASE VALVE WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING FLOWCAP. (FAC 62-555.320(2)(1)(B), AND RSWW 8.5.4.)
- A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO PROVIDE ADEQUATE SUPPORT AND PROTECT THE PIPE, AND UNDESIRABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. (FAC 62-555.320(2)(1)(B), AND RSWW 8.5.4.)
- ALL WATER MAIN TENDS, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BOLTS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. (FAC 62-555.320(2)(1)(B), AND RSWW 8.5.4.)
- THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'.
- WATER MAIN CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF OCALA. ALL VALVES SHALL BE OPERATED BY CITY OF OCALA PERSONNEL ONLY. WATER MAINS ARE TO BE DISCONNECTED PER AWWA C551 AND CITY OF OCALA LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 5.6 WHICH INCLUDES A FULL FLUSH, CONNECTING THE NEW MAINS, PRIOR TO DISCONNECTING TO THE EXISTING EXISTING SYSTEM FOR FILLING, FLUSHING, AND TESTING CONSTITUTES A PROHIBITED CROSS CONNECTION. PLEASE REFER TO CITY OF OCALA TEMPORARY JUMPER CONNECTION DETAIL U2030.
- SITE HAS NO KNOWN AGGRESSIVE SOILS OR CONTAMINATED BY LOW MOLECULAR-WEIGHT PETROLEUM PRODUCTS OR ORGANIC SOLVENTS WHERE WATER MAINS WILL BE INSTALLED. (32-555.520(4)(a) 10.6, F.A.C.)
- APPROXIMATE GROUND WATER ELEVATION DURING DIFFERENT SEASONS IS ESTIMATED TO BE BELOW ELEVATION XXXX, WHICH IS XX' OR GREATER BELOW THE BOTTOM OF ANY PROPOSED WATER MAINS. (62-555.520(4)(a) 10.6, F.A.C.)
- PVC WATER MAINS THAT HAVE AN INSIDE DIAMETER OF 18" OR GREATER, SHALL BE INSTALLED, PRESSURE, AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD G605 AND DUCTILE IRON WATER MAINS IN ACCORDANCE WITH AWWA C600, 62-555.320(2)(1)(B) AND 62-555.330F F.A.C. ALL INSTALLATION, TESTING, AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.

SANITARY SEWER NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF OCALA LDC FOR WASTEWATER CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY CITY OF OCALA UTILITIES.
- ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
- ALL SANITARY SEWER LATERALS SHALL BE 8 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
- INVERTS OF SANITARY SEWER LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
- MINIMUM AS-BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RE-LAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT ALL ADDITIONAL COGS.
- MARK LATERALS BY ETCHING AN "S" INTO CURBING.
- PIPE MATERIAL IS ASTM D3034, SDR-20 UNLESS OTHERWISE NOTED.
- A MINIMUM 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 1% OR GREATER.
- SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED TO MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN, UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDOT.
- LEAKAGE TEST ARE SPECIFIED REQUIRING THAT:
  - THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
  - EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
  - AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM D-584 FOR CONCRETE PIPE, ASTM F-1447 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C1244.
- DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER PIPES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT SUFFICIENT CURE OF THE SOIL-PIPE SYSTEM TESTING REQUIREMENTS SPECIFY:
  - NO PIPE SHALL EXCEED A DEFLECTION OF 2%.
  - USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE LINE DIAMETER OF THE PIPE. DEFLECTION SHALL BE BASED ON THE DEFLECTION OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
  - PERFORMING THE TEST WITHOUT MECHANICAL PULPING DEVICES.
- TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
  - ALL GRAVITY SANITARY SEWER MAINS SHALL BE TESTED WITH LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI BEL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
  - ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A CITY OF OCALA REPRESENTATIVE.
  - ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHAMBER CONSTRUCTION AND COAL TAR EXPOSIT PANT THROUGHOUT.
  - HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M33 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
  - DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULPING DEVICES & MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
- SANITARY SEWER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.
- THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL UNDER THE SUPERVISION OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE UFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF OCALA PRIOR TO CONSTRUCTION.

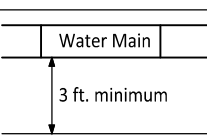
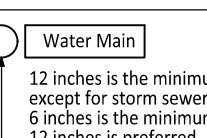
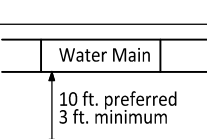
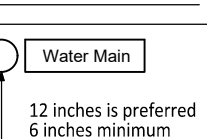
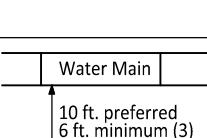
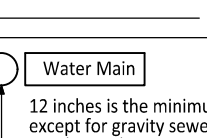
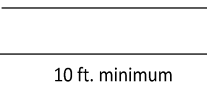
EROSION CONTROL NOTES

- DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL EXISTING MEASURES TO INSURE AGAINST EROSION, SLTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR Silt BARRIERS.
- CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
- SODDING OF DETENTION PONDS MUST BE COMPLETED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
- AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED IN ORDER TO COMPLY WITH S.L.R.W.A.D. 8.16 (W.M.D.) AND CITY OF OCALA EROSION CONTROL CODES INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
- ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

ELECTRIC NOTES

- THE FINAL APPROVED REVISED SITE PLAN IS TO BE EMAILED TO JKERR@OCALA.ORG USING THE BELOW MENTIONED OUS SITE PLAN REFERENCE NUMBER.
- ADDITIONAL REQUIREMENTS ARE CONTAINED IN CHAPTER 20, ARTICLE VI AND ARTICLE VII OF THE OCALA CODE OF ORDINANCES.
- CUSTOMER MUST SUBMIT THE OCALA UTILITY SERVICES (OUS) COMMERCIAL LAND DATA SHEET AND THE OUS GENERAL INFORMATION SHEET TO THE GROWTH MANAGEMENT DEPT. PRIOR TO ANY SITE PERMITS BEING ISSUED. DATA SHEETS MUST BE APPROVED BY OUS ENGINEERING PRIOR TO ANY SITE PERMITS BEING ISSUED. MATERIAL LEAD TIMES MAY CAUSE A DELAY IN OBTAINING PERMITS, IF LOAD DATA IS NOT SUBMITTED AS SOON AS POSSIBLE.
- CUSTOMER MUST CONTACT THE OCALA UTILITY SERVICES ENGINEERING DIVISION AT (352)933-6620 AT LEAST SIX (6) WEEKS PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERFORMANCE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION. REFERENCE OUS SP#-###
- CONSTRUCTION FOR TEMPORARY SERVICE TO BE DETERMINED BY OCALA UTILITY SERVICES.
- TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNATED AFTER FINAL SITE PLAN APPROVAL.
- UNDERGROUND ELECTRICAL SERVICE WILL BE AT CUSTOMER'S EXPENSE (SEC. 70-986 & SEC. 70-983)
- STREET LIGHTS, IF REQUIRED WILL BE ADDED AT ONE TIME CHARGE TO THE CUSTOMER. ESTIMATED COST WILL BE PROVIDED AS PART OF THE ACTUAL ELECTRICAL SERVICE DESIGN. (SEC. 70-983)
- THE FINAL APPROVED REVISED SITE PLAN IS TO BE EMAILED TO JKERR@OCALA.ORG USING THE ABOVE MENTION OUS SITE PLAN REFERENCE NUMBER.
- ADDITIONAL REQUIREMENTS ARE CONTAINED IN CHAPTER 70, ARTICLE I AND ARTICLE VII OF THE OCALA CODE OF ORDINANCES.
- FOR ALL UNDERGROUND ELECTRIC POWER LINES ON PRIVATE PROPERTY A TEN (10) FOOT ELECTRICAL DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVERHEAD CONSTRUCTION, A TWENTY (20) FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A TEN (10) FOOT TREE TRIMMING EASEMENT WILL BE REQUIRED. WHERE A REDUCED EASEMENT WIDTH IS ALLOWED, CONSISTENT WITH ORDINANCE REQUIREMENTS, THE FURTHEST FEET WITHIN THE EASEMENT AND AWAY FROM THE ROAD MUST BE RESERVED SOLELY FOR ELECTRIC CONDUCTIONS AND FACILITIES. IN ALL CASES, ANY OTHER UTILITY INFRASTRUCTURE PASSING THROUGH THE ELECTRIC PORTION OF THE EASEMENT MUST HAVE A BURIED DEPTH OF AT LEAST 4" TO THE TOP OF OTHER UTILITY PIPE, CABLE OR OTHER UTILITY PIPE, AND MUST BE STUBBED AT AT LEAST 7' FEET BEYOND THE BACK BOUNDARY OF THE EASEMENT. (SEC. 70-986 & SEC. 70-982)
- ALL ELECTRICAL UTILITY FACILITIES SHALL BE INCLUDED ON THE SITE PLAN PRIOR TO SIRE PLAN APPROVAL (INCLUDE YELLOW AND BLACK FACILITY I.D. NUMBER)
- METER LOCATION WILL BE DESIGNATED BY OCALA UTILITY SERVICES (SEC. 70-987) HOWEVER, DESIRED LOCATION MAY BE NOTED ON SITE PLAN.
- THE REQUESTED SERVICE VOLTAGE IS 480 VOLT, 3 PHASE. REQUESTED SERVICE VOLTAGE IS NOT GUARANTEED TO BE SUPPLIED. HOWEVER, OUS WILL TRY TO ACCOMMODATE THE REQUEST WHEN POSSIBLE (SEC. 70-986 & SEC. 70-987)
- ANY INSTALLATION OF BILLBOARD SIGNS SHALL COMPLY WITH THE LATEST NEC AND OSHA REGULATIONS PERTAINING TO PROXIMITY TO OVERHEAD POWER LINES. NO BILLBOARDS OR SIGNS SHALL BE PLACED IN ANY ELECTRIC UTILITY EASEMENTS WITHOUT THE PERMISSION OF THE UTILITY.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
			ALTERNATE 3 FT. MINIMUM
			ALTERNATE 3 FT. MINIMUM
			ALTERNATE 6 FT. MINIMUM
		—	—

- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

Disclaimer: This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

AS-BUILT NOTES

- THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
  - DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
  - DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
  - DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
  - DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
  - LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PRELIMINARY THREE PERMANENT POINTS.
  - DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
  - CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
  - DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE SANITARY SEWER RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDOT CRITERIA.
  - WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A MANNER THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
  - WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATED THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THREE AS-BUILT DRAWINGS ACCURATELY REFLECT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED"

TABLE 1.0 - CORRUGATED ALUMINUM PIPE COVER



CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

[illegible]

CONCEPTUAL PLAN  
GREENWAY RESERVE  
CITY OF OCALA, MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH (2023)

DATE 8/12/2025  
DRAWN BY AS  
CHKD. BY TB  
JOB NO. 23-8340

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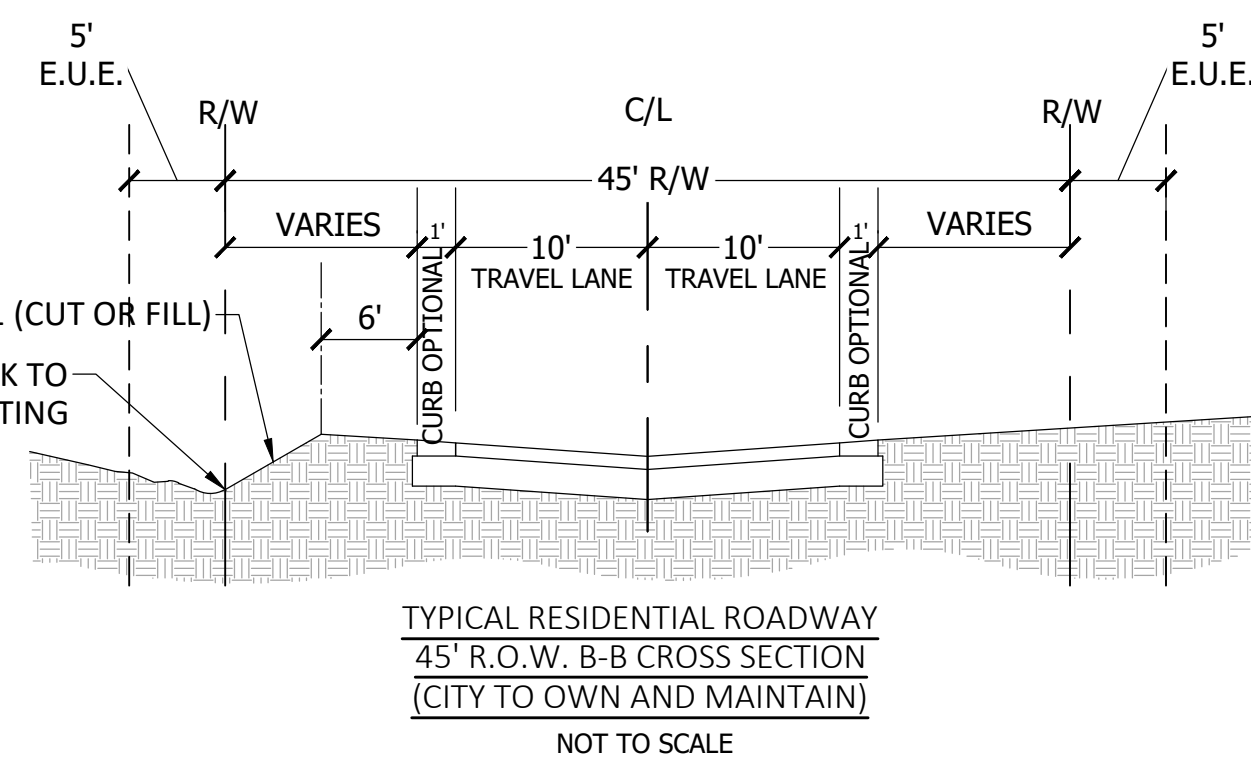
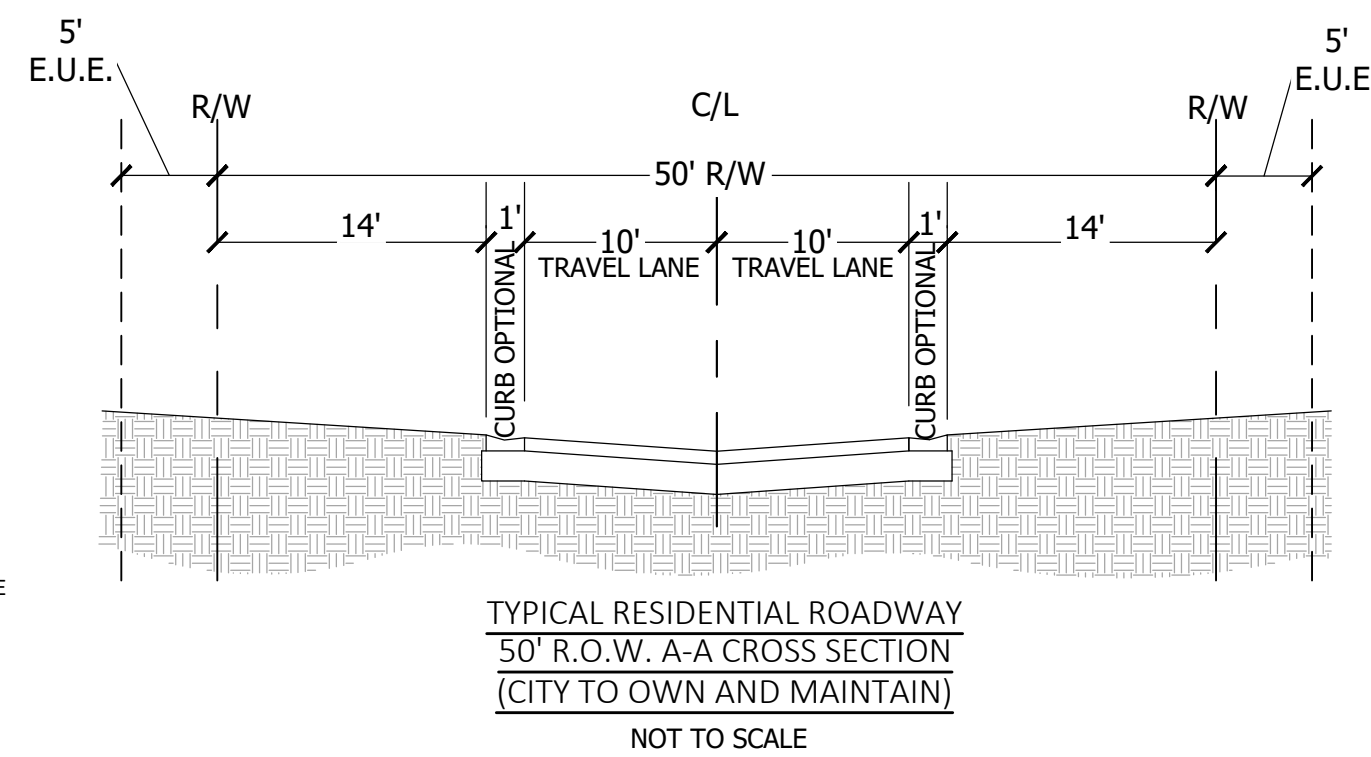
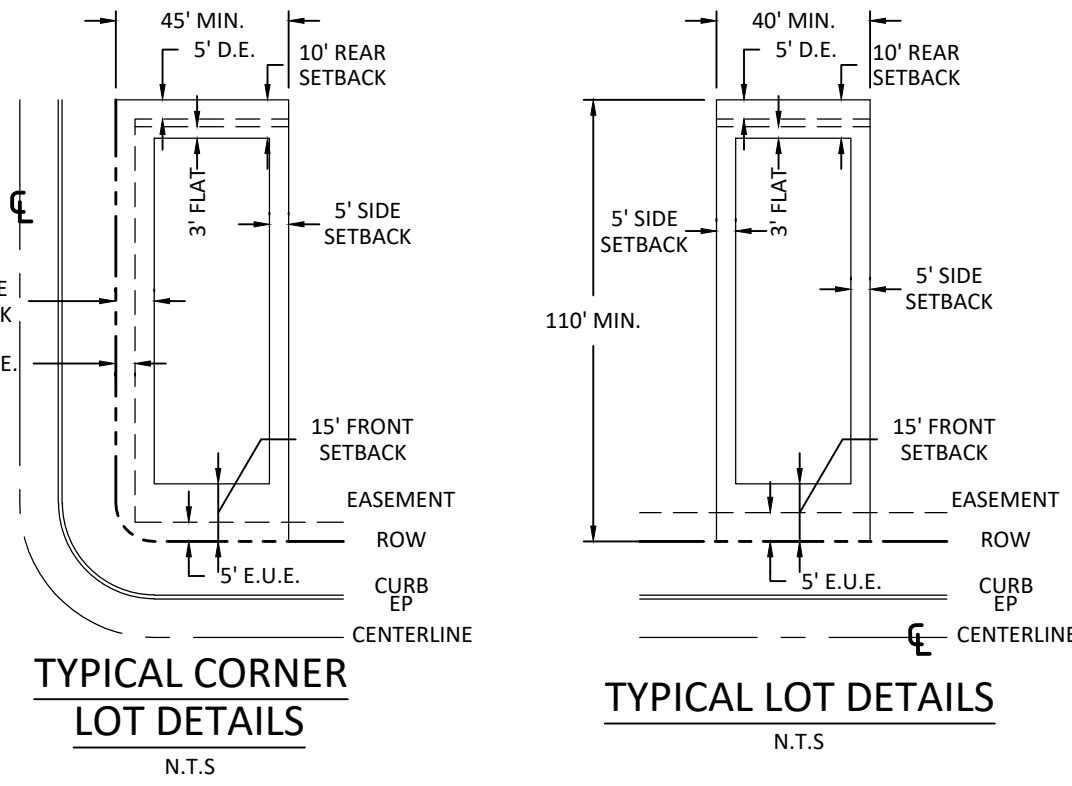
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PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C7	2.22	1135.39	44.08	22.04	44.07	N0° 58' 56.62"W
C8	2.22	1135.39	44.08	22.04	44.07	N8° 12' 24.05"W
C9	2.22	1135.39	44.08	22.04	44.07	N5° 25' 51.47"W
C10	2.22	1135.39	44.08	22.04	44.07	N7° 39' 18.89"W
C11	0.28	1135.39	5.64	2.82	5.64	S8° 54' 35.29"E
C12	13.37	321.00	74.91	37.62	74.74	N2° 16' 55.77"W
C13	94.53	10.00	16.50	10.82	14.69	N42° 51' 39.04"W
C14	90.00	10.00	15.71	10.00	14.14	S44° 52' 31.33"E
C15	78.46	20.00	27.39	16.33	25.30	S39° 21' 22.14"E
C16	136.06	55.00	130.61	136.35	102.01	N10° 33' 21.44"W
C17	122.40	55.00	117.50	100.04	96.39	N61° 19' 27.97"W
C18	90.00	10.00	15.71	10.00	14.14	N45° 07' 28.67"W
C19	90.00	10.00	15.71	10.00	14.14	N44° 52' 31.33"E
C20	90.00	10.00	15.71	10.00	14.14	S45° 07' 28.67"E
C21	79.01	10.00	13.79	8.24	12.72	N50° 22' 17.75"E
C22	10.99	479.29	91.95	46.12	91.81	N5° 22' 05.63"E
C23	90.00	10.00	15.71	10.00	14.14	N45° 07' 28.67"W
C24	90.00	10.00	15.71	10.00	14.14	S44° 52' 31.33"W
C25	90.00	10.00	15.71	10.00	14.14	S45° 07' 28.67"E
C26	90.00	10.00	15.71	10.00	14.14	N44° 52' 31.33"E
C27	90.00	10.00	15.71	10.00	14.14	N45° 07' 28.67"W
C28	90.00	10.00	15.71	10.00	14.14	S44° 52' 31.33"W
C29	90.00	10.00	15.71	10.00	14.14	S45° 07' 28.67"E
C30	2.55	45.00	2.00	1.00	2.00	S88° 51' 03.49"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C31	87.45	45.00	68.69	43.04	62.21	S43°51' 03.45"
C32	10.99	524.00	100.53	50.42	100.38	S5°22' 17.75"W
C33	19.84	276.00	95.55	48.26	95.07	S57° 01' 02.00"W
C34	8.57	1180.39	184.72	92.55	184.53	S4° 34' 02.88"E
C35	0.21	1180.39	4.37	2.18	4.37	S0° 01' 17.96"W

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	39.23	100.00	68.47	35.64	67.14	S19°44' 25.40"E
C2	90.00	35.00	54.98	35.00	49.50	S45° 07' 28.67"E
C3	19.90	500.00	95.93	48.11	95.78	S5° 22' 17.75"W
C4	19.90	170.00	32.62	16.36	32.57	N84° 37' 42.25"W
C5	19.84	200.00	103.86	52.45	103.34	S57° 01' 02.00"W
C6	8.84	1200.00	185.20	92.78	185.02	S4° 32' 45.40"E

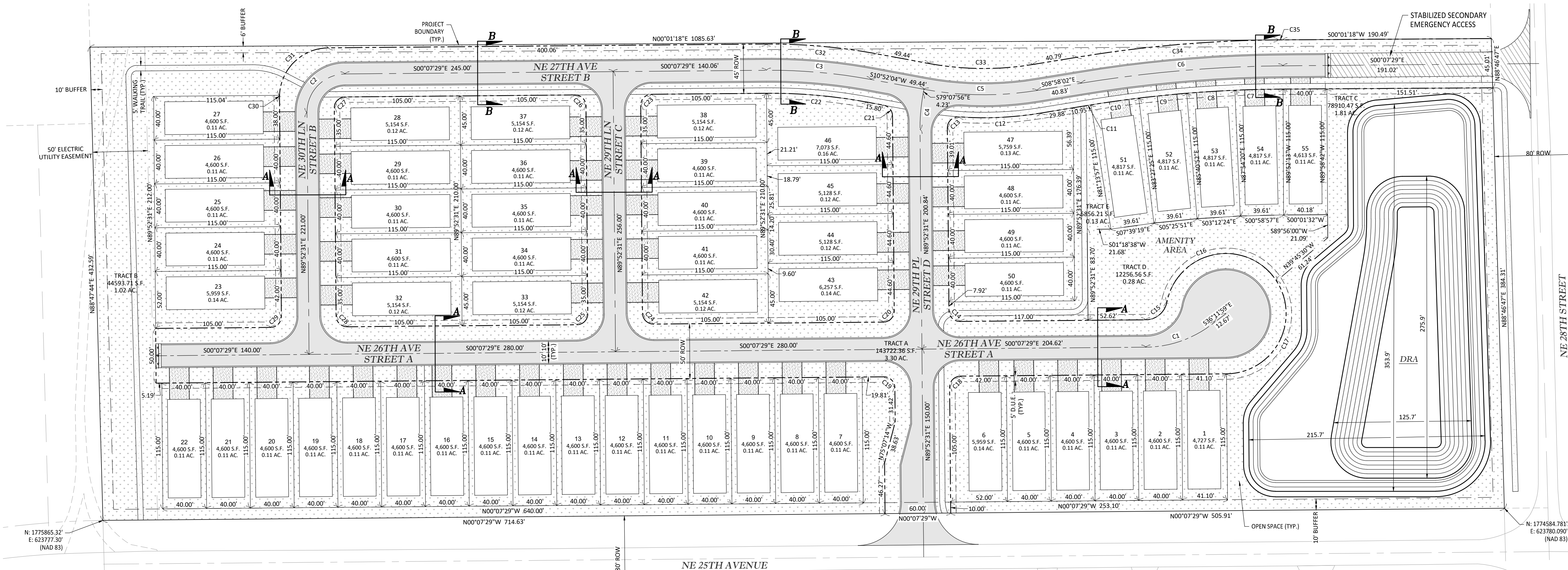
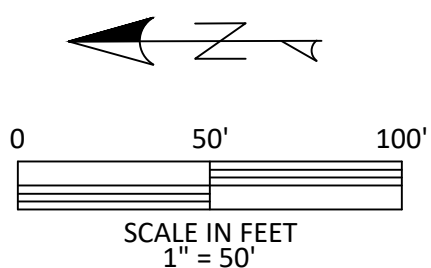
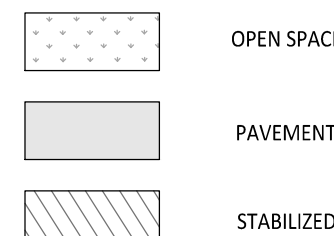


- NOTES:**
1. ALL RIGHT-OF-WAY RADI AT INTERSECTIONS TO BE 10'.
  2. PUBLIC ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 5' UTILITY EASEMENT, AS WELL AS 45' RIGHT-OF-WAY WITH 5' UTILITY EASEMENT.
  3. TRACTS A,B,C,D & E ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MOUNTAINING, EGRESS, INGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE NOT EXPRESSLY PERMITTED.
  4. STREET RIGHT-OF-WAY, DELINEATED AS TRACT (A), IS PUBLICLY DEDICATED RIGHT-OF-WAY.
  5. LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
  6. ALL LOTS/TRACKS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
  7. ALL LOTS/TRACKS IN THIS SUBDIVISION SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE **CITY OF OCLALA LAND DEVELOPMENT CODE**.
  8. CITY OF OCLALA IS RESPONSIBLE FOR THE MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
  9. WATER/SEWER UTILITIES PROVIDED BY **CITY OF OCLALA UTILITIES DEPARTMENT**.
  10. H.O.A.P.D. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
  11. ACCESSORY BUILDINGS, ENCLOSURES, ETC., SHALL CONFORM TO THE SETBACK SCHEDULES AS DETAILED.
  12. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
  13. AMENITY TO BE PROVIDED FOR EACH LOT.
  14. SIDEWALKS--NO INTERNAL SIDEWALK BEING PROPOSED. SIDEWALK OR PAY FEE IN LIEU OF TO BE ESTABLISHED ALONG NE 28TH STREET AND NE 26TH AVENUE.
  15. 100-FOOT ELECTRIC UTILITY EASEMENT, SECTION 7-602(a)(5) WILL BE MET AS REQUIRED

PROVIDED OPEN SPACE CALCULATIONS PER TRACT					
TRACT	TOTAL TRACT AREA (ACRES)	USE	TOP OF BANK (ACRES)	OPEN SPACE PER TRACT (ACRES)	IMPROVED OPEN SPACE (ACRES)
A	3.30	R/W	N/A	1.38	0.13
B	1.02	OPEN SPACE	N/A	1.02	0.06
C	1.81	DRA/OPEN SPACE	1.27	0.54	N/A
D	0.28	AMENITY	N/A	0.28	0.28
E	0.13	OPEN SPACE	N/A	0.13	0.04
				3.35	0.51

\* REMAINING 2.37 ACRES OF OPEN SPACE PROVIDED INSIDE OF LOTS

LEGEND.

[illegible]

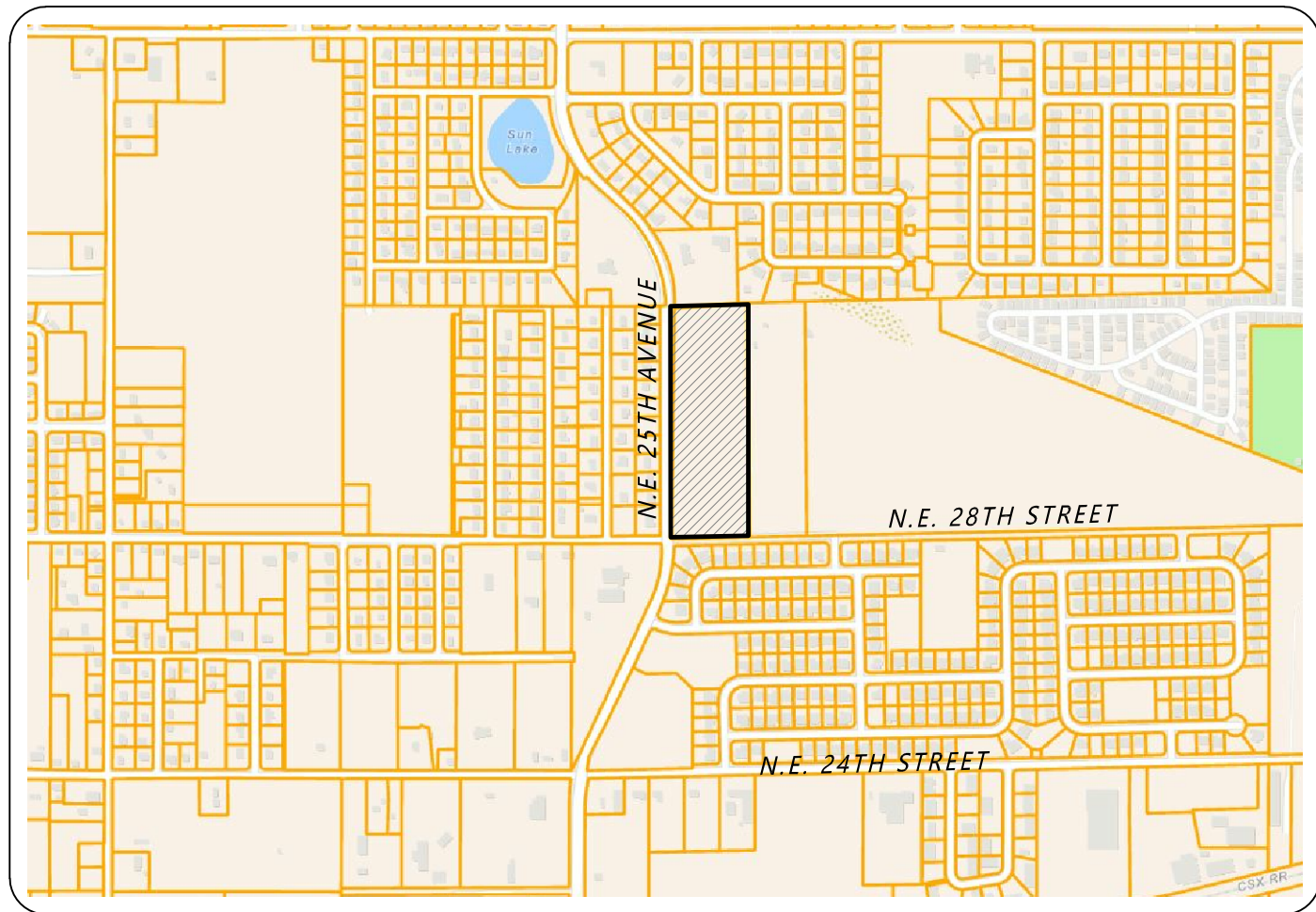


BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST

CITY OF OCALA  
MARION COUNTY, FLORIDA

VICINITY MAP:  
NOT TO SCALE



LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8138, PAGE 1353)

PARCEL 4:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES 52 MINUTES 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES 52 MINUTES 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

PROPERTY DATA:

PARCEL ID: 24274-000-00  
VACANT LAND

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS :

ABSTRACT INFORMATION WAS PROVIDED BY BRICK CITY TITLE INSURANCE AGENCY, INC., COMMITMENT NO:24-1216, ISSUING AGENT: BRICK CITY TITLE INSURANCE AGENCY, INC., ISSUING OFFICE FILE NO:24-1216. BEARING AN EFFECTIVE DATE OF FEBRUARY 8, 2024, THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 9: EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 331; OFFICIAL RECORDS BOOK 1, PAGE 333; OFFICIAL RECORDS BOOK 1715, PAGE 190; OFFICIAL RECORDS BOOK 1789, PAGE 1142 AND OFFICIAL RECORDS BOOK 1803, PAGE 1745, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 10: ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 4295, PAGE 506, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 11: LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5390, PAGE 753, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

SURVEYOR'S CERTIFICATE:

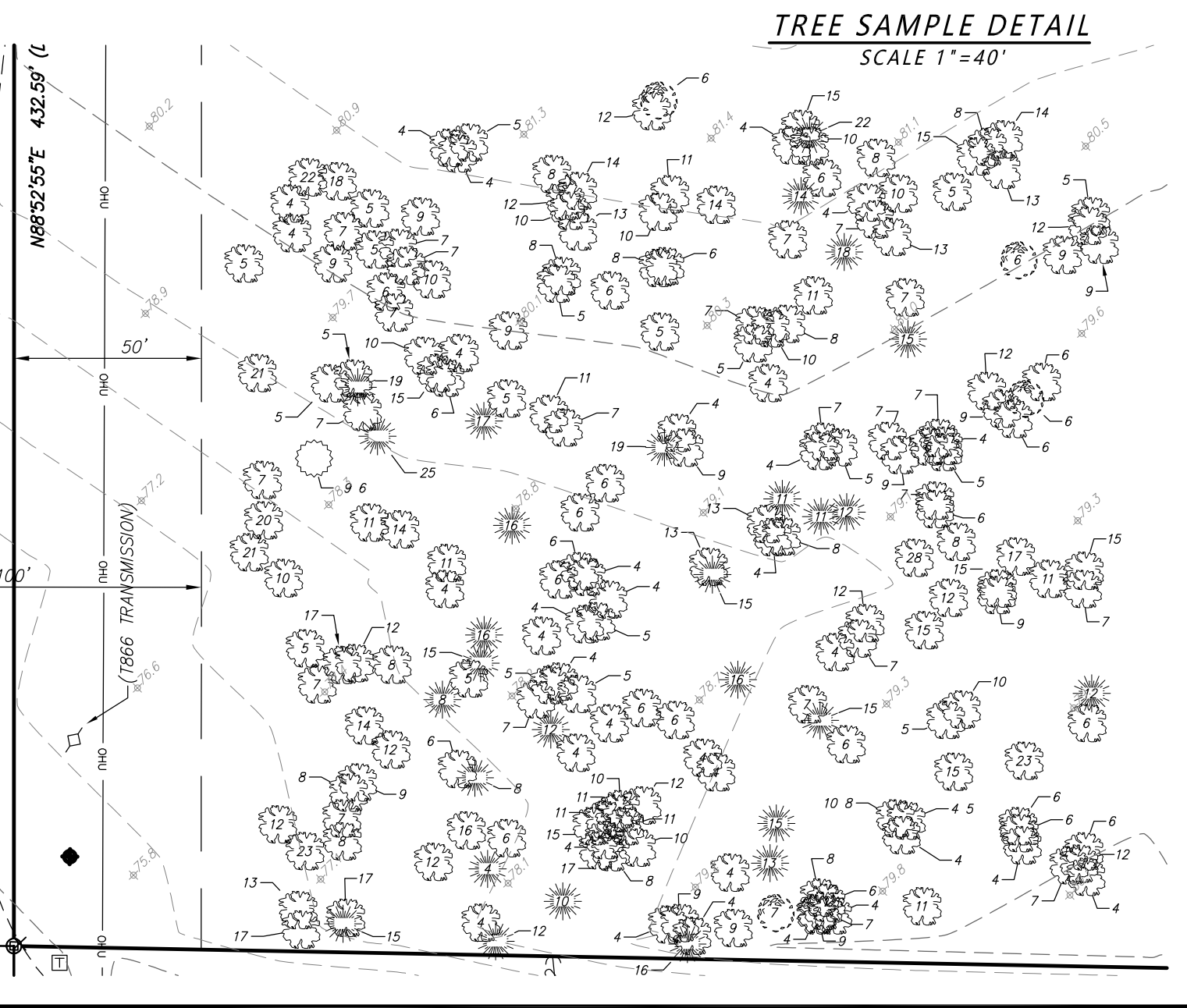
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)



TREE LEGEND  
(SIZE DENOTED INSIDE SYMBOL)

BAY	GUM	MISC
CAMPHOR	HICKORY	MULBERRY
CEDAR	HOLLY	OAK
CITRUS	IRONWOOD	PALM
CHERRY	LAUREL OAK	PECAN
CHINABERRY	LIVE OAK	PINE
CYPRESS	MAGNOLIA	SUGAR HACKBERRY
DOGWOOD	MAPLE	SYCAMORE
ELM	MIMOSA	

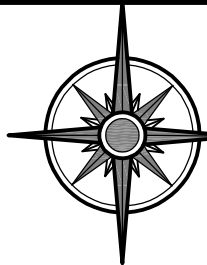
LEGEND AND ABBREVIATIONS:

± MORE OR LESS	⊗ SANITARY MANHOLE
EL. ELEVATION	⊗ SANITARY CLEANOUT
LB LICENSED BUSINESS	⊗ ELECTRIC MANHOLE
NO. NUMBER	⊗ ELECTRIC METER
LS LAND SURVEYOR	⊗ ELECTRIC RISER BOX
I.D. IDENTIFICATION	⊗ CABLE TELEVISION RISER BOX
ORB OFFICIAL RECORDS BOOK	⊗ TELEPHONE RISER BOX
C CENTERLINE	⊗ UTILITY RISER
R RADIUS	⊗ WELL
L ARC LENGTH	⊗ WATER SPIGOT
Δ DELTA (CENTRAL ANGLE)	⊗ IRRIGATION CONTROL VALVE
(P) PLAT MEASURE	⊗ WATER METER
(D) DEED MEASURE	⊗ WATER VALVE
(C) CALCULATED MEASURE	⊗ FIRE HYDRANT
C.D. CHORD LENGTH	⊗ BACK FLOW PREVENTER
C.B. CHORD BEARING	⊗ AIR CONDITIONER PAD
POC POINT ON CURVE	⊗ GAS VALVE
POL POINT ON LINE	⊗ GAS METER
PCC POINT OF COMPOUND CURVATURE	⊗ GAS LINE MARKER
PRC POINT OF REVERSE CURVATURE	⊗ CONCRETE UTILITY POLE
PC POINT OF CURVATURE	⊗ METAL UTILITY POLE
PT POINT OF TANGENCY	⊗ WOOD UTILITY POLE
PI POINT OF INTERSECTION	⊗ UTILITY POLE GUY ANCHOR
P.O.C. POINT OF COMMENCEMENT	⊗ LIGHT POLE
P.O.B. POINT OF BEGINNING	⊗ SPOT/GROUND LIGHT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	⊗ ELECTRIC TRANSFORMER
DIP DUCTILE IRON PIPE	⊗ ELECTRIC VAULT
PVC POLYVINYL CHLORIDE	⊗ WETLAND FLAG
CMP CORRUGATED METAL PIPE	⊗ SIGN
RCP REINFORCED CONCRETE PIPE	⊗ BOLLARD
HDPE HIGH DENSITY POLYETHYLENE	⊗ FLAG POLE
NAVD NORTH AMERICAN VERTICAL DATUM	⊗ MAILBOX
NGVD NATIONAL GEODETIC VERTICAL DATUM	
PB PLAT BOOK	
ORB OFFICIAL RECORDS BOOK	
PG(S) PAGE(S)	
R/W RIGHT OF WAY	
ESMT EASEMENT	
SEC SECTION	
FND FOUND	
REC RECOVERED	
CCR CERTIFIED CORNER RECORD	
RLS REGISTERED LAND SURVEYOR	
OM CONCRETE MONUMENT	
IRC IRON ROD AND CAP	
IR IRON ROD	
IP IRON PIPE	
CLF CHAIN LINK FENCE	
⊗ CURB INLET GRATE	
⊗ CATCH BASIN	
⊗ STORM MANHOLE	
⊗ MITERED END SECTION	
⊗ YARD DRAINAGE	

SHEET 1 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEY NOTES:

- DATE OF FIELD SURVEY: JUNE 4, 2024.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCE FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 427, ELEVATION 59.81 (NAVD 1988).



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE: (352) 465-1482 FAX: (888) 272-8335 www.JCHg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 3, TOWNSHIP 15  
SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY -FOR-  
GREEN FAMILY DECLARATION OF TRUST

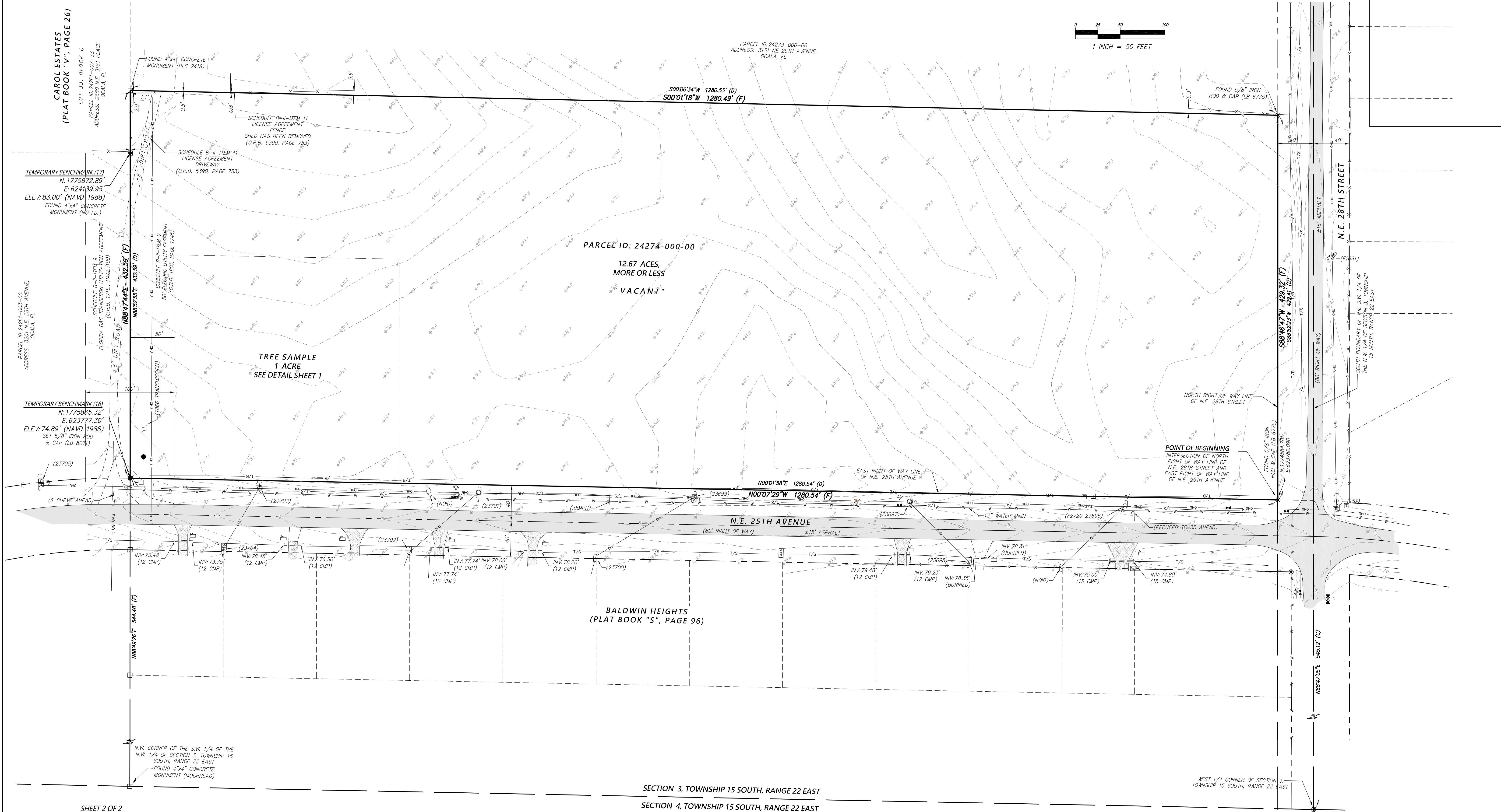
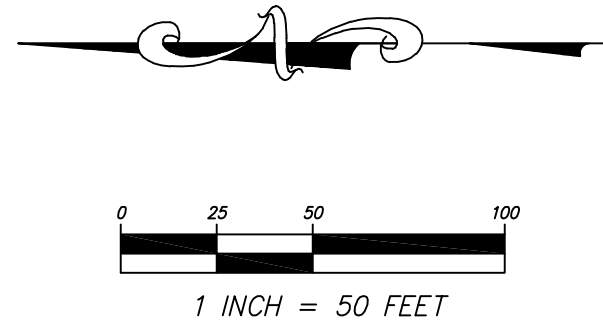
FB/PG		FIELD DATE		JOB NO.	
24-12/22		06/04/2024		240688ADDR	
DRAWING DATE	BY	APPROVED		SCALE	
06/14/2024	M.A.	CJH		1" = 50'	

1  
OF  
3



BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
CITY OF OCALA  
MARION COUNTY, FLORIDA



ONE IS NOT COMPLETE WITHOUT THE OTHER

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	CKD
24-12/22	1/15/2025	MRD	ADDITIONAL TOPOGRAPHIC INFORMATION	CJH
	8/11/2025	MRD	ADDRESS CITY COMMENTS	CJH

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
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SOUTH, RANGE 22 EAST  
  
MARION COUNTY, FLORIDA

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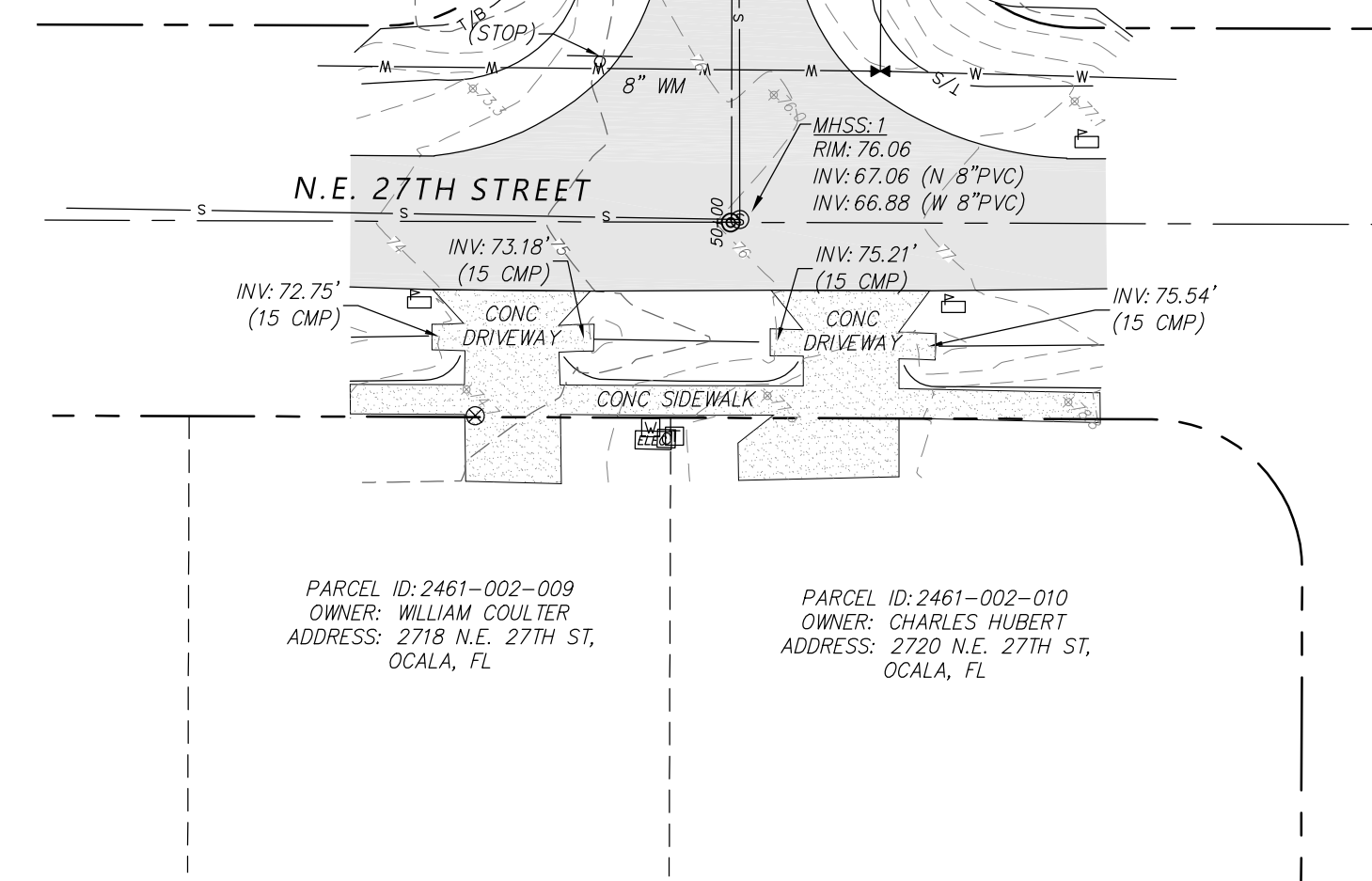
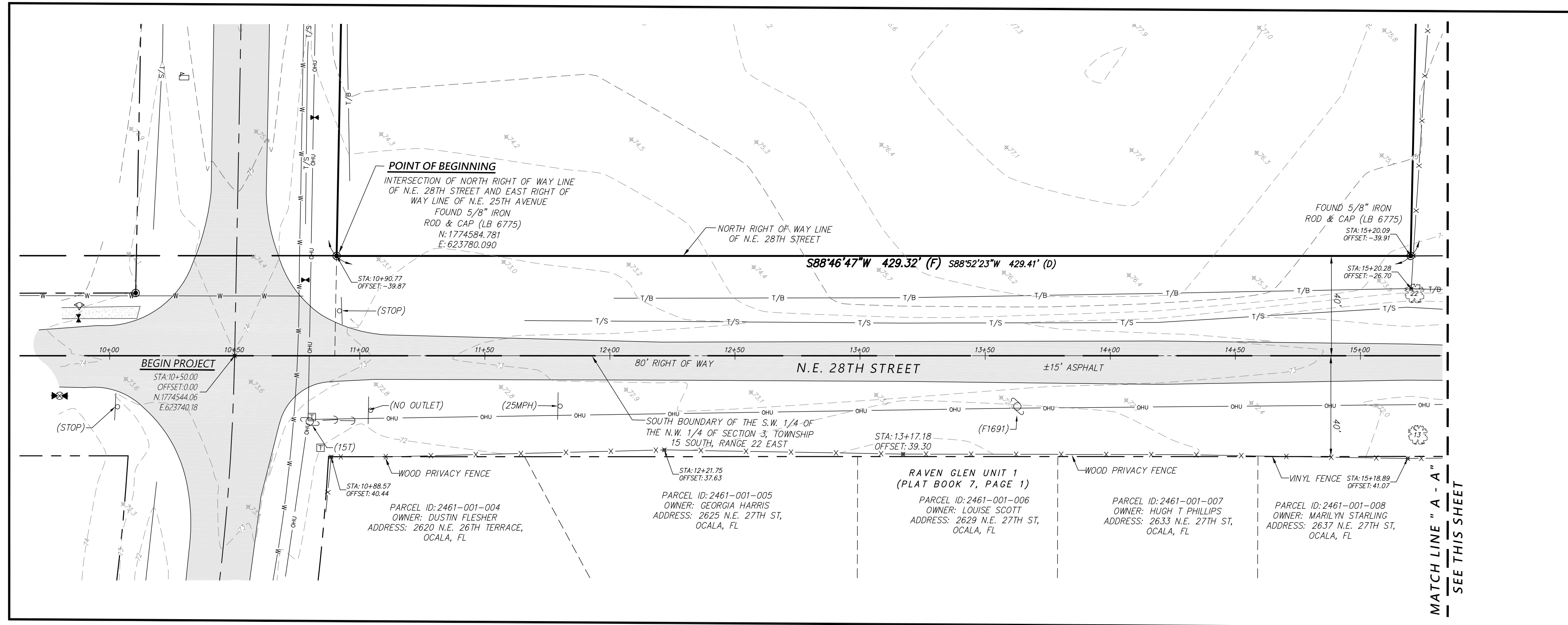
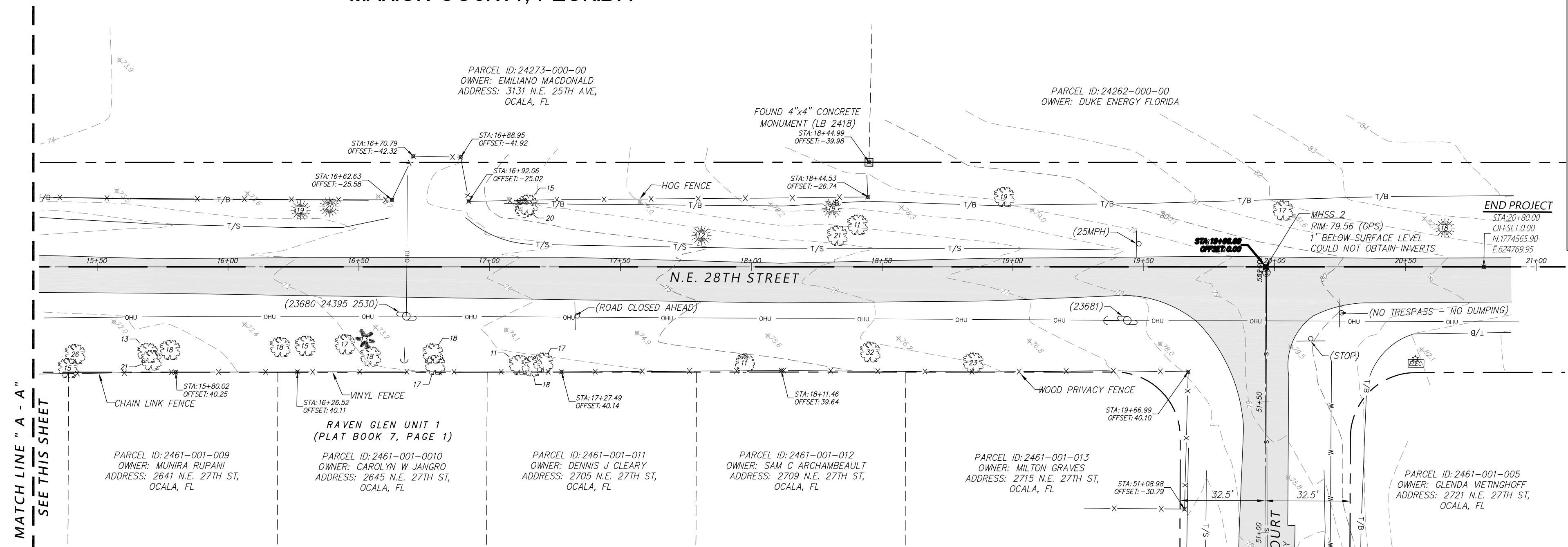
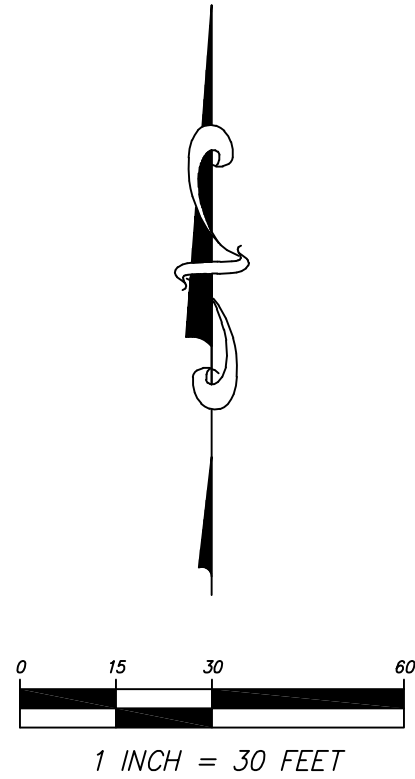
FB/PG		FIELD DATE		JOB NO. 240688ADDR	2 OF 3
24-5/42,44-46		06/04/2024			
DRAWING DATE	BY	APPROVED		SCALE 1" = 50'	
06/14/2024	M.A.	CJH			

Drawing name: Z:\Projects\240688 Green Family Declaration of Trust.dwg SHEET 2 Aug 11, 2025 8:18am by: Matt



# BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
CITY OF OCALA  
MARION COUNTY, FLORIDA



Drawing name: Z:\Projects\240688-00\DWG\240688ADDR.dwg SHEET 3 Aug 11, 2025 8:15am by: Mott

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
24-12/22	1/15/2025	MRD	ADDITIONAL TOPOGRAPHIC INFORMATION	CJH
	8/11/2025	MRD	ADDRESS CITY COMMENTS	CJH



LOCATED IN SECTION 3, TOWNSHIP 15  
SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY -FOR-  
GREEN FAMILY DECLARATION OF TRUST

FB/PG		FIELD DATE		JOB NO. 240688ADDR	<div>3 OF 3</div>
24-5/42,44-46		06/04/2024			
DRAWING DATE	BY	APPROVED		SCALE 1" = 30'	
06/14/2024	M.A.	CJH			



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1955

**Agenda Item #:** a.

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Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Public Hearing to transmit to the Florida Department of Commerce an amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres (Parcels 2380-000-001 and 23812-001-00) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Case FLUP25-0001)

**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place.

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**

- Applicant/Property Owner: KAS Ocala LLC
- Agent: Fred Roberts, Klein & Klein PLLC

Key Points:

The applicant is requesting to amend the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of the subject properties.

The applicant is requesting to delete the two Policies to allow for the two parcels in their entirety (comprising approximately 251.09-acres) to be developed as a mixed-use Planned Development (PD). A concurrent rezoning with an associated PD Plan and Standards Book is undergoing review.

The proposed amendment will be submitted to the Florida Department of Commerce (Florida Commerce) for an expedited state review in accordance with F.S. 163.3184(3). This represents the initial step in the process for text amendments to the comprehensive plan. Following the completion of the state review, the city will evaluate the state's response and any additional comments. Before advancing to public hearings for final action on the proposed amendment, city staff will incorporate any modifications or feedback provided by Florida Commerce.

**Policy 18.13** imposes the following development conditions on a 50.42-acre portion of PID 2380-000-001

- Development is limited to a level that generates fewer peak-hour trips than would have occurred under the prior *Professional Services* designation.
- Total development must remain below thresholds requiring a Development of Regional Impact (DRI), unless a DRI Development Order is obtained.
- A development plan must be submitted at the time of development, consistent with the City's Land Development Regulations, including standards for buffering, landscaping, site design, land use, and architecture.
- All signage must be either ground-mounted or wall-mounted.
- A traffic analysis must be submitted in accordance with the City's Traffic Study Guidelines and Concurrency Management System.
- The property owner/developer must complete or fund all necessary traffic improvements, including any proportionate share contributions as required by City Code.

**Policy 18.24** imposes the following development conditions on a 25.51-acre portion of PID 23812-001-00:

- The property must be developed as part of a Planned Unit Development (PUD) with the adjacent parcel (PID 23812-001-00);
- The total number of residential units must not exceed the previously approved limit for the overall PUD (871 dwelling units);
- A traffic analysis must be submitted prior to final development approval, consistent with the City's Traffic Study Guidelines and Concurrency Management System;
- The developer must complete or fund all necessary traffic improvements, including any required proportionate share contributions in accordance with City Code.

#### Zoning and Land Use Details:

For consideration of the future land use policy amendment, there are several key factors to consider:

- The policies were adopted prior to the 2035 Vision, which redefined the goals and basis for development and growth within the City.
- The comprehensive plan was amended in 2013 and consolidated the future land use categories down to a total of six new categories. The 2035 Vision provided the basis for these new future land use categories.
- The Medium Intensity/Special District future land use promotes a more design-based approach for future development to facilitate walkable urban development. Design-based approaches include: the utilization of form-based code, PD, Planned Developments, Chapter 163 Development Agreements, or other similar processes.

#### **FINDINGS AND CONCLUSIONS:**



- Deletion of the Future Land Use Policies would allow for future mixed-use development in a manner consistent with the present Medium Intensity/Special District future land use designation.
- The maximum residential density of the subject portion of PID 23812-001-00 would increase from 12 dwelling units per acre to 30 dwelling units per acre.
- The maximum non-residential intensity of the subject portion of PID 2380-000-001 would increase from 0.75 FAR to 4.0 FAR.
- The Medium Intensity/Special District Future Land Use Classification requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement.
- The remaining development restrictions imposed by the Future Land Use Policies would be addressed via rezoning and site development review processes.
- City utilities are available at this location, and no level of service issues have been identified for public facilities.

Staff recommends approval.

**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

## ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN FUTURE

LAND USE MAP SERIES AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DELETING FUTURE LAND USE POLICY 18.13 OF THE COMPREHENSIVE PLAN RELATING TO DEVELOPMENT CONDITIONS PREVIOUSLY ADOPTED BY ORDINANCE NO. 5711 (LUC05-0030) FOR A 50.42-ACRE PORTION OF PROPERTY LOCATED IN THE 3000 AND 4000 TO 4300 BLOCKS OF SW 43RD COURT (PARCEL NO. 2380-000-001), SECTION 27, TOWNSHIP 15, RANGE 21, MARION COUNTY, FLORIDA; DELETING FUTURE LAND USE POLICY 18.24 OF THE COMPREHENSIVE PLAN RELATING TO DEVELOPMENT CONDITIONS PREVIOUSLY ADOPTED BY ORDINANCE NO. 5768 (LUC07-0034) FOR A 25.51-ACRE PORTION OF PROPERTY LOCATED IN THE 3000 AND 4000 TO 4300 BLOCKS OF SW 43RD COURT (PARCEL NO. 23812-001-00), SECTION 27, TOWNSHIP 15, RANGE 21, MARION COUNTY, FLORIDA; 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 FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

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

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, and pursuant to Section 106-39(b)(4) of the Code of Ordinances, City of Ocala, Florida.

**POLICY 18.13: Future Land Use Map (FLUM) Amendment LUC05-0030 adopted by Ordinance Number 5466 on December 21, 2005 changes the future land uses on the Amendment area from Professional Services to Retail Services. The parcel number is 2830-000-01. Development shall meet the requirements of all applicable Goals, Objectives and Policies of the Comprehensive Plan; however, the land use and development**

potential made available by FLUM Amendment LUC05-0030 is hereby limited by the following conditions:

1. The Amendment changes the approved future land uses on the Amendment Parcel from Professional Services to Retail Services. Development intensities on the Amendment Parcel will be limited so that the projected number of peak hour trips generated from the developed Amendment Parcel must be less than the projected number of peak hour trips that would have been generated by development of the Amendment Parcel under the Professional Services.
2. Total development of the Amendment Parcel shall not exceed development threshold limitations which would require approval of the development as a Development of Regional Impact unless a Development of Regional Impact Development Order is applied for and approved.
3. At the time of development the property owner/developer must submit a development plan consistent with the City's Land Development Code regarding buffers, landscaping, site design, land uses, architectural characteristics and other requirements specified in the Land Development Code.
4. All new signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures and wall signs.
5. Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System requirements; and
6. The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis, or provide (as to required improvements for which proportionate share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments. Reserved.

Section 2. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, and pursuant to Section 106-39(b)(4) of the Code of Ordinances, City of Ocala, Florida.

POLICY 18.24: Future Land Use Map (FLUM) Amendment LUC07-0034 adopted by Ordinance Number 5767 on December 18, 2007 changes the future land use on the amendment area from Low Density Residential (City) to Medium Density Residential (City). The parcel number affected is a portion of 23812-001-00. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LUC07-0034 is hereby limited based on the following:

1. The property shall be developed as a Planned Unit Development in conjunction with the related property;
2. This site in conjunction with the remaining parcel for the Planned Unit Development (PID 23812-001-00) shall not increase the total number of previously approved units for the site;
3. Prior to final development approval, the property owner will be required to submit a traffic impact analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System; and
4. The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis, or provide (as to required improvements for which proportionate share payments may or must be made under the City's Code of Ordinances) required proportionate share contribution payments. Reserved.

Section 3. 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 4. 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 5. 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 6. 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 7. 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 City of Ocala, Florida Comprehensive Plan; (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 8. The effective date of this text amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

**ATTEST:**

**CITY OF OCALA**

By:  
Angel B. Jacobs  
City Clerk

By:  
Kristen M. Dreyer  
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Ben Marciano

Mayor

Approved as to form and legality:

By: \_\_\_\_\_  
William E. Sexton  
City Attorney

Ordinance No: 2025-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.



# Future Land Use Policy Staff Report

Case No. FLUP25-0001

Planning & Zoning Commission: September 8, 2025

City Council (Transmittal): October 21, 2025

City Council (1<sup>st</sup> Reading): TBD

City Council (Adoption): TBD

**Applicant:** KAS Ocala LLC

**Property Owner:** KAS Ocala LLC

**Project Planner:** Emily W. Johnson, AICP, Senior Planner

**Amendment Request:** Seeking approval to amend the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of the subject properties.

**Concurrent Applications:** Rezoning (**PD25-0001**) to Planned Development.

**Parcel Information**

Acres: ±251.09 acres

Future Land Use Policy Area: ±75.93 acres

Parcel(s)#: 2380-000-001 and 23812-001-00

Location: located in the 3000 and 4000 to 4300 blocks of SW 43rd Court

Existing use: Vacant and undeveloped

Future Land Use Designation: Medium Intensity/Special District

Zoning Designation: OP, Office Park & PUD-06, Planned Unit Development

Special District(s)/Plan(s): N/A

Approved Agreement(s): Chapter 163 Development Agreement (OR Bk/Pg 7785/161)  
Contribution Agreement (OR Bk/Pg 8485/1775)

**Figure 1. Aerial Location Map**



## Section 1 - Applicant Request

The applicant is requesting to amend the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of the subject properties.

The agent, Fred Roberts, Klein & Klein PLLC, is representing the applicant in this request. A concurrent application to rezone the subject properties to PD, Planned Development, with an associated PD Plan and Standards Book is currently under review.

## Section 2 - Background Information

The subject properties are comprised of portions of two parcels of land (Parcel ID# 2380-000-001 and 23812-001-00) encompassing a total of approximately 75.93 acres. The current designations of the properties are:

<u>Zoning:</u>	<b>OP, Office Park</b> , the intent of the OP district is to promote the consolidation of land that is five acres or more for the development of offices and business services.
	<b>PUD-06, Planned Unit Development.</b>
<u>Future Land Use:</u>	<b>Medium Intensity/Special District</b> , a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

### *Parcel 2380-000-001*

On September 4, 2007, the City Council adopted a Future Land Use Map (FLUM) Amendment LUC05-0030 through Ordinance 5466 pursuant to a Stipulated Settlement Agreement, which changed the future land use of a 50.42-acre portion of the subject property from Professional Services to Retail Services. The Future Land Use Policy (FLUP) was originally numbered as Policy 12.13 and was renumbered to Policy 18.14 with adoption of Ordinance 2013-13 amending the Comprehensive Plan pursuant to the 2035 Ocala Vision Plan. The Evaluation and Appraisal Report (EAR) amendments adopted by Ordinance 2021-20 resulted in another renumbering to Policy 18.13.

The Future Land Use Element Policy imposes the following development conditions on the subject portion of property:

- The Amendment changes the approved future land uses on the Amendment Parcel from Professional Services to Retail Services. Development intensities on the Amendment Parcel will be limited so that the projected number of peak hour trips generated from the Amendment Parcel must be less than the projected number of peak hour trips that would have been generated by development of the Amendment Parcel under the Professional Services.
- Total development of the Amendment Parcel shall not exceed development threshold limitations which would require approval of the development as a Development of Regional Impact unless a Development of Regional Impact Development Order is applied for and approved.
- At the time of development, the property owner/developer must submit a development plan consistent with the City's Land Development Regulations (Code) regarding buffers, landscaping, site design, land uses, architectural characteristics and other requirements specified in the Land Development Regulations (Code).

## Future Land Use Policy Staff Report

Case No. FLUP25-0001

- All new signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures and wall signs.
- Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System requirements; and
- The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis or provide (as to required improvements for which proportional share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments.

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Retail Services Future Land Use Classification; the subject property is currently designated as Medium Intensity/Special District.

### *Parcel 23812-001-00*

On December 18, 2007, the City Council adopted a Future Land Use Map (FLUM) Amendment LUC07-0034 through Ordinance 5767, which changed the future land use of a 25.51-acre portion of the subject property from Low Density Residential to Medium Density Residential. The Future Land Use Policy (FLUP) was originally numbered as Policy 12.25 and was renumbered to Policy 18.26 with adoption of Ordinance 2013-13 amending the Comprehensive Plan pursuant to the 2035 Ocala Vision Plan. The Evaluation and Appraisal Report (EAR) amendments adopted by Ordinance 2021-20 resulted in another renumbering to Policy 18.24.

The Future Land Use Element Policy imposes the following development conditions on the subject portion of property:

- The property shall be developed as a Planned Unit Development in conjunction with the related property;
- This site in conjunction with the remaining parcel for the Planned Unit Development (PID 23812-001-00) shall not increase the total number of previously approved units for the site;
- Prior to final development approval, the property owner will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System; and
- The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis or provide (as to required improvements for which proportional share payments may or must be made under the City's Code of Ordinances) required proportionate share contribution payments.

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Medium Density Residential Future Land Use Classification; the subject property is currently designated as Medium Intensity/Special District.

The subject properties are currently vacant and undergoing review for a rezoning to PD, Planned Development. A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.



**Table 1: Adjacent Property Information:**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North</b>	Medium Intensity/ Special District  High Residential (County)  Medium Residential (County)	PD, Planned Development  P-MH, Mobile Home Park (County)  R-1, Single-Family Dwelling (County)  R-3, Multi-Family Dwelling (County)	Mobile Home Park (Dogwood Acres)  Single-Family Residential  Undeveloped Residential and Mixed-Use Acreage
<b>East (Across I- 75)</b>	Neighborhood	R-1, Single Family Residential  R-3, Multi-family Residential	Single-Family Residences
<b>South</b>	Pending Land Use  Low Residential (County)  Medium Residential (County)	Pending Zoning  R-4, Residential Mixed Use (County)  A-1, General Agriculture (County)	Mobile Home Park (Magnolia Garden Estates)  Single-Family Residences (Timberwood & GW Brown subdivisions)
<b>West</b>	Medium Intensity/ Special District  Employment Center	Pending Zoning  M-2, Medium Industrial  A-1, Agricultural	Undeveloped Residential Acreage  Manufacturing (E-One, Inc.)

The subject property fronts SW 38th Ave and SW 44th Ave/SW 43rd Ct which are classified as urban collector roadways. Several adjacent parcels to the north have been rezoned to PD, Planned Development (Country Green PD, Wintergreen PD, Anna Jo Partnership/Coso Ocala PD), along with TBMI II PD located further to the west. Other uses in the area include the Dogwood Acres Mobile Home Park, Magnolia Garden Estates Mobile Home Park, Timberwood single-family residential subdivision, and the E-One manufacturing facility.

### **Section 3 – Staff Analysis**

This staff report focuses on the proposed deletion of the land use policies and consistency with the City’s comprehensive plan and applicable land development regulations. The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. Following the completion of the 2035 Vision, the comprehensive plan was amended to consolidate future land uses to six total categories. In doing so, new future land uses were designated which considered both existing and future development. The subject properties were ultimately designated as Medium Intensity/Special District to encourage the development of a mixed-use, walkable commercial

node along SW 43<sup>rd</sup> Court.

Adoption of Future Land Use Policies has historically been utilized by the City to allow for proposed developments to access greater development potential while providing additional safeguards to ensure compatibility with the surrounding area and comprehensive plan.

- Deleting Future Land Use Policy 18.13 would allow for PID 2380-000-001 to be developed at a maximum intensity of 4.0 FAR. Additionally, deletion of the policy would allow for the entire 76.86-acre parcel to be developed with up to 13,392,086.40 square feet of non-residential development. This will allow for a greater peak hour trip generation, which the policy restricted. Below is an explanation of the limitation:
  - The prior Retail Services future land use designation on a portion of the parcel allowed for a maximum intensity of 0.75 FAR (equating to approximately 1,647,221.40 square feet of non-residential development on the 50.42-acre policy area portion of the property).
  - The development intensity within the policy area was further limited to less projected peak hour trips than would have been generated by uses allowed in the Professional Services future land use classification.
- Deleting Future Land Use Policy 18.24 would allow for PID 23812-001-00 to be developed at a maximum density of 30 dwelling units per acre and allow for the entire 174.23-acre parcel to be developed with up to 5,226 residential units.
  - The prior Medium Density Residential future land use classification allowed for a maximum density of 12 dwelling units per acre (equating to approximately 306 dwelling units on the subject 25.51-acre portion of the property).
  - The total dwelling units permitted for the 174.23-acre parcel was further limited to 5 dwelling units per acre or 871 dwelling units through a previously approved Planned Unit Development (PUD), which is no longer an active PUD.
- The applicant has submitted a concurrent application for PD rezoning. The PD process will address items included in the future land use policy and be subject to public hearings before Planning & Zoning Commission and City Council. Traffic related items identified within the policies will also be addressed through the City's traffic impact analysis (TIA) process, which is required prior to any issuance of site or building permits. The City's TIA includes a traffic methodology and traffic study process, which analyzes the peak hour trip generation of a project and the potential impacts to the surrounding areas.

## **Consistency with Comprehensive Plan:**

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

1. Future Land Use Element Policy 6.2: Medium Intensity/ Special. The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as "Medium Low" or "Medium High" on Ocala 2035 Vision. The Medium Intensity/Special District should facilitate developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities, and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Medium Intensity/Special District category, including form and design guidelines as applicable.

The character, function, and form of new buildings or development on vacant land shall be regulated by a form-based code zoning district that includes design standards adopted specifically for a Medium Intensity/Special District identified in Objective 8, a Planned Development (PD) zoning district that includes specific design standards related to the surrounding uses, or a Chapter 163 Development Agreement with specific design standards. Existing developed and public properties shall be regulated by the Land Development Code.

A Medium Intensity/Special District is intended to promote a walkable urban form with buildings at moderate build-to lines from the street and public right-of-way, as depicted in Figure C. Parking may occur on-street or in the moderate build-to-line of buildings, though rear and side yard parking is encouraged, as depicted in Figure D. Shade for pedestrians should be provided through landscaping or building design. Open space in Medium Intensity/Special District areas consists of large neighborhood and community parks.

The minimum density and intensity before any incentives in this future land use category is 5 dwelling units per gross acre or 0.15 FAR. The maximum density and intensity before any incentives is 30 dwelling units per acre or 4.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

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:*

- *Deletion of the Policies will allow for application of the full intention of the Medium Intensity/Special District FLU at this location, which is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.*
- *The FLU requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, which will ensure that the intensity, character, function, and form of future development is consistent and compatible with the surrounding community.*
- *This land use policy amendment was submitted concurrently with an associated PD rezoning with PD Plan and Standards Book outlining the specific design standards related to surrounding uses, through a combination of architectural styles, building forms, and building relationships.*

**Table 2: Existing and Proposed Land Use Standards**

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	FLUP 18.13	Retail Services - This category consisted of diverse retail and establishments in a store or shopping center like environment. Included in this category are highway-oriented businesses such as lodging facilities, restaurants and auto services.	NA	Retail Services- 0.75 FAR (limited by projected number of peak hour trips)
Existing	FLUP 18.24	Medium Density Residential - Allowed dwelling types include detached and attached single-family houses, duplexes, townhouses, apartments and mobile homes.	Medium Density Residential - 12 units/acre	N/A
Proposed	Medium Intensity/ Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR

## Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the 75.93-acre portion of the subject properties with the Medium Intensity/Special District land use is 2,277 dwelling units, with a maximum FAR of 13,230,043 square feet. In staff's review of comprehensive plan future land use amendments, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not very meaningful. This is emphasized because the maximum impact is typically unrealistic. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review. For this staff report, the following LOS analysis provides a review of potential impact on public facilities based upon the proposed development program of the concurrently submitted PD Plan (PD25-0001), which is for a mixed-use development comprising approximately 251.09-acres. The PD Plan proposes the following:

- a maximum of 328 single-family residences within the RES SF land use area (65.68-acres);
- a maximum of 1,809 single-family or multi-family residences within the RES land use area (100.50-acres);
- a maximum of 172 single-family residences or 620 multi-family residences or 375,269 square feet of commercial in the COM/RES land use area (34.46-acres); and
- a maximum of 595,683 square feet of commercial in the COM land use area (54.70-acres). Additional LOS analysis will be required at the time of development or for changes to the PD plan.

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

The subject properties are currently vacant and undeveloped and are not connected to city utilities. As a result, this analysis will consider the potential impact to public facilities based on the potential future development to include a total of 2,757 dwelling units and 595,683 square-feet of commercial. For the purpose of this analysis, the Florida Bureau of Economic and Business Research provides population estimates which include an average household size for Marion County of 2.33 people per household for the latest available year (2024).

**Transportation:** The subject property has frontage SW 38<sup>th</sup> Avenue, which is identified as a Collector roadway. Additionally, the subject property has frontage on a segment of SW 43<sup>rd</sup> Court which is currently undergoing completion and has not yet been assigned a classification; however, the segment of SW 44<sup>th</sup> Avenue to the north is identified as a Collector roadway. Automotive traffic will likely access the property via SW 20<sup>th</sup> Street to the north and SW College Road to the south. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

### • Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 38 <sup>th</sup> Ave	2	30	Collector	E	11,232	6,100	D
SW 44 <sup>th</sup> Ave / SW 43 <sup>rd</sup> Ct	2	45	Collector	E	29,340	3,500	B

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

*LOS Impact: The Traffic Study Methodology (TIA25-0003) is currently undergoing staff-level review. The Trip Generation table proposed by the Methodology identifies a total of 21,162 net new trips, 2,121 trips are vested from the previously entitled development. An additional 19,041 daily trips would result in increased traffic counts on SW 38<sup>th</sup> Ave and SW 44<sup>th</sup> Ave/SW 43<sup>rd</sup> Ct. Specific traffic analysis will be required through a traffic study prior to any development of the project. The developer will be required to mitigate for any failures that occur by addition of peak hour trips (trips) created by the development. Any failures that currently exist without the addition of development trips are not required to be mitigated by the developer per F.S. 163.3180. However, if the addition of trips creates failures beyond the municipality's mitigation to the current conditions the development will be responsible for mitigation.*

**Potable Water:** City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 43<sup>rd</sup> Avenue.

- *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 24.4 million gallons daily (mgd).

*LOS Impact: At 300 gallons per day per equivalent residential unit, 2,757 dwelling units would generate an additional demand of 827,100 gallons per day. ERU equivalency is calculated for commercial use based on the end use, so a demand estimation cannot be calculated for the 595,683 square-feet of commercial development at this time. Staff have indicated that the permitted capacity of*

*the City's water system is 24.4 mgd and the approximate daily flows are 17 mgd, leaving a remaining capacity of approximately 7.4 mgd, providing sufficient capacity to accommodate the proposed development. If the development requires capacity beyond what the City can currently provide, then the development will either be restricted to the allowable capacities or required to increase capacity to accommodate for the impact.*

**Sanitary Sewer:** City utilities are available at this location; connections will be determined during the subdivision review process. A city gravity main is available along SW 43<sup>rd</sup> Avenue.

- *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).

*LOS Impact: At 250 gallons per day per equivalent residential unit, 2,757 dwelling units would generate an additional demand of 689,250 gallons per day. ERU equivalency is calculated for commercial use based on the end use, so a demand estimation cannot be calculated for the 595,683 square-feet of commercial development at this time. Staff has indicated the approximate daily flows are 6.5 mgd leaving a remaining capacity of approximately 4 mgd, providing sufficient capacity to accommodate the proposed development.*

**Solid Waste:** The subject properties are located within the City's service area; refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development, and 0.0112 pounds per square foot of occupied building space per day for nonresidential development.

*LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction. Current City services allow for unlimited solid waste collection.*

## **Parks and Recreation Facilities:**

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

*LOS Impact: The additional 2,757 residential units would result in an approximate additional population of 6,423 people, increasing the city's population to 75,706. The city's current park acreage of 622.27 acres is sufficient at the adopted LOS (4.6 acres per 1,000 population) to accommodate a city population of 135,760 people. Based on this analysis, there is sufficient existing park acreage to accommodate the future development. Additional development of the property will require further Park LOS analysis at the time of development.*

## **B. Other Public Facilities:**

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

**Stormwater:** The subject properties are partially located within FEMA Flood Zone "A". This is a

# Future Land Use Policy Staff Report

Case No. FLUP25-0001

Special Flood Hazard Area with a 1% annual chance of flooding (100-year floodplain). For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100-year, 24-hour storm event and subsequent 14-day recovery period.

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

**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #4 is located approximately 1.5 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

**Schools:** The subject properties are serviced by College Park Elementary (operating at 111.99% capacity) and Saddlewood Elementary (operating at 85.05% capacity), Liberty Middle (67.78%) and West Port High School (119.66%). The proposed rezoning of the subject properties may generate between 300-337 additional Elementary School-aged students, 136-147 additional Middle School-aged students, and 162-217 additional High School-aged students. For comparison purposes, the potential number of dwelling units and students generated if the entire 255.34-acre project area were to be developed at the maximum density allowed by the Medium Intensity/Special District FLU is shown in blue.

Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	7,660 SFR (max allowed 30 d.u./ac by FLU)	2,309 SFR (max proposed by PD Plan)
E	0.13	995	300
M	0.064	490	147
H	0.094	720	217
Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	7,660 MFR (max allowed 30 d.u./ac by FLU)	2,429 MFR (max proposed by PD Plan)
E	0.139	1064	337
M	0.056	428	136
H	0.067	513	162

*Staff Comment: Preliminary review of Required Public Facilities does not indicate any capacity issues for the city to be able to accommodate the future development. Further LOS analysis will be required prior to development as part of subsequent subdivision or site plan reviews.*

**Summary Staff Comments:** For consideration of the future land use policy amendment, there are several key factors to consider:

- The density and nature of the concurrent PD rezoning (PD25-0001) is consistent with the proposed Medium Intensity/Special District future land use providing urban level development between 5 and 18 dwelling units per acre, and a maximum FAR of 0.25.
- The existing Future Land Use Policies were adopted prior to the 2035 Vision, which redefined the goals and basis for development and growth within the City.
- The Medium Intensity/Special District future land use promotes a form-based approach for future development to facilitate a walkable urban development.

**Section 6 - Staff Findings and Recommendation**

- Deletion of the Future Land Use Policies would allow for future mixed-use development in a manner consistent with the present Medium Intensity/Special District future land use designation.
- The maximum residential density of the subject portion of Parcel 23812-001-00 would increase from 12 dwelling units per acre to 30 dwelling units per acre.
- The maximum non-residential intensity of the subject portion of Parcel 2380-000-001 would increase from 0.75 FAR to 4.0 FAR.
- The Medium Intensity/Special District Future Land Use Classification requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement.
- The remaining development restrictions imposed by the Future Land Use Policies would be addressed via the Planned Development (PD) rezoning and site development review processes.
- City utilities are available at this location, and no level of service issues have been identified for public facilities.

**Staff Recommendation: Approval of FLUP25-0001**



# Ordinance

No. 5711

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF OCALA, FLORIDA CONCERNING LAND USE; AMENDING THE FUTURE LAND USE ELEMENT BY ADDING A POLICY ADDRESSING DEVELOPMENT CONDITIONS RELATED TO FUTURE LAND USE MAP AMENDMENT LUC05-0030 AND ORDINANCE NO. 5466; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3245, Florida Statutes, which required the City of Ocala, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Map as part of the Future Land Use Map Series;

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof;

WHEREAS, the City of Ocala adopted a Future Land Use Map Amendment LUC05-0030 (Ordinance No. 5466) on December 21, 2005 and the amendment was found not in compliance by the Department of Community Affairs (DCA);

WHEREAS, the City of Ocala and DCA have entered into a Stipulated Settlement Agreement for Ordinance No. 5466; and

WHEREAS, the City of Ocala has agreed to consider for adoption a policy (remedial action required by DCA) addressing development conditions related to Ordinance No. 5466 into the Future Land Use Element of the Comprehensive Plan.

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

Section 1. As required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, contained in Section 163.3161 through and including Section 163.3245, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida, the City of Ocala Comprehensive Future Land Use Element is hereby amended by adding Policy 12.13.

POLICY 12.13: Future Land Use Map (FLUM) Amendment LUC05-0030 adopted by Ordinance No. 5466 on December 21, 2005 changes the future land uses on the Amendment area from Professional Services to Retail Services. Development shall meet the requirements of all applicable Goals, Objectives and Policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LUC05-0030 is hereby limited by the following conditions:

1. The Amendment changes the approved future land uses on the Amendment Parcel from Professional Services to Retail Services. Development intensities on the Amendment Parcel will be limited so that the projected number of peak hour trips generated from the developed Amendment Parcel must be less than the projected number of peak hour trips that would have been generated by development of the Amendment Parcel under the Professional Services.
2. Total development of the Amendment Parcel shall not exceed development threshold limitations which would require approval of the development as a Development of Regional Impact unless a Development of Regional Impact Development Order is applied for and approved.
3. At the time of development the property owner/developer must submit a development plan consistent with the City's Land Development Regulations regarding buffers, landscaping, site design, land uses, architectural characteristics and other requirements specified in the land development regulations.
4. All new signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures and wall signs.
5. Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System requirements; and
6. The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis, or provide (as to required improvements for which proportionate share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments.

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. This ordinance shall take effect on the 6<sup>th</sup> day of NOVEMBER, 2007.

ATTEST:

Valerie J. Forster  
Valerie J. Forster  
City Clerk

CITY OF OCALA

By:

Mary S. Rich  
Mary S. Rich  
President, Ocala City Council

Approved / Denied by me as Mayor of the City of Ocala, Florida, on September 5<sup>th</sup>, 2007.

By:

Randall Ewers  
Randall Ewers  
Mayor

Approved as to form and legality:

Patrick G. Gilligan  
Patrick G. Gilligan  
City Attorney

Ordinance No. 5711  
Introduced: August 21, 2007  
Adopted: September 4, 2007  
Legal Ad No. A000356621



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

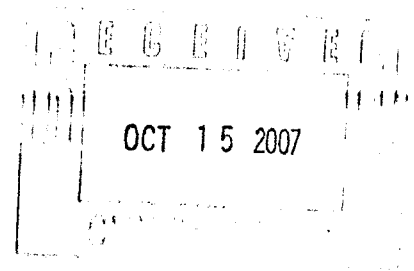
*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

October 12, 2007

The Honorable Randy Ewers, Mayor  
City of Ocala  
Post Office Box 1270  
Ocala, Florida 34478-1270



Dear Mayor Ewers:

The Department of Community Affairs (Department) has completed its review of the adopted comprehensive plan amendments for the City of Ocala, Department Number 07-R1, as adopted on September 4, 2007, by Ordinance Numbers 5710, 5711, and 5712 and has determined that the amendments meet the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance. The Department is issuing a Notice of Intent to find the Comprehensive Plan amendments "In Compliance". The Notice of Intent has been sent to the Ocala Star Banner for publication on October 15, 2007.

Please note that a copy of the adopted City of Ocala Comprehensive Plan amendment, the Department's Objections, Recommendations, and Comments Report dated December 2, 2005, and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City of Ocala Clerk's Office, 151 Southeast Osceola Avenue, Ocala, Florida. Please be advised that Section 163.3184(8)(c)2, F.S., requires a local government that has an internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's notice of intent.

If this In Compliance determination is challenged by an affected person, you will have the option of mediation pursuant to Subsection 163.3189(3)(a), F.S. If you choose to attempt to resolve this matter through mediation, you must file the request for mediation with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation will not affect the right of any party to an administrative hearing.

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100  
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781  
Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE  
2796 Overseas Highway, Suite 212  
Marathon, FL 33050-2227  
(305) 289-2402

COMMUNITY PLANNING  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-2356

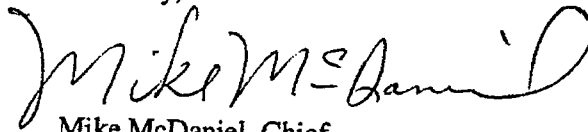
EMERGENCY MANAGEMENT  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-7556

The Honorable Randy Ewers  
October 12, 2007  
Page Two

If you have any questions regarding this matter, please contact Barbara Powell, Planner, at (850) 921-4818.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is fluid and cursive, with the first name "Mike" and last name "McDaniel" clearly legible.

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/bp

Enclosures: Notice of Intent

cc: Mr. Michael R. Moehlman, Executive Director, Withlacoochee Regional Planning Council  
Mr. Tye Chighizola, Planning Directory, City of Ocala

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS CUMULATIVE NOTICE OF INTENT TO FIND THE  
CITY OF OCALA COMPREHENSIVE PLAN AMENDMENT  
AND REMEDIAL COMPREHENSIVE PLAN AMENDMENT(S) IN COMPLIANCE  
DOCKET NO. 07-R1-NOI-4205-(A)-(I)

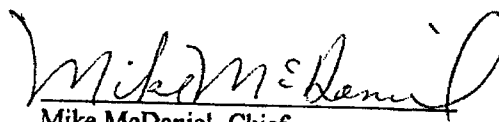
The Department issues this cumulative notice of intent to find the City of Ocala Comprehensive Plan Amendment adopted by Ordinance No(s). 5462, 5466 and 5467 on December 21, 2005, and the remedial amendment(s) adopted by Ordinance 5710, 5711 and 5712 on September 4, 2007 IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted City of Ocala Comprehensive Plan Amendment and the Department's Objections, Recommendations, and Comments Report, (if any), are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Ocala City Hall, Clerks Office, 151 Southeast Osceola Avenue, Ocala, Florida 34471.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Remedial Amendments are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Administration, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.



Mike McDaniel, Chief  
Division of Community Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

# Ordinance

No. 5768

AN ORDINANCE AMENDING ~~THE~~ COMPREHENSIVE PLAN OF THE CITY OF OCALA, FLORIDA CONCERNING LAND USE; AMENDING THE FUTURE LAND USE ELEMENT BY ADDING A POLICY ADDRESSING DEVELOPMENT CONDITIONS RELATED TO FUTURE LAND USE MAP AMENDMENT LUC07-0034; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3245, Florida Statutes, which required the City of Ocala, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Map as part of the Future Land Use Map Series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof;

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

Section 1. As required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, contained in Section 163.3161 through and including Section 163.3245, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida, the City of Ocala Comprehensive Future Land Use Element is hereby amended by adding Policy 12.25.

POLICY 12.25: Future Land Use Map (FLUM) Amendment LUC07-0034 adopted by Ordinance Number 5767 on December 18, 2007, changes the future land use on the amendment area from Low Density Residential (City) to Medium Density Residential (City). Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LUC07-0034 is hereby limited based on the following:

1. The property shall be developed as a Planned Unit Development in conjunction with the related property;
2. This site in conjunction with the remaining parcel for the Planned Unit Development (PID 23812-001-00) shall not increase the total number of

- previously approved units for the site;
3. Prior to final development approval, the property owner will be required to submit a traffic impact analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System;
  4. The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis, or provide (as to required improvements for which proportionate share payments may or must be made under the City's Code of Ordinances) required proportionate share contribution payments;

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

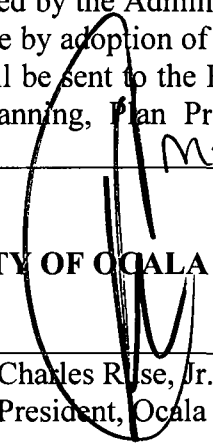
Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. This ordinance shall take effect on the 21<sup>st</sup> day of March, 2008.


ATTEST:

  
~~Valerie J. Forster~~ **Vicky L. Ramsey**  
City Clerk Deputy City Clerk

CITY OF OCALA

By:   
Charles Ruse, Jr.  
President, Ocala City Council

Approved / Denied by me as Mayor of the City of Ocala, Florida, on  
December 27<sup>th</sup>, 2007.

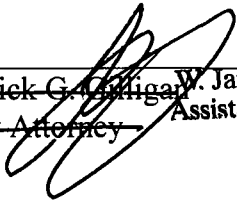
By:   
Randall Ewers  
Mayor



Ordinance No. 5768

Page 3 of 3

Approved as to form and legality:

  
~~Patrick G. Colligan~~ **W. James Gooding III**  
~~City Attorney~~ **Assistant City Attorney**

Ordinance No. 5768

Introduced: December 4, 2007

Adopted: December 18, 2007

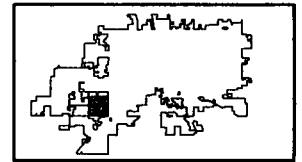
Legal Ad No. 0771008

# ORDINANCE MAP

**CASE NUMBER:** LUC07-0034  
**PARCEL NUMBER:** A PORTION OF 23812-001-00  
**PROPERTY SIZE:** APPROX 11.02 ACRES  
**ZONING:** PUD-6, PLANNED UNIT DEVELOPMENT  
**PROPOSED:** CHANGE THE COMPREHENSIVE PLAN AMENDMENT LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

P&Z MEETING: 8/27/2007

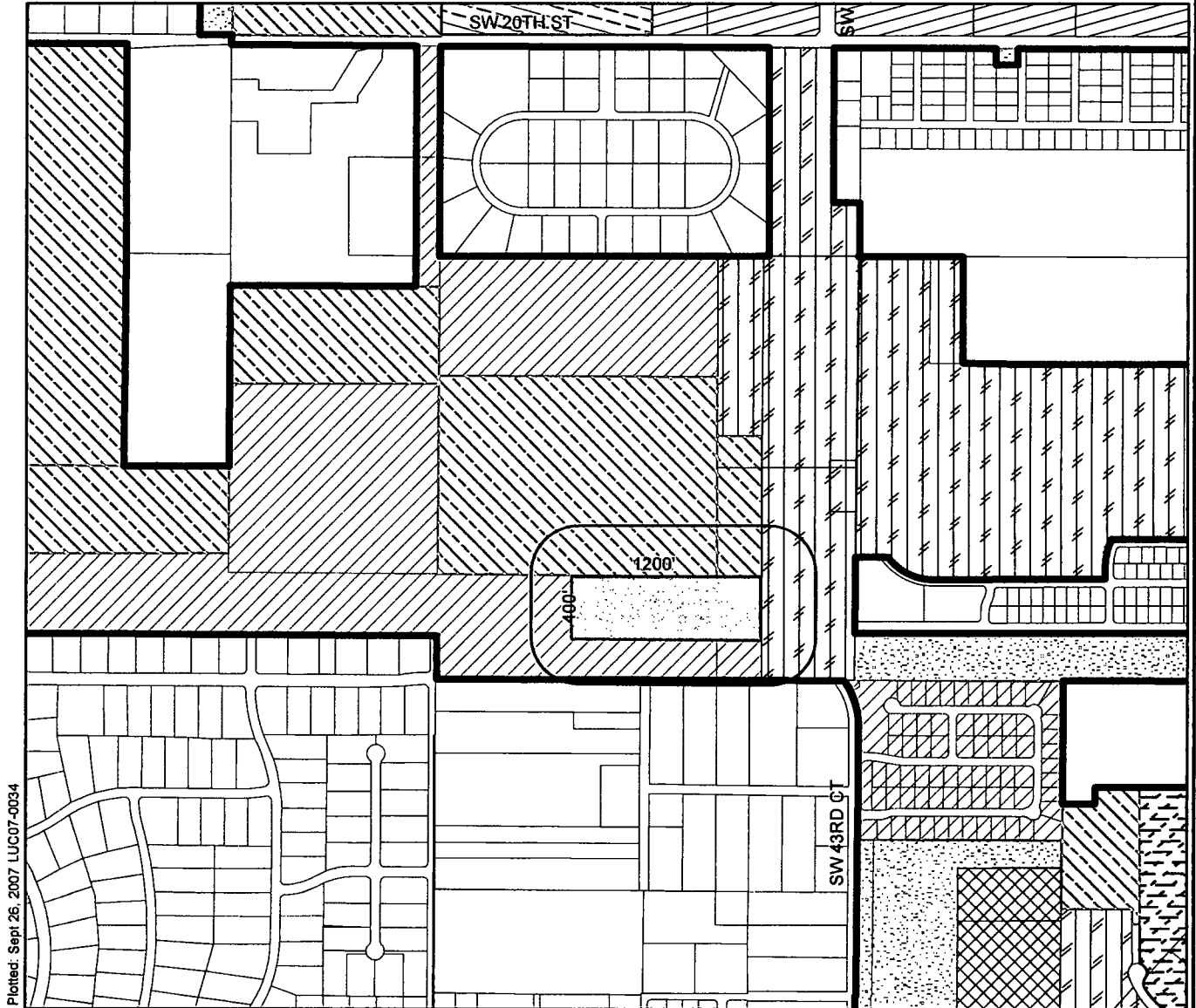
## LOCATION MAP



SEC 27 TWP 15 RNG 21

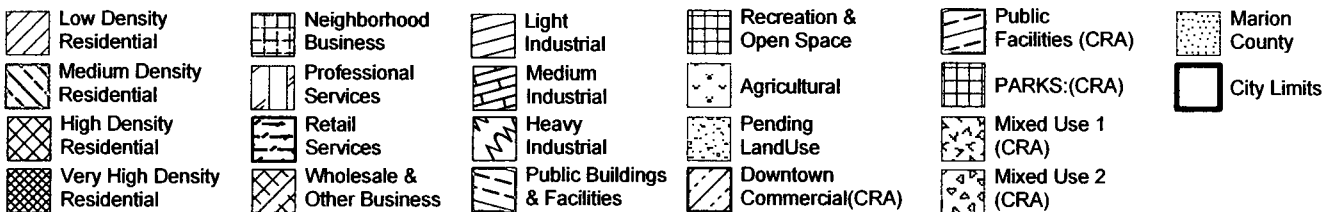
500

Feet



Plotted: Sept 26, 2007 LUC07-0034

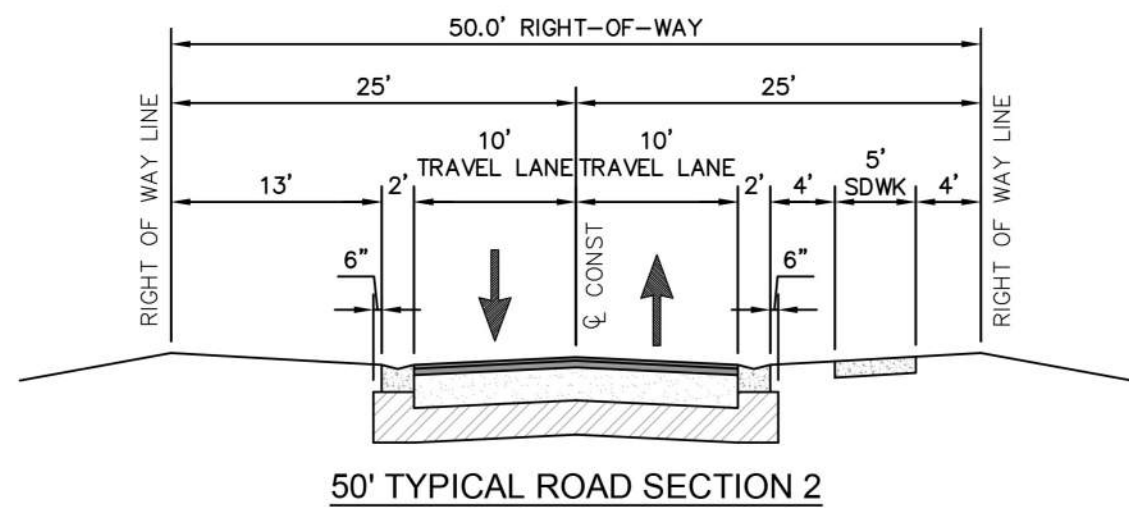
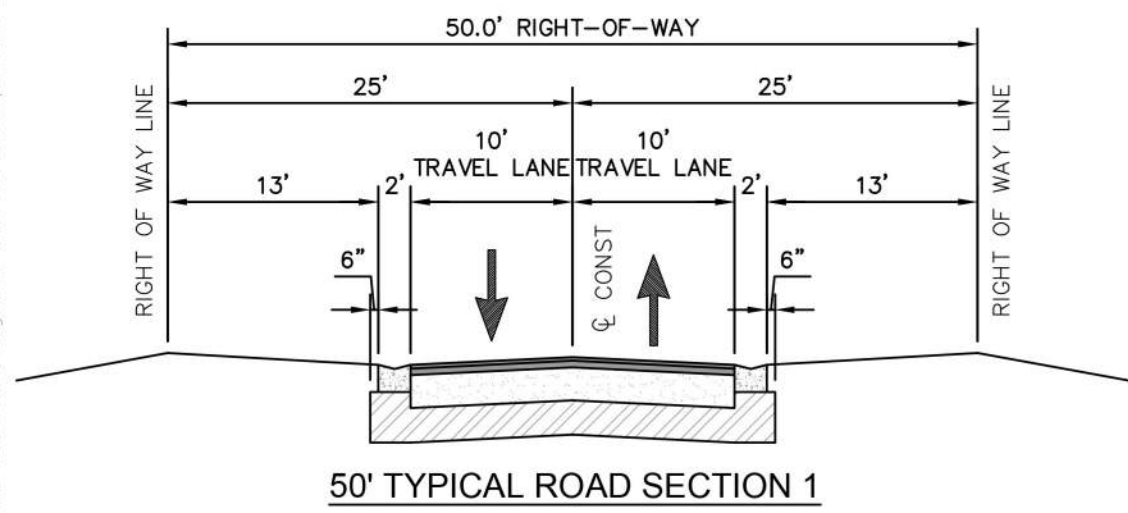
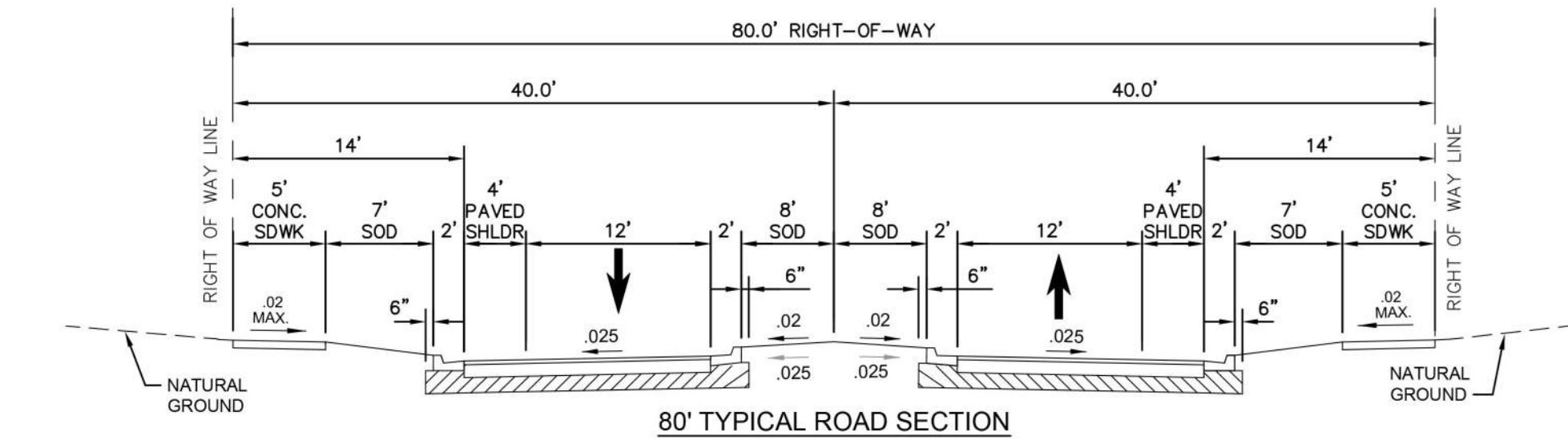
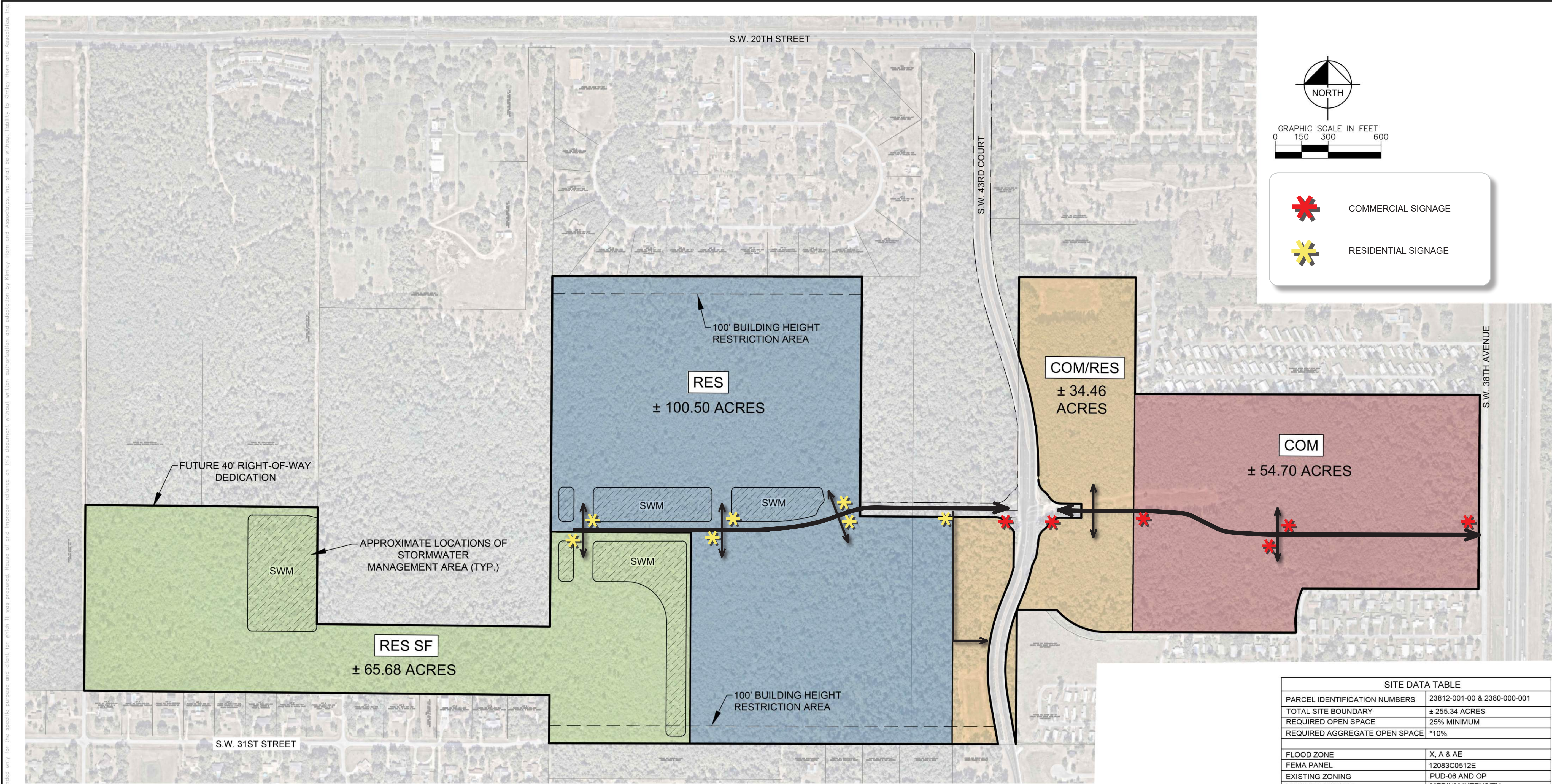
## FUTURE LAND USE 2012



Prepared by CITY OF OCALA PLANNING DEPARTMENT



K:\OCA\_0002303003-KAS Ocala PD002\SitePlan\PD002 PLANNED DEVELOPMENT PLAN.dwg, Layout PD002 PLANNED DEVELOPMENT PLAN Jul 08, 2025  
X:\Info\KAS\KAS Ocala PD002\SitePlan\PD002 PLANNED DEVELOPMENT PLAN.dwg, Layout PD002 PLANNED DEVELOPMENT PLAN Jul 08, 2025



DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.68	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 34.46	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 172 UNITS)  OR  MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 620)  OR  COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 375,269 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 255.34 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

\* AGGREGATE OPEN SPACE SHALL BE PROVIDED PER SECTION 122-942(4) OF THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.

\*\* NO STRUCTURES EXCEEDING 35 FEET IN HEIGHT PERMITTED WITHIN THE BUILDING HEIGHT RESTRICTION AREA.

PARKING REQUIREMENTS:  
EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.

PROJECT PHASING:  
THE PROJECT IS ANTICIPATED TO BE PHASED. PHASING MAY BE MODIFIED DURING DEVELOPMENT. INITIAL PHASING IS PLANNED TO INCLUDE CONSTRUCTION OF THE CENTRAL BOULEVARD FIRST, FOLLOWED BY DEVELOPMENT OF THE AREA WEST OF SW 43RD COURT, AND THEN THE AREA TO THE EAST.

MIXED USE DEVELOPMENTS:  
EACH DEVELOPMENT WITHIN THE PD SHALL ADHERE TO THE MAXIMUM ALLOWABLE DENSITY OR FLOOR AREA RATIO (FAR) FOR THE APPLICABLE LAND USE AREA BASED ON ACREAGE.

THIS PLAN IS CONCEPTUAL IN NATURE. FINAL LAYOUTS WILL BE DETERMINED AT THE SITE PLAN STAGE.

KAS OCALA PREPARED FOR STONEWALL CAPITAL, LLC		CITY OF OCALA FLORIDA	
PLANNED DEVELOPMENT PLAN		KIMLEY»Horn	
KHA PROJECT 242593000		LICENSED PROFESSIONAL	
DATE JULY 2025		JAMESON A. FREDERICK, P.E.	
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 81405	
DESIGNED BY KHA		WWW.KIMLEY-HORN.COM	
DRAWN BY BIC		REGISTRY NO. 35106	
CHECKED BY JAF		NOT FOR CONSTRUCTION	
		REVISIONS	
		DATE	
		BY	

SHEET NUMBER  
PD002



**From:** [Janiece Lucky](#)  
**To:** [Emily W. Johnson](#)  
**Cc:** [Endira Madraveren](#)  
**Subject:** FW: Ocala Planning and Zoning Case #FLUP25-0001  
**Date:** Tuesday, September 2, 2025 3:01:16 PM  
**Attachments:** [image001.png](#)

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Hi Emily,

Please see the correspondence below in regards to FLUP25-0001.

***JaNiece N. Lucky***

*Associate Planner*

*City of Ocala Growth Management Department*

*201 SE 3rd Street, 2nd floor, Ocala, FL 34471*

*Office: 352-629-8344*



---

**From:** JOHN VORHERR <j.vorherr@centurylink.net>  
**Sent:** Tuesday, September 2, 2025 2:37 PM  
**To:** Janiece Lucky <jlucky@ocalafl.gov>  
**Subject:** Ocala Planning and Zoning Case #FLUP25-0001

**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.

JaNiece Lucky,

I received the notice concerning the zoning that could possibly take place in our area. We live in Bear Track and have concerns regarding the building of 1500 units, going in directly behind us. I want to thank you first, for the opportunity to express these objections. At the last meeting, we addressed some issues, but they were not fully resolved. Here is a list of my concerns:

- There are not enough roads to accommodate the current traffic, as it is. With the number of extra homes, they want to put in, 20th street in front of Bear Track already gets backed up at the I75 bridge and surrounding areas.
- At the last meeting. they stated they wanted to put in a natural barrier wall, to

divide our property with the new homes. For safety reasons, an actual wall at 6 feet or more would be needed, to keep others from walking through.

- They already have building go on around us, and this is going to cause more issues, with traffic and accidents.
- We already have had bear, coyotes coming through our neighborhood, with all the building. I have a pet and worry about animals getting him or someone else's. They are taking down more trees and disturbing nature.
- I also feel that the new development would take away from our quite neighborhood, with the extra noise behind us.
- This could be a deal breaker for selling our house.

As you can see, we have reason to stop this project. We appreciate your help in addressing our concerns.

Sincerely, John and Bonnie Vorherr

**From:** [Janiece Lucky](#)  
**To:** [Emily W. Johnson](#)  
**Cc:** [Endira Madraveren](#)  
**Subject:** FW: Case FLUP25-0001  
**Date:** Wednesday, September 3, 2025 11:35:21 AM  
**Attachments:** [image001.png](#)

---

Good morning,

Please see opposition below.

Thank you.

***JaNiece N. Lucky***

*Associate Planner*

*City of Ocala Growth Management Department*

*201 SE 3rd Street, 2nd floor, Ocala, FL 34471*

*Office: 352-629-8344*



---

**From:** Christy Manna <christykmanna@gmail.com>  
**Sent:** Wednesday, September 3, 2025 11:26 AM  
**To:** Janiece Lucky <jlucky@ocalafl.gov>  
**Cc:** Fisher Mayme <mbfisher94@gmail.com>  
**Subject:** Case FLUP25-0001

**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.

Dear City of Ocala Department of Growth Management and City Manager,

In regards to case FLUP25-0001

I am writing to respectfully but firmly voice my opposition to the proposed amendment of the City's Future Land Use Element of the comprehensive plan by deleting Policy 18.13 and Policy 18.24, which set development conditions for the properties located in the 3000, 4000, and 4300 blocks of SW 43rd Court.

I have been a resident of Bear Track Ranch for 46 years. I raised my family here, served this community as a nurse, and welcomed countless neighbors who, like me, chose this neighborhood because of its larger lots, natural surroundings, and peaceful character. Bear Track Ranch is one of the last neighborhoods in Ocala where residents can still enjoy open space without feeling crowded by overdevelopment.

The proposed changes would erase the natural buffer of woods behind our community and replace it with dense townhomes and apartments. This would not only disrupt the quiet character of Bear Track Ranch, but it would also destroy valuable wildlife habitat. For decades, that wooded area has provided a home for countless species. Removing it will force displaced wildlife into neighboring yards and busy roads, creating unnecessary and avoidable human-wildlife conflicts.

When the previous developer engaged with our community, they at least considered adjustments, such as placing parking lots closer to our side rather than homes, and preserving a significant buffer of woods and landscaping between the subdivisions. This new developer, however, has shown no willingness to listen to residents' concerns. Without buffers or fencing, our privacy, safety, and property values will be directly compromised. Residents from the new development will have direct access to our backyards, an unacceptable intrusion into our homes and lives.

I understand that Ocala is growing rapidly. Growth is not the issue—unchecked, poorly planned growth is. Within just a 10-mile radius, there are already numerous new apartment and townhouse developments, many of which still have availability. Timberline, Carlton Arms, and both new Pointe Grand complexes are examples of projects with ample room for new residents. In addition, the luxury apartments off 38th Avenue are adding 476 units, with more than 50 still available today. This clearly shows that the demand for additional high-density housing is already being met in the area.

Traffic and safety are also major concerns. The surrounding roads are already struggling to handle current levels, with regular backups and multiple accidents reported in the area. Adding another high-density development here could mean thousands of additional cars on the road every single day, further straining infrastructure, endangering drivers, and reducing the quality of life for existing residents.

All we are asking for is respect for the existing community. Ocala's history is rooted in beautiful properties, farmland, and open space. It is heartbreaking to see that heritage erased by overbuilding and short-sighted planning. At the very least, this project should include substantial wooded buffers, fencing, and other measures to protect existing homeowners. Ideally, the City should deny this amendment altogether in order to preserve the character and livability of Bear Track Ranch.

Thank you for taking the time to hear the concerns of a resident who has proudly called Ocala home for nearly half a century. I urge you to carefully consider the long-term consequences of this amendment and to protect the values of both the natural environment and the existing community.



Warm regards,  
Mayme Fisher

**From:** [Endira Madraveren](#)  
**To:** [Emily W. Johnson](#)  
**Cc:** [Jeff Shrum](#); [Janiece Lucky](#)  
**Subject:** FW: FLUP25-0001 KAS Project  
**Date:** Friday, September 5, 2025 2:20:58 PM  
**Attachments:** [image001.png](#)

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Emily,

Please include this email in the agenda item. You may want to respond to her that Jeff is out of town and her concerns have been heard and will be included in the agenda packet.

Endira Madraveren, AICP  
Chief Planning Official  
City of Ocala Growth Management Department  
201 SE 3rd Street, 2nd floor, Ocala, FL 34471  
Office: 352-629-8440  
Cell: 352-502-5927 | [emadraveren@ocalafl.gov](mailto:emadraveren@ocalafl.gov)



---

**From:** Cheryl Lewis <[clewis102351@gmail.com](mailto:clewis102351@gmail.com)>  
**Sent:** Friday, September 5, 2025 2:06 PM  
**To:** Jeff Shrum <[JShrum@ocalafl.gov](mailto:JShrum@ocalafl.gov)>  
**Cc:** Endira Madraveren <[emadraveren@ocalafl.gov](mailto:emadraveren@ocalafl.gov)>  
**Subject:** FLUP25-0001 KAS Project

**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.

Mr. Shrum

I have not previously communicated with you directly since you were unavailable, but I expected a follow up, as promised from your office.

This is in regard to the HUGE project that directly affects our neighborhood in Bear Track Ranch. I'm only aware of the new plans because my neighbors informed me of the letter they received and the planned meeting on Sept 8th. I am unable to attend due to surgery that day.

The magnitude of what is being proposed is shocking! The area of reference is all green space right now. These wooded areas are full of native trees, plants and animals. Wildlife has nowhere to go. We're already seeing bears, coyotes, racoons,

turtles, armadillos and more, visiting or inhabiting our yards. We have concerns for our pets also.

I understand the need for some development in this area but with all due respect the infrastructure in Ocala is already unable to manage the housing/apartment construction and the increase in traffic. The backed-up traffic on SW 20th and noise level in our neighborhood is high from SW20th and the interstate. The local elementary school on SW43rd Ct will be impacted by the increase in traffic also.

I'm told there is no safety plan to provide a fence barrier to eliminate "people" traffic from cutting through our yards in Bear Track and I'm not sure what light industrial means, but this area has been strictly residential with the exception of the cemetery and the actual industrial park near the airport. I have expressed my concerns to other members of the city and the county also.

We've lived in Ocala our whole lives. We know growth is expected but we've lost so much green space already this project will have a huge impact on the quality of our great city!

Thank you!  
Darius and Cheryl Lewis  
4751 SW 22nd Place  
Ocala, FL 34474

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**CASE MAP**

**Case Number:** FLUP25-0001

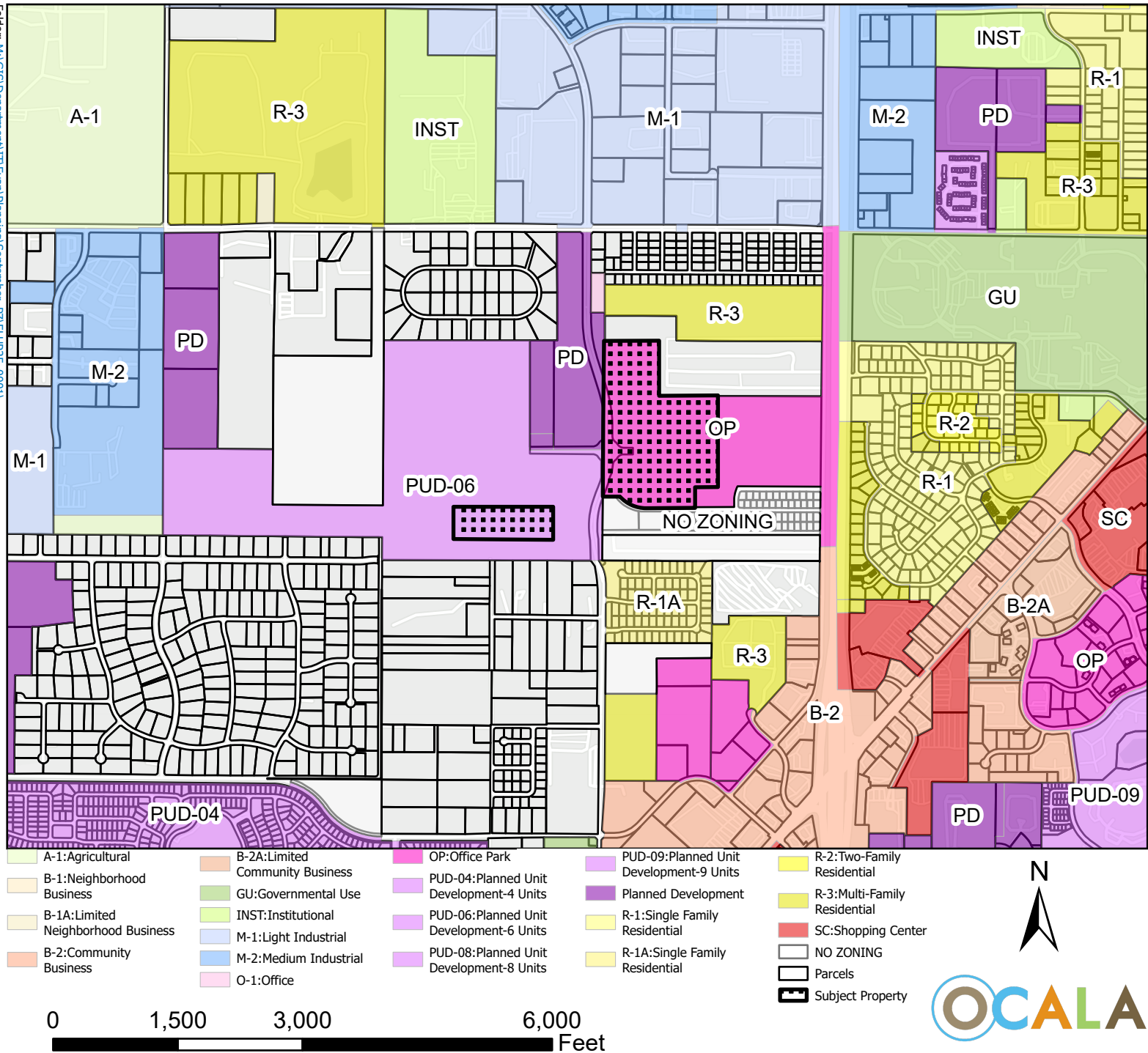
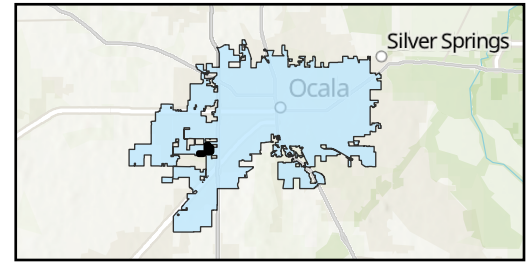
**Parcel:** 2380-000-01 and 23812-001-00

**Property Size:** Approximately 50.42 and 25.51 Acres

**Land Use Designation:** Medium Intensity/Special District

**Zoning:** Office Park and PUD-06

**Proposal:** Request each policy be terminated and released.





## AERIAL MAP

**Case Number:** FLUP25-0001

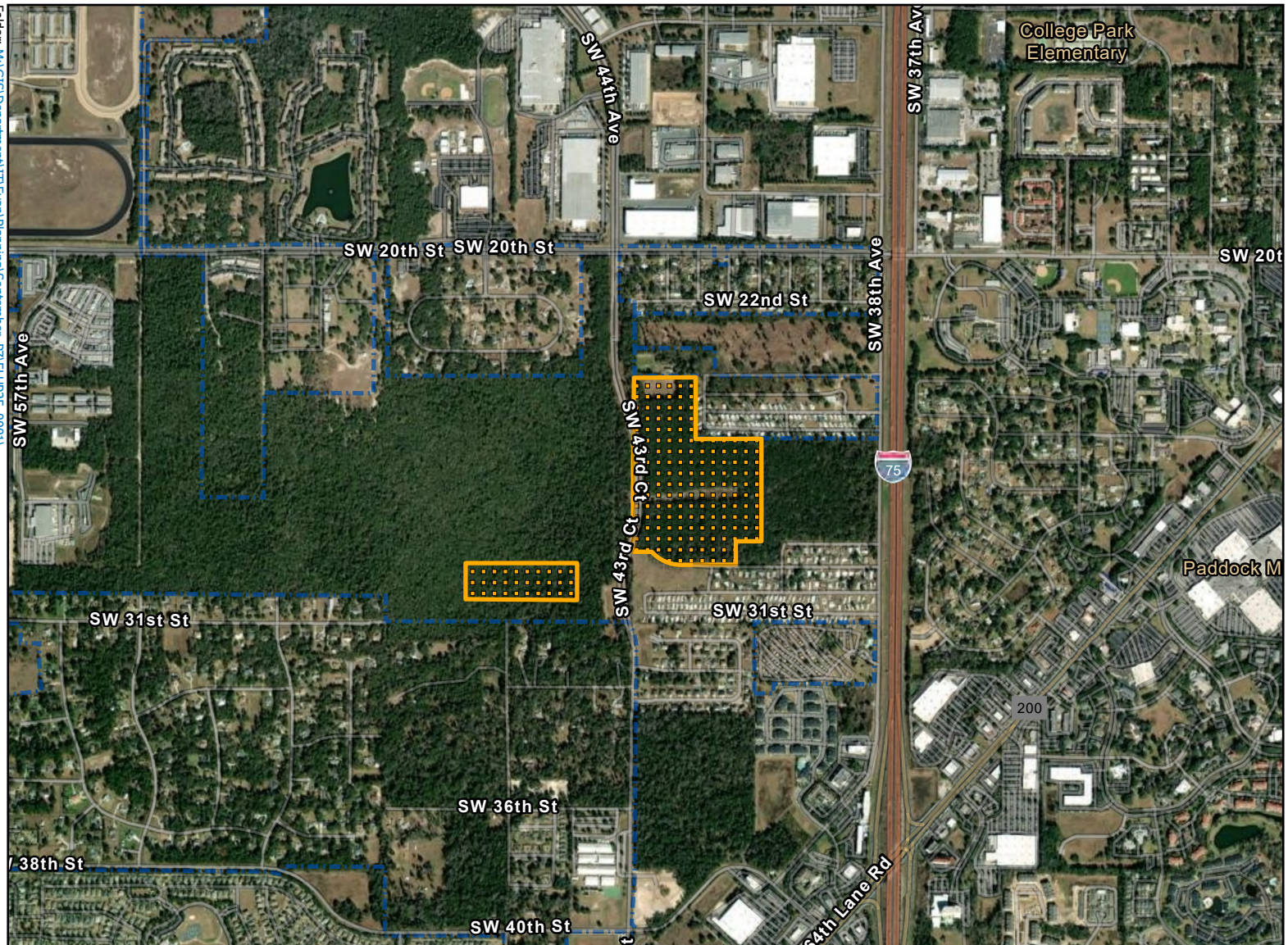
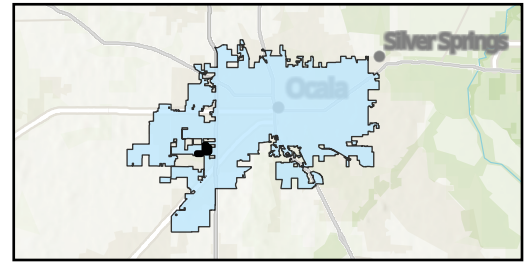
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**Zoning:** Office Park and PUD-06

**Proposal:** Request each policy be terminated and released.



0 1,500 3,000 6,000 Feet





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1944

**Agenda Item #:** a.

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Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

**STAFF RECOMMENDATION (Motion Ready):**

Ordinance to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels (Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00) located in the 2300 block, along the west side of NW 27<sup>th</sup> Avenue from Medium Intensity/Special District to Employment Center (Case LUC25-0004) (Quasi-Judicial)

**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place.

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**

- Applicant: Friends Recycling LLC
- Property Owner: Friends Recycling LLC & Friends Real Estate Holdings LLC
- Agent: Fred Roberts, Klein & Klein PLLC

**Key Points:**

The petitioner is requesting to change the future land use designation for the subject property from Medium Intensity/Special District to Employment Center for consistency with existing zoning and the active Construction & Demolition (C&D) landfill and materials recovery facility (MRF) uses.

The subject properties consist of nine parcels totaling 74.11 acres. The subject properties were designated as Medium Intensity/Special District to encourage redevelopment efforts following the adoption of the 2035 Vision. Subsequently, there have been additional agreements, property acquisitions, permit extensions, and amendments to the code which allow for the continued operation and increased expansion potential of the existing facility including:

- A chapter 163 development agreement on the site limiting height while increasing buffering;



- Purchase of additional properties to allow for greater expansion of the use;
- Land development regulation amendments to establish regulations for a MRF and C&D landfill; and
- Extension of the FDEP permit.

The proposed amendment will be transmitted to the Florida Department of Commerce (FLCommerce) for an expedited state review consistent with F.S. 163.3184(3).

#### Zoning and Land Use Details:

For consideration of the future land use amendment, there are several key factors to consider:

- The C&D landfill and MRF uses have existed on site since the early 1990s.
- The intensity and nature of the existing facility are incompatible with the intention of the current Medium Intensity/Special District land use.
- The proposed Employment Center future land use is more consistent with the existing M-1 and M-2 zoning districts, and the existing C&D landfill and MRF uses.
- The proposed Employment Center future land use is consistent with nearby development to the west as part of the Ocala-Marion County Commerce Park.
- The existing C&D landfill and MRF are already serviced by city utilities.

#### **FINDINGS AND CONCLUSIONS:**

- The requested Employment Center Future Land Use category is more compatible with the high-impact industrial uses of the existing Construction & Demolition landfill and Materials Recovery Facility.
- The 2035 Vision and West Ocala Vision envisioned redevelopment within the area, but recent efforts have shifted east, making a mixed-use commercial node at this location less feasible.
- The requested future land use amendment is more consistent with the current and anticipated use of the properties and nearby developments like the Ocala-Marion County Commerce Park.
- City utilities are available at this location, and no level of service issues have been identified for public facilities.

Staff recommends approval.

#### **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
- Site Sketch

## **ORDINANCE 2025-XX**

AN ORDINANCE AMENDING THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN FUTURE LAND USE MAP SERIES AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE FUTURE LAND USE CHANGE (CASE NO. LUC25-0005); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM MEDIUM INTENSITY/SPECIAL DISTRICT TO EMPLOYMENT CENTER FOR PROPERTY LOCATED IN THE 2300 BLOCK, ALONG THE WEST SIDE OF NW 27TH AVENUE (PARCELS 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, AND 21478-000-00), APPROXIMATELY 74.11 ACRES; 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 FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

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



Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The lands described below are hereby reclassified according to the City of Ocala Comprehensive Plan, Future Land Use Element as Employment Center and the attached land use map is incorporated by reference into this ordinance:

**21477-000-00**

A PORTION OF THE NORTH ½ OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTH ½; THENCE N. 89°59'48"W., ALONG THE NORTH BOUNDARY OF SAID NORTH ½ A DISTANCE OF 1491.54 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S. 00°07'34"W., 464.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°07'34"W., 436.68 FEET; THENCE S. 89°48'04" E., 1114.26 FEET; THENCE N. 00°13'14" W., 440.49 FEET; THENCE N.89°59'48"W. 1111.60 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3907, PAGE 1159.

**21474-002-00**

THE SOUTH 420 FEET OF THE EAST 420 FEET OF THE NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, EXCEPT ROAD RIGHT OF WAY ON THE EAST BOUNDARY.

**21476-000-00**

A PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTH 1/2; THENCE N. 89°59'48" W., ALONG THE NORTH BOUNDARY OF SAID NORTH 1/2, A DISTANCE OF 1491.54 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S. 00°07'34" W., 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 28TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE S. 00°07'34" W., 439.63 FEET; THENCE S. 89°59'48" E., 1111.60 FEET; THENCE N. 00°13'14" W., 439.63 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE; THENCE N. 89°59'48" W., ALONG SAID RIGHT OF WAY LINE, 1108.94 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

**21474-000-00**

COMMENCE AT THE NORTHEAST CORNER OF NORTH 1/2 OF SE 1/4, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH 452.86 FEET, THENCE WEST 382.58 FEET, THENCE NORTH 452.33 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTH 1/2 OF SE 1/4, THENCE EAST 382.58 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF OCALA IN BOOK 928, PAGE 194 AND IN BOOK 990, PAGE 994, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**21474-001-00**

COMMENCING AT A POINT 420 FEET NORTH OF THE SE CORNER OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE NORTH 452.86 FEET. THENCE WEST 382.58 FEET; THENCE SOUTH 452.33 FEET MORE OR LESS TO A POINT WHICH IS 420 FEET NORTH FROM THE SOUTH LINE OF SAID NORTH 1/2 OF THE SE 1/4; THENCE EAST 382.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

AND

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SE CORNER OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE NORTH ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE SE 1/4 664.15 FEET; THENCE WEST 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF A PUBLIC ROAD AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE 208.71 FEET; THENCE WEST 178.71 FEET; THENCE SOUTH 208.71 FEET; THENCE EAST 178.71 FEET TO THE POINT OF BEGINNING.

**21480-000-00**

COMMENCE 420 FEET WEST OF SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE WEST 1050 FEET, NORTH 420 FEET, EAST 1050 FEET, SOUTH 420 FEET TO THE POINT OF BEGINNING. AND THE NORTH 50 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE ROAD RIGHT OF WAY ON THE EAST BOUNDARY.

**21494-000-00**

THE NORTH 670.35 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 AND THE NORTH 670.35 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4, EXCEPT THE WEST 25 FEET THEREOF, ALL LYING AND BEING IN SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

AND

THE EAST 40 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; EXCEPT THE NORTH 670.35 FEET AND EXCEPT THE SOUTH 25 FEET THEREOF.

**21478-000-00**

COMMENCING AT A POINT 1491.54 WEST OF THE NE CORNER OF NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE RUN SOUTH PARALLEL WITH THE EAST BOUNDARY OF SECTION, 901.4 FEET; THENCE EAST 21.54 FEET; THENCE SOUTH 420 FEET TO SOUTH BOUNDARY OF NORTH 1/2 OF SE 1/4; THENCE WEST 393.95 FEET; THENCE NORTH 1320.31 FEET TO THE NORTH BOUNDARY LINE OF NORTH 1/2 OF SE 1/4; THENCE EAST 372.41 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD AND LESS AND EXCEPT: BEGIN AT THE NORTHWEST CORNER OF THE AFOREDESCRIBED LANDS THENCE S.89 DEGREES 31'13"E., PARALLEL WITH THE NORTH BOUNDARY LINE OF THE NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, A DISTANCE OF 125.00 FEET; THENCE S.18 DEGREES 31'43"W., A DISTANCE OF 404.46 FEET TO THE SOUTHEAST CORNER OF

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1086, PAGE 1661 AND 1662, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING A POINT ON THE WEST BOUNDARY LINE OF THE AFOREDESCRIBED LANDS IN OFFICIAL RECORDS BOOK 3022, PAGE 1585 AND 1586; THENCE N. 00 DEGREES 31'35"E., ALONG WEST BOUNDARY LINE, A DISTANCE OF 384.56 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NE CORNER OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N. 89 DEGREES 59'48"W. ALONG THE NORTH BOUNDARY OF THE NORTH 1/2 OF SAID SE 1/4, 1491.54 FEET; THENCE DEPARTING SAID NORTH BOUNDARY S. 00 DEGREES 07'34"W., 901.31 FEET; THENCE N. 89 DEGREES 44'05"E., 20.49 FEET TO THE POINT OF BEGINNING; THENCE S. 25 DEGREES 42'45" E., 3.54 FEET; THENCE S. 00 DEGREES 16'57"W., 420.95 FEET TO THE POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SE 1/4; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00 DEGREES 04'22"E., 424.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WATER RETENTION AREA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 2; THENCE RUN N. 89 DEGREES 31'13"W., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1491.54 FEET; THENCE DEPARTING SAID NORTH LINE RUN S.00 DEGREES 31'35"W., A DISTANCE OF 25.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 28TH STREET AND THE POINT OF BEGINNING; SAID POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3022, PAGE 1585, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE S. 00 DEGREES 31'35"W., ALONG SAID PARCEL, A DISTANCE OF 140.56 FEET; THENCE DEPARTING SAID PARCEL RUN N. 89 DEGREES 31'13"W., A DISTANCE OF 203.56 FEET; THENCE S. 00 DEGREES 31'35"W., 56.46 FEET; THENCE N. 89 DEGREES 31'13"W., 107.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N.W. 31ST AVENUE; THENCE N. 18 DEGREES 31'43"E., ALONG SAID LINE, A DISTANCE OF 207.22 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF NW 28TH STREET; THENCE RUN S. 89 DEGREES 31'13"E., ALONG SAID LINE A DISTANCE OF 247.41 FEET TO THE POINT OF BEGINNING.

#### **21492-000-00**

THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 IN SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; EXCEPT THE SOUTH 25 FEET, THE EAST 30 FEET AND THE NORTH 50 THEREOF AND EXCEPT ROAD RIGHT OF WAY DEEDED TO MARION COUNTY BY DEED DATED JUNE 13, 1955 AND RECORDED IN DEED BOOK 333, PAGE 14, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT DATED JULY 6, 1988, AND RECORDED IN OFFICIAL RECORDS BOOK 1513, PAGE 1005, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: THE WEST 300 FEET OF THE SOUTH 525 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 IN SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 25 FEET THEREOF

## FOR ROAD RIGHT OF WAY.

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 Future Land Use Map of the City of Ocala is hereby amended to reflect the change in land use from Medium Intensity/Special District to Employment Center 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.

Section 8. The effective date of this large-scale development amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

**ATTEST:**

**CITY OF OCALA**

By:  
Angel B. Jacobs  
City Clerk

By:  
Kristen M. Dreyer  
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Ben Marciano  
Mayor

Approved as to form and legality:

By: \_\_\_\_\_  
William E. Sexton  
City Attorney

Ordinance No: 2025-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.



## Land Use Change Staff Report

Case No. LUC25-0004

Planning & Zoning Commission: September 8, 2025

City Council (Transmittal): October 21, 2025

City Council (1<sup>st</sup> Reading): TBD

City Council (Adoption): TBD

**Applicant:** Friends Recycling LLC

**Property Owner:** Friends Recycling LLC & Friends Real Estate Holdings LLC

**Project Planner:** Emily W. Johnson, AICP, Senior Planner

**Amendment Request:** Seeking approval to change the Future Land Use designation for the subject property from Medium Intensity/Special District to Employment Center

### Parcel Information

**Acres:** ±74.11 acres

**Parcel(s)#:** 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00

**Location:** located in the 2300 block of NW 27<sup>th</sup> Avenue

**Existing use:** Construction & Demolition (C&D) Landfill and Materials Recovery Facility (MRF)

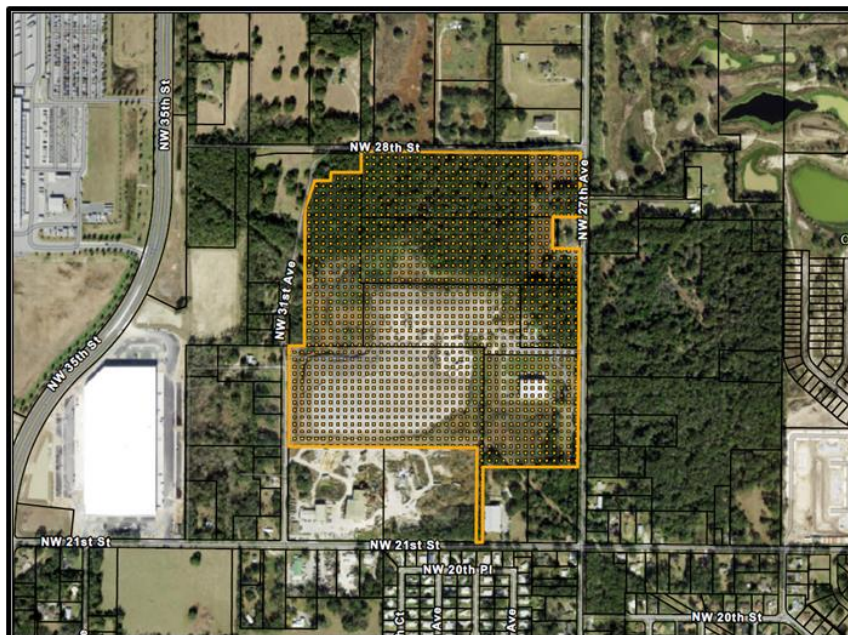
**Future Land Use Designation:** Medium Intensity/Special District

**Zoning Designation:** M-1, Light Industrial & M-2, Medium Industrial

**Special District(s)/Plan(s):** West Ocala Community Plan – Main Street Mixed Use District

**Approved Agreement(s):** First Amendment to Chapter 163 Development Agreement (approved January 16, 2024)

**Figure 1. Aerial Location Map**





## Section 1 - Applicant Request

The applicant is requesting to change the future land use designation from Medium Intensity/Special District to Employment Center for consistency with existing zoning and the active Construction & Demolition (C&D) landfill and materials recovery facility (MRF) uses on the 74.11-acre site. The proposed amendment will be transmitted to the Florida Department of Commerce (FLCommerce) for an expedited state review consistent with F.S. 163.3184(3).

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

## Section 2 - Background Information

The subject properties are comprised of nine parcels of land (Parcel ID# 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00) encompassing a total of approximately 74.11 acres. The current designations of the properties are:

### Zoning:

**M-1, Light Industrial** district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.

**M-2, Medium Industrial** district is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures.

### Future Land Use:

**Medium Intensity/Special District**, a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

Operation of the existing C&D landfill and MRF uses on the subject properties date to the early 1990s. In 2009, efforts to change the future land use category from Low Density Residential to Medium Industrial and rezone to M-2, Medium Industrial, were denied by City Council. When the 2035 Vision Plan was adopted in 2011, the Friends Recycling facility was considered a nonconforming use in the M-1, Light Industrial, and M-2, Medium Industrial, zoning districts, and the Florida Department of Environmental Protection (FDEP) permit for the landfill was expected to expire in 2023.

The subject properties were identified as part of a future redevelopment location with the anticipation that the use would cease upon expiration of the FDEP permit. Therefore, the subject parcels ultimately received a Medium Intensity/Special District future land use category to encourage redevelopment efforts consistent with the 2035 Vision Plan and associated comprehensive plan amendments. Subsequently, there have been additional agreements, property acquisitions, permit extensions, and amendments to the code which allow for the continued operation and increased expansion potential of the existing facility including:

- A chapter 163 development agreement on the site limiting height while increasing buffering;
- Purchase of additional properties to allow for greater expansion of the use;
- Land development regulation amendments to establish regulations for a MRF and C&D landfill; and
- Extension of the FDEP permit to 2029 for the operation of a C&D Debris Disposal and Recycling Facility.

**Table 1: Adjacent Property Information:**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North (County)</b>	Employment Center	A-1, General Agriculture R-E, Residential Estate R-1, Single-Family Dwelling	Existing enclave consisting of single-family residential and general agricultural uses
<b>East</b>	Neighborhood Medium Intensity/Special District	R-1, Single Family Residential R-3, Multi-family Residential PD, Planned Development	Single-Family Residences Vacant, undeveloped residential adjacent to NW 27 <sup>th</sup> Ave
<b>South</b>	Medium Intensity/Special District Neighborhood	M-1, Light Industrial M-2, Medium Industrial MH, Mobile Home Park	Construction service establishments (Counts Construction & One Stop Flooring) Vacant, undeveloped industrial
<b>West</b>	Medium Intensity/Special District	R-1, Single Family Residential R-2, Two-Family Residential	Single-Family Residences Vacant, undeveloped residential adjacent to NW 31 <sup>st</sup> Ave

The subject property fronts NW 27th Avenue to the east which is classified as an urban collector roadway. North of the subject properties, existing single-family and general agricultural uses are located within a county enclave. Other uses in the area include construction service establishments to the south, the industrially developed Ocala-Marion County Commerce Park to the northwest, and the mixed-use West Oak Planned Development (PD) to the east.

### **Section 3 – Staff Analysis**

This report reviews the proposed land use amendment for alignment with the city's comprehensive plan, including Ocala Vision 2035, and relevant land development regulations.

The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. Following the completion of the 2035 Vision, the comprehensive plan was amended creating six total FLU categories. In doing so, new land uses were designated in this area considering both existing and future development. The 2035 Vision map indicated the subject properties as a transitional area located between a Medium Low Intensity and Low Intensity urban form area. Thus, the subject properties were designated as Medium Intensity/Special District to encourage redevelopment efforts.

Additionally, the 2035 Vision led to the creation of focus area plans. In 2015, the West Ocala Vision & Community Plan (West Ocala Vision) was adopted to establish goals for revitalization in the West Ocala area by focusing on preservation, infill development, and density management. The subject properties and surrounding area are identified as the North Gate Way - Main Street Mixed Use District in the West Ocala Vision & Community Plan.

Pursuant to Comprehensive Plan Future Land Use Element (FLUE) Policy 6.2, the Medium Intensity/Special District FLU is intended to identify neighborhood and community-serving activity centers for mixed-use commercial nodes and promote a walkable urban form. Following adoption of the community plan, the focus area for the intended redevelopment has shifted east. The city participated in the redevelopment of the former Pine Oaks Municipal Golf Course (n/k/a West Oak PD) and developed the Mary Sue Rich Community Center at Reed Place redefining the envisioned mixed-use commercial node.

The current use of the property continues, with plans to extend operations. This conflicts with the current Future Land Use (FLU) designation and the 2035 Vision and West Ocala Vision. The existing use aligns with the Employment Center FLU category. The adjacent industrial development at Ocala-Marion County Commerce Park has an Employment Center FLU designation. According to Comprehensive Plan FLUE Policy 6.5, this designation is intended to develop a key regional hub for business, research, and employment.

## **Consistency with Comprehensive Plan:**

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

1. Future Land Use Element Policy 6.5: Employment Center. The intent of the Employment Center land use is to provide a regionally-important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.

Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

## *Staff Comment:*

- *The Employment Center Future Land Use category allows for high-impact industrial uses and is a more appropriate designation for the existing C&D landfill and MRF. Additionally, Employment Center exists nearby, as properties to the west have been designated and developed as part of the Ocala-Marion County Commerce Park.*
- *The subject property is accessed via a collector roadway (NW 27<sup>th</sup> Avenue), consistent with the location criteria for the Employment Center FLU.*

- *The existing C&D landfill and MRF uses are not generally conducive to a high floor area ratio (FAR), as the uses take place primarily outside of an enclosed building. Therefore, the lack of a minimum intensity, and a maximum intensity of 2.0 FAR are more appropriate for continuation and potential expansion of the existing uses, than the current Medium Intensity/Special District FLU.*
  - *The maximum density and intensity of the FLU is 24 dwelling units per acre. Any residential development in this FLU requires a rezoning to a mixed-use Planned Development (PD) zoning district.*
2. Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.

*Staff Comment:*

- *The City adopted Ordinance 2024-7 which amended the Land Development Regulations to allow for greater expansion and operation of the existing C&D landfill and MRF within the M-1 and M-2 zoning districts in conjunction with a Chapter 163 Development Agreement.*
- *The requested land use amendment aligns with the existing and anticipated continued use of the subject properties. Development in the surrounding and adjacent areas currently has Employment Center FLU.*

**Table 2: Existing and Proposed Land Use Standards**

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Medium Intensity/ Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR
Proposed	Employment Center	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	Up to 24 units/acre	Up to 2.0 FAR

## Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject properties with the Employment Center land use is 1,778 dwelling units, with a maximum FAR of 6,456,463 square feet. In staff's review of comprehensive plan future land use map amendments, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not very meaningful. This is emphasized because the maximum impact is typically unrealistic. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon the existing uses. Additional LOS analysis will be required at the time of expansion of the uses, or future redevelopment.

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

The existing C&D landfill and MRF are already serviced by city utilities. At this time, plans for expansion of the facilities have not been provided. Additional LOS analysis will be required at the time of expansion of the uses, or future redevelopment.

**Transportation:** The subject properties have frontage on NW 27<sup>th</sup> Avenue which is identified as a Collector roadway. Automotive traffic will likely access the property via NW 35<sup>th</sup> Street to the north, and NW 21<sup>st</sup> Street to the south. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

### **• Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
NW 27 <sup>th</sup> Avenue	2	40	Collector	E	14,040	6,300	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

*LOS Impact: Additional trips are not contemplated as a result of the proposed FLU change. Specific traffic analysis will be required through a traffic study prior to any expansion of the existing uses or future redevelopment.*

**Potable Water:** The properties are currently serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along NW 21<sup>st</sup> Street and NW 27<sup>th</sup> Avenue.

- *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 24.4 million gallons daily (mgd).

*LOS Impact: Additional demand is not contemplated as a result of the proposed FLU change. Staff has indicated the approximate daily flows are 17 mgd, leaving a remaining capacity of approximately 7.4 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.*

**Sanitary Sewer:** The properties are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city force main is available along NW 27<sup>th</sup> Avenue.

- *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).

*LOS Impact: Additional demand is not contemplated as a result of the proposed FLU change. Staff has indicated the approximate daily flows are 6.5 mgd leaving a remaining capacity of approximately 4 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.*

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

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential development.

*LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction.*

## **Parks and Recreation Facilities:**

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

*LOS Impact: The existing industrial uses generally do not generate additional demand for parks. Additional capacity analysis will be required at the time of rezoning and site plan review, if a residential redevelopment is contemplated in the future.*

## **B. Other Public Facilities:**

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

**Stormwater:** The subject properties are partially located within FEMA Flood Zone "A". This is a Special Flood Hazard Area with a 1% annual chance of flooding (100-year floodplain). Portions of the subject properties were assessed during the Ocala Flood Study and determined to have a base flood elevation (BFE) of 64.00. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

**Electric:** The subject properties are within the Ocala Electric Utility service territory.

**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #1 is located approximately 2.1 miles from the subject properties. This distance exceeds the desired industry standard of 1.5 miles for fire service.

**Schools:** The proposed amendment is not anticipated to impact schools.

*Staff Comment: Preliminary review of Required Public Facilities does not indicate any capacity issues for the city to be able to accommodate the existing C&D landfill and MRF. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.*

***Summary Staff Comments:*** For consideration of the future land use amendment, there are several key factors to consider:



- *The C&D landfill and MRF uses have existed on site since the early 1990s.*
- *The intensity and nature of the existing facility are incompatible with the intention of the current Medium Intensity/Special District land use.*
- *The proposed Employment Center future land use is more consistent with the existing M-1 and M-2 zoning districts, and the existing C&D landfill and MRF uses.*
- *The proposed Employment Center future land use is consistent with nearby development to the west as part of the Ocala-Marion County Commerce Park.*
- *The existing C&D landfill and MRF are already serviced by city utilities.*

## **Section 6 - Staff Findings and Recommendation**

- The requested Employment Center Future Land Use designation is more compatible with the high-impact industrial uses of the existing Construction & Demolition landfill and Materials Recovery Facility.
- The 2035 Vision and West Ocala Vision envisioned redevelopment within the area but recent efforts have shifted east, making a mixed-use commercial node at this location less feasible.
- The requested future land use amendment is more consistent with the current and anticipated use of the properties and nearby developments like the Ocala-Marion County Commerce Park.
- City utilities are available at this location, and no level of service issues have been identified for public facilities.

<b>Staff Recommendation:</b>	<b>Approval of LUC25-0004</b>
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## CASE MAP

**Case Number:** LUC25-0004

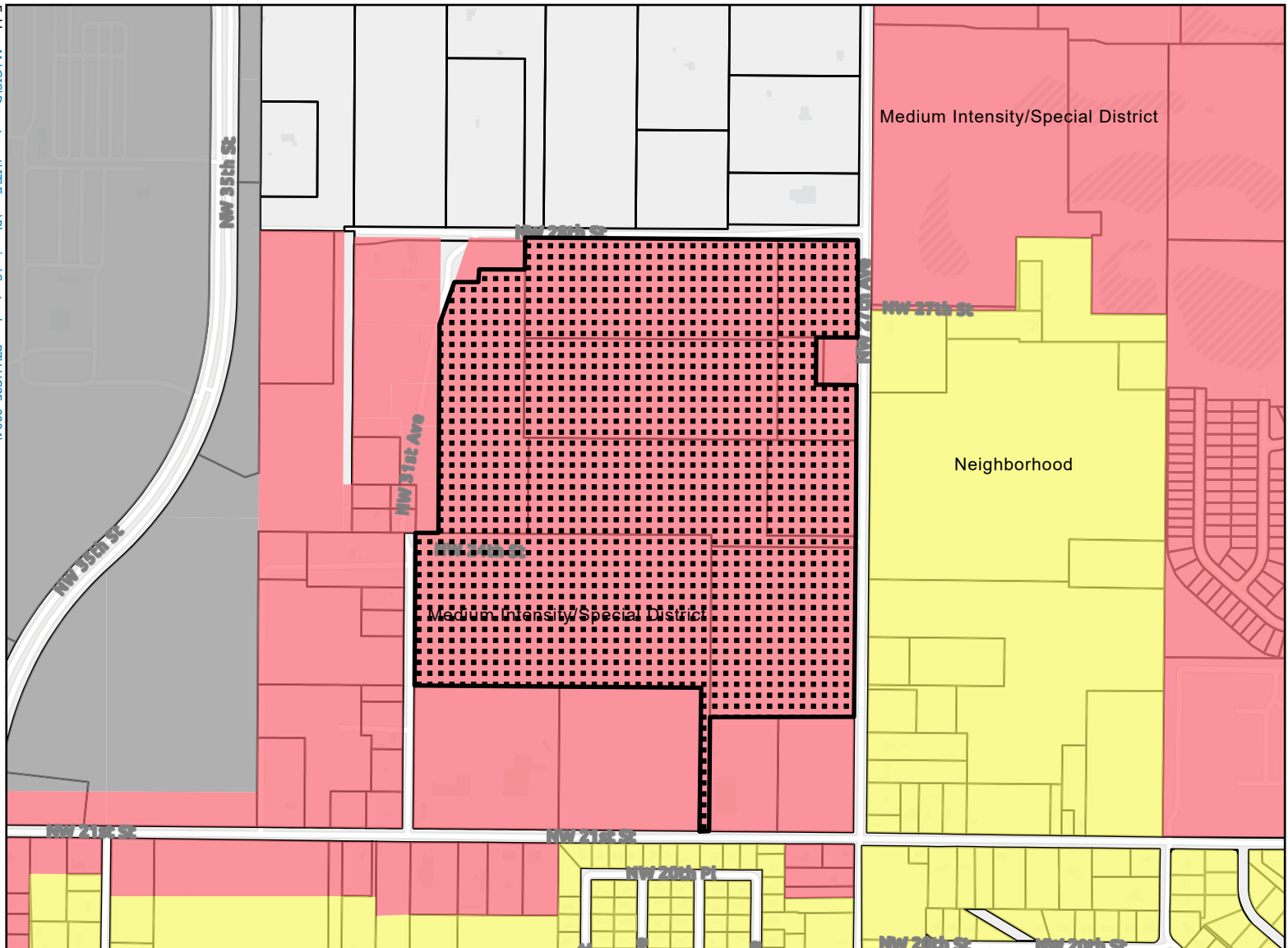
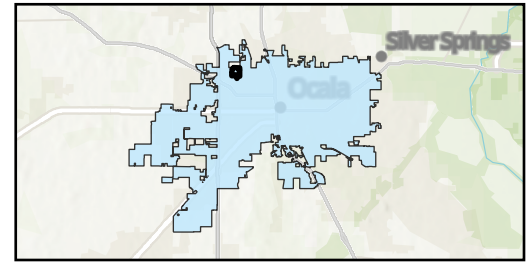
**Parcel:** 21474-002-00

**Property Size:** Approximately 84.45 Acres

**Land Use Designation:** Medium Intensity/Special District

**Zoning:** M-1, Light Industrial

**Proposal:** A request for a Future Land Use amendment



- Medium Intensity/  
Special District
- Neighborhood
- Employment Center
- Parcels
- SubjectParcel

0 500 1,000 2,000 Feet



AERIAL MAP

Case Number:

Parcel:

Property Size:

Land Use Designation:

Zoning:

Proposal:

LUC25-0004

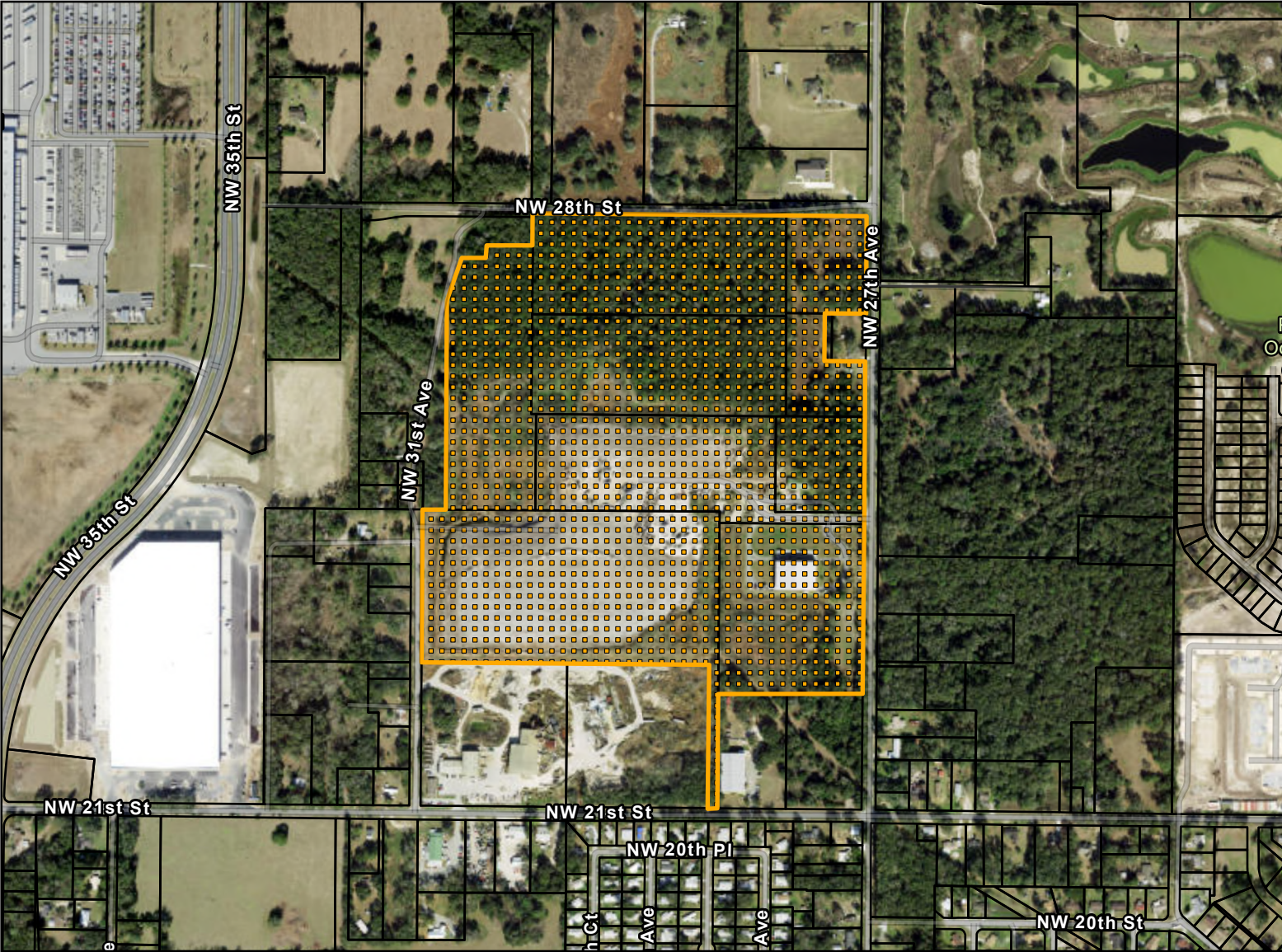
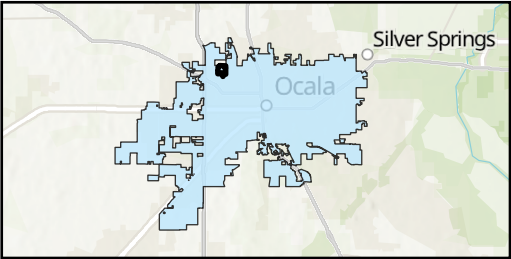
21474-002-00

Approximately 84.45 Acres

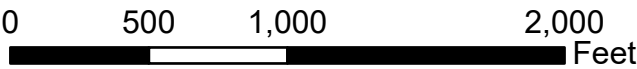
Medium Intensity/Special District

M-1, Light Industrial

A request for a Future Land Use amendment



- SubjectParcel
- Parcels







# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1941

**Agenda Item #:** a.

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**Submitted By:** Breah Miller

**Presentation By:** Breah Miller

**Department:** Growth Management

**FORMAL TITLE:**

Public Hearing to amend the Winding Oaks Planned Development (PD) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres

**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Engaged Workforce

**PROOF OF PUBLICATION:**

N/A

**BACKGROUND:**

- Petitioner: KL Winding Oaks, LLC
- Property Owner: KL Winding Oaks, LLC and Sequel Holdings Limited Partnership

**Key Points:**

This request is to amend the Planned Development (PD) Plan which includes the Master Signage Plan and Standards Book. Specifically, the petitioner has submitted the request to amend the following:

- Removing the language that states, "The tree motif shown in the PD Plan will be consistent throughout the PD area" on Page 6 of the PD Standards.
- Replacing the existing Master Signage Plan with a new Master Signage Plan that depicts location and new design standards for all signage within the Winding Oaks PD.

No other changes are proposed to the PD Plan or Standards Book.

On October 17, 2017, the City Council adopted the applicants' request to establish a Planned Development, PD, zoning classification with an associated conceptual plan and standards book via Resolution 2018-11. An update to the Winding Oaks PD conceptual plan was adopted by City Council on March 19, 2019 (Ordinance 2019-28). An amended PD Plan was adopted by City Council on October 15, 2020 (Resolution 2020-2).

### PD Plan and Standards Book Details:

The amended Master Sign Plan for the Winding Oaks Planned Development proposes 55 sign locations across the Winding Oaks PD. These include a variety of signage types such as primary entry monument, secondary entry monument, multi-tenant, monument, single tenant, and directional signage. The amendment will not have an impact on the approved Winding Oaks PD Plan or development pattern.

The amended PD Standards Book requires all signage to comply with the approved Master Sign Plan and the regulations outlined in Chapter 110 of the Code of Ordinances. Additionally, the Jaguar property is excluded from the signage plan and the previously approved tree motif has been removed from the signage design.

### **FINDINGS AND CONCLUSIONS:**

- The proposed amendment is consistent with the existing Low Intensity Future Land Use classification pursuant to Code of Ordinances Section 122-244 and is not anticipated to impact the approved PD Plan for the Winding Oaks PD.
- The proposed amendment is not anticipated to alter the project's impact on Levels of Service. Adequate public facilities exist to service the proposed development. The proposed development will be required to extend sewer services to this project

### **FISCAL IMPACT:**

N/A

### **LEGAL REVIEW:**

This Agreement will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

### **ALTERNATIVE:**

- Approve with Changes
- Table
- Deny

## **RESOLUTION 2025-XX**

A RESOLUTION APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT (PD) MASTER SIGNAGE PLAN AND ASSOCIATED PD STANDARDS BOOK (WINDING OAKS PD) AS PREVIOUSLY ADOPTED BY RESOLUTION 2025-2, FOR PROPERTY LOCATED AT 4090 SW 66th Street (PARCELS 35512-001-00, 35512-002-00, 35512-001-04, & 35512-001-07, 35512-001-08, 35512-001-09, & 35512-001-10), APPROXIMATELY 960.59 ACRES (CASE NO. PD20-0007)

**Whereas**, KL Winding Oaks, LLC (the “applicant”) submitted a PD Plan (Case PD20-0007) and Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres to develop a mixed- use development consisting of commercial, single- family residential and multi- family residential; and

**Whereas**, as associated Ordinance 2019-28 amended the zoning map of the City of Ocala changing parcels from PUD, Planned Unit Development & PD, Planned Development, to PD, Planned Development; and

**Whereas**, the City Council adopted Resolution 2020-2 establishing the PD Plan, Master Signage Plan, and Standards for development for the construction of mixed- used development, including commercial, residential, and multi- family; and

**Whereas**, the applicant submitted an amendment to the Master Signage Plan and Standards Book (Case PD20-007) requesting to remove the language that states, “The tree motif shown in the PD Plan will be consistent throughout the PD area”, and replace the existing Master Signage Plan with a new Master Signage Plan that depicts location and new design standards for all signage within the Winding Oaks PD; and

**Whereas**, on September 8, 2025, the Planning and Zoning Commission recommended approval of the applicant’s request by a    to    vote.

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

1. The City of Ocala does hereby approve the amended Winding Oaks Master Sign plan (Exhibit “A”) and PD standards book (Exhibit “B”).
2. The effective date for this resolution will be \_\_\_\_, 2025.
3. The approved Master Signage plan and associated PD standards book shall apply to the following described land located in Ocala, Marion County, Florida, to wit:

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21, EAST,  
MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9, S.00°31'56"W., 40.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING TWO (2) COURSES, (1.) S.89°00'21"E., 2,643.86 FEET; (2.) THENCE S.88°51'31"E., 1,297.70 FEET TO THE EASTERLY BOUNDARY OF THE WEST ½ OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID EASTERLY BOUNDARY S.00°33'30"W., 2,607.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES, (1.) S.00° 25'04"W., 150.55 FEET; (2.) THENCE S.00°33'32"W., 1,174.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID



EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, N.89°10'47"W., 1,309.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N.89°09'56"W., 1,315.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S.00°38'06"W., 1,280.09 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80<sup>TH</sup> STREET THE FOLLOWING SEVEN (7) COURSES, (1.) N.89°53'05"W., 1,313.62 FEET; (2.) THENCE S.00°43'59"W., 7.89 FEET; (3.) THENCE N.89°58'09"W., 2,643.80 FEET; (4.) THENCE N.89°57'43"W., 621.74 FEET; (5.) THENCE S.01°44'53"E., 0.43 FEET; (6.) THENCE N.89°53'40"W., 821.77 FEET; (7.) THENCE N.89°52'09"W., 1,098.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT CONSTRUCTED RIGHT OF WAY MAP, PROJECT # FY 96/97 43,200-C; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF S.W. 80<sup>TH</sup> STREET, ALONG SAID EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE THE FOLLOWING FOUR (4) COURSES, (1.) N.36°27'25"W., 124.68 FEET; (2.) THENCE N.00°24'51"E., 1,072.30 FEET; (3.) THENCE N.00°28'46"E., 1,466.14 FEET; (4.) THENCE N.00°35'29"E., 1,154.41 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED 06/14/1994 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 THE FOLLOWING THREE (3) COURSES, (1.) N.41°48'13"E., 1,380.20 FEET; (2.) THENCE N.43°22'03"W., 2.96 FEET; (3.) THENCE N.41°48'24"E., 579.14 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FIVE (5) COURSES, (1.) THENCE N.79°10'56"E., 20.99 FEET; (2.) THENCE S.89°48'30"E., 1,312.50 FEET; (3.) THENCE S.89°48'41"E., 84.99 FEET; (4.) THENCE S.89°47'51"E., 1,278.07 FEET; (5.) THENCE S.89°47'49"E., 1,277.93 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 1,008.97 ACRES, MORE OR LESS.

#### **LESS AND EXCEPT PART 'B' WATER RETENTION AREA:**

COMMENCE AT THE POINT OF INTERSECTION OF THE BASE LINE SURVEY OF STATE ROAD NO. 200 AND THE WEST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING 1270.49 FEET N.00°11'53"E. OF THE WEST 1/4 CORNER OF SAID SECTION 9 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2521; THENCE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 500.79 FEET; THENCE S.47°45'44"E. 99.01 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF STATE ROAD NO. 200 AS DESCRIBED AND LOCATED IN PART 'A' ABOVE, SAID POINT BEING 99.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE AND ALSO BEING THE SOUTHWESTERLY CORNER OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION 30 FOOT STORM SEWER EASEMENT AND MAINTENANCE ROAD RIGHT OF WAY AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE CONTINUE S.47°45'44"E., ALONG THE SOUTHERLY LINE OF SAID EASEMENT 222.93 FEET; THENCE N.85°46'34"E., CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE, 410.43 FEET FOR THE POINT OF BEGINNING: SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 158.16 FEET, A CENTRAL

ANGLE OF 52°16'21" AND A CHORD BEARING OF N.16°51'39"E.; THENCE FROM A TANGENT BEARING OF N.09°16'32"W., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 144.29 FEET TO THE POINT OF TANGENCY; THENCE N.42°59'49"E. 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 81.56 FEET, A CENTRAL ANGLE OF 53°07'03" AND A CHORD BEARING OF N.69°33'21"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 75.61 FEET TO A POINT OF NON-TANGENCY; THENCE S.58°17'34"E. 299.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 254.02 FEET, A CENTRAL ANGLE OF 72°57'02" AND A CHORD BEARING OF S.39°00'17"W; THENCE FROM A TANGENT BEARING OF S.02°31'46"W., RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 323.42 FEET TO A POINT OF NON-TANGENCY; THENCE S.86°05'47"W. 50.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 338.62 FEET, A CENTRAL ANGLE OF 43°57'44" AND A CHORD BEARING OF N.53°56'40"W; THENCE FROM A TANGENT BEARING OF N.75°55'32"W., RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 259.82 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT 25' PARCEL:**

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF PARCEL 1 WITH THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 200, THENCE RUNNING EASTERLY ALONG THE NORTHERN BOUNDARY OF PARCEL 1 A DISTANCE OF 2010 FEET, THENCE SOUTH 25.0 FEET, THENCE WESTERLY ON A LINE 25 FEET SOUTH OF, AND PARALLEL TO, THE NORTHERLY BOUNDARY OF PARCEL 1 TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 200, THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF STATE ROAD 200 TO THE POINT OF COMMENCEMENT. SAID LANDS CONTAINING 1.15 ACRES, MORE OR LESS.

**ALSO LESS AND EXCEPT JAGUAR - LANDROVER OF OCALA:**

(PER OFFICIAL RECORDS BOOK 6728, PAGE 1041)

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21, EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9, S.00°31'56"W., 40.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 66 STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FIVE (5) COURSES, (1.) N.89°47'49"W., 1,277.93 FEET; (2.) THENCE N.89°47'51" W., 1278.08 FEET; (3.) THENCE N.89°48'41"W., 84.99 FEET; (4.) THENCE N.89°48'30"W., 1,312.50 FEET; (5.) THENCE S.79°10'56"W., 20.99 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED 06/14/1994 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHERLY RIGHT

OF WAY LINE OF S.W. 66TH STREET, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.41°48'24"W., 415.75 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.48°43'58"E., 573.43 FEET; THENCE S.41°16'02"W., 211.13 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°50'32", AND A CHORD BEARING AND DISTANCE OF N.70°18'23"W., 161.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.77 FEET TO A POINT OF TANGENCY; THENCE N.80°13'39"W., 150.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 32°01'52", AND A CHORD BEARING AND DISTANCE OF N.64°12'43"W., 204.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.85 FEET TO A POINT OF TANGENCY; THENCE N.48°11'47"W., 98.88 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 THE FOLLOWING THREE (3) COURSES, (1.) N.41 °48'13"E., 239.03 FEET; (2.) THENCE N.43°22'03"W., 2.96 FEET; (3.) THENCE N.41°48'24"E., 163.39 FEET TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT MARION COUNTY SCHOOL BOARD PARCEL:**

(PER OFFICIAL RECORDS BOOK 7196, PAGE 953)

A PORTION OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 10, S.89°07'24"E., A DISTANCE OF 1644.73 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°52'36"E., A DISTANCE OF 158.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE (BEING A 120 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.30°08'30"W., A DISTANCE OF 1166.50 FEET; THENCE N.29°51'30"E., A DISTANCE OF 438.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 120 FOOT PROPOSED RIGHT OF WAY, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE OF 35° 53'04" AND A CHORD BEARING AND DISTANCE OF S.48°05'02"E., 1246.40 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY, A DISTANCE OF 1267.01 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY, S.30°08'30"E., A DISTANCE OF 200.00 FEET TO A POINT ON AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE; THENCE DEPARTING SAID SOUTHWESTERLY PROPOSED RIGHT OF WAY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49<sup>TH</sup> AVENUE, S.59°51'30"W., A DISTANCE OF 763.78 FEET TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT S.W. 49TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 6933, PAGE 1892, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.**

### **PHASE 3, RIGHT OF WAY**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 9 AND SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE TALLAHASSEE BASE MERIDIAN, MARION COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST;

THENCE, SOUTH 89°00'43" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 971.97 FEET; THENCE, LEAVING THE NORTH LINE OF SAID SECTION 10, SOUTH 00°59'17" WEST A DISTANCE OF 87.09 FEET TO THE SOUTH LINE OF SW 66th STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 87°23'32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 162.65 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, BEARING SOUTH 46°20'21" WEST, A DISTANCE OF 5.95 FEET TO A POINT; THENCE, BEARING SOUTH 02°36'28" WEST, A DISTANCE OF 169.52 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,988.00 FEET, A CENTRAL ANGLE OF 01°09'09", A CHORD LENGTH OF 39.99 FEET, A CHORD BEARING OF SOUTH 03°11'02" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.99 FEET TO A POINT; THENCE, BEARING SOUTH 18°34'43" WEST, A DISTANCE OF 53.48 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,975.00 FEET, A CENTRAL ANGLE OF 10°47'19", A CHORD LENGTH OF 371.34 FEET, A CHORD BEARING OF SOUTH 10°39'16" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.89 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,148.00 FEET, A CENTRAL ANGLE OF 43°48'34", A CHORD LENGTH OF 1,602.69 FEET, A CHORD BEARING OF SOUTH 37°57'13" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,642.41 FEET TO A POINT; THENCE, BEARING SOUTH 59°51'30" WEST, A DISTANCE OF 1,162.73 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 59°17'48", A CHORD LENGTH OF 1,996.51 FEET, A CHORD BEARING OF SOUTH 30°12'36" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,088.48 FEET TO A POINT; THENCE, BEARING SOUTH 00°33'42" WEST, A DISTANCE OF 889.42 FEET TO A POINT; THENCE, BEARING SOUTH 89°35'51" EAST, A DISTANCE OF 592.39 FEET TO A POINT; THENCE, BEARING SOUTH 00°37'39" WEST, A DISTANCE OF 38.70 FEET TO A POINT ON THE NORTH LINE OF SW 80th STREET; THENCE, BEARING NORTH 89°39'53" WEST, ALONG SAID NORTH LINE OF SW 80th STREET, A DISTANCE OF 1313.58 FEET TO A POINT ON THE EAST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE CONTINUE ALONG SAID NORTH LINE OF SW 80th STREET, BEARING SOUTH 89°53'56" WEST, A DISTANCE OF 396.97 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, BEARING NORTH 00°06'04" WEST, A DISTANCE OF 27.82 FEET TO A POINT; THENCE, BEARING NORTH 88°06'24" EAST, A DISTANCE OF 397.39 FEET TO A POINT; THENCE, BEARING SOUTH 89°35'51" EAST, A DISTANCE OF 583.47 FEET TO A POINT; THENCE, BEARING NORTH 00°33'42" EAST, A DISTANCE OF 259.04 FEET TO A POINT; THENCE, BEARING NORTH 15°08'09" EAST, A DISTANCE OF 51.66 FEET TO A POINT; THENCE, BEARING NORTH 00°33'42" EAST, A DISTANCE OF 580.76 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,143.00

FEET, A CENTRAL ANGLE OF 59°17'48", A CHORD LENGTH OF 2,120.18 FEET, A CHORD BEARING OF NORTH 30°12'36" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,217.84 FEET TO A POINT; THENCE, BEARING NORTH 59°51'30" EAST, A DISTANCE OF 1,162.73 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 43°48'34", A CHORD LENGTH OF 1,509.42 FEET, A CHORD BEARING OF NORTH 37°57'13" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,546.83 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 13°26'28", A CHORD LENGTH OF 433.00 FEET, A CHORD BEARING OF NORTH 09°19'42" EAST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.99 FEET TO A POINT; THENCE, BEARING NORTH 02°36'28" EAST, A DISTANCE OF 154.44 FEET TO A POINT; THENCE, BEARING NORTH 44°03'53" WEST, A DISTANCE OF 28.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 875,199 SQUARE FEET OR 20.09 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

1. 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 \_\_\_\_\_, 2025.

**ATTEST:**

**CITY OF OCALA**

By:  
Angel B. Jacobs  
City Clerk

By:  
Kristen M. Dreyer  
President, Ocala City Council

Approved as to form and legality:

By: \_\_\_\_\_  
William E. Sexton  
City Attorney



## Staff Report: Rezoning

Case No. PD20-0007

Planning & Zoning Commission: September 8, 2025

City Council (1<sup>st</sup> Reading): October 21, 2025

City Council (Adoption): November 4, 2025

**Applicant:**

KL Winding Oaks, LLC

**Property Owner:**

KL Winding Oaks, LLC and Sequel Holdings Limited Partnership

**Project Planner:**

Breah Miller, Planner II

**Amendment Request:**

Seeking approval to amend the Winding Oaks Planned Development (PD) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres.

**Concurrent Applications:**

N/A

**Parcel Information**

Acres:

±960.59 acres

Parcel(s)#:

35512-001-00, 35512-002-00, 35512-001-04, 35512-001-07, 35512-001-08, 35512-001-09, & 35512-001-10

Location:

4090 SW 66th Street

Existing use:

Horse farm & single-family residential Vacant/Undeveloped

Future Land Use Designation:

Low Intensity

Zoning Designation:

PD, Planned Development

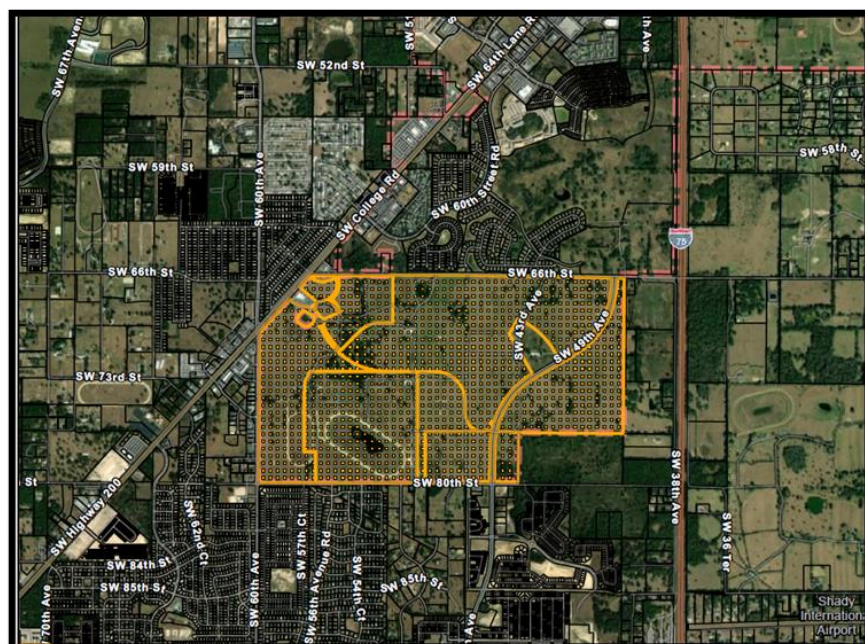
Special District(s)/Plan(s):

N/A

Approved Agreement(s):

Chapter 163 Concurrency Development Agreement

**Figure 1. Aerial Location Map**





## Section 1 - Applicant Request

The petitioner is requesting to amend the Master Signage Plan and Planned Development (PD) Standards Book for the Winding Oaks PD. Specifically, the petitioner has submitted the request to amend the following:

- Remove the language stating that, “The tree motif shown in the PD Plan will be consistent throughout the PD area” on Page 6 of the PD Standards.
- Replace the existing Master Signage Plan with an updated Master Signage Plan that outlines proposed signage locations and revised design standards for all signage types within the Winding Oaks PD.

## Section 2 - Background Information

The subject properties are comprised of seven parcels of land (Parcel ID# 35512-001-00, 35512-002-00, 35512-001-04, & 35512-001-07, 35512-001-08, 35512-001-09, & 35512-001-10) encompassing a total of approximately 960.59 acres. The subject properties are currently within the jurisdiction of the City of Ocala. The current City designations of the properties are:

Zoning:

**PD, Planned Development**, the City of Ocala’s code of ordinances indicates that the intent of the Planned Development (PD) zoning district is to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare.

Future Land Use:

**Low Intensity future land use**, a minimum of 3 and maximum of 18 dwelling units per acre, and up to 0.75 Floor Area Ratio (FAR).

It is noted that the applicant acquired the property in July 2024.

This property, commonly known as the Winding Oaks farm, was annexed into the City on February 21, 2017, via Ordinance 2017-30. At the time of annexation, a future land use designation of Low Intensity was adopted by City Council on June 20, 2017, via Ordinance 2017-52 for 446.42 acres on the western side of the subject property. A PD zoning designation was adopted by City Council on October 17, 2017, via Ordinance 2018-3 for the same 446.42 acres of property, and a PD conceptual site development plan for the property was adopted by City Council on October 17, 2017, via Resolution 2018-11. This PD conceptual site development plan allowed for 800,000 square feet of commercial office development and 60,000 square feet of automobile sales on 142 acres close to the property’s frontage on SW College Road, and a continuation of the existing agricultural use on the remaining acreage.

Another future land use map amendment from Medium Residential (County) to Low Intensity was made and adopted by City Council in December 2019 via Ordinance 2020-17 for the remaining eastern 558.53 acres of the annexed property that had not previously received a City future land use designation.

An amended PD Plan was adopted by City Council on October 15, 2020 (Resolution 2020-2). This amendment did not include the Jaguar dealership and allowed an area to be set aside to continue as the existing horse farm, which may continue to be used for all uses permitted in the A-1 zoning district until it is developed.

The Winding Oaks PD is currently under multiple reviews for subdivision and site plans including: Winding Oaks Commercial Plat Phase 1 and three residential plats (Phases 2, 3A, and 4A), pending the approval of the proposed Developers Agreement. Concurrently, site plans are under review for a residential amenity center (SPL25-0034), a wholesale club (SPL25-0022), and apartments (SPL25-0038).

A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.

**Table 1: Adjacent Property Information:**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North</b>	Commercial (county) Low Intensity Neighborhood	R-4, Residential Mixed Use (County) B-2, Community Business (County) PD, Planned Development PUD- 03, Planned Unit Development	7-11 Gas Station/Convenient Store Single-Family Residential Platted Single-Family Residential Subdivision (Heath Brook)
<b>East</b>	Low Residential (County) Medium Residential (County)	A-1, General Agriculture (County) PUD, Planned Unit Development (County)	Vacant Single-Family Residential
<b>South</b>	Medium Residential (County) Low Residential (County) Public (County) Commercial (County)	A-1, General Agriculture (County) R-1, Single-Family Residential (County) PUD, Planned Unit Development (County)	Vacant Platted Single-Family Residential Subdivision (Majestic Oaks) Single-Family Residential Drainage Retention Areas
<b>West</b>	Commercial (County) Public (County) High Residential (County)	B-2, Community Business (County) A-1, General Agriculture (County) PUD, Planned Unit	CVS Family Dollar Jazmine Plaza Medical/Professional Offices

		Development (County)	Retail Stores School/Daycare Drainage Retention Areas
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The subject property fronts SW College Road and SW 60th Avenue, both of which are classified as arterial roadways. To the north of the property lies the platted, single-family residential, Heath Brook subdivision, along with the Heath Brook Shopping Center and a 7-Eleven convenience store. Additional surrounding uses include Marion County single-family residences located on the north side of SW College Road and various county community businesses situated to the west.

### Section 3 - Proposed Master Signage Plan and Standards

The amended Master Sign Plan proposes a total of 55 sign locations, including primary entry monument, secondary entry monument, multi-tenant, monument, single-tenant, and directional signage across approximately 960.59 acres. The development will occur in three commercial phases and six residential phases. Key elements of the Master Sign Plan include:

- Monument Signage will be constructed using grey stone and brick veneers, complemented by faux wood framing and pin-mounted aluminum panels.
- Medallions featuring a logo depicting a black horse with two curved lines—one light green and one dark green—are incorporated into the primary entry monument signage, secondary entry monument signage, and multi-tenant signage.
- Wall Signs on the same building must be of the same sign type.
- Signage Height Requirements:
  - a. Directional Signage: 9 feet
  - b. Monument Signage: 9 feet
  - c. Single-Tenant Signage: Between 6 feet and 8 feet, 4 inches
  - d. Multi-Tenant Signage: 11 feet, 1 inch
  - e. Primary Entry Monument Signage: 15 feet, 11 inches
  - f. Secondary Entry Monument Signage: 14 feet, 11 inches.

The previously approved tree motif has been removed from the amended PD Standards Book.

### Section 4 – Staff Analysis

This staff report intends to cover the review of the proposed amendments for the Master Signage Plan and the associated Standards Book. The proposed amendments will not have any impact on the previously approved Planned Development plan.

#### Consistency with Comprehensive Plan:

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

1. Objective 5: The City shall plan and promote diverse mixed-use centers offering convenient shopping and services easily accessible by neighborhood residents wishing to either walk, ride a bicycle, use public transit, drive motorized vehicles, or utilize other viable mobility options.

*Staff Comment: The PD Plan depicts a mixed-use development with interconnectivity between the*

*proposed commercial and residential uses. This amendment will not affect the approved PD Plan or proposed uses.*

2. 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. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses. 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.

*Staff Comment: The Low Intensity Future Land Use classification designates commercial and residential uses as permitted primary uses. It also encourages mixed-use development, which aligns with the intent of the proposed Winding Oaks PD, incorporating commercial, single-family, and multi-family components. The proposed PD amendment will not alter the approved density or the established development pattern of the existing PD.*

3. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

*Staff Comment: As identified in the Level of Service Analysis below, there is no impact on the level of service from the proposed PD master signage plan amendment.*

### **Consistency with Land Development Regulations**

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

1. Section 122-946(a): Substantial changes to a PD plan shall require city council approval, and any revised PD plan approved by city council shall be adopted by resolution prior to approval of a site plan or conceptual subdivision plan that includes substantial changes. A revised PD plan proposing substantial changes shall meet all requirements of this division and shall be heard at public hearings before the planning and zoning commission and city council after due public notice. Changes in

land uses and density/intensity greater than five percent shall be considered substantial. For purposes of this subsection, other substantial changes are defined as: changes to project access, circulation plan, land use arrangement, buffers, a change to the approved PD standards book or the elements required to be included therein, and any other changes deemed substantial by the site plan review committee.

*Staff Comment: The applicant is proposing to change the Master Signage Plan and eliminate the tree motif language from the PD Standards Book.*

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

<b>Low Intensity</b>	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, <b>PD</b> , FBC
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*Staff Comment: As indicated in the code section above, the PD zoning district is a permitted district within the subject property's proposed Low Intensity future land use.*

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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. The proposed amendments will not alter the approved access locations identified in the Winding Oaks PD Plan. Access along SW College Road, SW 66th Street, SW 60th Avenue, and SW 80th Street will continue to be provided via the internal roadways: SW 49th Avenue Road, SW 67th Road, and SW 54th Court Road.*

- (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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. The proposed amendments will not modify the approved buffers outlined in the Winding Oaks Master Landscaping Plan. The plan includes a 10-foot landscape buffer along the northern, southern, eastern, and western property boundaries, as well as an 18-foot-wide median buffer within SW 54th Court Road and SW 66th Street.*

- (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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning.*

(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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. The proposed amendments will not affect the approved open space requirements outlined on page 7 of the PD Standards.*

- (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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. The proposed amendments will not affect the approved open space requirements outlined on page 7 of the PD Standards.*

- (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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. The proposed amendments will not affect the approved open space requirements outlined on page 7 of the PD Standards.*

- (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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute as an amendment to a previously approved rezoning. The PD proposes a mix of commercial, multi-family, and single family. The proposed amendments will not affect the approved open space requirements outlined on page 7 of the PD Standards.*

- (5) *Unified control.* The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in 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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. The agent submitted a Title Opinion and Statement of Unified Control to the City at the time of the approved PD rezoning.*

- (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: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute as an amendment to a previously approved rezoning. The PD Plan will continue to reflect a development consisting of three commercial phases and six residential phases.*

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

*Staff Comment: In accordance with Section 122-942(a), platting requirements will continue to be met through staff review and City Council adoption.*

- (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: This amendment does not propose any changes to site plan review processes. Concurrently, site plans are under review for a residential amenity center (SPL25-0034), a wholesale club (SPL25-0022), and apartments (SPL25-0038) in accordance with Chapter 122.*

- (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: This amendment does not propose any changes to criteria for shopping centers*

- (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 in close proximity to the development and will not be impacted by this amendment.*

4. Section 122-949 Neighborhood Meeting – Prior to filing an application with the city for a PD zoning designation, the applicant shall be required to hold a neighborhood meeting. The purpose

of the neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

*Staff Comment: In accordance with Section 122-942(a), the requirements of this section do not apply, as the proposed changes constitute an amendment to a previously approved rezoning. A neighborhood meeting was held for PD20-0007 on May 1, 2019, in accordance with this section.*

## Section 5 - Variations from Code of Ordinances

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

*Staff Comment: The proposed amendments only affect the approved signage plan for the Winding Oaks PD. Per the amended PD Standards Book, all signage to comply with the approved Master Sign Plan, Standards Book and the standards outlined in Chapter 110 of the Code of Ordinances. There are no proposed variations from the Code of Ordinances associated with this amendment.*

## Section 6 - Level of Service (LOS) Analysis

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

The following Level of Service (LOS) analysis will not be affected by the proposed amendments. The LOS analysis was originally completed during the PD rezoning process for the subject properties, and all findings from that analysis will remain unchanged.

**Transportation:** The subject property has frontage on SW College Road, and SW 60<sup>th</sup> Avenue which are identified as Arterial roadways as well as SW 66<sup>th</sup> Street and SW 80<sup>th</sup> Street which are identified as Collector roadways. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

#### • Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW College Road	4	45 MPH	Arterial	D	56,805	42,400	C
SW 60th Avenue	6	45 MPH	Arterial	E	35,820	18,300	C
SW 80 <sup>th</sup> Street	2	45 MPH	Collector	C	9,228	4,100	C
SW 66 <sup>th</sup> Street	2	35 MPH	Collector	C	12096	8,500	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

*LOS Impact: There will be no Level of Service impact, as the proposed changes constitute as an amendment to a previously approved rezoning. Specific traffic analysis will be required through a traffic study prior to any development of the project.*

**Potable Water:** The properties are currently serviced by City of Ocala Utilities. Connections were determined during the subdivision review process. A city water main runs through the NW corner of

the subject properties and along SW 49th Avenue.

- *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 24.4 million gallons daily (mgd).

*LOS Impact: There will be no Level of Service impact, as the proposed changes constitute as an amendment to a previously approved rezoning.*

**Sanitary Sewer:** The properties are currently being serviced by City of Ocala Utilities. Connections were determined during the subdivision review process. A city force main is available along SW 49th Avenue and to the north of SR 200.

- *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).

*LOS Impact: There will be no Level of Service impact, as the proposed changes constitute as an amendment to a previously approved rezoning.*

**Solid Waste:** The subject property is located within the City's service area; refuse pickup was determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

*LOS Impact: There will be no Level of Service impact, as the proposed changes constitute as an amendment to a previously approved rezoning.*

#### **Parks and Recreation Facilities:**

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

*LOS Impact: There will be no Level of Service impact, as the proposed changes constitute as an amendment to a previously approved rezoning.*

#### **B. Other Public Facilities:**

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

**Stormwater:** The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

**Electric:** The northern portion of the subject property is within the Ocala Electric Utility service territory. Whereas, the southern portion of the subject property is within the Sumter Electric Utility service territory.

**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #6 is located approximately 1.15 miles from the subject property at 4090 SW 66th Street. This distance does fall within the desired industry standard of 1.5 miles for fire service.

**Schools:** The subject property is serviced by Hammett Bowen Jr Elementary (operating at 112.53% capacity), Liberty Middle (93.34%) and West Port High Schools (117.22%).

*Staff Comment: There will be no Level of Service impact, as the proposed changes constitute as an amendment to a previously approved rezoning.*

**Summary Staff Comments:** *Considering the proposed amended Master Signage Plan and PD Standards book, there are a few key factors to consider:*

- *The Low Intensity Land Use classification and PD zoning were approved previously under Ordinance 2019-28 and Resolution 2020-2.*
- *The proposed amendments have no impact on the previously approved, future land use classification, zoning classification, PD plan or Level of Service.*
- *The proposed Master Signage Plan is incorporated into the PD Plan and PD Standards Book:*
  - *Removes the language that states, “The tree motif shown in the PD Plan will be consistent throughout the PD area” on Page 6 of the PD Standards.*
  - *Replaces the existing Master Signage Plan with a new Master Signage Plan that depicts location and new design standards for all signage within the Winding Oaks PD.*

## **Section 7 - Staff Findings and Recommendation**

- The proposed amendment is consistent with the existing Low Intensity Future Land Use classification pursuant to Code of Ordinances Section 122-244 and is not anticipated to impact the approved PD Plan for the Winding Oaks PD.
- The proposed amendment is not anticipated to alter the project’s impact on Levels of Service. Adequate public facilities exist to service the proposed development. The proposed development will be required to extend sewer services to this project.

<b>Staff Recommendation: Approval of amendment to PD20-0007</b>
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AERIAL MAP

Case Number: PD20-0007

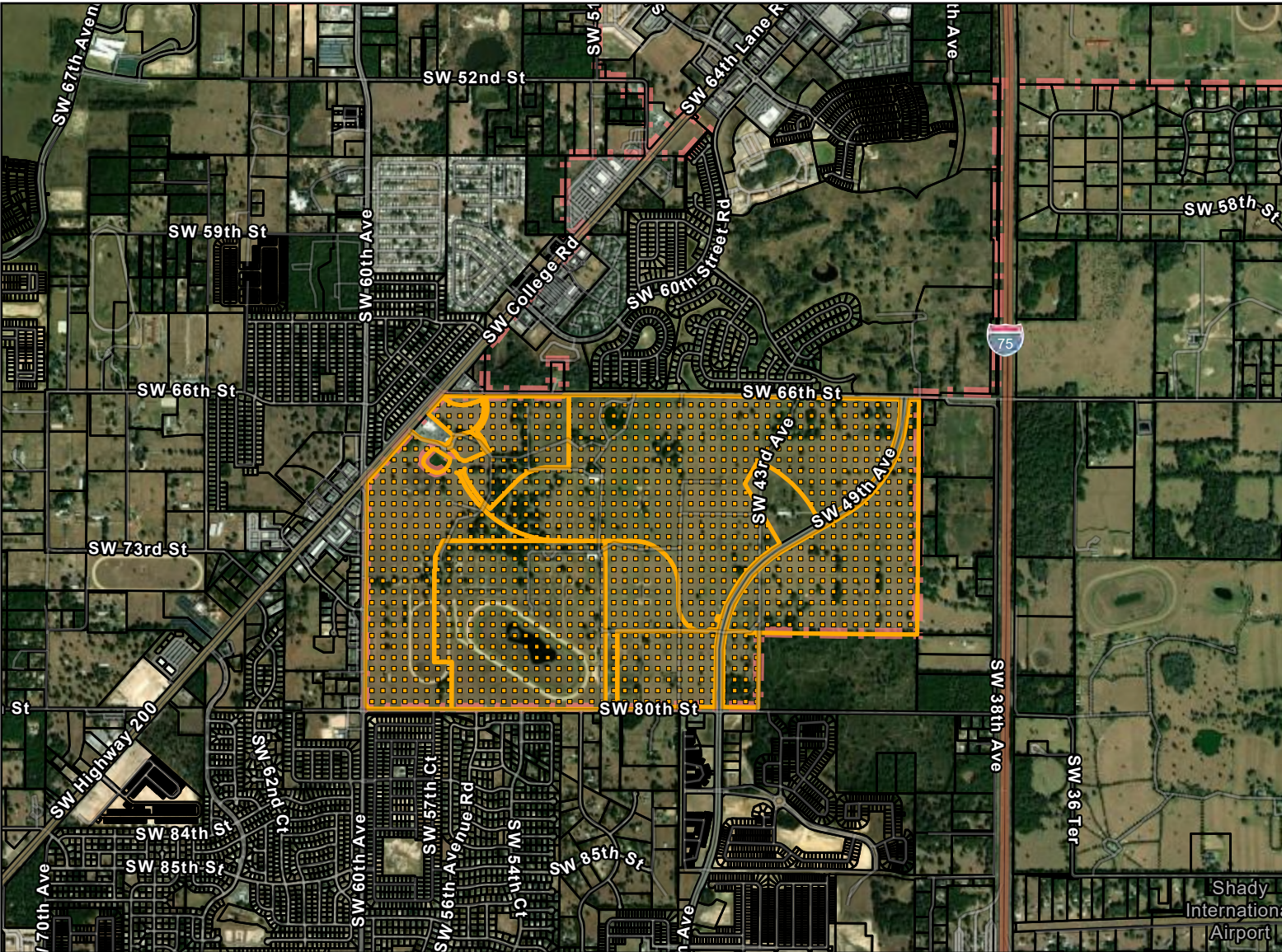
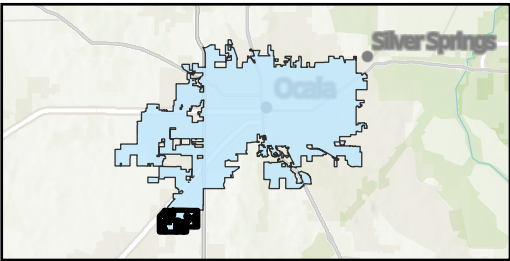
Parcel: 35512-001-00

Property Size: Approximately 960.72 Acres

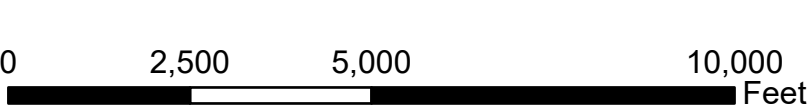
Land Use Designation: Low Intensity

Zoning: PD, Planned Development

Proposal: Request for adjustments to the existing PD



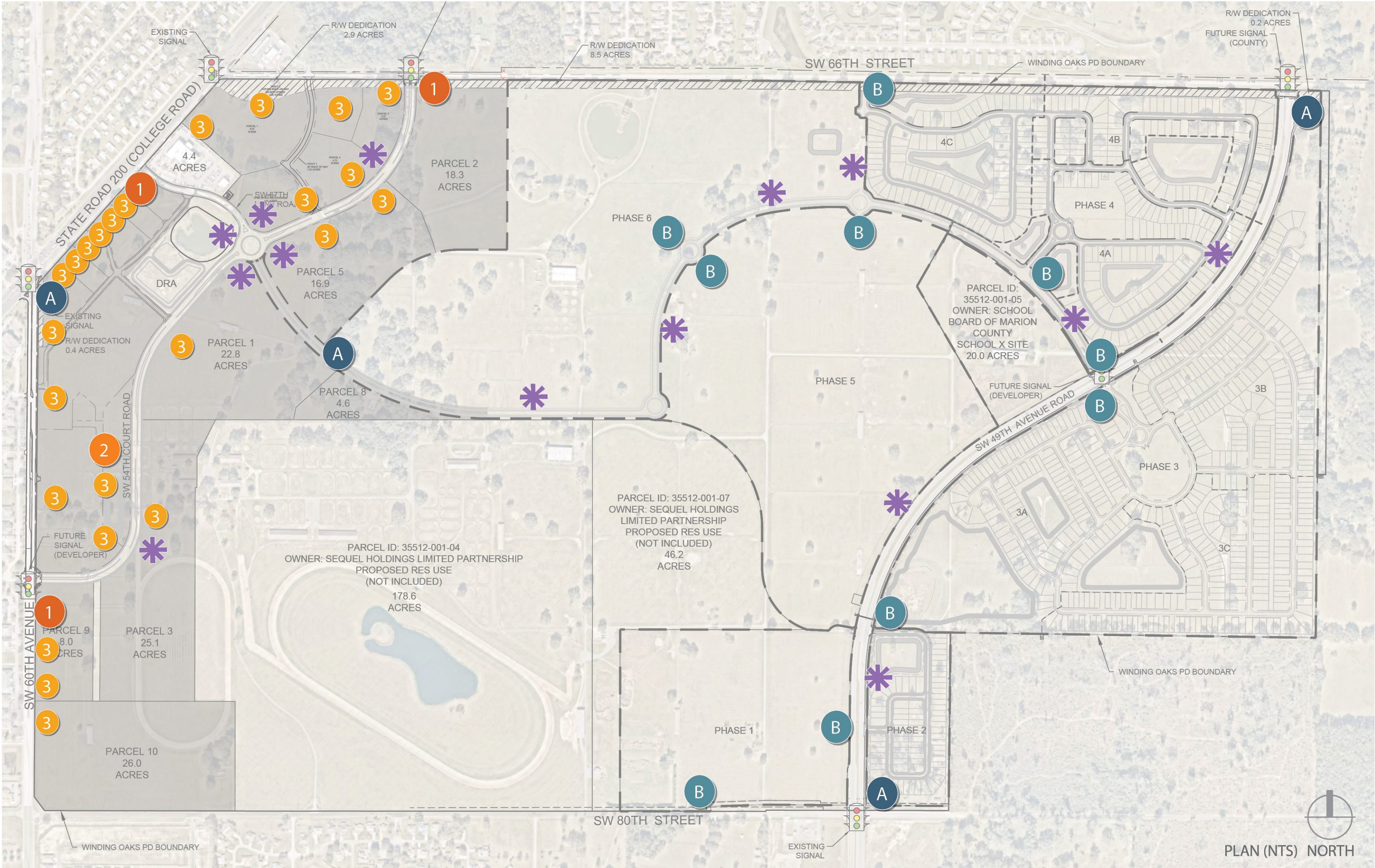
- Subject Parcel
- Parcels
- City Limits





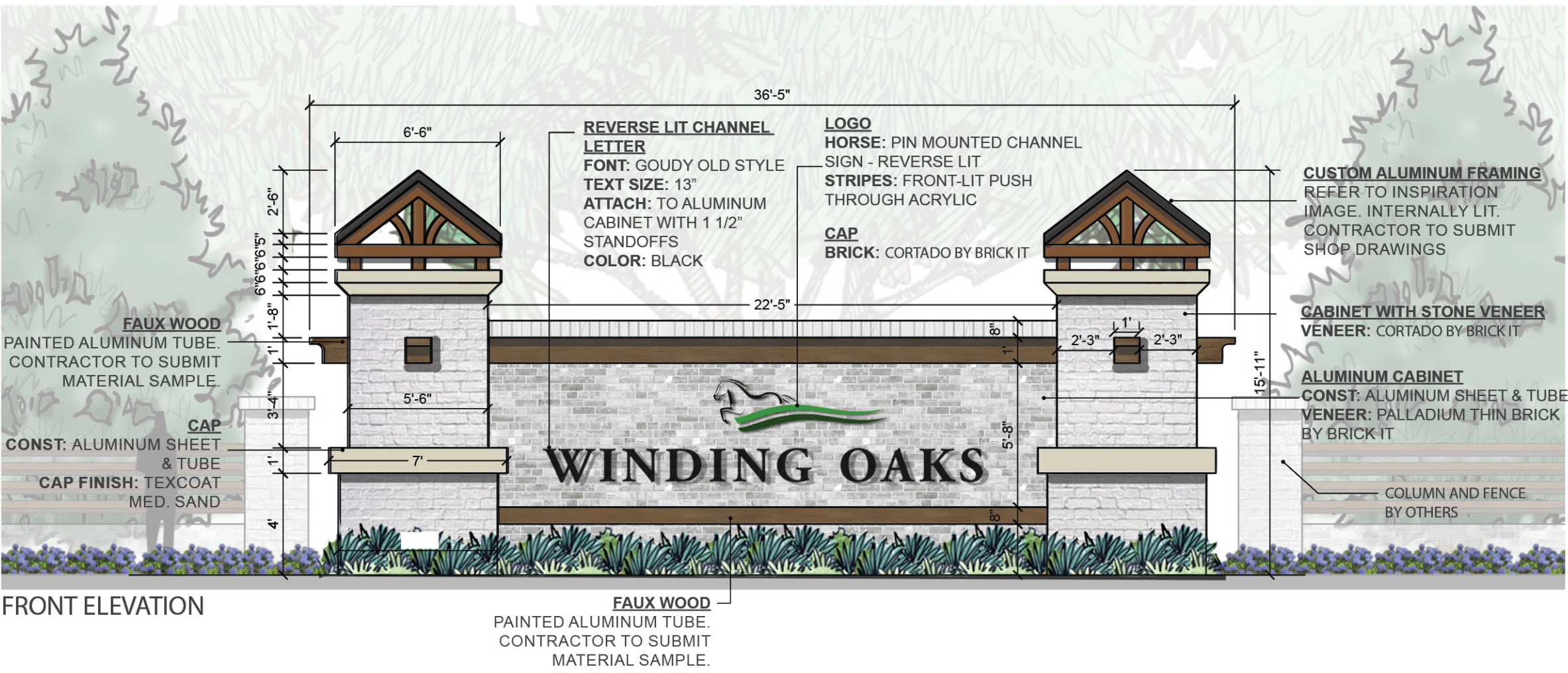
Noted By: KIM, Audrey, Sheet Set: KIM, Layout: 1 of 1 (3) June 13, 2025 09:20:45am K:\0501 LA\OCA\A142733001 Winding Oaks\RENDER SUPPORTING DOC\CAP Plan\Notes - PD.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and stipulation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SIGNAGE LOCATION PLAN

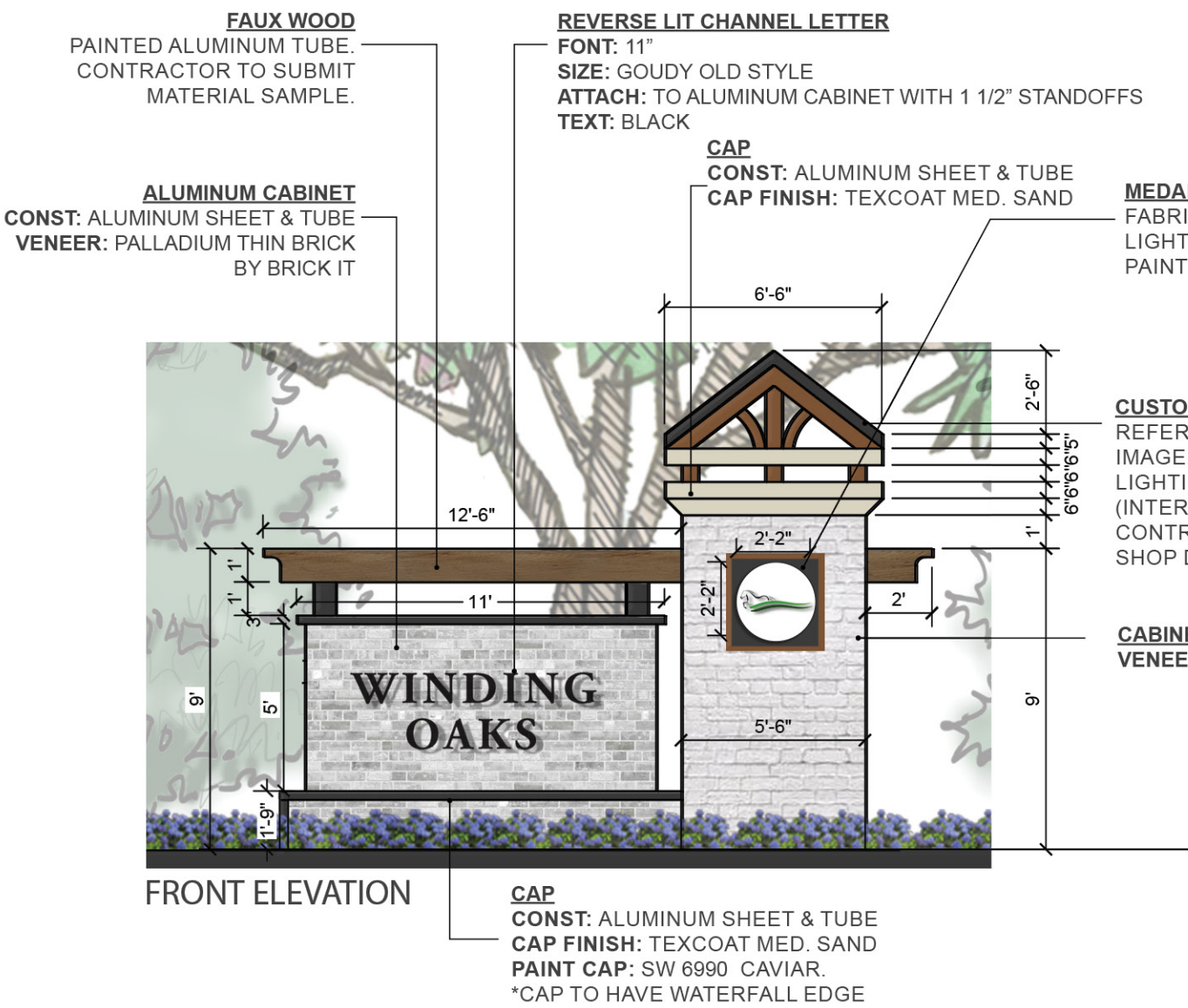


FREESTANDING SIGN NOTES:

- A) THE OWNER RESERVES THE RIGHT TO NOT CONSTRUCT EVERY SIGN DEPICTED ON THIS PLAN.  
B) EACH INDIVIDUAL SUBDIVIDED PROPERTY IS ALLOTTED AT LEAST ONE SINGLE-TENANT SIGN.  
C) SIGN LOCATIONS AS DEPICTED ON THIS PLAN ARE ALLOWED TO MOVE AS PROJECT SITE PLANNING FOR AN AREA PROGRESSES.  
D) THE PD ALLOWS FLEXIBILITY OF SIGN CONSTRUCTION MATERIALS, BRANDED FONTS, AND STYLE SO LONG AS THE FINAL SIGN DESIGN MEETS THE INTENT OF THE PD.  
E) THE OWNER RESERVES THE RIGHT TO SWAP THE CONSTRUCTION OF "A" AND "B" SIGN TYPES WITHIN THE RESIDENTIAL AREA OF THE PD.  
F) ALL SIGNS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION.  
G) SECTION 110-153 MAXIMUM HEIGHT FOR A FREESTANDING STRUCTURE IS 30'



A PRIMARY ENTRY MONUMENT SIGN



B SECONDARY ENTRY MONUMENT SIGN

LEGEND

RESIDENTIAL

A PRIMARY

B SECONDARY

COMMERCIAL

1 MULTI-TENANT

2 MONUMENT

3 SINGLE-TENANT

WAYFINDING

\* DIRECTIONAL SIGNAGE

WALL SIGN CODE

A. INDIVIDUAL BUSINESSES, INCLUDING THOSE IN THE IN-LINE PORTION OF SHOPPING CENTERS AND OUTPARCELS, MAY HAVE A MAXIMUM OF TWO SQUARE FEET OF WALL SIGN AREA FOR EACH BUILDING FRONT FOOT. THE MEASUREMENT FOR THE FRONT FOOTAGE IS TO BE TAKEN ALONG THE ENTRANCE SIDE OF INDIVIDUAL STORES.

B. CORNER STORES MAY BE ALLOWED ADDITIONAL SIGNAGE WHEN THE SAME OR SIMILAR TREATMENT IS USED ON THE BUILDING FRONT FOOTAGE OF THE INDIVIDUAL UNIT.

C. SIGN AREA IS NOT TRANSFERABLE BETWEEN FACADES.

D. SIGN TYPES (LIKE CABINET SIGNS) WILL GENERALLY BE UNACCEPTABLE, AND OTHER SIGN TYPES (LIKE PIN MOUNTED LETTER SIGNS) WILL GENERALLY BE ACCEPTABLE. SEE EXAMPLES BELOW.

ACCEPTABLE

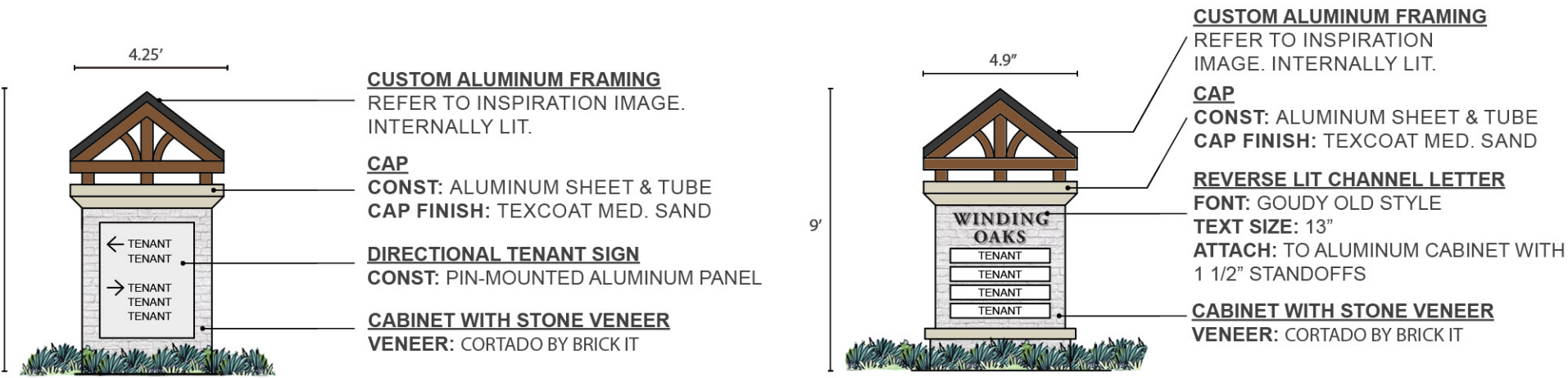
- PIN MOUNTED LETTERS
- DIMENSIONAL SIGNS
- FACE/BACK LIT
- CHANNEL LETTER SIGNS
- INDIVIDUALLY ILLUMINATED LETTERS
- BRANDED LOGO
- MOLDED DECORATIVE COPORATE LOGOS AND COLORS

UNACCEPTABLE

- EXPOSED NEON CHANNEL LETTERS
- ACRYLIC OR POLY CARBONATED PUSH THROUGH CABINET SIGNS

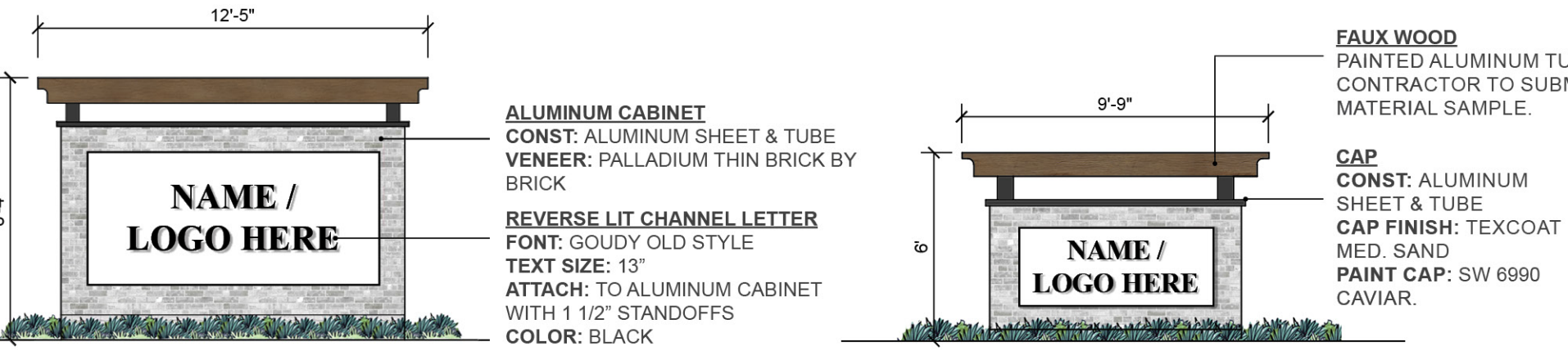
E. WALL SIGNS ON THE SAME BUILDING SHALL BE OF BE THE SAME SIGN TYPE.

F. FINAL DESIGNS FOR ALL SIGNAGE SHALL BE REVIEWED AS PART OF THE FINAL SITE PLAN PROCESS. THE APPLICANT SHALL SUBMIT DETAILED PLANS AND RENDERINGS FOR ALL PROPOSED SIGNS.



\* DIRECTIONAL SIGN

2 MONUMENT SIGN



3 SINGLE-TENANT SIGNS

Kimley»Horn

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LICENSED PROFESSIONAL  
RICHARD V. BUSCH, P.E.  
FLORIDA LICENSE NUMBER  
58568

MASTER SIGNAGE  
PLAN

WINDING OAKS  
PREPARED FOR  
KL WINDING OAKS, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER  
C004





# Winding Oaks Planned Development

## PD STANDARDS

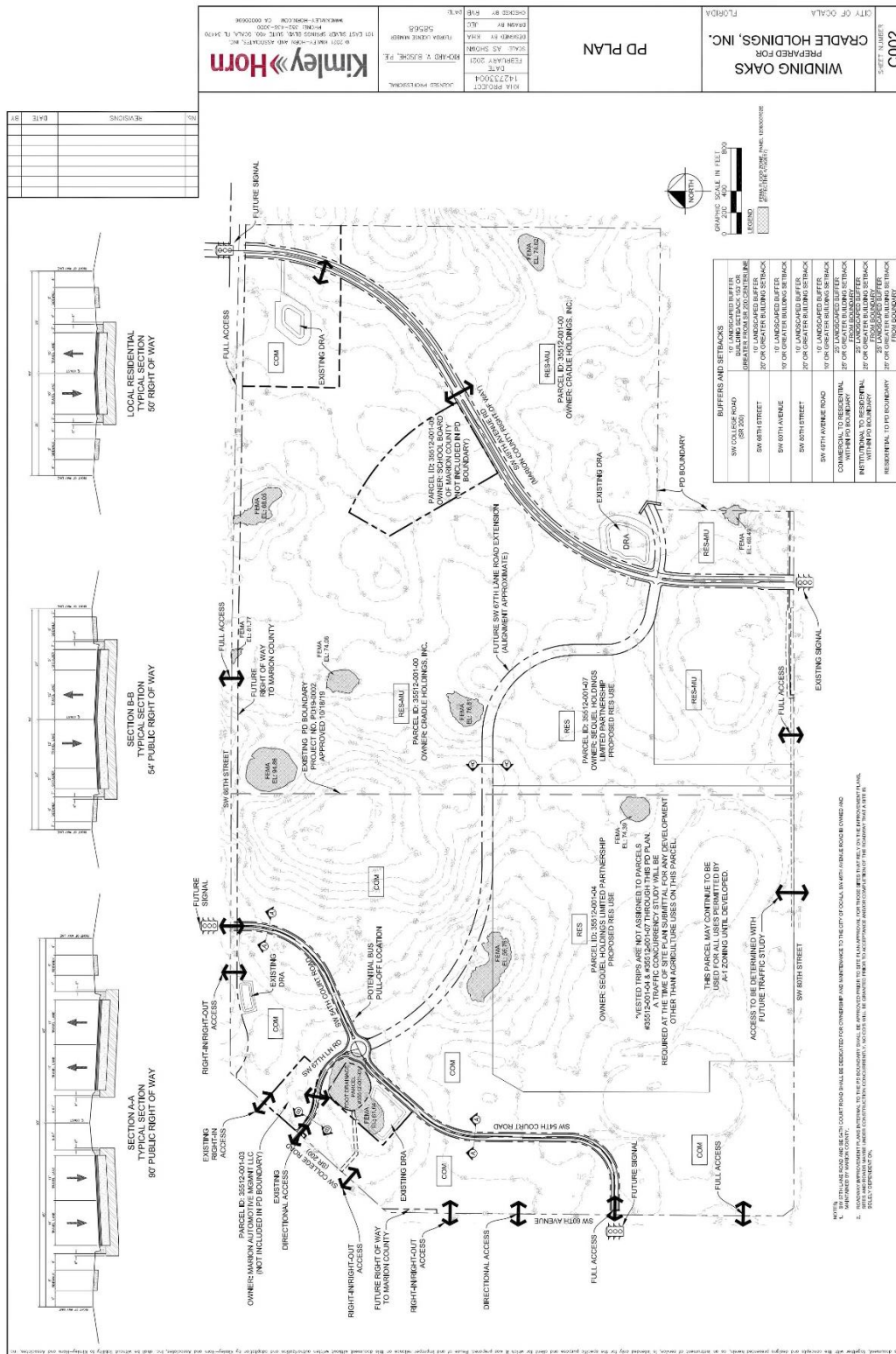
Prepared for:  
KL Winding Oaks LLC

Approved April 29, 2021 (PD20-0007)  
Revised June 26, 2025

**Kimley»Horn**

1700 SE 17<sup>th</sup> Street, Suite 200  
Ocala, Florida 34471  
352 438 3000

## PD PLAN



## INTRODUCTION

The Winding Oaks Planned Development is comprised of 960.6 ± acres located within the City of Ocala, bordered by State Road 200 and SW 60<sup>th</sup> Avenue to the west, SW 66<sup>th</sup> Street to the north, and SW 80<sup>th</sup> Street to the south. The Planned Development (PD) comprises of the remaining Winding Oaks Farms property annexed into the City of Ocala (Parcels 35512-001-00, 35512-001-04, and 35512-001-07). The property is located within an area of the City that includes a very diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The Winding Oaks Planned Development consists of a diverse development program that allows commercial and mixed use development generally adjacent to State Road 200 and SW 60<sup>th</sup> Avenue, transitioning to mostly residential uses and supporting neighborhood commercial nodes for the remainder of the PD area.

The PD Plan and PD Standards for Winding Oaks provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

Consistent with a PD Plan, these PD Standards ("Standards") establish project objectives that are consistent with conceptual level planning. It is expected, and encouraged, that during the design of the sub-areas within Winding Oaks the following activities will take place:

1. Site Plans and/or Subdivision Plans will be prepared and submitted through the City of Ocala development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current City of Ocala procedures.
2. Updates to the Standards may be amended if needed to reflect the design of the tract.
3. Adjustments to the Standards contained in this document may be submitted by the developer and approved by the City, per the requirements of Section 122-946 of the Code of Ordinances.

These Standards serve as the foundation for the planning and development efforts of the plan, consistent with the provisions of the City's Planned Development district and Low Intensity Future Land Use classification. In compliance with the City's PD requirements, the Winding Oaks PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the standards and requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and PD Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared and provided to encourage and regulate the commercial mixed-use portions of the development in accordance with this document, including building and site design elements, which will help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and include the PD Plan, delineation and identification of Tracts, and standards for development. This application is consistent with the City of Ocala Low Intensity land use classification and PD zoning district.

The PD Plan identifies and graphically depicts the Planning Areas or "Tracts" and provides the land uses and density/intensity envisioned within each area. The "Tracts" have been noted in Table 1 below to further identify respective design standards and other guiding principles.

These Standards may be amended by the Developer from time to time to reflect changes in market conditions and development processes. The PD Plan includes standards that have been developed based



on existing site features, available infrastructure, the City's overall vision for the quadrant and similarly situated commercial and mixed-use centers. The PD Plan provides a sustainable mix of land uses both that are compatible internally and with adjacent properties. The standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project's proposed densities and intensities are consistent with the Low Intensity land use classification of the City's adopted Comprehensive Plan. The project is designed to provide appropriate transitions between land uses.

**Table 1: Winding Oaks PD Plan Tracts**

Tract	Generalized Land Use	Intent
COM	Mixed-Use Commercial	Mixed-use commercial/retail, office and similar uses, including highway commercial uses as generally located along arterial highways or major roadway intersections. Development within this Tract may be in the form of a singular building with one tenant, singular building with multiple tenants and/or series of buildings/lots. Other uses that are allowed, but not required, within this Tract include medical, assisted living, educational and any other use generally consistent with these development types. Residential uses that complement the commercial and similar uses are allowed, but not required, such as multi-family residences, single family residences, and live/work style residences.
RES	Residential	Residential use consisting of single-family detached and multi-family dwelling units. Single-family residential neighborhoods will allow for varying lot sizes to provide opportunity for different economic and social needs. Multi-family neighborhoods will allow for a variety of densities and unit types. This land use allows units such as single family detached, duplexes, townhomes, villas, garden apartments, and multi-family apartments.
RES-MU	Mixed-Use Residential	Mixed-use residential use, primarily consisting of single-family detached and multi-family dwelling units. Retail/commercial uses complementary of the residential neighborhoods are allowed. Single-family residential neighborhoods will allow for varying lot sizes to provide opportunity for different economic and social needs. Multi-family neighborhoods will allow for a variety of densities and unit types. This land use allows units such as single family detached, duplexes, townhomes, villas, garden apartments, and multi-family apartments.

## OVERALL GUIDING PRINCIPLES

The Winding Oaks Planned Development is intended to allow a cohesive blend of commercial and residential uses across the property. Each development Tract within the PD will develop into a safe, attractive, sustainable, connected, and economically viable use.

- The commercial uses shall include those uses permitted under the “Low Intensity” future land use category and are envisioned to include highway commercial uses such as car dealerships, heavy retail, shopping centers, gas and convenience stores, pharmacy, sit-down and fast-food restaurants, general retail and office uses and open space uses.
- Those commercial uses within the RES-MU Tract will be complimentary to the residential neighborhoods and will serve the daily needs of its residents.
- Residential uses will follow principles that promote a high-quality neighborhood development and encourages a sense of place and community. These principles include a diversity of housing styles, shapes, and materials to create variety. Different housing types shall be integrated architecturally in order to give the developments a harmonious appearance. A variety of roof heights, pitches and materials are encouraged. Landscaping should link the neighborhoods to other developments and open spaces.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- The location and design of surface parking is important in establishing the character of the project. Surface parking shall generally be designed as described in Section 122, Article V, Division 29 and Article VI of the Code of Ordinances.
- Building designs within individual developments or sub-Tracts should complement one another through design and/or use of similar building materials and consistent landscape design.
- The project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.

- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, bicycling, and pedestrian users. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping.
- Dumpsters shall be screened; designs and construction materials should complement the primary building.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Full access driveways should be designed to minimize congestion on streets through the use of shared use entry drives at predetermined median openings.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas 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 non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.



## DEVELOPMENT STANDARDS

The Winding Oaks PD is intended to provide for flexibility in design while meeting the City's intent for development of the area. The Winding Oaks PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The commercial and other uses are intended to provide convenient access for walking and bicycling for residents of the area. The overall program distribution may be adjusted according to the needs of the community providing the total densities and intensities included in the PD Plan are not exceeded. The Winding Oaks PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining residential uses.

Land uses shall be in accordance with the standards of the respective Planning Areas or Tracts contained within the Winding Oaks PD Plan.

**Table 2: Development Standards for Commercial Use**

Commercial Use	
Standard	Requirement
Tract size (acres ±)	No minimum Tract size
Maximum Lot Coverage (FAR)	0.75
Minimum Front Setback	Along SR 200 – 153 feet from centerline All others – 10 feet or greater
Minimum Lot Size	N/A
Maximum Building Height	Buildings may not exceed 5 stories or 60 feet.
Parking	Parking shall be pursuant to Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Buffers	Landscaped buffers ten feet in width shall be provided adjacent to SR 200, SW 60 <sup>th</sup> Avenue, SW 66 <sup>th</sup> Street, SW 80 <sup>th</sup> Street and SW 49 <sup>th</sup> Avenue Road. Landscaped buffers ten feet in width shall also be provided adjacent to the internal common roadways noted as SW 67 <sup>th</sup> Lane Road, and SW 54 <sup>th</sup> Court Road.

Open Space	Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Materials	Building Materials for shopping centers and qualifying single retail store developments as defined in 122-3 shall be consistent with the standards included Section 122-923. Building materials for all other buildings shall be determined and reviewed at the time of Site Plan review for development of tracts or sub-tracts.
Building Articulation	Building Articulation for Retail/Commercial uses (single use greater than 35,000 gsf or multiuse with at least one use greater than 25,000 gsf) shall be consistent with the Section 122-923.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics and photographs included in the PD Plan and PD Standards including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least one access to a public or private road as generally illustrated on the PD Plan. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process.

**Table 3: Development Standards for Residential Use**

Residential Use			
Standard	Residential Sub-Use Requirement		
	Single Family Detached	Single Family Attached/Townhomes	Multi-Family Residential
Minimum Building Setbacks	Front: 20 feet Rear: 10 feet Side <sup>(1)</sup> : 5 feet Side Street: 20 feet	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 20 feet Rear: 10 feet Side: 10 feet
Minimum Lot Area	3,500 sq.ft.	1,500 sq.ft.	720 sq.ft./du.
Minimum Lot Width	35 feet	20 feet	N/A
Maximum Building Height	2 ½ stories or 35 feet	2 ½ stories or 35 feet	5 stories or 60 feet

Residential Use	
Standard	Requirement
Tract size (acres ±)	No minimum Tract size
Parking	Parking shall be pursuant to Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Buffers	Landscaped buffers twenty-five feet in width shall be provided adjacent to SR 200, SW 60 <sup>th</sup> Avenue, and SW 49 <sup>th</sup> Avenue Road. Landscaped buffers ten feet in width shall be provided adjacent to SW 66 <sup>th</sup> Street and SW 80 <sup>th</sup> Street. Landscaped buffers ten feet in width shall also be provided adjacent to the internal common roadways noted as SW 67 <sup>th</sup> Lane Road, and SW 54 <sup>th</sup> Court Road.
Open Space	Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Materials	Building materials shall be determined and reviewed at the time of Site Plan review for development of tracts or sub-tracts.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least two access points to a public or private road as generally illustrated on the PD Plan, and in accordance with Code of Ordinances Section 114-91. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process.
<sup>(1)</sup> For lots narrower than 50 feet in width, the side yard setback may be between 0 feet and 5 feet, provided that in no event shall the separation between dwelling units on adjacent lots be less than 10 feet.	



## TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



**Multi-family**



**Hotel**



**Retail**



**Retail**



**Car Dealerships**



## TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



**Gasoline**



**Restaurant**



**Retail**



**Multi-use**

## TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



**Retail**



**Restaurant**



**Assisted Living**



**Multi-family**



**Multi-use**



## TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



**Multi-family**



**Multi-use**



**Office**



**Multi-family**



**High Intensity Office**