Ocala Planning & Zoning Commission Agenda
Monday, June 8, 2026

Meeting Information

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

Time
5:30 PM

Board Members

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

Staff
Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

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

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

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

APPEALS

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

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

1. Call to Order

   a. Pledge of Allegiance

   b. Roll Call for Determination of a Quorum

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

2. Proof of Publication
   It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on May 22, 2026.

   a. P&Z Ad Proof

   Attachments: P&Z Draft Ad 06082026 PROOF

3. Approval of Minutes

   a. May 26, 2026 Meeting Minutes

   Attachments: May 26, 2026 Final Meeting Minutes

4. Public Hearing

   a. Mockingbird Ridge Conceptual Subdivision (SUB25-0016)

   Presentation By: Karen Cupp

   Attachments: City Engineer Approval.pdf
   Aerial Map.pdf
   Case Map.pdf
   Conceptual Subdivision Plan.pdf
   Boundary Survey.pdf
   PD Plan.pdf
   PD Standards.pdf

   b. TBMI Commercial Outparcel Development Conceptual Subdivision (SUB25-0011)

   Presentation By: Karen Cupp

   Attachments: City Engineer Approval.pdf
   Aerial Map.pdf
   Case Map.pdf
   Conceptual Subdivision Plan.pdf
   Boundary Survey.pdf
   PD Plan.pdf
   PD Standards.pdf

c. Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program

Presentation By: Aubrey Hale

Attachments: Exhibit A Recycling_SE_Aerial
Exhibit A Recycling_SE_Case
Exhibit A Recycling_NE_Aerial
Exhibit A Recycling_NE_Case

5. Abrogations

a. Public Hearing to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, approximately 7.21 acres. (Case ABR25-0008) (Quasi-Judicial).

Presentation By: Endira Madraveren

Attachments: ABR25-0008 Lake Louise
ABR25_0008_Aerial
ABR25_0008_Case
Abrogation Utility Responses
Lake Louise Survey_Roads Proposed for Abrogation
Lake Louise Survey
Exhibit A ABR25-0008 Lake Louise Road Abrogations

6. Land Use Change

a. Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case LUC26-0003) (Quasi-Judicial)

Presentation By: Breah J Miller

Attachments: LUC26-0003 City of Ocala Staff Report
LUC26-0003 City of Ocala Aerial Map
LUC26-0003 City of Ocala Case Map

b. Ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, for property located in the 2800 block of SW 20th Street (Parcel 23472-003-00, 23472-002-00, and a portion of 23472-001-00), approximately 4.88 acres (Case LUC26-0004) (Quasi-Judicial)

Presentation By: Breah J Miller

Attachments: LUC26-0004 Z&T Partners LLC Staff Report
LUC26-0004 Z&T Partners LLC Aerial Map
LUC26-0004 Z&T Partners LLC Case Map

7. Rezoning

a. Ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, for property located 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case ZON26-0008) (Quasi-Judicial)

Presentation By: Breah J Miller

Attachments: ZON26-0008 City of Ocala Staff Report
ZON26-0008 City of Ocala Aerial Map
ZON26-0008 City of Ocala Case Map

b. Ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, for properties located in the 2800 block of SW 20th Street (Parcel 23472-004-00 and a portion of 23472-001-00), approximately 2.99 acres (Case ZON26-0009) (Quasi-Judicial)

Presentation By: Breah J Miller

Attachments: ZON26-0009 City of Ocala Staff Report
ZON26-0009City of Ocala Aerial Map
ZON26-0009 City of Ocala Case Map

c. Ordinance to rezone approximately 82.10 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) from A-1, General Agriculture (County) to PD, Planned Development (City) (Case PD26-0001) (Quasi-Judicial).

Presentation By: Aubrey Hale

Attachments: PD26-0001 Ocala 52 Staff Report P&Z
PD26_0001_Case
PD26_0001_Aerial
Ocala 52 Partners PD Plan
Ocala 52 Partners PD Standards Book

d. Public Hearing to consider a resolution for a PD Plan and Standards Book (Ocala 52 Partners PD) for property located at 5575 SW 52nd Street (Parcel 23835-000-00), approximately 82.10 acres (Case PD26-0001) (Quasi-Judicial).

Presentation By: Aubrey Hale

Attachments: PD26-0001 Ocala 52 Staff Report P&Z
PD26_0001_Aerial
PD26_0001_Case
Ocala 52 Partners PD Plan
Ocala 52 Partners PD Standards Book

8. Public Comments

9. Staff Comments
10. Board Comments
11. Next meeting: July 13, 2026
12. Adjournment

File #: 2026-1487 Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:
P&Z Ad Proof

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
Ocala Gazette May 22, 2026

BACKGROUND:
N/A

NOTICE OF PUBLIC HEARING
OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, June 8, 2026, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at** https://www.ocalafl.gov/meetings**.**

SOUTHWEST

Petitioner: City of Ocala; Case LUC26-0003; A request to change the Future Land Use designation from Neighborhood to Public for property located in the 2800 block of SW 20th Street (Parcel 23476+001-00); approximately 4.06 acres.

Petitioner: City of Ocala; Case ZON26-0008; A request to rezone from R-1, Single-Family Residential District, and B-1A, Limited Neighborhood Business District, to G-U, Governmental Use District, for property located in the 2800 block of SW 20th Street (Parcel 23476+001-00, approximately 4.06 acres.

Petitioner: Z&T Partners, LLC; Agent: Gray, Ackerman & Haines, P.A., Tim Haines; Case LUC26-0004; A request to change the Future Land Use designation from Neighborhood to Low Intensity, for properties located in the 2800 block of SW 20th Street (Parcel 23472-003-00, 23472-002-00, and a portion of 23472-001-00), approximately 4.56 acres.

Petitioner: Z&T Partners, LLC; Agent: Tim Haines; Case ZON26-0009; A request to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, for properties located in the 2800 block of SW 20th Street (Parcel 23472-004-00 and a portion of 23472-001-00), approximately 2.98 acres.

Petitioner: Lake Louise, LLC; Agent: John Rudnianyn; Case ABR25-0008; A request to abrogate portions of public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida; approximately 7.21 acres.

Petitioner: Ocala 52 Partners. LLC; Agent: Tillman & Associates Engineering, LLC; Case PD26-0001; A request to rezone from A-1, General Agriculture (County), to PD, Planned Development, for property located at 5575 SW 52nd Street (Parcel 23835-000-00), approximately 82.40 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.

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

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

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

File #: 2026-1530 Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:
May 26, 2026 Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
N/A

BACKGROUND:
N/A

Ocala
Planning & Zoning Commission
Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, May 26, 2026 **5:30 PM**

1. Call to Order

   a. Pledge of Allegiance

   b. Roll Call for Determination of a Quorum

Present	Tamboura Jenkins, Daniel London, Kevin Lopez, Justin MacDonald, Tucker Branson, Elgin Carelock, and Thaddius Neasman
Excused	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 May 15, 2026.

   a. P&Z Ad Proof

   Attachments: P&Z Draft Ad 05262026 PROOF

3. Approval of Minutes

   a. March 9, 2026 Final Meeting Minutes

Attachments:	March 9, 2026 Final Meeting Minutes
RESULT:	APPROVED
MOVER:	Daniel London
SECONDER:	Tamboura Jenkins
AYE:	Jenkins, London, Lopez, Branson, Carelock, and Neasman
AWAY:	MacDonald

   b. May 11, 2026 Final Meeting Minutes

Attachments:	May 11, 2026 Final Meeting Minutes
RESULT:	APPROVED
MOVER:	Daniel London
SECONDER:	Kevin Lopez
AYE:	Jenkins, London, Lopez, Branson, Carelock, and Neasman

AWAY: MacDonald

4. Annexation

a. Ordinance to annex approximately 82.40 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) (Case ANX26-0001) (Quasi-Judicial).

Attachments: ANX26-0001 Staff Report
ANX26_0001_Aerial Revised
ANX26_0001_Case Revised

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ANX26-0001.

Mr. Neasman asked about the proposed residential density. David responded the Low Intensity Future Land Use designation allows between 3 and 18 dwelling units per acre. He explained the Planned Development proposed for consideration in June includes approximately 590 dwelling units on 82 acres, resulting in a density of approximately 7.5 to 8 dwelling units per acre.
Mr. Neasman also asked whether the School Board had provided any feedback regarding the project. David explained, based on student generation rates, the elementary and middle schools serving the area are currently operating below capacity. However, the designated high school, West Port High School, is currently over capacity, and the proposed development would contribute additional student demand to that school. Mr. Jenkins asked which elementary school serves the area. David confirmed the development is within the service area of Saddlewood Elementary School.

David Tillman, with Tillman Associates Engineering, addressed the board and confirmed the Planned Development proposes approximately 590 residential units. He stated the figure of 590 units is reflected in the Planned Development (PD) and noted that, based on the applicable residential density standards, the minimum required density would allow 232 units, while the maximum allowable density would permit up to 1,396 units. He explained the proposed development falls closer to the lower end of the permitted density range. Mr. Tillman also discussed school capacity and student generation rates associated with the project. He stated the development is projected to generate approximately 41 students. He further noted that new school construction is underway within the school district and is intended to help alleviate capacity constraints and accommodate future growth.

Mr. Jenkins asked how many dwelling units were proposed per acre. Mr. Tillman responded that the development is proposed at approximately 7.2 dwelling units per acre.

Mr. Lopez asked why the developer was seeking annexation. Mr. Tillman explained that the City requires annexation when a property is contiguous to the City limits and is requesting connection to City utilities.

Danielle Dobratz, Grace Hill Farm, 4750 SW 51st Street Road, stated the farm borders the subject property and expressed concerns regarding the proposed development. She cited the large number of homes being proposed, the loss of open space in the area, and

what she considered to be excessive density. Ms. Dobratz referenced a previous news article that discussed the possibility of larger-acreage residential lots on the property and noted that townhomes have already been developed across the street.

Cher Dobratz, Grace Hill Farm, 4750 SE 51st Terrace Road, expressed concerns regarding the rear property line adjacent to the proposed development. She stated portions of the land had previously been mined and there is an approximate 15-foot drop in elevation along the property boundary. Ms. Dobratz asked how the developer intends to separate the properties.

Marcia Armstrong, 5765 SW 52nd Street, stated she was unsure how the proposed project could be accommodated in the area. She questioned the addition of approximately 590 homes and noted approximately 300 apartments and 60 townhomes are already under construction across the street. Ms. Armstrong expressed concern that growth in the area is occurring at a pace that exceeds the capacity of existing infrastructure.

Growth Management Director, Jeff Shrum stated, regarding the discussion on school capacity, the City provides school-related information and background data for informational purposes; however, school impacts are not a basis for the board's decision. He advised board members to be mindful of that distinction and noted that any questions regarding the role of school capacity in the decision-making process should be directed to legal counsel.

Mr. Tillman responded to questions regarding permitting and grading. He stated an Environmental Resource Permit (ERP) will be required prior to construction and will be obtained during the construction planning phase as necessary for development of the project. Regarding the change in elevation between the subject property and adjacent properties, Mr. Tillman explained the development cannot create impacts on neighboring properties. He stated existing grade differences and site conditions will be taken into account during the engineering and grading design process, and any grading activities will be designed to avoid adverse impacts to adjacent properties.

Motion to approve the annexation of approximately 82.40 acres with conditions, ANX26-0001.

RESULT:	APPROVED
MOVER:	Daniel London
SECONDER:	Tucker Branson
AYE:	Jenkins, London, Lopez, MacDonald, Branson, Carelock, and Neasman

5. Land Use Change

a. Ordinance to change Future Land use designation of approximately 82.40 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) from High Residential (County) to Low Intensity (City) (Case LUC26-0001) (Quasi-Judicial).

Attachments: LUC26-0001 Staff Report
LUC26_0001_Aerial Revised
LUC26_0001_Case Revised

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0001.

Motion to approve the change Future Land use designation of approximately 82.40from High Residential (County) to Low Intensity (City), Case LUC26-0001.

RESULT: APPROVED
MOVER: Daniel London
SECONDER: Elgin Carelock
AYE: Jenkins, London, Lopez, MacDonald, Branson, Carelock, and Neasman

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

Mr. MacDonald stated that he would like to follow up on the discussion regarding school capacity. He noted that he observed school capacity information had been included back on the agenda and expressed appreciation for that inclusion.
He further commented on the role of school capacity information in the decision-making process and referenced prior discussions on how it is considered. Mr. MacDonald stated that he appreciates the ongoing discussion and opportunity for further clarification and education on the topic.

Mr. London stated that he recommended reviewing the Marion County Public Schools Board documents, going back to approximately 2022 or 2023, noting that a third-party study was completed to evaluate school capacity needs. He explained that the study identified projected needs at low, medium, and high levels. He further stated that, with the addition of two new elementary schools, a new middle school, and a new high school, current capacity levels remain below the “low” projection level. Mr. London added that, in his understanding, the minimum projection level was at least two schools.

City Attorney, William Sexton stated Mr. MacDonald’s question was less about whether school concurrency is reasonable and more about why it is the City’s position that school capacity information should not form the basis of the board’s ultimate decision. He noted , if given until the next meeting, staff could prepare and present supporting materials to better explain the legal framework surrounding this issue, particularly as it relates to future land use changes or rezoning decisions. He indicated the intent would be to provide a clear and concise explanation for the board’s consideration.

Planning Director, Aubrey Hale stated staff could bring the item back as a workshop discussion to allow for a more detailed review of the issue. He noted that placing the item on the June 8th agenda would be a quick turnaround for preparation, but that it could alternatively be scheduled for July to allow adequate time to compile and present the information.

Mr. Tillman stated he would encourage the board to review current enrollment figures, noting his understanding that enrollment within the school system has also decreased.

9. Next meeting: June 8, 2026

10. Adjournment

    Meeting adjounred at 5:56pm.

File #: 2026-1443 Agenda Item #: a.

Submitted By: Karen Cupp

Presentation By: Karen Cupp

Department: Growth Management

FORMAL TITLE:
Mockingbird Ridge Conceptual Subdivision (SUB25-0016)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:
Mockingbird Ridge is a single-family residential subdivision consisting of 493 single-family lots, five tracts, and 3.74 miles of roadway on 169.38 acres.

The developer is Boyd Development LLC.

The plan was prepared by Kimley-Horn & Associates.

The property is zoned Planned Development (PD) and is part of the overall Heathbrook Development of Regional Impact.

Key Points:

- The plan identifies three phases for the development of this subdivision.

- Setbacks: Front - 20 feet
  Side - 5 feet (20 feet for street side yard setback)
  Rear - 10 feet

- Lots will be a minimum of 50-feet-wide, with a minimum lot area of 6,000 square feet.

- The typical residential right-of-way is 50-feet with curb and gutter, ten-feet utility easements and five-feet sidewalks on both sides.

- Roadways, drainage retention areas, and the conveyance system are proposed for private maintenance by the Homeowner's Association (HOA) and Community Development District (CDD).

- Potable water and sanitary sewer systems will be publicly maintained following the standard one-year maintenance period.

FINDINGS AND CONCLUSIONS:

- The conceptual subdivision plan is designed in accordance with the approved PD plan and Standards Book.

- A developer's agreement for the subdivision is required with the improvement plan submittal and must be approved and recorded prior to submitting the final plat application.

- The amenity center, shown as Tract C, requires a site plan for development.

Staff recommends approval.

FISCAL IMPACT:
The City will assume maintenance responsibility of the 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

May 21, 2026

Applicant: Kimley-Horn & Associates
Developer: Boyd Development LLC

RE: Mockingbird Ridge (SUB25-0016)

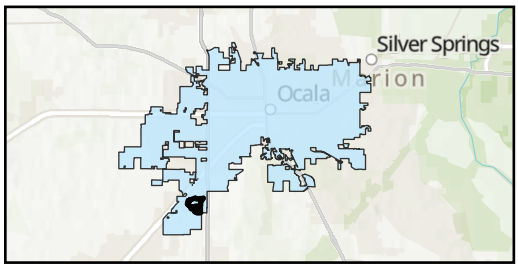
To Whom it May Concern:

The City Engineer's Office, in accordance with the completion of staff review, recommends approval of the conceptual subdivision plan for this 493-lot single-family residential development on 169.38 acres with 3.74 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.

Sincerely,

Sean Lanier, PE, CFM,
City Engineer

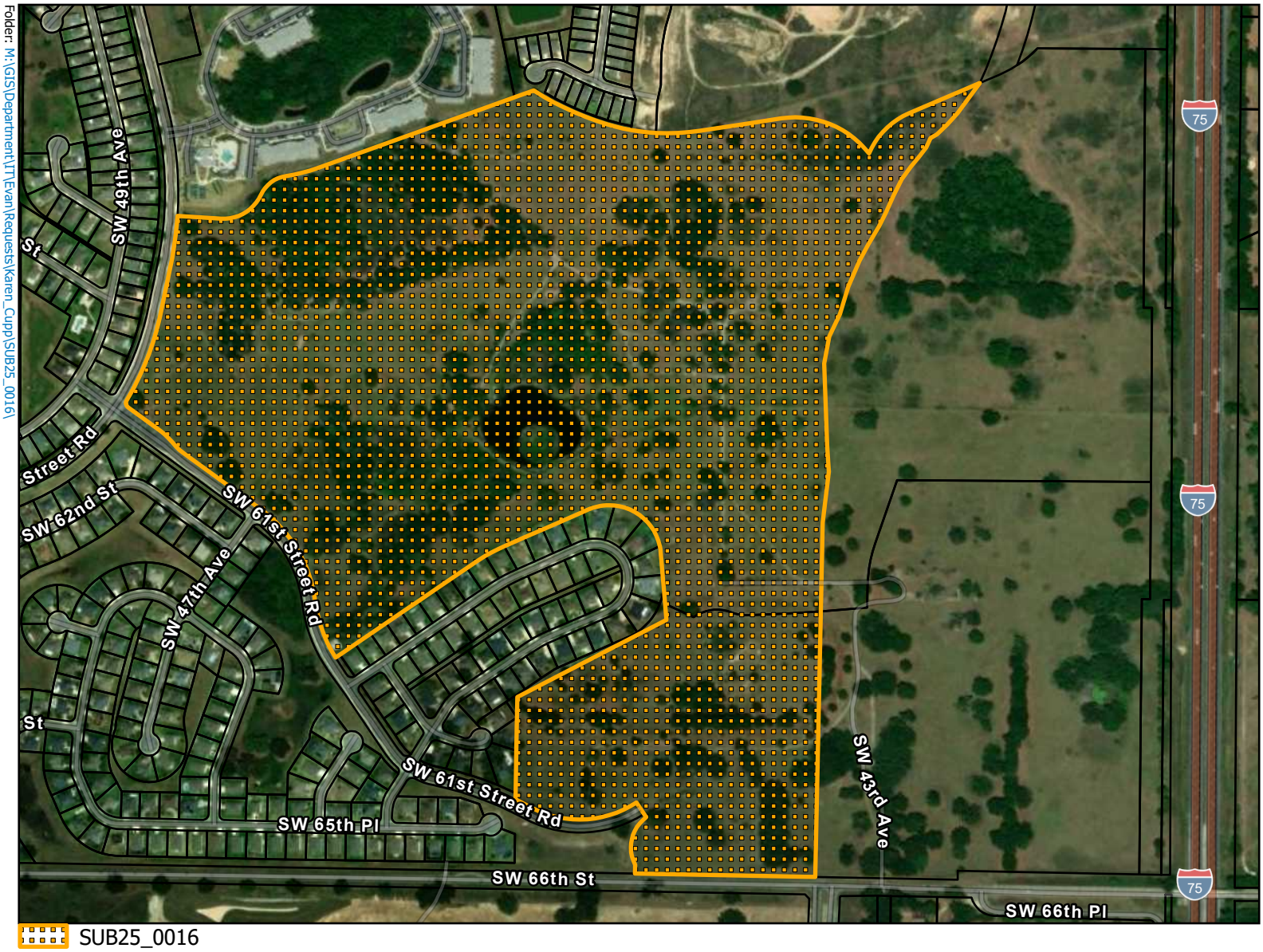
AERIAL MAP



Parcel: 23875-000-01 and 35364-000-00

Property Size: Approximately 169.38 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: A developer's agreement for SUB25-0016

Folder: M:\GIS\Department\TEvan\Requests\Karen_Cupp\SUB25_0016\



SUB25_0016

Parcels

0 500 1,000 2,000 Feet

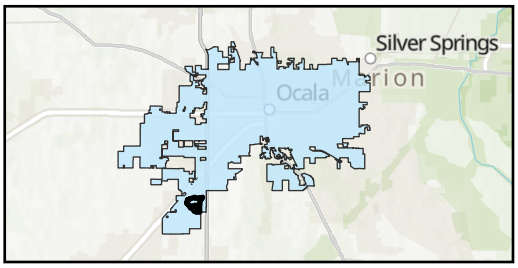
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Depart t by ekrepps on 5/19/2026

CASE MAP



Parcel: 23875-000-01 and 35364-000-00

Property Size: Approximately 169.38 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: A developer's agreement for SUB25-0016

Folder: M:\GIS\Department\JT\Evan\Requests\Karen_Cupp\SUB25_0016\

PD
PUD-03
PD
PUD-02
PD
SW 66th St
SW 49th Rd
SW 61st Rd
SW 65th Pl
75
129 ft
91 ft

SUB25_0016
INST:Institutional
PUD-02:Planned Unit Development-2 Units
PUD-03:Planned Unit Development-3 Units
Planned Development
Parcels

0 500 1,000 2,000 Feet

N

OCALA

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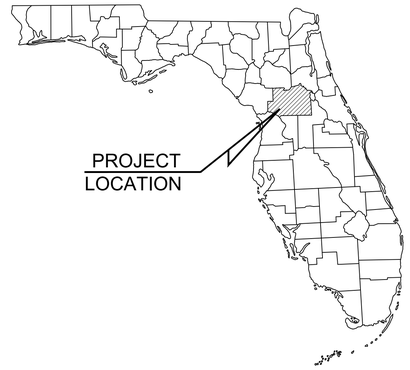
CONCEPTUAL PLANS FOR

MOCKINGBIRD RIDGE

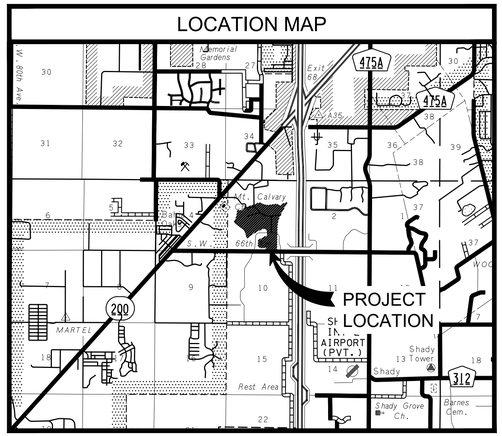
CITY OF OCALA, FLORIDA

SECTION 03,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MAY 2026



LOCATION MAP



DRAWING INDEX

SHEET TITLE

C00.00 - COVER SHEET
C01.01 - MASTER PLAN
C02.01 - GEOMETRY PLAN
C02.02 - GEOMETRY PLAN
C02.03 - GEOMETRY PLAN
C02.04 - GEOMETRY PLAN
C02.05 - GEOMETRY PLAN
C02.06 - GEOMETRY PLAN
C02.07 - GEOMETRY PLAN
C02.08 - CURVE TABLE
C02.09 - CURVE TABLE
C03.01 - UTILITY PLAN
C03.02 - UTILITY PLAN
C03.03 - UTILITY PLAN
C03.04 - UTILITY PLAN
C03.05 - UTILITY PLAN
C03.06 - UTILITY PLAN
C03.07 - UTILITY PLAN

S01 TO S06 - BOUNDARY & TOPOGRAPHIC SURVEY (R.M. BARRINEAU AND ASSOCIATES)

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 23875-000-01 & 35364-000-00

PRESENT ZONING: HEATH BROOK PUD-02

ABUTTING ZONING: NORTH - HEATH BROOK PD
EAST - ROW (SW 49TH AVENUE ROAD)
SOUTH - ROW (SW 66TH STREET)
WEST - ROW (SW 61ST ROAD) HEATH BROOK PUD-02 & PUD-03

LAND USE: LI - (LOW INTENSITY)

PROJECT AREA: 169.38 ACRES

PROPOSED ROAD LENGTH: 3.74 MILES

PROPOSED LOTS: 493 LOTS

WATER
POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA.

SEWER
WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY THE CITY OF OCALA.

ROADWAYS
A COMMUNITY DEVELOPMENT DISTRICT (CDD) SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, AND NEW, & REPLACEMENT STREET SIGNS.

COMMON AREAS
ALL COMMON AREAS WILL BE MAINTAINED BY THE CDD.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
EXISTING TREES ARE SHOWN ON THE SURVEY.

FEMA DESIGNATION:
FLOOD CERTIFICATION:
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" - AN AREA WITH A 1% OF ANNUAL CHANCE FLOODING, PER THE FLOOD INSURANCE RATE MAP NO. 12083C0514E, COMMUNITY PANEL NO. 120330 0514 E & 120160 0514 E EFFECTIVE APRIL 19, 2017.

DRAINAGE
THE DRAINAGE AREAS WILL BE PRIVATELY MAINTAINED BY THE CDD.

LOCAL BENCHMARK
VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0012, ELEVATION 81.82' (NAVD-1988).

ADDITIONAL NOTES
- LOCAL STREETS BEHIND GATED ACCESS WILL BE PRIVATELY MAINTAINED (DESIGN SPEED 30 MPH, POSTED 25 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HEATH BROOK PLANNED UNIT DEVELOPMENT 02.
- SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE COST IS BASED ON FEE ESTABLISHED AT THAT TIME (CURRENTLY $265.00 PER BUILDABLE LOT).
- PROPOSED FIRE MAINS AND FIRE HYDRANTS TO BE INSTALLED, COMPLETED, PRESSURE TESTED, RECEIVE FDEP LETTER OF CLEARANCE, ACCEPTABLY FLOW TESTED AND OTHERWISE SATISFACTORY TO BE PLACED IN SERVICE PRIOR TO VERTICAL BUILDING CONSTRUCTION WORK. EXCEPTION: FULLY-FUNCTIONAL EXISTING FIRE HYDRANTS WITHIN 400 FEET OF THE PROPOSED BUILDING OR APPROVAL BY THE OCALA FIRE/RESCUE DEPARTMENT FIRE MARSHAL. NFPA 1 6TH ED - 18.5.3.

TRAFFIC STATEMENT

CALCULATIONS ARE IN ACCORDANCE WITH THE APPROVED HEATH BROOK DRI DEVELOPMENT ORDER AND RELATED CONCURRENCY AGREEMENT. THE AMENDED AND RESTATED DEVELOPMENT ORDER (ARDO) IS RECORDED AT O.R. BOOK 6840, PAGE 824, AND THE FIRST AMENDMENT TO THE ARDO IS RECORDED AT O.R. BOOK 7948, PAGE 840 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE PROPOSED DEVELOPMENT WILL CONSIST OF 592 RESIDENTIAL DWELLING UNITS. SINGLE FAMILY HOMES (GATED COMMUNITY) RATE APPLIES. A TRIP RATE OF 0.60 TRIPS PER DWELLING UNIT AND INTERNAL CAPTURE DISCOUNT OF 22% IS APPLIED PER THE APPROVED TRAFFIC STUDY FOR THE DRI (TIA03-0004 APPROVED 8/3/2005).

GROSS TRIPS = 592 S.F.R. (GATED) X 0.60 = 355
PM PEAK HOUR TRIPS = 355 X 0.78 = 277

REQUIRED TRIPS: 277
PROVIDED TRIPS: 277 TRIPS HAS BEEN ASSIGNED BY OCALA TROPHY TO THE OWNER OF MOCKINGBIRD RIDGE. PER ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED IN MARION COUNTY O.R. BK 8714 PGS 1556-1563.

THE TRIP GENERATION FOR THE PROJECT IS WITHIN THE TRIP ALLOTMENTS WITHIN THE PUD ZONING AND HEATH BROOK DRI.

UTILITY CONTACT LISTING

ELECTRIC
OCALA ELECTRIC UTILITY
1805 NE 30TH AVE
BLDG 400
OCALA, FL 34470
RANDY HAHN
(352) 351-6615

WATER & SEWER
CITY OF OCALA
2100 NE 30TH AVE
OCALA, FL 34470
STACEY FERRANTE
(352) 351-6775

PHONE
CENTURYLINK
1325 BLAIRSTONE RD
RM 113
TALLAHASSEE, FL 32301
BILL MCCLOUD
(850) 599-1444

INTERNET
COX CABLE
4040 NE 49TH AVE
OCALA, FL 34470
MICHELLE OSBORNE
(478) 314-3577

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
BOYD DEVELOPMENT, LLC
1720 SE 16TH AVENUE, BLDG. 200
OCALA, FL 34471

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
R.M. BARRINEAU AND ASSOCIATES
1309 SE 25TH LOP, SUITE 103,
OCALA, FLORIDA 34471
(352) 622-3133

GEOTECHNICAL ENGINEERING CONSULTANT
GEOTECH, INC.
1016 SE 3RD AVE.
OCALA, FLORIDA 34471
(352) 694-7711

CITY OF OCALA - MINIMUM TREE COVERAGE REQUIREMENTS

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(a.): Any proposed developmend shall confirm to the following minimum tree coverage requirements: (1.) On sites other than those zoned industrial and GU (airport/non-aviation), shade trees shall be provided on a basis of one shade tree per every 5,000 SF of total site of the area. Preserved trees shall be 4" DBH or larger (regulated) and be of a species as included in 'Shade Tree' definition of Sec. 118-32. Definitions. Proposed shade trees shall be 3-1/2" caliper minimum and Florida No. 1. (4.) Ornamental trees may be used in lieu of up to 25% of required shade trees unless industrial (beyond the first 50-ac) and sizes zoned GU, in which they may be used up to 50%. Two ornamental trees, 1-1/2" cal. and 6' ht., must be proposed for each required shade tree. 5.) When 10 or more shade trees are required, a minimum of 25% of required shade trees must be Live Oaks.

Total Site Area	7378193	SF
Site Zone	Other than IND/GU	
Required Shade Trees at 1 shade tree per 5,000 SF	1476	Trees
Preseved Shade Trees	0	Trees
Proposed Shade Trees	0	Assumed
Proposed Shade Trees being replaced with Ornamental Trees (2:1)	0	Assumed
Proposed Ornamental Trees	0	x % Shade Trees
Required Amount of Live Oaks (25%)	369	Trees
Amount of Live Oaks, Preserved + Proposed (25%)	369	Trees
Total Shade Trees On Project (Preserved + Proposed)	0	Trees
Difference / Requirement Met	-1476	NOT MET

CITY OF OCALA - PRESERVATION OF EXISTING TREES

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(b.): Existing viable shade trees shall be retained on the develpoed site per the following minimum standards.

Total Site Area	169.38	AC
Existing Viable Shade Trees	759	Trees
Resulting Shade Trees Per Acre	5.0	Trees
Category of Resulting Shade Trees Per Acre	65% Preserved	
Required As Preserved: 65%	494	Trees
Preserved Viable Shade Trees	0	Trees
Difference / Requirement Met	-494	NOT MET
NOTE: As design progresses, efforts will be made to preserve as many viable shade trees beyond the minimum requirement as possible. A tree preservation and removal plan will be provided with the project's forthcoming Site Development Review submittal.		
NOTE: If the minimum is reduced due to hardship, then the diameters of the largest existing shade trees that had to be removed will be made up with replacement 3-1/2" cal. proposed shade trees. These will be planted in addition to the above requirements.		
Total DBH of largest 494 removed trees	12156	IN
Resulting Replacement Trees, in addition to above requirements	3474	Trees

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL ENGINEER
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT	242387001		
DATE	MAY 2026		
SCALE	AS SHOWN	DESIGNED BY	KHA
		DRAWN BY	WRC
		CHECKED BY	RVB

COVER SHEET

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C00.00

K:\OCA_Civil\242387001-42nd Street Road Residential\Civil\Conceptual Subdivision Plans\Plansheets\C00.00 COVER.dwg, Layout:C00.00 COVER SHEET May 04, 2026
XREFs: dboster-242387001 kh-address-ocal Drawing2bak.rm, marion
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LOCAL RESIDENTIAL
TYPICAL SECTION
50' RIGHT OF WAY

BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM

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FLORIDA LICENSE NUMBER
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DATE:

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
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MASTER PLAN

MOCKINGBIRD RIDGE PD
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BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

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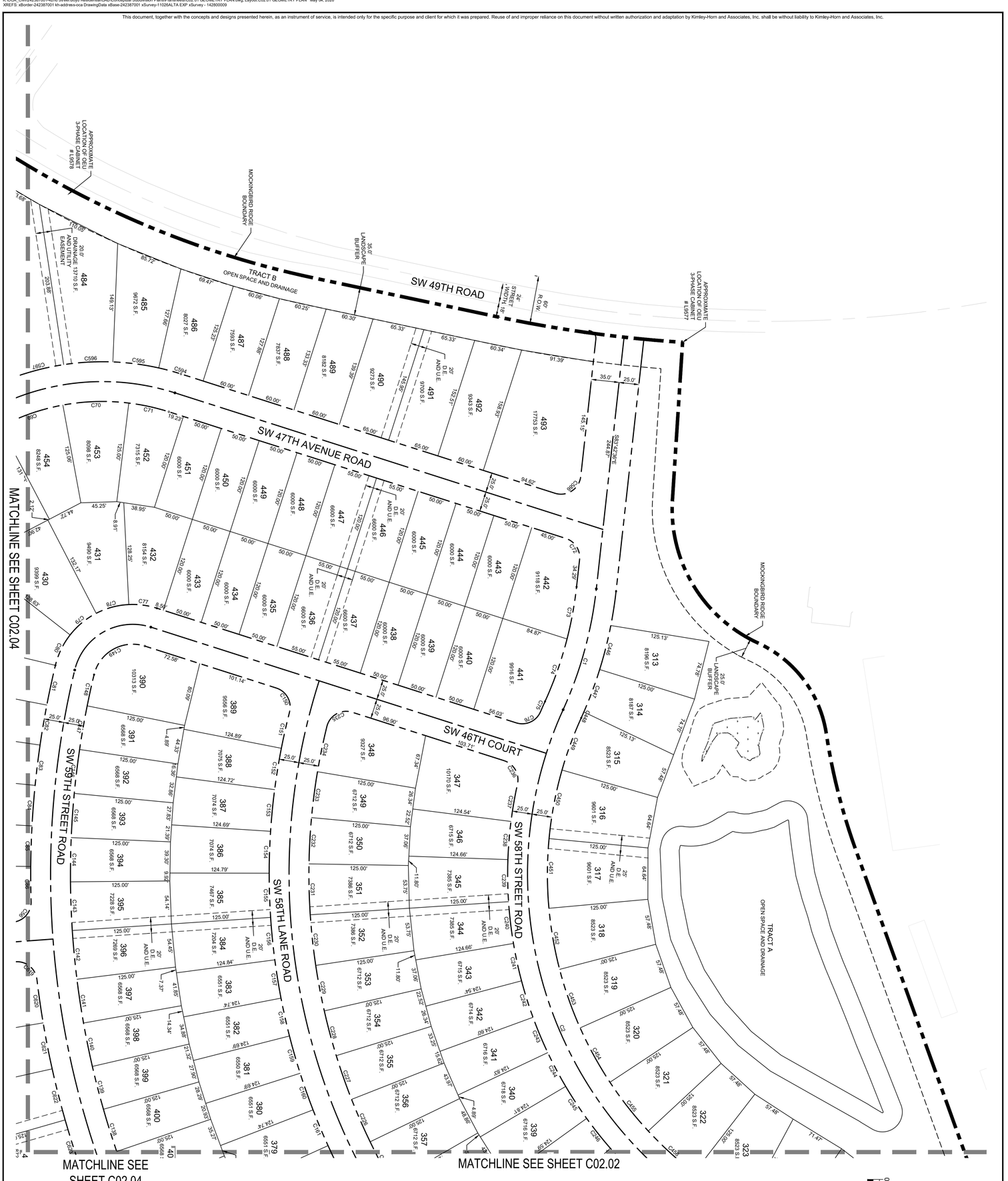

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0 30 60 120

NORTH

LEGEND:
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

NOTE:
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MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

GEOMETRY PLAN

KHA PROJECT 242387001
DATE MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRG
CHECKED BY RVB

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER 58568
DATE:

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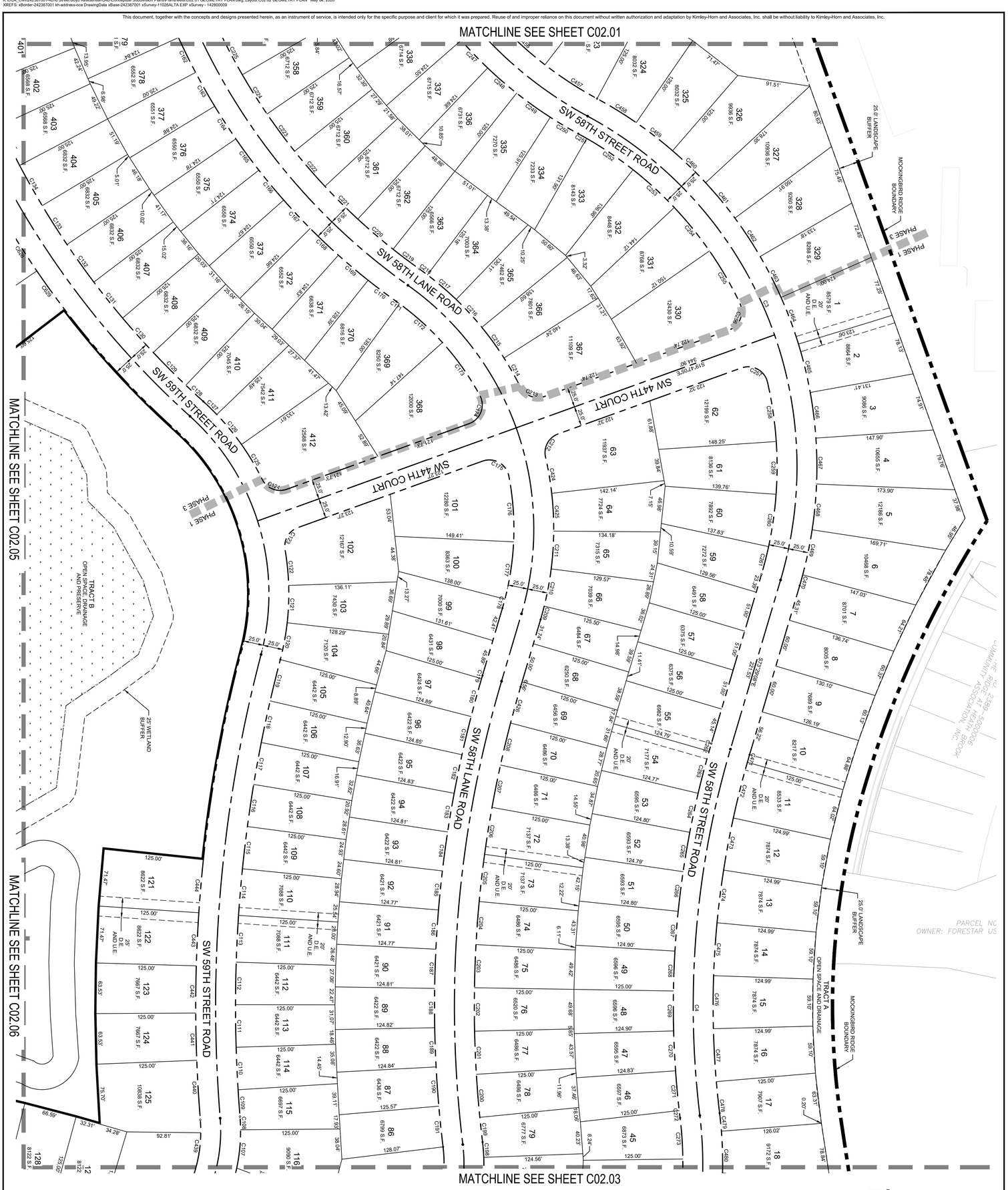

LEGEND:
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

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LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
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DATE:

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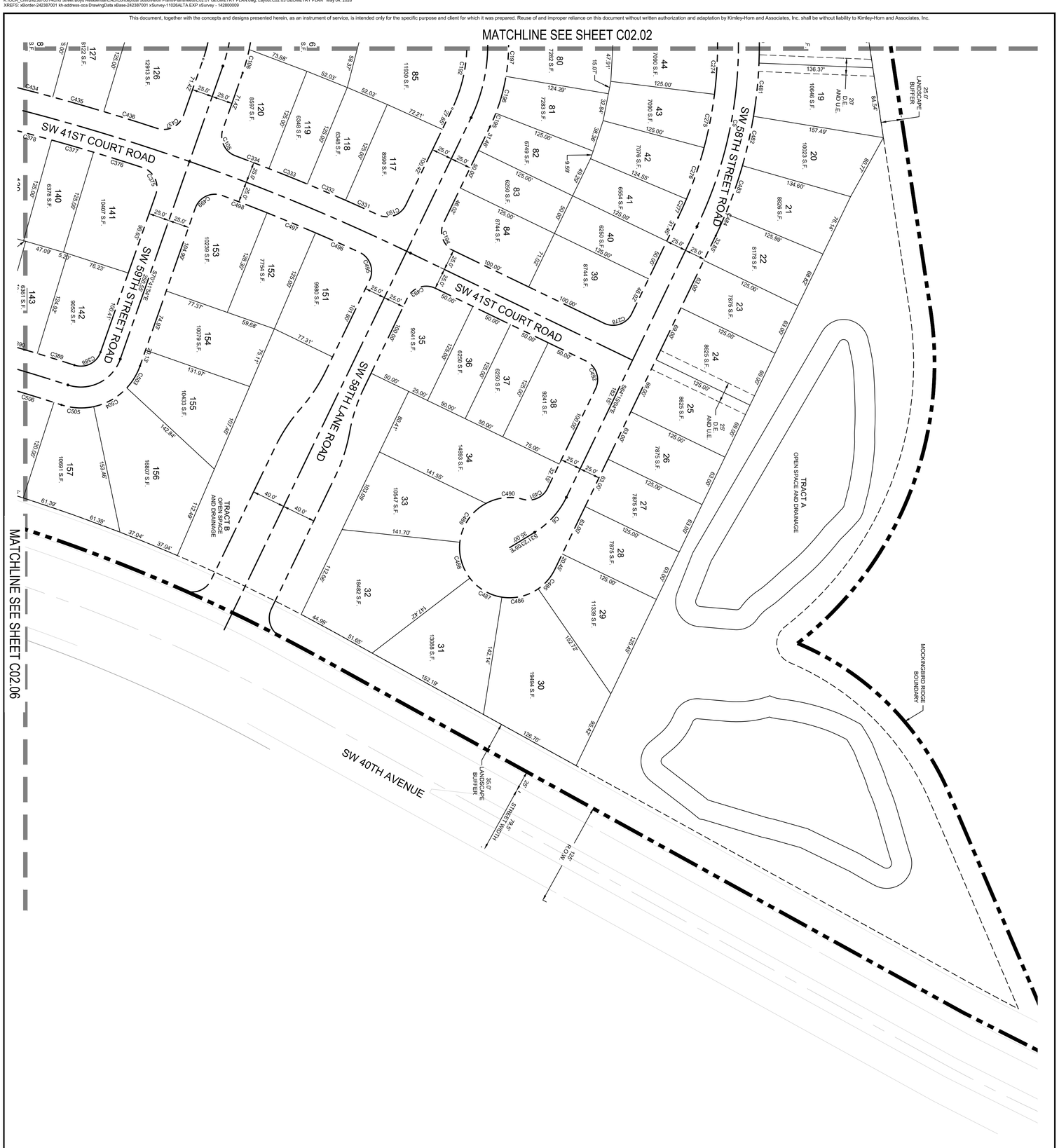

LEGEND:
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

NOTE:
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0 30 60 120
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MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

GEOMETRY PLAN

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
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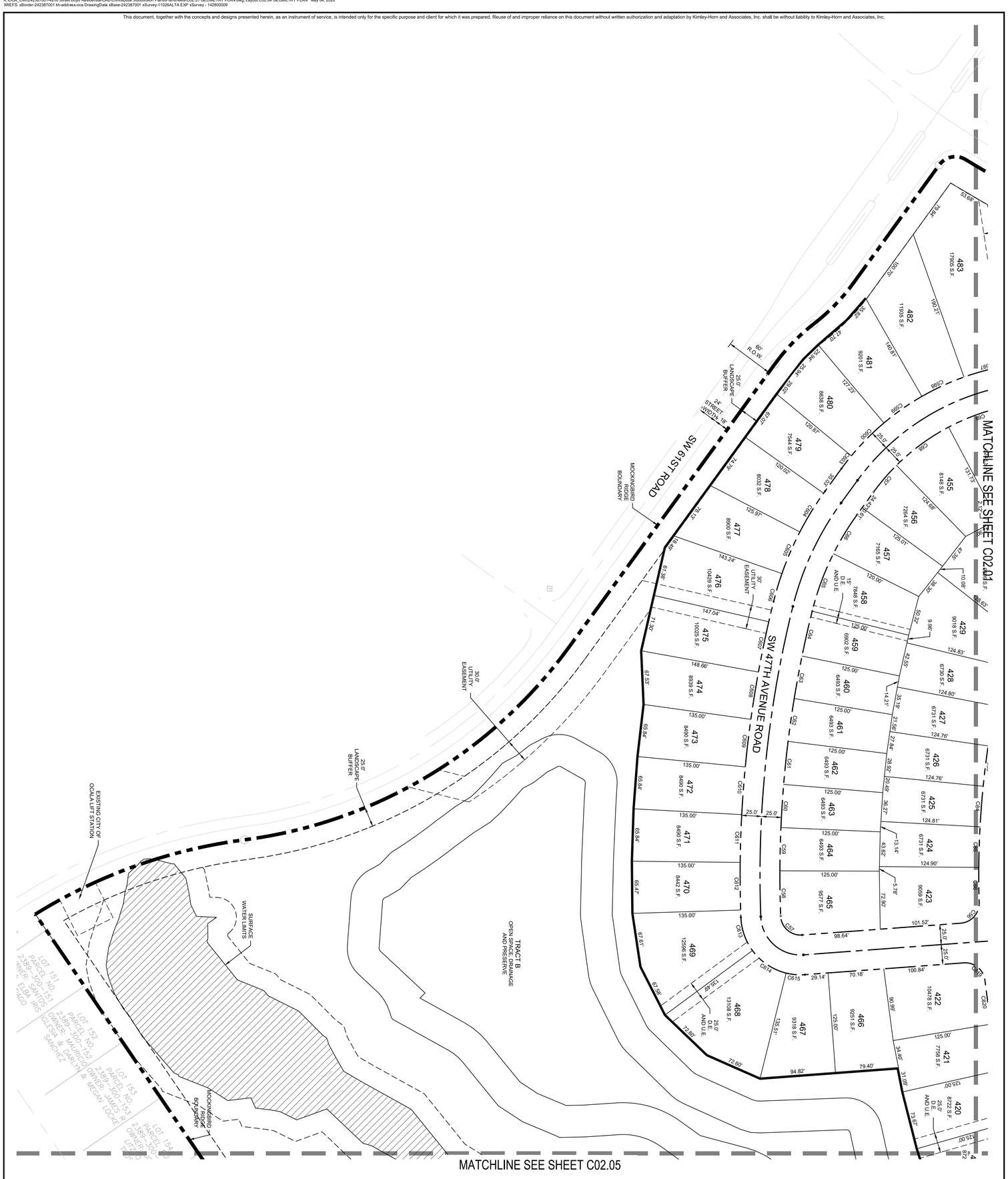

LEGEND:
D.E. DRAINAGE EASEMENT
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GEOMETRY PLAN

KHA PROJECT 242387001
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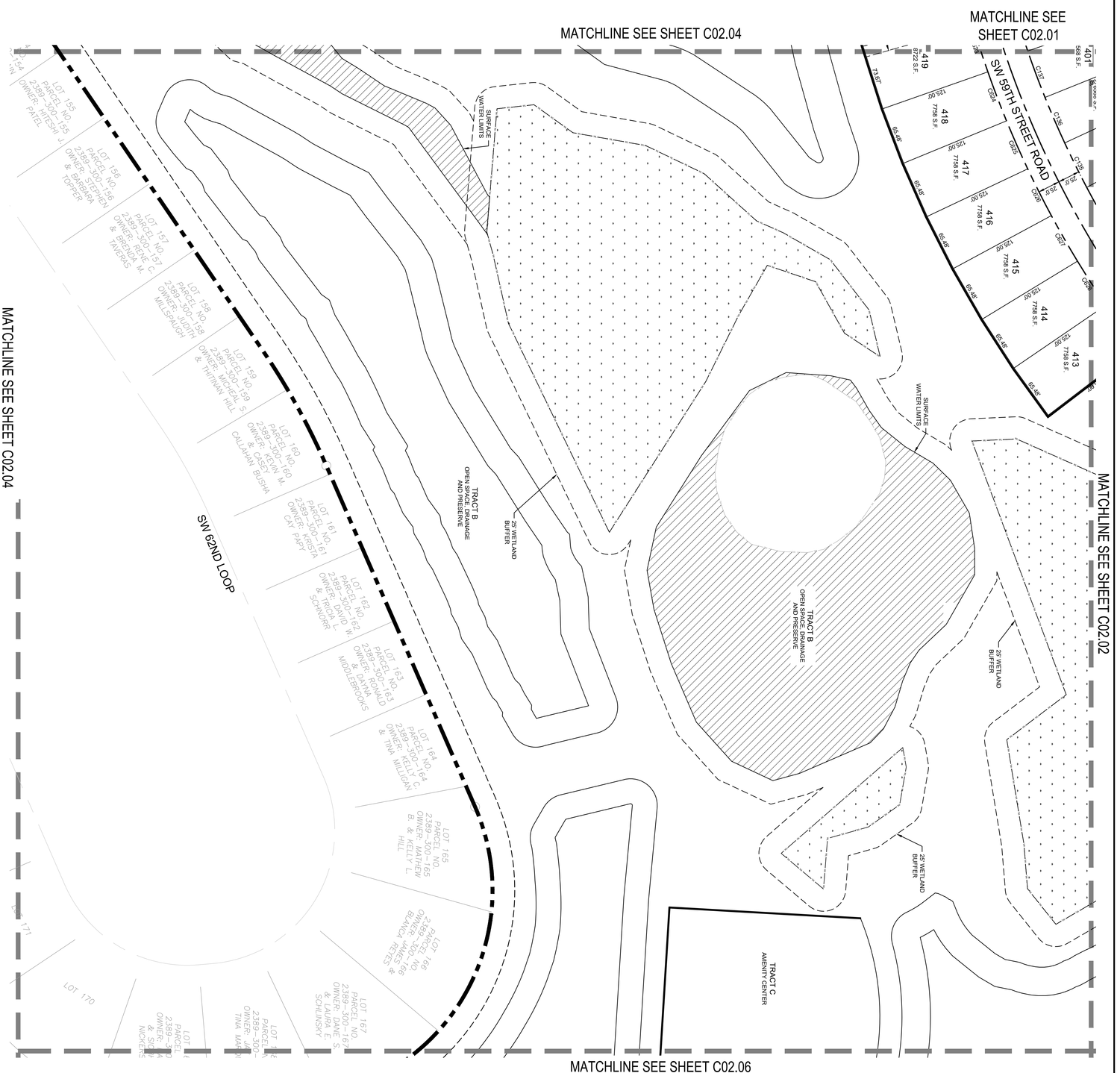

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GRAPHIC SCALE IN FEET

NORTH

LEGEND:
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MATCHLINE SEE SHEET C02.02

MATCHLINE SEE SHEET C02.03

MATCHLINE SEE SHEET C02.05

MATCHLINE SEE SHEET C02.07

SW 41ST COURT ROAD

SW 41ST AVENUE ROAD

SW 60TH LANE

SW 40TH AVENUE

TRACT B
OPEN SPACE AND DRAINAGE

TRACT C
AMENITY CENTER

TRACT F

MASONRY RETAINING WALL

LS

PHASE 1

PHASE 2

35.0' BUFFER

MOCKINGBIRD RIDGE BOUNDARY

35.0' LANDSCAPE BUFFER

125' R.O.W.

35.0' LANDSCAPE BUFFER

25' STREET WIDTH

79.5'

20' D.E. AND U.E.

25' D.E. AND U.E.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND:

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

NOTE:

CURVE DIMENSIONS AND INFORMATION CAN BE SEEN ON SHEETS C02.08 AND C02.09.

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FLORIDA LICENSE NUMBER
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DATE:

KHA PROJECT
242387001

DATE
MAY 2026

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
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GEOMETRY PLAN

MOCKINGBIRD RIDGE PD

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BOYD DEVELOPMENT, LLC

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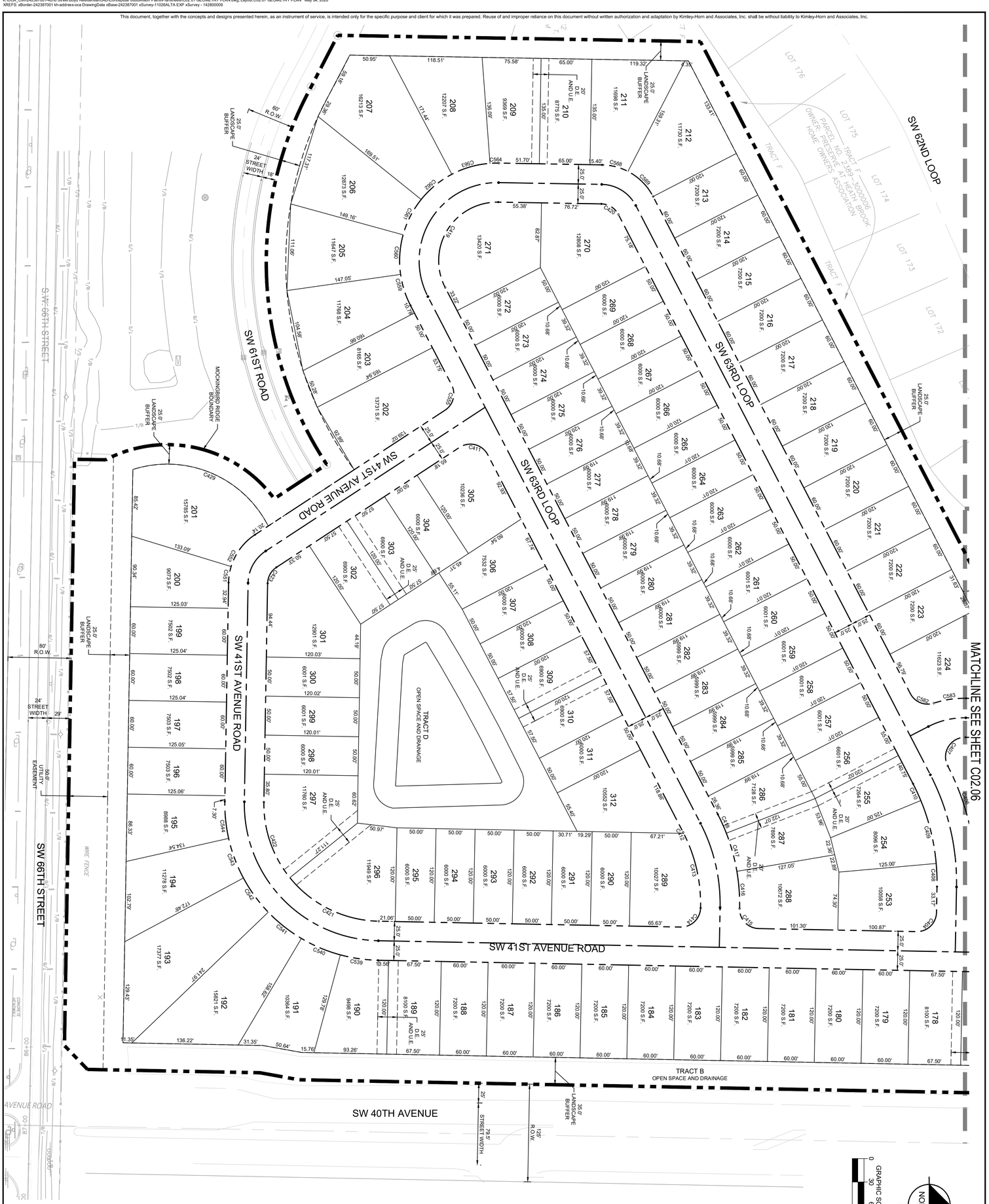

LEGEND:
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SHEET NUMBER C02.07

MOCKINGBIRD RIDGE PD

PREPARED FOR
BOYD DEVELOPMENT, LLC

CITY OF OCALA FLORIDA

GEOMETRY PLAN

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
CHECKED BY	RVB

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
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DATE:

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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	158.38'	S74°38'09"E	157.72'	18°08'55"	79.86'
C2	500.00'	693.01'	N67°59'25"E	638.86'	79°24'49"	415.21'
C3	500.00'	369.70'	N49°27'57"E	361.34'	42°21'52"	193.76'
C4	1135.01'	464.91'	S85°13'13"E	461.67'	23°28'09"	235.76'
C5	500.00'	285.39'	S80°36'10"E	281.53'	32°42'13"	146.70'
C6	100.00'	57.36'	S47°49'04"E	56.58'	32°51'59"	29.49'
C7	300.00'	375.21'	N18°07'59"W	351.23'	71°39'36"	216.61'
C8	375.00'	144.51'	N65°00'10"W	143.62'	22°04'46"	73.16'
C9	1400.00'	393.25'	N84°05'22"W	391.96'	16°05'39"	197.93'
C10	50.00'	80.39'	S41°48'08"W	72.01'	92°07'21"	51.89'
C11	75.00'	123.30'	S29°24'03"E	109.88'	94°11'46"	80.70'
C12	1100.00'	1180.22'	N72°45'50"E	1124.42'	61°28'26"	654.09'
C13	300.00'	328.37'	N73°23'02"E	312.22'	62°42'50"	182.81'
C14	1735.01'	587.30'	S84°57'23"E	584.50'	19°23'40"	296.48'
C15	200.00'	83.62'	S82°40'34"E	83.01'	23°57'18"	42.43'
C16	800.00'	1010.43'	N71°30'49"E	944.60'	72°22'01"	585.16'
C17	375.00'	465.90'	N70°55'20"E	436.51'	71°11'03"	268.40'
C18	1435.01'	587.80'	S85°13'13"E	583.70'	23°28'09"	298.08'
C19	200.00'	114.16'	S80°36'10"E	112.61'	32°42'13"	58.68'
C21	2545.00'	604.11'	N12°30'01"E	602.69'	13°36'01"	303.48'
C22	100.00'	49.68'	N13°07'29"W	49.17'	28°28'01"	25.37'
C23	50.00'	77.45'	S26°19'23"E	69.94'	88°45'02"	48.92'
C24	2245.00'	663.89'	S9°34'49"W	661.47'	16°56'36"	334.38'
C25	175.00'	274.49'	S46°02'35"W	247.20'	89°52'07"	174.60'
C26	50.00'	48.69'	N61°07'36"W	46.79'	55°47'32"	26.47'
C27	300.00'	149.05'	S76°52'31"W	147.52'	28°28'01"	76.10'
C28	50.00'	53.80'	S31°48'58"W	51.24'	61°39'05"	29.84'
C29	100.00'	206.56'	S58°11'02"E	171.75'	118°20'55"	167.58'
C30	225.00'	111.79'	N76°52'31"E	110.64'	28°28'01"	57.07'
C56	25.00'	38.18'	S48°00'47"E	34.58'	87°30'29"	23.94'
C57	25.00'	40.20'	S41°48'08"W	36.00'	92°07'21"	25.94'
C58	1375.00'	56.72'	S89°02'43"W	56.72'	2°21'49"	28.36'
C59	1375.00'	54.35'	N88°38'26"W	54.35'	2°15'53"	27.18'
C60	1375.00'	54.35'	N86°22'33"W	54.35'	2°15'53"	27.18'
C61	1375.00'	54.35'	N84°06'40"W	54.35'	2°15'53"	27.18'
C62	1375.00'	54.35'	N81°50'47"W	54.35'	2°15'53"	27.18'
C63	1375.00'	54.35'	N79°34'55"W	54.35'	2°15'53"	27.18'
C64	1375.00'	57.76'	N77°14'45"W	57.76'	2°24'25"	28.89'
C65	350.00'	77.19'	N69°43'27"W	77.04'	12°38'12"	38.75'
C66	350.00'	57.68'	N58°41'04"W	57.62'	9°26'34"	28.91'
C67	275.00'	44.11'	N49°22'03"W	44.07'	9°11'28"	22.10'
C68	275.00'	81.59'	N36°16'21"W	81.29'	16°59'56"	41.10'
C69	275.00'	83.28'	N19°05'50"W	82.97'	17°21'07"	41.96'
C70	275.00'	83.28'	N1°44'43"W	82.97'	17°21'07"	41.96'
C71	275.00'	51.67'	N12°18'50"E	51.60'	10°45'59"	25.91'
C72	25.00'	34.29'	N56°59'37"E	31.67'	78°35'34"	20.46'
C73	475.00'	66.94'	S79°40'21"E	66.89'	8°04'30"	33.53'
C74	475.00'	83.51'	S70°35'54"E	83.41'	10°04'26"	41.87'
C75	525.00'	13.98'	S66°19'27"E	13.98'	1°31'32"	6.99'
C76	25.00'	36.99'	S24°41'42"E	33.71'	84°47'03"	22.82'
C77	100.00'	35.79'	S7°26'38"W	35.60'	20°30'24"	18.09'
C78	100.00'	42.87'	S15°05'28"E	42.54'	24°33'47"	21.77'
C79	100.00'	42.87'	S39°39'15"E	42.54'	24°33'47"	21.77'
C80	100.00'	42.87'	S64°13'03"E	42.54'	24°33'47"	21.77'
C81	1125.00'	51.09'	S77°48'00"E	51.08'	2°36'06"	25.55'
C82	1125.00'	51.09'	S80°24'06"E	51.08'	2°36'06"	25.55'
C83	1125.00'	51.09'	S83°00'13"E	51.08'	2°36'06"	25.55'
C84	1125.00'	51.09'	S85°36'19"E	51.08'	2°36'06"	25.55'
C85	1125.00'	51.09'	S88°12'25"E	51.08'	2°36'06"	25.55'
C86	1125.00'	44.36'	N89°21'45"E	44.36'	2°15'33"	22.18'
C105	25.00'	38.79'	S64°51'11"W	35.01'	88°53'49"	24.52'
C106	225.00'	29.04'	N74°23'46"W	29.02'	7°23'43"	14.54'
C107	225.00'	48.47'	N84°15'56"W	48.38'	12°20'38"	24.33'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C108	225.00'	16.56'	S87°27'16"W	16.55'	4°12'57"	8.28'
C109	1710.01'	33.76'	S85°54'43"W	33.76'	1°07'52"	16.88'
C110	1710.01'	53.44'	S87°22'23"W	53.44'	1°47'26"	26.72'
C111	1710.01'	53.44'	S89°09'48"W	53.44'	1°47'26"	26.72'
C112	1710.01'	53.44'	N89°02'46"W	53.44'	1°47'26"	26.72'
C113	1710.01'	58.78'	N87°09'57"W	58.78'	1°58'10"	29.39'
C114	1710.01'	58.78'	N85°11'47"W	58.78'	1°58'10"	29.39'
C115	1710.01'	53.44'	N83°18'59"W	53.44'	1°47'26"	26.72'
C116	1710.01'	53.44'	N81°31'33"W	53.44'	1°47'26"	26.72'
C117	1710.01'	53.44'	N79°44'07"W	53.44'	1°47'26"	26.72'
C118	1710.01'	53.44'	N77°56'41"W	53.44'	1°47'26"	26.72'
C119	1710.01'	53.44'	N76°09'15"W	53.44'	1°47'26"	26.72'
C120	325.00'	47.04'	N79°24'21"W	47.00'	8°17'37"	23.56'
C121	325.00'	47.04'	N87°41'58"W	47.00'	8°17'37"	23.56'
C122	325.00'	45.10'	S84°10'42"W	45.06'	7°57'03"	22.59'
C123	25.00'	34.91'	N59°47'27"W	32.14'	80°00'45"	20.98'
C124	25.00'	36.46'	S21°59'31"W	33.31'	83°33'12"	22.33'
C125	325.00'	50.88'	S59°17'00"W	50.83'	8°58'14"	25.49'
C126	325.00'	48.93'	S50°29'08"W	48.88'	8°37'31"	24.51'
C127	325.00'	23.52'	S44°06'00"W	23.51'	4°08'45"	11.76'
C128	1075.00'	29.98'	S42°49'33"W	29.98'	1°35'52"	14.99'
C129	1075.00'	57.93'	S45°10'07"W	57.92'	3°05'15"	28.97'
C130	1075.00'	57.93'	S48°15'22"W	57.92'	3°05'15"	28.97'
C131	1075.00'	57.93'	S51°20'38"W	57.92'	3°05'15"	28.97'
C132	1075.00'	57.93'	S54°25'53"W	57.92'	3°05'15"	28.97'
C133	1075.00'	57.93'	S57°31'08"W	57.92'	3°05'15"	28.97'
C134	1075.00'	57.93'	S60°36'23"W	57.92'	3°05'15"	28.97'
C135	1075.00'	55.70'	S63°38'05"W	55.70'	2°58'08"	27.86'
C136	1075.00'	55.70'	S66°36'13"W	55.70'	2°58'08"	27.86'
C137	1075.00'	55.70'	S69°34'20"W	55.70'	2°58'08"	27.86'
C138	1075.00'	55.70'	S72°32'28"W	55.70'	2°58'08"	27.86'
C139	1075.00'	55.70'	S75°30'36"W	55.70'	2°58'08"	27.86'
C140	1075.00'	55.70'	S78°28'43"W	55.70'	2°58'08"	27.86'
C141	1075.00'	55.70'	S81°26'51"W	55.70'	2°58'08"	27.86'
C142	1075.00'	61.62'	S84°34'27"W	61.61'	3°17'04"	30.82'
C143	1075.00'	61.27'	S87°50'57"W	61.26'	3°15'56"	30.64'
C144	1075.00'	55.70'	N89°02'01"W	55.70'	2°58'08"	27.86'
C145	1075.00'	55.70'	N86°03'53"W	55.70'	2°58'08"	27.86'
C146	1075.00'	55.70'	N83°05'45"W	55.70'	2°58'08"	27.86'
C147	1075.00'	55.70'	N80°07'38"W	55.70'	2°58'08"	27.86'
C148	1075.00'	40.22'	N77°34'15"W	40.22'	2°08'37"	20.11'
C149	50.00'	82.20'	N29°24'03"W	73.25'	94°11'46"	53.80'
C150	25.00'	37.80'	N61°00'39"E	34.30'	86°37'40"	23.57'
C151	825.00'	46.97'	S77°18'23"E	46.96'	3°15'44"	23.49'
C152	825.00'	52.71'	S80°46'04"E	52.70'	3°39'39"	26.36'
C153	825.00'	52.71'	S84°25'42"E	52.70'	3°39'39"	26.36'
C154	825.00'	52.71'	S88°05'21"E	52.70'	3°39'39"	26.36'
C155	825.00'	55.64'	N88°08'54"E	55.63'	3°51'51"	27.83'
C156	825.00'	53.69'	N84°21'07"E	53.68'	3°43'43"	26.85'
C157	825.00'	48.81'	N80°47'35"E	48.80'	3°23'23"	24.41'
C158	825.00'	48.81'	N77°24'11"E	48.80'	3°23'23"	24.41'
C159	825.00'	48.81'	N74°00'50"E	48.80'	3°23'23"	24.41'
C160	825.00'	48.81'	N70°37'27"E	48.80'	3°23'23"	24.41'
C161	825.00'	48.81'	N67°14'05"E	48.80'	3°23'23"	24.41'
C162	825.00'	48.81'	N63°50'42"E	48.80'	3°23'23"	24.41'
C163	825.00'	48.81'	N60°27'20"E	48.80'	3°23'23"	24.41'
C164	825.00'	48.81'	N57°03'57"E	48.80'	3°23'23"	24.41'
C165	825.00'	48.81'	N53°40'35"E	48.80'	3°23'23"	24.41'
C166	825.00'	48.81'	N50°17'12"E	48.80'	3°23'23"	24.41'
C167	825.00'	48.81'	N46°53'50"E	48.80'	3°23'23"	24.41'
C168	825.00'	48.81'	N43°30'27"E	48.80'	3°23'23"	24.41'
C169	825.00'	48.81'	N40°07'05"E	48.80'	3°23'23"	24.41'
C170	825.00'	44.54'	N36°52'36"E	44.53'	3°05'35"	22.27'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C171	350.00'	4.64'	N35°42'37"E	4.64'	0°45'37"	2.32'
C172	350.00'	72.92'	N42°03'32"E	72.78'	11°56'12"	36.59'
C173	350.00'	81.48'	N54°41'47"E	81.30'	13°20'18"	40.92'
C174	25.00'	43.13'	S69°12'35"E	37.98'	98°51'00"	29.19'
C175	25.00'	43.13'	N29°38'25"E	37.98'	98°51'00"	29.19'
C176	350.00'	83.00'	N85°51'30"E	82.80'	13°35'11"	41.69'
C177	350.00'	72.92'	S81°22'48"E	72.78'	11°56'12"	36.59'
C178	350.00'	11.77'	S74°26'55"E	11.77'	1°55'34"	5.88'
C179	1460.01'	4.05'	S73°33'55"E	4.05'	0°09'33"	2.03'
C180	1460.01'	49.32'	S74°36'45"E	49.32'	1°56'08"	24.66'
C181	1460.01'	49.32'	S76°32'53"E	49.32'	1°56'08"	24.66'
C182	1460.01'	49.32'	S78°29'01"E	49.32'	1°56'08"	24.66'
C183	1460.01'	49.32'	S80°25'09"E	49.32'	1°56'08"	24.66'
C184	1460.01'	49.32'	S82°21'17"E	49.32'	1°56'08"	24.66'
C185	1460.01'	49.32'	S84°17'25"E	49.32'	1°56'08"	24.66'
C186	1460.01'	49.32'	S86°13'32"E	49.32'	1°56'08"	24.66'
C187	1460.01'	49.32'	S88°09'40"E	49.32'	1°56'08"	24.66'
C188	1460.01'	49.32'	N89°54'12"E	49.32'	1°56'08"	24.66'
C189	1460.01'	49.32'	N87°58'04"E	49.32'	1°56'08"	24.66'
C190	1460.01'	49.32'	N86°01'56"E	49.32'	1°56'08"	24.66'
C191	1460.01'	51.45'	N84°03'17"E	51.45'	2°01'09"	25.73'
C192	175.00'	99.89'	S80°36'10"E	98.54'	32°42'13"	51.35'
C193	25.00'	38.74'	S19°51'31"E	34.98'	88°47'06"	24.48'
C194	25.00'	39.27'	S70°44'56"W	35.36'	90°00'00"	25.00'
C195	225.00'	17.60'	N66°29'33"W	17.60'	4°28'58"	8.81'
C196	225.00'	45.81'	N74°33'59"W	45.73'	11°39'53"	22.98'
C197	225.00'	45.81'	N86°13'52"W	45.73'	11°39'53"	22.98'
C198	225.00'	19.21'	S85°29'27"W	19.20'	4°53'29"	9.61'
C199	1410.01'	31.22'	S83°40'46"W	31.22'	1°16'07"	15.61'
C200	1410.01'	54.23'	S85°24'57"W	54.23'	2°12'13"	27.12'
C201	1410.01'	54.23'	S87°37'10"W	54.23'	2°12'13"	27.12'
C202	1410.01'	54.52'	S89°49'44"W	54.51'	2°12'55"	27.26'
C203	1410.01'	54.23'	N87°57'42"W	54.23'	2°12'13"	27.12'
C204	1410.01'	54.23'	N85°45'28"W	54.23'	2°12'13"	27.12'
C205	1410.01'	59.66'	N83°26'38"W	59.65'	2°25'27"	29.83'
C206	1410.01'	59.66'	N81°01'11"W	59.65'	2°25'27"	29.83'
C207	1410.01'	54.23'	N78°42'21"W	54.23'	2°12'13"	27.12'
C208	1410.01'	54.23'	N76°30'08"W	54.23'	2°12'13"	27.12'
C209	400.00'	17.38'	N74°43'49"W	17.38'	2°29'23"	8.69'
C210	400.00'	47.58'	N79°22'58"W	47.55'	6°48'55"	23.82'
C211	400.00'	47.58'	N86°11'53"W	47.55'	6°48'55"	23.82'
C212	25.00'	36.32'	N61°24'23"W	33.21'	83°14'37"	22.21'
C213	25.00'	36.32'	S21°50'14"W	33.21'	83°14'37"	22.21'
C214	400.00'	41.25'	S60°30'16"W	41.24'	5°54'34"	20.65'
C215	400.00'	47.58'	S54°08'31"W	47.55'	6°48'55"	23.82'
C216	400.00'	47.58'	S47°19'36"W	47.55'	6°48'55"	23.82'
C217	400.00'	47.58'	S40°30'41"W	47.55'	6°48'55"	23.82'
C218	400.00'	12.38'	S36°13'01"W	12.38'	1°46'25"	6.19'
C219	775.00'	41.45'	S36°51'45"W	41.45'	3°03'53"	20.73'
C220	775.00'	58.27'	S40°32'56"W	58.26'	4°18'30"	29.15'
C221	775.00'	58.27'	S44°51'26"W	58.26'	4°18'30"	29.15'
C222	775.00'	58.27'	S49°09'56"W	58.26'	4°18'30"	29.15'
C223	775.00'	58.27'	S53°28'25"W	58.26'	4°18'30"	29.15'
C224	775.00'	58.27'	S57°46'55"W	58.26'	4°18'30"	29.15'
C225	775.00'	58.27'	S62°05'25"W	58.26'	4°18'30"	29.15'
C226	775.00'	58.27'	S66°23'54"W	58.26'	4°18'30"	29.15'
C227	775.00'	58.27'	S70°42'24"W	58.26'	4°18'30"	29.15'
C228	775.00'	58.27'	S75°00'54"W	58.26'	4°18'30"	29.15'
C229	775.00'	58.27'	S79°19'23"W	58.26'	4°18'30"	29.15'
C230	775.00'	64.10'	S83°50'49"W	64.08'	4°44'21"	32.07'
C231	775.00'	64.10'	S88°35'09"W	64.08'	4°44'21"	32.07'
C232	775.00'	58.27'	N86°53'26"W	58.26'	4°18'30"	29.15'
C233	775.00'	58.27'	N82°34'56"W	58.26'	4°18'30"	29.15'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C234	775.00'	58.20'	N78°16'36"W	58.19'	4°18'10"	29.11'
C235	25.00'	40.94'	N29°12'51"W	36.51'	93°49'21"	26.73'
C236	25.00'	36.99'	N60°05'21"E	33.71'	84°47'03"	22.82'
C237	525.00'	47.94'	S80°08'05"E	47.92'	5°13'54"	23.99'
C238	525.00'	48.14'	S85°22'39"E	48.12'	5°15'14"	24.09'
C239	525.00'	52.96'	N89°06'21"E	52.93'	5°46'45"	26.50'
C240	525.00'	52.96'	N83°19'36"E	52.93'	5°46'45"	26.50'
C241	525.00'	48.14'	N77°48'36"E	48.12'	5°15'14"	24.09'
C242	525.00'	48.14'	N72°33'22"E	48.12'	5°15'14"	24.09'
C243	525.00'	48.14'	N67°18'08"E	48.12'	5°15'14"	24.09'
C244	525.00'	48.14'	N62°02'54"E	48.12'	5°15'14"	24.09'
C245	525.00'	48.14'	N56°47'40"E	48.12'	5°15'14"	24.09'
C246	525.00'	48.14'	N51°32'26"E	48.12'	5°15'14"	24.09'
C247	525.00'	48.14'	N46°17'12"E	48.12'	5°15'14"	24.09'
C248	525.00'	48.24'	N41°01'38"E	48.22'	5°15'54"	24.14'
C249	525.00'	51.99'	N35°33'28"E	51.97'	5°40'27"	26.02'
C250	525.00'	40.66'	N30°30'07"E	40.65'	4°26'14"	20.34'
C251	475.00'	12.30'	N29°01'32"E	12.30'	1°29'02"	6.15'
C252	475.00'	70.28'	N34°00'22"E	70.22'	8°28'39"	35.20'
C253	475.00'	70.28'	N42°29'00"E	70.22'	8°28'39"	35.20'
C254	475.00'	70.28'	N50°57'39"E	70.22'	8°28'39"	35.20'
C255	475.00'	75.61'	N59°45'34"E	75.53'	9°07'12"	37.88'
C256	25.00'	41.84'	S67°43'57"E	37.13'	95°53'45"	27.71'
C257	25.00'	42.26'	N28°38'49"E	37.41'	96°51'48"	28.19'
C258	475.00'	75.34'	N81°37'21"E	75.26'	9°05'15"	37.75'
C259	475.00'	66.38'	S89°49'50"E	66.32'	8°00'24"	33.24'
C260	475.00'	66.38'	S81°49'26"E	66.32'	8°00'24"	33.24'
C261	475.00'	35.94'	S75°39'11"E	35.93'	4°20'06"	17.98'
C262	1160.01'	10.18'	S73°44'13"E	10.18'	0°30'10"	5.09'
C263	1160.01'	54.55'	S75°20'09"E	54.55'	2°41'41"	27.28'
C264	1160.01'	50.13'	S77°55'16"E	50.13'	2°28'34"	25.07'
C265	1160.01'	50.13'	S80°23'50"E	50.13'	2°28'34"	25.07'
C266	1160.01'	50.13'	S82°52'24"E	50.13'	2°28'34"	25.07'
C267	1160.01'	50.13'	S85°20'58"E	50.13'	2°28'34"	25.07'
C268	1160.01'	50.13'	S87°49'31"E	50.13'	2°28'34"	25.07'
C269	1160.01'	50.13'	N89°41'55"E	50.13'	2°28'34"	25.07'
C270	1160.01'	50.13'	N87°13'21"E	50.13'	2°28'34"	25.07'
C271	1160.01'	50.13'	N84°44'47"E	50.13'	2°28'34"	25.07'
C272	1160.01'	9.38'	N83°16'37"E	9.38'	0°27'47"	4.69'
C273	475.00'	51.72'	N86°09'53"E	51.70'	6°14'20"	25.89'
C274	475.00'	65.08'	S86°47'28"E	65.02'	7°50'59"	32.59'
C275	475.00'	65.08'	S78°56'29"E	65.02'	7°50'59"	32.59'
C276	475.00'	65.08'	S71°05'31"E	65.02'	7°50'59"	32.59'
C277	475.00'	24.17'	S65°42'33"E	24.17'	2°54'58"	12.09'
C278	25.00'	39.27'	S19°15'04"E	35.36'	90°00'00"	25.00'
C331	2570.00'	42.99'	S24°03'16"W	42.99'	0°57'31"	21.50'
C332	2570.00'	49.61'	S23°01'20"W	49.61'	1°06'22"	24.81'
C333	2570.00'	49.61'	S21°54'58"W	49.61'	1°06'22"	24.81'
C334	2570.00'	42.99'	S20°53'02"W	42.99'	0°57'31"	21.50'
C375	25.00'	39.77'	N63°43'37"E	35.71'	91°08'57"	25.51'
C376	2520.00'	61.49'	N17°27'12"E	61.49'	1°23'53"	30.75'
C377	2520.00'	52.28'	N16°09'35"E	52.28'	1°11'19"	26.14'
C378	2520.00'	52.28'	N14°58'16"E	52.28'	1°11'19"	26.14'
C379	2520.00'	52.28'	N13°46'56"E	52.28'	1°11'19"	26.14'
C380	2520.00'	52.28'	N12°35'37"E	52.28'	1°11'19"	26.14'
C381	2520.00'	52.28'	N11°24'18"E	52.28'	1°11'19"	26.14'
C382	2520.00'	57.51'	N10°09'24"E	57.51'	1°18'27"	28.76'
C383	2520.00'	57.51'	N8°50'57"E	57.51'	1°18'27"	28.76'
C384	2520.00'	59.24'	N7°31'19"E	59.24'	1°20'49"	29.62'
C385	25.00'	39.77'	N38°43'30"W	35.71'	91°08'49"	25.51'
C386	25.00'	39.77'	N50°07'36"E	35.71'	91°08'59"	25.51'
C387	2520.00'	55.17'	N3°55'29"E	55.17'	1°15'16"	27.59'
C388	25.00'	38.72'	S26°19'23"E	34.97'	88°45'02"	24.46'

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		

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LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT
242387001
DATE
MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY RVB

CURVE TABLE

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C02.08

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K:\OCA_Civil\242387001-42nd Street\Boyd Residential\CAD\Conceptual Subdivision Plans\Plansheets\C02.01 GEOMETRY PLAN.dwg, Layout:C02.08 CURVE TABLE May 04, 2026
XREFS: d0xrbar-242387001 kv-address-xoa 0rowwrg0xas a0aaa-242387001 xSurvey~11026A1A EXP xSurvey~~142800009

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C389	2270.00'	46.49'	S17°27'55"W	46.49'	1°10'24"	23.25'
C390	2270.00'	49.56'	S16°15'11"W	49.56'	1°15'03"	24.78'
C391	2270.00'	49.56'	S15°00'08"W	49.56'	1°15'03"	24.78'
C392	2270.00'	49.56'	S13°45'04"W	49.56'	1°15'03"	24.78'
C393	2270.00'	49.56'	S12°30'01"W	49.56'	1°15'03"	24.78'
C394	2270.00'	49.56'	S9°59'54"W	49.56'	1°15'03"	24.78'
C395	2270.00'	49.56'	S11°14'57"W	49.56'	1°15'03"	24.78'
C396	2270.00'	49.56'	S8°44'51"W	49.56'	1°15'03"	24.78'
C397	2270.00'	46.49'	S7°32'07"W	46.49'	1°10'24"	23.25'
C398	25.00'	38.73'	S51°19'30"W	34.97'	88°45'12"	24.46'
C399	25.00'	38.72'	S39°55'24"E	34.97'	88°45'00"	24.46'
C400	2270.00'	45.73'	S3°52'28"W	45.73'	1°09'15"	22.87'
C401	2520.00'	52.28'	N2°42'11"E	52.28'	1°11'19"	26.14'
C402	2520.00'	43.99'	N1°36'31"E	43.99'	1°00'01"	22.00'
C403	25.00'	39.27'	S46°06'31"W	35.36'	90°00'00"	25.00'
C404	25.00'	39.27'	S43°53'29"E	35.36'	90°00'00"	25.00'
C405	325.00'	67.31'	S85°10'32"W	67.19'	11°51'58"	33.77'
C406	325.00'	94.17'	S70°56'32"W	93.84'	16°36'03"	47.41'
C407	25.00'	51.69'	N58°07'29"W	42.96'	118°28'01"	41.99'
C408	275.00'	29.62'	N88°01'24"E	29.60'	6°10'14"	14.82'
C409	275.00'	83.28'	N76°15'44"E	82.97'	17°21'07"	41.96'
C410	275.00'	23.73'	N65°06'50"E	23.72'	4°56'40"	11.87'
C411	25.00'	41.83'	N14°42'20"E	37.12'	95°52'20"	27.70'
C412	200.00'	1.60'	N62°52'14"E	1.60'	0°27'28"	0.80'
C413	200.00'	99.00'	N77°16'50"E	97.99'	28°21'43"	50.54'
C414	25.00'	39.12'	S43°42'54"E	35.25'	89°38'50"	24.85'
C415	25.00'	39.37'	S46°13'15"W	35.42'	90°13'28"	25.10'
C416	250.00'	47.90'	S85°50'40"W	47.82'	10°58'38"	24.02'
C417	250.00'	50.82'	S74°31'55"W	50.74'	11°38'52"	25.50'
C418	250.00'	26.47'	S65°40'30"W	26.46'	6°03'59"	13.25'
C419	75.00'	154.92'	N58°11'02"W	128.81'	118°20'55"	125.69'
C420	25.00'	26.90'	N31°48'58"E	25.62'	61°39'05"	14.92'
C421	150.00'	130.85'	S26°05'56"W	126.74'	49°58'49"	69.91'
C422	150.00'	104.43'	S71°01'59"W	102.33'	39°53'18"	54.43'
C423	25.00'	24.34'	N61°07'36"W	23.39'	55°47'32"	13.23'
C424	400.00'	46.13'	S80°16'31"W	46.10'	6°36'26"	23.09'
C425	400.00'	47.58'	S86°59'12"W	47.55'	6°48'55"	23.82'
C426	1410.01'	47.12'	N74°26'35"W	47.12'	1°54'53"	23.56'
C427	2270.00'	49.98'	S2°40'00"W	49.98'	1°15'41"	24.99'
C428	2270.00'	36.74'	S1°34'20"W	36.74'	0°55'38"	18.37'
C429	145.00'	204.30'	N22°41'07"E	187.81'	80°43'39"	123.25'
C430	2570.00'	210.91'	S6°43'02"W	210.85'	4°42'07"	105.51'
C431	2570.00'	66.73'	S10°17'48"W	66.73'	1°29'16"	33.37'
C432	2570.00'	63.50'	S11°44'54"W	63.50'	1°24'57"	31.75'
C433	2570.00'	63.50'	S13°09'50"W	63.50'	1°24'57"	31.75'
C434	2570.00'	63.50'	S14°34'47"W	63.50'	1°24'57"	31.75'
C435	2570.00'	63.50'	S15°59'44"W	63.50'	1°24'57"	31.75'
C436	2570.00'	66.98'	S17°27'00"W	66.97'	1°29'35"	33.49'
C437	25.00'	38.79'	S26°15'03"E	35.01'	88°53'42"	24.52'
C439	175.00'	56.97'	S80°01'31"E	56.72'	18°39'12"	28.74'
C440	1760.01'	74.87'	N86°33'55"E	74.87'	2°26'15"	37.44'
C441	1760.01'	59.32'	N88°44'58"E	59.32'	1°55'52"	29.66'
C442	1760.01'	59.32'	S89°19'10"E	59.32'	1°55'52"	29.66'
C443	1760.01'	66.74'	S87°16'03"E	66.73'	2°10'21"	33.37'
C444	1760.01'	66.74'	S85°05'42"E	66.73'	2°10'21"	33.37'
C446	525.00'	57.13'	S75°47'44"E	57.11'	6°14'07"	28.59'
C447	525.00'	57.07'	S69°33'49"E	57.04'	6°13'42"	28.56'
C448	525.00'	8.14'	S66°00'20"E	8.14'	0°53'17"	4.07'
C449	475.00'	69.96'	S69°46'50"E	69.89'	8°26'18"	35.04'
C450	475.00'	87.86'	S79°17'55"E	87.73'	10°35'51"	44.05'
C451	475.00'	87.86'	S89°53'45"E	87.73'	10°35'51"	44.05'
C452	475.00'	78.10'	N80°05'43"E	78.01'	9°25'13"	39.14'
C453	475.00'	78.10'	N70°40'30"E	78.01'	9°25'13"	39.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C454	475.00'	78.10'	N61°15'16"E	78.01'	9°25'13"	39.14'
C455	475.00'	78.10'	N51°50'03"E	78.01'	9°25'13"	39.14'
C456	475.00'	78.10'	N42°24'50"E	78.01'	9°25'13"	39.14'
C457	475.00'	78.10'	N32°59'37"E	78.01'	9°25'13"	39.14'
C458	525.00'	57.75'	N31°26'06"E	57.73'	6°18'11"	28.91'
C459	525.00'	57.75'	N37°44'17"E	57.73'	6°18'11"	28.91'
C460	525.00'	57.75'	N44°02'28"E	57.73'	6°18'11"	28.91'
C461	525.00'	57.75'	N50°20'39"E	57.73'	6°18'11"	28.91'
C462	525.00'	57.75'	N56°38'50"E	57.73'	6°18'11"	28.91'
C463	525.00'	57.75'	N62°57'00"E	57.73'	6°18'11"	28.91'
C464	525.00'	62.57'	N69°30'57"E	62.53'	6°49'41"	31.32'
C465	525.00'	62.57'	N76°20'38"E	62.53'	6°49'41"	31.32'
C466	525.00'	57.75'	N82°54'34"E	57.73'	6°18'11"	28.91'
C467	525.00'	57.75'	N89°12'45"E	57.73'	6°18'11"	28.91'
C468	525.00'	57.75'	S84°29'04"E	57.73'	6°18'11"	28.91'
C469	525.00'	57.75'	S78°10'53"E	57.73'	6°18'11"	28.91'
C470	525.00'	14.15'	S74°15'28"E	14.15'	1°32'40"	7.08'
C471	1110.01'	9.74'	S73°44'13"E	9.74'	0°30'10"	4.87'
C472	1110.01'	72.15'	S75°51'02"E	72.14'	3°43'28"	36.09'
C473	1110.01'	66.60'	S79°25'55"E	66.59'	3°26'17"	33.31'
C474	1110.01'	66.60'	S82°52'11"E	66.59'	3°26'17"	33.31'
C475	1110.01'	66.60'	S86°18'28"E	66.59'	3°26'17"	33.31'
C476	1110.01'	66.60'	S89°44'44"E	66.59'	3°26'17"	33.31'
C477	1110.01'	66.60'	N86°48'59"E	66.59'	3°26'17"	33.31'
C478	1110.01'	39.76'	N84°04'17"E	39.75'	2°03'08"	19.88'
C479	525.00'	22.78'	N84°17'18"E	22.78'	2°29'09"	11.39'
C480	525.00'	62.57'	N88°56'43"E	62.53'	6°49'41"	31.32'
C481	525.00'	64.01'	S84°08'52"E	63.97'	6°59'09"	32.04'
C482	525.00'	60.64'	S77°20'45"E	60.61'	6°37'05"	30.35'
C483	525.00'	60.64'	S70°43'40"E	60.61'	6°37'05"	30.35'
C484	525.00'	29.03'	S65°50'06"E	29.02'	3°10'04"	14.52'
C485	60.00'	30.97'	S49°27'44"E	30.63'	29°34'41"	15.84'
C486	60.00'	45.66'	S12°52'17"E	44.57'	43°36'13"	24.00'
C487	60.00'	45.66'	S30°43'57"W	44.57'	43°36'13"	24.00'
C488	60.00'	45.66'	S74°20'10"W	44.57'	43°36'13"	24.00'
C489	60.00'	58.40'	N55°58'48"W	56.12'	55°45'49"	31.74'
C490	60.00'	45.74'	N6°15'25"W	44.64'	43°40'59"	24.05'
C491	25.00'	34.83'	N24°20'00"W	32.08'	79°50'09"	20.92'
C492	25.00'	39.27'	S70°44'56"W	35.36'	90°00'00"	25.00'
C493	25.00'	39.27'	S19°15'04"E	35.36'	90°00'00"	25.00'
C495	25.00'	39.82'	N70°07'01"E	35.74'	91°15'50"	25.56'
C496	2520.00'	57.39'	N23°49'58"E	57.39'	1°18'18"	28.70'
C497	2520.00'	62.74'	N22°28'01"E	62.74'	1°25'35"	31.37'
C498	2520.00'	57.39'	N21°06'05"E	57.39'	1°18'18"	28.70'
C499	25.00'	39.77'	N25°07'29"W	35.71'	91°08'50"	25.51'
C503	75.00'	30.82'	N58°55'30"W	30.61'	23°32'50"	15.63'
C504	75.00'	46.24'	N29°29'25"W	45.51'	35°19'20"	23.88'
C505	75.00'	39.11'	N3°06'41"E	38.67'	29°52'52"	20.01'
C506	2220.00'	63.13'	N16°59'39"E	63.13'	1°37'45"	31.57'
C507	2220.00'	63.13'	N15°21'54"E	63.13'	1°37'45"	31.57'
C508	2220.00'	63.13'	N13°44'08"E	63.13'	1°37'45"	31.57'
C509	2220.00'	63.13'	N12°06'23"E	63.13'	1°37'45"	31.57'
C510	2220.00'	63.13'	N10°28'38"E	63.13'	1°37'45"	31.57'
C511	2220.00'	63.13'	N8°50'52"E	63.13'	1°37'45"	31.57'
C512	2220.00'	63.13'	N7°13'07"E	63.13'	1°37'45"	31.57'
C513	2220.00'	71.02'	N5°29'15"E	71.02'	1°49'59"	35.51'
C514	2220.00'	71.02'	N3°39'16"E	71.02'	1°49'59"	35.51'
C515	2220.00'	63.13'	N1°55'24"E	63.13'	1°37'45"	31.57'
C539	200.00'	48.82'	N8°06'08"E	48.70'	13°59'13"	24.53'
C540	200.00'	54.29'	N22°52'22"E	54.13'	15°33'15"	27.31'
C541	200.00'	54.29'	N38°25'36"E	54.13'	15°33'15"	27.31'
C542	200.00'	54.29'	N53°58'51"E	54.13'	15°33'15"	27.31'
C543	200.00'	54.29'	N69°32'06"E	54.13'	15°33'15"	27.31'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C544	200.00'	47.70'	N84°08'41"E	47.59'	13°39'55"	23.96'
C551	75.00'	20.96'	S81°01'02"E	20.89'	16°00'39"	10.55'
C552	75.00'	52.07'	S53°07'16"E	51.03'	39°46'53"	27.14'
C555	25.00'	36.71'	S75°17'40"E	33.50'	84°07'40"	22.56'
C559	125.00'	42.02'	N72°16'24"E	41.83'	19°15'46"	21.21'
C560	125.00'	51.18'	S86°21'56"E	50.82'	23°27'34"	25.95'
C561	125.00'	51.18'	S62°54'22"E	50.82'	23°27'34"	25.95'
C562	125.00'	51.18'	S39°26'48"E	50.82'	23°27'34"	25.95'
C563	125.00'	51.18'	S15°59'13"E	50.82'	23°27'34"	25.95'
C564	125.00'	11.45'	S1°38'00"E	11.44'	5°14'52"	5.73'
C568	75.00'	34.46'	S14°09'18"W	34.16'	26°19'45"	17.54'
C569	75.00'	46.24'	S44°58'51"W	45.51'	35°19'20"	23.88'
C582	25.00'	35.28'	S22°12'46"W	32.43'	80°51'28"	21.30'
C583	125.00'	42.16'	S8°33'13"E	41.96'	19°19'29"	21.28'
C586	25.00'	44.25'	S33°00'23"E	38.69'	101°24'26"	30.55'
C594	325.00'	28.93'	S15°08'49"W	28.92'	5°06'00"	14.47'
C595	325.00'	58.29'	S7°27'30"W	58.22'	10°16'37"	29.23'
C596	325.00'	62.05'	S3°09'00"E	61.96'	10°56'23"	31.12'
C597	325.00'	62.05'	S14°05'23"E	61.96'	10°56'23"	31.12'
C598	325.00'	58.29'	S24°41'53"E	58.22'	10°16'37"	29.23'
C599	325.00'	58.29'	S34°58'31"E	58.22'	10°16'37"	29.23'
C600	325.00'	58.29'	S45°15'08"E	58.22'	10°16'37"	29.23'
C603	325.00'	20.26'	S52°10'37"E	20.26'	3°34'20"	10.13'
C604	400.00'	57.07'	S58°31'10"E	57.02'	8°10'29"	28.58'
C605	400.00'	57.07'	S66°41'39"E	57.02'	8°10'29"	28.58'
C606	400.00'	36.73'	S73°24'43"E	36.72'	5°15'39"	18.38'
C607	1425.00'	64.59'	S78°23'13"E	64.58'	2°35'49"	32.30'
C608	1425.00'	60.15'	S80°53'41"E	60.15'	2°25'07"	30.08'
C609	1425.00'	60.15'	S83°18'48"E	60.15'	2°25'07"	30.08'
C610	1425.00'	60.15'	S85°43'54"E	60.15'	2°25'07"	30.08'
C611	1425.00'	60.15'	S88°09'01"E	60.15'	2°25'07"	30.08'
C612	1425.00'	59.81'	N89°26'17"E	59.81'	2°24'18"	29.91'
C613	75.00'	44.80'	N70°44'58"E	44.14'	34°13'41"	23.09'
C614	75.00'	51.99'	N33°46'40"E	50.95'	39°42'55"	27.09'
C615	75.00'	23.80'	N4°49'50"E	23.70'	18°10'45"	12.00'
C619	25.00'	38.18'	N39°29'42"E	34.58'	87°30'29"	23.94'
C620	1125.00'	55.48'	N81°50'10"E	55.48'	2°49'33"	27.75'
C621	1125.00'	58.94'	N78°55'20"E	58.94'	3°00'07"	29.48'
C622	1125.00'	66.31'	N75°43'58"E	66.30'	3°22'38"	33.16'
C623	1125.00'	66.31'	N72°21'20"E	66.30'	3°22'38"	33.16'
C624	1125.00'	58.94'	N69°09'58"E	58.94'	3°00'07"	29.48'
C625	1125.00'	58.94'	N66°09'51"E	58.94'	3°00'07"	29.48'
C626	1125.00'	58.94'	N63°09'45"E	58.94'	3°00'07"	29.48'
C627	1125.00'	58.94'	N60°09'38"E	58.94'	3°00'07"	29.48'
C628	1125.00'	58.94'	N57°09'31"E	58.94'	3°00'07"	29.48'
C629	1125.00'	58.94'	N54°09'24"E	58.94'	3°00'07"	29.48'

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LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT
242387001
DATE
MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY RVB

CURVE TABLE

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C02.09

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LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- WM — PROPOSED WATER LINE
- FM — PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

- IF REQUIRED UTILITY EASEMENT FOR POTABLE WATER MAIN AND FORCE MAIN TO BE 20' WIDE, GRAVITY SANITARY SEWER MAIN EASEMENT TO BE 30' WIDE.

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FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WBC
CHECKED BY	RVB

UTILITY PLAN

MOCKINGBIRD RIDGE PD
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CITY OF OCALA FLORIDA

SHEET NUMBER
C03.01

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K:\OCA_Civil\242387001-42nd Street Boyd Residential\CAD\Conceptual Subdivision Plans\Plansheets\C03.01 UTILITY PLAN.dwg, Layout:C03.02 UTILITY PLAN May 04, 2026
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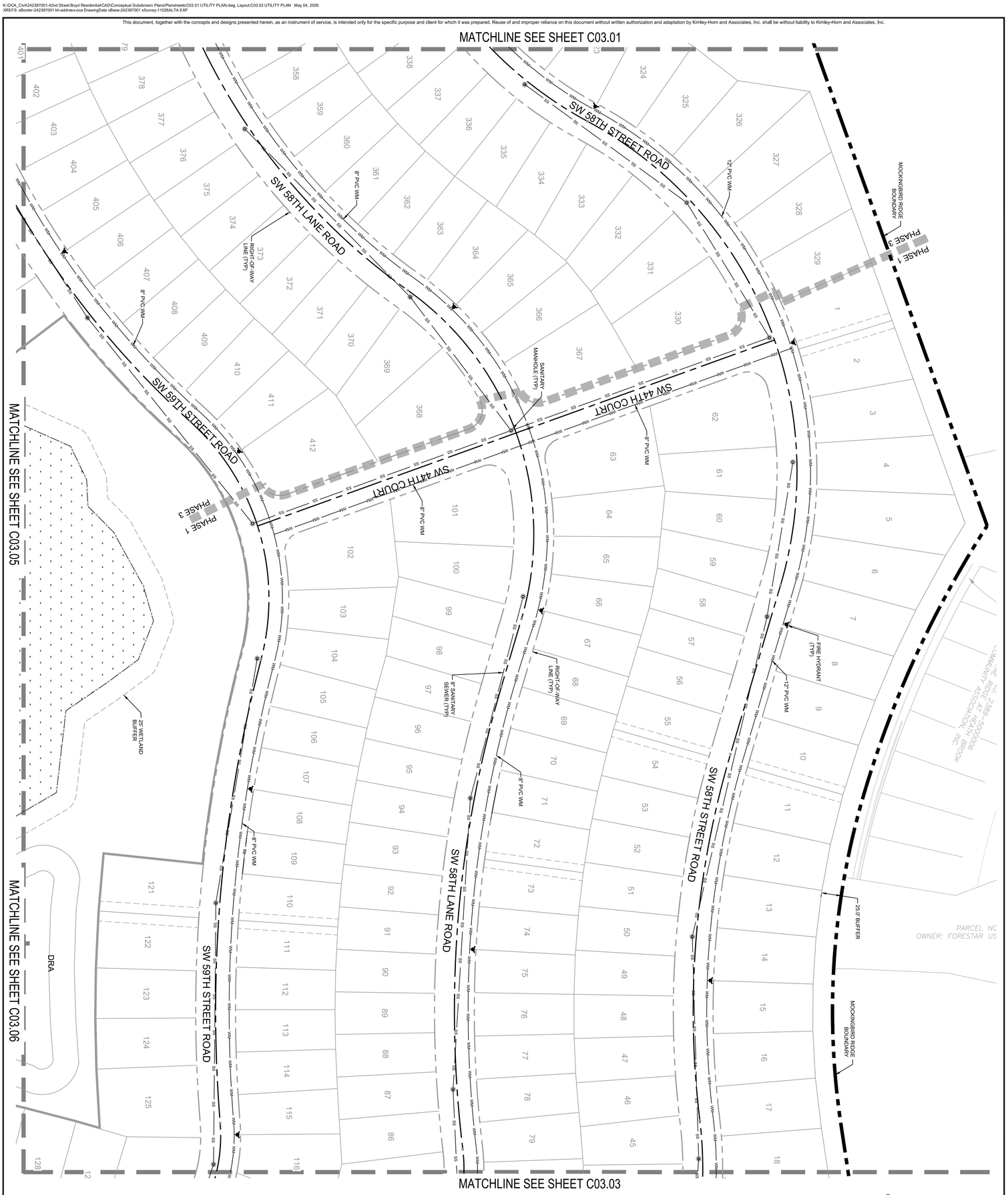

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

* IF REQUIRED UTILITY EASEMENT FOR POTABLE WATER MAIN AND/OR SANITARY SEWER FORCE MAIN, GRAVITY SANITARY SEWER MAIN EASEMENT TO BE 30' WIDE.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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MOCKINGBIRD RIDGE PD
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CITY OF OCALA FLORIDA

UTILITY PLAN

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
CHECKED BY	RVB

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE:

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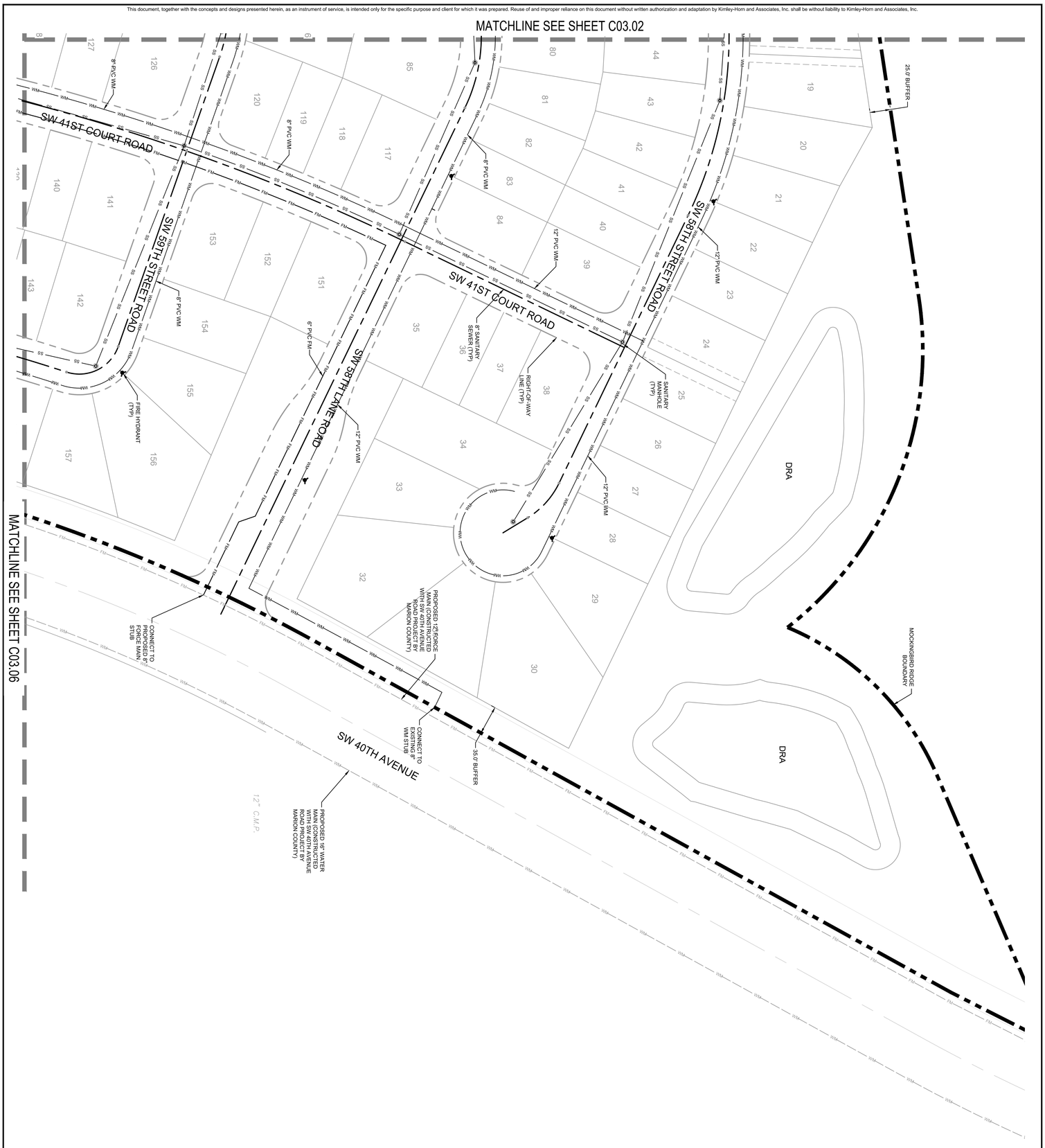

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

* IF REQUIRED UTILITY EASEMENT FOR POTABLE WATER MAIN AND/OR SANITARY SEWER GRAVITY SANITARY SEWER MAIN EASEMENT TO BE 30' WIDE.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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CITY OF OCALA FLORIDA

UTILITY PLAN

KHA PROJECT 242387001
DATE MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
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RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER 58568
DATE:

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MATCHLINE SEE SHEET C03.01

SW 47TH AVENUE ROAD

SW 61ST ROAD

SANITARY MANHOLE (TYP)

8" SANITARY SEWER (TYP)

8" PVC WM

RIGHT-OF-WAY LINE (TYP)

FIRE HYDRANT (TYP)

25.0' BUFFER

MOCKINGBIRD RIDGE BOUNDARY

SANITARY STUB-OUT

DRA

MATCHLINE SEE SHEET C03.05

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

No.	REVISIONS	DATE	BY
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LEGEND

- SS - PROPOSED SANITARY SEWER PIPE
- WM - PROPOSED WATER LINE
- FM - PROPOSED FORCE MAIN
- WM - EXISTING WATER LINE
- FM - EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

- IF REQUIRED UTILITY EASEMENT FOR POTABLE WATER MAIN AND FORCE MAIN TO BE 20' WIDE, GRAVITY SANITARY SEWER MAIN EASEMENT TO BE 30' WIDE.

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DATE:

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
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UTILITY PLAN

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XREFs: dforster-24238700 kh-address-out DrawingData xBase-24238700 xSurvey-115094LTA.DP

K:\OCA_Civil\242387001-42nd Street Boyd Residential\CAD\Conceptual Subdivision Plans\Plansheets\C03.01 UTILITY PLAN.dwg, Layout:C03.05 UTILITY PLAN May 04, 2026
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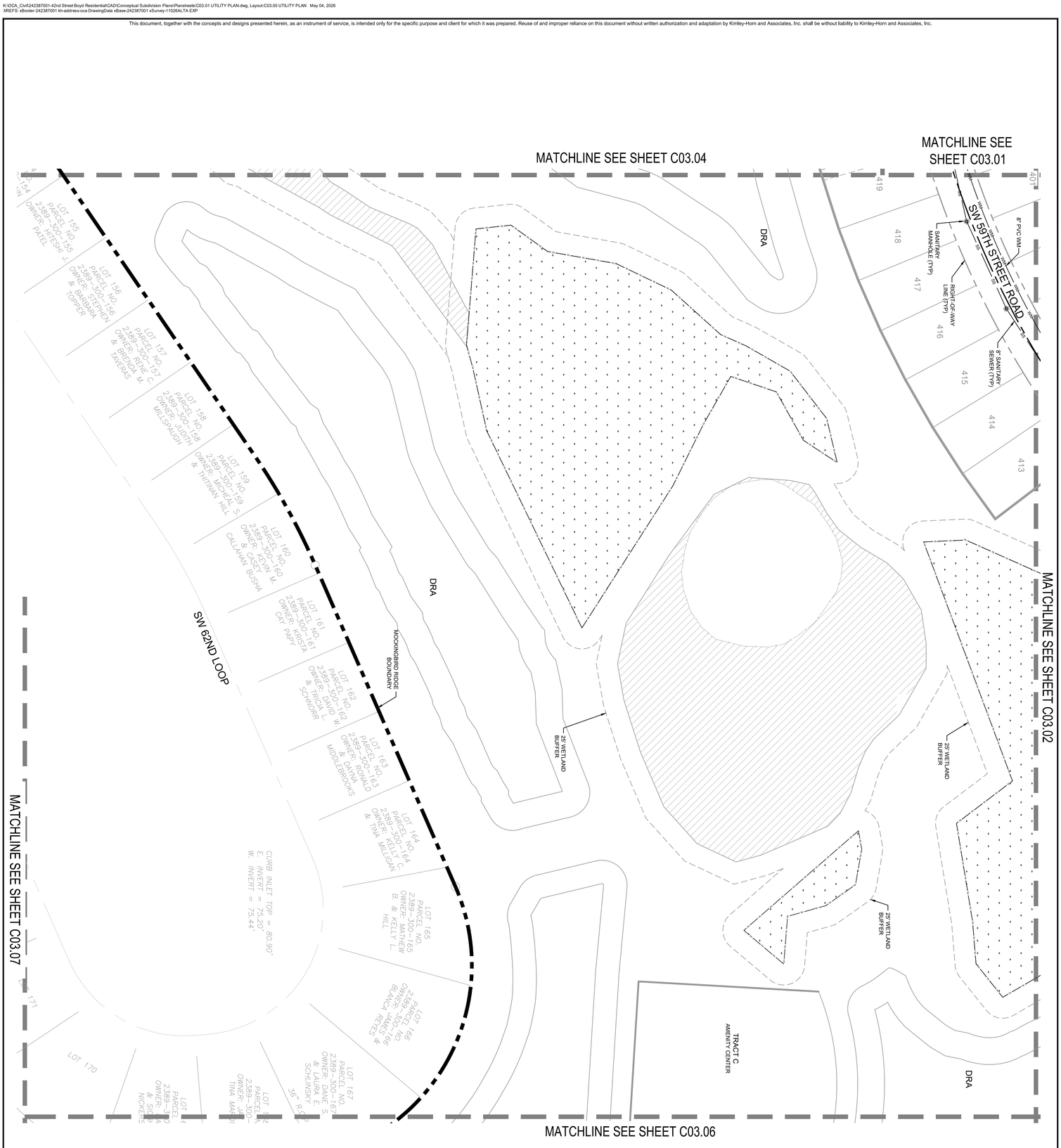

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

IF REQUIRED UTILITY EASEMENT FOR POTABLE WATER MAIN AND/OR SANITARY SEWER FORCE MAIN OR GRAVITY SANITARY SEWER MAIN EASEMENT TO BE 30' WIDE.

GRAPHIC SCALE IN FEET 0 30 60 120

NORTH

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PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

UTILITY PLAN

KHA PROJECT 242387001
DATE MAY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY RVB

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER 58568
DATE:

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MATCHLINE SEE SHEET C03.02

MATCHLINE SEE SHEET C03.03

MATCHLINE SEE SHEET C03.05

MATCHLINE SEE SHEET C03.07

DRA

MASONRY RETAINING WALL

TRACT C
AMENITY CENTER

SW 41ST COURT ROAD

SW 41ST AVENUE ROAD

SW 40TH AVENUE

SW 60TH LANE

PROPOSED LIFT STATION

LS

8" PVC WM

8" SANITARY SEWER (TYP)

PROPOSED 12" FORCE MAIN (CONSTRUCTED WITH SW 40TH AVENUE ROAD PROJECT BY MARION COUNTY)

FIRE HYDRANT (TYP)

PROPOSED 16" WATER MAIN (CONSTRUCTED WITH SW 40TH AVENUE ROAD PROJECT BY MARION COUNTY)

PHASE 1

PHASE 2

RIGHT-OF-WAY LINE (TYP)

35.0' BUFFER

MOCKINGBIRD RIDGE BOUNDARY

SANITARY MANHOLE (TYP)

129 130 131 132 133 134 135 136 137 138 139 144 145 146 147 148 149 150 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

- IF REQUIRED UTILITY EASEMENT FOR POTABLE WATER MAIN AND FORCE MAIN TO BE 20' WIDE, GRAVITY SANITARY SEWER MAIN EASEMENT TO BE 30' WIDE.

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FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT	242387001
DATE	MAY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
CHECKED BY	RVB

UTILITY PLAN

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C03.06

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MATCHLINE SEE SHEET C03.05

MATCHLINE SEE SHEET C03.06

SW 62ND LOOP

SW 63RD LOOP

SW 41ST AVENUE ROAD

SW 40TH AVENUE

SW 61ST ROAD

SW 66TH STREET

DRA

PARCEL NO. 2389-3000006
OWNER: PRESERVE AT HEATH BROOK HOME OWNERS ASSOCIATION

TRACT F

LOT 172 LOT 173 LOT 174 LOT 175 LOT 176

8" PVC WM

FIRE HYDRANT (TYP)

8" SANITARY SEWER (TYP)

SANITARY MANHOLE (TYP)

RIGHT-OF-WAY LINE (TYP)

CONNECT TO EXISTING 12" WATERMAIN

MOCKINGBIRD RIDGE BOUNDARY

PROPOSED 12" FORCE MAIN (CONSTRUCTED WITH SW 40TH AVENUE ROAD PROJECT BY MARION COUNTY)

35.0' BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

No.	REVISIONS	DATE	BY
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LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- WM — PROPOSED WATER LINE
- FM — PROPOSED FORCE MAIN
- WM — EXISTING WATER LINE
- FM — EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT

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LICENSED PROFESSIONAL

RICHARD V. BUSCHE, P.E.

FLORIDA LICENSE NUMBER
58568

DATE:

KHA PROJECT
242387001

DATE
MAY 2026

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
CHECKED BY	RVB

UTILITY PLAN

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
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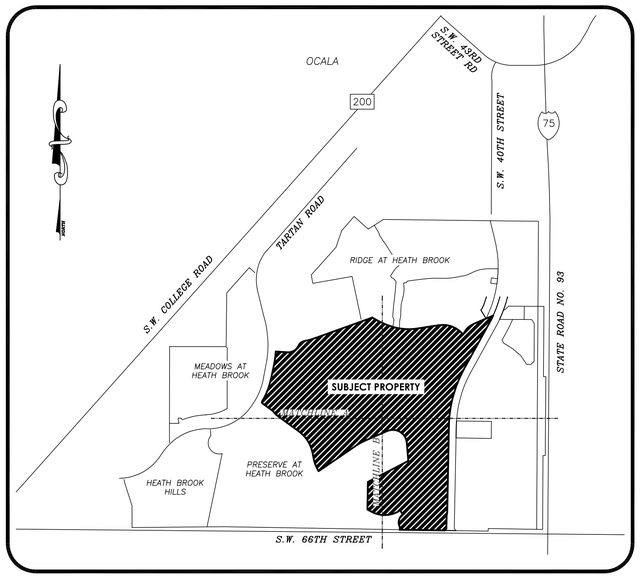
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

DESCRIPTION:

PER TITLE COMMITMENT NO. 111164959, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC, ISSUING OFFICE FILE NO. 110041–002603–FL, BEARING A COMMITMENT DATE OF MARCH 6, 2026.

WEST PARCEL A PORTION OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°21'31"W., A DISTANCE OF 1426.51 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG SAID NORTH BOUNDARY OF PARCEL 1, N.89°40'29"W., A DISTANCE OF 589.37 FEET TO A POINT ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22°52'00" AND A CHORD BEARING AND DISTANCE OF S.55°24'48"W., 212.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY, A DISTANCE OF 213.52 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.66°51'50"W., A DISTANCE OF 95.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE ROAD (BEING A 125 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 04°03'21" AND A CHORD BEARING AND DISTANCE OF S.26°51'28"W., 136.95 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 136.98 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE, S.28°53'09"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'50"W., 991.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 1001.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S.01°06'31"W., A DISTANCE OF 1454.30 FEET; THENCE S.10°11'56"W., A DISTANCE OF 50.64 FEET; THENCE S.01°06'31"W., A DISTANCE OF 220.97 FEET; THENCE S.46°03'29"W., A DISTANCE OF 42.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (BEING A 80 FOOT RIGHT OF WAY); THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET, N.89°01'22"W., A DISTANCE OF 750.93 FEET TO THE S.E. CORNER OF TRACT C, PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY BOUNDARY OF SAID PRESERVE AT HEATH BROOK PHASE 1, N.00°57'33"E., A DISTANCE OF 39.86 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 81°21'50" AND A CHORD BEARING AND DISTANCE OF N.13°00'20"E., 221.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY BOUNDARY, A DISTANCE OF 241.41 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, N.33°13'50"W., A DISTANCE OF 80.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD (BEING A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A NON TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 62°00'29" AND A CHORD BEARING AND DISTANCE OF S.87°39'49"W., 484.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 508.66 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 02°46'12" AND A CHORD BEARING AND DISTANCE OF N.62°42'13"W., 73.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 73.97 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY BOUNDARY OF PRESERVE AT HEATH BROOK PHASE 1; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: N.00°59'25"E., A DISTANCE OF 464.48 FEET; THENCE N.62°38'30"E., A DISTANCE OF 763.22 FEET; THENCE N.04°52'09"W., A DISTANCE OF 307.19 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PRESERVE AT HEATH BROOK PHASE 1, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°42'06" AND A CHORD BEARING AND DISTANCE OF N.59°12'39"W., 381.92 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY, A DISTANCE OF 445.84 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: S.66°26'10"W., A DISTANCE OF 418.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 10°44'10" AND A CHORD BEARING AND DISTANCE OF S.61°07'53"W., 146.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.09 FEET TO THE POINT OF TANGENCY; THENCE S.55°40'59"W., A DISTANCE OF 771.51 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 24°23'50" AND A CHORD BEARING AND DISTANCE OF N.19°34'17"W., 278.92 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 281.04 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 46°34'18" AND A CHORD BEARING AND DISTANCE OF N.30°40'44"W., 474.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 487.70 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: N.53°57'47"W., A DISTANCE OF 439.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°14'43" AND A CHORD BEARING AND DISTANCE OF N.45°53'16"W., 70.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°14'52" AND A CHORD BEARING AND DISTANCE OF N.45°47'1"W., 70.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.89 FEET TO THE POINT TANGENCY; THENCE N.54°00'09"W., A DISTANCE OF 184.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°49'50" AND A CHORD BEARING AND DISTANCE OF N.10°52'01"W., 34.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.W. 49TH ROAD (BEING A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1175.53 FEET, A CENTRAL ANGLE OF 19°41'13" AND A CHORD BEARING AND DISTANCE OF N.14°47'38"E., 401.93 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 403.91 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.11°56'07"E., A DISTANCE OF 222.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1628.55 FEET, A CENTRAL ANGLE OF 08°44'01" AND A CHORD BEARING AND DISTANCE OF N.08°03'28"E., 248.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 248.24 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY OF PARCEL 1 THE FOLLOWING ELEVEN (11) COURSES: S.86°19'12"E., A DISTANCE OF 198.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 68°59'49" AND A CHORD BEARING AND DISTANCE OF N.59°06'24"E., 209.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°46'29" AND A CHORD BEARING AND DISTANCE OF N.52°56'29"E., 142.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'32" AND A CHORD BEARING AND DISTANCE OF N.75°52'00"E., 149.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.52 FEET TO THE POINT OF TANGENCY; THENCE N.70°12'55"E., A DISTANCE OF 1042.03 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1305.00 FEET, A CENTRAL ANGLE OF 16°19'08" AND A CHORD BEARING AND DISTANCE OF S.65°19'16"E., 370.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTH, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 25°06'00" AND A CHORD BEARING AND DISTANCE OF S.86°02'09"E., 417.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 420.56 FEET TO THE POINT OF TANGENCY; THENCE N.81°24'42"E., A DISTANCE OF 375.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 425.04 FEET, A CENTRAL ANGLE OF 60°39'51" AND A CHORD BEARING AND DISTANCE OF S.68°15'30"E., 429.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 450.03 FEET TO THE POINT OF CUSP OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°11'41" AND A CHORD BEARING AND DISTANCE OF N.44°47'46"E., 255.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 262.26 FEET TO THE POINT OF TANGENCY; THENCE N.66°51'50"E., A DISTANCE OF 351.44 FEET TO THE POINT OF BEGINNING.



VICINITY MAP *SCALE: 1" = 1200'*

FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" – AN AREA WITH A 1% OF ANNUAL CHANCE FLOODING, PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C0514E, COMMUNITY PANEL NO. 120330 0514 E & 120160 0514 E EFFECTIVE APRIL 19, 2017.

SHEET 1 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHERS

LEGEND *UNLESS OTHERWISE NOTED*

- ℄ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- [SCH] = CORRESPONDING SCHEDULE B–2 ITEM
- ● = FOUND 1/2" IRON ROD & CAP – LB 5552
- ○ = FOUND 5/8" IRON ROD & CAP – PRM LS 5316
- O = FOUND 5/8" IRON ROD & CAP – LB 5091
- ■ = FOUND 4" x 4" CONCRETE MONUMENT – LS 2628
- ⊙ = FOUND NAIL & DISC – PCP LS 5316
- (F) = FIELD MEASUREMENT
- (P) = PLAT DIMENSION
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- = DRAINAGE MANHOLE
- = STORM DRAINAGE GRATE
- = CURB INLET GRATE
- = YARD DRAINS
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = SEWER VALVE
- = GREASE MANHOLE
- = WOOD POWER POLE
- = METAL LIGHT POLE
- = CONCRETE POWER POLE
- = ELECTRIC TRANSFORMER
- = ELECTRIC BOX
- = ELECTRIC METER
- = GUY ANCHOR
- = SPOT/GROUND LIGHT
- = TELEPHONE VAULT
- = TELEPHONE BOX
- = TELEPHONE CABLE MARKER
- = TELEPHONE MANHOLE
- = CABLE BOX
- = SATELLITE DISH
- = FIBER OPTIC CABLE MARKER
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = BACKFLOW PREVENTOR
- = IRRIGATION CONTROL VALVE
- = HOSE BIBB
- = WELL
- = MONITORING WELL
- = AIR CONDITIONER PAD
- = METAL REFLECTOR POST
- = BOLLARD
- = KEY PAD
- = MAILBOX
- = SIGN
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- V.C.P. = VITRIFIED CLAY PIPE
- A/E = AERIAL ELECTRIC
- = BROKEN LINE; NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT

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SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT NO. 111164959, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC, BEARING AN COMMITMENT DATE OF MARCH 6, 2026. THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS:

ITEM 9: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN BOOK 18, PAGE 310, AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON, SUBORDINATE AGREEMENT IN BOOK 8453, PAGE 505, DOES NOT AFFECT SUBJECT PROPERTY, AREA FALLS IN THE NEW DEDICATED RIGHT OF WAY FOR SW 49TH AVENUE ROAD AND IS SHOWN HEREON.

ITEM 10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN BOOK 19, PAGE 669 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 11: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN BOOK 19, PAGE 670 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 12: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN BOOK 19, PAGE 671 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 13: DEFINITION OF ACCESS EASEMENT RECORDED IN BOOK 52, PAGE 202, DOES NOT AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN BOOK 156, PAGE 225 AFFECTS SUBJECT PROPERTY, SAID EASEMENT SUPERSEDES AND CANCELS EASEMENT IN BOOK 18, PAGE 310 FROM ITEM 9 ABOVE. LOCATION OF WHICH CANNOT BE DETERMINED.

ITEM 15: ELECTRIC UTILITY RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. AS RECORDED IN BOOK 248, PAGE 196 AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND CONTAINS NO SPECIFIC LOCATION. THE AREA AFFECTED BY EASEMENT IS THE NORTH HALF OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST. SUBORDINATE OF UTILITY INTEREST RECORDED IN BOOK 8826, PAGE 1806 AS AFFECTED BY SUBORDINATE OF UTILITY INTEREST RECORDED IN BOOK 8826, PAGE 1816 AS AFFECTED BY SUBORDINATE OF UTILITY INTEREST RECORDED IN BOOK 8826, PAGE 1821 DO NOT AFFECT SUBJECT PROPERTY.

ITEM 16: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 992, PAGE 210 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND CONTAINS NO SPECIFIC LOCATION.

ITEM 17: RESOLUTION NO. 99–130 RECORDED IN BOOK 2704, PAGE 1330, AGREEMENT RECORDED IN BOOK 2704, PAGE 1380, NOTICE RECORDED IN BOOK 2705, PAGE 265, NOTICE RECORDED IN BOOK 2757, PAGE 478, ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED IN BOOK 3071, PAGE 521, DEVELOPER'S AGREEMENT RECORDED IN BOOK 3099, PAGE 372, FIRST AMENDMENT RECORDED IN BOOK 3100, PAGE 759, RESOLUTION NO. 2002–35 RECORDED IN BOOK 3143, PAGE 1600, AGREEMENT RECORDED IN BOOK 3143, PAGE 1621, AGREEMENT RECORDED IN BOOK 3277, PAGE 369, AGREEMENT RECORDED IN BOOK 3277, PAGE 493, RE–ALLOCATION OF DEVELOPMENT RIGHTS RECORDED IN BOOK 3327, PAGE 553, ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED IN BOOK 3348, PAGE 118, AGREEMENT RECORDED IN BOOK 3383, PAGE 1758, AGREEMENT RECORDED IN BOOK 3557, PAGE 1685, RESOLUTION NO. 2003–116 RECORDED IN BOOK 3557, PAGE 1690 AND RE–RECORDED IN BOOK 3628, PAGE 1058, AGREEMENT RECORDED IN BOOK 3628, PAGE 1045, NOTIFICATION RECORDED IN BOOK 3994, PAGE 162, NOTICE RECORDED IN BOOK 4087, PAGE 907, NOTIFICATION RECORDED IN BOOK 4291, PAGE 1418, NOTICE RECORDED IN BOOK 4324, PAGE 856, AGREEMENT RECORDED IN BOOK 4717, PAGE 1, AGREEMENT RECORDED IN BOOK 4720, PAGE 971 AND 9TH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN BOOK 5786, PAGE 1854, TENTH AMENDMENT RECORDED IN BOOK 6451, PAGE 1549; DEVELOPERS AGREEMENT RECORDED IN BOOK 7549, PAGE 831 AFFECT SUBJECT PROPERTY.

ITEM 18: DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 3587, PAGE 1612 AND RE–RECORDED IN BOOK 3654, PAGE 1395, AMENDED IN BOOK 4442, PAGE 1874, AMENDED IN BOOK 5481, PAGE 1518 AND AMENDMENT IN BOOK 5624, PAGE 581, AFFECT SUBJECT PROPERTY.

ITEM 19: TEMPORARY ROADWAY AND UTILITY EASEMENT AGREEMENT RECORDED IN BOOK 3728, PAGE 1045 INCLUDES ADJACENT PROPERTY, BUT DOES NOT DIRECTLY AFFECT SUBJECT PROPERTY.

ITEM 20: DECLARATION OF EASEMENT RECORDED IN BOOK 4809, PAGE 877 AFFECTS SUBJECT PROPERTY.

ITEM 21: ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED IN BOOK 8714, PAGE 1556 AFFECTS SUBJECT PROPERTY.

NOTES:

1. *DATE OF FIELD SURVEY: MARCH 27, 2026.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.*
4. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
5. *BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD–83 (CORS96) EPOCH: 2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
6. *ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.*
7. *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.*
8. *THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.*
9. *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 R.M. BARRINEAU & ASSOCIATES, INC.*
10. *ALL ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREON.*
11. *THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.*
12. *THERE IS NO OBSERVED EVIDENCE OF SOLID WASTE DUMPING OR LANDFILL ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.*
13. *THERE IS NO OBSERVED EVIDENCE OF CONTEMPLATED ROADWAY CHANGES OR CONSTRUCTION ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.*
14. *THERE IS NO OBSERVED EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.*
15. *THERE IS NO VISIBLE EVIDENCE OF ANY MINING, DRILLING OR EXPLORATION ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.*
16. *FIELD MEASUREMENTS DO NOT EXCEED THE MAXIMUM RELATIVE POSITIONAL PRECISION SET FORTH BY THE CURRENT ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS.*
17. *VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0012, ELEVATION 81.82' (NAVD–88).*
18. *SUBJECT PARCEL HAS DIRECT ACCESS AND IS CONTIGUOUS TO PUBLICLY DEDICATED RIGHT OF WAY ON SW 49TH STREET, SW 61ST ROAD, SW 66TH STREET AND PROPOSED SW 49TH AVENUE ROAD.*
19. *SUBJECT PARCEL IS CONTIGUOUS WITH ADJOINING PARCELS ALONG THEIR COMMON BOUNDARY LINES WITHOUT GAP, GORE, OVERLAP OR HIATUS.*

SURVEYOR'S CERTIFICATION:

TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LWL LAW, PLLC, A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11(a), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 27, 2026.

DATE OF PLAT OR MAP: MAY 4, 2026.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	BY	DATE
1.	ADDRESS COMMENTS	T.P.B. 05/01/26
	REVISIONS	

DRAWN: S.W.M.
REVISED:
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 100'

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Chartered Professional Park • 1309 S.E. 25th Loop•Suite 120•Ocala, FLORIDA 34471
PHONE: (352) 622-3330 • FAX: (352) 629-2171 • www.rmbarrineau.com
REGISTERED IN BARRINEAU, P.S.M.• FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. • LS 6897

ALTA/NSPS LAND TITLE SURVEY
FOR: LENNAR HOMES, LLC

REFERENCES:
F.B. 508 POS. 12–79
F.B. 488 POS. 23–65
F.B. 655 POS. 46–48

FILE: 3–16–21

J.O.# 11026

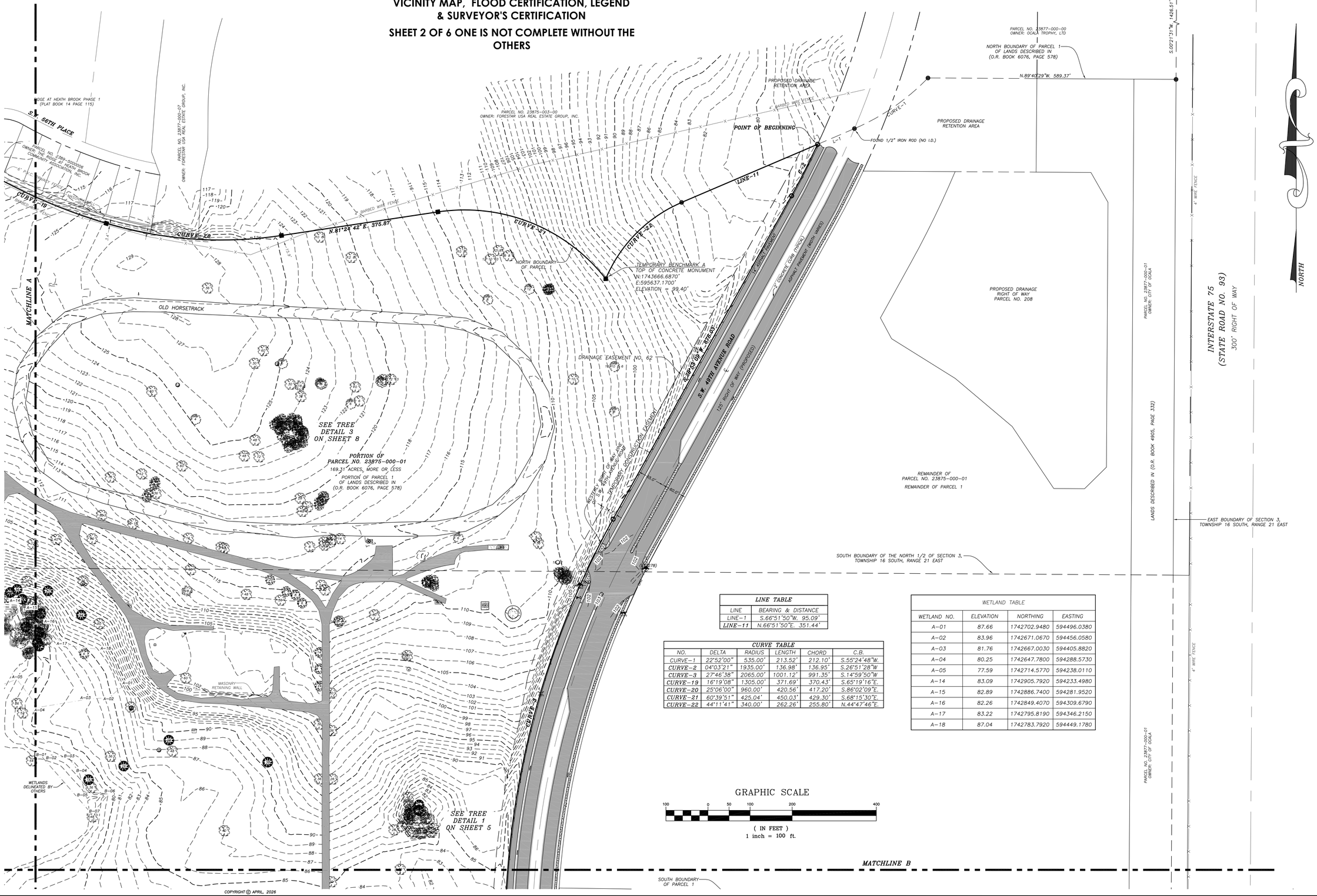
DWG.# 11026 WEST ALTA_R TOPO

SHT 1 OF 6

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SEE SHEET 1 OF 6 FOR DESCRIPTIONS, NOTES VICINITY MAP, FLOOD CERTIFICATION, LEGEND & SURVEYOR'S CERTIFICATION

SHEET 2 OF 6 ONE IS NOT COMPLETE WITHOUT THE OTHERS



LINE TABLE	
LINE	BEARING & DISTANCE
LINE-1	S.66°51'50"W. 95.09'
LINE-11	N.66°51'50"E. 351.44'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-1	22°52'00"	535.00'	213.52'	212.10'	S.55°24'48"W.
CURVE-2	04°03'21"	1935.00'	136.98'	136.95'	S.26°51'28"W
CURVE-3	27°46'38"	2065.00'	1001.12'	991.35'	S.14°59'50"W
CURVE-19	16°19'08"	1305.00'	371.69'	370.43'	S.65°19'16"E.
CURVE-20	25°06'00"	960.00'	420.56'	417.20'	S.86°02'09"E.
CURVE-21	60°39'51"	425.04'	450.03'	429.30'	S.68°15'30"E.
CURVE-22	44°11'41"	340.00'	262.26'	255.80'	N.44°47'46"E.

WETLAND TABLE			
WETLAND NO.	ELEVATION	NORTHING	EASTING
A-01	87.66	1742702.9480	594496.0380
A-02	83.96	1742671.0670	594456.0580
A-03	81.76	1742667.0030	594405.8820
A-04	80.25	1742647.7800	594288.5730
A-05	77.59	1742714.5770	594238.0110
A-14	83.09	1742905.7920	594233.4980
A-15	82.89	1742886.7400	594281.9520
A-16	82.26	1742849.4070	594309.6790
A-17	83.22	1742795.8190	594346.2150
A-18	87.04	1742783.7920	594449.1780

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NO.	REVISIONS	BY	DATE
1.	ADDRESS COMMENTS	T.P.B.	05/01/26

DRAWN: S.W.M.
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REVISED: T.P.B.
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 100'

R.M. BARRINEAU AND ASSOCIATES
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Richard M. Barrineau, Jr. - Sr. Founder • CERTIFICATE OF AUTHORIZATION NO. LB 5991
Richard E. Barrineau, Jr. - P.S.M. - L.B.5991

ALTA/NSPS LAND TITLE SURVEY
FOR: LENNAR HOMES, LLC

REFERENCES:
F.B. 508 PGS. 12-79
F.B. 488 PGS. 23-65
F.B. 655 PGS. 46-48

FILE: 3-16-21

J.O.# 11026

DWG.# 11026 WEST ALTA_R TOPO

SHT 2 OF 6

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

MATCHLINE B

MATCHLINE A

PORTION OF PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
PORTION OF PARCEL 1 OF LANDS DESCRIBED IN (O.R. BOOK 6076, PAGE 578)

PORTION OF PARCEL NO. 35364-000-00
169.31 ACRES, MORE OR LESS
PORTION OF PARCEL 2 OF LANDS DESCRIBED IN (O.R. BOOK 6076, PAGE 578)

NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD

50' RIGHT OF WAY

SIGN (STP ST)

CURVE-10

S.66°40'39"W. 771.57'

S.W. 62ND LOOP

50' RIGHT OF WAY

CONCRETE MITERED END

ANTENNA

LIFT STATION SITE

CHAIN LINK FENCE

GATE

FOUND 5/8" IRON ROD (NO I.D.)

PARCEL NO. 2389-300007-
OWNER: PRESERVE AT HEATH BROOK HOA C/O VINE MANAGEMENT

WETLANDS DELINEATED BY OTHERS

CONCRETE HEADWALLS

27" R.C.P.

FOUND 5/8" IRON ROD (NO I.D.)

CURVE-7

S.62°36'10"W. 419.90'

CURVE-8

NORTHERLY BOUNDARY OF PRESERVE AT HEATH BROOK PHASE 1

EXCEPTION "NOT INCLUDED" PRESERVE AT HEATH BROOK PHASE 1 (PLAT BOOK 10 PAGE 171)

PRESERVE AT HEATH BROOK PHASE 1 (PLAT BOOK 10 PAGE 171)

LOT 165 PARCEL NO. 2389-300-165 OWNER: MATHEW B. & KELLY L. HILL

LOT 166 PARCEL NO. 2389-300-166 OWNER: JAMES & BLANCA REYES

LOT 167 PARCEL NO. 2389-300-167 OWNER: DANE S. & LAURA E. SCHLINSKY

LOT 168 PARCEL NO. 2389-300-168 OWNER: JAY R. & TINA MARQUES

LOT 169 PARCEL NO. 2389-300-169 OWNER: MATHEW & SIOBHAN NICKERSON

CONCRETE MITERED END

CONCRETE SPILL WAY

LINE-2

FOUND 1/2" IRON ROD (LB 5552) N:1741548.5690' E:594718.1808'

N.62°36'30"E. 763.22'

EASTERLY BOUNDARY OF PRESERVE AT HEATH BROOK PHASE 1

TRACT F

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

TRACT F
PARCEL NO. 2389-300008
OWNER: PRESERVE AT HEATH BROOK HOME OWNERS ASSOCIATION

FOUND 5/8" IRON ROD (NO I.D.) N:1741197.8303' E:594040.3272'

LOT 181 PARCEL NO. 2389-300-181 OWNER: PAUL H. GULKE

LOT 182 PARCEL NO. 2389-300-182 OWNER: SUONG T. & NGOC PHAM

LOT 183 PARCEL NO. 2389-300-183 OWNER: THE CRISANTE FAMILY LIVING TRUST

S.W. 63RD STREET
50' RIGHT OF WAY

N.00°59'25"E. 464.48'

SOUTH BOUNDARY OF PARCEL 1

PROPOSED DRAINAGE RETENTION AREA

NORTH BOUNDARY OF PARCEL 2

(L10.357')

S.01°06'31"W. 1454.30'

S.W. 49TH AVENUE ROAD
125' RIGHT OF WAY (PROPOSED)

WESTERLY RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE ROAD

REMAINDER OF PARCEL NO. 35364-000-00

BROKEN ASPHALT

14' ASPHALT PAVEMENT

ASPHALT PAVEMENT (WIDTH VARIES)

2' CONCRETE CURB (TYPICAL)

TEMPORARY CONSTRUCTION EASEMENT

NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD

CURVE-5

CHORD WIRE FENCE

LINE-6

ITEMS 10-12 SCHEDULE B-II AREA AFFECTED BY EASEMENT TO FLORIDA POWER CORPORATION PER O.R. BOOK 19, PAGES 669-671

TEMPORARY BENCHMARK C
TOP 5/8" IRON ROD & CAP
N:1740633.8710'
E:595360.9230'
ELEVATION = 83.18'

LINE-3

ITEM 9 SCHEDULE B-II 80' EASEMENT TO FLORIDA POWER CORPORATION PER O.R. BOOK 18, PAGE 310

C-4

PRESERVE AT HEATH BROOK PH-75 (PLAT BOOK 10 PAGE 171,72

S.E. CORNER OF TRACT C PRESERVE AT HEATH BROOK PHASE

LINE-5

LINE-4

NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET

N.89°01'22"W. 760.93'

CONCRETE DITCH BLOCK (TYPICAL)

MASONRY COLUMNS (TYPICAL)

GATE

47' WOOD & WIRE FENCE

THIS AREA IS CURRENTLY UNDER CONSTRUCTION FEBRUARY 24, 2026

S.W. 66TH STREET (WILLIAMS STREET)
80' RIGHT OF WAY

ITEM 9 SCHEDULE B-II SUBORDINATION OF 80' EASEMENT TO FLORIDA POWER CORPORATION PER O.R. BOOK 8453, PAGE 505

S.W. 49TH AVENUE ROAD

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LINE TABLE	
LINE	BEARING & DISTANCE
LINE-2	S.10°11'56"W. 50.64'
LINE-3	S.01°06'31"W. 220.97'
LINE-4	S.46°03'29"W. 42.46'
LINE-5	N.00°57'33"E. 39.86'
LINE-6	N.33°13'50"W. 80.26'
LINE-7	N.04°52'09"W. 307.19'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-4	81°21'50"	170.00'	241.41'	221.63'	N.13°00'20"E.
CURVE-5	62°00'29"	470.00'	508.66'	484.19'	S.87°39'49"W.
CURVE-6	02°46'12"	1530.00'	73.97'	73.96'	N.62°42'13"W.
CURVE-7	108°42'06"	235.00'	445.84'	381.92'	N.59°12'39"W.
CURVE-8	10°44'10"	785.00'	147.09'	146.88'	S.61°07'53"W.
CURVE-9	24°23'50"	660.00'	281.04'	278.92'	N.19°34'17"W.
CURVE-10	46°34'18"	600.00'	487.70'	474.38'	N.30°40'44"W.

WETLAND TABLE			
WETLAND NO.	ELEVATION	NORTHING	EASTING
C-01	73.89	1742201.0380	594055.5110
C-02	65.60	1742087.5750	593820.5480
C-03	64.96	1742070.7260	593744.7900
C-04	65.27	1742063.3380	593717.9690
C-05	65.88	1742074.7280	593579.5870
C-06	65.97	1742116.3610	593575.0490
C-07	66.40	1742160.1110	593606.4900
C-08	68.27	1742241.8430	593620.9140
C-09	70.56	1742307.6980	593652.5490
C-19	73.66	1742309.4360	593886.1180

SEE SHEET 1 OF 6 FOR DESCRIPTIONS, NOTES VICINITY MAP, FLOOD CERTIFICATION, LEGEND & SURVEYOR'S CERTIFICATION

SHEET 3 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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REGINALD M. BARRINEAU, P.S.M. • FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5551
RICHARD E. SHARMAN, P.S.M. • LS 6581

ALTA/NSPS LAND TITLE SURVEY
FOR: LENNAR HOMES, LLC

REFERENCES:
F.B. 508 PGS. 12-79
F.B. 488 PGS. 23-65
F.B. 655 PGS. 46-48

FILE: 3-16-21

J.O.# 11026

DWG.# 11026 WEST ALTA_R TOPO

SHT 3 OF 6

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SEE SHEET 1 OF 6 FOR DESCRIPTIONS, NOTES VICINITY MAP, FLOOD CERTIFICATION, LEGEND & SURVEYOR'S CERTIFICATION

SHEET 4 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHERS

WETLAND TABLE			
WETLAND NO.	ELEVATION	NORTHING	EASTING
A-01	87.66	1742702.9480	594496.0380
A-02	83.96	1742671.0670	594456.0580
A-03	81.76	1742667.0030	594405.8820
A-04	80.25	1742647.7800	594288.5730
A-05	77.59	1742714.5770	594238.0110
A-06	76.67	1742608.6290	593952.9390
A-07	77.59	1742658.9250	593950.6610
A-08	79.09	1742754.9130	593993.4480
A-09	80.10	1742801.5930	596141.0430
A-10	79.29	1742821.8770	594056.3340
A-11	78.08	1742823.3840	594089.4130
A-12	78.64	1742855.8100	594122.2020
A-13	80.76	1742893.1200	594189.9120
A-14	83.09	1742905.7920	594233.4980
A-15	82.89	1742886.7400	594281.9520
A-16	82.26	1742849.4070	594309.6790
A-17	83.22	1742795.8190	594346.2150
A-18	87.04	1742783.7920	594449.1780
B-01	76.86	1742530.8930	594297.4040
B-02	76.75	1742534.7680	594319.3110
B-03	77.62	1742527.3650	594361.7010
B-04	77.55	1742492.0590	594386.7010
B-05	75.79	1742446.3470	594399.5020
B-06	79.54	1742441.7460	594456.3710
B-07	76.58	1742394.1690	594416.2490
C-01	73.89	1742201.0380	594055.5110
C-02	65.60	1742087.5750	593820.5480
C-03	64.96	1742070.7260	593744.7900
C-04	65.27	1742063.3380	593717.9690
C-05	65.88	1742074.7280	593579.5870
C-06	65.97	1742116.3610	593575.0490
C-07	66.40	1742160.1110	593606.4900
C-08	68.27	1742241.8430	593620.9140
C-09	70.56	1742307.6980	593652.5490
C-10	73.61	1742366.4700	593705.5400
C-11	74.81	1742396.6840	593719.0030
C-12	75.00	1742449.4260	593749.2140
C-13	76.50	1742492.9890	593805.7410
C-14	75.60	1742505.4400	593858.2310
C-15	76.58	1742465.2690	593831.7130
C-16	76.37	1742432.9600	593773.9700
C-17	74.67	1742378.5930	593755.5020
C-18	73.50	1742346.3820	593811.7380
C-19	73.66	1742309.4360	593886.1180

LINE TABLE	
LINE	BEARING & DISTANCE
LINE-8	N.54°00'09"W. 184.37'
LINE-9	N.11°56'07"E. 222.29'
LINE-10	S.86°19'12"E. 198.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-11	16°14'43"	250.00'	70.88'	70.65'	N.45°53'16"W.
CURVE-12	16°14'52"	250.00'	70.89'	70.66'	N.45°47'10"W.
CURVE-13	85°49'50"	25.00'	37.45'	34.05'	N.10°52'01"W.
CURVE-14	19°41'13"	1175.53'	403.91'	401.93'	N.21°47'38"E.
CURVE-15	08°44'01"	1628.55'	248.24'	248.00'	N.08°03'28"E.
CURVE-16	68°59'49"	185.00'	222.78'	209.56'	N.59°06'24"E.
CURVE-17	56°46'29"	150.00'	148.64'	142.63'	N.52°56'29"E.
CURVE-18	11°07'32"	770.00'	149.52'	149.28'	N.75°52'00"E.
CURVE-19	16°19'08"	1305.00'	371.69'	370.43'	S.65°19'16"E.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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1.	ADDRESS COMMENTS	T.P.B.	05/01/26

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CHECKED: T.P.B.
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SCALE: 1" = 100'

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RALPH E. HAMMERLE, JR. - LS 6991

ALTA/NSPS LAND TITLE SURVEY
FOR: LENNAR HOMES, LLC

REFERENCES:
F.B. 508 PGS. 12-79
F.B. 488 PGS. 23-65
F.B. 635 PGS. 46-48

FILE: 3-16-21

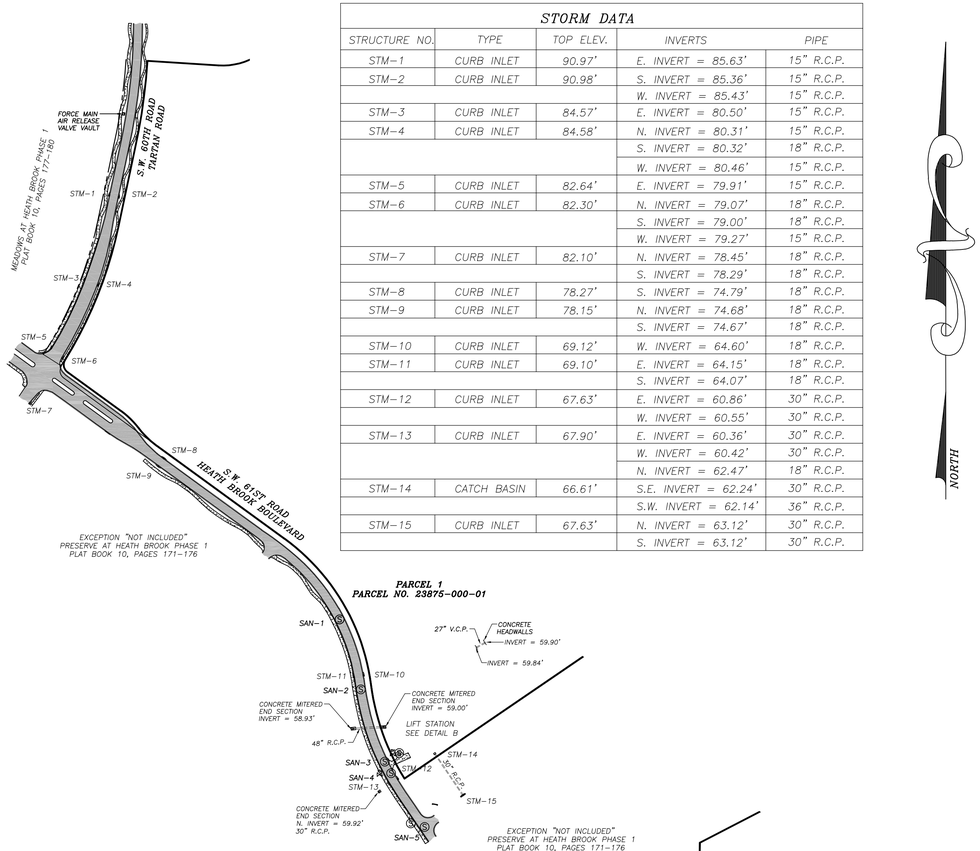
J.O.# 11026

DWG.# 11026 WEST ALTA_R TOPO

SHT 4 OF 6

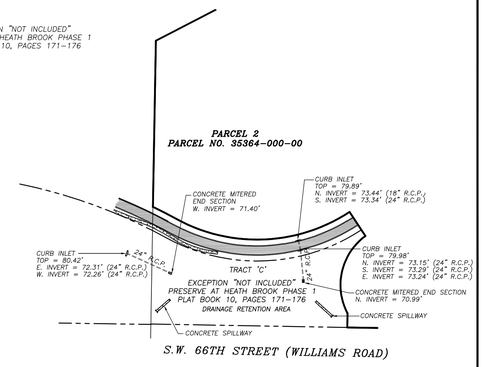
SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

STORM & SANITARY DETAIL: *SCALE: 1" = 200'*

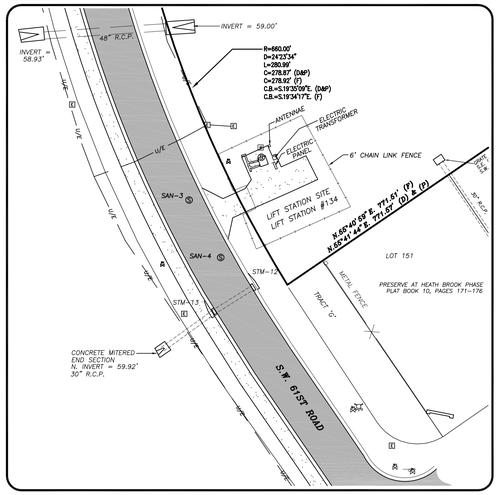


STORM DATA				
STRUCTURE NO.	TYPE	TOP ELEV.	INVERTS	PIPE
STM-1	CURB INLET	90.97'	E. INVERT = 85.63'	15" R.C.P.
STM-2	CURB INLET	90.98'	S. INVERT = 85.36'	15" R.C.P.
			W. INVERT = 85.43'	15" R.C.P.
STM-3	CURB INLET	84.57'	E. INVERT = 80.50'	15" R.C.P.
STM-4	CURB INLET	84.58'	N. INVERT = 80.31'	15" R.C.P.
			S. INVERT = 80.32'	18" R.C.P.
			W. INVERT = 80.46'	15" R.C.P.
STM-5	CURB INLET	82.64'	E. INVERT = 79.91'	15" R.C.P.
STM-6	CURB INLET	82.30'	N. INVERT = 79.07'	18" R.C.P.
			S. INVERT = 79.00'	18" R.C.P.
			W. INVERT = 79.27'	15" R.C.P.
STM-7	CURB INLET	82.10'	N. INVERT = 78.45'	18" R.C.P.
			S. INVERT = 78.29'	18" R.C.P.
STM-8	CURB INLET	78.27'	S. INVERT = 74.79'	18" R.C.P.
STM-9	CURB INLET	78.15'	N. INVERT = 74.68'	18" R.C.P.
			S. INVERT = 74.67'	18" R.C.P.
STM-10	CURB INLET	69.12'	W. INVERT = 64.60'	18" R.C.P.
STM-11	CURB INLET	69.10'	E. INVERT = 64.15'	18" R.C.P.
			S. INVERT = 64.07'	18" R.C.P.
STM-12	CURB INLET	67.63'	E. INVERT = 60.86'	30" R.C.P.
			W. INVERT = 60.55'	30" R.C.P.
STM-13	CURB INLET	67.90'	E. INVERT = 60.36'	30" R.C.P.
			W. INVERT = 60.42'	30" R.C.P.
			N. INVERT = 62.47'	18" R.C.P.
STM-14	CATCH BASIN	66.61'	S.E. INVERT = 62.24'	30" R.C.P.
			S.W. INVERT = 62.14'	36" R.C.P.
STM-15	CURB INLET	67.63'	N. INVERT = 63.12'	30" R.C.P.
			S. INVERT = 63.12'	30" R.C.P.

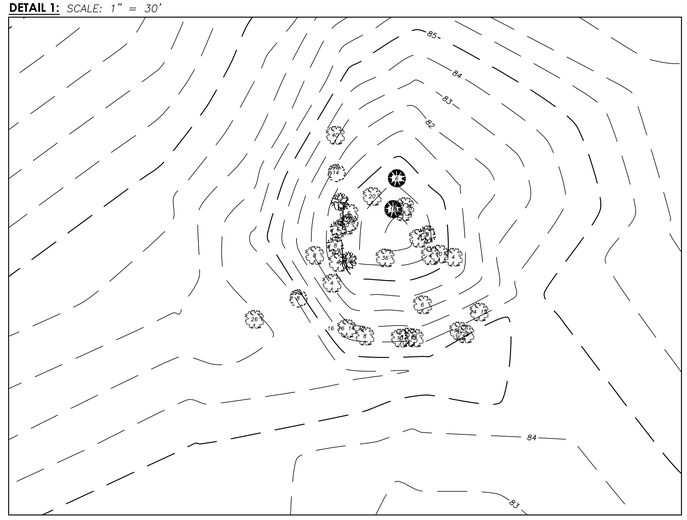
SANITARY DATA				
STRUCTURE NO.	TYPE	RIM ELEV.	INVERTS	PIPE
SAN-1	MANHOLE	72.70'	N. INVERT = 58.55'	8" P.V.C.
			S. INVERT = 58.54'	8" P.V.C.
SAN-2	MANHOLE	69.20'	N. INVERT = 57.47'	8" P.V.C.
			S. INVERT = 57.33'	8" P.V.C.
			N.E. INVERT = 57.46'	8" P.V.C.
SAN-3	MANHOLE	68.18'	N. INVERT = 56.30'	8" P.V.C.
			S. INVERT = 56.43'	8" P.V.C.
			E. INVERT = 56.28'	8" P.V.C.
			N.W. INVERT = 56.35'	8" P.V.C.
			S.W. INVERT = 56.30'	8" P.V.C.
SAN-4	MANHOLE	68.07'	N. INVERT = 56.49'	8" P.V.C.
			S. INVERT = 56.70'	8" P.V.C.
			E. INVERT = 56.65'	8" P.V.C.
SAN-5	MANHOLE	69.15'	N. INVERT = 60.52'	8" P.V.C.
			S. INVERT = 60.59'	8" P.V.C.
			E. INVERT = 60.60'	8" P.V.C.



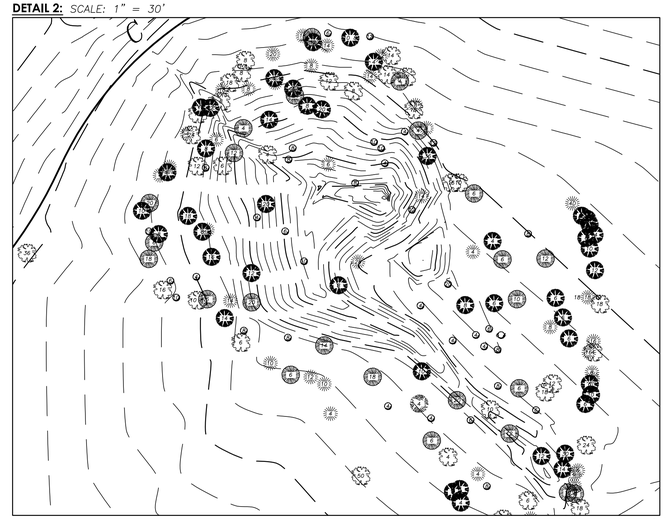
DETAIL B: *SCALE: 1" = 40'*



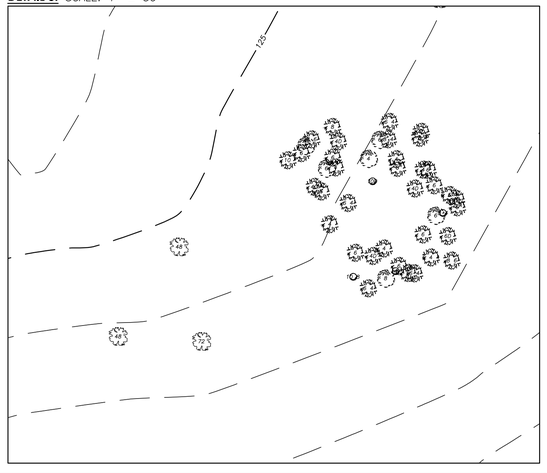
DETAIL 1: *SCALE: 1" = 30'*



DETAIL 2: *SCALE: 1" = 30'*



DETAIL 3: *SCALE: 1" = 30'*



SEE SHEET 1 OF 6 FOR DESCRIPTIONS, NOTES VICINITY MAP, FLOOD CERTIFICATION, LEGEND & SURVEYOR'S CERTIFICATION

SHEET 5 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHERS

LEGEND *UNLESS OTHERWISE NOTED*

- ℄ = CENTERLINE OF RIGHT OF WAY
- ● = FOUND 1/2" IRON ROD & CAP – LB 5552
- ○ = FOUND 5/8" IRON ROD & CAP – PRM LS 5316
- ○ = FOUND 5/8" IRON ROD & CAP – LB 5091
- ■ = FOUND 4" x 4" CONCRETE MONUMENT – LS 2628
- ⊙ = FOUND NAIL & DISC – PCP LS 5316
- WM = WATER METER
- IC = IRRIGATION CONTROL VALVE
- HB = HOSE BIBB
- T = TELEPHONE BOX
- FO = FIBER OPTIC CABLE MARKER
- E = ELECTRIC BOX
- CB = CABLE BOX
- SIGN
- WOOD POWER POLE
- CONCRETE LIGHT POLE
- GUY ANCHOR
- WV = WATER VALVE
- FH = FIRE HYDRANT
- W = WELL
- MW = MONITORING WELL
- MB = MAIL BOX
- S = SANITARY MANHOLE
- SC = SANITARY CLEANOUT
- SV = SEWER VALVE
- D = DRAINAGE MANHOLE
- R/W = RIGHT OF WAY LINE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- (F) = FIELD MEASUREMENT
- (P) = PLAT MEASUREMENT
- C.B. = CHORD BEARING
- V.C.P. = VITRIFIED CLAY PIPE
- P.V.C. = POLYVINYL CHLORIDE PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- = BENCHMARK/CONTROL POINT
- A/E = AERIAL ELECTRIC
- = BROKEN LINE; NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

CAMPHOR	HOLLY
CEDAR	BASS WOOD
CHERRY	OAK
CHINABERRY	PALM
ELM	PINE
HICKORY	SWEETGUM

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NO.	REVISIONS	BY	DATE

DRAWN: S.W.M.
REVISED:
REVISED: T.P.B.
CHECKED:
APPROVED: T.P.B.
SCALE:

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 100 • Ocala, FLORIDA 34471
PHONE: (352) 622-1313 • FAX: (352) 629-2171 • www.rmbarrineau.com
REGINALD M. BARRINEAU, JR. - Sr. FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS E. GARRISON, P.S.M. - LS 6981

ALTA/NSPS LAND TITLE SURVEY
FOR: ROY T. BOYD, III

REFERENCES:
F.B. 508 PGS. 12-79
F.B. 488 PGS. 23-65
F.B. 655 PGS. 46-48

FILE: 3-16-21

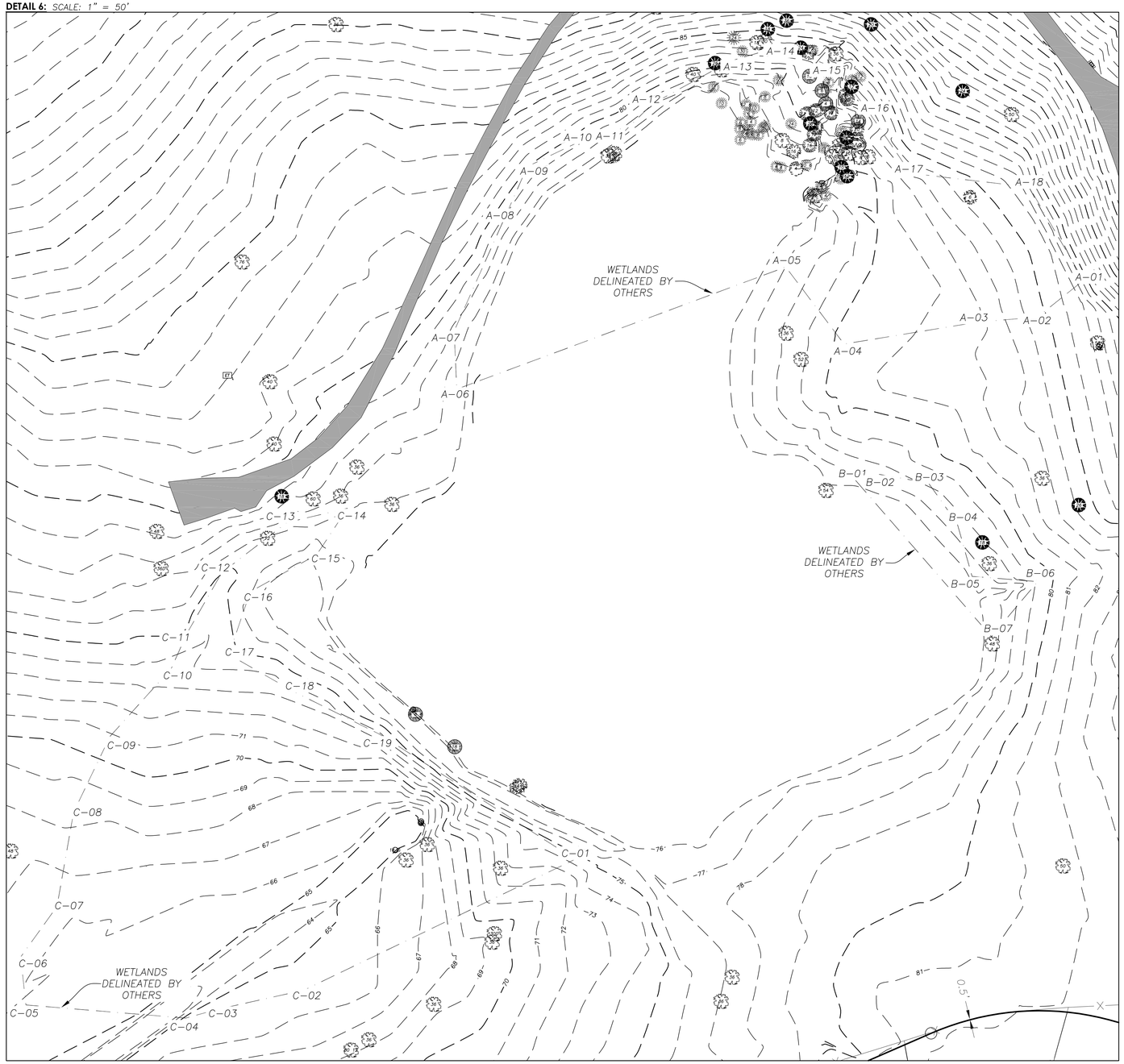
J.O.# 11026

DWG.# 11026 WEST ALTA_R TOPO

SHT 5 OF 6

SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

DETAIL 6: *SCALE: 1" = 50'*



WETLAND TABLE			
WETLAND NO.	ELEVATION	NORTHING	EASTING
WET LAND A-1	87.66	1742702.9480	594496.0380
WET LAND A-2	83.96	1742671.0670	594456.0580
WET LAND A-3	81.76	1742667.0030	594405.8820
WET LAND A-4	80.25	1742647.7800	594288.5730
WET LAND A-5	77.59	1742714.5770	594238.0110
WET LAND A-6	76.67	1742608.6290	593952.9390
WET LAND A-7	77.59	1742658.9250	593950.6610
WET LAND A-8	79.09	1742754.9130	593993.4480
WET LAND A-9	80.10	1742801.5930	596141.0430
WET LAND A-10	79.29	1742821.8770	594056.3340
WET LAND A-11	78.08	1742823.3840	594089.4130
WET LAND A-12	78.64	1742855.8100	594122.2020
WET LAND A-13	80.76	1742893.1200	594189.9120
WET LAND A-14	83.09	1742905.7920	594233.4980
WET LAND A-15	82.89	1742886.7400	594281.9520
WET LAND A-16	82.26	1742849.4070	594309.6790
WET LAND A-17	83.22	1742795.8190	594346.2150
WET LAND A-18	87.04	1742783.7920	594449.1780

WETLAND TABLE			
WETLAND NO.	ELEVATION	NORTHING	EASTING
WET LAND B-1	76.86	1742530.8930	594297.4040
WET LAND B-2	76.75	1742534.7680	594319.3110
WET LAND B-3	77.62	1742527.3650	594361.7010
WET LAND B-4	77.55	1742492.0590	594386.7010
WET LAND B-5	75.79	1742446.3470	594399.5020
WET LAND B-6	79.54	1742441.7460	594456.3710
WET LAND B-7	76.58	1742394.1690	594416.2490

WETLAND TABLE			
WETLAND NO.	ELEVATION	NORTHING	EASTING
WET LAND C-1	73.89	1742201.0380	594055.5110
WET LAND C-2	65.60	1742087.5750	593820.5480
WET LAND C-3	64.96	1742070.7260	593744.7900
WET LAND C-4	65.27	1742063.3380	593717.9690
WET LAND C-5	65.88	1742074.7280	593579.5870
WET LAND C-6	65.97	1742116.3610	593575.0490
WET LAND C-7	66.40	1742160.1110	593606.4900
WET LAND C-8	68.27	1742241.8430	593620.9140
WET LAND C-9	70.56	1742307.6980	593652.5490
WET LAND C-10	73.61	1742366.4700	593705.5400
WET LAND C-11	74.81	1742396.6840	593719.0030
WET LAND C-12	75.00	1742449.4260	593749.2140
WET LAND C-13	76.50	1742492.9890	593805.7410
WET LAND C-14	75.60	1742505.4400	593858.2310
WET LAND C-15	76.58	1742465.2690	593831.7130
WET LAND C-16	76.37	1742432.9600	593773.9700
WET LAND C-17	74.67	1742378.5930	593755.5020
WET LAND C-18	73.50	1742346.3820	593811.7380
WET LAND C-19	73.66	1742309.4360	593886.1180

SEE SHEET 1 OF 6 FOR DESCRIPTIONS, NOTES VICINITY MAP, FLOOD CERTIFICATION, LEGEND & SURVEYOR'S CERTIFICATION

SHEET 6 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHERS

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

CAMPHOR	HOLLY
CEDAR	BASS WOOD
CHERRY	OAK
CHINABERRY	PALM
ELM	PINE
HICKORY	SWEETGUM

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NORTH

NO.	REVISIONS	BY	DATE

DRAWN: S.W.M.
REVISED:
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE:

R.M. BARRINEAU AND ASSOCIATES
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ALTA/NSPS LAND TITLE SURVEY
FOR: ROY T. BOYD, III

REFERENCES:
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F.B. 635 PGS. 46-48

FILE: 3-16-21

J.O.# 11026
DWG.# 11026 WEST ALTA_R TOPO
SHT 6 OF 6

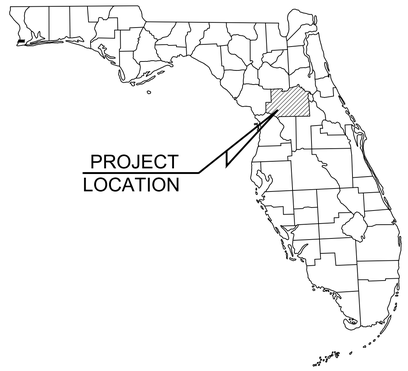
MOCKINGBIRD RIDGE

PD MASTER PLAN AT HEATHBROOK

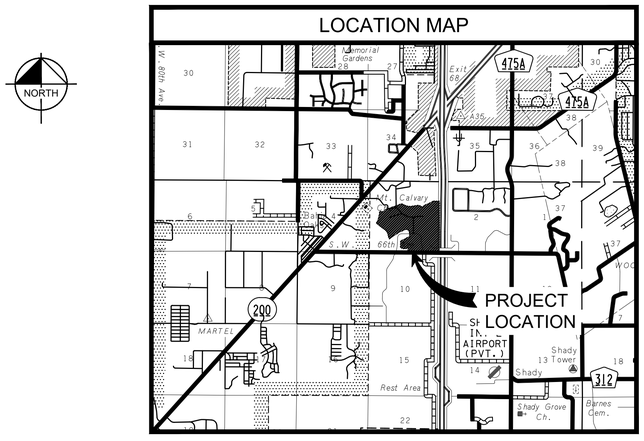
CITY OF OCALA, FLORIDA

SECTION 3 AND 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST

JANUARY 2026



LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C001	COVER SHEET
C002	MOCKINGBIRD PD MASTER PLAN
C003	PD - SITE DEVELOPMENT PLAN
C004	EXISTING TOPOGRAPHY
C005	TYPICAL SECTIONS
S01 TO S09	BOUNDARY & TOPOGRAPHIC SURVEY (R.M. BARRINEAU AND ASSOCIATES)

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 23875-000-01 & 35364-000-00

PRESENT ZONING: HEATH BROOK PUD-02

ABUTTING ZONING: NORTH - HEATH BROOK PD
EAST - ROW (I-75)
SOUTH - ROW (SW 66TH STREET)
WEST - ROW (SW 61ST ROAD) HEATH BROOK PUD-02 & PUD-03

LAND USE: LI - (LOW INTENSITY)

WATER
POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA.

SEWER
WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

FEMA DESIGNATION:
FLOOD CERTIFICATION:
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" - AN AREA WITH A 1% OF ANNUAL CHANCE FLOODING, PER THE FLOOD INSURANCE RATE MAP NO. 12083C0514E, 12083C0518E, 12083C0702E, AND 12083C0706E EFFECTIVE APRIL 19, 2017.

DRAINAGE SUMMARY:
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE:
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS. DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA, SW 49TH AVENUE ROAD WILL BE MAINTAINED BY MARION COUNTY.

UTILITY CONTACT LISTING

ELECTRIC
OCALA ELECTRIC UTILITY
1805 NE 30TH AVE
BLDG 400
OCALA, FL 34470
RANDY HAHN
(352) 351-6615

WATER & SEWER
CITY OF OCALA
2100 NE 30TH AVE
OCALA, FL 34470
STACEY FERRANTE
(352) 351-6775

PHONE
CENTURYLINK
1325 BLAIRSTONE RD
RM 113
TALLAHASSEE, FL 32301
BILL MCCLOUD
(850) 599-1444

INTERNET
COX CABLE
4040 NE 49TH AVE
OCALA, FL 34470
MICHELLE OSBORNE
(478) 314-3577

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
BOYD DEVELOPMENT, LLC
1720 SE 16TH AVENUE, BLDG. 200
OCALA, FL 34471

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
R.M. BARRINEAU AND ASSOCIATES
1309 SE 25TH LOP, SUITE 103,
OCALA, FLORIDA 34471
(352) 622-3133

GEOTECHNICAL ENGINEERING CONSULTANT
GEOTECH, INC.
1016 SE 3RD AVE.
OCALA, FLORIDA 34471
(352) 694-7711

TRAFFIC STATEMENT

CALCULATIONS ARE IN ACCORDANCE WITH THE APPROVED HEATH BROOK DRI DEVELOPMENT ORDER AND RELATED CONCURRENCY AGREEMENT. THE AMENDED AND RESTATED DEVELOPMENT ORDER (ARDO) IS RECORDED AT O.R. BOOK 6840, PAGE 824, AND THE FIRST AMENDMENT TO THE ARDO IS RECORDED AT O.R. BOOK 7948, PAGE 840 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE PROPOSED DEVELOPMENT WILL CONSIST OF 592 RESIDENTIAL DWELLING UNITS. SINGLE FAMILY HOMES (GATED COMMUNITY) RATE APPLIES. A TRIP RATE OF 0.60 TRIPS PER DWELLING UNIT AND INTERNAL CAPTURE DISCOUNT OF 22% IS APPLIED PER THE APPROVED TRAFFIC STUDY FOR THE DRI (TIA03-0004 APPROVED 8/3/2005).

GROSS TRIPS = 592 S.F.R. (GATED) X 0.60 = 355
PM PEAK HOUR TRIPS = 355 X 0.78 = 277

REQUIRED TRIPS: 277
PROVIDED TRIPS: 277 TRIPS HAS BEEN ASSIGNED BY OCALA TROPHY TO THE OWNER OF MOCKINGBIRD RIDGE, PER ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED IN MARION COUNTY O.R. BK 8714 PGS 1556-1563.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 110611230, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR FLORIDA FIRST TITLE & TRANSACTION, SERVICES, LLC, ISSUING OFFICE FILE NO. 25009, BEARING A COMMITMENT DATE OF JANUARY 26, 2025.

PARCEL 1: (23875-000-01)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S 00°20'17" W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1426.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST BOUNDARY LINE N 89°39'43" W 589.45 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22°52'09" AND A CHORD BEARING AND DISTANCE OF S 55°25'45" W 212.13 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 213.54 FEET TO A POINT OF TANGENCY; THENCE S 66°51'49" W 446.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°09'20" AND A CHORD BEARING AND DISTANCE OF S 44°47'09" W 255.59 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 262.03 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 425.04 FEET AND A CHORD BEARING AND DISTANCE OF N 68°15'51" W 429.33 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 450.07 FEET TO A POINT OF TANGENCY; THENCE S 81°24'04" W 375.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 960.00 FEET; A CENTRAL ANGLE OF 25°06'04" AND A CHORD BEARING AND DISTANCE OF N 86°02'54" W 417.22 FEET; THENCE WESTERLY ALONG SAID CURVE 420.57 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1305.00 FEET, A CENTRAL ANGLE OF 16°19'19" AND CHORD BEARING AND DISTANCE OF N 65°20'13" W 370.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 371.76 FEET, THENCE S 70°14'00" W 1042.03 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'50" AND A CHORD BEARING AND DISTANCE OF S 75°47'56" W 149.35 FEET; THENCE WESTERLY ALONG SAID CURVE, 149.59 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°44'55" AND A CHORD BEARING AND DISTANCE OF S 65°23'04" W 142.57 FEET; THENCE WESTERLY ALONG SAID CURVE 148.57 TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 68°39'29" AND A CHORD BEARING AND DISTANCE OF S 59°06'41" W 209.55 FEET; THENCE WESTERLY ALONG SAID CURVE 222.76 FEET TO A POINT OF TANGENCY; THENCE N 86°23'35" W 258.77 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1568.55 FEET, A CENTRAL ANGLE OF 8°43'41" AND A CHORD BEARING AND DISTANCE OF S 8°05'38" W 238.71 FEET; THENCE SOUTHERLY ALONG SAID CURVE 238.94 FEET TO A POINT OF TANGENCY; THENCE S 11°56'34" W 222.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1115.53 FEET, A CENTRAL ANGLE OF 20°39'09" AND A CHORD BEARING AND DISTANCE OF S 22°16'06" W 399.92 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 402.10 FEET; THENCE S 57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°33'34" AND A CHORD BEARING AND DISTANCE OF S 10°41'15" E 34.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE 37.77 FEET TO A POINT OF TANGENCY; THENCE S 53°58'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°40'42" E 474.44 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E 278.87 FEET; THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET; THENCE N 55°41'44" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF N 61°03'28" E 146.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO A POINT OF TANGENCY; THENCE N 66°25'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 235.00, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 59°13'16" E 381.96 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 445.91 FEET TO A POINT OF TANGENCY; THENCE, S 4°51'44" E 220.32 FEET; THENCE S 85°01'08" E 119.48 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 170.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E 173.43, FEET; THENCE EASTERLY ALONG SAID CURVE 181.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 183.93 FEET, A CENTRAL OF 23°26'49" AND A CHORD BEARING AND DISTANCE OF S 80°04'18" E 74.74 FEET; THENCE EASTERLY ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 3°15'24" AND A CHORD BEARING AND DISTANCE OF N 86°34'36" EAST 463.16 FEET; THENCE EASTERLY ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY; THENCE N 84°56'54" E 80.46 FEET; THENCE N 1°19'17" E 100.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E 193.97 FEET; THENCE NORTHERLY ALONG SAID CURVE 194.76 FEET TO THE POINT OF TANGENCY; THENCE N 19°08'07" E 303.05 FEET; THENCE S 89°39'20" E 1270.55 FEET; THENCE N 00°21'42" E 758.84 FEET, THENCE N 89°27'28" W 38.27 FEET TO THE EAST 1/4 CORNER OF THE AFOREMENTIONED SECTION 3; THENCE N 00°20'17" E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1178.62 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY CONVEYED TO THE CITY OF OCALA, RECORDED IN BOOK 6907, PAGE 679, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

(OFFICIAL RECORDS BOOK 4905, PAGE 332): COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S.89°20'41"E., FOR
15.47 FEET; THENCE CONTINUE ALONG SAID SECTION LINES, S.89°20'41"E., FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S.00°20'17"W., FOR 1426.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.00°20'17"W., FOR 1178.27 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, S.89°27'28"E., FOR 38.27 FEET; THENCE S.00°21'42"W., FOR 1323.10 FEET; THENCE S.89°34'20"W., FOR 38.02 FEET; THENCE S.00°21'02"W., FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N.88°59'56"W., A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N.00°21'02"E., 2561.64 FEET; THENCE N.00°20'17"E., FOR 1178.27 FEET; THENCE S.89°39'43"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID LAND BEING SITUATED IN MARION COUNTY, FLORIDA.

PARCEL 2: (35364-000-00)

A PARCEL SITUATED IN SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE N 01°44'46" E AT 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET; THENCE N 89°00'14" W ALONG SAID NORTH RIGHT OF WAY LINE 348.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY N 00°59'46" E AT 792.11 FEET; THENCE N 62°38'23" E AT 763.15 FEET; THENCE N 04°51'44" W AT 86.92 FEET; THENCE S 85°01'08" E AT 119.48 FEET; THENCE N 53°50'26" E AT 6.16 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E AT 173.43 FEET; THENCE ALONG SAID CURVE 181.01 FEET TO POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 183.93 FEET, A CENTRAL ANGLE OF 23°26'49" AND CHORD BEARING AND DISTANCE OF S 80°04'18" E AT 74.74 FEET; THENCE ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 8,149.78 FEET, A CENTRAL ANGLE OF 03°15'24" AND A CHORD BEARING AND DISTANCE OF N 86°34'36" E AT 463.16 FEET; THENCE ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY; THENCE N 89°56'54" E AT 80.46 FEET; THENCE N 01°19'17" E AT 100.95 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST, HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E AT 193.97 FEET, THENCE ALONG SAID CURVE 194.76 FEET TO A POINT OF TANGENCY; THENCE N 19°08'07" E AT 303.05 FEET; THENCE S 89°39'02" E AT 1270.55 FEET; THENCE S 00°21'42" W AT 564.27 FEET; THENCE S 89°34'20" W AT 38.02 FEET; THENCE S 00°21'02" W AT 1238.73 FEET TO POINT ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 88°59'56" W AT 912.33 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE S 01°00'04" W AT 45.00 FEET; THENCE N 88°59'41" W AT 1681.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA. TOGETHER WITH:

A PARCEL SITUATED IN SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF "HEATH BROOK HILLS", A SUBDIVISION RECORDED IN PLAT BOOK "7", PAGES 120 AND 121 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA, SAID POINT IS ALSO ON THE NORTH RIGHT OF WAY OF SW 66TH STREET (WILLAM'S ROAD); THENCE ALONG THE EAST BOUNDARY LINE OF SAID HEATH BROOK HILLS N 11°38'41" E 1255.07 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 146°25'45" AND A CHORD BEARING AND DISTANCE OF N 32°17'23" W AT 354.24 FEET; THENCE NORTHERLY ALONG SAID CURVE 472.80 FEET; THENCE N 05°29'21" W 149.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 46°45'44" AND A CHORD BEARING AND DISTANCE OF N 61°07'47" E AT 746.07 FEET; THENCE EASTERLY ALONG SAID CURVE 767.18 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING RADIUS OF 1115.53 FEET, A CENTRAL ANGLE OF 05°09'14" AND A CHORD BEARING AND DISTANCE OF N 35°10'18" E AT 100.31 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 100.34 FEET; THENCE S57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°33'34" AND A CHORD BEARING AND DISTANCE OF S 10°41'15" E AT 34.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE 37.77 FEET TO THE POINT OF TANGENCY; THENCE S 53°58'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°40'42" E AT 474.44 FEET; THENCE SOUTH ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING RADIUS OF 660.00 FEET A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E AT 278.87 FEET; THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET; THENCE N 55°41'44" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 785.00 FEET A CENTRAL ANGLE OF 10°43'28" AND A CHORD "BEARING AND DISTANCE OF N 61°03'28" E AT 146.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO THE POINT OF TANGENCY; THENCE N 66°25'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 59°13'16" E AT 381.96 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 445.91 FEET TO A POINT OF TANGENCY; THENCE S 04°51'44" E
307.23 FEET; THENCE S 62°38'23" W 763.15 FEET, THENCE S 00°59'46" W 792.11 FEET TO THE NORTH RIGHT OF WAY OF THE AFOREMENTIONED SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY N 89°00'14" W 2295.61 FEET; THENCE S 89°25'18" W 286.71 TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

(OFFICIAL RECORDS BOOK 4905, PAGE 332): COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S.89°20'41"E., FOR 15.47 FEET; THENCE CONTINUE ALONG SAID SECTION LINES, S.89°20'41"E., FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S.00°20'17"W., FOR 1426.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.00°20'17"W., FOR 1178.27 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, S.89°27'28"E., FOR 38.27 FEET; THENCE S.00°21'42"W., FOR 1323.10 FEET; THENCE S.89°34'20"W., FOR 38.02 FEET; THENCE S.00°21'02"W., FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N.88°59'56"W., A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N.00°21'02"E., 2561.64 FEET; THENCE N.00°20'17"E., FOR 1178.27 FEET; THENCE S.89°39'43"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT: ALL OF THE PLAT OF PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 171-176, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS: THAT PORTION OF TRACT "C" WHICH IS INCLUDED IN PARCEL 2 ABOVE. IT IS THEREFORE THE INTENTION TO INCLUDE THAT PORTION OF SAID TRACT "C" WHICH IS INCLUDED WITHIN PARCEL 2 ABOVE.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	0-00-2025	CPM

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD25-0007
MOCKINGBIRD RIDGE, LLC
5/22/2026
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT	242387001
DATE	JANUARY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
CHECKED BY	RVB

COVER SHEET

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C001

This document, together with the concepts and designs presented herein, as 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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

C:\Users\BNO+1.PDW\AppData\Local\Temp\AcPublish_15836\C001 COVER SHEET.dwg, Layout:C001 COVER SHEET, Jan 27, 2026
XREFS: xborder-24238700 khcddress-lock Drawing\Data cm_mason

NOTES (EXISTING HEATHBROOK PUD CONDITIONS)

1. PHASE DESIGNATIONS SHOWN HEREIN ARE FOR REFERENCE PURPOSES ONLY, AND DO NOT NECESSARILY REFLECT THE ORDER IN WHICH THE PHASE WILL BE DEVELOPED.
2. THE CONNECTIONS TO SW 66TH STREET (WILLIAM ROAD) AND THE 100' R/W ALONG THE EASTERN PROPERTY ARE CONDITIONS OF THE DEVELOPMENT ORDER, AND ARE SUBJECT TO THOSE CONDITIONS.
3. THE AREAS DESIGNATED PUD-2, PUD-3, AND PUD 5 ARE MIXED USE RESIDENTIAL PLANNED UNIT DEVELOPMENTS (PUD'S).
4. THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:

A: PROJECT IDENTIFICATION SIGNS ON MAIN COLLECTOR ENTRANCES FROM SR 200 OR SW 49TH AVENUE SHALL BE PER THE CITY'S LAND DEVELOPMENT REGULATIONS SECTION 110-152 AND/OR SECTION 110-153 FOR NON-RESIDENTIAL USES.

B: RESIDENTIAL PUD IDENTIFICATION SIGNS SHALL BE ALLOWED LOCATED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.

C: PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.

A SIGN DESIGN PACKAGE WILL BE SUBMITTED WITH THE CONCEPTUAL SITE PLAN OR FINAL SITE PLAN PER LDC SECTION 110-163.

5. 20% OF THE TOTAL GROSS ACREAGE OF NON-RESIDENTIAL USES SHALL BE OPEN SPACE.
6. THE INTERNAL CIRCULATION AND ACCESS POINTS BETWEEN TRACTS AND EXTERNAL ACCESS POINTS TO PUBLIC ROADWAYS MAY VARY IN LOCATION FROM THE LOCATIONS AS SHOWN ON THE REVISED PUD MASTER PLAN AS SUCH IS REFINED AT SITE PLAN APPROVAL.
7. TRACTS SHALL PROVIDE CROSS ACCESS FOR ALL NON-RESIDENTIAL LOTS.
8. SAMPLE ARCHITECTURAL ELEVATIONS SHALL BE PROVIDED DURING SITE PLAN REVIEW FOR EACH TRACT CONSISTENT WITH LDC SECTION 122-216(I) AND THE HEATH BROOK ARCHITECTURAL GUIDELINES.
9. EXISTING TREES SHALL BE SURVEYED PRIOR TO THE APPROVAL OF ANY TRACT'S SITE PLAN OR FINAL PUD PLAN.
10. THIS PROJECT IS SUBJECT TO THE HEATH BROOK DRI DEVELOPMENT ORDER UNTIL SUCH TIME AS IT EXPIRES OR IS RESCINDED.
11. SUBSEQUENT SITE PLANS ADJACENT TO SR 200, TARTAN ROAD, AND/OR SW 49TH AVENUE SHALL ADHERE TO THE ADOPTED HEATH BROOK LANDSCAPE GUIDELINES.
12. AGRICULTURE SHALL CONTINUE TO BE AN ALLOWED USE IN AREAS THAT HAVE NOT BEEN DEVELOPED FOR A DIFFERENT ALLOWED USE.
13. ALL PROPOSED ROADWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO CHANGE.

PUD LAND USE				
PARCEL	PHASE	ACRES	RESIDENTIAL UNITS	DENSITY
PUD 2	I	100	213	1.99
PUD 2	II	97	201	2.06
PUD 2	III	200	391	1.96
PUD 3 SF-1	II	45	116	3.0
PUD 3 SF-1	III	18	51	3.0
PUD 3 FC	IV	9	0	0
PUD 3 SF-2	I	41	105	2.55
PUD 5 MF-1	I	12	71	6.04
PUD 5 MF-1	II	20	75	3.67
TOTAL		542	1223	2.26

THESE PARCELS UPDATED WITH MOCKINGBIRD RIDGE PD, SEE UPDATED VALUES SHEET C003

PUD 3, FRONTAGE COMMERCIAL (FC) BREAKDOWN			
TRACT	ACRES	ALLOWABLE INTENSITY (S.F.)	RESIDENTIAL UNITS
'A'	3.04	10,000	-
'B'	6.01	38,000	-

PARCEL	PHASE	ACRES	RESIDENTIAL UNITS	DENSITY
MF-2	PARADIGM	26	320	12.33
MF-3	I	24	280	21.44

HEATHBROOK PD BREAKDOWN	
OFFICE	40,000 SF
RETAIL	59,550 SF
BUSINESS PARK/LIGHT INDUSTRIAL	34,500 SF
MULTI-FAMILY	429 DWELLING UNITS
SINGLE-FAMILY	396 DWELLING UNITS

NOTE:

PUD 2 MAY BE DEVELOPED AS A GATED GOLF COURSE COMMUNITY OR A GATED SINGLE FAMILY RESIDENTIAL COMMUNITY.

VALUES SHOWN IN CHART MAY VARY AFTER FINAL DEVELOPMENT.

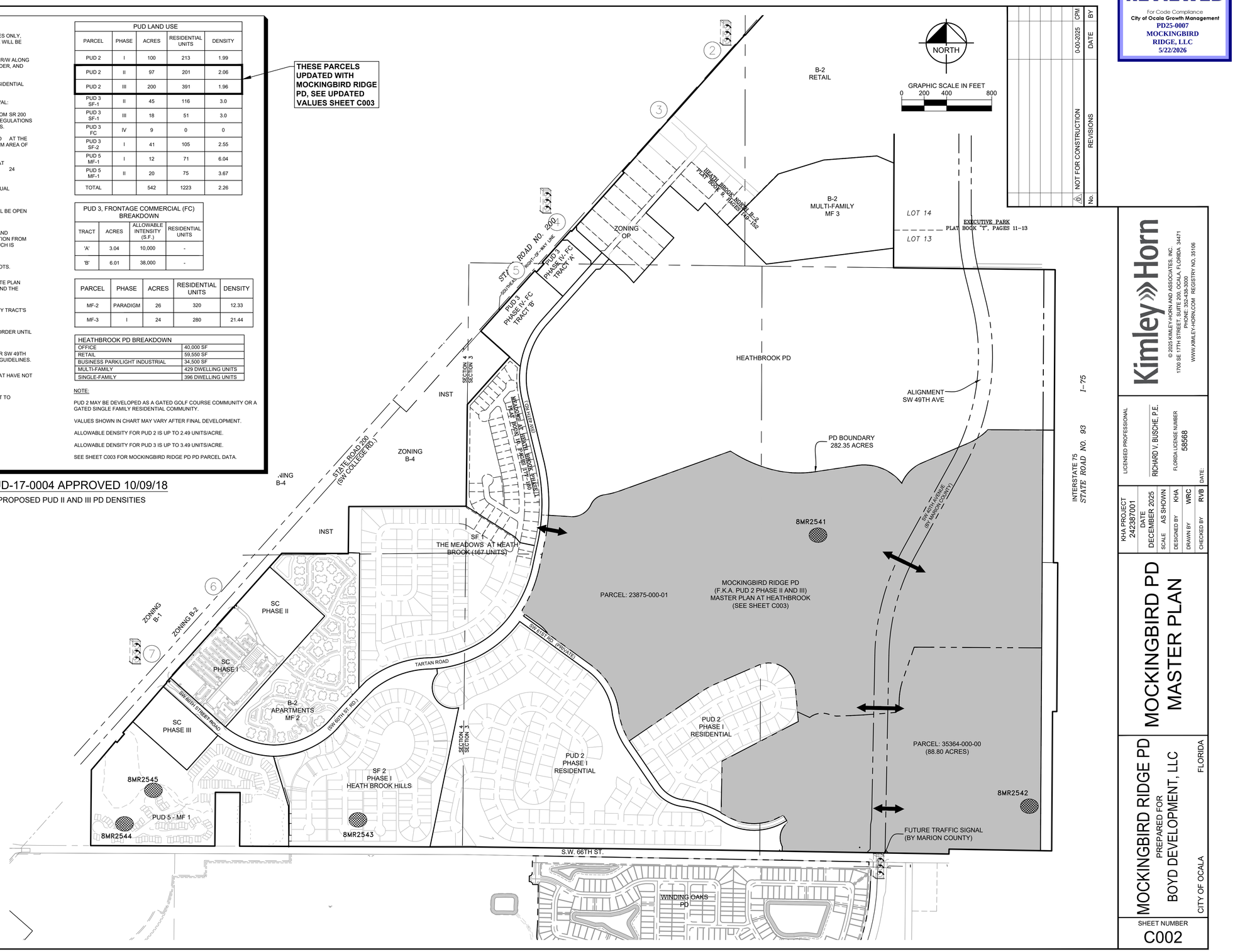
ALLOWABLE DENSITY FOR PUD 2 IS UP TO 2.49 UNITS/ACRE.

ALLOWABLE DENSITY FOR PUD 3 IS UP TO 3.49 UNITS/ACRE.

SEE SHEET C003 FOR MOCKINGBIRD RIDGE PD PD PARCEL DATA.

EXCERPT FROM PUD-17-0004 APPROVED 10/09/18

SEE SHEET C003 FOR PROPOSED PUD II AND III PD DENSITIES



LEGEND

- 8MR2542 — ARCHAEOLOGICAL SITE
- TRAFFIC SIGNAL LOCATIONS
- 2 — S.R. 200 ACCESS LOCATIONS
- ACCESS POINT
- AREA OF MOCKINGBIRD PD MASTER PLAN

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	10-00-2025	CPM

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD25-0007
MOCKINGBIRD RIDGE, LLC
5/22/2026

Kimley»Horn
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PHONE: 352-438-3000
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LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568

KHA PROJECT	242387001
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	WRC
CHECKED BY	RVB
DATE:	

MOCKINGBIRD PD MASTER PLAN

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C002

This document, together with the concepts and designs presented herein, as 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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\OCA_Civil\242387001-42nd Street Road Bridge\civil\CAD\PD Master Plan\Plan Sheets\C002 MASTER PLAN.dwg, Layout: C002 MASTER PLAN Dec 16, 2025
XREFs: xBorder-24x36.dwg xBorder-242387001 kh-address-xxx Drawing\Data xBorder-142175003 xBase-142175001 xBase-142387001 xBase-142175003 fmx0178501 AC42-76-79_j3KA Details TOPO\R001 ALIGNR001 DRFHR001 DRFHR001 DSIDNR001 DSIDNR001 CLIPR002 DSIGNR01 TOPO\R_AprDoaa_01 DRFHR001 TOPO\R_AprDoaa_01 TOPO\R_AprDoaa_01 TOPO\R_NEW_01 TOPO\R_NEW_01

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USE	DENSITY
MOCKINGBIRD RIDGE PD (F.K.A. PUD 2 PHASE II AND III)	282.35	SINGLE-FAMILY RESIDENTIAL	592 UNITS MAXIMUM

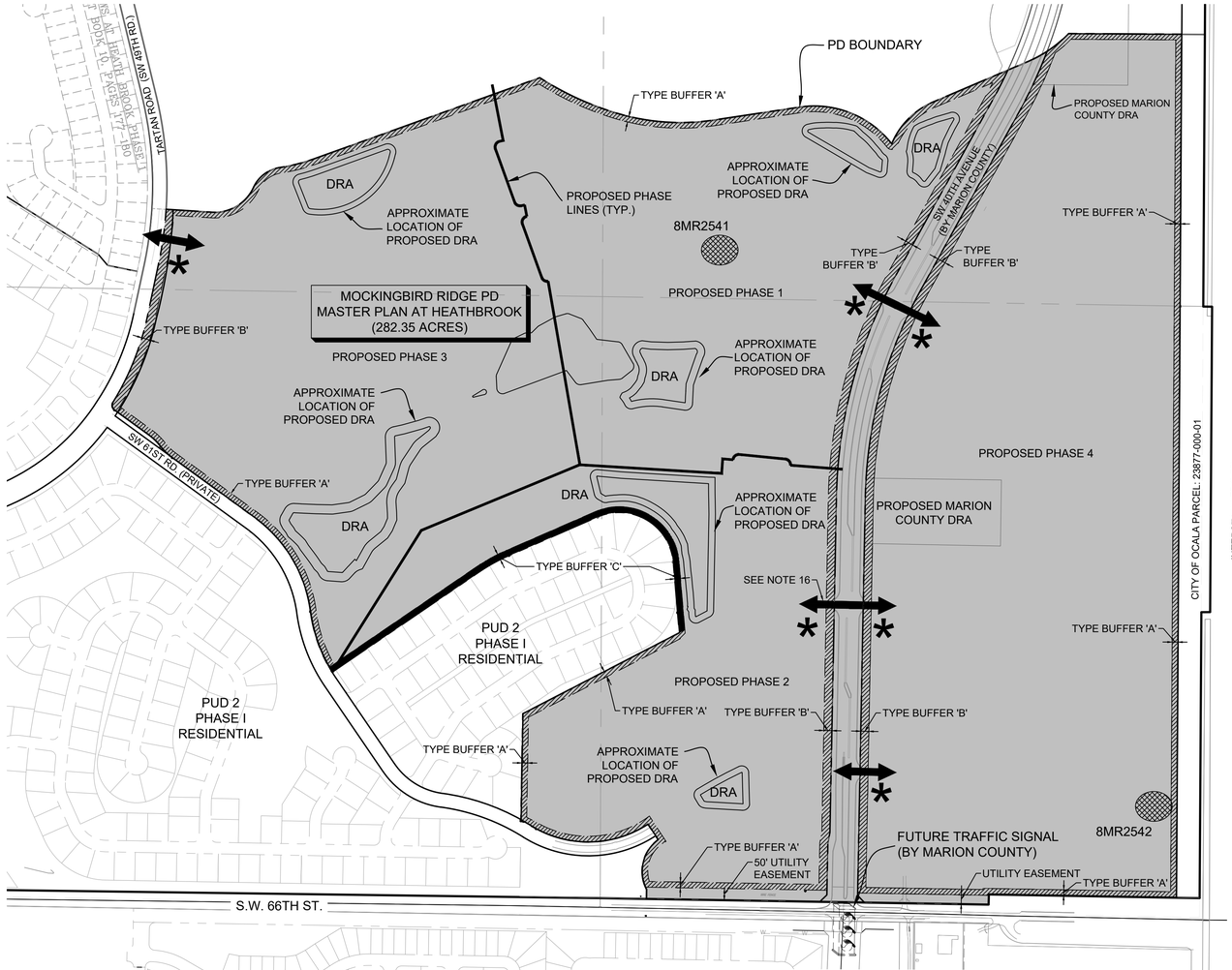
1. MULTIPLE PHASES ARE ANTICIPATED WITH THIS DEVELOPMENT.
2. EXISTING APPROVAL FOR PD MASTER PLAN AREA (PREVIOUSLY PUD 2 PHASE II AND III) IS 592 MAXIMUM SINGLE FAMILY LOTS

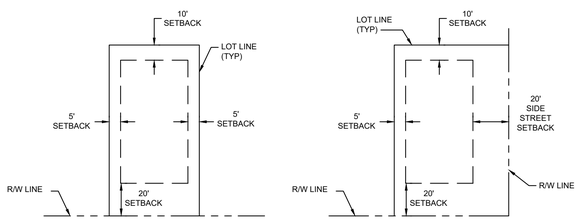
SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23875-000-01 35364-000-00
TOTAL SITE BOUNDARY	± 282.35 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	ZONE X & AE
FEMA PANEL	12083C0514E 12083C0518E 12083C0702E 12083C0706E
LAND USE	LOW INTENSITY
ZONING	PD PLANNED DEVELOPMENT
BUFFER REQUIREMENTS (BUFFERS ARE PER THE OVERALL HEATHBROOK DRI DEVELOPMENT STANDARDS)	
TYPE A	25 FT BUFFER
TYPE B	35 FT BUFFER
TYPE C*	15 FT BUFFER
SETBACK REQUIREMENTS	
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	10 FEET

*SEE TYPICAL SECTION THIS SHEET FOR TYPE C BUFFER DETAILS

NOTE:

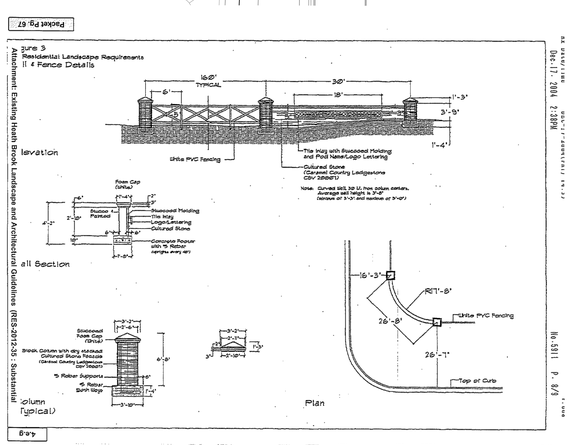
1. EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT. THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S MITIGATION FUND.
2. POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.
3. EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.
4. BUILDINGS SHALL FACE PUBLIC STREETS OR INTERNAL ROADWAYS.
5. THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
   - A: RESIDENTIAL IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PERIMETER LOCATIONS SHOWN ON THE PD PLAN. ARCHITECTURAL STANDARDS SHALL BE PER THE HEATHBROOK LANDSCAPE AND ARCHITECTURAL DESIGN GUIDELINES.
   - B: INTERNAL RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED LOCATED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
   - C: PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.
   - D: MAXIMUM SIGN HEIGHT SHALL BE PER THE GROUND MOUNTED MONUMENT SIGNAGE DETAIL (THIS SHEET) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
   - E: GROUND MOUNTED MONUMENT SIGNAGE STREET SETBACKS SHALL BE PER THE DETAIL (THIS SHEET) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
6. PER LDC SECTION 122-942(A)(4) THERE SHALL BE A MINIMUM OF 25 PERCENT OPEN SPACE FOR THE TOTAL GROSS ACREAGE WITHIN THE ENTIRETY OF THE PD. THIS FIGURE MAY BE CALCULATED AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL BASED ON THE TOTAL OPEN SPACE INCLUDED IN PREVIOUSLY DEVELOPED AREAS OF THE PD AND THE DEVELOPMENT PROPOSED IN THE INDIVIDUAL SITE PLAN. PER THE LDC, OPEN SPACE CAN INCLUDE THE STREETSCAPE, SIDEWALK, AND AREAS OF STREET RIGHT-OF-WAY OUTSIDE OF THE PAVED AREAS. AT LEAST 10 PERCENT OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.
7. THE INTERNAL CIRCULATION AND ACCESS POINTS TO EXTERNAL ROADWAYS MAY VARY IN LOCATION FROM THE LOCATION SHOWN ON THIS PLAN AND WILL BE REFINED DURING SITE PLAN SUBMITTAL.
8. SAMPLE ARCHITECTURAL ELEVATIONS SHALL BE PROVIDED DURING SITE PLAN REVIEW FOR EACH DEVELOPMENT CONSISTENT WITH LDC SECTION 122-216(T) AND THE HEATH BROOK ARCHITECTURAL GUIDELINES.
9. EXISTING TREES SHALL BE SURVEYED PRIOR TO THE APPROVAL OF ANY INDIVIDUAL SITE PLAN.
10. THIS PROJECT IS SUBJECT TO THE HEATH BROOK DRI DEVELOPMENT ORDER UNTIL SUCH TIME AS IT EXPIRES OR IS RESCINDED.
11. AGRICULTURE SHALL CONTINUE TO BE AN ALLOWED USE IN AREAS THAT HAVE NOT BEEN DEVELOPED FOR A DIFFERENT ALLOWED USE.
12. DRA LOCATIONS SUBJECT TO CHANGE; NOT ALL PROPOSED DRAS ARE SHOWN ON THIS PLAN.
13. ALL PROPOSED ROADWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO CHANGE.
14. THE LOCATION OF FIRE HYDRANTS SHALL BE PROVIDED ON THE INDIVIDUAL FINAL SITE DEVELOPMENT PLAN(S).
15. COMPLIANCE WITH THE LDC REQUIREMENTS PERTAINING TO FLOODPLAINS WILL BE ADDRESSED DURING THE FINAL SITE DEVELOPMENT PLAN REVIEW PROCESS.
16. AT THE OWNER'S DISCRETION, THE ENTRANCE TO PHASE 2 (FROM SW 49TH ROAD) IS CONSTRUCTED.



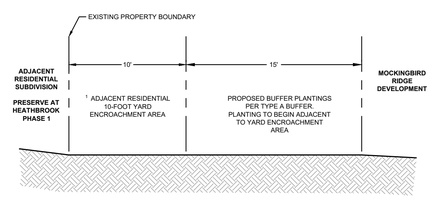


BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
(MINIMUM LOT WIDTH SHALL BE 50')

CORNER BUILDING SETBACKS AND EASEMENTS
CORNER LOT DIAGRAM
(MINIMUM LOT WIDTH SHALL BE 50')



GROUND MOUNTED MONUMENT SIGNAGE

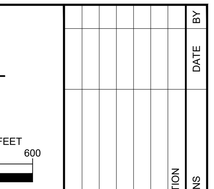


TYPE C BUFFER
TYPICAL SECTION
NOT TO SCALE

1. ACCESSORY USES AND STRUCTURES WITHIN THE 10' YARD DEDICATION SHALL BE IN CONFORMANCE WITH THE APPROVED HEATH BROOK LANDSCAPE GUIDELINES AND ARCHITECTURAL GUIDELINES (NO PERMANENT STRUCTURES REQUIRING BUILDING PERMITS ARE ALLOWED).

LEGEND

- 8MR2542 — ARCHAEOLOGICAL SITE
- TRAFFIC SIGNAL LOCATIONS
- ACCESS POINT
- * — GENERAL LOCATION OF GROUND MOUNTED SIGNAGE
- AREA OF MOCKINGBIRD PD MASTER PLAN



No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD25-0007
MOCKINGBIRD RIDGE, LLC
5/22/2026

Kimley»Horn
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE:

KHA PROJECT	242387001
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	VRC
CHECKED BY	RVB

PD - SITE DEVELOPMENT PLAN

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
C003

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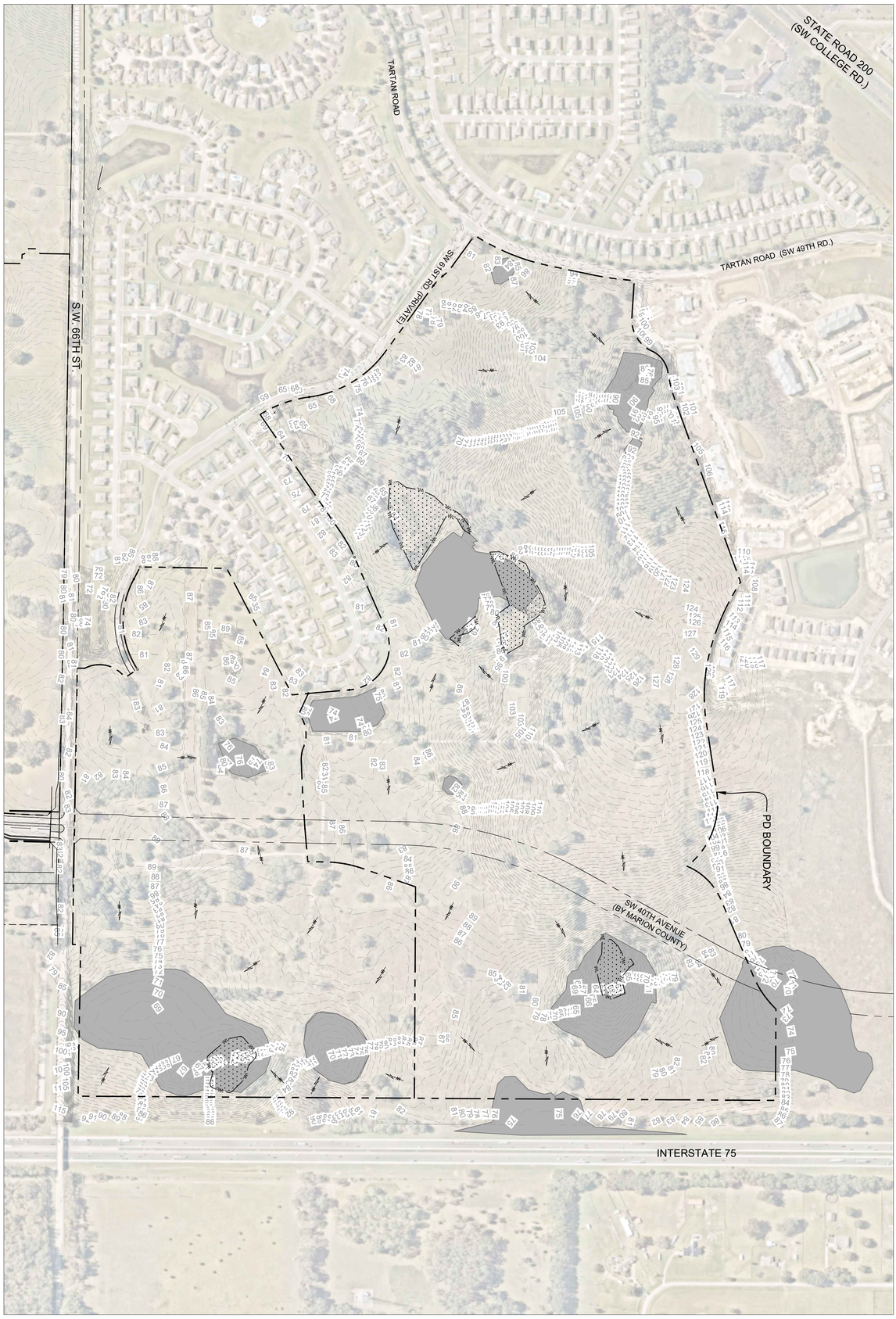

LEGEND

APPROXIMATE WETLAND AREA

FEMA FLOOD ZONE

DRAINAGE FLOW ARROW

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	0-00-2025	CPM

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RIDGE PD/LDC
12/22/2026

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C004

MOCKINGBIRD RIDGE PD
PREPARED FOR
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CITY OF OCALA FLORIDA

EXISTING TOPOGRAPHY

KHA PROJECT 242387001
DATE DECEMBER 2025
SCALE AS SHOWN
DESIGNED BY KHA
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MOCKINGBIRD RIDGE, LLC
5/22/2026

Packet Pg. 68

Figure 4
Residential Landscape Requirements
Indscape Buffer

Plan

'COMMUNITY ROAD'

3 Persea Jaspar (Red) 30' on center

3 Southern Magnolias D.D. Blanchard, 30-gal

Viburnum Hedge 3-gal, 3' on center

9 Slash Pines B-gal

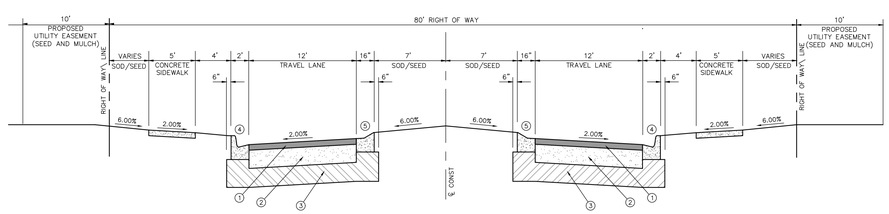
Section

Southern Magnolia
Slash Pines
Viburnum
Juniper
Sod
Berm
25'
Landscape Buffer

Attachment: Existing Heath Brook Landscape and Architectural Guidelines (RES-2012-25 : Substantial

Page 69

TYPE 'A' 25-FT BUFFER
(PER HEATHBROOK PUD)



TYPICAL RESIDENTIAL
ROADWAY SECTION

SPECIFICATIONS:

1. ASPHALTIC SURFACE COURSE
2. LIMEROCK BASE COURSE
3. STABILIZED SUBGRADE
4. TYPE "F" CURB
5. REVOLVED TYPE "A" CURB (SPILL-OUT)

GRASSING BY SOD AND SEED/MULCH:
3' SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURBING AND ON ALL SLOPES STEEPER THAN 6:1 RATIO'S. SEED AND MULCH SHALL BE USED FOR ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.

4.e.g

Figure 4
Roadway Frontage Detail
Scale: 1"=50'

Plan

'COMMUNITY ROAD'

Live Oaks
3" caliper, 60' oc

Sod

3 Southern Magnolias D.D. Blanchard, 30'-gal

Wax Myrtle Hedge 3-gal, 3' on center

White PVC Fencing with Columns 80' oc

Pine Bark Mulch

5 Slash Pines B-gal

Section

Southern Magnolia
Slash Pines
Wax Myrtle
Berm
Live Oak
Fence
35'
Landscape Easement

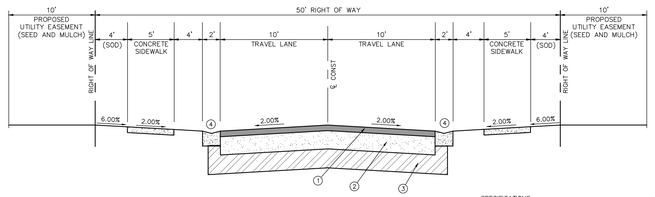
Exhibit 'G'

Attachment: Existing Heath Brook Landscape and Architectural Guidelines (RES-2012-25 : Substantial

Packet Pg. 51

TYPE 'B' 35-FT BUFFER
(PER HEATHBROOK PUD)

NOTE: TREES AND SHRUBS MUST BE PLACED A MINIMUM OF TEN FEET FROM UNDERGROUND TRANSFORMER BOXES AND UNDERGROUND ELECTRICAL LINES.



TYPICAL RESIDENTIAL
ROADWAY SECTION

SPECIFICATIONS:

1. ASPHALTIC SURFACE COURSE
2. LIMEROCK BASE COURSE
3. STABILIZED SUBGRADE
4. DROP CURB

GRASSING BY SOD AND SEED/MULCH:
SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURBING AND ON ALL SLOPES STEEPER THAN 6:1 RATIO'S. SEED AND MULCH SHALL BE USED FOR ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.

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TYPICAL SECTIONS

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XREFs: xBorder-24387001 Xh-addmod-out Drawing2bda

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Heath Brook DRI

Landscape and Architectural Guidelines

(Satisfies Required Guidelines for the Mockingbird Ridge PD Master Plan at Heathbrook)

Mockingbird Ridge PD Master Plan at Heathbrook

Submittal October 2, 2025

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INTRODUCTION

The “Mockingbird Ridge Planned Development” is approximately 282 acres located within the City of Ocala (the City), inside the Heath Brook Development of Regional Impact (DRI). The Planned Development (PD) comprises of the 42nd Street Flyover, LLC properties (Parcels 23875-000-01 and 35364-000-00). The properties are located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City’s Comprehensive Plan.

The “Mockingbird Ridge Planned Development” consists of a residential development program that intends to update the existing PUD-02 zoning to PD. The PUD-02 zoning is no longer supported by the City of Ocala and this zoning update must be completed prior to further development. Any reference to “Planned Unit Development” or “PUD”, are hereby replaced with “Planned Development” and “PD”. This project remains a part of the Heath Brook DRI, and the following standards are intended to maintain consistency with the design guidelines of the DRI.

The “Mockingbird Ridge Planned Development” provides a conceptual level blueprint for the preferred development patterns, design qualities, and transportation systems for the project.

Consistent with requirements for a PD Plan, these PD Standards (“Standards”) establish project objectives that are appropriate for planning. It is expected that during review for “Mockingbird Ridge Planned Development”, the following activities will take place:

1. Subdivision Plans and/or Site Plans will be prepared and submitted through the City of Ocala development review process showing more detailed residential development plans, circulation routes, amenity/open space areas, 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 will 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 project, following the provisions of the City's PD zoning and Low Intensity land use classification. The PD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

These Standards may be amended, as permitted in Sec. 122-946, by the Applicant and/or their designee, 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 area and similarly situated residential developments. The PD Plan provides a development program which is compatible within the Heath Brook DRI 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.

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Exhibit G

Landscape Guidelines for Single Family Housing in HeathBrook Ocala, FL

March 29, 2004

1.0 Pod Entrance

Pod owner shall be responsible for the entrance into a Single Family pod. The entrance shall be constructed in the same character and materials as set forth in the landscape plans for Tartan Road.

1.1 Walls: Two (2) curved entry walls of the style and materials detailed in Figure 1 and 3.

1.2 Lighting:

- Street Lighting will consist of three (3) Wadsworth Series Double-Armed Lights with Utility Granville Luminaires.
- Each Entry Wall will be lit with two (2) 4' Raybar sign lights.
- Each Washington Palm will have one (1) Stonco L38BZ - Ground mounted 12" high (black or bronze).

1.3 Landscape: Clusters of 5 Washington Palms *(Washington robusta)* are to be located behind each Entrance Walls. In addition, one (1) Ligustrum tree (*Ligustrum lucidum*) will be located at the corner of each wall. Shrubs and groundcovers will also be used to improve the visual character of the corner (See Figure 1 and 2). St. Augustine 'Floratam' will be used for all sodded areas. All landscaped areas are to be mulched with 2-3" of pine bark "mini-nuggets". A fully automatic irrigation system with 100% coverage shall also be installed for all landscaped areas.

1.4 Signage: Entry wall signage shall be in accordance with the character set forth along Tartan Road in the Entrance Plans by Land Design Group, Inc. See Figure 3 for style, materials, and dimensions.

1.5 If necessary, an alternate entrance design including a Gate/Guard House may be submitted to the Ocala Limited Trophy Partnership for approval.

All landscape and construction drawings will be submitted for Architectural Review prior to construction.

2.0 Community Road Frontage (ie: Tartan Road)

2.1 Fencing: The Pod owner shall be responsible for diagonal White PVC Fencing along the entire Community Road frontage. The fencing shall begin at Pod Entrance Walls and connect to fencing at adjacent parcels. Columns shall be spaced approximately 160' apart. Column spacing should begin at Pod Entrance Walls and terminate at the corner of each pod property line along Tartan Road. See Figure 3

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2.2 Landscape: No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board as set forth by Ocala Trophy Limited Partnership. After tree replacement requirements have been met for this phase of the development, all additional caliper inches will be credited to the Ocala Trophy Limited Partnership for HeathBrook.

A 25' bermed landscape buffer shall occur along the community road frontage. The following plant material shall be included within the landscape buffer (See Figure 4):

- 15-gallon Slash Pines (*Pinus elliottii)*
- 30-gallon Southern Magnolias *(Magnolia grandiflora)*,
- A double row of 3-gallon Wax Myrtles (*Myrica cerifera)* shall be located every 3'.

St. Augustine 'Floratam' will be used for all sodded areas. All landscaped areas are to be mulched with 2-3" of pine bark mulch "mini-nuggets". A fully automatic irrigation system with 100% coverage shall also be installed.

3.0 Pod Interior

3.1 Common Areas: Common areas are to compose at least 25% of the parcel acreage. These areas can include landscape buffers, storm water retention, and open park space.

3.2 Lighting: Wadsworth Series with Utility Granville Luminaires (single arm) shall be located every 150' within Right-of-way (ROW) at lot line intersections.

3.3 Landscape: A 25' bermed landscape buffer must be maintained around the entire perimeter of the parcel boundary. See Figure 4.

St. Augustine 'Floratam' will be used for all sodded areas; however, common areas of low exposure such as parks and landscape buffers (not including those fronting on Tartan Road) may be seeded with Bahia or other alternative grassing. Alternatives to sod must be submitted to Ocala Trophy Limited Partnership for approval.

No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board.

3.4 Signage: All interior signage must be submitted to the Ocala Trophy Limited Partnership for approval.

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4.0 Single Family Residential Lots – Landscape Plan Review Criteria

The following landscape criteria will be the responsibility of the individual home builder:

4.1 Site Plan

Scaled drawing which will include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks. A current tree survey with the locations of existing trees must also be included with site plan.

b. Minimum setbacks as per City of Ocala and HeathBrook Single Family Architectural Standards.

c. Statement indicating ground floor elevations above existing natural grade. All units shall have one (1) 6" step above the existing grade.

4.2 Landscape Plans

Scale drawings shall include the following:

a. Location of existing trees, proposed house, porches, pool, garage, driveway, mailbox, and fences with agreeable setbacks.

b. Location of all proposed plantings with a listing of each plant type and size.

c. The individual homebuilder shall install one (1) 3 ½" caliper Live Oaks *(Quercus virginiana)* within the ROW at the corner of every other lot throughout the residential pod (referred to as "street Live Oak")

d. Landscape plans shall have the following minimum:

- One (1) shade tree (in addition to the street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace the required shade tree. Lots 80' and above shall require two (2) shade trees in addition to the street Live Oaks.
- Two (2) ornamental trees of a 30 gallon container size from the approved ornamental tree list (caliper, height, and spread per variety). Lots 80' and above shall require three (3) ornamental trees.
- Complete shrub coverage with 3-gallon shrubs selected from the approved shrub list. All elevations shall receive a continuous hedge with shrubs spaced 3' oc and a minimum of 24" from walls. All garages and carports (side opening) will be screened from adjacent property for the length of the side elevation with approved shrub/screening plants.
- Front elevations shall have an average depth of 8' with appropriate trees, shrubs and groundcovers to ensure a dimensional layering to transform from lawn area to house wall. (See approved ground cover and other plant material list). Lots

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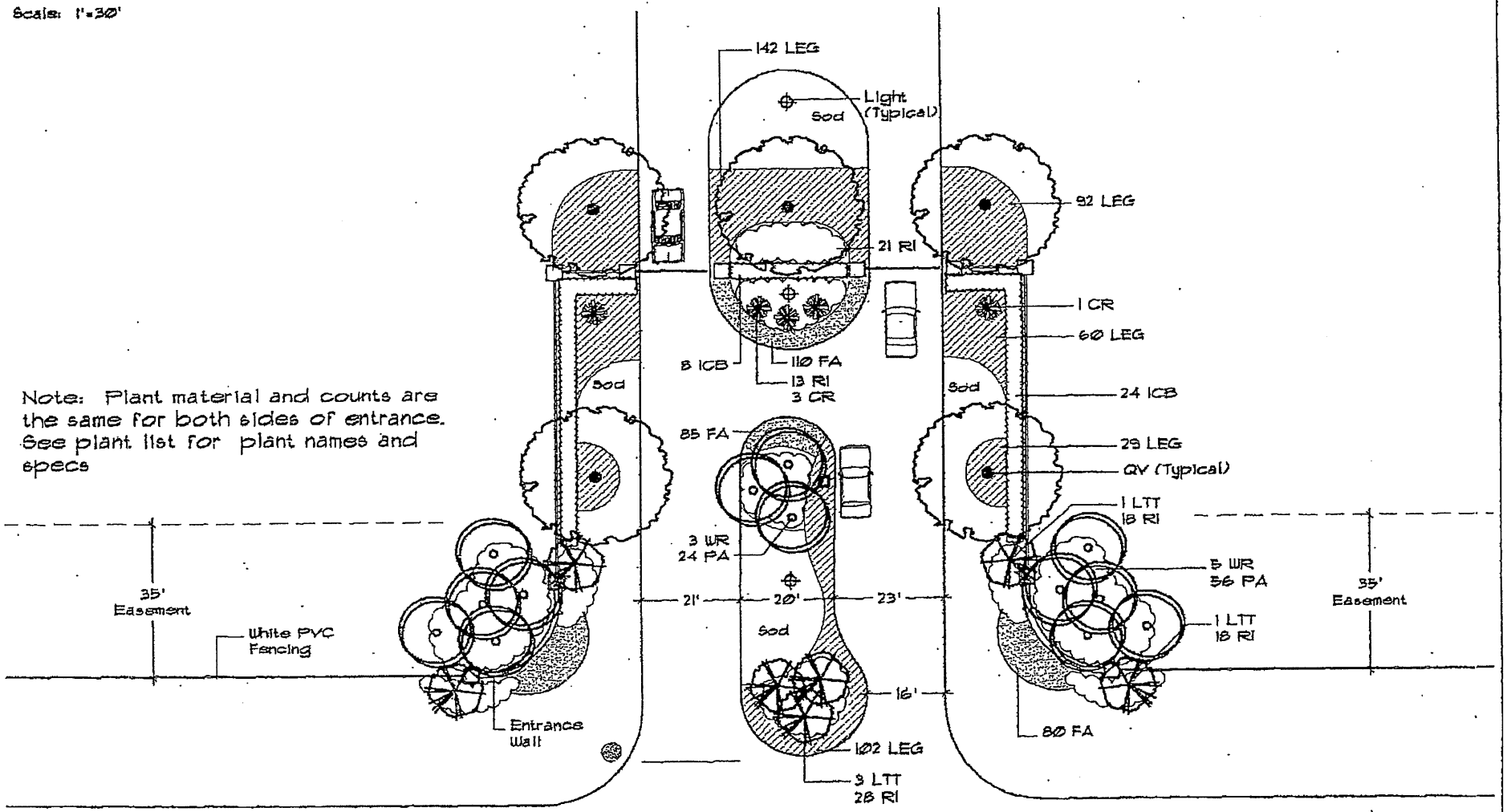
80' and above shall require front elevations to have an average landscape depth of 12'.

Effort should be made to provide both textured and color variations within the plantings to provide contrast and interests to the home landscape.

- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shady locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- The lawn and landscape maintenance will adhere to the guidelines set forth in the *Florida Yards and Neighborhoods.*
- Outdoor lighting should be specified and located on all landscape plans and subject to approval by the Architectural Review Board (ARB).
- 100% of the property, including ROW, shall be irrigated with a fully automatic irrigation system with 100% coverage.
- Location and type of all fences, including the height, style, and material, will be submitted for review. There will be no chain link fence of any kind.
- Mailbox selections must be submitted to the Ocala Trophy Limited Partnership for approval.

Figure 1
SF Residential Landscape Requirements
Pod Entrance
Scale: 1"=30'



Note: Plant material and counts are the same for both sides of entrance. See plant list for plant names and specs

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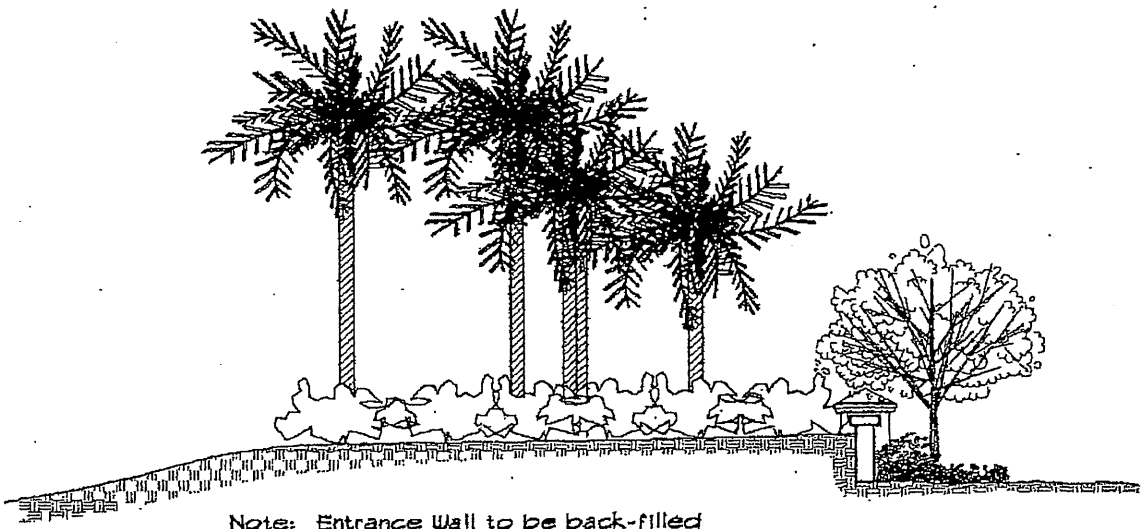
Figure 2
SF Residential Landscape Requirements
Pod Entrance
Scale: 1"=30'



Note: Entrance Wall to be back-filled and landscaped as shown

PLANT LIST

TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'ht x 5-6'spr
5	QV	Live Oak	Quercus virginia	B&B, 10-12'ht x 5-6'spr, 3 1/2" cal min
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	CR	Sago Palm	Cycas revoluta	#15, 36"ht x 36"spr
13	WR	Washington Palm	Washington robusta	C.T., 3-18', 3-16', 3-14', 4-12'
SHRUBS, GROUNDCOVERS, AND VINES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
355	FA	Flowering Annuals	Variety by Landscape Architect	4"pots, full, 12" oc
56	ICTB	Dwarf Globe Holly	Ilex cornuta 'Burfordii'	#3, 18-24"oa, 3'oc
504	LEG	Liriope	Liriope muscari 'Evergreen Giant'	#1, full gal, 2'oc
136	PA	Plumbago	Plumbago auriculata	#3, 18-24"ht, 3' oc
134	RI	Indian Hawthorne	Raphiolepis indica	#3, 15"ht x 18"spr, 3'oc
MULCH			SOD	
58	CU TPS	Pine Bark Mini-Nuggets	3" cover in all planted areas	13000 SQ FT	SL Augustine Floratam

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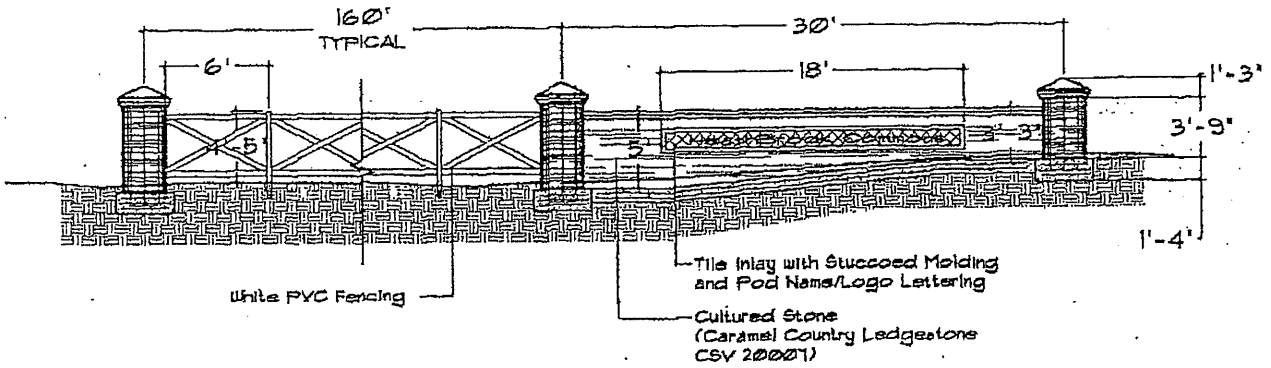
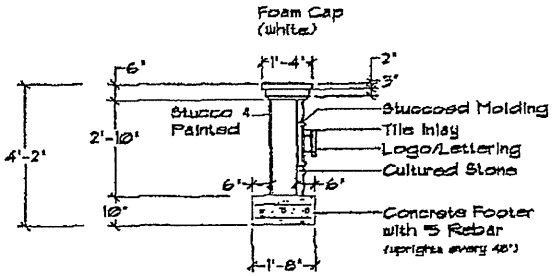
Figure 3
SF Residential Landscape Requirements
Wall & Fence Details

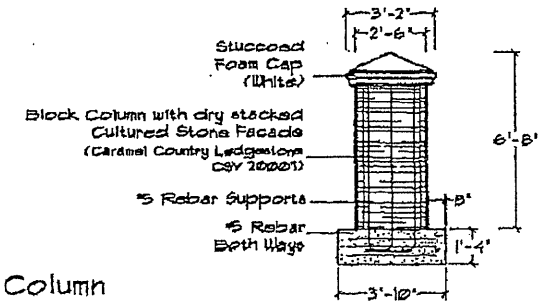


Elevation

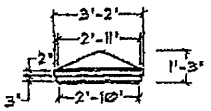
Note: Curved Wall, 30 L.F. from column centers.
Average wall height is 3'-8"
(minimum of 3'-3" and maximum of 5'-0")

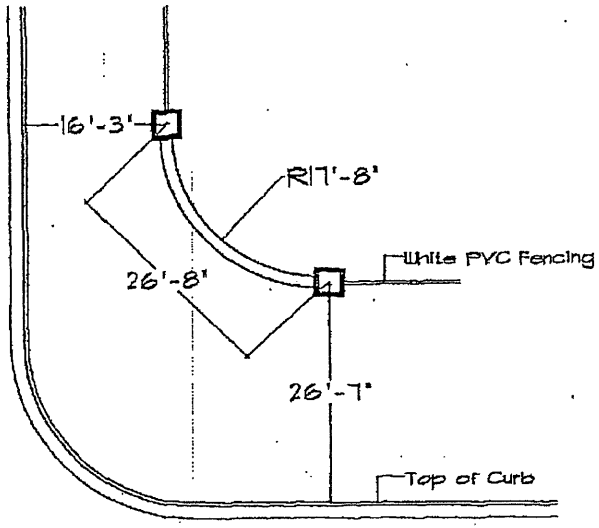


Wall Section



Column
(Typical)





Plan

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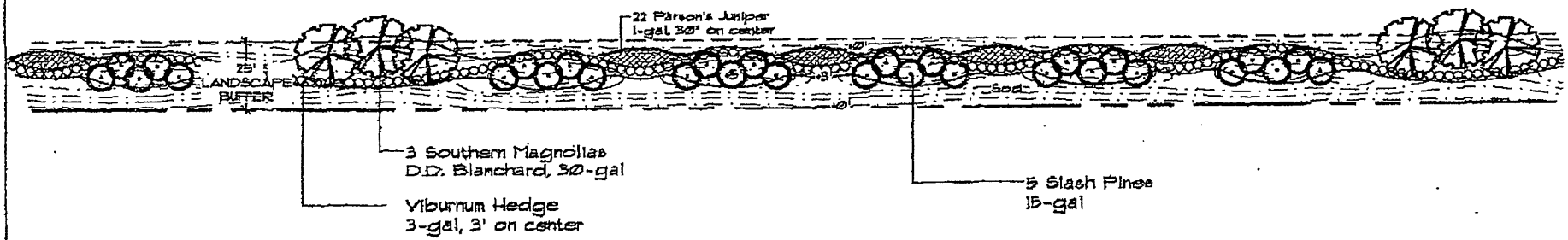
Figure 4
SF Residential Landscape Requirements
Landscape Buffer

Plan



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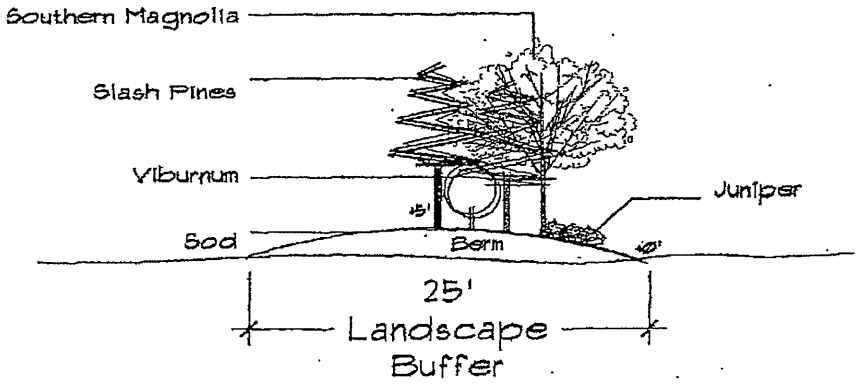

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PUD Covenants and Restrictions for Single Family Development

1.0 Pod Entrance

The entrance to a Single Family pod shall be constructed in the same character and materials as set forth in the landscape plans for Tartan Road and will include:

1.1 Walls: Two (2) curved entry walls of the style and materials detailed in Figure 3, Entrance Pod Walls). See also Figure 1.

1.2 Lighting:

- Street Lighting will be three (3) Hancock Series #308 Double-Armed Lights located in medians (See Figure 1).
- Each Entry Wall will be lit with two (2) 4' Raybar sign lights
- Each Washington Palm and Ligustrum tree will have one (1) Stonco L38BZ - Ground mounted 12" high (black or bronze)

1.3 Landscape:

- Clusters of 5 Washington Palms *(Washington robusta)* are to be located behind each Entrance Wall and each lighted with one (1) 12" high Stonco L38BZ ground mounted light (black or bronze).
- Two (2) Ligustrum trees (*Ligustrum lucidum*) will be located for each wall and each lighted with one (1) 12" high Stonco L38BZ ground mounted light (black or bronze).
- Shrubs and groundcovers will also be used to improve the visual character of the corner (See Figure 1 and 2).
- St. Augustine 'Floratam' will be used for all sodded areas.
- All landscaped areas are to be mulched with 2-3" of pine bark "mini-nuggets".
- A fully automatic irrigation system with 100% overlap of coverage shall also be installed for all landscaped areas.

1.4 Signage: Entry wall signage shall be in accordance with the character set forth along Tartan Road in the Entrance Plans by Land Design. See Figure 3 for style, materials, and dimensions.

All landscape and construction drawings will be submitted for Architectural Review prior to construction.

2.0 Community Road Frontage (i.e. Tartan Road)

2.1 Fencing: White Three-Board PVC Fencing shall be located along PUD boundary where "Community Road" frontage occurs. Columns shall be located every 150' within fencing. (See Figure 3)

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Exhibit "G"

2.2 Landscape: No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board as set forth by the Siemens Group.

The following plant material shall be included within a bermed 35' landscape buffer (See Figure 4):

- 3 ½" caliper Live Oaks (*Quercus virginiana*) shall be located every 60' along Tartan Road.
- Groups of five (5) 15-gallon Slash Pines (*Pinus elliottii)*
- Groups of three (3) 30-gallon Southern Magnolias D.D. Blanchard *(Magnolia grandiflora).*
- A single row of 3-gallon Wax Myrtles (*Myrica cerifera)* shall be located every 3'.
- St. Augustine 'Floratam' will be used for all sodded areas.
- All landscaped areas are to be mulched with 2-3" of pine bark mulch "mini-nuggets".
- A fully automatic irrigation system with 100% overlap of coverage shall also be installed.

3.0 PUD Interior

3.1 Common Areas: Common areas are to compose at least 25% of the PUD acreage. These areas can include landscape buffers, storm water retention, and open park space.

3.2 Lighting:

- Hancock Series #308, Single Arm shall be located every 150' within Right-of-way (ROW) at lot line intersections.
- Where parking exists for the PUD amenities, one (1) Hancock #308 light shall occur for every ten (10) parking spaces.
- All walkways and paths within the common areas and amenities shall include one (1) Adjusta-post 5GL mounted on a 12" riser (bronze) every 25'.

3.3 Landscape: No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board.

- 3½" caliper Live Oaks *(Quercus virginiana)* shall be located within the ROW at the corner of every other lot throughout the PUD.
- A 25' landscape buffer must be maintained around the entire perimeter of the PUD boundary. Boundaries adjacent to high-use lands and along roadways shall require a bermed 35' landscape buffer (See Figure 4).

3.4 Hardscape:

- A 5' concrete sidewalk shall be located within the ROW on at least one side of interior streets. These sidewalks shall connect with the trail and path system of the common areas.

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- Mailboxes are to be one post per two lots. Style by Land Design Group (See Figure 6).

3.5 Signage:

- All project signage (i.e. *Clubhouse, Tennis Courts*, etc.) may be of the design and style of owner; however, approval must be obtained from the Architectural Review Board.
- All street signage will conform to the style and materials set forth by Land Design Group.
  See Figure 5.

4.0 Single Family Residential Lots – Landscape Plan Review Criteria

4.1 Site Plan

Scaled drawing which will include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks.
b. Minimum setbacks as per City of Ocala and HeathBrook codes.
c. Statement indicating ground floor elevations above existing natural grade. All units will be set 12" above existing grade with two (2) 6" steps. No at grade front porch or entry.

4.2 Landscape Plans

Scale drawings should include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks.
b. Location of all proposed plantings with a listing of each plant type and size.
c. Landscape plans shall have the following minimum:
   - Three (3) shade trees (not including street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace two of the required shade trees.
   - Four (4) ornamental trees of a 30 gallon container size from the approved ornamental tree list (caliper, height, and spread per variety)
   - Complete shrub coverage with 3-gallon shrubs selected from the approved shrub list. All elevations shall receive a continuous hedge with shrubs spaced 3' oc and a minimum of 24" from walls. All garages and carports (side opening) will be screened from adjacent property for the length of the side elevation with approved shrub/screening plants.
   - Front elevations shall have an average depth of 12' with appropriate trees, shrubs and groundcovers to ensure a dimensional layering to transform from lawn area to house wall. (See approved ground cover and other plant material list)

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Exhibit "G"

Effort should be made to provide both textured and color variations within the plantings to provide contrast and interests to the home landscape.

- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shadier locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- Outdoor lighting should be specified and located on all landscape plans and subject to approval by the Architectural Review Board (ARB).
- 100% of the property, including ROW, shall be irrigated with a fully automatic irrigation system with 100% overlap of coverage.
- Location and type of all fences, including the height, style, and material, will be submitted for review. There will be no chain link, barbed wire, chicken wire, or similar fencing of any kind. No fence shall be allowed to exceed a height of 6'.

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Exhibit "G"

Approved Plant List

SHADE TREES			
MG	Southern Magnolia *Magnolia grandiflora*	#30	9'ht x 4' spr; 1 ½ " cal min
QS	Shumard Oak *Quercus laurifolia*	#30	10-12'ht x 5'spr; 3"cal min
QU	Laurel Oak *Quercus virginia*	#30	9'ht x 4'spr; 2" cal min
QV	Live Oak *Quercus virginia*	#30	10-12'ht x 5'spr; 3"cal min
UPD	Drake Elm *Ulmus parvifolia*	#30	10-12'ht x 5'spr; 3" cal min
ORNAMENTAL TREES			
BN	River Birch *Betula nigra*	#30	10-12'ht x 4-5'spr
CF	Florida Dogwood *Cornus Florida*	#15	7-8'ht x 3-4'spr
IAF	Fosteri Holly *Ilex attenuata*	#30	10-12'ht x 3-4'spr
IOEP	East Palatka Holly *Ilex opaca*	#30	10-12'ht;full; 3" cal min
IVP	Weeping Holly *Ilex vomioria*	#30	10-12'ht x 3-4'spr; 3"cal min
LI	Crape Myrtle *Lagerstroemia indica*	#30	10-12'ht x 5-6'spr; multi-trunk
LT	Ligustrum Tree-Type *Ligustrum lucidum*	B&B	8-10'ht x 6-7'spr
MS	Japanese Magnolia *Magnolia soulangiana*	B&B/#30	8-10'ht x 4-5'spr
PC	Bradford Pear *Pyrus calleryana*	B&B/#30	10'-12'x 5-6'spr

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PALMS			
BC	Pindo Palm *Butia capitata*	B&B	clear trunk; 10-12' ht
SP	Cabbage Palm *Sabal palmeto*	B&B	
WR	Washington Palm *Washington robusta*	B&B	
SCREEN PLANTS			
ID	Dwarf Delcambre Holly *Ilex comuta 'Delcambre'*	#3	18-24"oa; 2'-6'oc
IP	Florida Anise *Illicium parviflorum*	#3	24"-30"oa; 3'oc
JV	Red Cedar *Juniperus virginia*	B&B	6-8'ht; full
LJ	Ligustrum Hedge *Ligustrum japonica*	#3	18-24"ht 18-24"spr
MC	Wax Myrtle *Myrica cerifera*	#15	5- 6'ht x 3-4'spr; multi-trunk; full
MG	Southern Magnolia *Magnolia grandiflora*	#30	9'ht x 4' spr; 1 ½ " cal min
PE	Slash Pine *Pinus elliottii*	#30	10'12'htx 4-5'spr
PM	Podocarpus *Podocarpus macrophyllus*	#15	5-6'ht x 18-24"spr
VO	Sweet Viburnum *Viburnum odoratissimim*	#3	18-24"ht x 18-24"spr
RETENTION POND PLANTS			
AR	Red Maple *Acer rubrum*	#30	8-10ht x 4'spr
BN	River Birch *Betula nigra*	#30	10-12'ht x 4-5'spr
TD	Bald Cypress	#30	10-12'ht x 6-8'spr

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	Taxodium distichum		
ACCENT PLANTS			
CJA	Camellia *Camellia japonica*	#3	18-24"ht x *12-18"spr*
CSQ	Sasanqua Camellia *Camellia sasanqua*	#3	18-24" ht x 12'-18" spr
CA	Crinum Lily *Crinum asiaticum*	#7	30-36"ht x 30-36"spr
CH	European Fan Palm *Chamaerops humilis*	#7	3'ht x 3'spr; triple
CR	Sago Palm *Cycas revoluta*	#7	30"ht x 30"spr
FJ	Japanese Fatsia *Fatsia japonica*	#3	24-30"ht x 30" spr
HM	French Hydrangea *Hydrangea macrophylla*	#3	24-30"ht x 18" spr
LC	Dwarf Gold Lantana *Lantana camara*	#1	full gal
ND	Heavenly Bamboo *Nandina domestica*	#7	36-40'ht 8-10canes
PS	Philodendron *Philodendron selloum*	#3	36"ht x 36" spr
RE	Firecracker Plant *Russelia equisetiformis*	#3	30-36"; 3' oc
RP	Raphis Palm *Raphis excelsa*	#7	4'ht x 2-3'spr
ST	Spirea *Spirea thunbergii*	#3	18-24" oa 3'oc
TF	Windmill Palm *Trachycarpus fortunei*	#7	3'ht x 3'spr

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SHRUBS			
BMJ	Japanese Boxwood *Buxus microphylla*	#3	15-18"ht x 15-18"spr
ICB	Dwarf Globe Holly *Ilex cornuta*	#3	18-24"oa; 2'-6'oc
IVN	Dwarf Yaupon *Ilex vomitoria*	#3	18-24"oa; 3'oc
PA	Plumbago *Plumbago auriculata*	#3	18"-24"
PT	Pittosporum *Pittosporum tobira*	#3	18-24"ht x 18-24"spr
RDR	Azalea 'Duc de Rohan' *Rhododendrom obtusum*	#3	18-24"oa 3'oc
RG	Azalea 'GG Gerbing *Rhododendron simsii*	#3	18-24"oa; 4'oc
RGT	Azalea 'George Tabor' *Rhododendron simsii*	#3	24-30"ht x 24-30"spr
RSC	Azalea *Rhododendron simsii* 'Southern Charm'	#3	24-30"ht x 24-30"spr
RI	Indian Hawthorne *Raphiolepsis indica*	#3	18"ht x 18" spr
ROF	Dwarf Azalea *Rhododendron obtusum* 'Fashion'	#3	18-24"ht x 20" spr
RRR	Dwarf Azalea *Rhododendron obtusum* 'Red Ruffles'	#3	18-24"oa
ZF	Coontie *Zamia floridana*	#3	24"ht x 24" spr

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GROUNDCOVERS

AA	Lily of the Nile *Agapanthus africanus*	#1	full gal
AE	Cast Iron Plant *Aspidistra elatior*	#1	full gal 5-7leaves
FA	Flowering Annuals	4"pots	full
HC	Algerian Ivy *Hedera helix*	4"pots	full gal 2-3runners
HF	Holly Fern *Cyrtomium falcatum*	#1	full
HS	Daylily *Hemerocallis spp.*	#1	full gal
JP	Parson's Juniper *Juniperus parsonii*	#1	full gal 14"-16"sp
LEG	Liriope 'Evergreen Giant' *Liriope muscari*	#1	full; 2'oc
MI	African Iris *Moraea iridioides*	#1	full gal
NE	Boston Fern Nephrolepis exalta	#1	full gal
OJ	Mondo Grass *Ophiopogan japonicus*	4"pots	full quart
TA	Dwarf Jasmine *Trachelospermum asiaticum*	#1	full gal

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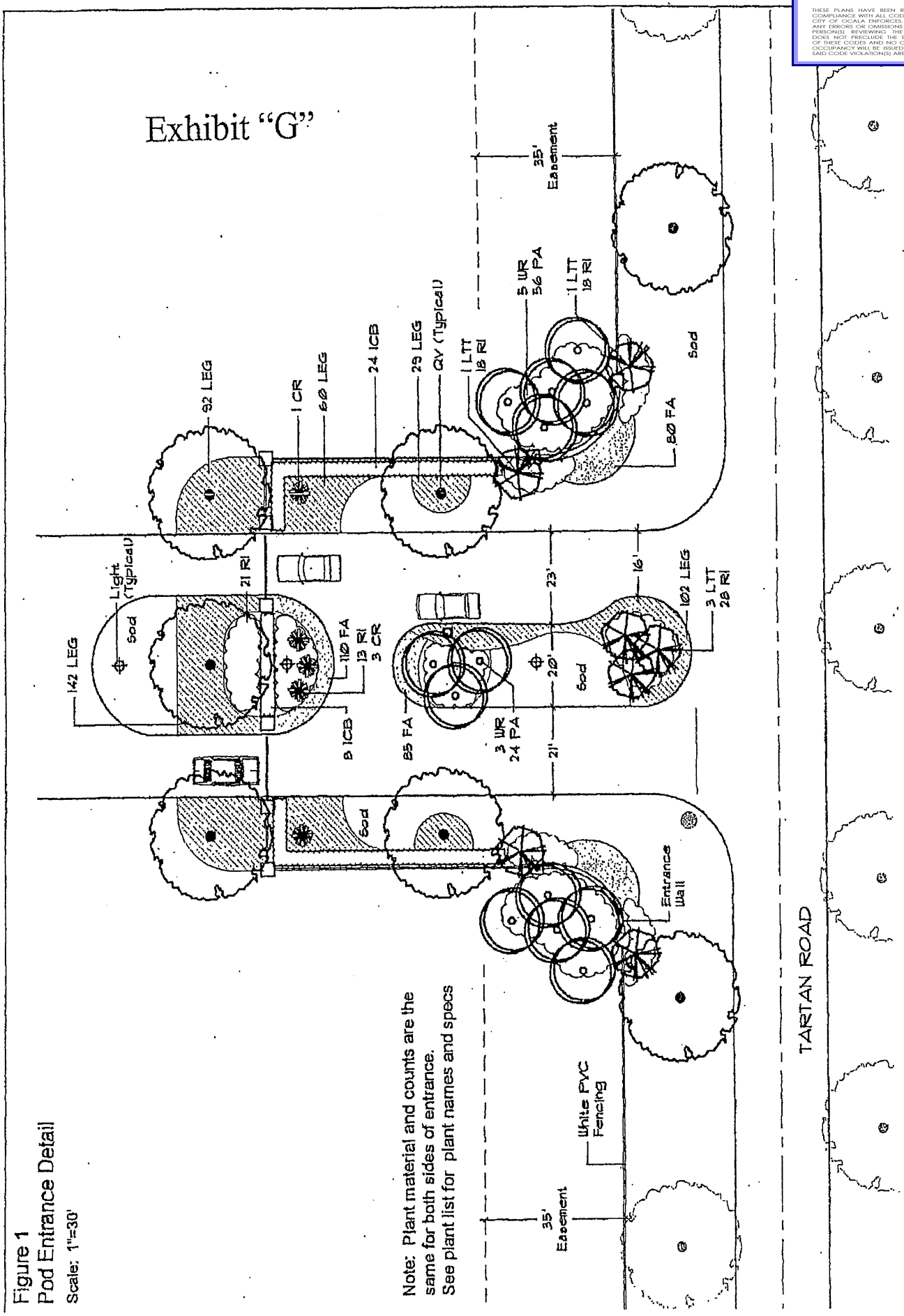


Figure 1
Pod Entrance Detail
Scale: 1"=30'

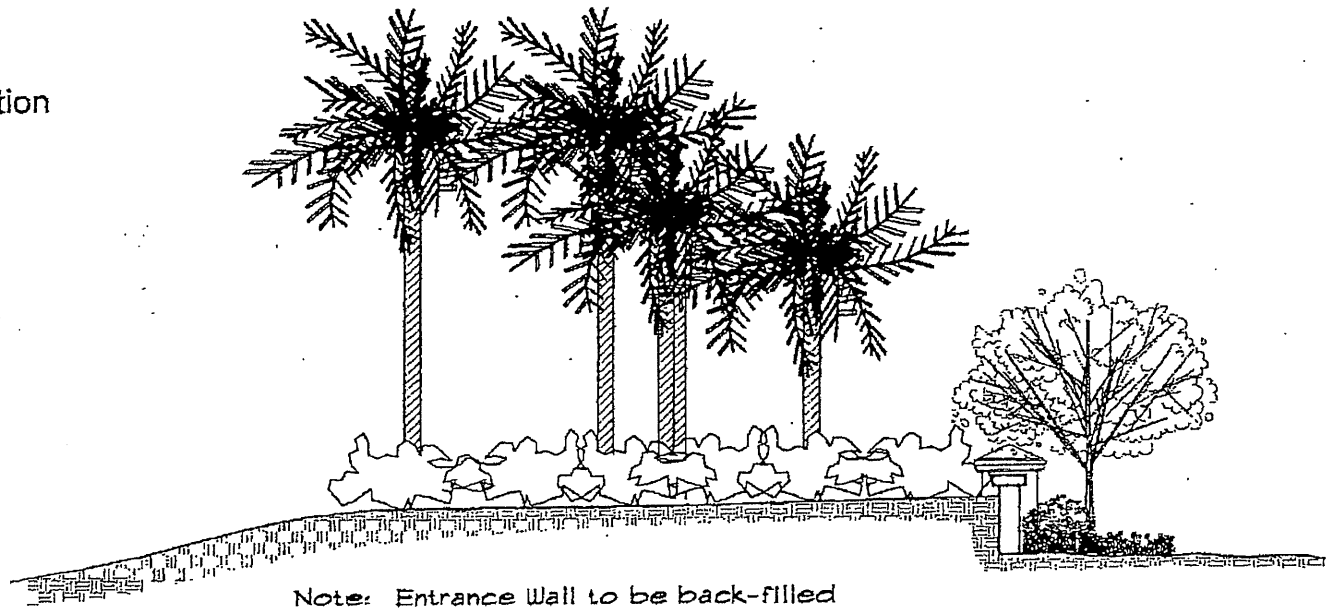
Note: Plant material and counts are the same for both sides of entrance. See plant list for plant names and specs

Figure 2
Pod Entrance Detail

PLANT LIST

TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'ht x 5-6'spr
0	QV	Live Oak	Quercus virginia	B&B, 10-12'ht x 5-6'spr, 3 1/2" cal min.
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	CR	Sago Palm	Cycas revoluta	#15, 36"ht x 36"spr
13	WR	Washington Palm	Washington robusta	C.T., 3-18', 3-16', 3-14', 4-12'
SHRUBS, GROUNDCOVERS, AND VINES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
355	FA	Flowering Annuals	Variety by Landscape Architect	4"pots, full, 12" oc
56	IC"B"	Dwarf Globe Holly	Ilex cornuta "Burfordii"	#3, 18-24"oa, 3'oc
504	L"EG"	Liriope	Liriope muscari "Evergreen Giant"	#1, full gal, 2'oc
136	PA	Plumbago	Plumbago auriculata	#3, 18-24"ht, 3' oc
134	RI	Indian Hawthorne	Raphiolepis indica	#3, 18"ht x 18"spr, 3'oc
MULCH				SOD
58	CU YDS	Pine Bark Mini-Nuggets	3" cover in all planted areas	13,000 SQ FT St. Augustine Floratam

Section



Note: Entrance Wall to be back-filled and landscaped as shown

Exhibit "G"

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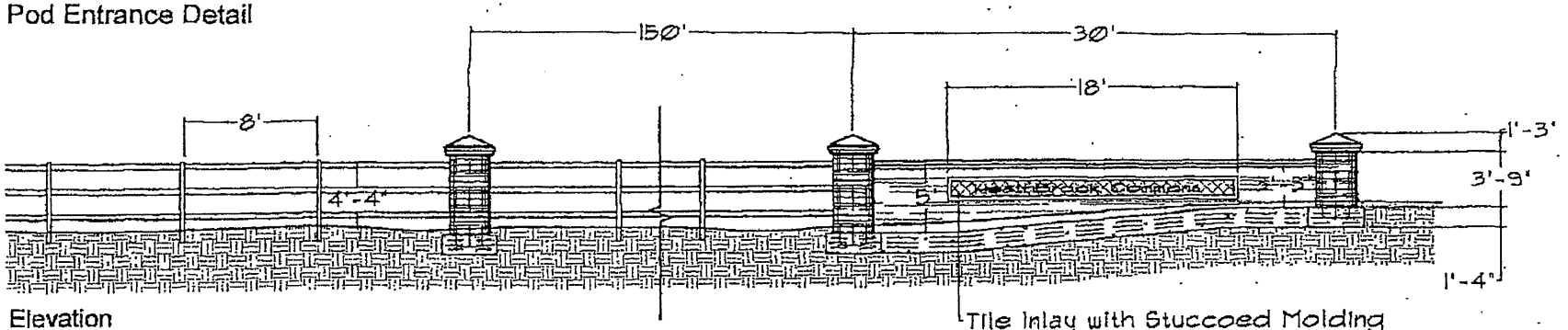
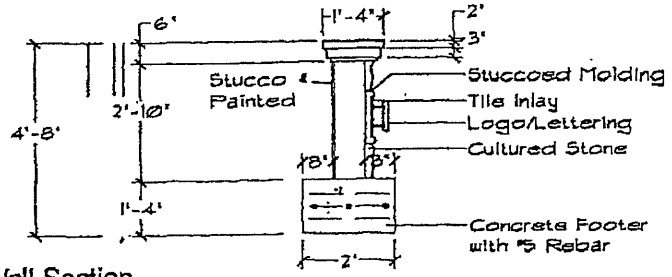
Figure 3
Pod Entrance Detail

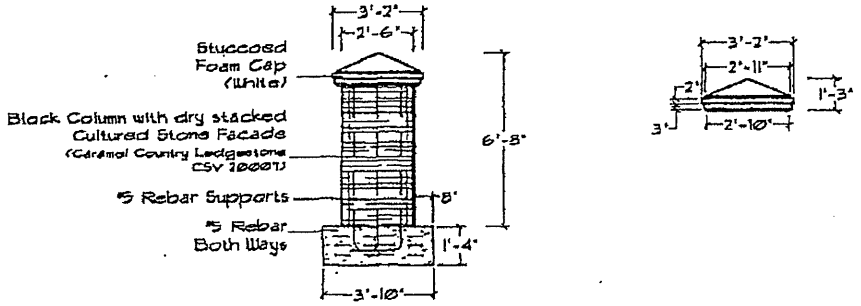


Elevation

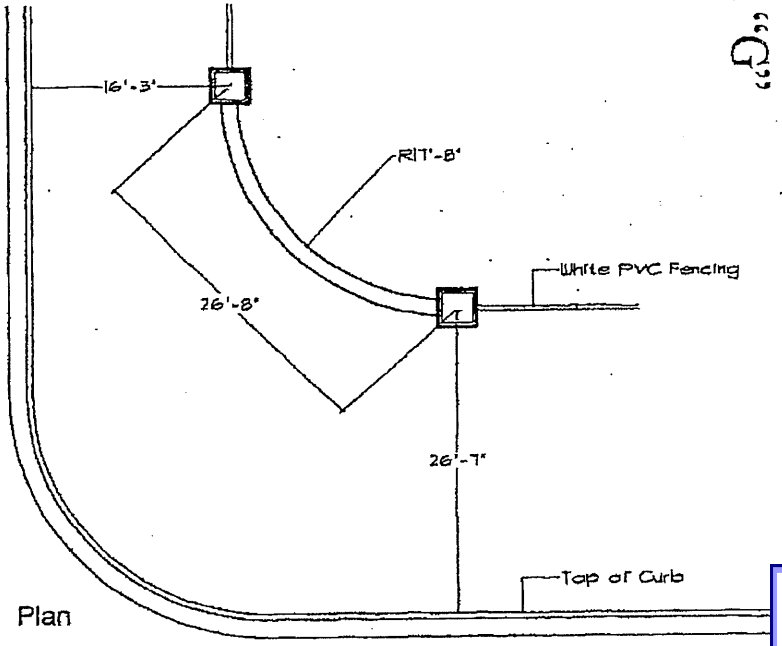
Note: Curved Wall, 30 l.f. from column centers.
Average wall height is 3'-8"
(minimum of 3'-3" and maximum of 5'-0")



Wall Section



Column
(Typical)



Plan

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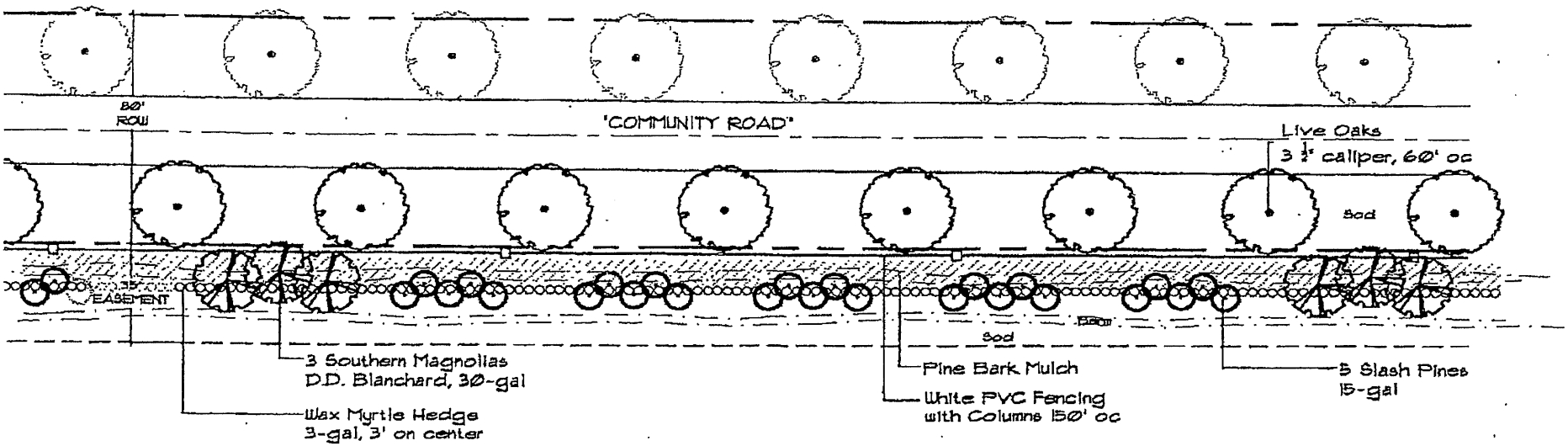
Figure 4
Roadway Frontage Detail
Scale: 1"=50'

Plan



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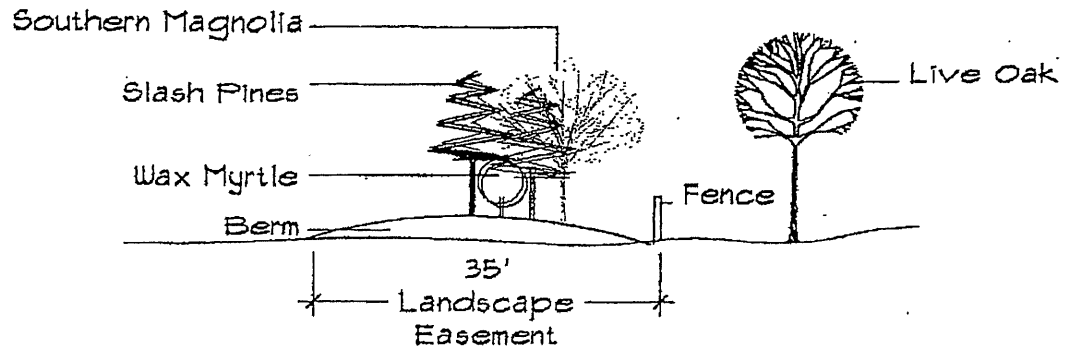

Exhibit "G"

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD25-0007
MOCKINGBIRD RIDGE, LLC
5/22/2026
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF OCALA ENFORCED CODES. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, THE PERSON(S) REVIEWING THE PLANS, THE CONTRACTOR OR THEIR AGENTS AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

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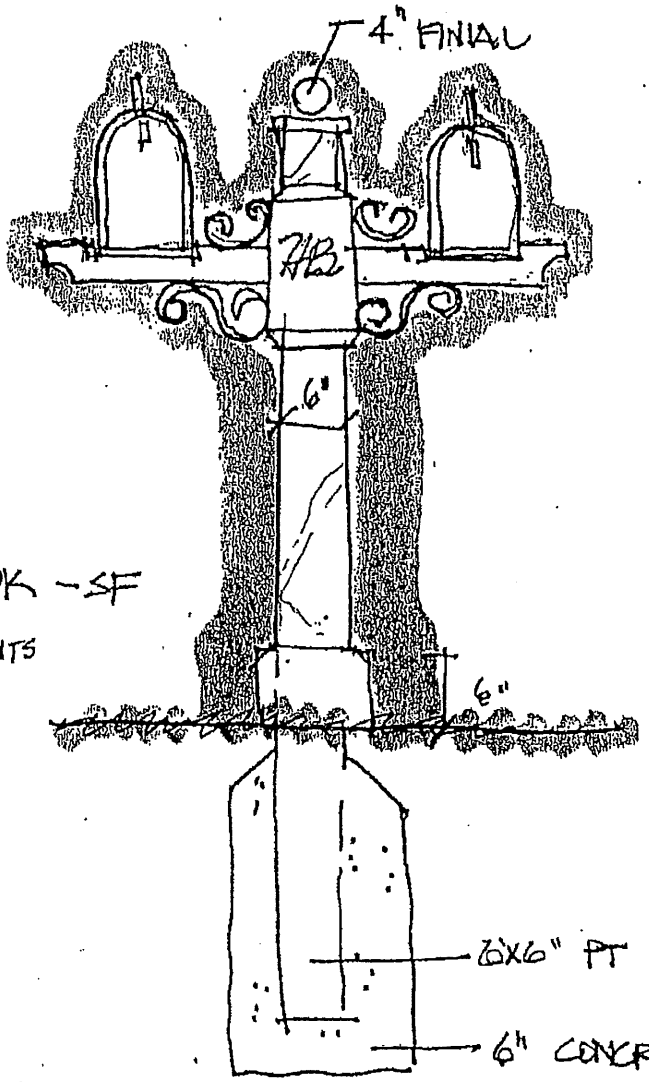
FIG.6

Exhibit "G"



HEATHBROOK - SF
MAILBOX - NTS

* ALL POST & DETAILING PAINTED GLOSS BRIGHT WHITE - SCROLL BLACK

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4.e.g

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nt: Existing Heath Brook Landscape and Architectural Guidelines (RES-2012-35 : Substantial

HEATH BROOK MASTER
Residential Architectural Standards

1.0 Minimum dwelling square footage requirements:

Minimum dwelling square footage shall be 1400 square feet on 50 to 54 foot wide lots.
Minimum dwelling square footage shall be 1500 square feet on 55 to 64 foot wide lots.
Minimum dwelling square footage shall be 1600 square feet on 65 to 79 foot wide lots.
Minimum dwelling square footage shall be 2000 square feet on 80 to 89 foot wide lots.
Minimum dwelling square footage shall be 2000 square feet on 90 to 99 foot wide lots.
Minimum dwelling square footage shall be 2500 square feet on 100 to 120 foot wide lots.

Minimum square footage must be heated and cooled.

2.0 Yard set backs:

Side Yard Setbacks:
50 to 69-foot wide lots are to have a 5-foot side yard set back minimum.
70 to 79-foot wide lots are to have a 5 foot side yard set back minimum.
80 to 89-foot wide lots are to have a 7 foot side yard set back minimum.
90 to 99-foot wide lots are to have a 7 foot foot side yard set back minimum.
100 foot wide lots and greater are to have a 10 foot side yard set back minimum.

Front yard Setbacks:
50 to 69-foot wide lots are to have a 20-foot front yard set back minimum.
70 to 79-foot wide lots are to have a 20foot front yard set back minimum.
80 to 89-foot wide lots are to have a 25 foot front yard set back minimum.
90 to 99-foot wide lots are to have a 25 foot front side yard set back minimum.
100 foot wide lots and greater are to have a 30 foot side yard set back minimum.

Rear Yard Setback:
50 to 69-foot wide lots are to have a 10-foot rear year set back minimum.
70 to 79-foot wide lots are to have a 10 foot rear yard setback minimum.
80 to 89-foot wide lots are to have a 15 foot rear yard setback minimum.
90 to 99-foot wide lots are to have a 15 foot rear yard setback minimum
100 foot wide lots and greater are to have a 20 foot rear yard setback minimum

Driveway Setback:
50 to 69-foot wide lots driveway setback shall be a minimum of 3 feet.
70 to 79-foot wide lots shall have a driveway setback of a minimum of 5 feet.
80 to 89-foot wide lots shall have a driveway setback of a minimum of 5 feet.
90 to 99-foot wide lots shall have a driveway setback of a minimum of 7 feet.
100 foot wide lots and greater shall have a driveway setback of a minimum of 10 feet.

3.0 Foundations: Exposed rough masonry foundations shall be faced with stone, brick or stucco.

4.0 Windows: All elevations must have windows. Windows are encouraged to be vertically oriented with Height 11/2 times the width or more except at the side elevations. Windows other than wood must be anodized or electrostatically painted.

Revised 05/05/04

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t: Existing Heath Brook Landscape and Architectural Guidelines (RES-2012-35 : Substantial

5.0 Exterior Walls: Vertical transitions of dissimilar materials shall be made at an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. All colors must be in contractor submittal package and approved by the DRB. Earth tones and pastels are encouraged in keeping with the overall development.

6.0 Ceiling Heights: Minimum ceiling height is eight feet with vaulted ceilings. Minimum ceiling height shall be eight feet eight inches for flat ceilings.

7.0 Roof Pitch and Roofing Types: The minimum roof pitch is 6:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measured from finished ground floor to mean height between ridge and soffit.

8.0 Garage: Each dwelling shall have an attached or detached garage designed for a minimum of two automobiles.

9.0 Driveways: Driveways shall be a minimum of 16 feet wide and 20 feet deep at the entrance of the garage. Driveways shall be of stable and permanent materials: concrete, cast pavers brick or stone. Minimum car drive way shall be 12 feet asphalt. Loose stone or asphalt driveways are not permitted.

10.0 Accessory Structures: No structure of a temporary character, storage shed, trailer, tent, mobile home or recreational vehicle shall be permitted on any Lots within the Properties at any time or used at any time as a residence, either temporarily or permanently, except by the Declarant, its affiliates, Declarant's Permittees on Participating Builders during construction. Permanent Accessory Structures shall be permitted in front or side yards, or in setbacks. Permanent Accessory Structures must be used for human habitation and therefore be under air. Plans shall be submitted to the ARB for approval prior to construction. Permanent Accessory Structures not attached to the house must mimic the style of the house and comply with setback restrictions.

11.0 Signs. No sign of any kind shall be displayed to the public view on any Lot or Common Areas, except as authorized by Declarant or DRB (in locations and in accordance with applicable design standards). Declarant may authorize Declarant, its affiliates, Declarant's Permittees or Participating Builders to place signs on the Properties for advertising purposes during the construction and sales period. No sign of any kind which shall be visible outside the Unit shall be permitted to be placed inside a Unit or on the outside walls of such Unit, or on any fences on the Properties, nor on the Common Areas, nor on dedicated areas, nor on entryways or any vehicles within the Properties, except such as are authorized by Declarant or DRB.

12.0 Pets, Livestock and Poultry. Each Unit Owner or Occupancy (regardless of the number of joint owners or occupants) may maintain not more than two (2) household pets in his Unit, provided that the pets are not kept, bred or maintained for any commercial purpose and do not become a nuisance or annoyance to other Owners. No reptiles, wildlife, livestock or poultry of any kind shall be kept on any Lot or any Common Area. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit. No household pets shall be permitted to leave excretions on any Common Areas, except areas designated by the association, and Owners shall be responsible to clean-up any such improper excretions. For purposes hereof, "household pets" means dogs, cats and other animals expressly permitted by the Association, if any. Nothing contained herein shall prohibit the keeping of fish or domestic (household type) birds, as long as the latter are kept indoors and do not become a source of annoyance to neighbors. Pets shall also be subject to all applicable rules.

13.0 Commercial Trucks, Trailers, Campers and Boats. No motorcycle, boat, trailer, camper, travel trailer, recreational vehicle, mobile home, or other powered or non-powered vehicle, other than private passenger vehicle, shall be parked or maintained on any lot or public right-of-way, except in an enclosed garage. No commercial vehicle of any kind shall be permitted on any lot except vehicles owned by the lot owner not exceeding three-quarter tons and must be parked in an enclosed garage; and except vendors providing temporary services to the lot owner. All private passenger vehicles shall be parked within an enclosed garage, unless all spaces for private passenger vehicles, of which there must be two pursuant to Architectural Guidelines, are occupied by a private passenger vehicle, commercial vehicle, recreational vehicle, camper, trailer, or boat. All vehicles parked within the driveway must be in good condition, and

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any vehicle, which is unlicensed or cannot operate on its own power, shall not remain in the driveway for more than 24 hours. No major repair of any vehicle shall be made on the lot. Overnight on street parking is prohibited. Restrictions if any, on commercial trucks, trailers, campers and boats (particularly as to the parking or storage thereof) shall be imposed and enforced by the Association; provided, however, that no commercial trucks, trailers, campers or boats shall be parked or stored within the Common Areas if the Association prohibits such parking or storage by regulation or otherwise.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

14.0 Garbage and Trash Disposal. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the applicable governmental authority, trash collection company or the Association (which may, but shall not be required to, provide solid waste removal services) for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All solid waste containers shall comply with the standards adopted by the Association (or the DRB) for such containers (the latter to control over the former in the event of conflict). Garbage containers shall be kept inside garage except for the day of garbage collection.

15.0 Exterior Antennas, Etc. No Owner shall install any exterior antenna satellite dishes or similar equipment on any Lot, or the Common Areas or Improvement thereon, unless such antennae, satellite dishes and similar equipment are approved by the DRB conform to the conditions and requirements imposed by the DRB. No radio or short-wave operations of any kind shall be permitted to operate on any Common Areas or any Unit. The Declarant may erect an antenna, a master antenna, or a cable television antenna for the use of all the Owners, and Declarant grants and hereby reserves easements for such purposes as more particularly set forth in Article 11. Notwithstanding the foregoing, to facilitate compliance with the Telecommunications Act of 1996, the following provisions apply to installation of DBS, MDS, ITFS, and LMDC dishes less than one (1) meter in diameter, and TVBS antennas:

15.1 No payment of any fee shall be required as a condition of installation.

15.2 All installations shall be integrated into dwelling design and shall be a maximum of 24" in diameter. All wiring shall be in conduit and painted to match dwelling. Antennas and must be placed on the Lot in a location which is not visible from any street.

15.3 The Owner must take reasonable measures to screen the installation. "Reasonable" means an Installation that is consistent with the overall landscape standards of Heath Brook Hills.

16.0 Trees, Shrubs and Artificial Vegetation all plantings shall be from the DRB approved plant list. No tree or shrub, the trunk of which exceeds six (6) inches in diameter, may be cut down, destroyed or removed from any Lot or Common Areas without the prior approval of the DRB. All Lots shall, upon completion of a Dwelling Unit and prior to any person occupying the Dwelling Unit, be fully landscaped, grassed and irrigated with 100% coverage in accordance with plans submitted to, and approved by the DRB. The entire yard shall be sodded with grass approved by the DRB. The Owner shall maintain all shrubbery; grass, trees and other landscaping installed on their Lot in a neat, clean, orderly and healthy condition. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass are specifically prohibited. No artificial grass shrubbery, trees, or other artificial vegetation or landscaping, or potted shrubbery, trees, vegetation or sculptural landscape décor shall be permitted outside the Dwelling unit except that live shrubbery, trees or other vegetation in uniformly designed and attractive pots may be displayed on porches, patios, or at the entrance areas of a Dwelling Unit.

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17.0 Swimming pools: Pool decking shall conform to pool industry standards. Pools and spas shall be built in ground and integrated with the house. Pool screen shall follow the form of the dwelling not extend higher than the dwellings roof and shall not be visible from the street. Pool equipment shall be screened by a wall or planting from neighbors and street. Pool equipments shall be located in rear or side yards only. Rear pool edge shall be a minimum of 4 feet from the rear property line for lots from 50 to 89 feet wide and a 10 foot set back for lots 90 feet wide and greater. Pools shall remain in rear yard setback except in courtyard plans.

18.0 Air Conditioning Units: Air Conditioning units shall be located in side or rear yards of lot. No air conditioning units shall be located in front yards. All units shall be screened from view of neighbors and streets with a wall or plantings. Compressors located in side yards must meet a SPL rating of 85 decibel or less.

19.0 Exterior Lighting. All exterior lighting shall be designed so as to not disturb neighbors. All exterior lighting shall be subject to prior approval by the DRB.

20.0 Games and Play Structures. -All game or play structures shall be located at the rear of the Lot and 10 feet from any property line(s)or on the inside portion of corner Lots within the setback lines. All game and play structures shall be screened from view from any street. No platform, doghouse, playhouse, game or play structures of a similar kind or nature shall be constructed on any part of the Lot located in front of the rear (wall) line of any Unit(s) constructed on the Lot, and any such structure must have the prior approval of the DRB.

21.0 Fences and Walls. The composition, location, color and height of any fence or wall to be constructed on any Lot are subject to the approval of the DRB. The DRB shall, among other things, require that the composition of any fence or wall be consistent with the material used in the surrounding buildings, be harmonious with the style of the house and other fences, if any. All fences shall be constructed of permanent material with a painted finish. Fences shall be a maximum of six feet high along rear and side yards and not extend past a line extending from the front of the dwelling, except in courtyard houses. No chain link or wood fences shall be permitted on any Lot or portion thereof, unless installed by Declarant, its affiliates, Declarant's Permittees or Participating Builders during construction periods or as otherwise approved by Declarant or the DRB.

22.0 Mailbox and Paper box: Shall be project type and style as selected by DRB.

23.0 Flagpoles: Flagpoles shall be attached to the house. Only U.S. flags shall be displayed no other flags will be allowed.

24.0 Solar Collectors: Collectors shall be integrated into the roof design on rear of roof. Color and form of collectors shall harmonize with roofing. No storage tanks shall be permitted on roof. Equipment located on ground shall be located in rear or side yard and screened from street and neighbors with walls or planting. Equipment is not permitted in front yard.

25.0 Tanks: Tanks shall be underground or in side or rear yards screened from street and neighbors by walls or plantings. Tanks are not permitted in front yards.

26.0 Utilities Connections. Permanent building connections for all utilities installed after the date hereof, including but not limited to, water, electricity, telephone and television, shall be run underground from the proper connecting points to the structure in such a manner to be acceptable to the governing utility authority. The foregoing shall not apply, however, to transmission lines, transformers and other equipment installed by public utility companies. Above ground transformers shall be landscaped along with adjacent residence and screened from view.

27.0 Off-Street Motor Vehicles. No motorized vehicle may be operated off of paved roadways and drives except as specifically approved in writing by the Association for the purpose of maintenance, construction or similar purposes and except as operated by the Association or its contractors, subcontractors or

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Rx DRC-12-2004(RR1) 14:32
nt: Existing Heath Brook Landscape and Architectural Guidelines (RES-2012-35 : Substantial

designees.

28.0 Golf Carts. The Association shall permit golf carts owned by an Owner to be operated on the private streets of the Common Areas, provided all such carts are subject to the same traffic and parking regulations as motor vehicles. The Association may adopt rules and regulations governing the use and operation of golf carts on the Properties.

File #: 2026-1458 Agenda Item #: b.

Submitted By: Karen Cupp

Presentation By: Karen Cupp

Department: Growth Management

FORMAL TITLE:
TBMI Commercial Outparcel Development Conceptual Subdivision (SUB25-0011)

OCALA'S RELEVANT STRATEGIC GOALS:
Economic Hub

PROOF OF PUBLICATION:
N/A

BACKGROUND:
The proposed project is for a commercial subdivision consisting of seven lots and two tracts on 35.01 acres.

The developer is TBMI II, LLC.

The plan was prepared by Kimley-Horn and Associates.

The property is zoned Planned Development (PD).

Key Points:

- A traffic study has been approved for this development.
- Access to the adjacent publicly maintained roadways were established under the PD plan approved for this development.
- The plan proposes a 50-foot-wide, future cross-access and utility easement which will provide access to lots three, four, five, and six. If any of these lots are developed separately from the others, the cross-access road construction will be required in accordance with the subdivision improvement plan.
- A 50 foot right-of-way is proposed for access to lots one and two and will be constructed with the subdivision improvements.
- The proposed road, potable water, gravity sewer, and drainage system will be privately maintained by

the association established for the development.

- The lift station and force main are proposed for public maintenance.

FINDINGS AND CONCLUSIONS:

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

- Access to the individual lots will be from the internal road system. No lot within the subdivision will have direct access to the adjacent publicly maintained roadways.

- Site plans are required at the time of individual lot development.

- The future cross-access road will not be constructed if a single development is proposed for lots three through six.

Staff recommends approval.

FISCAL IMPACT:
City will assume maintenance responsibility of the force main and lift station following the standard maintenance period.

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
N/A

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

May 21, 2026

Applicant: Kimley-Horn & Associates
Developer: TBMI II, LLC

RE: TBMI COMMERCIAL OUTPARCEL DEVELOPMENT (SUB25-0011)

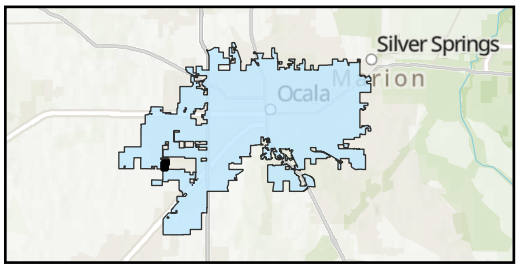
To Whom it May Concern:

The City Engineer's Office, in accordance with the completion of staff review, recommends approval of the conceptual subdivision plan consisting of seven lots and two tracts for commercial development on 35.01 acres subject to submittal of the developer's agreement, with the improvement plan submittal, to address construction and maintenance of the proposed improvements prior to submittal of the final plat application.

Sincerely,

Sean Lanier, PE, CFM,
City Engineer

AERIAL MAP



Parcel: 23817-002-00

Property Size: Approximately 35 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: A developer's agreement for SUB25-0011

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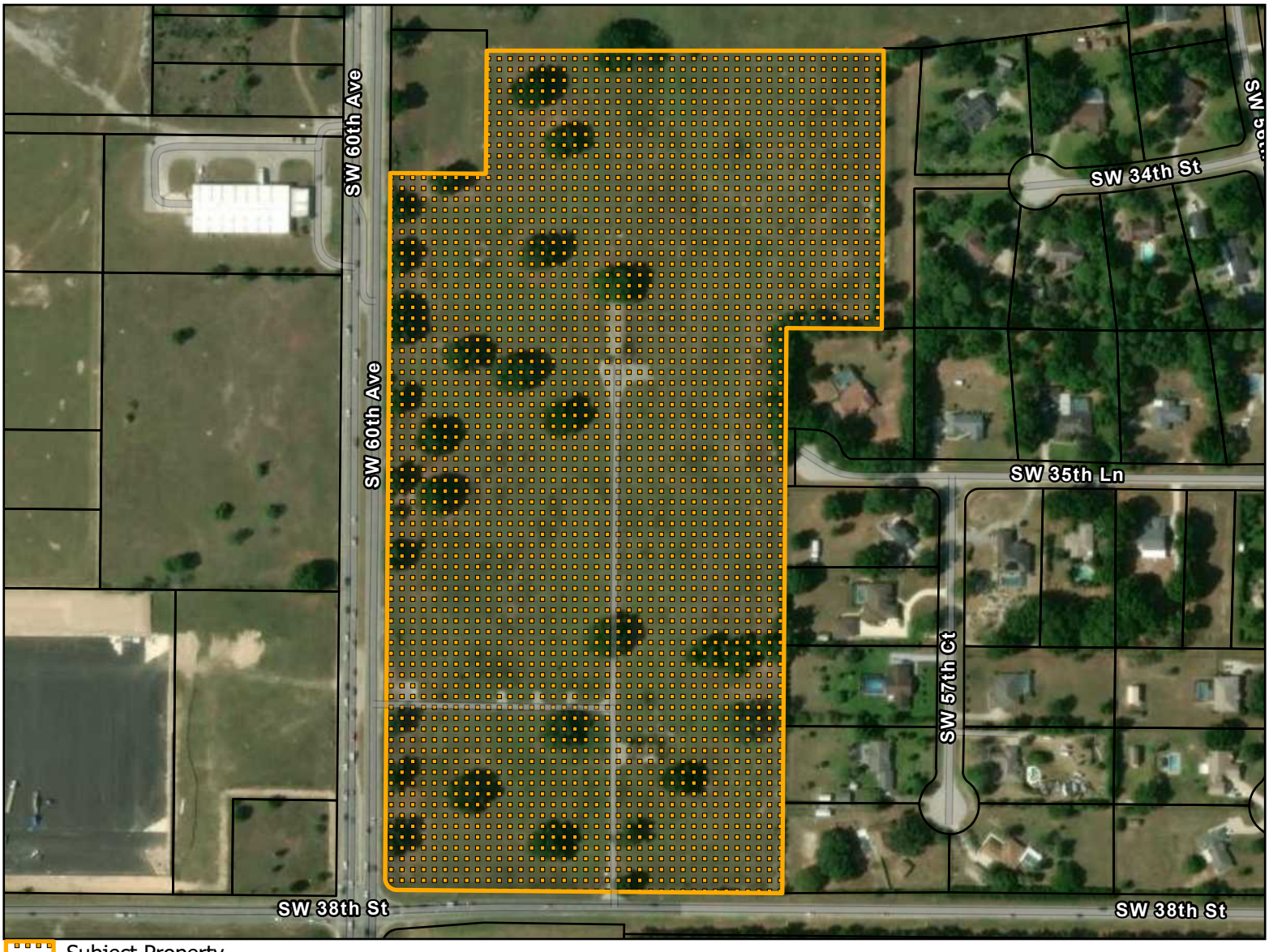

Subject Property
Parcels

0 362.5 725 1,450 Feet

N

OCALA

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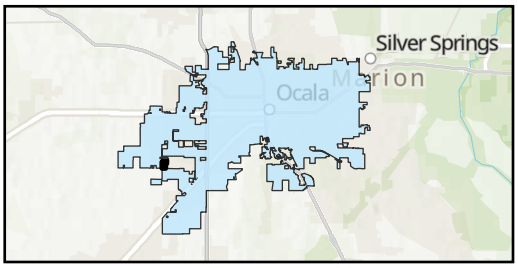
Prepared by the City of Ocala Growth Management Department by ekrepps on 5/21/2026

CASE MAP



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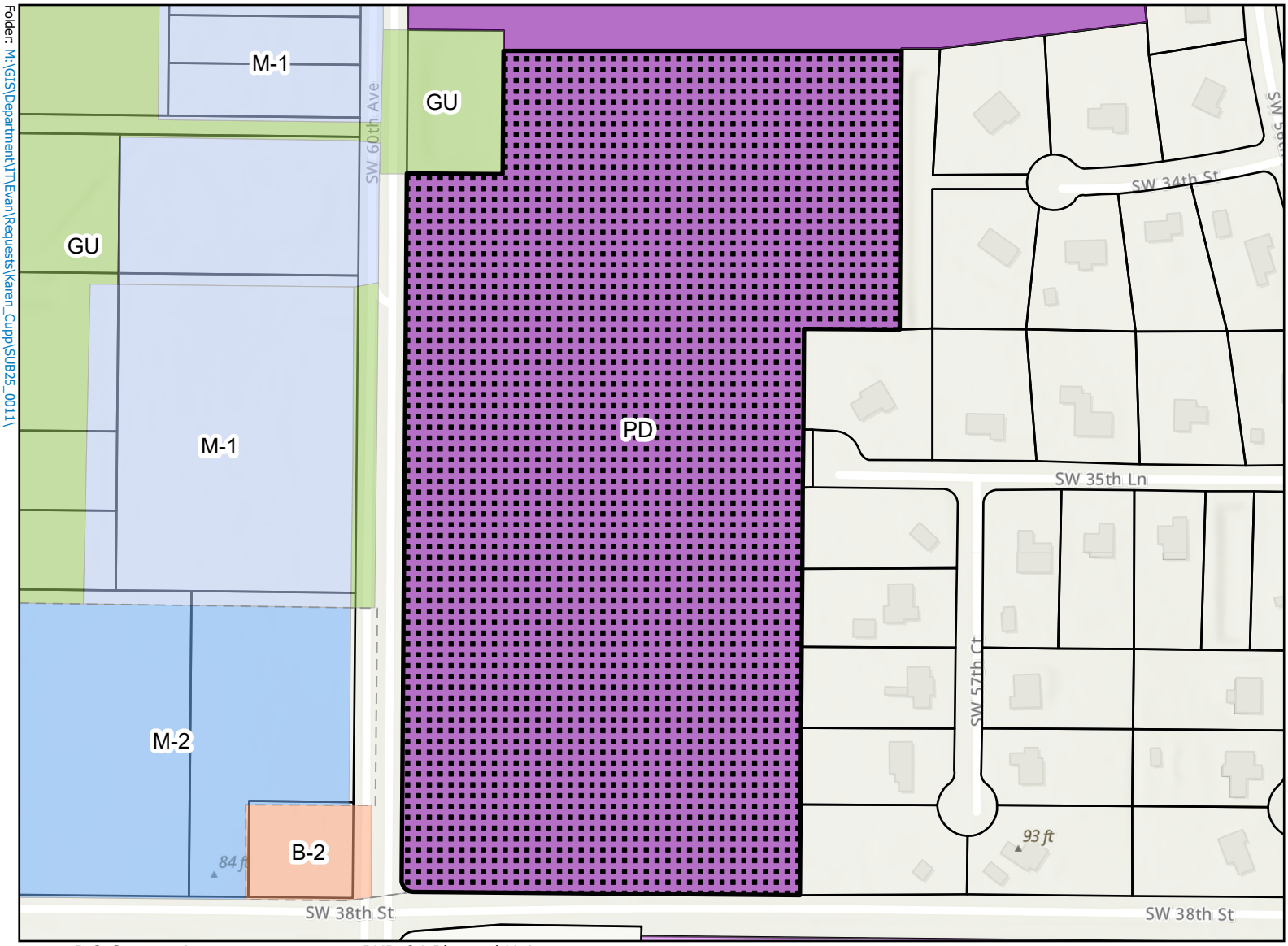

- B-2:Community Business
- GU:Governmental Use
- M-1:Light Industrial
- M-2:Medium Industrial
- PUD-04:Planned Unit Development-4 Units
- Planned Development
- NO ZONING
- Parcels
- Subject Property

0 362.5 725 1,450 Feet

N

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CONCEPTUAL SUBDIVISION PLAN FOR

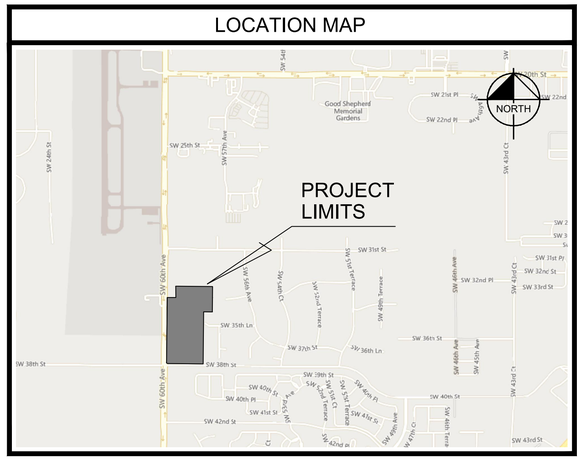
TBMI COMMERCIAL OUTPARCEL DEVELOPMENT

CITY OF OCALA, FLORIDA

A PORTION OF SECTION 28 , TOWNSHIP 15 SOUTH, RANGE 21 EAST

MAY 2026

LOCATION MAP



GENERAL NOTES

PARCEL NUMBER:
23817-002-00

PROJECT AREA:
±35.01 ACRES

LAND USE:
LOW INTENSITY (LI)

PRESENT ZONING:
PLANNED DEVELOPMENT (PD)

ABUTTING ZONING:
NORTH – PLANNED DEVELOPMENT (PD – CITY OF OCALA)
SOUTH – ROW (SW 38TH ST.)
EAST – A-1 (MARION COUNTY)
WEST – ROW (SW 60TH AVE.)

NUMBER OF LOTS:
7

NUMBER OF TRACTS:
STORMWATER TRACT: 1
LIFT STATION TRACT: 1

WATER:
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

SEWER:
WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.

GARBAGE:
SOLID WASTE WILL BE PROVIDED BY CITY OF OCALA.

ROADWAYS:
ALL PROPOSED ROADWAYS WILL BE PRIVATELY OWNED AND MAINTAINED.

EASEMENTS:
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

FUTURE CROSS ACCESS ROAD
FUTURE CROSS ACCESS ROAD SHALL BE CONSTRUCTED PER THE IMPROVEMENT PLANS AND DEDICATED AS RIGHT-OF-WAY SHOULD ANY OF LOTS 4, 5, OR 6 DEVELOPED SEPARATELY FROM THE OTHERS.

BUFFERS:
ALL BUFFERS WILL BE IN ACCORDANCE WITH THE SITE'S PD STANDARDS – APPROVED MARCH 21, 2023 UNDER RESOLUTIONS 2023-19 AND 2023-41.

TREE LOCATIONS:
EXISTING TREES ARE SHOWN ON THE SURVEY.

TREE PRESERVATION REQUIREMENTS:
EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN EACH LOT AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A LOT'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b. TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S TREE MITIGATION FUND.

VERTICAL DATUM:
VERTICAL CONTROL FOR THIS CONCEPTUAL PLAN IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JCH CONSULTING GROUP. REFER TO THE SURVEY FOR COMPLETE DATUM, CONTROL, AND BENCHMARK INFORMATION.

TRAFFIC:
THE PROPOSED DEVELOPMENT IS INCLUDED WITHIN A PREVIOUSLY APPROVED MARION COUNTY TRAFFIC STUDY (AR #30111 – "TBMI PD"). THE CITY OF OCALA HAS ALSO APPROVED A TRAFFIC IMPACT ANALYSIS FOR THIS PROJECT ON AUGUST 3, 2023. PLEASE REFER TO TIA22-44948 FOR THE APPROVED TRAFFIC IMPACT ANALYSIS.

FEMA DESIGNATION:
PER FEMA FIRM PANELS 12083C0514E EFFECTIVE APRIL 19, 2017, THE ENTIRETY OF THE PROJECT AREA LIES IN FLOOD ZONE 'X', AN AREA OF MINIMAL FLOODING.

DRAINAGE SUMMARY:
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. LOTS 1 AND 2 WILL BE REQUIRED TO MAINTAIN ALL RUNOFF ON-SITE. TRACT 1 HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM LOTS 3-6 AND THE PROPOSED ROADWAY. ALL DRAINAGE AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

ADDITIONAL NOTES:

6. LOCAL STREETS WITHIN PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED. ALL LOCAL STREETS TO BE DESIGNED AND CONSTRUCTED AT A LATER DATE.
7. IRRIGATION, BUFFERS AND LANDSCAPING WILL BE CONSTRUCTED WITH THE SITE IMPROVEMENTS.
8. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE APPROVED "TBMI II" PD PLAN (PD22-44929).
9. SOLID WASTE IMPACT FEE IS DUE FOR AND PAYABLE FOR EACH OUTPARCEL AT THE TIME OF DEVELOPMENT. THE COST WILL BE BASED ON FEE ESTABLISHED AT THE TIME.
10. PROPOSED FIRE MAINS AND FIRE HYDRANTS TO BE INSTALLED, COMPLETED, PRESSURE TESTED, RECEIVED FDEP LETTER OF CLEARANCE, ACCEPTABLY FLOW TESTED AND OTHERWISE SATISFACTORY TO BE PLACED IN SERVICE PRIOR TO VERTICAL BUILDING CONSTRUCTION WORK. EXCEPTION: FULLY-FUNCTIONAL EXISTING FIRE HYDRANTS WITHIN 400 FEET OF THE PROPOSED BUILDING OR APPROVAL BE THE OCALA FIRE/RESCUE DEPARTMENT FIRE MARSHAL. NFPA 1 6TH ED-18.5.3.

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
TBMI II, LLC
2313 E FT. KING ST, SUITE 100
OCALA, FL 34471
(352) 694-1155

GEOTECHNICAL CONSULTANT:
GEOTECH, INC.
1016 SE 3RD AVE
OCALA, FL 34471
(352) 694-7711

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, PRESIDENT
426 SW 15TH ST
OCALA, FL 34471
(352) 405-1482

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH ST, SUITE 200
OCALA, FL 34471
(352) 438-3000

UTILITY PROVIDERS

UTILITY COMPANIES

UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
CENTURYLINK	BILL MCCLOUD	(850) 599-1444
CITY OF OCALA TELECOMMUNICATIONS	OSHANE PARKER	(352) 401-3999
COX CABLE	MICHELLE OSBORNE	(478) 314-3577
BAY LAUREL CENTER COMMUNITY DEVELOPMENT	GREG LAW	(352) 414-5454 EXT 4106
CHARTER COMMUNICATIONS	DUFFY MCCLELLAND	(352) 527-2189
DIGITAL COMMUNICATION MEDIA / BRIDGENET	JEFF HAGAR	(352) 601-0480
HOMELAND OPTICAL TECHNOLOGY	MELISSA GEORGE	(352) 484-0200
OCALA ELECTRIC UTILITY	RANDY HAHN	(352) 351-6615
CENTURYLINK (LEVEL 3)	NETWORK RELATIONS	(877) 366-8344 EXT 2
TECO PEOPLES GAS - OCALA	JOAN DOMNING	(813) 275-3783

No.	REVISIONS	DATE	BY
	NOT FOR CONSTRUCTION		

DRAWING INDEX

CS01 - COVER SHEET
CS02 - CONCEPTUAL SUBDIVISION PLAN
CS03 - TYPICAL SECTION

S001 - SURVEY
S002 - SURVEY

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND LYING SOUTH OF TIMBERWOOD, AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING EAST OF S.W. 60TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 1 AT THE NORTHWEST CORNER OF LOT 1, BLOCK G OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND PROCEED NORTH 89°56'59" WEST (FIELD MEASURE - NORTH 89°57'54" WEST) ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 315T STREET, A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 89°56'59" WEST ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE - NORTH 89°57'54" WEST 663.71 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10°55'29", THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE, AN ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°29'18" WEST 102.81 FEET (FIELD MEASURE NORTH 84°07'34" WEST 102.99 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT A POINT OF REVERSE CURVE OF A CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS DISTANCE OF 460.00 FEET AND A CENTRAL ANGLE OF 10°58'39"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°30'53" WEST 88.00 FEET (FIELD MEASURE - NORTH 84°59'27" WEST 87.86 FEET), TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE, AS SHOWN ON SAID PLAT; THENCE SOUTH 89°59'50" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 279.92 FEET, (FIELD MEASURE - NORTH 89°46'27" WEST 279.73 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONCAVE SOUTHERLY HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 06°21'20"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE, AN ARC DISTANCE OF 88.74 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 86°49'11" WEST 88.70 FEET (FIELD MEASURE SOUTH 86°03'17" WEST 88.88 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04°20'59"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85°48'59" WEST 62.77 FEET (FIELD MEASURE - SOUTH 85°49'28" WEST 62.78 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS DISTANCE OF 30.00 FEET, AND A CENTRAL ANGLE OF 87°59'38"; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID ARC A DISTANCE OF 46.07 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 43°59'41" WEST 41.68 FEET (FIELD MEASURE - SOUTH 44°04'50" WEST 41.62 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE, (BEING 100 FEET WIDE); THENCE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 730.52 FEET (FIELD MEASURE - SOUTH 00°00'12" EAST 730.39 FEET) TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA, AS SHOWN ON SAID PLAT, THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST BOUNDARY OF SAID WATER RETENTION AREA, A DISTANCE OF 300.00 FEET (FIELD MEASURE - SOUTH 00°01'56" EAST 300.17 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B-C AS DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1475.12 FEET (FIELD MEASURE SOUTH 00°00'54" EAST 1475.12 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS DISTANCE OF 25.00 FEET AND A CENTRAL ANGLE OF 89°56'22", SAID POINT BEING NORTH 89°50'53" EAST 49.92 FEET AND NORTH 00°04'37" EAST 64.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 38TH STREET, AND ALONG SAID CURVE, AN ARC DISTANCE OF 39.24 FEET, THROUGH A FIELD MEASURED CHORD BEARING AND DISTANCE OF SOUTH 45°01'27" EAST 35.31 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°57'16" EAST 40 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 28 AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 806.53 FEET TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 8 AT THE SOUTHWEST CORNER OF LOT 5, BLOCK Q, AS PER AFORESAID PLAT OF TIMBERWOOD THIRD ADDITION; THENCE NORTH 0°00'05" WEST ALONG THE WEST BOUNDARY LINE OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 1182.68 FEET (FIELD MEASURE - NORTH 00°00'57" WEST 1182.70 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 7; THENCE SOUTH 89°59'56" EAST ALONG SAID NORTH BOUNDARY LINE OF LOT 15, BLOCK G, OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 199.17 FEET (FIELD MEASURE - SOUTH 89°59'40" EAST 199.22 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 6; THENCE NORTH 00°00'05" WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 575.90 FEET (FIELD MEASURE - NORTH 00°01'03" WEST 575.88 FEET) TO A CONCRETE MONUMENT THAT IS SOUTH 00°00'05" EAST A DISTANCE OF 5.03 FEET FROM A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE SOUTH 89°59'56" WEST 0.50 FEET NORTH OF AND PARALLEL WITH A BOARD FENCE LINE, A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY LINE OF THE AFORESAID WATER RETENTION AREA, SAID POINT IS SOUTH 00°00'08" EAST A DISTANCE OF 42.46 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA; THENCE SOUTH 00°00'08" EAST ALONG THE SAID EAST BOUNDARY LINE, A DISTANCE OF 257.54 FEET (FIELD MEASURE - SOUTH 00°05'11" EAST 257.44 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SAID WATER RETENTION AREA; THENCE SOUTH 89°59'52" WEST A DISTANCE OF 200.00 FEET (FIELD MEASURE - SOUTH 89°54'45" WEST 200.23 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B-C; SAID PARCEL NO. B-C LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
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LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER
81405
DATE: ——

KHA PROJECT 042288700 3
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RDR
CHECKED BY JAF

COVER SHEET

TBMI COMMERCIAL OUTPARCEL DEVELOPMENT
PREPARED FOR
TBMI II, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
CS01

This document, together with the concepts and designs presented herein, as 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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\OCA_Civil\042887003-TBMI Comm Outparcel Dev\CAD\Plan\Sheets\CS01 COVER SHEET.dwg, Layout:Layout1 May 20, 2026
ADAM.SMITH@KIMLEY-HORN.COM Authorized Signature

LEGEND

- APPROXIMATE LOCATION OF SOIL BORING
- FUTURE CROSS ACCESS ROAD

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	700.00'	367.98'	N14°30'22"W	363.75'	30°07'09"	188.35'
C2	750.00'	394.26'	N14°30'22"W	389.74'	30°07'09"	201.80'
C3	275.00'	115.63'	S11°32'53"E	114.78'	24°05'29"	58.68'
C4	225.00'	0.53'	N29°29'52"W	0.53'	0°08'10"	0.27'
C5	225.00'	117.52'	N14°27'58"W	116.19'	29°55'39"	60.14'
C6	8083.00'	58.99'	N87°42'31"E	58.99'	0°25'05"	29.49'
C7	8070.00'	321.03'	N89°24'54"E	321.01'	2°16'45"	160.54'

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

No.	REVISIONS	DATE	BY
	NOT FOR CONSTRUCTION		

EXISTING SIGNAL

PROPOSED DRIVEWAY CONNECTION (TYP.)

S0°29'51"W 50.00'

N0°29'51"E 228.88'

VARIES

10.0'

N0°29'51"E 179.38'

N0°29'51"E 50.00'

N89°29'51"E 200.00'

N0°29'51"E 165.00'

N89°29'51"E 165.00'

N0°29'51"E 165.00'

N89°29'51"E 262.66'

S55°58'20"E 40.22'

N0°29'58"E 206.67'

LOT 1
± 2.43 ACRES

LOT 2
± 1.49 ACRES

LOT 3
± 1.47 ACRES

LOT 4
± 1.19 ACRES

LOT 5
± 1.19 ACRES

LOT 6
± 1.19 ACRES

LOT 7
± 22.37 ACRES

TRACT 1
(STORMWATER)
± 1.96 ACRES

TRACT 2
(LIFT STATION)
±.06 ACRES

S.W. 60TH AVENUE

(100' PUBLIC RIGHT OF WAY PER RIGHT OF WAY MAP RECORDED IN ROAD WAY BOOK 1, PAGE 45)

S00°29'51"W 1475.20' (F)

S00°00'08"E 1475.12' (D)

EAST RIGHT OF WAY OF S.W. 60TH AVENUE

EXISTING 40' ROW EASEMENT

POINT OF BEGINNING PARCEL 1

SOUTHWEST CORNER OF WATER RETENTION AREA

FOUND 4"x4" CONCRETE MONUMENT (MOORHEAD)

SOUTHEAST CORNER OF WATER RETENTION AREA

FOUND 4"x4" CONCRETE MONUMENT (NOID)

EXISTING COUNTY DRA

PARCEL ID: 23824-001-001

N89°30'53"W 190.11'

S89°59'52"W 200.00' (D)

S89°25'27"E 199.97' (F)

S0°26'22"W 49.97'

S0°26'22"W 207.55'

257.51' (F)

257.54' (D)

S89°28'45"E 50.15'

S89°28'45"E 24.95'

N89°29'14"W 50.15'

S0°26'29"W 49.98'

S0°29'51"W 470.22'

N89°30'09"E 265.00'

N89°30'09"E 316.17'

N89°30'09"E 345.00'

N89°30'09"E 315.00'

N89°30'09"E 315.00'

N89°30'09"E 315.00'

N89°30'09"E 315.00'

N89°45'59"W 404.68'

SW 38TH LANE

S.W. 38TH STREET

(RIGHT OF WAY WIDTH VARIES)

PROPOSED RIGHT-OF-WAY DEDICATION (WIDTH VARIES)

S77°26'40"E 52.06'

N29°33'57"W 67.17'

N29°33'57"W 95.47'

C1

C2

C3

C4

C5

C6

C7

SW 58TH TERRACE RD.

N0°33'12"E 13.82'

S0°33'12"W 15.07'

PROPOSED ROADWAY (TO BE PERMITTED AND CONSTRUCTED AT A FUTURE DATE) ±0.93 ACRES

PROPOSED 50'-WIDE ACCESS AND UTILITY EASEMENT (TYP.)

N0°29'52"E 87.75'

N0°29'51"E 165.00'

N0°29'51"E 165.00'

N0°29'51"E 165.00'

FUTURE CROSS ACCESS ROAD SHALL BE CONSTRUCTED PER THE IMPROVEMENT PLANS AND DEDICATED AS RIGHT-OF-WAY SHOULD ANY OF LOTS 4, 5, OR 6 DEVELOPED SEPARATELY FROM THE OTHERS

PROPOSED 50'-WIDE ACCESS AND UTILITY EASEMENT (TYP.)

PARCEL ID: 23817-002-00

PARCEL 1
PARCEL ID: 23817-003-00
±35.00 ACRES

PARCEL: 23820-012-04
OWNER: PASITO INC
ZONING: B2
FLU: LOW INTENSITY

PARCEL: 23820-012-00
OWNER: OCALA AIRPORT LAND 2 LLC
ZONING: M2
FLU: LOW INTENSITY

PARCEL: 23820-005-03
OWNER: OCALA COMMONS LLC
ZONING: M1
FLU: LOW INTENSITY

PARCEL: 23820-006-00
OWNER: MCDONALD'S REAL ESTATE COMPANY
ZONING: M1
FLU: LOW INTENSITY

PARCEL: 2385-017-005
OWNER: DANIEL B. SHAW
ZONING: A1
FLU: RESIDENTIAL

PARCEL: 2385-017-004
OWNER: NA
ZONING: NA
FLU: NA

PARCEL: 2385-017-003
OWNER: HENRY A. FENTY
ZONING: A1
FLU: RESIDENTIAL

PARCEL: 2385-017-002
OWNER: JERI LEE RIOLO
ZONING: A1
FLU: RESIDENTIAL

PARCEL: 2385-017-001
OWNER: RYAN J. MAIER
ZONING: A1
FLU: RESIDENTIAL

PARCEL: 2385-007-015
OWNER: WRA
ZONING: A1
FLU: RIGHT-OF-WAY

PARCEL: 2385-007-015
OWNER: ROBERTO R. MEDINA
ZONING: A1
FLU: RESIDENTIAL

PARCEL: 2385-007-015
OWNER: MEDINA ROBERTO R & MEDINA DALE E

PARCEL: 2385-007-006
OWNER: MARY
ZONING: A1
FLU: RESIDENTIAL

PARCEL: 23817-002-02
OWNER: RYAN J. LLC
ZONING: A1
FLU: AGRICULTURAL

NORTH RIGHT OF WAY OF S.W. 38TH STREET

PROPOSED RIGHT-OF-WAY DEDICATION (WIDTH VARIES)

S88°26'43"E 50.44'

S88°26'43"E 100.26'

FOUND 4x4 CONCRETE MONUMENT (LB 2418) SOUTHWEST CORNER OF WEST BOUNDARY OF TIMBERWOOD THIRD ADDITION

WEST BOUNDARY LINE OF TIMBERWOOD THIRD ADDITION

N0°29'50"E 1162.55'

N00°00'05"W 1182.68' (D)

N00°29'50"E 1182.63' (F)

EXISTING TIMBERWOOD SUBDIVISION

BLOCK "O"

TIMBERWOOD THIRD ADDITION PLAT BOOK "I", PAGES 64-69

D.R.O.W. (DRAINAGE RIGHT-OF-WAY) PARCEL ID:2385-007-015

S89°56'56"E 199.17' (D)

S89°33'07"E 199.34' (F)

S89°33'07"E 199.34'

NORTH BOUNDARY OF LOT 15, BLOCK O TIMBERWOOD THIRD ADDITION

WEST BOUNDARY LINE D.R.A. NO.2, BLOCK "O"

N00°00'05"W 575.90' (D)

N0°29'27"E 575.78'

N0°29'27"E 575.78' (F)

FOUND 4"X4" CONCRETE MONUMENT NAIL (PLS 2418)

FOUND 4"X4" CONCRETE MONUMENT

S89°56'56"W 830.84' (D)

N89°29'14"W 830.62' (M)

N89°29'14"W 780.67'

S89°59'56"E 830.84' (M)

LOT 7
± 22.37 ACRES

CONC.

ASPHALT PAVEMENT

(TOP BROKEN)

FOUND 4"X4" CONCRETE MONUMENT NAIL (PLS 2418)

FOUND 4"X4" CONCRETE MONUMENT

FOUND 4"X4" CONCRETE MONUMENT NAIL (PLS 2418)

FOUND 4"X4" CONCRETE MONUMENT NAIL (PLS 2418)

FOUND 4"X4" CONCRETE MONUMENT

FOUND 4"X4" CONCRETE MONUMENT

FOUND 4"X4" CONCRETE MONUMENT

SW 58TH TERRACE RD &
SW 36TH LANE
TYPICAL SECTION
(N.T.S.)

PAVEMENT DESIGN

1. TYPE SP-12.5 ASPHALTIC CONCRETE (2")
2. LIMEROCK BASE (LBR 100) (8")
3. TYPE B STABILIZATION (LBR 40 MINIMUM) (12")
4. TYPE 'F' CURB AND GUTTER
5. 5' CONCRETE SIDEWALK
6. SOD

No.	REVISIONS	DATE	BY
	NOT FOR CONSTRUCTION		

Kimley»Horn

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER
81405
DATE: _____

KHA PROJECT 042887003
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RDR
CHECKED BY JAF

TYPICAL SECTION

TBMI COMMERCIAL OUTPARCEL DEVELOPMENT

PREPARED FOR
TBMI II, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER
CS03

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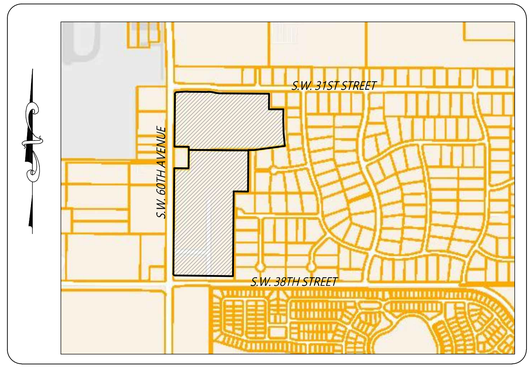
K:\OCA_Civil\042887003-TBMI Comm Outparcel Dev\CADFiles\Sheets\CS03 TYPICAL SECTIONS.dwg, Layout:Layout1, Apr 17, 2026
XREFs: Sheets=A0=N=N=N

"BOUNDARY AND TOPOGRAPHIC SURVEY"

A PORTION OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

VICINITY MAP:

NOT TO SCALE



LEGAL DESCRIPTION:

PARCEL 2:

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND LYING SOUTH OF TIMBERWOOD AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND LYING EAST OF S.W. 60TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 1 AT THE NORTHWEST CORNER OF LOT 1, BLOCK G OF TIMBERWOOD THIRD ADDITION AS PER PLAT BOOK Y, PAGES 64 THROUGH 69 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND PROCEED NORTH 89°56'59" WEST (FIELD MEASURE – NORTH 89°57'54" WEST), ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF PARCEL 2 AS DESCRIBED HEREIN; THENCE CONTINUE NORTH 89°56'59" WEST, ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE – NORTH 89°57'54" WEST 663.71 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10°55'29"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE AN ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°29'18" WEST, 102.81 FEET (FIELD MEASURE NORTH 84°07'34" WEST 102.99 FEET), TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT A POINT OF REVERSE CURVE OF A CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS DISTANCE OF 460.00 FEET, AND A CENTRAL ANGLE OF 10°58'39"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°30'53" WEST 88.00 FEET (FIELD MEASURE – NORTH 84°59'27" WEST, 87.86 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE AS SHOWN ON SAID PLAT; THENCE SOUTH 89°59'50" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 279.92 FEET (FIELD MEASURE – NORTH 89°46'27" WEST, 279.73 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONCAVE SOUTHERLY, HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 06°21'20"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.74 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 86°49'11" WEST 88.70 FEET (FIELD MEASURE – SOUTH 86°03'17" WEST, 88.88 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04°20'59", THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85°48'59" WEST 62.77 FEET (FIELD MEASURE SOUTH 85°19'28" WEST, 62.78 FEET; TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS DISTANCE OF 30.00 FEET AND A CENTRAL ANGLE OF 87°59'38"; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 46.07 FEET, THROUGH CHORD BEARING AND DISTANCE OF SOUTH 43°59'41" WEST 41.68 FEET (FIELD MEASURE SOUTH 44°04'50" WEST 41.62 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (BEING 100 FEET WIDE); THENCE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 730.52 FEET (FIELD MEASURE – SOUTH 00°00'12" EAST 730.39 FEET) TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA, AS SHOWN ON SAID PLAT, THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST BOUNDARY OF SAID WATER RETENTION AREA, A DISTANCE OF 300.00 FEET (FIELD MEASURE – SOUTH 00°01'56" EAST 300.17 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B–C AS DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1475.12 FEET (FIELD MEASURE SOUTH 00°00'54" EAST 1475.12 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS DISTANCE OF 25.00 FEET AND A CENTRAL ANGLE OF 89°56'22", SAID POINT BEING NORTH 89°50'53" EAST 49.92 FEET AND NORTH 00°04'37" EAST 64.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 38TH STREET, AND ALONG SAID CURVE, AN ARC DISTANCE OF 39.24 FEET, THROUGH A FIELD MEASURED CHORD BEARING AND DISTANCE OF SOUTH 45°01'27" EAST 35.31 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°57'16" EAST 40 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 28 AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 806.53 FEET TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 8 AT THE SOUTHWEST CORNER OF LOT 5, BLOCK G, AS PER AFORESAID PLAT OF TIMBERWOOD THIRD ADDITION; THENCE NORTH 0°00'05" WEST ALONG THE WEST BOUNDARY LINE OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 1182.68 FEET (FIELD MEASURE – NORTH 00°00'53" WEST 1182.70 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 7; THENCE SOUTH 89°56'56" EAST ALONG SAID NORTH BOUNDARY LINE OF LOT 15, BLOCK G, OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 199.17 FEET (FIELD MEASURE – SOUTH 89°59'40" EAST 199.22 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 6; THENCE NORTH 00°00'05" WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 575.90 FEET (FIELD MEASURE – NORTH 00°01'03" WEST 575.88 FEET) TO A CONCRETE MONUMENT THAT IS SOUTH 00°00'05" EAST A DISTANCE OF 5.03 FEET FROM A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE SOUTH 89°59'56" WEST 0.50 FEET NORTH OF AND PARALLEL WITH A BOARD FENCE LINE, A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY LINE OF THE AFORESAID WATER RETENTION AREA, SAID POINT IS SOUTH 00°00'08" EAST A DISTANCE OF 42.46 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA; THENCE SOUTH 00°00'08" EAST ALONG THE SAID EAST BOUNDARY LINE, A DISTANCE OF 257.54 FEET (FIELD MEASURE – SOUTH 00°05'11" EAST 257.44 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SAID WATER RETENTION AREA; THENCE SOUTH 89°59'52" WEST A DISTANCE OF 200.00 FEET (FIELD MEASURE – SOUTH 89°54'45" WEST 200.23 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B–C. SAID PARCEL NO. B–C LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL 2:

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND LYING SOUTH OF TIMBERWOOD AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND LYING EAST OF S.W. 60TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 1 AT THE NORTHWEST CORNER OF LOT 1, BLOCK G OF TIMBERWOOD THIRD ADDITION AS PER PLAT BOOK Y, PAGES 64 THROUGH 69 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND PROCEED NORTH 89°56'59" WEST (FIELD MEASURE – NORTH 89°57'54" WEST), ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF PARCEL 2 AS DESCRIBED HEREIN; THENCE CONTINUE NORTH 89°56'59" WEST, ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE – NORTH 89°57'54" WEST 663.71 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10°55'29"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE AN ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°29'18" WEST, 102.81 FEET (FIELD MEASURE NORTH 84°07'34" WEST 102.99 FEET), TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT A POINT OF REVERSE CURVE OF A CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS DISTANCE OF 460.00 FEET, AND A CENTRAL ANGLE OF 10°58'39"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°30'53" WEST 88.00 FEET (FIELD MEASURE – NORTH 84°59'27" WEST, 87.86 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE AS SHOWN ON SAID PLAT; THENCE SOUTH 89°59'50" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 279.92 FEET (FIELD MEASURE – NORTH 89°46'27" WEST, 279.73 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONCAVE SOUTHERLY, HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 06°21'20"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.74 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 86°49'11" WEST 88.70 FEET (FIELD MEASURE – SOUTH 86°03'17" WEST, 88.88 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04°20'59", THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85°48'59" WEST 62.77 FEET (FIELD MEASURE SOUTH 85°19'28" WEST, 62.78 FEET; TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS DISTANCE OF 30.00 FEET AND A CENTRAL ANGLE OF 87°59'38"; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 46.07 FEET, THROUGH CHORD BEARING AND DISTANCE OF SOUTH 43°59'41" WEST 41.68 FEET (FIELD MEASURE SOUTH 44°04'50" WEST 41.62 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (BEING 100 FEET WIDE); THENCE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 730.52 FEET (FIELD MEASURE – SOUTH 00°00'12" EAST 730.39 FEET) TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA AS SHOWN ON SAID PLAT; THENCE DEPARTING FROM SAID EAST RIGHT OF WAY LINE, NORTH 89°59'52" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID WATER RETENTION AREA A DISTANCE OF 200.00 FEET (FIELD MEASURE – NORTH 89°57'41" EAST 199.95 FEET) TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA; THENCE SOUTH 00°00'08" EAST, ALONG THE EAST BOUNDARY LINE OF SAID WATER RETENTION AREA A DISTANCE OF 42.46 FEET (FIELD MEASURE – SOUTH 00°05'11" EAST, 42.46 FEET) TO A CONCRETE MONUMENT; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE, NORTH 89°59'56" EAST, 0.50 FEET NORTH OF AND PARALLEL WITH A BOARD FENCE LINE A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT ON THE WEST BOUNDARY LINE OF D.R.A. NO. 2 OF BLOCK G OF AFORESAID TIMBERWOOD THIRD ADDITION; THENCE NORTH 00°00'05" WEST, ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 5.03 FEET (FIELD MEASURE – NORTH 00°01'03" WEST, 5.03 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE NORTH 89°59'55" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID D.R.A. NO. 2, A DISTANCE OF 80.00 FEET (FIELD MEASURE – NORTH 89°59'35" EAST, 80.00 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 4; THENCE NORTH 82°03'12" EAST, ALONG THE NORTH BOUNDARY LINE OF LOTS 5 AND 6 OF SAID BLOCK G, A DISTANCE OF 435.15 FEET (FIELD MEASURE – NORTH 82°04'35" EAST 435.10 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 3, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS DISTANCE OF 2730.00 FEET AND CENTRAL ANGLE OF 07°57'51", THENCE NORTHERLY ALONG THE WEST BOUNDARY LINE OF BLOCK G OF SAID TIMBERWOOD THIRD ADDITION, ALONG SAID CURVE AN ARC DISTANCE OF 379.17 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 03°55'52" WEST, 379.17 FEET (FIELD MEASURE – NORTH 03°56'28" WEST, 379.35 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 2, AT THE POINT OF CURVATURE OF SAID CURVE THENCE NORTH 00°03'04" EAST, ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 134.00 FEET (FIELD MEASURE – NORTH 00°03'04" EAST, 134.00 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF TRACT NO. 1 (A ONE ACRE TRACT); THENCE DEPARTING FROM SAID WEST BOUNDARY LINE NORTH 89°57'54" WEST, A DISTANCE OF 202.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO. 1; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 216.00 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF TRACT NO. 1 AND TO THE POINT OF BEGINNING. SAID PARCEL 2 LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

LESS AND EXCEPT:

ALL THAT PORTION OF LAND NOTED AND SHOWN AS A 30 FOOT DRAINAGE RIGHT OF WAY AS RECORDED IN THE PLAT OF TIMBERWOOD, AS PER PLAT BOOK S, PAGE 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING SUBJECT TO A 30 FOOT DRAINAGE EASEMENT "A" AS SHOWN ON THE RECORDED PLAT OF TIMBERWOOD AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8626, PAGE 817)

THOSE CERTAIN WATER RETENTION AREAS DEPICTED ON THE PLAT OF TIMBERWOOD AS PER PLAT THEREOF RECORDED IN PLAT BOOK "S", AT PAGES 148 AND 149, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 2 FOR DRAWING DETAIL

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND LYING SOUTH OF TIMBERWOOD, AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING EAST OF S.W. 60TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 1 AT THE NORTHWEST CORNER OF LOT 1, BLOCK G OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND PROCEED NORTH 89°56'59" WEST (FIELD MEASURE – NORTH 89°57'54" WEST) ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET, A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 89°56'59" WEST ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE – NORTH 89°57'54" WEST 663.71 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10°55'29", THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE, AN ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°29'18" WEST 102.81 FEET (FIELD MEASURE NORTH 84°07'34" WEST 102.99 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT A POINT OF REVERSE CURVE OF A CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS DISTANCE OF 460.00 FEET AND A CENTRAL ANGLE OF 10°58'39"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84°30'53" WEST 88.00 FEET (FIELD MEASURE – NORTH 84°59'27" WEST 87.86 FEET), TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE, AS SHOWN ON SAID PLAT; THENCE SOUTH 89°59'50" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 279.92 FEET, (FIELD MEASURE – NORTH 89°46'27" WEST 279.73 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONCAVE SOUTHERLY HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 06°21'20"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE, AN ARC DISTANCE OF 88.74 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 86°49'11" WEST 88.70 FEET (FIELD MEASURE – SOUTH 86°03'17" WEST, 88.88 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04°20'59", THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85°48'59" WEST 62.77 FEET (FIELD MEASURE SOUTH 85°19'28" WEST, 62.78 FEET; TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS DISTANCE OF 30.00 FEET AND A CENTRAL ANGLE OF 87°59'38"; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 46.07 FEET, THROUGH CHORD BEARING AND DISTANCE OF SOUTH 43°59'41" WEST 41.68 FEET (FIELD MEASURE SOUTH 44°04'50" WEST 41.62 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE, (BEING 100 FEET WIDE); THENCE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 730.52 FEET (FIELD MEASURE – SOUTH 00°00'12" EAST 730.39 FEET) TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B–C AS DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST BOUNDARY OF SAID WATER RETENTION AREA, A DISTANCE OF 300.00 FEET (FIELD MEASURE – SOUTH 00°01'56" EAST 300.17 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B–C AS DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1475.12 FEET (FIELD MEASURE SOUTH 00°00'54" EAST 1475.12 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS DISTANCE OF 25.00 FEET AND A CENTRAL ANGLE OF 89°56'22", SAID POINT BEING NORTH 89°50'53" EAST 49.92 FEET AND NORTH 00°04'37" EAST 64.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 38TH STREET, AND ALONG SAID CURVE, AN ARC DISTANCE OF 39.24 FEET, THROUGH A FIELD MEASURED CHORD BEARING AND DISTANCE OF SOUTH 45°01'27" EAST 35.31 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°57'16" EAST 40 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 28 AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 806.53 FEET TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 8 AT THE SOUTHWEST CORNER OF LOT 5, BLOCK G, AS PER AFORESAID PLAT OF TIMBERWOOD THIRD ADDITION; THENCE NORTH 0°00'05" WEST ALONG THE WEST BOUNDARY LINE OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 1182.68 FEET (FIELD MEASURE – NORTH 00°00'53" WEST 1182.70 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 7; THENCE SOUTH 89°56'56" EAST ALONG SAID NORTH BOUNDARY LINE OF LOT 15, BLOCK G, OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 199.17 FEET (FIELD MEASURE – SOUTH 89°59'40" EAST 199.22 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 6; THENCE NORTH 00°00'05" WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 575.90 FEET (FIELD MEASURE – NORTH 00°01'03" WEST 575.88 FEET) TO A CONCRETE MONUMENT THAT IS SOUTH 00°00'05" EAST A DISTANCE OF 5.03 FEET FROM A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE SOUTH 89°59'56" WEST 0.50 FEET NORTH OF AND PARALLEL WITH A BOARD FENCE LINE, A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY LINE OF THE AFORESAID WATER RETENTION AREA, SAID POINT IS SOUTH 00°00'08" EAST A DISTANCE OF 42.46 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA; THENCE SOUTH 00°00'08" EAST ALONG THE SAID EAST BOUNDARY LINE, A DISTANCE OF 257.54 FEET (FIELD MEASURE – SOUTH 00°05'11" EAST 257.44 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SAID WATER RETENTION AREA; THENCE SOUTH 89°59'52" WEST A DISTANCE OF 200.00 FEET (FIELD MEASURE – SOUTH 89°54'45" WEST 200.23 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B–C. SAID PARCEL NO. B–C LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

SURVEY NOTES:

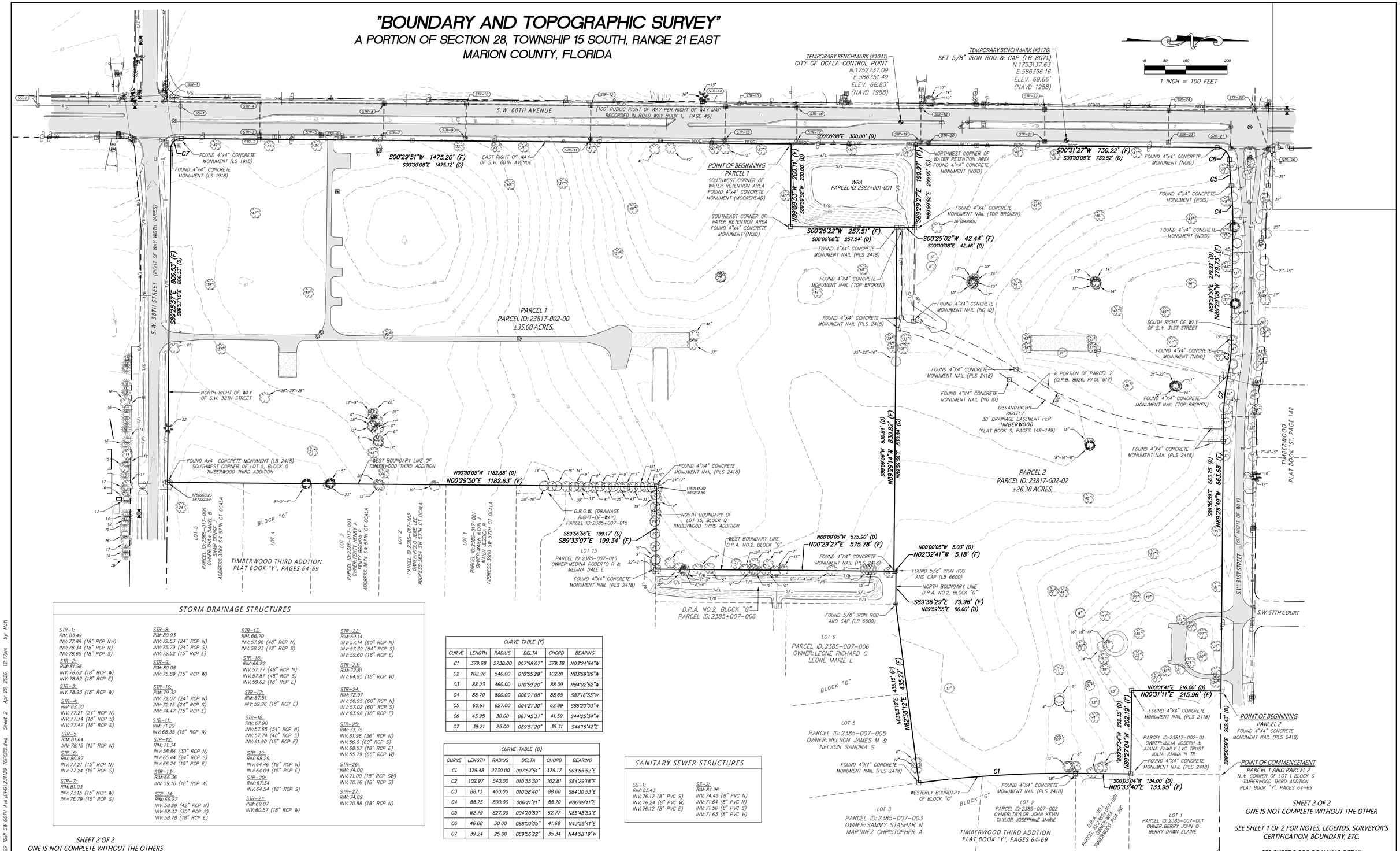
1. DATE OF FIELD SURVEY: SEPTEMBER 25, 2025.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. PANEL NO.12083O512E, PANEL NO. 12083C0514E, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCED FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
7. 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.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. 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.
10. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
11. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
12. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
13. VERTICAL DATUM IS BASED ON CITY OF OCALA CONTROL POINT 0012, HAVING AN ELEVATION OF 81.82 FEET (NAVD 1988), AS PROVIDED BY THE CITY OF OCALA IN 2008. THE CITY SURVEY DEPARTMENT HAS SUBSEQUENTLY PROVIDED A REVISED ELEVATION OF 81.68 FEET (NAVD 1988) FOR THE SAME CONTROL POINT. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE 2008 VALUE.
14. STORM DRAINAGE AS SHOWN ALONG S.W. 60TH AVENUE IS BASED ON MARION COUNTY AS–BUILTS SURVEY, PREPARED BY ROYDEN A. BARTH JR. PSM NO.3201, DATED 08/23/2007, FILE RECORD 44027494.000.
15. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2627, PAGE 562, AFFECTS THE SUBJECT PARCEL. THE LOCATION OF SAID EASEMENT CANNOT BE DEPICTED HEREON AS THE ORIGINAL WORK ORDER OR SUPPORTING DOCUMENTATION IDENTIFYING ITS LOCATION HAS BEEN PURGED FROM THE CITY OF OCALA RECORDS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STAN

"BOUNDARY AND TOPOGRAPHIC SURVEY"

A PORTION OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



STORM DRAINAGE STRUCTURES

STR-1:
RIM: 83.49
INV: 77.89 (18" RCP NW)
INV: 78.34 (18" RCP N)
INV: 78.65 (18" RCP S)

STR-2:
RIM: 81.96
INV: 78.62 (18" RCP W)
INV: 78.62 (18" RCP E)

STR-3:
INV: 78.93 (18" RCP W)

STR-4:
RIM: 82.30
INV: 77.21 (24" RCP N)
INV: 77.34 (18" RCP S)
INV: 77.47 (18" RCP E)

STR-5
RIM: 81.64
INV: 78.15 (15" RCP N)

STR-6:
RIM: 80.87
INV: 77.21 (15" RCP N)
INV: 77.24 (15" RCP S)

STR-7:
RIM: 81.03
INV: 73.15 (15" RCP W)
INV: 76.79 (15" RCP S)

STR-8:
RIM: 80.93
INV: 72.53 (24" RCP N)
INV: 75.79 (24" RCP S)
INV: 72.62 (15" RCP E)

STR-9:
RIM: 80.08
INV: 75.89 (15" RCP W)

STR-10:
RIM: 79.32
INV: 72.07 (24" RCP N)
INV: 72.15 (24" RCP S)
INV: 74.47 (15" RCP E)

STR-11:
RIM: 71.29
INV: 68.35 (15" RCP W)

STR-12:
RIM: 71.34
INV: 58.84 (30" RCP N)
INV: 65.44 (24" RCP S)
INV: 66.24 (15" RCP E)

STR-13:
RIM: 66.36
INV: 59.10 (18" RCP W)

STR-14:
RIM: 66.27
INV: 58.29 (42" RCP N)
INV: 58.37 (30" RCP S)
INV: 58.78 (18" RCP E)

STR-15:
RIM: 66.70
INV: 57.98 (48" RCP N)
INV: 58.23 (42" RCP S)

STR-16:
RIM: 66.82
INV: 57.77 (48" RCP N)
INV: 57.87 (48" RCP S)
INV: 59.02 (18" RCP E)

STR-17:
RIM: 67.51
INV: 59.96 (18" RCP E)

STR-18:
RIM: 67.90
INV: 57.65 (54" RCP N)
INV: 57.74 (48" RCP S)
INV: 61.90 (15" RCP E)

STR-19:
RIM: 68.29
INV: 64.46 (18" RCP N)
INV: 64.09 (15" RCP E)

STR-20:
RIM: 67.34
INV: 64.54 (18" RCP S)

STR-21:
RIM: 69.07
INV: 60.57 (18" RCP W)

STR-22:
RIM: 69.14
INV: 57.14 (60" RCP N)
INV: 57.39 (54" RCP S)
INV: 59.60 (18" RCP E)

STR-23:
RIM: 72.81
INV: 64.95 (18" RCP W)

STR-24:
RIM: 72.97
INV: 56.95 (60" RCP N)
INV: 57.02 (60" RCP S)
INV: 63.98 (18" RCP E)

STR-25:
RIM: 73.75
INV: 61.98 (36" RCP N)
INV: 56.0 (60" RCP S)
INV: 68.57 (18" RCP E)
INV: 55.79 (66" RCP W)

STR-26:
RIM: 74.00
INV: 71.00 (18" RCP SW)
INV: 70.76 (18" RCP S)

STR-27:
RIM: 74.09
INV: 70.88 (18" RCP N)

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHERS

CURVE TABLE (F)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	379.68	2730.00	007°58'07"	379.38	N03°24'54"W
C2	102.96	540.00	010°55'29"	102.81	N83°59'26"W
C3	88.23	460.00	010°59'20"	88.09	N84°02'52"W
C4	88.70	800.00	006°21'08"	88.65	S87°16'55"W
C5	62.91	827.00	004°21'30"	62.89	S86°20'03"W
C6	45.95	30.00	087°45'37"	41.59	S44°25'34"W
C7	39.21	25.00	089°51'20"	35.31	S44°16'42"E

CURVE TABLE (D)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	379.48	2730.00	007°57'51"	379.17	S03°55'52"E
C2	102.97	540.00	010°55'30"	102.81	S84°29'18"E
C3	88.13	460.00	010°58'40"	88.00	S84°30'53"E
C4	88.75	800.00	006°21'21"	88.70	N86°49'11"E
C5	62.79	827.00	004°20'59"	62.77	N85°48'59"E
C6	46.08	30.00	088°00'05"	41.68	N43°59'41"E
C7	39.24	25.00	089°56'22"	35.34	N44°58'19"W

SANITARY SEWER STRUCTURES

SS-1:
RIM: 83.43
INV: 76.12 (8" PVC S)
INV: 76.24 (8" PVC W)
INV: 76.12 (8" PVC E)

SS-2:
RIM: 84.96
INV: 74.46 (8" PVC N)
INV: 71.64 (8" PVC N)
INV: 71.56 (8" PVC S)
INV: 71.63 (8" PVC W)

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 2 FOR DRAWING DETAIL

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	02/23/26	M.D.	ADDRESS STAFF COMMENTS	C.J.H.
	04/20/26	J.T.	ADDRESS CITY COMMENTS	C.J.H.

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
436 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY –FOR– TBMI II, LLC.

FB/PG	FIELD DATE
25-3-23/24	09/22/25

DRAWING DATE	BY	APPROVED
10/13/25	MRD	CJH

JOB NO. 231129BND&TOPOR2

SCALE 1" = 100'

2 OF 2

Drawing name: Z:\Projects\231129 TBMI SW 60TH Ave\DWG\231129 TOPOR2.dwg Sheet 2 Apr 20, 2026 12:17pm by: Matt

This document, together with the concepts and designs presented herein, as 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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\OCA_Civil\042887000-TBMI II - 60th Ave Parcels\CAD\PlanSheets\PD\2023-03-01 Site Plan\PD001 COVER SHEET.dwg, Layout:PD001 COVER SHEET Mar 01, 2023 - 08:50:04am, dclayton.glasman
XREFs: sheet_042887000\sh-address-ocs drawingbits.dm_mxrion

60TH AVENUE PARCELS
PLANNED DEVELOPMENT

FOR

TBMI II, LLC

CITY OF OCALA, FLORIDA

PD PLANS

PARCEL ID 23817-002-00 & 23817-002-02

SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST

MARCH 2023

GENERAL NOTES

WATER:
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

SEWER:
WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.

FEMA DESIGNATION:
PER FEMA FIRM PANELS NUMBERS 12083C0512E & 12083C05E EFFECTIVE APRIL 19, 2017, A SMALL PORTION OF THE PROJECT AREA LIES IN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

DRAINAGE SUMMARY:
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE:
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA.

SPECIAL NOTES

THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-62.

1. ALLOWABLE USES SHALL BE CONSISTENT WITH ALLOWABLE USES IN LOW INTENSITY FUTURE LAND USE CATEGORY, AS DEFINED IN THE CITY OF OCALA COMPREHENSIVE PLAN. THE MAXIMUM ALLOWABLE INTENSITY OF THE OVERALL DEVELOPMENT PLAN SHALL NOT EXCEED THE PM PEAK HOUR NET NEW TRIPS EQUIVALENT TO 600,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT, AS DEFINED IN THE INSTITUTE OF TRANSPORTATION ENGINEER'S TRIP GENERATION MANUAL, LATEST EDITION.
2. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS THAT IS CONSISTENT WITH THE CITY'S TRAFFIC STUDY GUIDELINES AND CONCURRENCY MANAGEMENT SYSTEM. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENTS MITIGATIONS AS DETERMINED BY A TRAFFIC ANALYSIS.
3. PER CODE OF ORDINANCES SECTION 122-942(a)(4), THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.
4. AT THE TIME OF SITE PLAN OR SUBDIVISION PLANS FOR EACH AREA IN THE PD, A TREE SURVEY AND TREE MITIGATION PLANS ARE REQUIRED PURSUANT TO THE CITY OF OCALA CODE OF ORDINANCES.
5. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR THE ENTIRE PD ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT. AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL EVALUATE THE TREES ONSITE, PROVIDE NECESSARY TREE PRESERVATION REQUIREMENTS, AND BE INVOLVED IN THE SITE CLEARING PROCESS TO ENSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.
6. ALL SITE PLANS SHALL CONTAIN DETAILS PERTAINING TO THE STREET TREE AND LANDSCAPING DESIGN FOR ALL INTERIOR ROADS.
7. PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ASSESSMENT MEETING THE REQUIREMENTS OF THE CITY OF OCALA LAND DEVELOPMENT CODE MUST BE APPROVED BY THE CITY OF OCALA.
8. AN AVIGATION EASEMENT MUST BE PLACED ON THE ENTIRE 61.39 ACRES AS WELL AS MEET ALL REQUIREMENTS OF FLORIDA STATUTE CHAPTER 333 AIRPORT ZONING. THIS ALSO INCLUDES THE REQUIREMENT TO OBTAIN PERMITTING FROM THE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION.
9. ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH PARCEL.
10. ALL NEW FREESTANDING 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. THE FINAL DESIGN, LOCATIONS, AND NUMBER OF FREESTANDING SIGNS SHALL BE REVIEWED AND APPROVED AS PART OF THE SITE PLAN OR SUBDIVISION PLAN PROCESS.

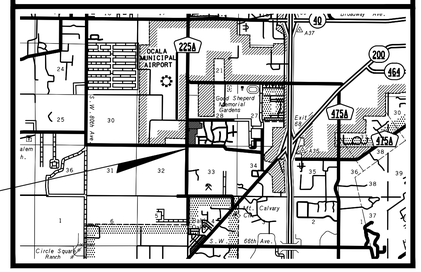
UTILITY PROVIDERS

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
CENTURYLINK	BILL MCCLOUD	(850) 599-1444
CITY OF OCALA TELECOMMUNICATIONS	OSHANE PARKER	(352) 401-3999
COX CABLE	MICHELLE OSBORNE	(478) 314-3577
BAY LAUREL CENTER COMMUNITY DEVELOPMENT	GREG LAW	(352) 414-5454 EXT 4106
CHARTER COMMUNICATIONS	DUFFY MCCLELLAND	(352) 527-2189
DIGITAL COMMUNICATION MEDIA / BRIDGENET	JEFF HAGAR	(352) 601-0480
HOMELAND OPTICAL TECHNOLOGY	MELISSA GEORGE	(352) 484-0200
OCALA ELECTRIC UTILITY	RANDY HAHN	(352) 351-6615
CENTURYLINK (LEVEL 3)	NETWORK RELATIONS	(877) 366-8344 EXT 2
TECO PEOPLES GAS - OCALA	JOAN DOMNING	(813) 275-3783

NORTH

PROJECT

LOCATION MAP



PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
TBMI II, LLC
1700 SE 17TH STREET, SUITE 300
OCALA, FLORIDA 34471

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
101 EAST SILVER SPRINGS BLVD., SUITE 400
OCALA, FLORIDA 34470
(352) 438-3000

SURVEYOR:
D.W. HIRST & ASSOCIATES, INC.
13560 SE 36TH AVENUE
SUMMERFIELD, FLORIDA 34491
352-347-6775

DRAWING INDEX

SHEET TITLE
PD001 - COVER SHEET
PD002 - PLANNED DEVELOPMENT PLAN
PD003 - MASTER LANDSCAPE PLAN
PD004 - EXISTING TOPOGRAPHY

No.	REVISIONS	DATE	BY
	NOT FOR CONSTRUCTION	-	

LEGAL DESCRIPTION: (PROVIDED BY OTHERS)

Parcel 1

That portion of land in the Southwest 1/4 of Section 28, Township 15 South, Range 21 East and lying South of Timberwood, as per Plat Book S, Pages 148 and 149, lying West of Timberwood Third Addition, as per Plat Book Y, Pages 64 through 69, all in the Public Records of Marion County, Florida, and lying East of S.W. 60th Avenue, being more particularly described as follows:

Commencing at a concrete monument marked Permanent Reference monument No. 1 at

the Northwest corner of Lot 1, Block G of Timberwood Third Addition, as per Plat Book Y, Pages 64 through 69 of the Public Records of Marion County, Florida, and proceed North 89 degrees 56 minutes 59 seconds West (field measure - North 89 degrees 57 minutes 54 seconds West) along the South boundary line of Timberwood Subdivision as per Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida and along the South right of way line of S.W. 31st Street, a distance of 202.43 feet to a concrete monument; thence continue North 89 degrees 56 minutes 59 seconds West along said South boundary line and South right of way line a distance of 663.75 feet (field measure - North 89 degrees 57 minutes 54 seconds West 663.71 feet), to a

concrete monument as shown on said plat at the Point of Curvature of a curve being concave Northerly, having a radius distance of 540.00 feet and a central angle of 10 degrees 55 minutes 29 seconds; thence Westerly along said South right of way line, and along said curve, an arc distance of 102.96 feet through a chord bearing and distance of North 84 degrees 29 minutes 18 seconds West 102.81 feet (field measure - North 84 degrees 07 minutes 34 seconds West 102.99 feet) to a concrete monument as shown on said plat, at a Point of Reverse Curve of a curve being concave Southerly having a radius distance of 460.00 feet and a central angle of 10 degrees 58 minutes 39 seconds; thence Westerly along said South right of way line and along said curve and arc distance of 88.13 feet; through a chord bearing and distance of North 84 degrees 30 minutes 53 seconds West, 88.00 feet (field measure - North 84 degrees 59 minutes

27 seconds West 87.86 feet), to a concrete monument at the Point of Curvature, as shown on said plat; thence South 89 degrees 59 minutes 50 seconds West along said South right of way line, a distance of 279.92 feet, (field measure - North 89 degrees 46 minutes 27 seconds West 279.73 feet), to a concrete monument as shown on said plat at the Point of Tangency of said curve, being concave Southerly having a radius distance of 800.00 feet and a central angle of 06 degrees 21 minutes 20 seconds; thence Westerly along said South right of way line, and along said curve, an arc distance of 88.74 feet, through a chord bearing and distance of South 86 degrees 49 minutes 11 seconds West, 88.70 feet (field measure - South 86 degrees 03 minutes 17 seconds West 88.88 feet), to a concrete monument as shown on said plat at the Point of Reverse Curve, being concave Northerly having a radius distance of 827.00 feet and a central angle of 04 degrees 20 minutes 59 seconds; thence Westerly along said South right of way line and along said curve an arc distance of 62.79 feet through a chord bearing and distance of South 85 degrees 48 minutes 59 seconds West 62.77 feet (field measure - South 85 degrees 49 minutes 28 seconds West 62.78 feet) to a concrete monument as shown on said plat at the Point

of Reverse Curve, being concave Southeasterly having a radius distance of 30.00 feet, and a central angle of 87 degrees 59 minutes 38 seconds; thence Southwesterly along said South right of way line and along said curve, an arc distance of 46.07 feet, through a chord bearing and distance of South 43 degrees 59 minutes 41 seconds West, 41.68 feet (field measure - South 44 degrees 04 minutes 50 seconds West 41 .62 feet) to a concrete monument as shown on said plat, said point also being on the East right of way line of S.W. 60th Avenue, (being 100 feet wide); thence South 00 degrees 00 minutes 08 seconds East along said East right of way line, a distance of 730.52 feet (field measure - South 00 degrees 00 minutes 12 seconds East 730.39 feet) to a concrete monument at the Northwest corner of the Water Retention Area, as shown on said plat, thence continue South 00 degrees 00 minutes 08 seconds East along said right of way line and along

the West boundary of said Water Retention Area, a distance of 300.00 feet (field measure - South 00 degrees 01 minutes 56 seconds East 300.17 feet) to a concrete monument at the Southwest corner of said Water Retention Area and to the Point of Beginning of Parcel No. B-C as described herein; thence continue South 00 degrees 00 minutes 08 seconds East along said East right of way line, a distance of 1475.12 feet (field measure - South 00 degrees 00 minutes 54 seconds East 1475.12 feet) to a concrete monument at the Point of Curvature of a curve concave Northeasterly having a radius distance of 25.00 feet and a central angle of 89 degrees 56 minutes 22 seconds, said point being North 89 degrees 50 minutes 53 seconds East 49.92 feet and North 00 degrees 04 minutes 37 seconds East 64.83 feet from the Southwest corner of Section 28, Township 15 South, Range 21 East, thence Southeasterly along the North right of way line of S.W. 38th Street, and along said curve, an arc distance of 39.24 feet, through a field measured chord bearing and distance of South 45 degrees 01 minutes 27 seconds East 35.31 feet to a concrete monument at the Point of Tangency of said curve; thence South 89 degrees 57

minutes 16 seconds East, 40 feet North of and parallel to the South boundary line of said Section 28 and along said North right of way line, a distance of 806.53 feet to a concrete monument marked Permanent Reference Monument No. 8 at the Southwest corner of Lot 5, Block Q, as per aforesaid Plat of Timberwood Third Addition; thence North 0 degrees 00 minutes 05 seconds West along the West boundary line of said Timberwood Third Addition, a distance of 1182.68 feet (field measure - North 00 degrees 00 minutes 57 seconds West 1182.70 feet) to a concrete monument marked Permanent Reference monument No. 7; thence South 89 degrees 56 minutes 56 seconds East along said North boundary line of Lot 15, Block G of said Timberwood Third Addition, a distance of 199.17 feet (field measure - South 89 degrees 59 minutes 40 seconds East 199.22 feet) to a concrete monument marked Permanent Reference monument No. 6; thence North 00 degrees 00 minutes 05 seconds West along said West boundary line a distance

of 575.90 feet (field measure - North 00 degrees 01 minutes 03 seconds West 575.88 feet) to a concrete monument that is South 00 degrees 00 minutes 05 seconds East a distance of 5.03 feet from a concrete monument marked Permanent Reference monument No. 5; thence South 89 degrees 59 minutes 56 seconds West, 0.50 feet North of and parallel with board fence line, a distance of 830.84 feet to a concrete monument on the East boundary line of the aforesaid Water Retention Area, said point is South 00 degrees 00 minutes 08 seconds East a distance of 42.46 feet from a concrete monument at the Northeast corner of said Water Retention Area; thence South 00 degrees 00 minutes 08 seconds East along the said East boundary line, a distance of 257.54 feet (field measure - South 00 degrees 05 minutes 11 seconds East 257.44 feet) to a concrete monument at the Southeast corner of the said Water Retention Area; thence South 89 degrees 59 minutes 52 seconds East a distance of 200.00 feet (field measure - South 89 degrees 54 minutes 45 seconds West 200.23 feet) to a concrete monument at the Southwest corner of said Water Retention Area and to the Point of Beginning of Parcel No. B-C. Said Parcel

No. B-C lying and being situate in Marion County, Florida.

PARCEL 2

That portion of land in the Southwest 1/4 of Section 28, Township 15 South, Range 21 East and lying South of Timberwood as per Plat Book S, Pages 148 and 149, lying West of Timberwood Third Addition as per Plat Book Y, Pages 64 through 69, all in the Public Records of Marion County, Florida and lying East of S.W. 60th Avenue, being more particularly described as follows:

Commencing at a concrete monument marked Permanent Reference Monument No. 1 at the Northwest corner of Lot 1 , Block G of Timberwood Third Addition as per Plat Book Y, Pages 64 through 69 of the Public Records of Marion County, Florida and proceed North 89 degrees 56 minutes 59 seconds West (field measure - North 89 degrees 57 minutes 54 seconds West), along the South boundary line of Timberwood Subdivision as per Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida, and along the South right of way line of S.W. 31st Street a distance of 202.43 feet to a concrete monument at the Point of Beginning of Parcel 2 as described herein; thence continue North 89 degrees 56 minutes 59 seconds West, along said South boundary line and South right of way line a distance of 663.75 feet (field measure - North 89 degrees 57 minutes 54 seconds West 663.71 feet) to a concrete monument as shown on said plat at the Point of Curvature of a curve being concave Northerly, having a radius distance of 540.00 feet and a central angle of 10 degrees 55 minutes 29 seconds; thence Westerly along said South right of way line, and along said curve an arc distance of 102.96 feet

through a chord bearing and distance of North 84 degrees 29 minutes 18 seconds West, 102.81 feet (field measure - North 84 degrees 07 minutes 34 seconds West 102.99 feet), to concrete monument as shown on said plat at a Point of Reverse Curve of a curve being concave Southerly, having a radius distance of 460.00 feet, and a central angle of 10 degrees 58 minutes 39 seconds; thence Westerly along said South right of way line and along said curve an arc distance of 88.13 feet, through a chord bearing and distance of North 84 degrees 30 minutes 53 seconds West 88.00 feet (field measure- North 84 degrees 59 minutes 27 seconds West, 87.86 feet) to a concrete monument at the Point of Curvature as shown on said plat; thence South 89 degrees 59 minutes 50 seconds West, along said South right of way line distance of 279.92 feet (field measure - North 89 degrees 46 minutes 27 seconds West, 279.73 feet) to a concrete monument as shown on said plat, at the Point of Tangency of said curve, being concave Southerly, having a radius distance of 800.00 feet and a central angle of 06 degrees 21 minutes 20 seconds; thence Westerly along said South right of way line and along said curve an arc distance of 88.74 feet, through a chord bearing and distance of South 86 degrees 49 minutes 11

seconds West 88.70 feet (field measure - South 86 degrees 03 minutes 17 seconds West, 88.88 feet) to a concrete monument as shown on said plat at the Point of Reverse Curve, being concave Northerly having a radius distance of 827.00 feet and a central angle of 04 degrees 20 minutes 59 seconds; thence Westerly along said South right of way line and along said curve an arc distance of 62.79 feet through a chord bearing and distance of South 85 degrees 48 minutes 59 seconds West 62.77 feet (field measure - South 85 degrees 19 minutes 28 seconds West, 62.78 feet); to concrete monument as shown on said plat at the Point of Reverse Curve, being concave Southeasterly having a radius distance of 30.00 feet and a central angle of 87 degrees 59 minutes 38 seconds; thence Southwesterly along said South right of way line and along said curve an arc distance of 46.07 feet, through chord bearing and distance of South 43 degrees 59 minutes 41 seconds West, 41.68 feet (field measure - South 44 degrees 04 minutes 50 seconds West 41.62 feet) to a concrete monument as shown on said plat, said point also being on the

East right of way line of S.W. 60th Avenue (being 100 feet wide); thence South 00 degrees 00 minutes 08 seconds East, along said East right of way line a distance of 730.52 feet (field measure - South 00 degrees 00 minutes 12 seconds East, 730.39 feet) to a concrete monument at the Northwest corner of the water Retention Area as shown on said plat; thence departing from said East right of way line, North 89 degrees 59 minutes 52 seconds East, along the North boundary line of said water Retention area a distance of 200.00 feet (field measure - North 89 degrees 57 minutes 41 seconds East 199.95 feet) to a concrete monument at the Northeast corner of said water Retention Area; thence South 00 degrees 00 minutes 08 seconds East, along the East boundary line of said water Retention Area a distance of 42.46 feet (field measure - South 00 degrees 05 minutes 11 seconds East, 42.46 feet) to a concrete monument; thence departing from said East boundary line, North 89 degrees 59 minutes 56 seconds East, 0.50 feet North of and parallel with a board fence line a distance of 830.84 feet to a concrete monument on the West boundary line of D.RA No. 2 of Block G of aforesaid Timberwood Third Addition; thence North 00 degrees 00 minutes 05 seconds West, along said West boundary line

a distance of 5.03 feet (field measure - North 00 degrees 01 minutes 03 seconds West, 5.03 feet) to a concrete monument marked Permanent Reference monument No. 5; thence North 89 degrees 59 minutes 55 seconds East, along the North boundary line of said D.R.A. No. 2, a distance of 80.00 feet (field measure - North 89 degrees 59 minutes 35 seconds East, 80.00 feet) to a concrete monument marked Permanent Reference monument No. 4; thence North 82 degrees 03 minutes 12 seconds East, along the North boundary line of Lots 5 and 6 of said Block G, a distance of 435.15 feet (field measure - North 82 degrees 04 minutes 35 seconds East 435.10 feet) to a concrete monument marked Permanent Reference monument No. 3, said point being on a curve, concave Easterly and having a radius distance of 2730.00 feet and central angle of 07 degrees 57 minutes 51 seconds; thence Northerly along the West boundary line of Block G of said Timberwood Third Addition, along said curve an arc distance of 379.17 feet, through a chord bearing and distance of North 03 degrees 55 minutes 52 seconds West, 379.17

feet (field measure - North 03 degrees 56 minutes 28 seconds West, 379.35 feet) to a concrete monument marked Permanent Reference monument No. 2, at the Point of Curvature of said curve; thence North 00 degrees 03 minutes 04 seconds East, along said West boundary line a distance of 134.00 feet (field measure - North 00 degrees 03 minutes 04 seconds East, 134.00 feet) to a concrete monument at the Southeast corner of Tract No. 1 (A One Acre Tract); thence departing from said West boundary line North 89 degrees 57 minutes 54 seconds West, a distance of 202.35 feet to the Southwest corner of said Tract No, 1; thence North 00 degrees 01 minutes 41 seconds East, a distance of 216.00 feet to a concrete monument at the Northwest corner of Tract No. 1 and to the Point of Beginning. Said Parcel 2 lying and being situate in Marion County, Florida.

LESS AND EXCEPT all that portion of land noted and shown as a 30 foot drainage right of way as recorded in the Plat of Timberwood, as per Plat Book S, Page 148 and 149 of the Public Records of Marion County, Florida; and Being subject to a 30 foot drainage Easement "A" as shown on the Recorded Plat of Timberwood as per Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida.

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD22-44929
TBMI II
5/22/2026
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

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LICENSED PROFESSIONAL
JAMESON A. FREDERICK
FLORIDA LICENSE NUMBER
81405
DATE:

KHA PROJECT 042887001
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY JAF

60TH AVE PARCELS
PREPARED FOR
TBMI II, LLC
CITY OF OCALA FLORIDA

COVER SHEET

SHEET NUMBER
PD001

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD22-44929
TBMI II
5/22/2026

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

OCALA INTERNATIONAL AIRPORT

DAY-NIGHT AVERAGE SOUND LEVEL BOUNDARY LINE
SOURCE: CITY OF OCALA AIRPORT LAYOUT PLAN, APRIL 2022

SW 60TH AVE.

EXISTING SIGNAL

PROPOSED RIGHT IN / RIGHT OUT WITH RIGHT TURN LANE

5' LANDSCAPED BUFFER FROM R/W

PROPOSED FULL ACCESS (TYP.)

PROPOSED DIRECTIONAL ACCESS

SW 38TH ST.

COMMERCIAL OUTPARCEL. (TYP.)

COMMERCIAL OUTPARCEL. (TYP.)

± 11.88 ACRES
COM/RES

EXISTING COUNTY D.R.A.
2382-001-001

NO RESIDENTIAL USES IN THIS AREA

PD BOUNDARY (TYP.)

25' RESIDENTIAL BUFFER (TYP.)

TIMBERWOOD SUBDIVISION
ZONING: A-1
MAXIMUM BUILDING HEIGHT: 50'

5' LANDSCAPED BUFFER

EXISTING PARCEL
23817-002-00
TBMI II LLC
±35.0 ACRES

EXISTING PARCEL
23817-002-02
TBMI II LLC
±26.4 ACRES

PHASE 1

PHASE 2

PROPOSED FULL ACCESS

±10' RIGHT OF WAY ACQUISITION

± 49.52 ACRES
RES

25' RESIDENTIAL BUFFER (TYP.)

SECURED AND GATED EMERGENCY ACCESS

SW 31ST ST.

100' SETBACK AND BUILDING HEIGHT RESTRICTION AREA FOR MULTI-FAMILY

100' SETBACK AND BUILDING HEIGHT RESTRICTION AREA FOR MULTI-FAMILY

TIMBERWOOD SUBDIVISION
ZONING: A-1
MAXIMUM BUILDING HEIGHT: 50'

25' RESIDENTIAL BUFFER (TYP.)

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USES	DENSITY
COM / RES	± 11.88	• COMMERCIAL • RETAIL • OFFICE • SINGLE FAMILY RESIDENTIAL • MULTI FAMILY RESIDENTIAL • OTHER USES ALLOWED WITHIN LOW INTENSITY LAND USE CLASSIFICATION	85,000 SQFT COMMERCIAL/ RETAIL/OFFICE CONVENIENCE MARKET WITH 16 FUELING POSITIONS
RES	± 49.52	• SINGLE FAMILY RESIDENTIAL • MULTI FAMILY RESIDENTIAL	750 UNITS MAXIMUM

NOTE: RESIDENTIAL DENSITY FROM RES AREA MAY BE ALLOCATED TO COM/RES AREAS

TREE PRESERVATION REQUIREMENTS: EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b. TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S TREE MITIGATION FUND.

MINIMUM TREE COVERAGE: POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.

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.

SEE PD STANDARDS FOR SECTIONS A-A AND B-B

GENERAL LOCATION OF GROUND MOUNTED MAIN SIGNAGE, SEE PD STANDARDS FOR REQUIREMNETS

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23817-002-00 23817-002-02
TOTAL SITE BOUNDARY	± 61.4 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X
FEMA PANEL	12083C0514E
LAND USE	LOW INTENSITY
PROPOSED ZONING	PD PLANNED DEVELOPMENT
BUFFER REQUIREMENTS	
NORTHERN & EASTERN BUFFER	25 FEET 50 FEET FOR COMMERCIAL USES
WESTERN & SOUTHERN BUFFER	5 FEET
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	
MAX BUILDING HEIGHT	**45 FEET

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

** NO HABITABLE MULTI-FAMILY STRUCTURES MAY BE LOCATED WITHIN THE 100 FT. SETBACK RESTRICTION AREA ALONG THE NORTHERN AND EASTERN BOUNDARIES. ANCILLARY STRUCTURES SHALL NOT EXCEED 35 FEET IN HEIGHT WITHIN THIS SETBACK RESTRICTION AREA.

BUILDING ORIENTATION: ALL REAR FACADES MUST BE BUFFERED TO ROADWAYS OR BUILDING FRONTS SHALL FACE THE STREETS.

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

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

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LICENSED PROFESSIONAL
JAMESON A. FREDERICK
FLORIDA LICENSE NUMBER
81405
DATE:

KHA PROJECT	42887001
DATE	NOVEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JAF

PLANNED DEVELOPMENT PLAN

60TH AVE PARCELS

PREPARED FOR
TBMI II, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

This document, together with the concepts and designs presented herein, as 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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\OCA_Civil\42887001TBMI II - 60th Ave Parcels\42Plan\Sheets\PD0005.dgn #PD for Print\PD002 CONCEPTUAL PLAN.dwg Layout\D002 PLANNED DEVELOPMENT PLAN Feb 13, 2026 XREFs: xBase_42887001 In-addressed Survey_042887001 Areas Exhibit_Updated.dwg - 142500002 - Outparcel 1 Residential Concept Plan Ref Residential Concept Plan Ref_Updated Drawing0ata

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For Code Compliance
City of Ocala Growth Management
PD22-44929
TBMI II
5/22/2026

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

OCALA INTERNATIONAL AIRPORT

DAY-NIGHT AVERAGE SOUND LEVEL BOUNDARY LINE
SOURCE: CITY OF OCALA AIRPORT LAYOUT PLAN, APRIL 2022

SW 60TH AVE.

5' LANDSCAPE BUFFER FROM R/W

EXISTING COUNTY D.R.A.

± 11.88 ACRES
COM/RES

BOUNDARY (TYP)

25' RESIDENTIAL BUFFER (TYP)

SW 38TH ST.

5' LANDSCAPE BUFFER FROM R/W

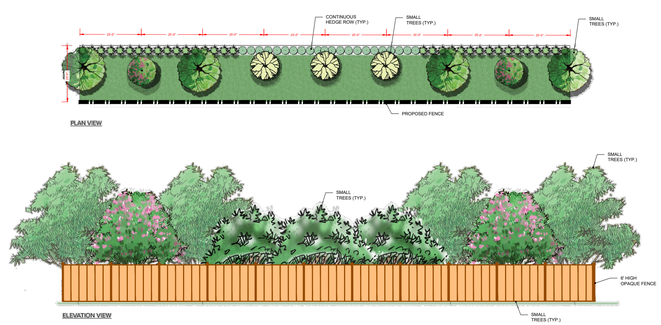
SW 31ST ST.

± 49.52 ACRES
RES

100' BUILDING HEIGHT RESTRICTION AREA

25' RESIDENTIAL BUFFER (TYP)

100' BUILDING HEIGHT RESTRICTION AREA



BUFFER - PLANT PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREE	
Live Oak	*Quercus virginiana*
Drake Elm	*Ulmus parvifolia 'Drake'*
SMALL TREES	
American Holly	Ilex opaca
Flowering dogwood	Cornus florida
Drake Elm	Ulmus parvifolia
Wax Myrtle	Myrica cerifera
Crape Myrtle	Lagerstroemia indica
Ligustrum Tree	Ligustrum lucidum
HEDGES	
Viburnum	Viburnum suspensum
Red-tip Photinia	Photinia fraseri
Feijoa	Feijoa sellowiana
Podocarpus	Podocarpus macrophyllus
GROUNDCOVER	
Liriope	Liriope muscari
Parson's Juniper	Juniperus chinensis
Glabrata	Arachis glabrata
Bulbine	Bulbine frutlescens
Lily of the Nile	Agapanthus africanus

THE FINAL LANDSCAPE AND IRRIGATION CONSTRUCTION PLAN (INTENDED FOR PERMITTING) WILL BE DESIGNED BY A PROFESSIONAL LANDSCAPE ARCHITECT.

5' LANDSCAPE BUFFER
•CONTINUOUS HEDGE ROW

25' LANDSCAPE BUFFER
•6' HIGH OPAQUE FENCE
•CONTINUOUS HEDGE ROW
•1 TREE PER 50 LF (SEE PD STANDARDS)

10' LANDSCAPE BUFFER
•CONTINUOUS HEDGE ROW
•1 TREE PER 50 LF (SEE PD STANDARDS)

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DATE:

KHA PROJECT	
42887001	
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JAF

MASTER LANDSCAPE PLAN

60TH AVE PARCELS

PREPARED FOR
TBMI II, LLC

CITY OF OCALA FLORIDA

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PD003

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K:\OCA_Civil\042887001_TBM II - 60th Ave Parcels\CAD\PlotData\LPD\2023-03-13 PD\PD003 MASTER LANDSCAPE PLAN.dwg, Layout:PD003 MASTER LANDSCAPE PLAN Mar 14, 2023 COLTON.GLASMAN
XREFs: xbase_042887001 kh-address-sca drawingbldg-survey_042887001

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City of Ocala Growth Management
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TBMI II
5/22/2026

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DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JAF
DATE:	

EXISTING TOPOGRAPHY

60TH AVE PARCELS
PREPARED FOR
TBMI II, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD004

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I:\JDA_Civil\042887001_TBMI II – 60th Ave Parcels\CAD\PrePhase\PD\2023-03-01 Site Plan\PD004 EXISTING TOPOGRAPHY.dwg, Layout:PD004 EXISTING TOPOGRAPHY Mar 01, 2023 COLTON.GLASMAN
XREFS: xBorder_042887001 kh-address-ocs Drawingbits xSurvey_042887001 xLidar_042887001

REVIEWED
for Code Compliance
City of Ocala Growth Management
PD22-44929
TBMI II
5/22/2026
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

60TH AVENUE PARCELS

PLANNED DEVELOPMENT

PD STANDARDS

Prepared for:

TBMI II, LLC.

Prepared by:

Kimley-Horn and Associates, Inc.

February 2026

Kimley»Horn
1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000

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Development Standards 6
Residential Construction Standards 11
Typical Building Elevations, Articulation, and Accent Materials 14
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INTRODUCTION

The "60th Avenue Parcels Planned Development" is approximately 61.4 acres located within the City of Ocala (the City), East of SW 60th Avenue and North of SW 38th Street. The Planned Development (PD) comprises of the TBMI II property (parcels: 23817-002-00 and 23817-002-02). The property is located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The "60th Avenue Parcels Planned Development" consists of a diverse development program that allows commercial and mixed-use development generally adjacent to SW 60th Avenue, transitioning to residential uses for the remainder of the PD area.

The PD Plan for "60th Avenue Parcels Planned Development" provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level for this project.

Consistent with requirements for a PD Plan, these PD Standards ("Standards") establish project objectives that are appropriate for planning. It is expected that during review for "60th Avenue Parcels Planned Development", 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 will 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, following the provisions of the City's PD district and Low Intensity Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and 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 to encourage and regulate the commercial mixed-use and residential use of the development in accordance with this document, including building and site design elements, which 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 Planning Area and Standards for development. This application is consistent with the City of Ocala's 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, as permitted in Sec. 122-946, by the Applicant and/or their designee, 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 area and similarly situated residential developments. The PD Plan provides a

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sustainable land use which is 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.

Table 1: 60th Avenue Parcels Plan Tracts

Tract	Generalized Land Use	Intent
COM-RES	Mixed-Use Commercial and Residential	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.

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OVERALL GUIDING PRINCIPLES

This PD Master Plan 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 shopping centers, gas and convenience stores, pharmacy, sit-down and fast-food restaurants, general retail and office uses, and open space uses.
- 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.
- 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.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Access driveways have been designed and are shown to minimize congestion.
- Sidewalks have been designed to allow pedestrian connections between developments.

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PD22-44929
TBMI II
5/22/2026
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- 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 and shall be used adjacent to existing residential. 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.

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DEVELOPMENT STANDARDS

This PD is intended to provide for flexibility in design while meeting the City's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. Site development must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing convenient access for walking and bicycling for users of the area. Such emphasis shall be achieved at all development stages. 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 "SW 60th Avenue Parcels" PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PD Plan.

This PD Standards book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this book, The City of Ocala may permit such superior design alternative through an administrative review and approval of the referenced project.

Table 2: Development Standards for Commercial and Residential Mixed-Use

Standard	Requirements
Tract size (acres ±)	±11.88 acres
Maximum Lot Coverage (FAR)	0.75
Minimum Front Setback	10-feet
Minimum Lot Size	N/A
Maximum Building Height	Buildings may not exceed 45 feet in height as defined by the City of Ocala Land Development Code.
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. All business signage within the Planned Development shall be ground mounted signage. Pedestrian and 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	Buffers shall comply with 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.

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Standard	Requirements
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. 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.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances. Additionally, no fruit-bearing plant species shall be planted within the PD due to proximity to the Ocala International Airport.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.

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Table 3: Development Standards for Residential Use

Standard	Requirements
Tract size (acres+/-)	± 49.52 acres
Intensity (Minimum and maximum FAR)	0.0 (min), 0.50 (max)
Minimum Front Setbacks (feet)[1]	10-feet
Minimum Lot Size ·	N/A
Building Height	No building, as defined by the City of Ocala Code of Ordinances, shall exceed 45-feet in height. No habitable multi-family structures shall be permitted within the 100-foot setback height restricted area along the northern and eastern boundaries of the property. Ancillary non-habitable structures may be permitted within the 100-foot setback height-restricted area. Such structures shall not exceed 35-feet in height. Ancillary non-habitable structures include garages, carports, walls, fences, pools, and sheds.
Building Materials	Residential Building Construction Standards shall meet the minimum requirements defined on pages 10-12 of this document.
Building Service Areas	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 incorporated into the overall design of the building and landscaping.
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 16 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Lighting should be directed away from adjacent properties and no more than 1 foot candle is permitted beyond property lines. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. All business signage within the Planned Development shall be ground mounted signage. Pedestrian and 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.

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Standard	Requirements
Buffers[1]	Landscaped buffers twenty-five feet in width shall be provided adjacent to single family residential developments along the east and north boundaries. Buffers shall comply with 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas.
Exterior Elevations	Exterior elevation examples are provided within this booklet.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in the PD Plan including, but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Lots and Roadway Alignment	Lot acreage and delineation/boundary may be adjusted at the time of the formal site plan for engineering and planning considerations, subject to City approval.
Access	Lots shall be provided access to the public roadways as generally illustrated on the PD Plan.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances. Additionally, no fruit-bearing plant species shall be planted within the PD due to proximity to the Ocala International Airport.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.

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Table 4: Setback Requirements for Commercial and Residential Uses

Use	Setback Requirements
Commercial	Front Setback: 10-feet Side Yard Setback: 10-feet Rear Yard Setback: 20-feet
Multi-Family Residential	Front Setback*: 10-feet Side Yard Setback*: 10-feet Rear Yard Setback*: 20-feet *No multi-family residential buildings are to be located within the 100' building height restriction area. Ancillar Structure Rear and Side Yard Setbacks: 20-feet
Single-Family Residential	<u>Attached*:</u> Front Setback: 10-feet Side Yard Setback: 0-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet Ancillary Structures are allowed in the Rear Yard only. Ancillary Structure Rear and Side Yard Setbacks: 5-feet <u>Detached*:</u> Front Setback: 10-feet Side Yard Setback: 5-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet *No single-family residential buildings are to be located within the required 25' buffers.

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RESIDENTIAL CONSTRUCTION STANDARDS

1. GENERAL

a. Brick veneer, masonry blocks or stucco exterior walls shall be grouted or caulked airtight.

b. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar.

c. Window and/or through-the-wall ventilation units (excluding bathroom and dryer exhaust units) shall not be used.

d. Through-the-wall door mailboxes shall not be used.

2. EXTERIOR WALLS

a. Exterior wall assemblies other than as described in this section shall have a laboratory sound transmission class rating of at least STC-39, exclusive of windows and exterior wall penetrations.

b. Masonry walls having a surface weight of at least 25 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered or painted with heavy "bridging" paint.

c. Stud walls shall be at least 4-inch in nominal depth and shall be finished on the outside with siding-on-sheathing, stucco, or brick veneer.

1) Interior surface of the exterior walls shall be of gypsum board or plaster at least ½-inch thick, installed on the studs.

2) Continuous composition board, plywood or gypsum board sheathing at least ½-inch thick shall cover the exterior side of the wall studs behind wood or metal siding. Asphalt or wood shake shingles are acceptable in lieu of siding.

3) Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper. The top and bottom edges of the sheathing shall be sealed.

4) Insulation material at least 2-inch thick shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

3. WINDOWS

a. Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28.

b. Glass shall be at least 3/16-inch thick.

c. All operable windows shall be weather stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E -283-65-T.

d. Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomer gasket or glazing tape.

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e. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal Specifications: TT-S-00227, TT-S-00230, or TT-S-00153.

f. The total area of glass in both windows and doors in sleeping spaces shall not exceed 20% of the floor area.

4. DOORS

a. Doors, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28.

b. All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4-inch thick and shall be fully weather stripped.

c. Exterior sliding doors shall be weather stripped with an efficient airtight gasket system with performance as specified in Paragraph 3.c. above. The glass in the sliding doors shall be at least 3/16-inch thick.

d. Glass in doors shall be sealed in an airtight non-hardening sealant or in soft elastomer gasket or glazing tape.

e. The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Paragraph 3.e. above.

5. ROOFS

a. Combined roof and ceiling construction other than described in this Paragraph and Paragraph 6 shall have a laboratory sound transmission class rating of at least STC-39.

b. With an attic or rafter space at least 6-inch deep, and with a ceiling below, the roof shall consist of closely butted ½-inch composition board, plywood or gypsum board sheathing topped by roofing as required.

c. If the underside of the roof is exposed, or if the attic or rafter spacing is less than 6-inch, the roof construction shall have a surface weight of at least 25 pounds per square foot. Rafters, joists, or other framing may not be included in the surface weight calculation.

d. Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-28.

6. CEILINGS

a. Gypsum board or plaster ceilings at least ½-inch thick shall be provided where required by Paragraph 5.b. above. Ceilings shall be substantially airtight, with a minimum number of penetrations.

b. Glass fiber or mineral wool insulation at least 2-inch thick shall be provided above the ceiling between joists.

7. FLOORS

a. Openings to any crawl spaces below the floor of the lowest occupied rooms shall not exceed 2% of the floor space area of the occupied rooms.

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8. VENTILATION

a. Each residential unit shall be equipped with a mechanical ventilation system that is standard for residential use pursuant to the generally applicable building code (without mechanical makeup air requirements), which system shall provide the minimum air circulation and fresh air supply requirements according to the generally applicable building code for use of the occupied rooms without the need to open any windows, doors, or other openings to the exterior.

b. Gravity vent openings in attic shall not exceed code minimum in number and size.

c. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20-gauge steel, which shall be lined with 1-inch-thick coated glass fiber and shall be at least 5 feet long with one 90-degree bend.

d. All vent ducts connecting the interior space to the outdoors, excepting domestic range exhaust ducts, shall contain at least a 5-foot length of internal sound absorbing duct lining. Each duct shall be provided with a bend in the duct such that there is no direct line of sight through the duct from the venting cross section to the room-opening cross section.

e. Duct lining shall be coated glass fiber duct liner at least 1-inch thick.

f. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the bent duct material.

g. Fireplaces shall be provided with well-fitted dampers.

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TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

Gasoline

Restaurant

Restaurant

Retail

Retail

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Retail

Retail

Multi-use

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Multi-use

Multi-family

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Multi-family

Multi-family

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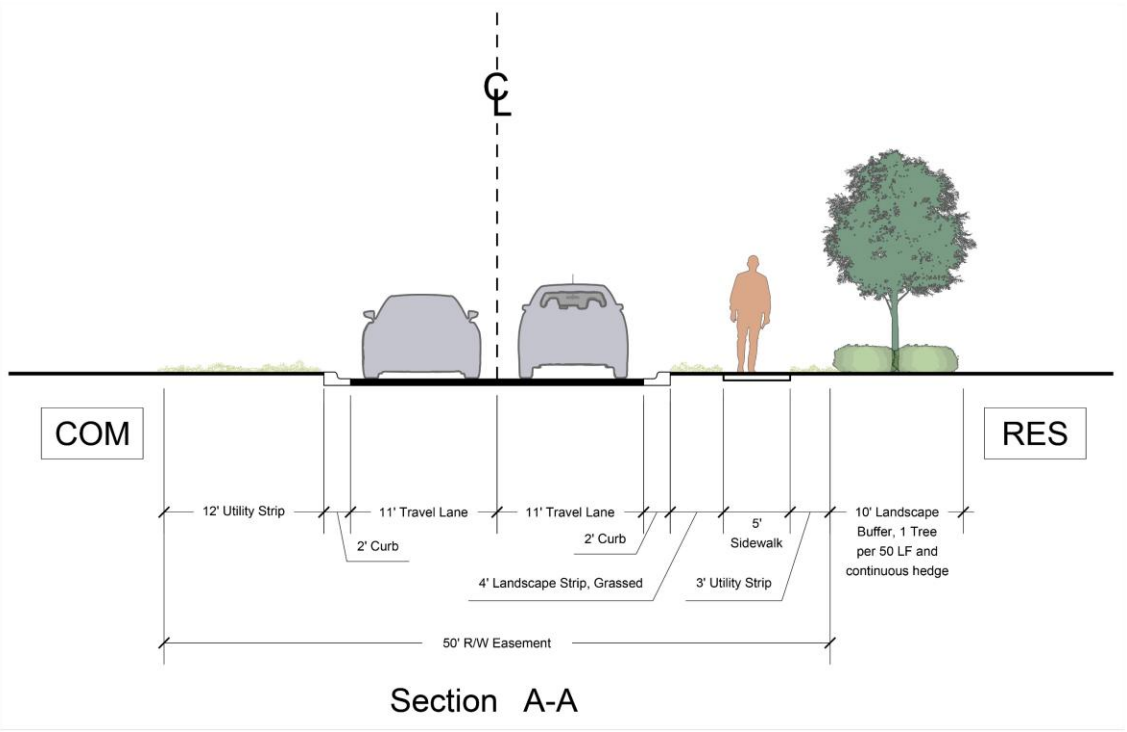
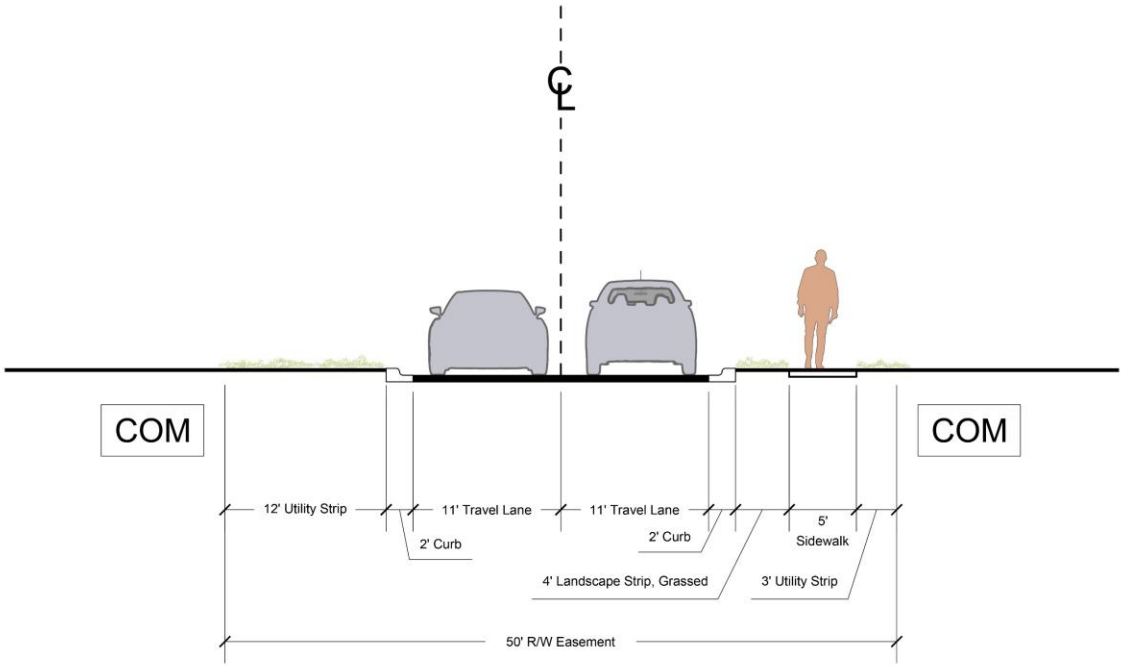
PD ROAD SECTIONS



Section A-A



Section B-B

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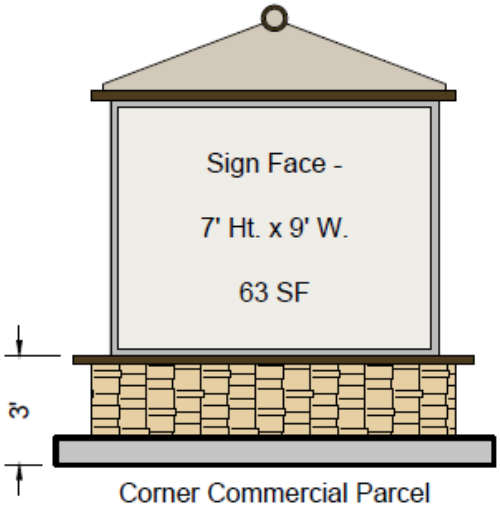
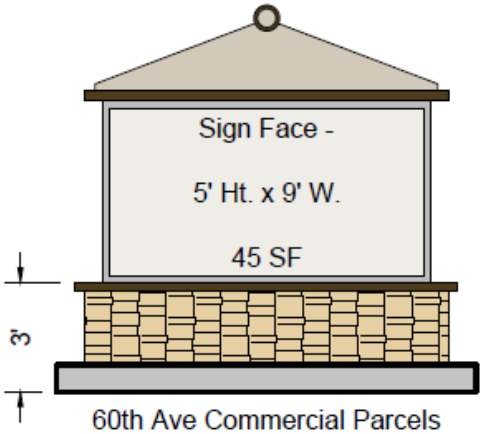
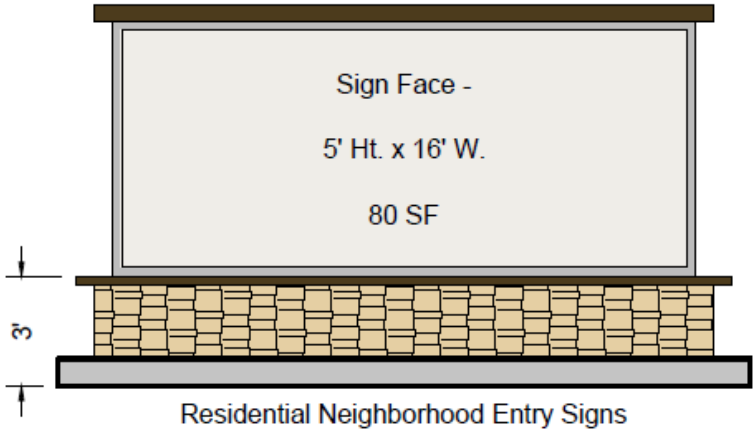
SIGNAGE STANDARDS



Corner Commercial Parcel



60th Ave Commercial Parcels



Residential Neighborhood Entry Signs

Notes:

1. All signs must be ground monument signage.
2. All signs must have consistent base and cap design, colors, and materials.
3. Signs may be internally illuminated, have backlit channel letters and designs, or be illuminated by ground mounted up lights. No electric message boards shall be permitted. Residential Neighborhood entry signs shall not be internally illuminated.
4. A unique wall-mounted design for the residential entry signs may be proposed provided it delivers the same quality of design and is within the size limitation noted.
5. Internal signs not on the external streets, building mounted signage, wayfinding, etc. shall be per the City of Ocala Land Development Code.
6. Commercial signage on 60th Avenue shall be limited to one sign per parcel with a minimum spacing of 150 feet between signs.

File #: 2026-1463 Agenda Item #: c.

Submitted By: Aubrey Hale

Presentation By: Aubrey Hale

Department: Growth Management

FORMAL TITLE:
Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence, .

PROOF OF PUBLICATION:
N/A

BACKGROUND:

The City of Ocala will transition from curbside recycling collection on July 6, 2026, to a citywide drop-off recycling program. The transition follows City Council approval on Feb. 3, 2026, as part of the City's broader effort to manage increasing operational expenses and reduce the financial impact of sanitation rate adjustments on residents. The City Council held a workshop on May 12, 2026, to receive an update on the recycling program.

The City of Ocala Land Development Regulations permits the use of public buildings and uses in all zoning districts subject to the requirements of Section 122-259. Two of the proposed properties to be utilized as locations for the drop-off program are currently zoned other than G-U, Governmental Use and therefore subject to the requirements of Section 122-259:

- Parcel 3030-004-005 is located at the intersection of SE 31st Street and SE Fifth Terrace with R-3, Multi -family zoning. The city acquired the property in August 2010, and no use has been on the property since its acquisition. This location will serve the southeast Ocala area.
- Parcel 26359-000-00 is located at the intersection of NE Eighth Avenue and NE 14th Street with B-1, Neighborhood Business zoning. This property was previously used for a recycling location but ceased upon the City providing single-stream recycling services. This location will serve the City's central core and portions of northeast Ocala.

FINDINGS AND CONCLUSIONS:

A public notice and public hearing before the Planning & Zoning Commission for recommendation to City Council is required to comply with the City's land development regulations. The City has issued a public notice as part of the posting of the Planning & Zoning Commission agenda and will present the recommendation of the Planning & Zoning Commission to City Council at a subsequent public hearing.

The transition to a drop-off recycling model allows the City to continue offering residents a recycling option while balancing service delivery with long-term fiscal responsibility. Transitioning from curbside recycling collection offsets costs that would otherwise add approximately $4.96 per month to residential sanitation rates. Single-stream curbside recycling has faced ongoing contamination challenges caused by non-recyclable materials being placed in recycling carts. Contaminated recycling increases processing costs, reduces operational efficiency and makes the curbside program increasingly difficult to sustain in a cost-effective manner.

Residents will be able to continue recycling at the following City drop-off locations:

- Mary Sue Rich Community Center
- Croskey Center / Martin Luther King Jr. Recreation Complex
- Ocala Regional Sportsplex
- Polly Palmer Park
- West of Fire Station No. 5 off of NE 24th Street
- NE Eighth Avenue and NE 14th Street
- Jervey Gantt Park
- SE 31st Street and SE Fifth Terrace

Residents currently participating in curbside recycling will not need to take any immediate action. Existing recycling carts will automatically convert to garbage carts on July 6 unless a resident requests removal of the cart.

City code allows up to two garbage carts per household. Residents who currently have two garbage carts plus a recycling cart will have the recycling cart removed automatically, and no action will be required.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

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

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

RESOLUTION 2026-XX

To allow public uses on certain municipal owned properties that accommodate the recycling drop-off program

Whereas, the City of Ocala will transition from curbside recycling collection on July 6, 2026, to a citywide drop-off recycling program;

Whereas, the transition follows City Council approval on Feb. 3, 2026, as part of the City's broader effort to manage increasing operational expenses and reduce the financial impact of sanitation rate adjustments on residents;

Whereas, the City Council held a workshop on May 12, 2026, to receive an update on the recycling program;

Whereas, in accordance with Section 122-259 of the City of Ocala's Land Development Regulations, the City Council publicly noticed and held additional public hearings to allow the use on two properties that are not zoned G-U, Governmental Use, Parcel ID's 3030-004-005 & 26359-000-00.

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 allow the public use in zoning districts other than G-U, Governmental Use zoning for properties located in Ocala, Marion County, Florida, as described and depicted in Exhibit A and the following:

   Parcel 3030-004-005

   LOT 5, BLOCK D, SOUTHWOOD VILLAS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 23, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

   LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

   COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 5 BLOCK "D" OF SAID SOUTHWOOD VILLAS SUBDIVISION; THENCE S.38°20'18"E. ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 5 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 5th TERRACE A DISTANCE OF 42.12 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE CONTINUE S.38° 20'18"E. A DISTANCE OF 36.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING FOR IT'S ELEMENTS A RADIUS OF 25.00 FEET AND A

CENTRAL ANGLE OF 85° 16'46"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.21 FEET, SUBTENDED BY A CHORD BEARING S.04°18'05"W. AND A CHORD DISTANCE OF 33.87 FEET TO THE POINT OF TANGENCY; THENCE S.46°56'28"W. A DISTANCE OF 116.92 FEET; THENCE N.38°28'13"W. A DISTANCE OF 45.08 FEET; THENCE N.46°57'56"E. A DISTANCE OF

24.59 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAYING FOR IT'S ELEMENTS A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 10°34'14"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.63 FEET, SUBTENDED BY A CHORD BEARING N.52°15'03"E. AND A CHORD DISTANCE OF 87.51 FEET; THENCE DEPARTING SAID CURVE N.09°35'56"E. A DISTANCE OF 37.12 FEET TO THE POINT OF BEGINNING. CONTAINING 6,028 SQUARE FEET MORE OR LESS.

Parent Parcel: 3030-000-000

Parcel 26359-000-00

LOTS 1, 2, 3, 4, 5, 6, 11, 12, 13 AND 18 AND AN UNNUMBERED LOT LYING NORTH OF SAID LOT 12 AND WEST OF SAID LOT 13 AND SOUTHEAST OF THE SEABOARD AIR LINE RAILROAD RIGHT OF WAY, ALL IN W. W. CLYATT' S SUBDIVISION OF THE NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS RECORDED IN PLAT BOOK "A", PAGE 145, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

2. 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 dated and adopted this ___ day of ____ 2026.

This resolution adopted this _____ day of _____, 2026.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

Approved as to form and legality:

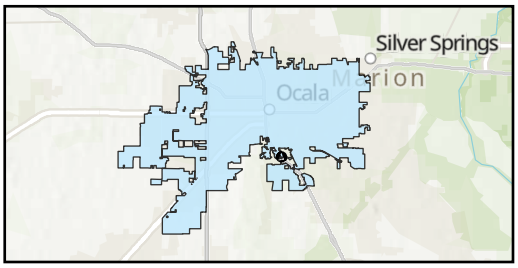
By: _____
William E. Sexton
City Attorney

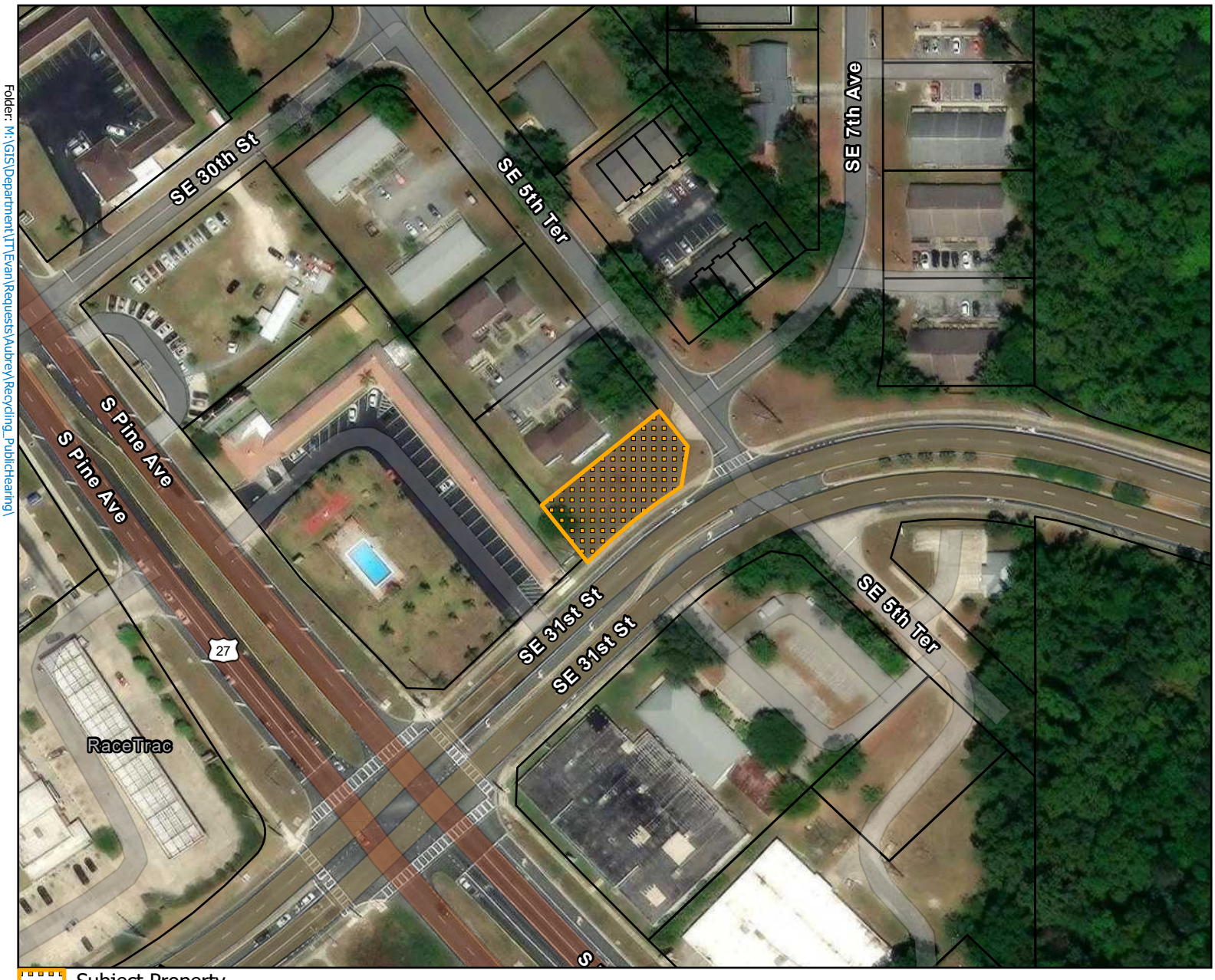
AERIAL MAP

Parcel: 3030-004-005

Property Size: Approximately 0.21 Acres
Land Use Designation: Low Intensity
Zoning: R-3, Multi-Family Residential

Proposal: Public Recycling Drop Off Point





Folder: M:\GIS\Department\JTEvan\Requests\Aubrey\Recycling_PublicHearing\

Subject Property

Parcels

0 150 300 600 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

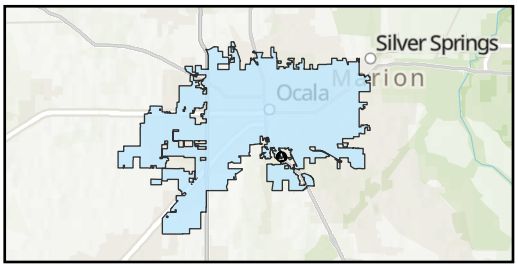
Prepared by the City of Ocala Growth Management Dept by ekrepps on 6/2/2026

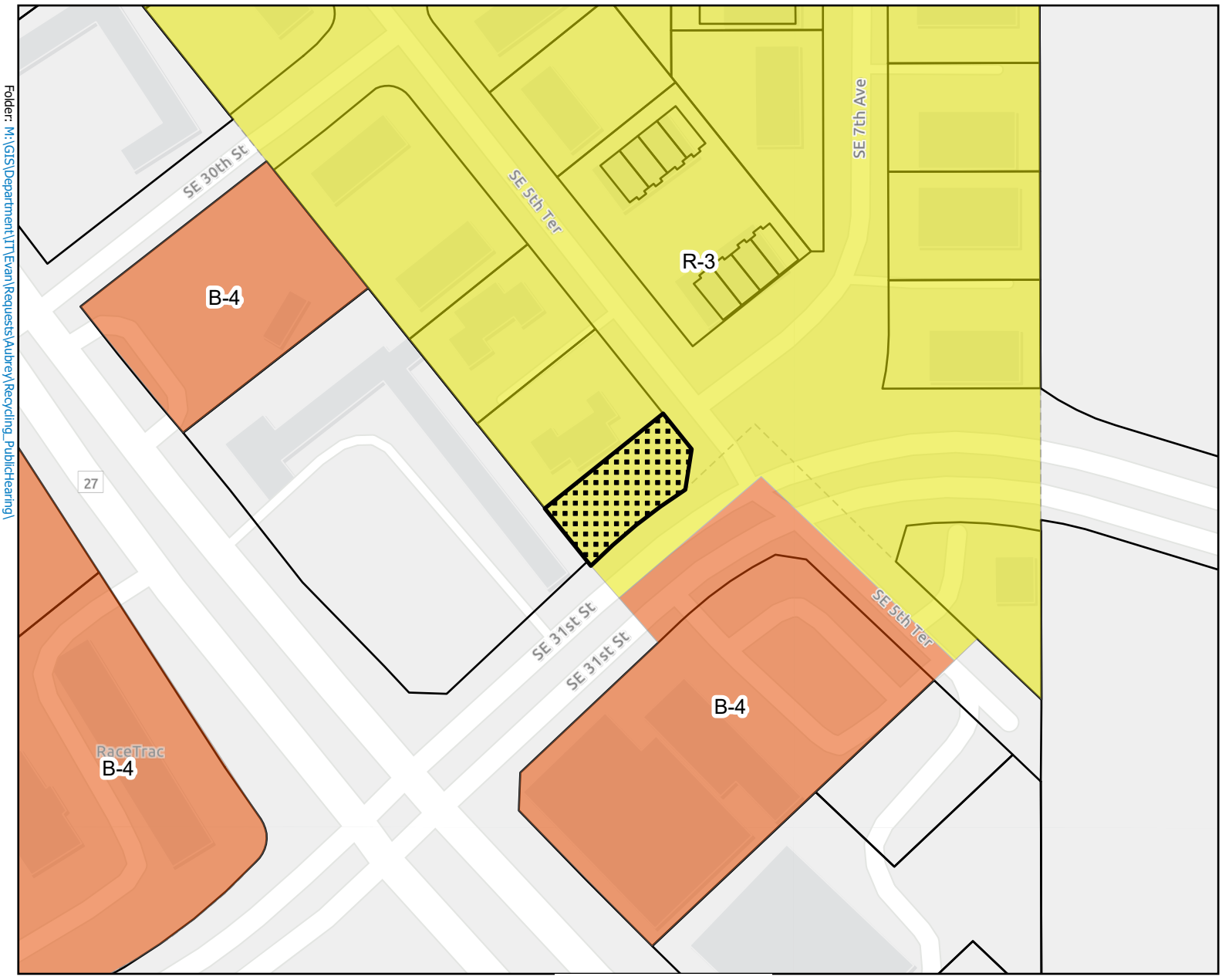
CASE MAP

Parcel: 3030-004-005

Property Size: Approximately 0.21 Acres
Land Use Designation: Low Intensity
Zoning: R-3, Multi-Family Residential

Proposal: Public Recycling Drop Off Point





B-4:General Business

R-3:Multi-Family Residential

Parcels

Subject Property

0 150 300 600 Feet

N

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Prepared by the City of Ocala Growth Management Dept

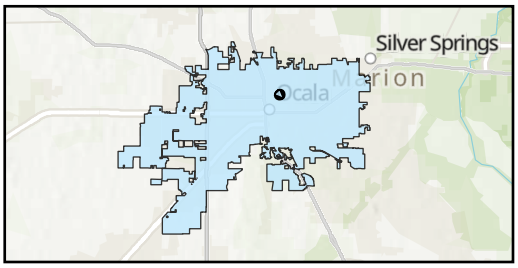
by ekrepps on 6/2/2026

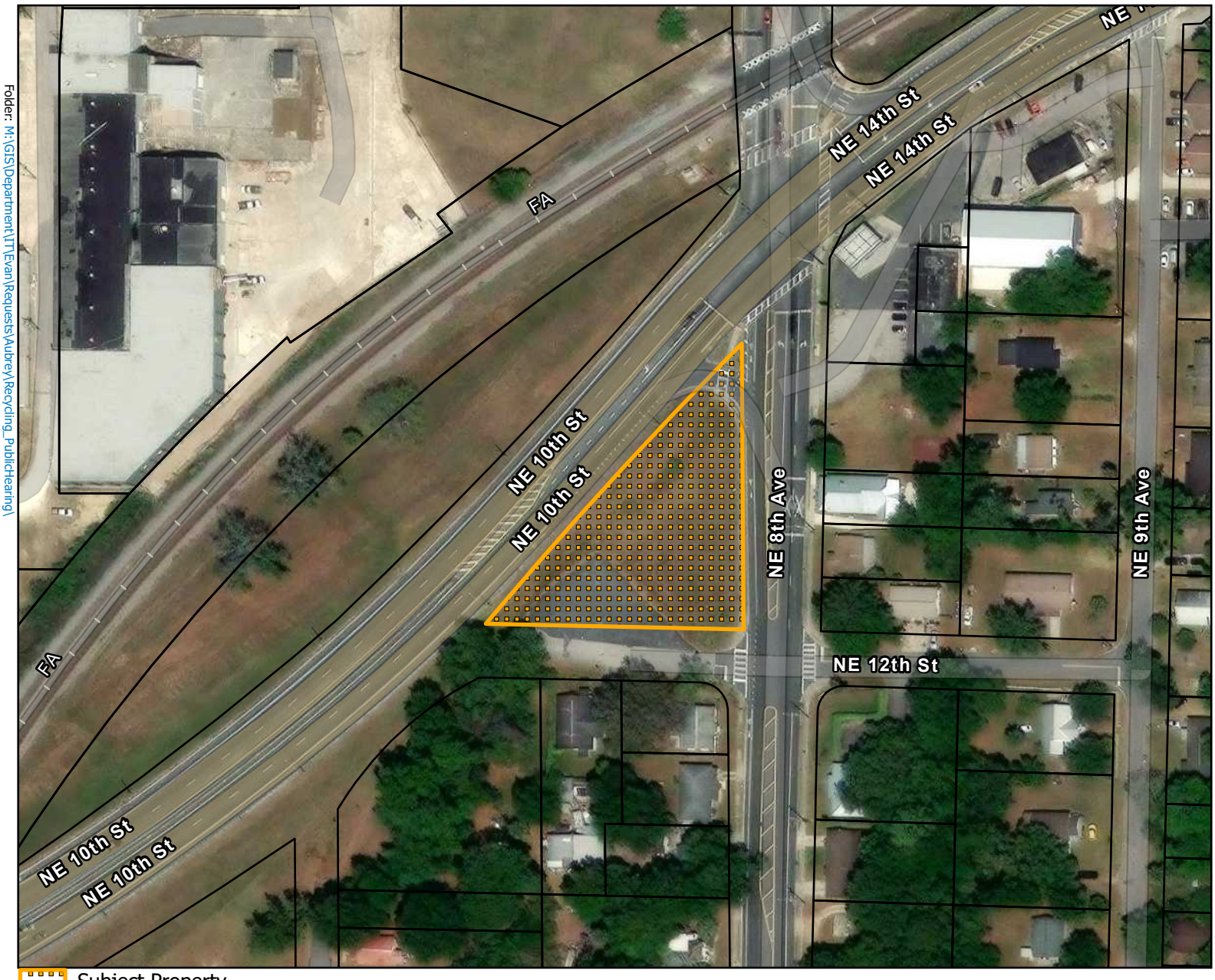
AERIAL MAP

Parcel: 26359-000-00

Property Size: Approximately 0.75 Acres
Land Use Designation: High Intensity/Central Core
Zoning: B-1, Neighborhood Business

Proposal: Public Recycling Drop Off Point





Folder: M:\GIS\Department\JTEvan\Requests\Aubrey\Recycling_PublicHearing\

Subject Property

Parcels

0 150 300 600 Feet

N

OCALA

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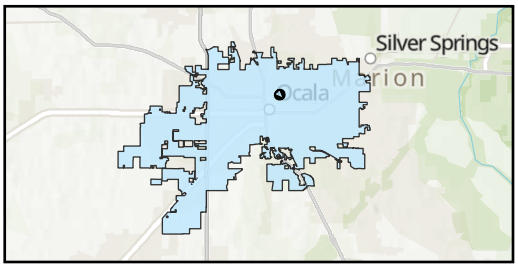
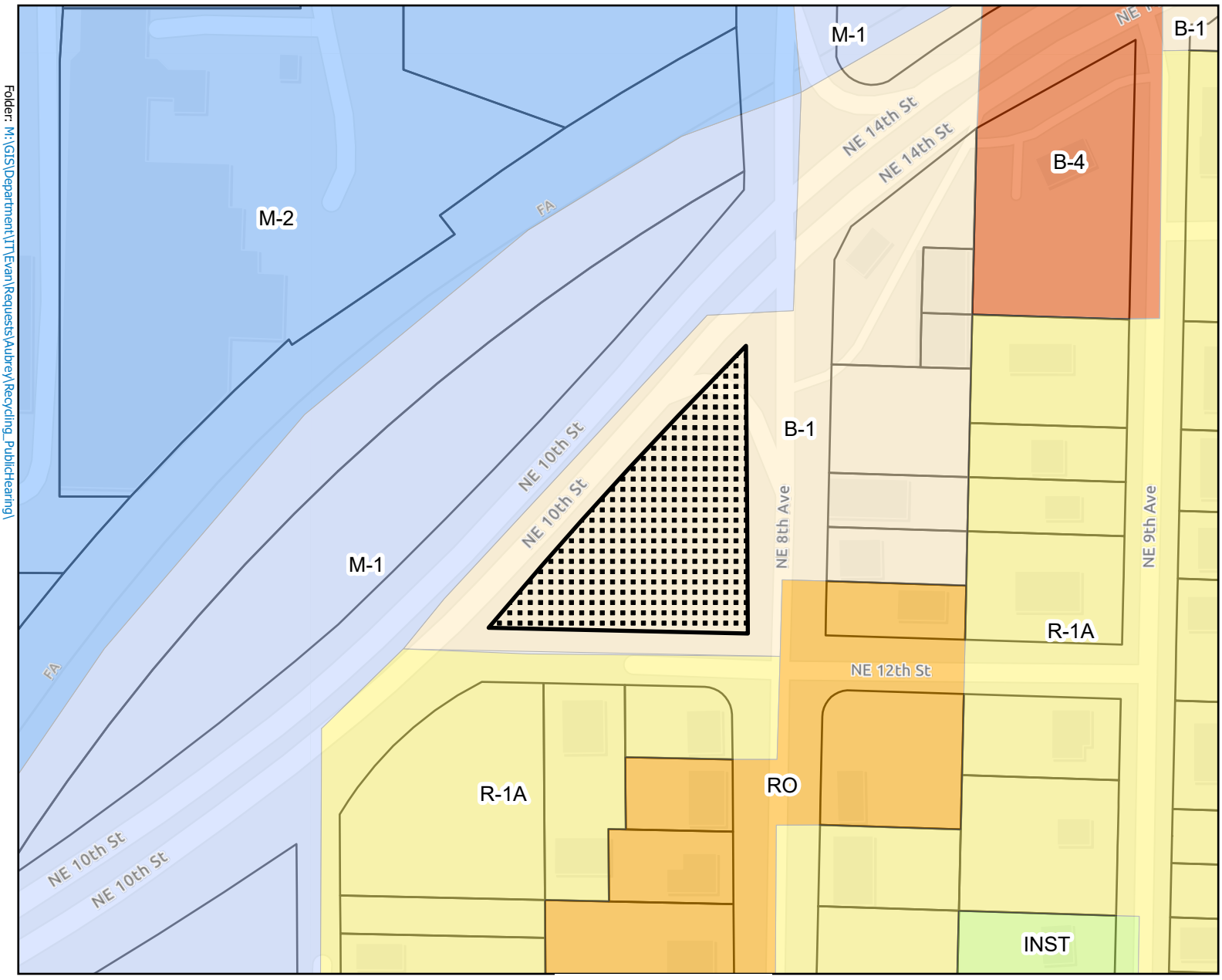
CASE MAP

Parcel: 26359-000-00

Property Size: Approximately 0.75 Acres
Land Use Designation: High Intensity/Central Core
Zoning: B-1, Neighborhood Business

Proposal: Public Recycling Drop Off Point





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B-1:Neighborhood Business
B-4:General Business
INST:Institutional
M-1:Light Industrial
M-2:Medium Industrial
R-1A:Single Family Residential
RO:Residential Office
Parcels
Subject Property

0 150 300 600 Feet

N

OCALA

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File #: 2026-1464 Agenda Item #: a.

Submitted By: Endira Madraveren

Presentation By: Endira Madraveren

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Public Hearing to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, approximately 7.21 acres. (Case ABR25-0008) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner/ Property Owner: Lake Louise, LLC
- Agent: John Rudnianyn

Key Points:
The applicant is requesting to abrogate the segment of SW 25th Street located between Blocks 91 and 111 in the West End Ocala Plat which has no utilities and is otherwise undeveloped.

Zoning and Land Use Details:
Lake Louise Estates, Lake Louise Manor, and the First Addition remain mostly undeveloped since their platting in 1959-1960. The property owner must vacate plats and easements if future development differs from approved plans. Although intended for single-family homes, most lots lack infrastructure.

In 2022, 88.73 acres were annexed to provide municipal services. A Low Intensity land use and Future Land Use Policy (FLUP) adopted in May 2022 governs density, buffers, access, traffic, and mandates Planned Development (PD). Maximum allowable units are 1,146, with reductions required for any business uses. Also in 2022, the PD was approved, which is consistent with the land use and policy; future development requires the abrogation of unimproved rights-of-way.

FINDINGS AND CONCLUSIONS:

Staff recommends approval of the request to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.

FISCAL IMPACT:
N/A

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
The resolution is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

RESOLUTION 2025-0521

A RESOLUTION APPROVING RECOMMENDATIONS OF THE OCALA PLANNING AND ZONING COMMISSION FOR THE ABROGATION AND VACATION OF PORTIONS PUBLIC RIGHTS-OF-WAY APPEARING ON THE LAKE LOUISE ESTATES PLAT, PLAT BOOK F, PAGE 114, AND LAKE LOUISE MANOR PLAT, PLAT BOOK G, PAGE 58-61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

WHEREAS, application has heretofore been made by LAKE LOUISE, LLC, a Florida limited liability company ("Applicant") has heretofore made an application to the Ocala Planning and Zoning Commission for the abrogation of the portion of right- of- way (the "Abrogated Right- of-way") in Ocala, Marion County, Florida, as hereinafter more particularly described; and

WHEREAS, the City of Ocala is the owner of the right-of-way described above; and

WHEREAS, the applicant is seeking to abrogate the rights-of-way to allow for the development of their project; and

WHEREAS, the proposed abrogation was submitted to all appropriate utilities for consideration and no comments or objections were raised.

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

1. Portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida. being more particularly described as follows:

   S.W. 6TH AVENUE (MEMORY LANE) & S.W. 28TH STREET (SUNRISE DRIVE):

THAT PORTION OF S.W. 6TH AVENUE AND S.W. 28TH STREET (PUBLIC RIGHTS-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS MEMORY LANE AND SUNRISE DRIVE, RESPECTIVELY, AND AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, AT PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

PARCEL 1:

PORTIONS OF LOTS 13 AND 14, BLOCK C, AND LOTS 1, 2, 3, 8, 9, 10, 11 AND 12, BLOCK D, AND A PORTION OF MEMORY LANE AND SUNRISE DRIVE (PUBLIC RIGHTS-OF-WAY 50 FEET WIDE), ALL OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°36'30"E., A DISTANCE OF 200.35 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 7, ALONG THE WEST BOUNDARY OF LOTS 8 AND 9, BLOCK D OF SAID LAKE LOUISE ESTATES, N.00°16'28"E., 524.90 FEET TO THE S.E. OF LOT 3, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LOT 3, N.89° 35'33"W., A DISTANCE OF 200.13 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 7TH AVENUE, ALSO KNOWN AS LEMON AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 3, ALONG SAID EAST RIGHT OF WAY LINE, N.00°20'22"E., A DISTANCE OF 585.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°01'09" AND A CHORD BEARING AND DISTANCE OF N.45°28'07"E., 70.10 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 77.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 26TH STREET, ALSO KNOWN AS SUNSET BOULEVARD, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°50'59"E., A DISTANCE OF 299.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°18'28" AND A CHORD BEARING AND DISTANCE OF S.44°54'51"E., 70.90 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 78.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 6TH AVENUE, ALSO KNOWN AS MEMORY LANE, BEING A FIFTY FOOT RIGHT OF WAY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S.00°18'25"W., A DISTANCE OF 926.72 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.77°28'22"E., A DISTANCE OF 86.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 28TH STREET, ALSO KNOWN AS SUNRISE DRIVE, BEING A FIFTY FOOT RIGHT OF WAY, SAID POINT ALSO BEING THE N.E. CORNER OF AFOREMENTIONED LOT 13, BLOCK C; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID LOT 13, BLOCK C, S.37°17'29"E., A DISTANCE OF 200.37 FEET TO THE S.E. CORNER OF SAID LOT 13, BLOCK C; SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 00°44'59" AND A CHORD BEARING AND DISTANCE OF S.52°03'52"W., 12.43 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,, A DISTANCE OF

12.43 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.89°36'30"W., A DISTANCE OF 396.54 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 8.80 ACRES, MORE OR LESS.

S.W. 26TH STREET (SUNSET BOULEVARD); S.W. 28TH STREET (SUNRISE DRIVE); ST. MARY'S PLACE, AND LAKEWOOD DRIVE, AND SIESTA DRIVE:

THAT PORTION OF S.W. 26TH STREET (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH BETWEEN 50 FEET AND 80 FEET, FORMERLY KNOWN AS SUNSET BOULEVARD); THAT PORTION OF S.W. 28TH STREET (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS SUNRISE DRIVE); THAT PORTION OF ST. MARY'S PLACE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE); THAT PORTION OF LAKEWOOD DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND THAT PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FET WIDE), ALL AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, AT PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING WITHIN PARCEL 3 AS DESCRIBED FURTHER BELOW, LESS AND EXCEPT ANY PORTION THEREOF THAT LIES WITHIN THE PORTION PREVIOUSLY VACATED BY VIRTUE OF RESOLUTION 2022-54, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7894, AT PAGE 1627, OF SAID PUBLIC RECORDS:

S.W. 25TH LANE (SUNSET BOULEVARD) AND SIESTA DRIVE:

THAT PORTION OF S.W. 25TH LANE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS SUNSET BOULEVARD), AND THAT PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, AT PAGE 58, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING WITHIN PARCEL 3 AS DESCRIBED FURTHER BELOW, LESS AND EXCEPT ANY PORTION THEREOF THAT LIES WITHIN THE PORTION PREVIOUSLY VACATED BY VIRTUE OF RESOLUTION 2022-54, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7894, AT PAGE 1627, OF SAID PUBLIC RECORDS:

S.W. 2ND COURT (SHORELAND DRIVE) AND S.W. 1ST AVENUE (IDLEWOOD DRIVE):

THAT PORTION OF S.W. 2ND COURT (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS SHORELAND DRIVE) AND THAT PORTION OF S.W. 1ST AVENUE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS IDLEWOOD DRIVE), ALL AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, AT PAGE 61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING WITHIN PARCEL 3 AS DESCRIBED FURTHER BELOW:

PARCEL 3:

A PORTION OF LOT 10, BLOCK A; PORTIONS OF LOTS 7 AND 8, BLOCK C; ALL OF LOTS 9 AND 10, BLOCK C; LOTS 1 THROUGH 9, BLOCK E; LOTS 1 THROUGH 9, BLOCK F; LOTS 7 THROUGH 14, BLOCK G; A PORTION OF SUNSET BOULEVARD (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH BETWEEN 50 FEET AND 80 FEET); A PORTION OF SUNRISE DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE); A PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE); A PORTION OF ST. MARY'S PLACE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND A PORTION OF LAKEWOOD DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LOTS 1 THROUGH 5, BLOCK A; LOTS 1 THROUGH 23, BLOCK B; PORTIONS OF LOTS 1 THROUGH 3 AND LOT 4, BLOCK C; A PORTION OF SUNSET BOULEVARD (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND A PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL OF LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 58, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LOTS 5 THROUGH 12, BLOCK C; LOTS 1 THROUGH 21, BLOCK D; A PORTION OF IDLEWOOD DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND A PORTION OF SHORELAND DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL OF FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND A PORTION OF THE NORTH 100 FEET OF LOT 4 AND A PORTION OF THE SOUTH 1/2 OF LOT 22 OF MCINTOSH SUBDIVISION OF WEST 1/2 OF THE SANCHEZ GRANT, ACCORDING THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF PARCEL 5 "LAKE LOUISE" AS RECORDED IN OFFICIAL RECORDS BOOK 6643, PAGE 228 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; ALL LANDS LYING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUIS ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7 AND THE EXTENSION THEREOF, S.89°36'30"E., A DISTANCE OF 310.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 28TH STREET (SUNRISE DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 33° 44'24" AND A CHORD BEARING AND DISTANCE OF N.57°28'54"E., 667.46 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 677.20 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE N.E. CORNER OF LOT 11, BLOCK C OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N.14°05'58"W., A DISTANCE OF 85.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID S.W. 28TH STREET, SAID POINT ALSO BEING THE INTERSECTION OF A NON -TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°56'59" AND CHORD BEARING AND DISTANCE OF S.36°16'21"W., 58.74 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 62.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 15°18'20" AND A CHORD BEARING AND DISTANCE OF S.64°36'03"W., 319.61 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 320.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 123°20'37" AND A CHORD BEARING AND DISTANCE OF N.61° 22'49"W., 88.02 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 107.64 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 6TH AVENUE (MEMORY LANE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH

RIGHT OF WAY LINE, ALONG SAID EAST RIGHT OF WAY LINE, N.00°17'48"E., A DISTANCE OF 1280.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 138°09'43" AND CHORD BEARING AND DISTANCE OF N.20°36'26"W., 70.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 90.43 FEET TO THE S.W. CORNER OF LOT 7, BLOCK G OF AFOREMENTIONED LAKE LOUISE ESTATES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID LOT 7, N.00°09'34"E., A DISTANCE OF 104.61 FEET TO THE N.W. CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7036, PAGE 828 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°09'34"E., A DISTANCE OF 98.99 FEET TO THE N.E. CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF LOT 4 OF AFOREMENTIONED MCINTOSH SUBDIVISION; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND THE NORTH BOUNDARY OF THE SOUTH 1/2 OF LOT 22 OF SAID MCINTOSH SUBDIVISION, S.89°35'16"E., A DISTANCE OF 535.16 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARIES, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S.46° 43'10"E., A DISTANCE OF 526.19 FEET; THENCE S.47°15'02"E., A DISTANCE OF 36.70 FEET; THENCE S.42°13'07"W., A DISTANCE OF 5.00 FEET; THENCE S.52°00'38"E., A DISTANCE OF 292.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 3RD AVENUE (CENTRAL AVENUE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG THE WEST RIGHT OF WAY LINE OF SAID S.W. 3RD AVENUE, S.00°13'57"W., A DISTANCE OF 1470.26 FEET TO THE N.W. CORNER OF AFOREMENTIONED FIRST ADDITION TO LAKE LOUISE MANOR, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 29TH STREET ROAD (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 29TH STREET ROAD, S.89°44'50"E., A DISTANCE OF 527.79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 1ST COURT (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.84 FEET, A CENTRAL ANGLE OF 89°22'36" AND A CHORD BEARING AND DISTANCE OF S.45°03'04"E., 71.51 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 79.31 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°22'57"E., A DISTANCE OF 449.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.84 FEET, A CENTRAL ANGLE OF 89°21'50" AND A CHORD BEARING AND DISTANCE OF S.45°03'49"E., 141.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 157.28 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°44'48"E., A DISTANCE OF 135.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 102°37'52" AND A CHORD BEARING AND DISTANCE OF S.38°25'43"E., 78.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 89.56 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.77°06'43"E., A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 1ST AVENUE (IDLEWOOD DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 292.00 FEET, A CENTRAL ANGLE OF 77°08'37' AND CHORD BEARING AND DISTANCE OF S.52° 00'51"W., 364.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 393.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°59'59"W., A DISTANCE OF 335.41 FEET

TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 2ND COURT (SHORELAND DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, N.00°03'55"E., A DISTANCE OF 218.74 FEET TO THE N.E. CORNER OF LOT 13, BLOCK C OF AFOREMENTIONED FIRST ADDITION TO LAKE LOUISE MANOR; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LOT 13, N.89°30'15"W., A DISTANCE OF 156.33 FEET TO THE N.W. CORNER OF SAID LOT 13; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 13, ALONG THE WEST BOUNDARY OF BLOCK C OF SAID FIRST ADDITION TO LAKE LOUISE MANOR THE FOLLOWING TWO (2) COURSES: S.06° 27'54"W., A DISTANCE OF 100.59 FEET; THENCE S.16°57'44"W., A DISTANCE OF 104.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 32ND STREET PER "SE/SW 31ST STREET RIGHT OF WAY MAP" AS RECORDED IN RIGHT OF WAY MAP BOOK 1, PAGE 65 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF SAID BLOCK C, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°44'06"W., A DISTANCE OF 414.25 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8162, PAGE 798 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: N.12°35'46"W., A DISTANCE OF 271.73 FEET; THENCE N.19°02'32"E., A DISTANCE OF 91.14 FEET; THENCE N.28° 48'08"E., A DISTANCE OF 175.08 FEET; THENCE N.61°11'52"W., A DISTANCE OF 60.87 FEET TO THE S.E. CORNER OF LOT 10, BLOCK A OF AFOREMENTIONED LAKE LOUISE ESTATES, SAID POINT ALSO BEING A POINT ON THE NORTH BOUNDARY OF DRAINAGE RETENTION AREA NO. 5 AS DESCRIBED IN RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 4037, PAGE 1322 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID DRAINAGE RETENTION AREA NO. 5, N.58°06'36"W., A DISTANCE OF 239.74 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8164, PAGE 1048 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: N.31°58'50"E., A DISTANCE OF 12.84 FEET; THENCE S.76°59'18"E., A DISTANCE OF 27.56 FEET; THENCE S.82°11'52"E, A DISTANCE OF 84.35 FEET; THENCE S.76°07'49"E., A DISTANCE OF 37.97 FEET; THENCE S.84°43'50"E., A DISTANCE OF 50.56 FEET; THENCE N.20°14'43"E., A DISTANCE OF 72.40 FEET; THENCE N.21°10'52"E., A DISTANCE OF 82.18 FEET; THENCE N.72°50'43"E., A DISTANCE OF 110.60 FEET; THENCE S.62°35'17"E., A DISTANCE OF 33.52 FEET; THENCE N.18°44'03"E., A DISTANCE OF 26.86 FEET; THENCE N.31° 39'00"W., A DISTANCE OF 58.12 FEET; THENCE N.16°22'51"W., A DISTANCE OF 34.97 FEET; THENCE N.10°20'51"W., A DISTANCE OF 15.09 FEET; THENCE N.03°02'30"W., A DISTANCE OF 57.19 FEET; THENCE N.89°46'03"W., A DISTANCE OF 108.42 FEET; THENCE S.75°20'00"W., A DISTANCE OF 13.08 FEET; THENCE N.27°16'40"W., A DISTANCE OF 293.29 FEET; THENCE N.83°42'24"W., A DISTANCE OF 126.02 FEET; THENCE N.27°16'40"W., A DISTANCE OF 11.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 10, BLOCK C OF THE AFOREMENTIONED LAKE LOUISE ESTATES, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07°35'13" AND CHORD BEARING AND DISTANCE OF S.77°59'31"W., 125.70 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH BOUNDARY, A DISTANCE OF 125.79 FEET TO THE S.W. CORNER OF SAID LOT 10; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 10, ALONG THE WEST BOUNDARY OF SAID LOT 10, N.15°36'16"W, A DISTANCE OF 199.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 60.18 ACRES, MORE OR LESS.

S.W. 30TH STREET (ST. JUDE TERRACE):

THAT PORTION OF S.W. 30TH STREET (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS ST. JUDE TERRACE, AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION

APPEARING ON FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, AT PAGE 61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) LYING BETWEEN BLOCKS E AND F AND LYING EAST OF THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SIESTA DRIVE AS SHOWN ON SAID PLAT.

2. The City of Ocala does hereby abrogate right-of-way located in Ocala, Marion County, Florida, as described and depicted on the attached Exhibit A.

3. 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 dated and adopted this ___ day of ____ 2026.

CITY OF OCALA

By: _____

Ire J. Bethea Sr.
City Council President

Attest: _____

Angel B. Jacobs
City Clerk

Approved as to form and legality:

_____

William Sexton
City Attorney

Staff Report

Case No. ABR25-0008
Planning & Zoning Commission: June 8, 2026
City Council (Adoption): July 7, 2026

Applicant/Property Owner:	Lake Louise, LLC
Agent:	John Rudnianyn
Project Planner:	Endira Madraveren, AICP
Applicant Request:	A request to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.
Zoning District:	PD, Planned Development
Future Land Use:	Low Intensity
Parcel Information	
Acres:	±7.21 acres
Location:	located between SW 3rd Avenue and SW 6th Avenue, generally north of SW 28th Street, but including the westerly extension of SW 29th Street (Siesta Drive), and south of the CSX Transportation Railroad right-of-way, located north of SW 32 Street and south of SW 29th Street.
Existing use:	Undeveloped
Special District(s)/Plan(s):	N/A
Overlay(s):	N/A

Figure 1. Aerial Location Map

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Commerce District (County) High Residential (County)	M-1 (County) R-3 (County)	Railroad Multi-Family residential
East	Low Intensity (City) Medium Residential (County)	OP, Office Park (City) R-1 (County)	Undeveloped Single-family residential
South	Medium Residential (County) Public (County)	R-1 (County) R-1 (County)	Single-family residential DRA
West	Medium Residential (County) Public (County)	R-1 (County) A-1 (County)	Single-family residential Undeveloped

Applicant Request

The applicant is requesting to abrogate portions of public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.

Background

The Lake Louise Estates (Plat Book F, Page 114) was recorded in June of the year 1959, while Lake Louise Manor (Plat Book G, page 58) was recorded May the following year 1960, with the First Addition to Lake Louise Manor recorded in July 1960. The platted subdivisions are primarily undeveloped. The property owners must vacate the underlying plats, lots, easements, and rights-of-way for portions of Lake Louise Estates, Lake Louise Manor and First Addition to Lake Louise Manor, if development occurs other than the approved plats.

An 88.73-acre portion of the above listed plats was annexed into the City to obtain city services in 2022. It was originally platted for single-family development, but most lots and infrastructure were not developed. Low Intensity land use and an associated future land use policy (FLUP) was approved in May 2022. The FLUP controls the maximum number of dwelling units, as well as identifying buffers, circulation, access, and traffic concurrency. It includes, but is not limited to, a requirement that the property be developed as a Planned Development (PD). A maximum of 1,146 dwelling units may be

developed and that number shall be reduced based on any neighborhood business proposed within the PD. The FLUP also requires that access be maintained or provided to existing single-family homes internal to the property. Development of the PD will require the vacation of the underlying plats, lots, and rights-of-way for portions of Lake Louise Estates, Lake Louise Manor and First Addition to Lake Louise Manor.

Staff Analysis

The subject right-of-way contains no existing infrastructure or easements. The proposed abrogation of these rights-of-ways will not adversely impact any adjacent properties. If approved, the applicant and other benefiting parcel(s) will assume responsibility for the maintenance of their respective portions of the abrogated area.

This abrogation request is considered a part of phase 2 of the approved PD. An adjoining property owner raised a concern that existing unimproved right-of-way that provides a potential connection between SW 29th Street and SW 32nd Street would be abrogated. The applicant amended the application to preserve the access/connection. However, the exact location for connection has not been determined at this time as development plans have not been submitted for review. Therefore, it is appropriate that the existing access/connection remain in place at this time. As future development plans are submitted, staff will review to ensure that traffic from the development functions appropriately.

Utility Responses

The utility responses are summarized as follows:

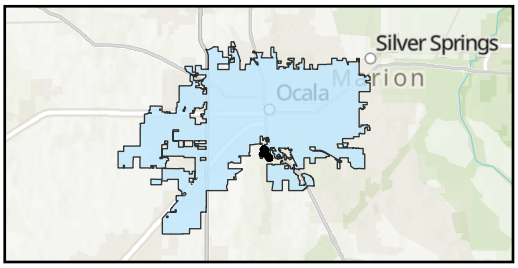
Utility	***Date***	***Response***
CenturyLink/Lumen: Cloey Kranock	3/30/2026	It was determined that there are no objections with respect to the areas proposed for vacation as shown and/or described. It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.
Cox Communications: Paul Christopher	12/8/2022	No Objection.
Spectrum: Dwayne Leachman	1/21/2026	This would be Cox Cable facilities in the area and not Spectrum. No facilities or objection.
TECO: Landon Meahl	11/18/2022	No Objection.
Electric (OEU): JD Purcell	04/28/2026	No objection.
Water Resources: Richard Ragosta	11/18/2025	Water Resources Engineering has no utilities within the areas for abrogation. Water Resources Engineering has no objections at this location.
Commercial Sanitation: Dwayne Drake	11/21/2025	No Objection.
Fiber: Kevin Hooker	11/18/2025	No facilities or objection.
Transportation Engineering: Noel Cooper	11/25/2025	No Objection.
Stormwater Engineering: Peter Williams	11/19/2025	No City of Ocala assets.
Surveying R. Kelly Roberts	1/22/2026	Legal Description issues resolved. No objection.

Staff Findings and Recommendation

Staff recommends approval to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida.

Staff Recommendation:	***Approval***

AERIAL MAP

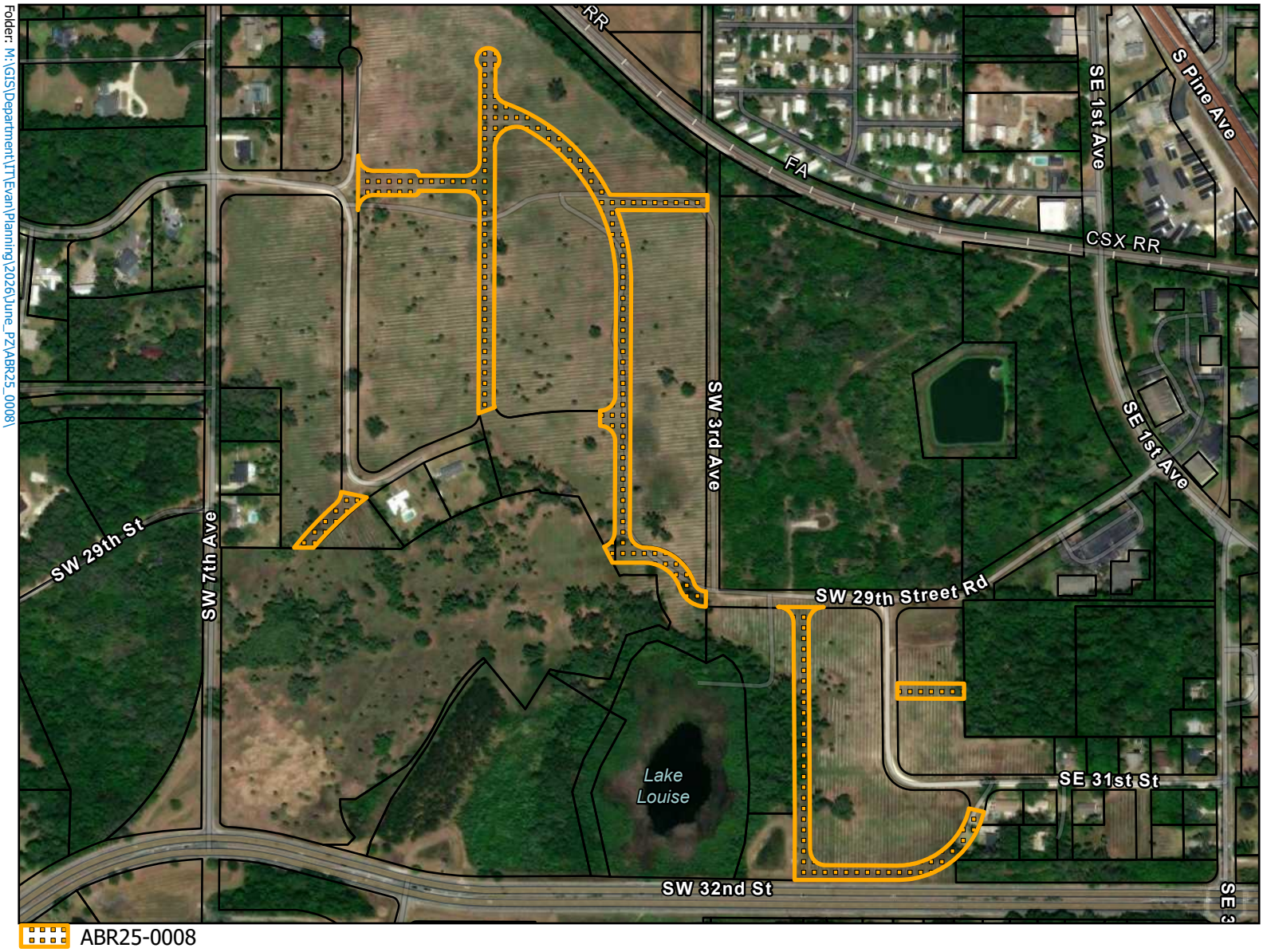


Case Number: ABR25-0008

Parcel: 3060-005-001 &
3060-006-001

Property Size: Approximately 7.21 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development

Proposal: Request to remove unused roads



ABR25-0008

Parcels

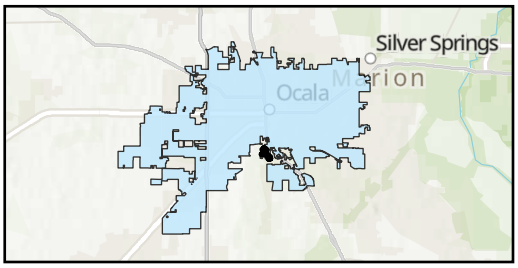
0 500 1,000 2,000 Feet

N

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala
Growth Management Dep
by ekrepps on 5/20/2026

CASE MAP



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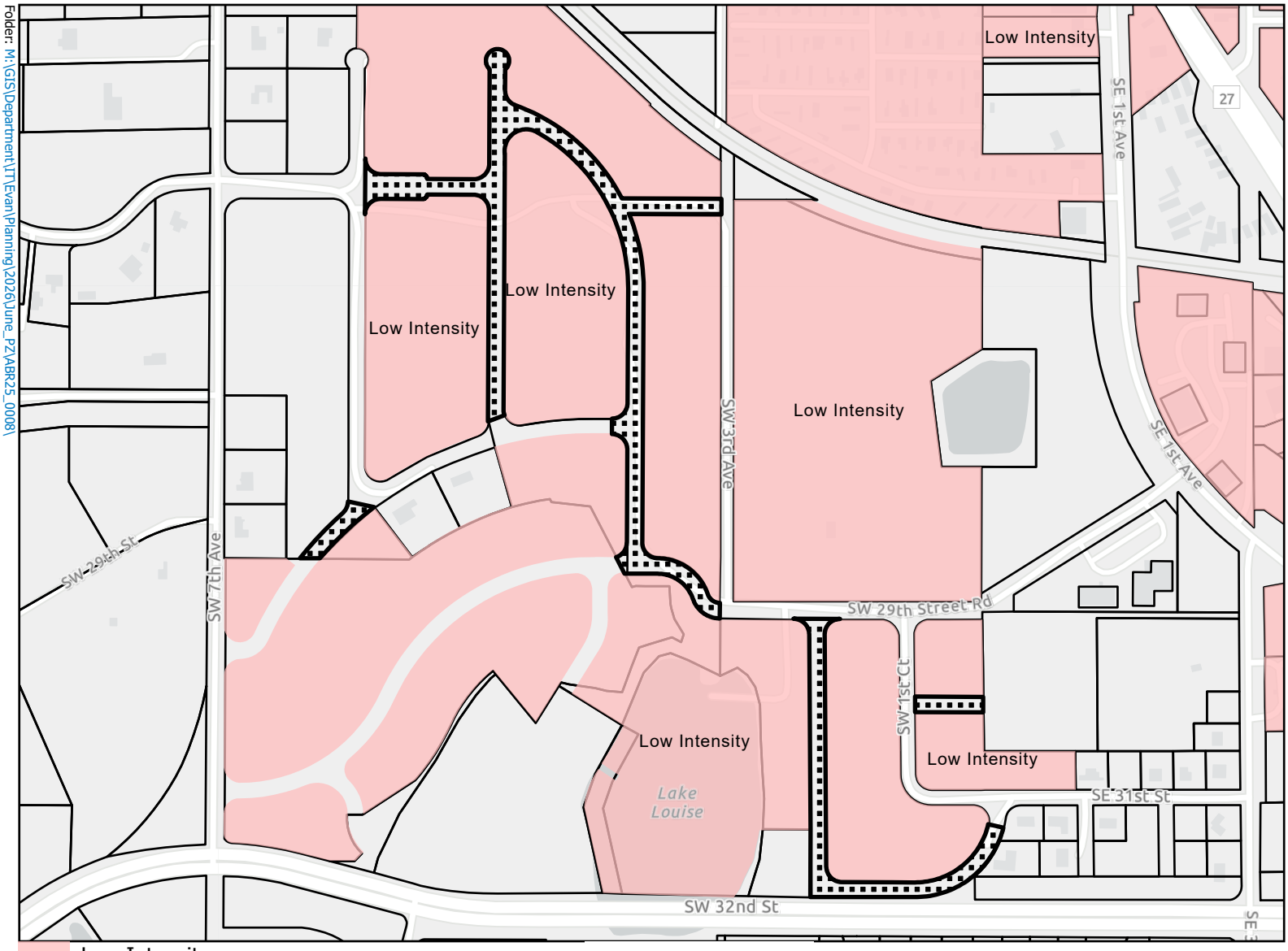

Low Intensity
Parcels
ABR25-0008

0 500 1,000 2,000 Feet

N

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Prepared by the City of Ocala Growth Management Dept by ekrepps on 5/20/2026

From: Kelly Roberts
To: Endira Madraveren
Cc: Janiece Lucky
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC
Date: Wednesday, May 20, 2026 11:34:47 AM
Attachments: image001.png
image002.png
image003.png

Endira:

Yes. The proposed abrogation of public right-of-way includes a combined total of 7.21 acres, more or less.

I was wrapping up a MS Teams meeting when you called and attempted to call you back within about 30 seconds, but your line was busy. When I finally got it to ring, it took me to voice mail. I assume this is what you were calling about, but if not, please call me back at your convenience.

R. Kelly Roberts, P.S.M.
Chief Land Surveyor

City of Ocala
1805 N.E. 30th Ave. Bldg. 700a
Ocala, Florida 34470
Phone: (352) 351-6741
Mobile: (352) 789-5660
Fax: (352) 351-6726
rroberts@ocalafl.gov

OCALA
City Engineer's Office

From: Endira Madraveren <emadraveren@ocalafl.gov>
Sent: Wednesday, May 20, 2026 11:21 AM
To: Kelly Roberts <rroberts@ocalafl.gov>
Cc: Janiece Lucky <jlucky@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Kelly, can I ask you for one additional favor – do you have a total number of acres to be abrogated with the Lake Louise case that you helped us with back in January?

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

From: Kelly Roberts <rroberts@ocalafl.gov>
Sent: Thursday, January 22, 2026 7:07 PM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Elizabeth Schor <Elizabeth@ipsocala.com>; Travis Barrineau (travis@rmbarrineau.com) <travis@rmbarrineau.com>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Emily:

I spoke with Travis Barrineau, Surveyor of Record on behalf of Lake Louise, LLC, concerning the descriptions he previously prepared to describe the portions of public rights-of-way intended for abrogation pursuant to the above referenced application. Travis confirmed to me that the intent by the applicant is to essentially abrogate the portions that lie within the boundaries of Parcels 1through 4, inclusive, as shown on the Boundary Survey that accompanied the application (copy attached here for your benefit).

Due to complications caused by the geometric elements of rights-of-way, lots, etc., established by the plats of Lake Louise Estates, Lake Louise Manor and First Addition to Lake Louise Manor, the description initially produced by Travis towards the goal of using a simple approach (which frequently work for these applications) creates ambiguities in interpretation as to the intended portion of rights-of-way to be abrogated. As a result, I am of the opinion that this approach had to be modified somewhat in order to produce descriptions that remove the ambiguities and potential for uncertainty by those who will be required to interpret the description to understand the limits of lands which will be subject to the official action of the city, assuming the application is approved.

I took the liberty of preparing a draft version of the approach I think suitably addresses my concerns. As descriptions for the above referenced Parcels 1 through 4 had been previously provided by the applicant in metes and bounds format, I utilized those where appropriate to qualify the portions proposed for abrogation. This was further complicated a bit as a result of Resolution 2022-54 (OR Book 7894, page 1627), previously executed by the city and affecting some of the rights-of-way within Parcel 3. For that reason, those applicable segments also

include an exception for the portions previously vacated by the resolution.

I also performed computational analysis of the metes and bounds descriptions of Parcels 1 and 3 as provided with the application. The description of Parcel 1 appears to have a dimensional error resulting in a misclosure of 1.00 foot. After some comparison to the plats, I have highlighted the most likely segment of the description to contain the error in red within the Parcel 1 description. In addition, I supplemented the preamble of both Parcels 1 and 3 to include those segments of right-of-way that lie between the referenced lots or portions thereof that are included in each parcel.

It's taken a bit of time to get through this today, but I believe the description should be sufficient once Travis confirms or corrects the dimensional error within the Parcel 1 description. It would also be appropriate for him to perform a general cursory check of the description to ensure we're both on the same page as to the suitability of this description to describe the relevant portions of public rights-of-way sought for abrogation pursuant to this application.

In addition to the ones referenced above, I've included the other relevant documents that may be beneficial to you concerning the draft of the revised description. Once Travis deals with the apparent dimensional error in the Parcel 1 description, and assuming he is good with the approach and format of the balance of the description, Emily should be able to proceed with the balance of the process.

Please reach out should you have additional questions.

R. Kelly Roberts, P.S.M.
Chief Land Surveyor

City of Ocala
1805 N.E. 30th Ave. Bldg. 700a
Ocala, Florida 34470
Phone: (352) 351-6741
Mobile: (352) 789-5660
Fax: (352) 351-6726
rroberts@ocalafl.gov

From: Elizabeth Schor <Elizabeth@ipsocala.com>
Sent: Thursday, January 22, 2026 11:04 AM
To: Kelly Roberts <rroberts@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Emily W.

Johnson <ewjohnson@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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Kelly,

Awesome! Thank you so much for the updated. I just didn't know if anyone was waiting on me. I appreciate all the help from everyone.

Thanks,
Elizabeth Schor
Real Estate Assistant
International Property Services, Corp.
2441 NE 3rd Street, Suite 201
Ocala, FL 34470
Ph: (352) 629-6101 x210
Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Kelly Roberts <rroberts@ocalafl.gov>
Sent: Thursday, January 22, 2026 10:42 AM
To: Elizabeth Schor <Elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Emily W. Johnson <ewjohnson@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Elizabeth:

My apologies for the delayed response.

I was awaiting a call from Travis so we could chat about a few questions I had, and he returned my call a short while ago. I will be able to complete my work on this now and hope to have it wrapped up by the end of the day today, at which time I'll provide my comments back to Emily so she may continue the process from there.

R. Kelly Roberts, P.S.M.
Chief Land Surveyor

City of Ocala
1805 N.E. 30th Ave. Bldg. 700a
Ocala, Florida 34470
Phone: (352) 351-6741
Mobile: (352) 789-5660
Fax: (352) 351-6726
rroberts@ocalafl.gov

From: Elizabeth Schor <Elizabeth@ipsocala.com>
Sent: Wednesday, January 21, 2026 2:45 PM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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.

Good Afternoon,

Just wanted to follow up and see if I'm missing anything for our Abrogation Request for Lake Louise.

Thank you,
Elizabeth Schor
Real Estate Assistant
International Property Services, Corp.
2441 NE 3rd Street, Suite 201
Ocala, FL 34470
Ph: (352) 629-6101 x210
Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Elizabeth Schor
Sent: Wednesday, January 7, 2026 9:24 AM

To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky <jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Travis Barrineau <travis@rmbarrineau.com>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Good Morning,

Roads requesting to abrogate at Lake Louise:

- SW 28th Street (Sunrise Drive) – portion lying between Lot 8, Block D and Lot 13, Block C.
- SW 26th Street (Sunset Boulevard) – portion lying between Lots 1 & 9, Block E, Lots 9 & 10, Block G
- St. Mary's Place
- Lakewood Drive
- SW 25th Lane (Sunset Boulevard)
- SW 29th Street Road (Siesta Drive) – portion lying between Lots 1 & 3, Block B, and Lots 2, 3, & 4, Block C
- SW 30th Street (St. Jude Terrace)

Thank you,
Elizabeth Schor
Real Estate Assistant
International Property Services, Corp.
2441 NE 3rd Street, Suite 201
Ocala, FL 34470
Ph: (352) 629-6101 x210
Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Monday, January 5, 2026 3:23 PM
To: Elizabeth Schor <Elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky

<jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Travis Barrineau <travis@rmbarrineau.com>
Subject: Re: Review Request | ABR25-0008 Lake Louise LLC

Good afternoon Elizabeth — this is what staff estimated to be abrogated, based on the survey that was provided with the application.

Can you please confirm the list of roads that **are** being abrogated? This will make it easier for Kelly to review the legal description and staff to ensure the maps are correct.

Thanks,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

From: Elizabeth Schor <Elizabeth@ipsocala.com>
Sent: Monday, January 5, 2026 3:02 PM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky <jlucky@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Travis Barrineau <travis@rmbarrineau.com>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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.

Good Afternoon Emily,

The roads listed with City Assets on the attached Review Report are not requested to be abrogated.

- SW 26th Street – the portion requested is between Lot 1 and Lot 9.
- SW 29th Street Rd – the portion requested is between Lot 8 Block D, and Lot 13 Block C.
- SW 1st Avenue – not requested to be abrogated.

I've copied our Surveyor, Travis, on this email in case any additional information is needed. Please let me know how you would like me to proceed.

Thanks,

Elizabeth Schor
Real Estate Assistant
International Property Services, Corp.
2441 NE 3rd Street, Suite 201
Ocala, FL 34470
Ph: (352) 629-6101 x210
Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Monday, December 15, 2025 10:29 AM
To: Elizabeth Schor <Elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; John Rudnianyn <John@ipsocala.com>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Re: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

Thank you for providing the legal description, Elizabeth. Please be advised that we have been made aware that some City assets lie within the rights-of-way proposed to be abrogated. This infrastructure will need to remain, and easements will need to be granted prior to the abrogation. As discussed in the Teams meeting we had with John and Rachel, we will need the easement documents provided prior to taking the abrogation forward, at the direction of the City Attorney.

If you have any questions, please do not hesitate to contact me.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

From: Elizabeth Schor <Elizabeth@ipsocala.com>
Sent: Thursday, December 11, 2025 9:48 AM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Rachel Perez <Rachel@ipsocala.com>; John Rudnianyn <John@ipsocala.com>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

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.

Good Morning Emily,

Please find attached an updated Legal Description for the Lake Louise road abrogation. I've also added it our online application. Let me know if any additional information is needed.

Thanks,

Elizabeth Schor

Real Estate Assistant

International Property Services, Corp.

2441 NE 3rd Street, Suite 201

Ocala, FL 34470

Ph: (352) 629-6101 x210

Elizabeth@ipsocala.com | www.ipsrealtor.com

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From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Monday, December 8, 2025 10:35 AM
To: John Rudnianyn <John@ipsocala.com>; Elizabeth Schor <Elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>
Subject: Re: Review Request | ABR25-0008 Lake Louise LLC

Good afternoon,

I just wanted to follow up on the below; if the requested information is not provided by Friday, December 12th, your abrogation request will not be able to move forward on the January hearing dates.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Monday, November 24, 2025 9:38 AM
To: john@ipsrealtor.com <john@ipsrealtor.com>;
elizabeth@ipsocala.com <elizabeth@ipsocala.com>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>
Subject: Fw: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

Please see the below comments from the city surveyor — it appears that there is a deficiency in the description of the rights-of-way to be abrogated. I have copied Kelly on this email to assist you with any questions.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org

From: Kelly Roberts <rroberts@ocalafl.gov>
Sent: Friday, November 21, 2025 6:07 PM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: RE: Review Request | ABR25-0008 Lake Louise LLC

Emily:

I finally got to your email a little while ago to begin to review your request. Contrary to your email, I didn't find the application attached, only the description in MS Word format and a copy of the survey. From a cursory review, it appears that the applicant is requesting to abrogate the public rights-of-way that lie with the limits of Parcels 1 through 4, inclusive. However, the description as written does not describe any reference to the rights-of-way that you describe in your email but they do generally appear to agree with the extent of the lands shown on the Boundary Survey. We are slammed here in survey and the timing of this request with the holiday and my schedule further challenges the review.

It will take a good bit of time for me to conduct a thorough review of the description provided. Unfortunately, I will be out of the office next week and am scheduled to return on Tuesday, December 2. Consequently, I'm reaching out to inform you of my quick findings so you can contact the applicant about the deficiency unless there is more information that you haven't shared with me that may actually describe the rights-of-way that are intended for abrogation.

I will be checking email from time to time and will look for a reply from you. That said, the best I can offer at this point is to dive into this when I return to the office and push to get through it as quickly as I can, but it will take several hours at a minimum.

R. Kelly Roberts, P.S.M.

Chief Land Surveyor

City of Ocala

1805 N.E. 30th Ave. Bldg. 700a

Ocala, Florida 34470

Phone: (352) 351-6741

Mobile: (352) 789-5660

Fax: (352) 351-6726

rroberts@ocalafl.gov

OCALA
City Engineer's Office

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org

OCALA

OCALA	**Division: Stormwater**	**Lake Louise LLC**	
		Revision #	
		Implementation Date	11/19/2025
Task: Review ABR25-0008	**1 of 1**	**Last Reviewed/Update Date**	

November 19, 2025

ABR25-0008 Lake Louise LLC

Review request for a possible abrogation of portions of Lake Louise, LLC.

SW 6th Avenue — Right of way contains no City of Ocala assets.

SW 28th Street — Right of way contains no City of Ocala assets.

SW 26th Street — Wood utility pole (K1108) and overhead wires to the west on North Side of right of way. Wood utility pole (K4287) on South right of Way.

St. Mary's Place — Unimproved right of way contains no City of Ocala assets.

Lakewood Drive — Unimproved right of way contains no City of Ocala assets.

SW 2nd Court — Unimproved right of way contains no City of Ocala assets.

SW 29th Street Road — City water force main on North right of way, including 2 fire hydrants. 2 Wood utility poles and overhead lines on North Right of way. 1 Wood utility pole on South right of way with Overhead lines to the North.

SW 1st Avenue — Wood light pole (K4635) & (K4636)on South right of way. Wood utility pole (T74) and Wood utility pole (K3682) with Overhead wires cross right of way to the East.

SW 30th Street — Unimproved right of way contains no City of Ocala assets.

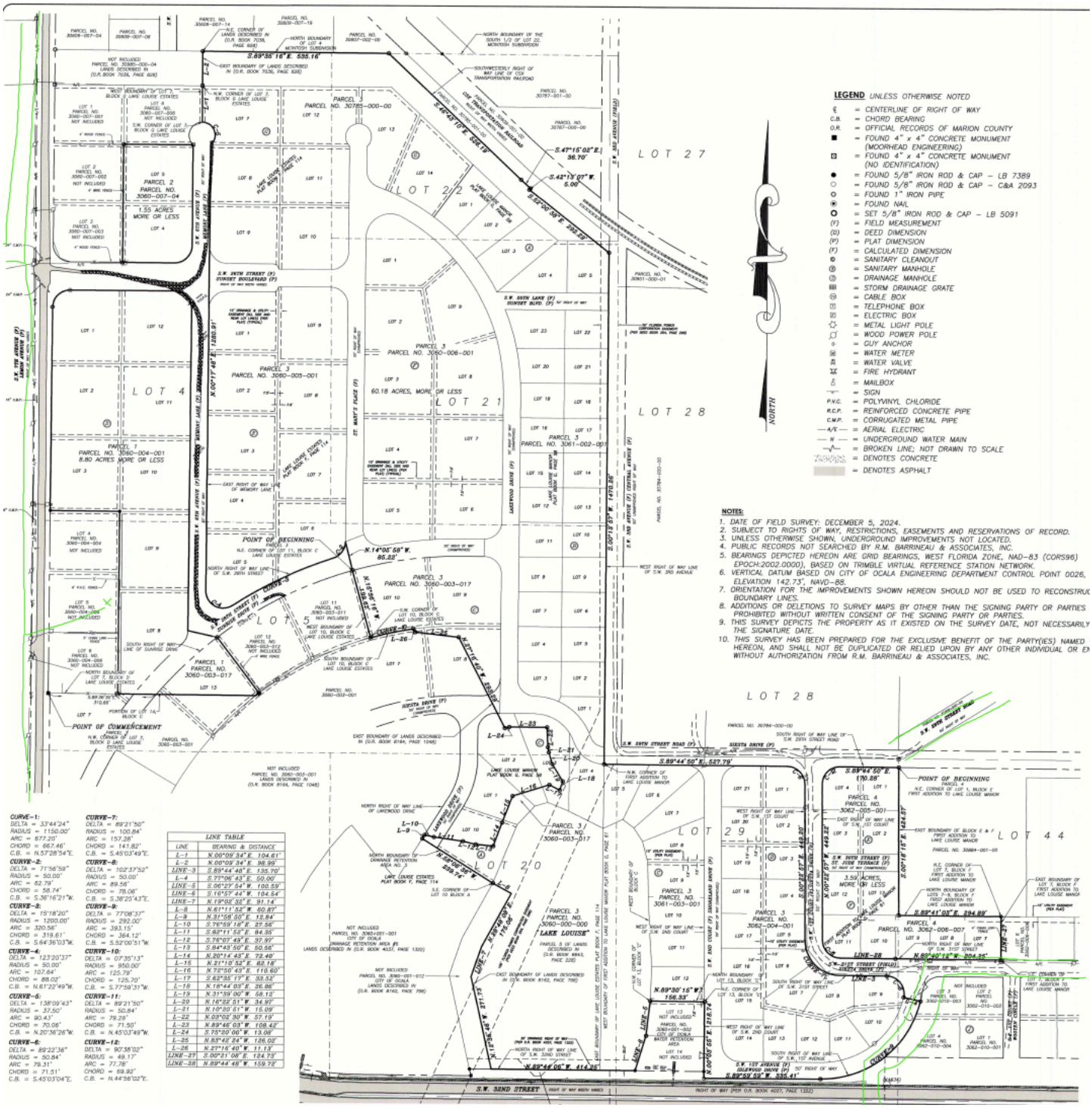
Observations are based on City of Ocala GIS mapping and a boundary survey by R.M. Barrineau and Associates; JO# 17024, Dwg # 17024 BND County, signed Oct 10, 2025. No on-site inspection was performed.

Outlook

RE: Review Request | ABR25-0008 Lake Louise LLC

From Jose Colon <jcolon@ocalafl.gov>
Date Tue 11/18/2025 10:10 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>

OFN fiber location (green line)



Jose Colon
Ocala Fiber Network, Project Manager I
Direct email jcolon@ocalafl.gov Office email telecom@ocalafl.gov
Direct (352)401-6901 Office (352)401-3999
OFN website http://www.cityofocalafiber.com

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:40 AM
To: Ocala Telecommunications <Telecom@ocalafl.gov>
Subject: Fw: Review Request | ABR25-0008 Lake Louise LLC

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

Office: 352-629-8313 | ewjohnson@ocalafl.org

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.
Best regards,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

Outlook

RE: Review Request | ABR25-0008 Lake Louise LLC

From Dwayne Drake <DDrake@ocalafl.gov>
Date Fri 11/21/2025 3:28 PM
To Emily W. Johnson <ewjohnson@ocalafl.gov>; Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>

No issues for Sanitation.

Dwayne Drake

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.
Best regards,

Emily W. Johnson, AICP

Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

OCALA	**Division: Stormwater**	**Lake Louise LLC**	
		Revision #	
		Implementation Date	11/19/2025
Task: Review ABR25-0008	**1 of 1**	**Last Reviewed/Update Date**	

November 19, 2025

ABR25-0008 Lake Louise LLC

Review request for a possible abrogation of portions of Lake Louise, LLC.

SW 6th Avenue — Right of way contains no City of Ocala assets.

SW 28th Street — Right of way contains no City of Ocala assets.

SW 26th Street — Wood utility pole (K1108) and overhead wires to the west on North Side of right of way. Wood utility pole (K4287) on South right of Way.

St. Mary's Place — Unimproved right of way contains no City of Ocala assets.

Lakewood Drive — Unimproved right of way contains no City of Ocala assets.

SW 2nd Court — Unimproved right of way contains no City of Ocala assets.

SW 29th Street Road — City water force main on North right of way, including 2 fire hydrants. 2 Wood utility poles and overhead lines on North Right of way. 1 Wood utility pole on South right of way with Overhead lines to the North.

SW 1st Avenue — Wood light pole (K4635) & (K4636)on South right of way. Wood utility pole (T74) and Wood utility pole (K3682) with Overhead wires cross right of way to the East.

SW 30th Street — Unimproved right of way contains no City of Ocala assets.

Observations are based on City of Ocala GIS mapping and a boundary survey by R.M. Barrineau and Associates; JO# 17024, Dwg # 17024 BND County, signed Oct 10, 2025. No on-site inspection was performed.

Outlook

RE: Review Request | ABR25-0008 Lake Louise LLC

From Noel J. Cooper <NCooper@ocalafl.gov>
Date Tue 11/25/2025 3:33 PM
To Emily W. Johnson <ewjohnson@ocalafl.gov>

Emily,
Transportation Engineering has no objections.

Thank you.

Noel Cooper, P.E., PTOE, PTP
Deputy City Engineer
1805 NE 30th Ave, Bldg 300
Ocala, FL 34470
352-351-6708 (p)

OCALA
City Engineer's Office

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

The City of Ocala has received a request to abrogate portions of SW 6th Avenue (Memory Lane), SW 28th Street (Sunrise Drive), SW 26th Street (Sunset Boulevard), St. Mary's Place, Lakewood Drive, SW 2nd Court (Shoreland Drive), SW 29th Street Road (Siesta Drive), SW 1st Avenue (Idlewood Drive), and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location
- Any anticipated future need for use of the subject area

- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.

Best regards,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

Outlook

RE: Review Request | ABR25-0008 Lake Louise LLC

From Richard Ragosta <RRagosta@ocalafl.gov>
Date Tue 11/18/2025 4:13 PM
To Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc Hector Colon <HColon@ocalafl.gov>

1 attachment (2 MB)
Lake louise.pdf;

Good afternoon,

Water Resources Engineering has a 12" water main on SW 29th St Rd that needs to remain. The apartment complex for Lake Louise has approved plans to use this water main as their connection point. I attached a location map for reference.

If you have any questions, please feel free to contact me.

Thank you,

Richard Ragosta
Civil Engineer I
City of Ocala Water Resources
1805 NE 30th Avenue, Building 600
Ocala, FL 34470
Office: (352) 351-6793
Cell: (352) 239-4254
rragosta@ocalafl.gov

OCALA
Water Resources

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, November 18, 2025 9:39 AM
To: Cloretha McReynolds <CMcReynolds@Ocalafl.gov>; Danielle Phillips <dphillips@ocalafl.gov>; Darren Park <DPark@ocalafl.gov>; Dwayne Drake <DDrake@ocalafl.gov>; Kelly Roberts <rroberts@ocalafl.gov>; Noel J. Cooper <NCooper@ocalafl.gov>; Payal Pandya <PPandya@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Tiffany Stewart <tstewart@ocalafl.gov>; Tom Casey <TCasey@ocalafl.gov>; Tracy L. Taylor <TLTaylor@ocalafl.gov>; William P. Weakland <WWeakland@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>
Subject: Review Request | ABR25-0008 Lake Louise LLC

Good morning,

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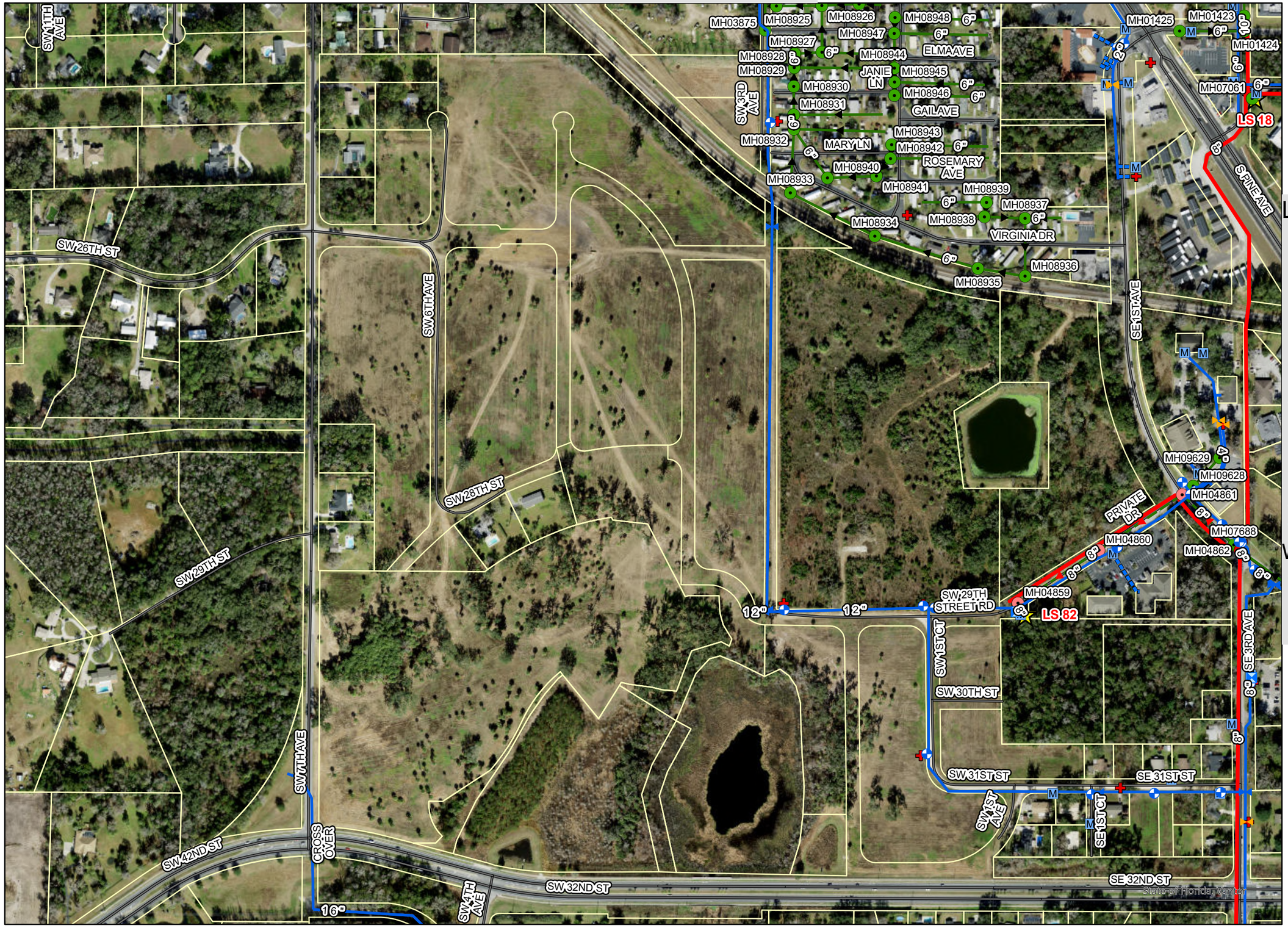
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **December 1, 2025**.
Best regards,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

Lake Louise LLC



N

W E

S

Legend

SS Manholes

Priority

- Gravity
- Carries FM Refuse
- FM Dumps Into

Gravity Main

Asset Status, GM Priority

- Active In Service, Carries FM Refuse
- Active In Service, Gravity

Force Mains

Asset Status

- Active

Water Group

Water Main In Service

Pipe Type, Asset Status

- Distribution Main, Active

3/30/2026

City of Ocala
ATTN: Emily W. Johnson
201 SE 3rd Street, 2nd floor,
Ocala, FL 34471

No Reservations/No Objection

SUBJECT: Vacation portions of the Public Right-of-Ways being SW 28th St (Sunrise Dr), SW 26th St (Sunset Blvd), Lakewood Dr, SW 25th Ln (Sunset Blvd); SW 29th St Rd (Siesta Dr), and SW 30th St (St. Jude Terrace), Lake Louise, Estates and Sanchez Grant, Marion County, Florida

To Whom It May Concern:

CENTURYLINK OF FLORIDA, INC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

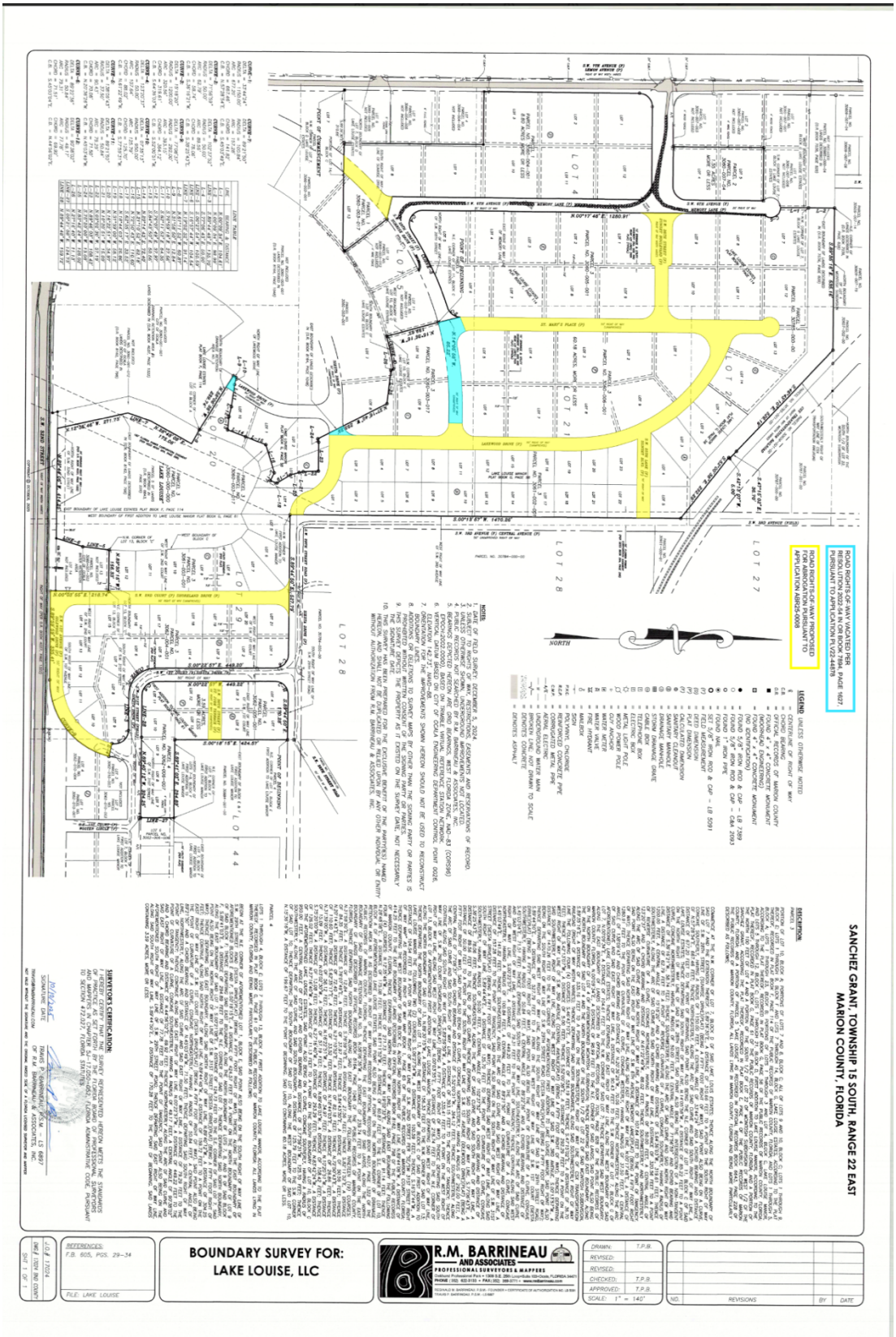
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. If you have any questions, please contact Briana Salles at (361) 652-8608, Briana.Salles@lumen.com , or nre.easement@lumen.com.

Sincerely yours,

Briana Salles
Network Infrastructure Services
Lumen
P869147

Exhibit A


SANCHEZ GRANT, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA
BOUNDARY SURVEY FOR:
LAKE LOUISE, LLC
R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
SURVEYOR'S CERTIFICATION:
NORTH
LEGEND
NOTES:
DESCRIPTION:
ROAD RIGHTS-OF-WAY VACATED PER RESOLUTION 2024-R-33 PAGE 1627, PURSUANT TO APPLICATION #V22-44878
ROAD RIGHTS-OF-WAY PROPOSED FOR ABROGATION PURSUANT TO APPLICATION #ABRO-0068

Outlook

RE: [EXTERNAL] Review Request | ABR25-0008 Lake Louise LLC

From Leachman, Dwayne D <Dwayne.Leachman@charter.com>
Date Wed 1/21/2026 10:35 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>

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

This would be Cox facilities in the area not Spectrum. Thanks

---

From: Wolski, John <john.wolski@charter.com>
Sent: Wednesday, January 21, 2026 10:14 AM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Leachman, Dwayne D <Dwayne.Leachman@charter.com>
Subject: RE: [EXTERNAL] Review Request | ABR25-0008 Lake Louise LLC

Good morning Emily. Dwayne Leachman is now the contact for Marion County at Spectrum for these type of things. I have forwarded the original email to him and copied him on this so you have his email address.

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Wednesday, January 21, 2026 9:13 AM
To: Duke Energy <taxteam@duke-energy.com>; Wolski, John <john.wolski@charter.com>; Meahl, Landon <lmeahl@tecoenergy.com>; Hurley, Owen <owen.hurley@lumen.com>; Paul Christopher - Cox Communications <paul.christopher@cox.com>
Subject: [EXTERNAL] Review Request | ABR25-0008 Lake Louise LLC

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning,

The City of Ocala has received a request to abrogate portions of SW 28th Street (Sunrise Drive) – portion lying between Lot 8, Block D and Lot 13, Block C; SW 26th Street (Sunset Boulevard) – portion lying between Lots 1 & 9, Block E, Lots 9 & 10, Block G; St. Mary's Place; Lakewood Drive; SW 25th Lane (Sunset Boulevard); SW 29th Street Road (Siesta Drive) – portion lying between Lots 1 & 3, Block B, and Lots 2, 3, & 4, Block C; and SW 30th Street (St. Jude Terrace) in association with the Lake Louise Planned Development (PD). Attached is the application and legal description for the abrogation request; at your earliest convenience, please identify the following:

- The existence of any utility lines at this location

- Any anticipated future need for use of the subject area

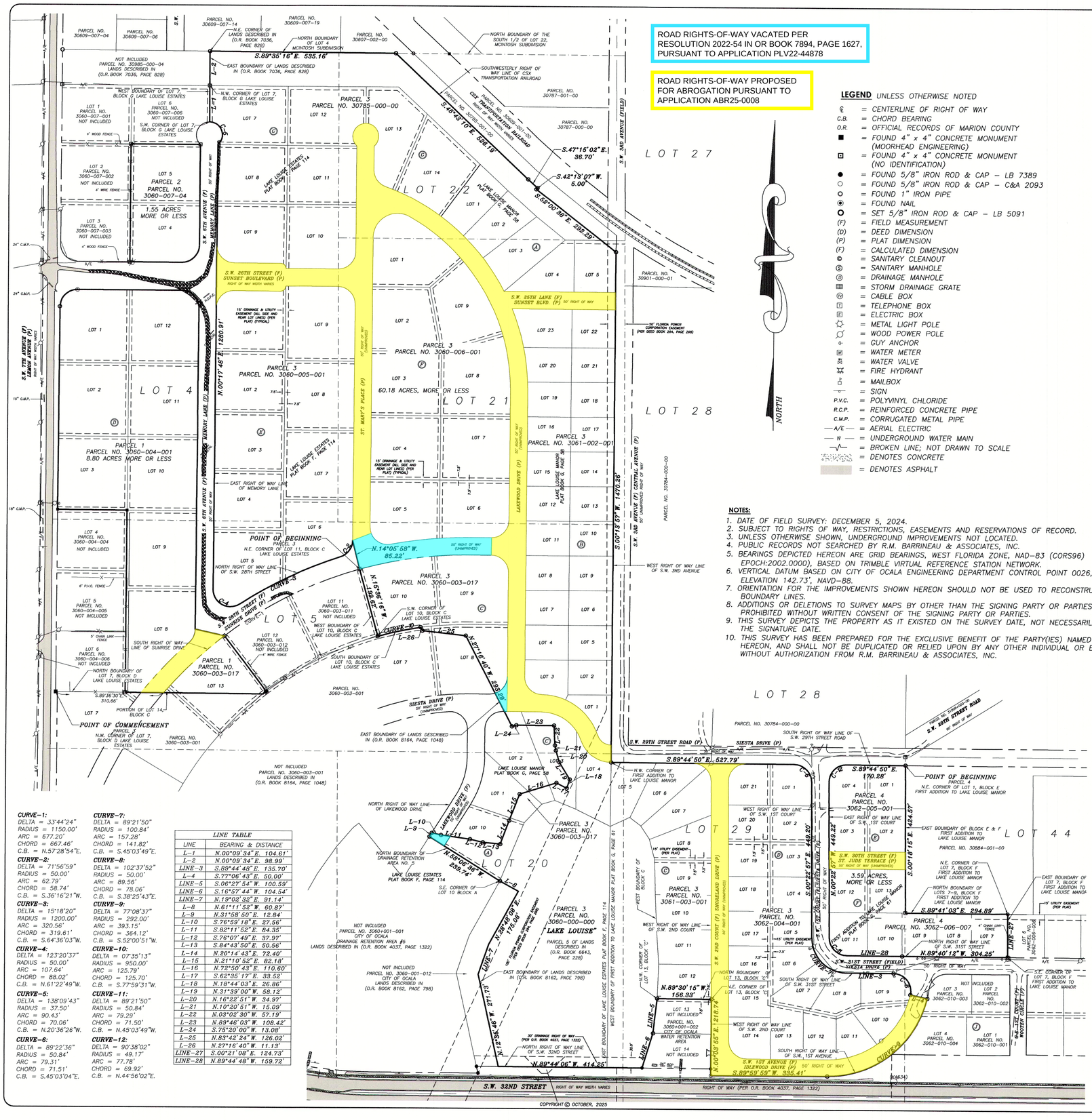
- Any objections to the abrogation request

If you have any comments on the proposed abrogation, please email me (ewjohnson@ocalafl.gov) or "reply all" by close of business on **January 30, 2026**.

Best regards,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.


ROAD RIGHTS-OF-WAY VACATED PER RESOLUTION 2022-54 IN OR BOOK 7894, PAGE 1627, PURSUANT TO APPLICATION PLV22-44878
ROAD RIGHTS-OF-WAY PROPOSED FOR ABROGATION PURSUANT TO APPLICATION ABR25-0008
PARCEL 1 PARCEL NO. 3060-004-001 8.80 ACRES MORE OR LESS
PARCEL 2 PARCEL NO. 3060-007-04 1.55 ACRES MORE OR LESS
PARCEL 3 PARCEL NO. 3060-006-001 60.18 ACRES, MORE OR LESS
PARCEL 3 PARCEL NO. 3061-002-01
PARCEL 3 PARCEL NO. 3060-000-000 "LAKE LOUISE"
PARCEL 3 PARCEL NO. 3060-003-017
PARCEL 3 PARCEL NO. 30785-000-00
PARCEL 3 PARCEL NO. 3060-005-001
PARCEL 3 PARCEL NO. 3060-003-001
PARCEL 4 PARCEL NO. 3062-005-001
PARCEL 4 PARCEL NO. 3062-006-007
PARCEL 4 PARCEL NO. 3062-004-001
PARCEL 5 OF LANDS DESCRIBED IN (O.R. BOOK 6643, PAGE 228)
PARCEL NO. 30784-000-00
PARCEL NO. 30901-000-01
PARCEL NO. 30787-000-00
PARCEL NO. 30787-001-00
PARCEL NO. 3060-007-014
PARCEL NO. 30609-007-04
PARCEL NO. 30609-007-06
PARCEL NO. 30609-007-19
PARCEL NO. 30607-002-00
N.E. CORNER OF LANDS DESCRIBED IN (O.R. BOOK 7036, PAGE 828)
NORTH BOUNDARY OF LOT 4 MCINTOSH SUBDIVISION
NORTH BOUNDARY OF THE SOUTH 1/2 OF LOT 22, MCINTOSH SUBDIVISION
EAST BOUNDARY OF LANDS DESCRIBED IN (O.R. BOOK 7036, PAGE 828)
NOT INCLUDED PARCEL NO. 30985-000-04 LANDS DESCRIBED IN (O.R. BOOK 7036, PAGE 828)
WEST BOUNDARY OF LOT 7, BLOCK G LAKE LOUISE ESTATES
N.W. CORNER OF LOT 7, BLOCK G LAKE LOUISE ESTATES
SOUTHWESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD
CSX TRANSPORTATION RAILROAD RIGHT OF WAY WIDTH VARIES
S.89°35'16"E. 535.16'
S.45°43'10"E. 538.19'
S.47°15'02"E. 36.70'
S.42°13'07"W. 5.00'
S.42°00'38"E. 282.29'
S.89°44'50"E. 527.79'
S.89°44'50"E. 170.28'
N.00°11'48"E. 1280.91'
N.00°18'57"W. 1470.26'
N.14°05'58"W. 85.22'
N.15°26'15"W. 199.62'
N.27°16'40"W. 269.50'
N.69°08'36"W. 239.74'
N.89°30'16"W. 156.33'
N.00°03'55"E. 218.74'
N.89°44'06"W. 414.25'
S.89°59'59"W. 385.41'
N.00°22'57"E. 449.20'
N.89°40'12"W. 304.25'
S.00°18'16"E. 424.45'
N.00°22'57"E. 448.20'
S.00°22'57"E. 449.20'
N.00°09'34"E. 98.99'
S.89°44'48"E. 135.70'
S.77°06'43"E. 50.60'
N.19°02'32"E. 91.14'
N.61°11'52"W. 60.87'
N.31°58'50"E. 12.84'
S.76°59'18"E. 27.56'
S.82°11'52"E. 84.35'
S.76°07'49"E. 37.97'
S.84°43'50"E. 50.56'
N.20°14'43"E. 72.40'
N.21°10'52"E. 82.18'
N.72°50'43"E. 110.60'
S.62°35'17"E. 33.52'
N.18°44'03"E. 26.86'
N.31°39'00"W. 58.12'
N.16°22'51"W. 34.97'
N.10°20'51"W. 15.09'
N.03°02'30"W. 57.19'
N.89°46'03"W. 108.42'
S.75°20'00"W. 13.08'
N.83°42'24"W. 126.02'
N.27°16'40"W. 11.13'
S.00°21'08"E. 124.73'
N.89°44'48"W. 159.72'
S.89°44'48"E. 1350.67'
S.00°18'57"E. 1470.26'
S.00°03'55"E. 218.74'
S.00°22'57"E. 448.20'
S.00°18'16"E. 424.45'
S.89°40'12"E. 304.25'
S.89°44'50"E. 527.79'
S.89°44'50"E. 170.28'
S.W. 36TH AVENUE (F) MEMORY LANE (F) 80' RIGHT OF WAY WIDTH VARIES
S.W. 6TH AVENUE (F) SUNRISE DRIVE (F) 80' RIGHT OF WAY WIDTH VARIES
S.W. 3RD AVENUE (F) CENTRAL AVENUE (F) 50' UNIMPROVED RIGHT OF WAY
S.W. 3RD AVENUE (THEN) 50' RIGHT OF WAY
S.W. 26TH STREET (F) SUNSET BOULEVARD (F) RIGHT OF WAY WIDTH VARIES
S.W. 35TH LANE (F) SUNSET BLVD. (F) 50' RIGHT OF WAY
S.W. 29TH STREET ROAD (F) 80' RIGHT OF WAY
S.W. 32ND STREET RIGHT OF WAY WIDTH VARIES
SIESTA DRIVE (P) 50' RIGHT OF WAY (UNIMPROVED)
ST. MARY'S PLACE (P) 50' RIGHT OF WAY (UNIMPROVED)
LAKEWOOD DRIVE (P) 50' RIGHT OF WAY (UNIMPROVED)
S.W. 1ST AVENUE (P) IDLEWOOD DRIVE (P) 50' RIGHT OF WAY (UNIMPROVED)
S.W. 1ST COURT (P) WESTERN CIRCLE (P) 50' RIGHT OF WAY (UNIMPROVED)
S.W. 2ND COURT (P) SHORELEAND DRIVE (P) 50' RIGHT OF WAY (UNIMPROVED)
S.W. 1ST COURT (P) 50' RIGHT OF WAY (UNIMPROVED)
S.W. 2ND COURT (P) 50' RIGHT OF WAY (UNIMPROVED)
S.W. 31ST STREET (FIELD) SIESTA DRIVE (P) 50' RIGHT OF WAY
LAKE LOUISE ESTATES PLAT BOOK 7, PAGE 114
LAKE LOUISE MANOR PLAT BOOK G, PAGE 38
LAKE LOUISE ESTATES PLAT BOOK 7, PAGE 114
LAKE LOUISE MANOR PLAT BOOK G, PAGE 38
LAKE LOUISE MANOR PLAT BOOK G, PAGE 38
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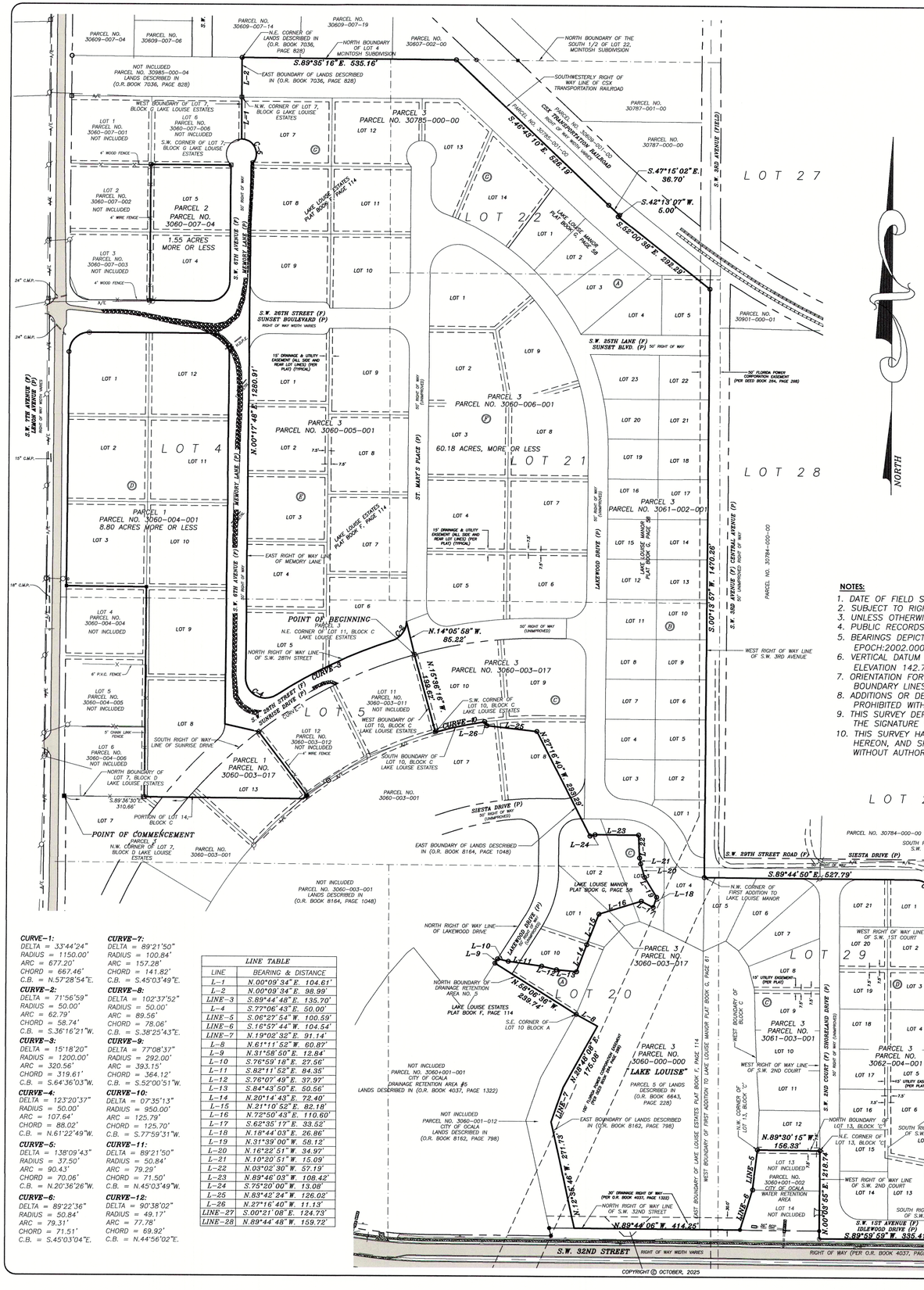
LAKE LOUISE MANOR PLAT BOOK G, PAGE 38
LAKE LOUISE MANOR PLAT BOOK G, PAGE 38
LAKE LOUISE ESTATES PLAT BOOK 7, PAGE 114

SANCHEZ GRANT, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



LEGEND *UNLESS OTHERWISE NOTED*

- ℄ = *CENTERLINE OF RIGHT OF WAY*
- *C.B.* = *CHORD BEARING*
- *O.R.* = *OFFICIAL RECORDS OF MARION COUNTY*
- ■ = *FOUND 4" x 4" CONCRETE MONUMENT (MOORHEAD ENGINEERING)*
- ⊡ = *FOUND 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION)*
- ● = *FOUND 5/8" IRON ROD & CAP – LB 7389*
- ○ = *FOUND 5/8" IRON ROD & CAP – C&A 2093*
- ○ = *FOUND 1" IRON PIPE*
- ⊙ = *FOUND NAIL*
- ○ = *SET 5/8" IRON ROD & CAP – LB 5091*
- *(F)* = *FIELD MEASUREMENT*
- *(D)* = *DEED DIMENSION*
- *(P)* = *PLAT DIMENSION*
- *(F)* = *CALCULATED DIMENSION*
- Ⓒ = *SANITARY CLEANOUT*
- Ⓢ = *SANITARY MANHOLE*
- Ⓓ = *DRAINAGE MANHOLE*
- ▤ = *STORM DRAINAGE GRATE*
- Ⓒ = *CABLE BOX*
- Ⓣ = *TELEPHONE BOX*
- Ⓔ = *ELECTRIC BOX*
- ☼ = *METAL LIGHT POLE*
- ○ = *WOOD POWER POLE*
- ⍋ = *GUY ANCHOR*
- Ⓦ = *WATER METER*
- ⋈ = *WATER VALVE*
- ⋈ = *FIRE HYDRANT*
- ▯ = *MAILBOX*
- ⊢ = *SIGN*
- *P.V.C.* = *POLYVINYL CHLORIDE*
- *R.C.P.* = *REINFORCED CONCRETE PIPE*
- *C.M.P.* = *CORRUGATED METAL PIPE*
- —A/E— = *AERIAL ELECTRIC*
- — W — = *UNDERGROUND WATER MAIN*
- —^—^— = *BROKEN LINE; NOT DRAWN TO SCALE*
- = *DENOTES CONCRETE*
- = *DENOTES ASPHALT*

NOTES:

1. *DATE OF FIELD SURVEY: DECEMBER 5, 2024.*
2. *SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.*
3. *UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.*
4. *PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.*
5. *BEARINGS DEPICTED HEREON ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD–83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.*
6. *VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0026, ELEVATION 142.73', NAVD–88.*
7. *ANY INTENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.*
8. *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.*
9. *THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.*
10. *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 R.M. BARRINEAU & ASSOCIATES, INC.*

CURVE TABLE			
CURVE-1:	DELTA = 33°44'24"	RADIUS = 1150.00'	ARC = 677.20'	CHORD = 667.46'	C.B. = N.57°28'54"E.
CURVE-2:	DELTA = 71°56'59"	RADIUS = 50.00'	ARC = 62.79'	CHORD = 58.74'	C.B. = S.36°16'21"W.
CURVE-3:	DELTA = 15°18'20"	RADIUS = 1200.00'	ARC = 320.56'	CHORD = 319.61'	C.B. = S.64°36'03"W.
CURVE-4:	DELTA = 123°20'37"	RADIUS = 50.00'	ARC = 107.64'	CHORD = 88.02'	C.B. = N.61°22'49"W.
CURVE-5:	DELTA = 138°09'43"	RADIUS = 37.50'	ARC = 90.43'	CHORD = 70.06'	C.B. = N.20°36'26"W.
CURVE-6:	DELTA = 89°22'36"	RADIUS = 50.84'	ARC = 79.31'	CHORD = 71.51'	C.B. = S.45°03'04"E.
CURVE-7:	DELTA = 89°21'50"	RADIUS = 100.84'	ARC = 157.28'	CHORD = 141.82'	C.B. = S.45°03'49"E.
CURVE-8:	DELTA = 102°37'52"	RADIUS = 50.00'	ARC = 89.56'	CHORD = 78.06'	C.B. = S.38°25'43"E.
CURVE-9:	DELTA = 77°08'37"	RADIUS = 292.00'	ARC = 393.15'	CHORD = 364.12'	C.B. = S.52°00'51"W.
CURVE-10:	DELTA = 07°35'13"	RADIUS = 950.00'	ARC = 125.79'	CHORD = 125.70'	C.B. = S.77°59'31"W.
CURVE-11:	DELTA = 89°21'50"	RADIUS = 50.84'	ARC = 79.29'	CHORD = 71.50'	C.B. = N.45°03'49"W.
CURVE-12:	DELTA = 90°38'02"	RADIUS = 49.17'	ARC = 77.78'	CHORD = 69.92'	C.B. = N.44°56'02"E.

LINE TABLE	
LINE	BEARING & DISTANCE
L-1	N.00°09'34"E. 104.61'
L-2	N.00°09'34"E. 98.99'
LINE-3	S.89°44'48"E. 135.70'
L-4	S.77°06'43"E. 50.00'
LINE-5	S.06°27'54"W. 100.59'
LINE-6	S.15°27'44"W. 104.54'
LINE-7	N.19°02'32"E. 91.14'
L-8	N.61°11'52"W. 60.87'
L-9	N.31°58'50"E. 12.84'
L-10	S.76°59'18"E. 27.56'
L-11	S.82°11'52"E. 84.35'
L-12	S.76°07'49"E. 37.97'
L-13	S.84°43'50"E. 50.56'
L-14	N.20°14'43"E. 72.40'
L-15	N.21°10'52"E. 82.18'
L-16	N.72°50'43"E. 110.60'
L-17	S.62°35'17"E. 33.52'
L-18	N.18°44'03"E. 26.86'
L-19	N.31°39'00"W. 58.12'
L-20	N.16°22'51"W. 34.97'
L-21	N.10°20'51"W. 15.09'
L-22	N.03°02'30"W. 57.19'
L-23	N.89°46'03"W. 108.42'
L-24	S.75°20'00"W. 13.08'
L-25	N.83°42'24"W. 126.02'
L-26	N.27°16'40"W. 11.13'
LINE-27	S.00°21'08"E. 124.73'
LINE-28	N.89°44'48"W. 159.72'

DESCRIPTION:

PARCEL 3

PORTION OF LOT 10, BLOCK A; PORTIONS OF LOTS 7 AND 8, BLOCK C; ALL OF LOTS 9 AND 10, BLOCK C; LOTS 1 THROUGH 9, BLOCK E; LOTS 1 THROUGH 9, BLOCK F AND LOTS 7 THROUGH 14, BLOCK G, LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LOTS 1 THROUGH 5, BLOCK A; LOTS 1 THROUGH 23, BLOCK B; PORTIONS OF LOTS 1 THROUGH 3 AND LOT 4, BLOCK C, LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 58 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LOTS 5 THROUGH 12, BLOCK C; LOTS 1 THROUGH 21, BLOCK D, FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 61 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND A PORTION OF THE NORTH 100 FEET OF LOT 4 AND A PORTION OF THE SOUTH 1/2 OF LOT 22 OF MCINTOSH SUBDIVISION OF WEST 1/2 OF THE SANCHEZ GRANT, ACCORDING THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND A PORTION OF PARCEL 5 "LAKE LOUISE" AS RECORDED IN OFFICIAL RECORDS BOOK 6643, PAGE 228 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; ALL LANDS LYING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

*COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK G OF SAID LAKE LOUIS ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7 AND THE EXTENSION THEREOF, S.89°36'30"E., A DISTANCE OF 310.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 28TH STREET (SUNRISE DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 33°44'24" AND A CHORD BEARING AND DISTANCE OF N.57°28'54"E., 667.46 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 677.20 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE N.E. CORNER OF LOT 11, BLOCK C OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N.14°05'58"W., A DISTANCE OF 85.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID S.W. 28TH STREET, SAID POINT ALSO BEING THE INTERSECTION OF A NON–TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°56'59" AND CHORD BEARING AND DISTANCE OF S.36°16'21"W., 58.74 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 62.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 15°18'20" AND A CHORD BEARING AND DISTANCE OF S.64°36'03"W., 319.61 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 320.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 123°20'37" AND A CHORD BEARING AND DISTANCE OF N.61°22'49"W., 88.02 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 107.64 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 6TH AVENUE (MEMORY LANE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST RIGHT OF WAY LINE, N.00°11'48"E., A DISTANCE OF 1280.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 138°09'43" AND CHORD BEARING AND DISTANCE OF N.20°36'26"W., 70.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 90.43 FEET TO THE S.W. CORNER OF LOT 7, BLOCK G OF AFOREMENTIONED LAKE LOUISE ESTATES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID LOT 7, N.00°09'34"E., A DISTANCE OF 104.61 FEET TO THE N.W. CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7036, PAGE 828 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°09'34"E., A DISTANCE OF 98.99 FEET TO THE N.E. CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF LOT 4 OF AFOREMENTIONED MCINTOSH SUBDIVISION; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID MCINTOSH SUBDIVISION, S.89°35'16"E., A DISTANCE OF 535.16 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARIES, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES; S.46°43'10"E., A DISTANCE OF 526.19 FEET; THENCE S.47°15'02"E., A DISTANCE OF 36.70 FEET; THENCE S.42°13'07"W., A DISTANCE OF 5.00 FEET; THENCE S.52°00'38"E., A DISTANCE OF 292.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 3RD AVENUE (CENTRAL AVENUE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG THE WEST RIGHT OF WAY LINE OF SAID S.W. 3RD AVENUE, S.00°13'57"W., A DISTANCE OF 1470.26 FEET TO THE N.W. CORNER OF AFOREMENTIONED FIRST ADDITION TO LAKE LOUISE MANOR, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 29TH STREET ROAD (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 29TH STREET ROAD, S.89°44'50"E., A DISTANCE OF 527.79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 1ST COURT (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.84 FEET, A CENTRAL ANGLE OF 89°22'36" AND A CHORD BEARING AND DISTANCE OF S.45°03'04"E., 71.51 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 79.31 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°22'57"E., A DISTANCE OF 449.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.84 FEET, A CENTRAL ANGLE OF 89°21'50" AND A CHORD BEARING AND DISTANCE OF S.45°03'49"E., 141.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 157.28 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°44'48"E., A DISTANCE OF 135.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 102°37'52" AND A CHORD BEARING AND DISTANCE OF S.38°25'43"E., 78.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 89.56 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF S.W. 1ST AVENUE (IDLEWOOD DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 292.00 FEET, A CENTRAL ANGLE OF 77°08'37" AND CHORD BEARING AND DISTANCE OF S.52°00'51"W., 364.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 393.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°59'59"W., A DISTANCE OF 335.41 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 2ND COURT (SHORELAND DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, N.00°03'55"E., A DISTANCE OF 218.74 FEET TO THE N.E. CORNER OF LOT 13, BLOCK C OF AFOREMENTIONED FIRST ADDITION TO LAKE LOUISE MANOR; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LOT 13, N.89°30'15"W., A DISTANCE OF 156.33 FEET TO THE N.W. CORNER OF SAID LOT 13; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 13, ALONG THE WEST BOUNDARY OF BLOCK C OF SAID FIRST ADDITION TO LAKE LOUISE MANOR THE FOLLOWING TWO (2) COURSES; S.06°27'54"W., A DISTANCE OF 100.59 FEET; THENCE S.15°27'44"W., A DISTANCE OF 104.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 32ND STREET PER "SE/SW 31ST STREET RIGHT OF WAY MAP" AS RECORDED IN RIGHT OF WAY MAP BOOK 1, PAGE 65 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF SAID BLOCK C, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°44'06"W., A DISTANCE OF 414.25 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8162, PAGE 798 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: N.12°35'46"W., A DISTANCE OF 271.73 FEET; THENCE N.19°02'32"E., A DISTANCE OF 91.14 FEET; THENCE N.26°48'08"E., A DISTANCE OF 175.08 FEET; THENCE N.61°11'52"W., A DISTANCE OF 60.87 FEET TO THE S.E. CORNER OF LOT 10, BLOCK A OF AFOREMENTIONED LAKE LOUISE ESTATES, SAID POINT ALSO BEING A POINT ON THE NORTH BOUNDARY OF DRAINAGE RETENTION AREA NO. 5 AS DESCRIBED IN RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 4037, PAGE 1322 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID DRAINAGE RETENTION AREA NO. 5, N.58°06'36"W., A DISTANCE OF 239.74 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8164, PAGE 1048 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: N.31°58'50"E., A DISTANCE OF 12.84 FEET; THENCE S.76°59'18"E., A DISTANCE OF 27.56 FEET; THENCE S.82°11'52"E., A DISTANCE OF 84.35 FEET; THENCE S.76°07'49"E., A DISTANCE OF 37.97 FEET; THENCE S.84°43'50"E., A DISTANCE OF 50.56 FEET; THENCE N.20°14'43"E., A DISTANCE OF 72.40 FEET; THENCE N.21°10'52"E., A DISTANCE OF 82.18 FEET; THENCE N.72°50'43"E., A DISTANCE OF 110.60 FEET; THENCE S.62°35'17"E., A DISTANCE OF 33.52 FEET; THENCE N.18°44'03"E., A DISTANCE OF 26.86 FEET; THENCE N.31°39'00"W., A DISTANCE OF 58.12 FEET; THENCE N.16°22'51"W., A DISTANCE OF 34.97 FEET; THENCE N.10°20'51"W., A DISTANCE OF 15.09 FEET; THENCE N.03°02'30"W., A DISTANCE OF 57.19 FEET; THENCE N.89°46'03"W., A DISTANCE OF 108.42 FEET; THENCE S.75°20'00"W., A DISTANCE OF 13.08 FEET; THENCE N.27°16'40"W., A DISTANCE OF 293.29 FEET; THENCE N.83°42'24"W., A DISTANCE OF 126.02 FEET; THENCE N.27°16'40"W., A DISTANCE OF 11.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 10, BLOCK C OF THE AFOREMENTIONED LAKE LOUISE ESTATES, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07°35'13" AND CHORD BEARING AND DISTANCE OF S.77°59'31"W., 125.70 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH BOUNDARY, A DISTANCE OF 125.79 FEET TO THE S

PROPOSED ROAD (RIGHT-OF-WAY) ABROGATION
CITY OF OCALA APPLICATION NO. ABR25-0008

DESCRIPTION:

S.W. 6TH AVENUE (MEMORY LANE) & S.W. 28TH STREET (SUNRISE DRIVE):

THAT PORTION OF S.W. 6TH AVENUE AND S.W. 28TH STREET (PUBLIC RIGHTS-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS MEMORY LANE AND SUNRISE DRIVE, RESPECTIVELY, AND AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, AT PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

PARCEL 1:

PORTIONS OF LOTS 13 AND 14, BLOCK C, AND LOTS 1, 2, 3, 8, 9, 10, 11 AND 12, BLOCK D, AND A PORTION OF MEMORY LANE AND SUNRISE DRIVE (PUBLIC RIGHTS-OF-WAY 50 FEET WIDE), ALL OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°36'30"E., A DISTANCE OF 200.35 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 7, ALONG THE WEST BOUNDARY OF LOTS 8 AND 9, BLOCK D OF SAID LAKE LOUISE ESTATES, N.00°16'28"E., 524.90 FEET TO THE S.E. OF LOT 3, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LOT 3, N.89°35'33"W., A DISTANCE OF 200.13 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 7TH AVENUE, ALSO KNOWN AS LEMON AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 3, ALONG SAID EAST RIGHT OF WAY LINE, N.00°20'22"E., A DISTANCE OF 585.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°01'09" AND A CHORD BEARING AND DISTANCE OF N.45°28'07"E., 70.10 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 77.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 26TH STREET, ALSO KNOWN AS SUNSET BOULEVARD, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°50'59"E., A DISTANCE OF 299.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°18'28" AND A CHORD BEARING AND DISTANCE OF S.44°54'51"E., 70.90 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 78.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 6TH AVENUE, ALSO KNOWN AS MEMORY LANE, BEING A FIFTY FOOT RIGHT OF WAY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S.00°18'25"W., A DISTANCE OF 926.72 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.77°28'22"E., A DISTANCE OF 86.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 28TH STREET, ALSO KNOWN AS SUNRISE DRIVE, BEING A FIFTY FOOT RIGHT OF WAY, SAID POINT ALSO BEING THE N.E. CORNER OF AFOREMENTIONED LOT 13, BLOCK C; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID LOT 13,

BLOCK C, S.37°17'29"E., A DISTANCE OF 200.37 FEET TO THE S.E. CORNER OF SAID LOT 13, BLOCK C; SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 00°44'59" AND A CHORD BEARING AND DISTANCE OF S.52°03'52"W., 12.43 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,, A DISTANCE OF 12.43 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.89°36'30"W., A DISTANCE OF 396.54 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 8.80 ACRES, MORE OR LESS.

S.W. 26TH STREET (SUNSET BOULEVARD); S.W. 28TH STREET (SUNRISE DRIVE); ST. MARY'S PLACE, AND LAKEWOOD DRIVE, AND SIESTA DRIVE:

THAT PORTION OF S.W. 26TH STREET (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH BETWEEN 50 FEET AND 80 FEET, FORMERLY KNOWN AS SUNSET BOULEVARD); THAT PORTION OF S.W. 28TH STREET (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS SUNRISE DRIVE); THAT PORTION OF ST. MARY'S PLACE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE); THAT PORTION OF LAKEWOOD DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND THAT PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FET WIDE), ALL AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, AT PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING WITHIN PARCEL 3 AS DESCRIBED FURTHER BELOW, LESS AND EXCEPT ANY PORTION THEREOF THAT LIES WITHIN THE PORTION PREVIOUSLY VACATED BY VIRTUE OF RESOLUTION 2022-54, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7894, AT PAGE 1627, OF SAID PUBLIC RECORDS:

S.W. 25TH LANE (SUNSET BOULEVARD) AND SIESTA DRIVE:

THAT PORTION OF S.W. 25TH LANE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS SUNSET BOULEVARD), AND THAT PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, AT PAGE 58, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING WITHIN PARCEL 3 AS DESCRIBED FURTHER BELOW, LESS AND EXCEPT ANY PORTION THEREOF THAT LIES WITHIN THE PORTION PREVIOUSLY VACATED BY VIRTUE OF RESOLUTION 2022-54, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 7894, AT PAGE 1627, OF SAID PUBLIC RECORDS:

S.W. 2ND COURT (SHORELAND DRIVE) AND S.W. 1ST AVENUE (IDLEWOOD DRIVE):

THAT PORTION OF S.W. 2ND COURT (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS SHORELAND DRIVE) AND THAT PORTION OF S.W. 1ST AVENUE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS IDLEWOOD DRIVE), ALL AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, AT PAGE 61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING WITHIN PARCEL 3 AS DESCRIBED FURTHER BELOW:

PARCEL 3:

A PORTION OF LOT 10, BLOCK A; PORTIONS OF LOTS 7 AND 8, BLOCK C; ALL OF LOTS 9 AND 10, BLOCK C; LOTS 1 THROUGH 9, BLOCK E; LOTS 1 THROUGH 9, BLOCK F; LOTS 7 THROUGH 14, BLOCK G; A PORTION OF SUNSET BOULEVARD (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH BETWEEN

50 FEET AND 80 FEET); A PORTION OF SUNRISE DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE); A PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE); A PORTION OF ST. MARY'S PLACE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND A PORTION OF LAKEWOOD DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LOTS 1 THROUGH 5, BLOCK A; LOTS 1 THROUGH 23, BLOCK B; PORTIONS OF LOTS 1 THROUGH 3 AND LOT 4, BLOCK C; A PORTION OF SUNSET BOULEVARD (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND A PORTION OF SIESTA DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL OF LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 58, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LOTS 5 THROUGH 12, BLOCK C; LOTS 1 THROUGH 21, BLOCK D; A PORTION OF IDLEWOOD DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), AND A PORTION OF SHORELAND DRIVE (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE), ALL OF FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND A PORTION OF THE NORTH 100 FEET OF LOT 4 AND A PORTION OF THE SOUTH 1/2 OF LOT 22 OF MCINTOSH SUBDIVISION OF WEST 1/2 OF THE SANCHEZ GRANT, ACCORDING THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF PARCEL 5 "LAKE LOUISE" AS RECORDED IN OFFICIAL RECORDS BOOK 6643, PAGE 228 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; ALL LANDS LYING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUIS ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7 AND THE EXTENSION THEREOF, S.89°36'30"E., A DISTANCE OF 310.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 28TH STREET (SUNRISE DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 33°44'24" AND A CHORD BEARING AND DISTANCE OF N.57°28'54"E., 667.46 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 677.20 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE N.E. CORNER OF LOT 11, BLOCK C OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N.14°05'58"W., A DISTANCE OF 85.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID S.W. 28TH STREET, SAID POINT ALSO BEING THE INTERSECTION OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°56'59" AND CHORD BEARING AND DISTANCE OF S.36°16'21"W., 58.74 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 62.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 15°18'20" AND A CHORD BEARING AND DISTANCE OF S.64°36'03"W., 319.61 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 320.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 123°20'37" AND A CHORD BEARING AND DISTANCE OF N.61°22'49"W., 88.02 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 107.64 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 6TH AVENUE (MEMORY LANE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST RIGHT OF WAY LINE, N.00°17'48"E., A DISTANCE OF 1280.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 138°09'43" AND CHORD BEARING AND DISTANCE OF

N.20°36'26"W., 70.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 90.43 FEET TO THE S.W. CORNER OF LOT 7, BLOCK G OF AFOREMENTIONED LAKE LOUISE ESTATES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID LOT 7, N.00°09'34"E., A DISTANCE OF 104.61 FEET TO THE N.W. CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7036, PAGE 828 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.00°09'34"E., A DISTANCE OF 98.99 FEET TO THE N.E. CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF LOT 4 OF AFOREMENTIONED MCINTOSH SUBDIVISION; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 4 AND THE NORTH BOUNDARY OF THE SOUTH 1/2 OF LOT 22 OF SAID MCINTOSH SUBDIVISION, S.89°35'16"E., A DISTANCE OF 535.16 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARIES, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S.46°43'10"E., A DISTANCE OF 526.19 FEET; THENCE S.47°15'02"E., A DISTANCE OF 36.70 FEET; THENCE S.42°13'07"W., A DISTANCE OF 5.00 FEET; THENCE S.52°00'38"E., A DISTANCE OF 292.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 3RD AVENUE (CENTRAL AVENUE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG THE WEST RIGHT OF WAY LINE OF SAID S.W. 3RD AVENUE, S.00°13'57"W., A DISTANCE OF 1470.26 FEET TO THE N.W. CORNER OF AFOREMENTIONED FIRST ADDITION TO LAKE LOUISE MANOR, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 29TH STREET ROAD (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 29TH STREET ROAD, S.89°44'50"E., A DISTANCE OF 527.79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 1ST COURT (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.84 FEET, A CENTRAL ANGLE OF 89°22'36" AND A CHORD BEARING AND DISTANCE OF S.45°03'04"E., 71.51 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 79.31 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°22'57"E., A DISTANCE OF 449.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.84 FEET, A CENTRAL ANGLE OF 89°21'50" AND A CHORD BEARING AND DISTANCE OF S.45°03'49"E., 141.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 157.28 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET (SIESTA DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°44'48"E., A DISTANCE OF 135.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 102°37'52" AND A CHORD BEARING AND DISTANCE OF S.38°25'43"E., 78.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 89.56 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.77°06'43"E., A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 1ST AVENUE (IDLEWOOD DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 292.00 FEET, A CENTRAL ANGLE OF 77°08'37' AND CHORD BEARING AND DISTANCE OF S.52°00'51"W., 364.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 393.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID

SOUTH RIGHT OF WAY LINE, S.89°59'59"W., A DISTANCE OF 335.41 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 2ND COURT (SHORELAND DRIVE)(PLAT) (BEING A FIFTY FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, N.00°03'55"E., A DISTANCE OF 218.74 FEET TO THE N.E. CORNER OF LOT 13, BLOCK C OF AFOREMENTIONED FIRST ADDITION TO LAKE LOUISE MANOR; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LOT 13, N.89°30'15"W., A DISTANCE OF 156.33 FEET TO THE N.W. CORNER OF SAID LOT 13; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 13, ALONG THE WEST BOUNDARY OF BLOCK C OF SAID FIRST ADDITION TO LAKE LOUISE MANOR THE FOLLOWING TWO (2) COURSES: S.06°27'54"W., A DISTANCE OF 100.59 FEET; THENCE S.16°57'44"W., A DISTANCE OF 104.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 32ND STREET PER "SE/SW 31ST STREET RIGHT OF WAY MAP" AS RECORDED IN RIGHT OF WAY MAP BOOK 1, PAGE 65 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF SAID BLOCK C, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°44'06"W., A DISTANCE OF 414.25 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8162, PAGE 798 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: N.12°35'46"W., A DISTANCE OF 271.73 FEET; THENCE N.19°02'32"E., A DISTANCE OF 91.14 FEET; THENCE N.28°48'08"E., A DISTANCE OF 175.08 FEET; THENCE N.61°11'52"W., A DISTANCE OF 60.87 FEET TO THE S.E. CORNER OF LOT 10, BLOCK A OF AFOREMENTIONED LAKE LOUISE ESTATES, SAID POINT ALSO BEING A POINT ON THE NORTH BOUNDARY OF DRAINAGE RETENTION AREA NO. 5 AS DESCRIBED IN RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 4037, PAGE 1322 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID DRAINAGE RETENTION AREA NO. 5, N.58°06'36"W., A DISTANCE OF 239.74 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8164, PAGE 1048 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: N.31°58'50"E., A DISTANCE OF 12.84 FEET; THENCE S.76°59'18"E., A DISTANCE OF 27.56 FEET; THENCE S.82°11'52"E, A DISTANCE OF 84.35 FEET; THENCE S.76°07'49"E., A DISTANCE OF 37.97 FEET; THENCE S.84°43'50"E., A DISTANCE OF 50.56 FEET; THENCE N.20°14'43"E., A DISTANCE OF 72.40 FEET; THENCE N.21°10'52"E., A DISTANCE OF 82.18 FEET; THENCE N.72°50'43"E., A DISTANCE OF 110.60 FEET; THENCE S.62°35'17"E., A DISTANCE OF 33.52 FEET; THENCE N.18°44'03"E., A DISTANCE OF 26.86 FEET; THENCE N.31°39'00"W., A DISTANCE OF 58.12 FEET; THENCE N.16°22'51"W., A DISTANCE OF 34.97 FEET; THENCE N.10°20'51"W., A DISTANCE OF 15.09 FEET; THENCE N.03°02'30"W., A DISTANCE OF 57.19 FEET; THENCE N.89°46'03"W., A DISTANCE OF 108.42 FEET; THENCE S.75°20'00"W., A DISTANCE OF 13.08 FEET; THENCE N.27°16'40"W., A DISTANCE OF 293.29 FEET; THENCE N.83°42'24"W., A DISTANCE OF 126.02 FEET; THENCE N.27°16'40"W., A DISTANCE OF 11.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 10, BLOCK C OF THE AFOREMENTIONED LAKE LOUISE ESTATES, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07°35'13" AND CHORD BEARING AND DISTANCE OF S.77°59'31"W., 125.70 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH BOUNDARY, A DISTANCE OF 125.79 FEET TO THE S.W. CORNER OF SAID LOT 10; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 10, ALONG THE WEST BOUNDARY OF SAID LOT 10, N.15°36'16"W, A DISTANCE OF 199.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 60.18 ACRES, MORE OR LESS.

S.W. 30TH STREET (ST. JUDE TERRACE):

THAT PORTION OF S.W. 30TH STREET (A PUBLIC RIGHT-OF-WAY 50 FEET WIDE, FORMERLY KNOWN AS ST. JUDE TERRACE, AS ESTABLISHED OF RECORD BY VIRTUE OF THE DEDICATION APPEARING ON FIRST ADDITION TO LAKE LOUISE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, AT PAGE 61, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) LYING BETWEEN BLOCKS E AND F AND LYING EAST OF THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SIESTA DRIVE AS SHOWN ON SAID PLAT.

File #: 2026-1450 Agenda Item #: a.

Submitted By: Breah J Miller

Presentation By: Breah J Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case LUC26-0003) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner and Property Owner: City of Ocala

Key Points:

This is a city staff-initiated request to change the Future Land Use designation for the subject property from Neighborhood to Public.

Zoning and Land Use Factors for Consideration:

- The subject property, identified as Parcel 23476+001-00, consists of approximately 4.06 acres and was acquired by the City in 1975. The property was subsequently designated as City of Ocala Drainage Retention Area (DRA) #320.

- DRA #320 was established in association with Drainage Basin #3, a regional stormwater management system located near SW/NW 27th Avenue and SW 17th Street Extension.

- The regional stormwater improvements were originally permitted in 1989 through the St. Johns River

Water Management District (Permit No. 4-083-19651).

- The regional stormwater system was developed to support roadway improvements intended to improve connectivity to SR 200, which increased the need for additional stormwater capacity within the surrounding area.

- The subject property currently carries split zoning designations of R-1, Single-Family Residential, and B-1A, Limited Neighborhood Business.

- The R-1 zoning district is intended to accommodate single-family residential development and compatible residential uses.

- The B-1A zoning district is intended to provide neighborhood-scale convenience goods and services, with building character, scale, and intensity designed to remain compatible with surrounding residential development.

- The subject property has an existing Future Land Use designation of Neighborhood.

FINDINGS AND CONCLUSIONS:

- The requested Public Future Land Use category is consistent with the existing governmental use as a City of Ocala drainage retention area.

- The existing zoning district is not consistent with the proposed Public Future Land Use category. A zoning map amendment is appropriate to establish consistency between the Future Land Use, zoning district, and the property's existing use.

- Public Future Land Use category is appropriate and aligns with the continued public use of the subject property.

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:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-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. LUC26-0003); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM NEIGHBORHOOD TO PUBLIC FOR PROPERTY LOCATED IN THE 2800 BLOCK OF SW 20TH STREET (PARCEL 23476+001-00), APPROXIMATELY 4.06 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 Public and the attached land use map is incorporated by reference into this ordinance:

SEC 23 TWP 15 RGE 21 COM AT THE SE COR OF NE 1/4 OF NE 1/4 SE 1/4 OF SEC 23 TH N 89-20-35 W 30 FT TH N 89-20-35 W 387.18 FT TO THE POB TH N 89-20-35 W 247.72 FT TH N 00-31-03 E 132 FT TH S 89-20-35 E 247.82 FT TH S 00-34-15 W 132 FT TO THE POB & COM AT THE NE COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 23 TH S 00-34-15 W 208.56 FT TH N 89-20-35 W 256.90 FT TO THE POB TH N 89-20-35 W 160.22 FT TH N 00-34-15 E 208.56 FT TH N 89-20-35 W 247.72 FT TH S 00-31-30 W 435.80 FT TH S 89-19-47 E 406.06 FT TH N 00-57-26 E 227.34 FT TO THE POB.

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 Neighborhood to Public 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 small-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:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

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

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

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

Land Use Change Staff Report

Case No. LUC26-0003
Planning & Zoning Commission: June 8, 2026
City Council (1st Reading): July 21, 2026
City Council (Adoption): August 4, 2026

Applicant/ Property Owner:	City of Ocala
Project Planner:	Breah Miller, Planner II
Amendment Request:	Change the Future Land Use designation for the subject property from Neighborhood to Public.

Parcel Information

Acres:	±4.06 acres
Parcel(s)#:	23476+001-00
Location:	located in the 2800 block of SW 20th Street
Existing use:	Drainage Retention Area
Future Land Use Designation:	Neighborhood
Zoning Designation:	R-1, Single- Family Residential, and B-1A, Limited Neighborhood Business
Special District(s)/Plan(s):	N/A
Overlay(s):	N/A

Figure 1. Aerial Location Map

Section 1 - Applicant Request

This is a staff-initiated request to change the Future Land Use designation for the subject property from Neighborhood to Public.

A subsequent application to rezone the subject property from R-1, Single- Family Residential, and B-1A, Limited Neighborhood Business, to G-U, Governmental Use (ZON26-0008) is also requested by the applicant.

Section 2 - Background Information

The subject property, identified as Parcel 23476+001-00, comprises approximately 4.06 acres. The property was acquired by the City in 1975 and designated as City of Ocala Drainage Retention Area (DRA) #320 in association with Drainage Basin #3, which is a regional stormwater system located near SW/NW 27th Avenue and SW 17th Street Extension. The regional stormwater improvements were originally permitted in 1989 through the St. Johns River Water Management District (Permit No. 4-083-19651)and developed to support roadway improvements intended to provide better connectivity to SR 200.

The current designations of the properties are:

Zoning: **R-1, Single- Family Residential** district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.

B-1A, Limited Neighborhood Business for neighborhood convenience goods and services involving basic, regular household purchases. Building character, scale and intensity shall be compatible with surrounding residential development.

Future Land Use: **Neighborhood**, a maximum of 5 dwelling units per acre for single-family development and maximum of 12 dwelling units per acre for multi-family development, a maximum of 0.25 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	INST, Institutional	Everest Rehabilitation Hospital
East	Neighborhood	INST, Institutional B-2, Community Business	Everest Rehabilitation Hospital City of Ocala Lift Station #58
South	Neighborhood Low Intensity	B-2, Community Business	Kangaroo Express Undeveloped

West	Neighborhood	B-2, Community Business R-3, Multi- Family Residential	Amazing Kids World Academy Love Hair and Nail Spa Vibranium Comics Nogi Shoot Box/ Fight Sports Ocala Bicycle Center, Inc.

As a note there are two unrelated cases also being requested at the June 8 Planning & Zoning Commission meeting, which include:

- Future Land Use change from Neighborhood to Low Intensity for three properties located to the south and west of the subject property.
- Rezoning request from R-3 to Inst, Institutional for two properties located to the west of the subject property.

Section 3 – Staff Analysis

The proposed Future Land Use change from Neighborhood to Public is intended to bring the subject property into compliance with its public function and existing governmental use as a City drainage retention area. While the existing Neighborhood Future Land Use designation is generally compatible with the surrounding area, the Comprehensive Plan states that the Public Future Land Use category shall be applied to publicly owned properties intended for use by the general public or for governmental functions.

The subject property has and continues to function as a city drainage retention area since its establishment as DRA #320 associated with Drainage Basin #3. Therefore, the proposed Public Future Land Use designation is more consistent with both the ownership and continuous operational function of the property.

The requested Future Land Use amendment also supports the associated rezoning request to G-U, Government Use. The existing zoning classification is not consistent with the proposed Public Future Land Use designation. Approval of the associated rezoning is necessary to establish consistency between the Future Land Use, zoning district, and the property's existing use.

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 6.6: Public. The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan. There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.*

Staff Comment:

The subject property is publicly owned by the City of Ocala and is utilized for a governmental function that serves the general public. Historically, the property has functioned as a city drainage retention area associated with the regional stormwater infrastructure system that serves the public. Therefore, it is consistent with the intent of the Public Future Land Use category. The proposed Public land use designation better aligns with the operational purpose of the property and is consistent with the associated requested G-U, Government Use, zoning district, which is intended to accommodate publicly owned and operated facilities. The subject property has a Floor Area Ratio (FAR) of zero and is proposed to remain as such. Therefore, the request is consistent with the maximum intensity standards established under the Public Future Land Use.

The proposed Public Future Land Use category is not consistent with the existing R-1, Single-family Residential, and B-1A, Neighborhood Business, zoning districts. G-U zoning is consistent with all land use categories of the City's comprehensive plan, but it is appropriate to amend the land use to reflect the public purpose of the subject property. Therefore, a zoning map amendment is necessary to establish consistency between the Future Land Use designation, zoning district, and the property's existing governmental use.

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*.

The proposed Public Future Land Use designation is compatible with the surrounding area. The property will continue to operate as a stormwater facility.

The request will not negatively impact surrounding development patterns, available public facilities and services, or existing topography and soil conditions, as the property will remain in its current stormwater retention configuration.

Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Neighborhood	Residential Secondary Uses: Recreation, institutional, limited neighborhood-scale office and commercial, educational facilities	Up to 5 units/acre SFR; Multifamily up to 12 units/acre	Up to 0.25 FAR
Proposed	Public	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	n/a	Up to 0.15 FAR

Section 5 - Level of Service (LOS) Analysis

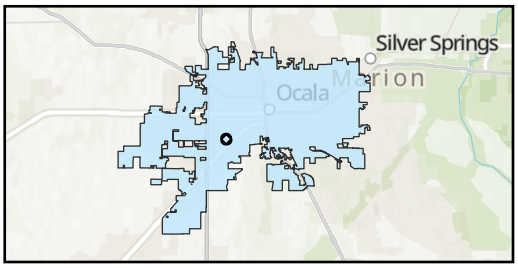
The request is not anticipated to generate additional traffic, increase demand on public utilities, or negatively impact the adopted Levels of Service for transportation, potable water, sanitary sewer, or solid waste facilities. Any future changes to the use or development of the property would be subject to additional review and analysis at the time of application.

Section 6 - Staff Findings and Recommendation

- The requested Public Future Land Use designation is consistent with the existing governmental use as a City of Ocala drainage retention area.
- The existing zoning district is not consistent with the proposed Public Future Land Use category. A zoning map amendment is necessary to establish consistency between the Future Land Use, zoning district, and the property's existing use. A concurrent zoning map amendment is associated with this request.

Staff Recommendation:	**Approval of LUC26-0003**

AERIAL MAP



Case Number: LUC26-003

Parcel: 23476+001-00

Property Size: Approximately 4.6 Acres
Land Use Designation: Neighborhood
Zoning: R-1, Single Family
B-1A, Limited Neighborhood Business
Proposal: Request to change land use from Neighborhood to GU

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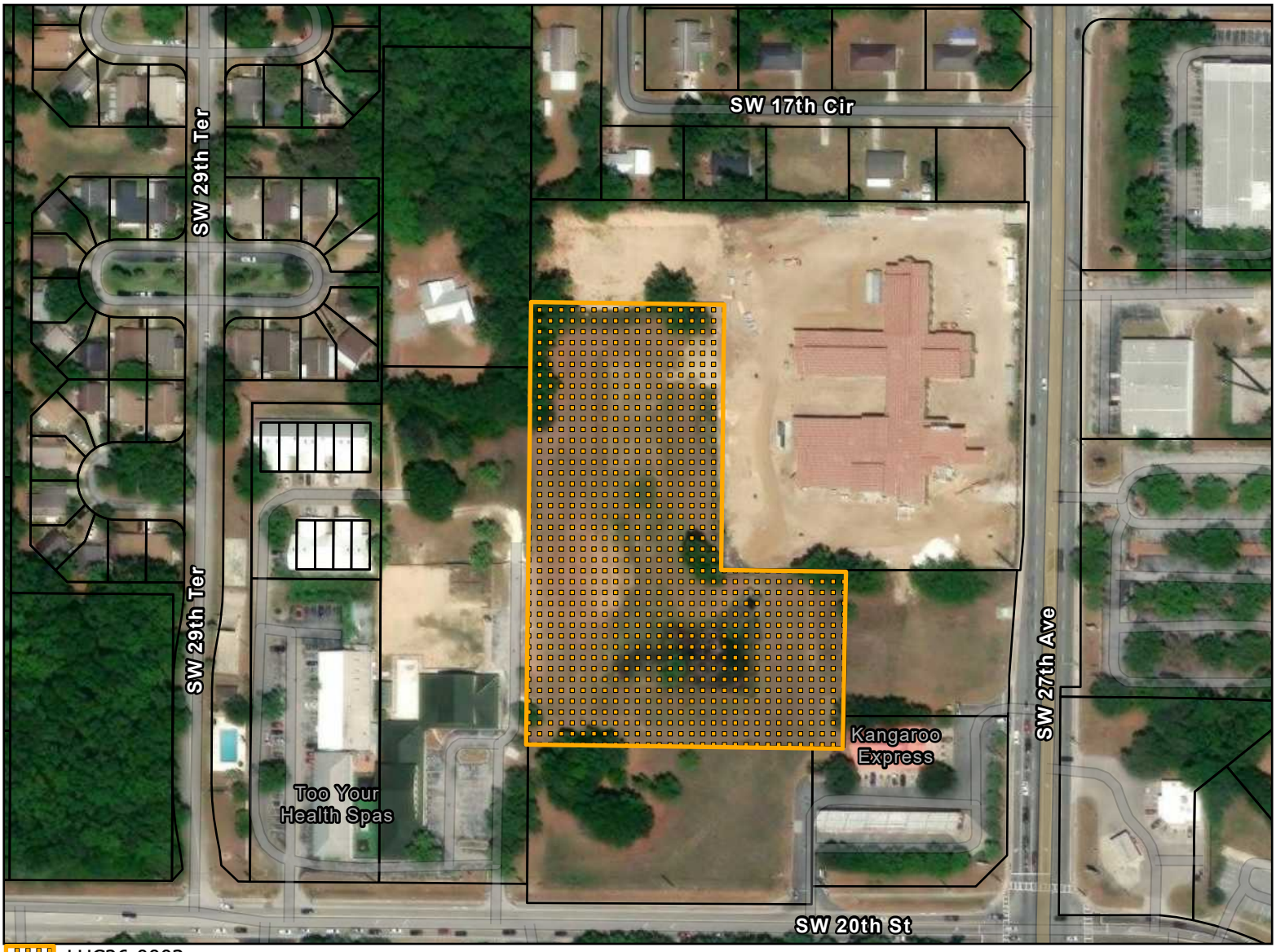


LUC26-0003

Parcels

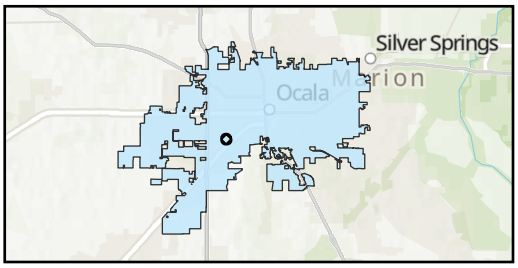
0 225 450 900 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

CASE MAP



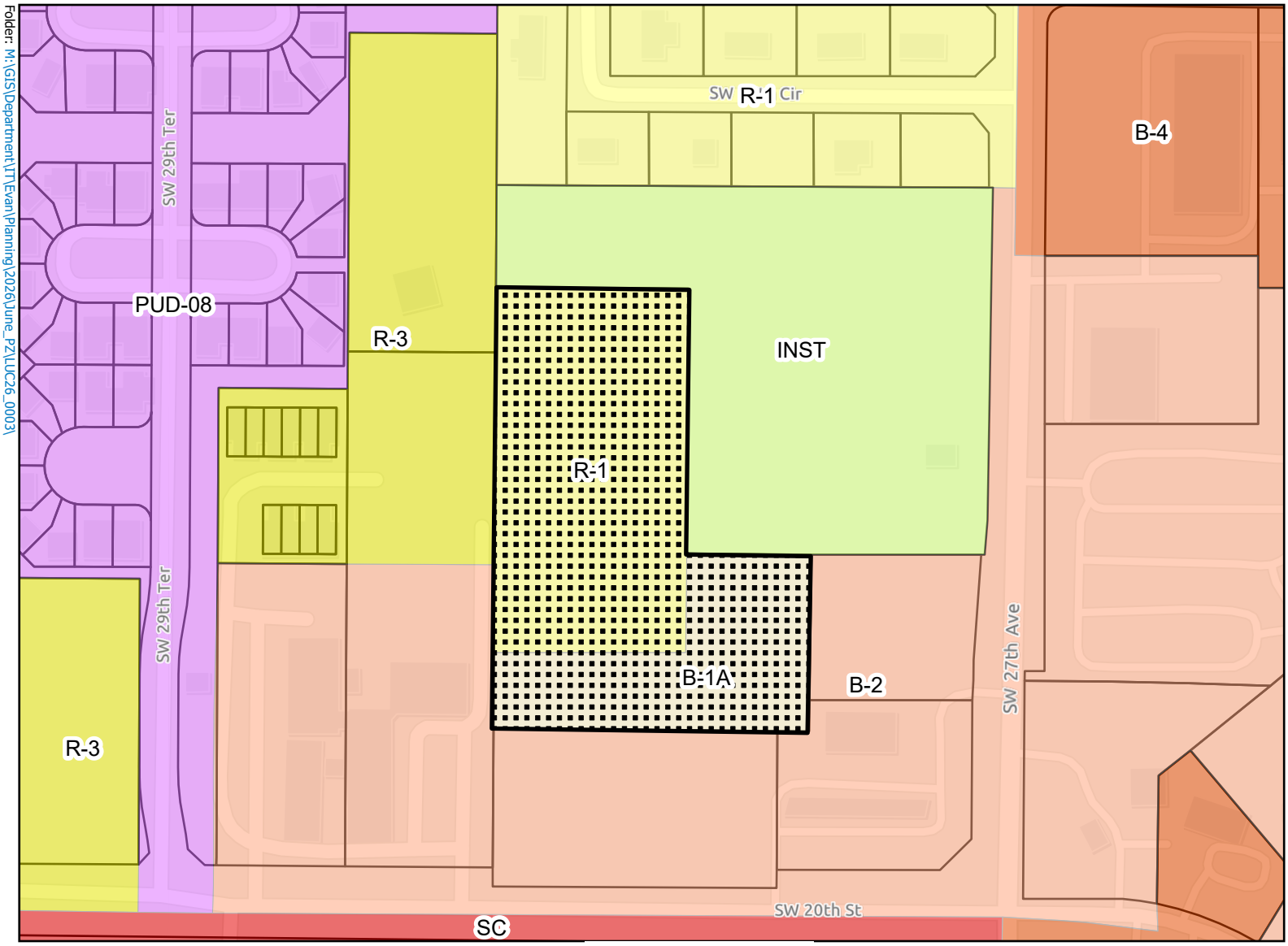
Case Number: LUC26-0003

Parcel: 23476+001-00

Property Size: Approximately 4.6 Acres
Land Use Designation: Neighborhood
Zoning: R-1, Single Family
B-1A, Limited Neighborhood Business

Proposal: Request to change land use from Neighborhood to GU

Folder: M:\GIS\Department\IT\Evan\Planning\2026\June_PZ\LUC26_0003\



- B-1A:Limited Neighborhood Business
- B-2:Community Business
- B-4:General Business
- INST:Institutional
- PUD-08:Planned Unit Development-8 Units
- R-1:Single Family Residential
- R-3:Multi-Family Residential
- SC:Shopping Center
- Parcels
- LUC26-0003

0 225 450 900 Feet

N

OCALA

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Prepared by the City of Ocala Growth Management Dep

by ekrepps on 5/21/2026

File #: 2026-1472 Agenda Item #: b.

Submitted By: Breah J Miller

Presentation By: Breah J Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, for property located in the 2800 block of SW 20th Street (Parcel 23472-003-00, 23472-002-00, and a portion of 23472-001-00), approximately 4.88 acres (Case LUC26-0004) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner and Property Owner: Z & T Partners, LLC and CLD Properties, LTD

Key Points:

The applicant is requesting to change the Future Land Use designation from Neighborhood to Low Intensity to establish consistency with the existing B-2, Community Business zoning district.

Zoning and Land Use Factors for Consideration:

- The subject properties associated with this request include Parcels 23472-003-00, 23472-001-00, and 23472-002-00.
- All three properties were annexed into the City limits in 1975.
- Parcel 23472-003-00 encompasses approximately 1.54 acres and was developed approximately ten years following annexation as part of the first phase of the Too Your Health Spa shopping plaza.
- Parcel 23472-001-00 encompasses approximately 1.54 acres and contains a portion of the existing Too

Your Health Spa shopping plaza.

- Parcel 23472-001-00 is currently split-zoned, with the portion associated with this request zoned B-2, Community Business, and the remaining approximately 1.35-acre portion zoned R-3, Residential District.

- In 2001, the B-2 portion of Parcel 23472-001-00 was developed with a multi-use commercial complex, including an outdoor swimming pool and obstacle course associated with Too Your Health Spa.

- A concurrent rezoning application from R-3, Multi-Family Residential to INST, Institutional has been submitted for the undeveloped portion of Parcel 23472-001-00 and Parcel 23472-004-00.

- Parcel 23472-002-00 encompasses approximately 1.54 acres and shares common ownership with the adjacent Kangaroo gas station property located to the east.

- Parcel 23472-002-00 currently contains a donation box servicing the adjacent Kangaroo gas station and is otherwise undeveloped.

- The subject properties are currently zoned B-2, Community Business, which is intended to accommodate community-serving commercial uses including retail sales, personal and business services, and office uses.

- The Neighborhood Future Land Use designation allows a maximum density of five dwelling units per acre for single-family development, up to 12 dwelling units per acre for multi-family development, and a maximum floor area ratio (FAR) of 0.25. The proposed Low Intensity Future Land Use has a minimum density and intensity of three dwelling units per acre or 0.00 FAR with maximums of 18 dwelling units per acre or 0.75 FAR.

FINDINGS AND CONCLUSIONS:

- The requested Low Intensity Future Land Use designation is consistent with the existing commercial development pattern along SW 20th Street.

- The proposed amendment establishes consistency between the existing B-2 zoning district and the Future Land Use Map.

- The request supports the established commercial corridor and surrounding Low Intensity development pattern.

- The proposed amendment is consistent with the applicable goals, objectives, and policies of the Comprehensive Plan.

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:

- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-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. LUC26-0004); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM NEIGHBORHOOD TO LOW INTENSITY FOR PROPERTY LOCATED IN THE 2800 BLOCK OF SW 20TH STREET (PARCEL 23472-003-00, 23472-002-00, AND A PORTION OF 23472-001-00), APPROXIMATELY 4.88 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 Low Intensity and the attached land use map is incorporated by reference into this ordinance:

Parcel NO. 23472-003-00:

THE SOUTH 37 FEET OF PARCEL 1 AND BEING A PORTION OF PARCEL 2 LYING NORTH OF S.W. 20TH STREET (RIGHT OF WAY WIDTH VARIES}, SWEETHAVEN 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT X, PAGE 110 OF THE PUBLIC RECORDS OF MARION COUNTY,FLORIDA, SAID LANDS BEING A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST BOUNDARY OF THE EAST 190 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE N.E. CORNER OF SAID SWEETHAVEN 1; THENCE ALONG SAID WEST BOUNDARY AND ALONG THE EAST BOUNDARY OF SAID SWEETHAVEN 1, S.00°3311611W., A DISTANCE OF 225.50 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE WEST BOUNDARY OF THE EAST 190 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 AND ALONG THE EAST BOUNDARY OF SAID SWEETHAVEN 1, S.00°3311611W., A DISTANCE OF 388.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED S.W. 20TH STREET; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 190 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 AND THE EAST BOUNDARY OF SAID SWEETHAVEN 1, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°22'48"W., A DISTANCE OF 165.72 FEET TO THE WEST BOUNDARY OF SAID SWEETHAVEN 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDAY, N.00°31'37"E., A DISTANCE OF 389.05 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 37 FEET OF AFOREMENTIONED PARCEL 1 OF SAID SWEETHAVEN 1; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.89°1910911 E., A DISTANCE OF 165.91 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.48 ACRES, MORE OR LESS.

Parcel NO. 23472-001-00 (Southern Portion):

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE S.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23; THENCE ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, S.00°30'32"W., A DISTANCE OF 225.39 FEET TO THE

POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°30'32"W., A DISTANCE OF 389.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 20TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°14'29"W., A DISTANCE OF 190.42 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 190 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF ~AID SECTION 23; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY, N.00°33'16"E., A DISTANCE OF 388.88 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°19'09"E., A DISTANCE OF 190.11 FEET TO THE POINTOF BEGINNING. SAID LANDS CONTAINING 1.70 ACRES, MORE OR LESS

Parcel NO. 23472-002-00:

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23; THENCE ALONG THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, N.89°15'08"W., A DISTANCE OF 300.91 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°58'16"E., A DISTANCE OF 49.43 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 20TH STREET (BEING A 100 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°19'28"W., A DISTANCE OF 363.65 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4969, PAGE 61 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°27'35"E., A DISTANCE OF 178. 70 FEET TO THE S.W. CORNER OF A CITY OF OCALA WATER RETENTION AREA; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE SOUTH BOUNDARY OF SAID WATER RETENTION AREA, S.89°18'36"E., A DISTANCE OF 365.25 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.00°58'16"W., A DISTANCE OF 178.61 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.49 ACRES, MORE OR LESS.

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 Neighborhood to Low Intensity 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 small-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:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

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

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

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

Land Use Change Staff Report

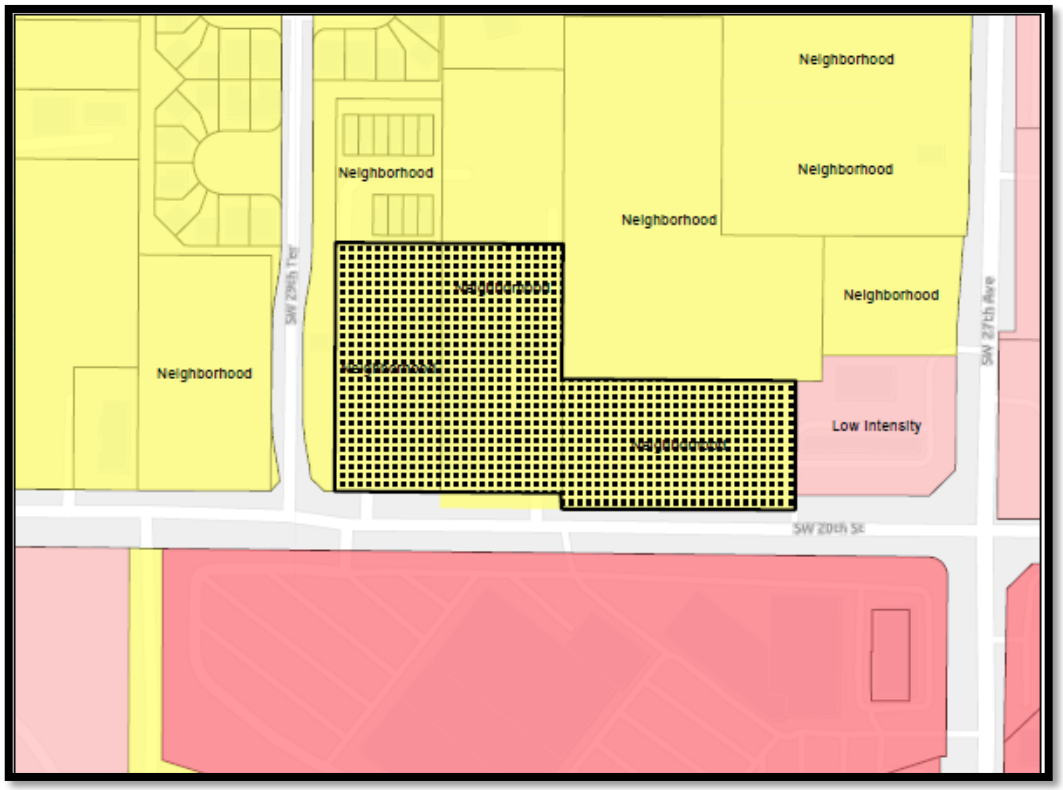
Case No. LUC26-0004
Planning & Zoning Commission: June 8, 2026
City Council (1st Reading): July 21, 2026
City Council (Adoption): August 4, 2026

Applicant/ Property Owner:	Z & T Partners, LLC and CLD Properties, LTD
Project Planner:	Breah Miller, Planner II
Amendment Request:	Change the Future Land Use designation for the subject property from Neighborhood to Low Intensity.

Parcel Information

Acres:	±4.88 acres
Parcel(s)#:	23472-003-00, 23472-002-00, and a portion of 23472-001-00
Location:	located in the 2800 block of SW 20th Street
Existing use:	Multi- use Complexes and Undeveloped
Future Land Use Designation:	Neighborhood
Zoning Designation:	B-2, Community Business District
Special District(s)/Plan(s):	N/A
Overlay(s):	N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to change the Future Land Use designation from Neighborhood to Low Intensity to establish consistency with the existing B-2, Community Business zoning district.

Section 2 - Background Information

The current designations of the properties are:

Zoning: **B-2, Community Business** district is intended for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.

Future Land Use: **Neighborhood**, a maximum of 5 dwelling units per acre for single-family development and maximum of 12 dwelling units per acre for multi-family development, a maximum of 0.25 floor area ratio (FAR).

23472-003-00

The subject property encompasses approximately 1.54 acres and was annexed into the City limits in 1975. Approximately ten years after annexation, the property was developed as part of the first phase of a multi-use commercial complex known as the Too Your Health Spa shopping plaza. The remaining portion of the shopping plaza extends onto the neighboring property identified as Parcel 23472-001-00, which is also associated with this Future Land Use Map amendment request.

23472-001-00

The subject property encompasses approximately 2.89 acres and was annexed into the City limits in 1975. The property is currently split-zoned and developed with a portion of the Too Your Health Spa shopping plaza. The portion associated with this request is zoned B-2, Community Business approximately 1.54 acres, while the remaining 1.35-acre portion of the parcel, which is not included in this request, is zoned R-3, Residential District.

In 2001, the B-2 portion of the property was developed with a multi-use commercial complex, including an outdoor swimming pool and obstacle course associated with Too Your Health Spa.

23472-002-00

The subject property encompasses approximately 1.48 acres and was annexed into the City limits in 1975. The property shares common ownership with the parcel immediately to the east, which is developed with the Kangaroo gas station. The subject property currently contains a donation box servicing the adjacent gas station and is otherwise undeveloped.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-3, Multi- Family Residential	Sweet Haven Residences Single Family Residence

East	Low Intensity Neighborhood	B-2, Community Business B-1A, Limited Neighborhood Business R-3, Multi- Family Residential	Kangaroo Express City of Ocala DRA# 320
South	Medium Intensity/ Special District	SC, Shopping Center	Gaitway Plaza
West	Neighborhood	R-3, Multi- Family Residential	Undeveloped

There is an unrelated case also being requested at the June 8 Planning & Zoning Commission meeting, these include: a rezoning request of the remaining 1.35 acre portion of parcel 23742-001-00 and parcel 23742-004-00 from R-3 to Inst, Institutional for two properties located to the north of the subject properties.

Section 3 – Staff Analysis

The proposed Future Land Use Map amendment from Neighborhood to Low Intensity is consistent with the City of Ocala Comprehensive Plan and aligns with the existing development pattern along this segment of SW 20th Street. The West Ocala Vision & Community Plan (West Ocala Vision) identifies the area south of the subject properties as the College Park Medium Intensity/Special District with the subject properties identified as Neighborhoods District. The intent of the West Ocala Vision is to build community consensus and describe what the community desires to look like. While the request does not directly align with the West Ocala Vision it does provide for a transition from SW 20th Street and its commercial areas into the neighborhood land use area further north. SW 20th Street is classified as an urban collector roadway within the Transportation Map Series of the Comprehensive Plan and intersects SW 27th Avenue, which is classified as an urban minor arterial roadway. This intersection is approximately 245-ft east of the subject properties' eastern boundary and 1,000-ft east of the intersection of SW 20th Street and SW 29th Terrace. Along both sides of this segment of SW 20th Street, commercial development exists with a shopping center (College Park Medium Intensity/Special District) on the south side of SW 20th Street.

The subject properties are developed with commercial uses permitted within the existing B-2, Community Business zoning district. Additionally, the properties are contiguous to other commercially developed properties, including the adjacent Kangaroo Express site, which currently carries a Low Intensity Future Land Use designation.

The proposed amendment would establish consistency between the existing zoning and Future Land Use Map, as B-2 zoning districts are not consistent with the Neighborhood Future Land Use category. The request would also create a more cohesive land use pattern along the corridor while recognizing the established commercial character of the area.

The subject properties are located within an urbanized area currently served by existing roadway infrastructure, utilities, and public facilities necessary to support commercial development. Staff does not anticipate the proposed amendment will create significant impacts on public facilities or introduce an incompatible development pattern within the surrounding area.

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

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

   The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

   Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

   Staff Comment:

   Two of the subject properties are currently developed with commercial uses, including the existing Too Your Health Spa shopping plaza, which contains approximately 17,484 square feet of impervious surface area, while another parcel contains approximately 8,548 square feet of impervious surface area associated with existing site improvements. The remaining parcel is currently vacant. The existing development pattern within the area reflects commercial development consistent with the intent of the Low Intensity Future Land Use category, which is intended to accommodate office, commercial, institutional, and mixed-use development in areas generally oriented toward automobile travel.

   Additionally, the existing B-2, Community Business zoning designation is not consistent with

the current Neighborhood Future Land Use designation, as B-2 zoning districts are not permitted within the Neighborhood Future Land Use category. The proposed amendment would correct the existing inconsistency between the Future Land Use designation and zoning classification while recognizing the established commercial character of the corridor.

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 proposed Low Intensity Future Land Use designation would establish consistency between the existing B-2, Community Business zoning district and the Future Land Use Map.

   The properties are contiguous to commercially developed properties, including the adjacent Kangaroo Express property, which currently carries a Low Intensity Future Land Use designation. The proposed amendment would create a more compatible land use pattern along the corridor while recognizing the established commercial character of the area.

   Additionally, the subject properties are located within an urbanized area currently served by existing roadway infrastructure, utilities, and public facilities necessary to support commercial development. The request does not introduce a new or incompatible development pattern but rather aligns the Future Land Use with the existing zoning and surrounding commercial uses already present within the area.

3. Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Neighborhood	Residential Secondary Uses: Recreation, institutional, limited neighborhood-scale office and commercial, educational facilities	Up to 5 units/acre SFR; Multifamily up to 12 units/acre	Up to 0.25 FAR
Proposed	Low Intensity	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	3 to 18 units/ acre	Up to 0.75 FAR

Section 5 - Level of Service (LOS) Analysis

The proposed Future Land Use Map amendment is not anticipated to create significant impacts on public facilities or services. SW 20th Street is currently operating above the adopted Level of Service standards, and two of the three subject properties are already developed with existing commercial uses and site improvements. Therefore, the request is not expected to create a substantial increase in traffic impacts beyond existing conditions.

One of the subject properties remains undeveloped; however, any future development of that parcel will be subject to additional development review and may require a traffic study to evaluate potential

transportation impacts and ensure compliance with the City's concurrency requirements.

City water and sanitary sewer services are currently available to the subject properties, and adequate capacity exists within the City's utility systems. Additional review of utility capacity will occur during future site plan review for any redevelopment or expansion of the existing uses. The proposed amendment is also not anticipated to negatively impact parks and recreation facilities, schools, solid waste services, or stormwater requirements.

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

Transportation: The properties are accessed from SW 20th Street, an urban collector roadway connecting to SW 27th Avenue and SW 37th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 St	2	25 MPH	Collector	E	16,727	14,200	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: SW 20th Street is currently operating above the adopted Level of Service (LOS). However, two of the three subject properties are already developed with existing commercial uses and associated site improvements. Therefore, the proposed Future Land Use Map amendment is not anticipated to result in a significant increase in traffic impacts to SW 20th Street beyond existing conditions.

At the time of future development, a traffic study may be required to evaluate potential transportation impacts and ensure compliance with the City's adopted Level of Service standards and concurrency requirement.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along SW 20th Street.

- *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 land use change. A capacity analysis will be required at the time of site plan review for any future development.

Sanitary Sewer: Nearby properties are currently served by City of Ocala Utilities, and utility connections will be reviewed during the site plan process. A City gravity sewer main is located approximately north of subject property 23472-002-00, connecting to SW 27th 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 rezoning. Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 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:* 3.54 pounds per capita per day for residential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under other 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 Spring 2025 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The proposed land use change is not anticipated to create additional demand for parks and recreation facilities within the northeast quadrant of the City.

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. 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 #4 is located approximately .42 miles from the subject property. This distance does not exceed the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is not anticipated to impact the schools servicing this area. There is currently not a proposed number of units for future development.

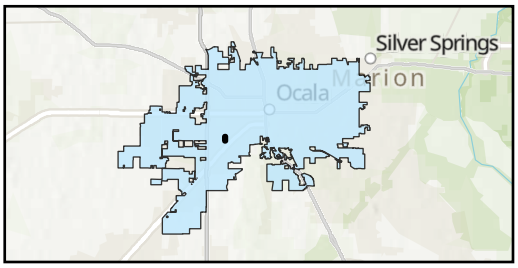
Section 6 - Staff Findings and Recommendation

- The requested Low Intensity Future Land Use designation is consistent with the existing commercial development pattern along SW 20th Street.
- The proposed amendment establishes consistency between the existing B-2 zoning district and the Future Land Use Map.

- The request supports the established commercial corridor and surrounding Low Intensity development pattern.
- The proposed amendment is consistent with the applicable goals, objectives, and policies of the Comprehensive Plan.

Staff Recommendation:	**Approval of LUC26-0004**

AERIAL MAP



Case Number: LUC26-0004

Parcel: 23472-001-00, 23472-003-00, 23472-002-00

Property Size: Approximately 4.88 Acres

Land Use Designation: Neighborhood

Zoning: R-3, Multi-Family Residential & B-2, Community Business

Proposal: Request to change land use from neighborhood to low intensity

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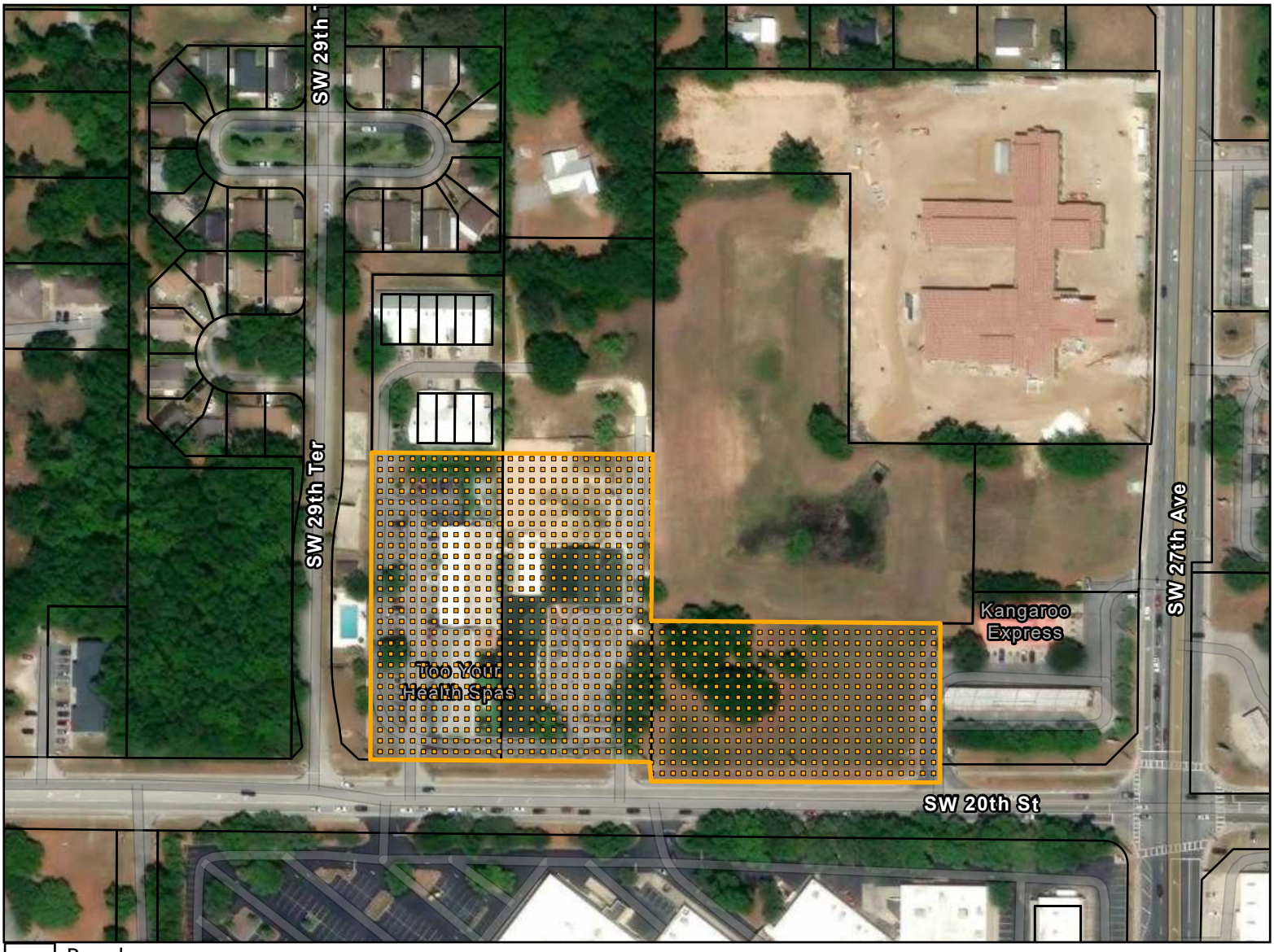

Parcels

LUC26-0004

0 220 440 880 Feet

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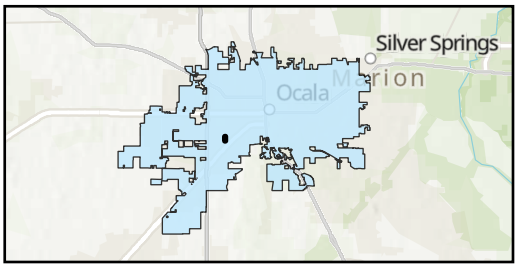
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

CASE MAP



Case Number: LUC26-0004

Parcel: 23472-001-00, 23472-003-00, 23472-002-00

Property Size: Approximately 4.88 Acres

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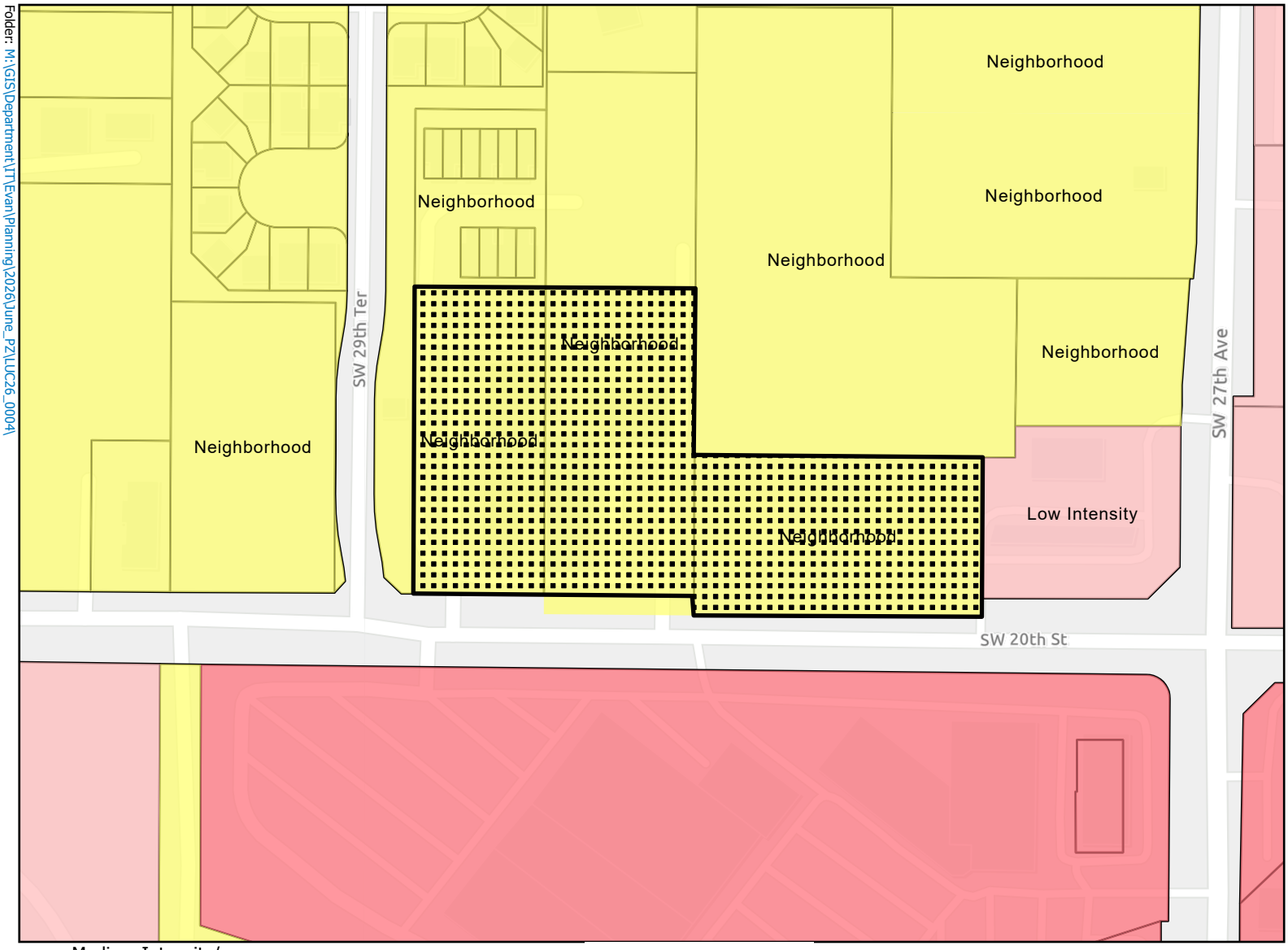

- Medium Intensity/ Special District
- Low Intensity
- Neighborhood
- Parcels
- LUC26-0004

0 220 440 880 Feet

N

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Prepared by the City of Ocala Growth Management Dept by ekrepps on 5/20/2026

File #: 2026-1447 Agenda Item #: c.

Submitted By: Breah J Miller

Presentation By: Breah J Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, for property located 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case ZON26-0008) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner and Property Owner: City of Ocala

Key Points:

This is a city staff-initiated request to rezone the subject property from R-1, Single-Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use.

Zoning and Land Use Factors for Consideration:

- The subject property, identified as Parcel 23476+001-00, consists of approximately 4.06 acres and was acquired by the City in 1975. The property was subsequently designated as City of Ocala Drainage Retention Area (DRA) #320 in association with Drainage Basin #3 located near SW/NW 27th Avenue and SW 17th Street Extension.

- The regional stormwater system was developed to support roadway improvements intended to improve connectivity to SR 200, which increased the need for additional stormwater capacity within the surrounding area.

- The subject property currently carries split zoning designations of R-1, Single-Family Residential, and B-1A, Limited Neighborhood Business.

- The subject property has a Future Land Use designation of Neighborhood.

FINDINGS AND CONCLUSIONS:

- The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore more consistent with the existing use of the property.

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use designation, pursuant to Section 122-244 of the Code of Ordinances.

- Public Future Land Use category is appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan

- The G-U, Governmental Use, zoning district is consistent with the existing and intended use of the subject properties.

- The subject property provides a public facility that addresses regional drainage and stormwater needs.

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:
- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA,

CHANGING THE ZONING R-1, SINGLE- FAMILY RESIDENTIAL AND B-1A, LIMITED NEIGHBORHOOD BUSINESS, TO G-U, GOVERNMENTAL USE, FOR CERTAIN PROPERTY LOCATED IN THE 2800 BLOCK OF SW 20TH STREET (PARCEL 23476+001-00), APPROXIMATELY 4.06 ACRES (CASE NO. ZON26-0008); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as G-U, Governmental Use:

SEC 23 TWP 15 RGE 21
COM AT THE SE COR OF NE 1/4 OF NE 1/4 SE 1/4 OF SEC 23
TH N 89-20-35 W 30 FT TH N 89-20-35 W 387.18 FT TO THE POB
TH N 89-20-35 W 247.72 FT TH N 00-31-03 E 132 FT TH
S 89-20-35 E 247.82 FT TH S 00-34-15 W 132 FT TO THE POB &
COM AT THE NE COR OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 23
TH S 00-34-15 W 208.56 FT TH N 89-20-35 W 256.90 FT TO THE
POB TH N 89-20-35 W 160.22 FT TH N 00-34-15 E 208.56 FT
TH N 89-20-35 W 247.72 FT TH S 00-31-30 W 435.80 FT TH
S 89-19-47 E 406.06 FT TH N 00-57-26 E 227.34 FT TO THE
POB.

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

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

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

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

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida

that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

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

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

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

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

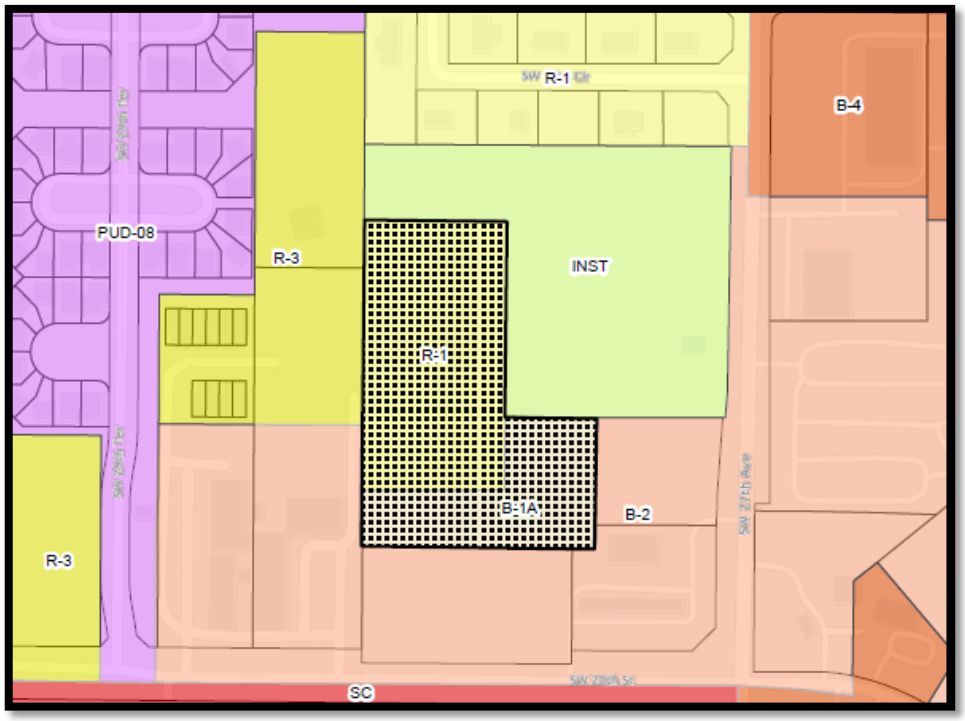
Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Rezoning Staff Report

Case No. ZON26-0008
Planning & Zoning Commission: June 8, 2026
City Council (1st Reading): July 21, 2026
City Council (Adoption): August 4, 2026

Applicant/Property Owner:	City of Ocala
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use.
Associated Applications:	LUC26-0003
Parcel Information	
Acres:	±4.06 acres
Parcel(s)#:	23476+001-00
Location:	located 2800 block of SW 20th Street
Existing use:	WRA
Future Land Use Designation:	Neighborhood
Zoning Designation(s):	R-1, Single- Family Residential and B-1A, Limited Neighborhood Business
Special District(s)/Plans(s):	N/A
Overlay(s):	N/A

Figure 1. Aerial Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	INST, Institutional	Everest Rehabilitation Hospital
East	Neighborhood	INST, Institutional B-2, Community Business	Everest Rehabilitation Hospital City of Ocala Lift Station #58
South	Neighborhood Low Intensity	B-2, Community Business	Kangaroo Express Undeveloped
West	Neighborhood	B-2, Community Business R-3, Multi- Family Residential	Amazing Kids World Academy Love Hair and Nail Spa Vibranium Comics Nogi Shoot Box/ Fight Sports Ocala Bicycle Center, Inc.

Applicant Request

This is a city staff-initiated request to rezone the subject property from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use.

A concurrent application to change the land use from Neighborhood to Public (LUC26-0003) is also requested by the applicant.

Background

The subject property, identified as Parcel 23476+001-00, comprises approximately 4.06 acres. The property was acquired by the City in 1975 and designated as City of Ocala Drainage Retention Area (DRA) #320 in association with Drainage Basin #3; which is a regional stormwater system located near SW/NW 27th Avenue and SW 17th Street Extension. The regional stormwater improvements were originally permitted in 1989 through the St. Johns River Water Management District (Permit No. 4-083-19651) and developed to support roadway improvements intended to provide better connectivity to SR 200.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)

Existing	R-1, Single-Family Residential	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.	13,500 square feet	35-feet
Existing	B-1A, Limited Neighborhood Business	Intended for neighborhood convenience goods and services involving basic, regular household purchases. Building character, scale and intensity shall be compatible with surrounding residential development.	10,000 square feet	35-feet
Proposed	G-U, Governmental Use	Intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Any lawful, compatible use may be carried out in this district.	N/A	N/A

As a note, there are two adjacent unrelated cases also being requested at the June 8 Planning & Zoning Commission meeting, which include:

- Future Land Use change from Neighborhood to Low Intensity for three properties located to the south and west of the subject property.
- Rezoning request from R-3 to Inst, Institutional for two properties located to the west of the subject property.

Staff Analysis

The subject property has and continues to function as a city drainage retention area. The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore more consistent with both the ownership and continuous use of the property.

The proposed rezoning is considered a zoning clean-up consistent with Section 122-259 of the City of Ocala Code of Ordinances. Pursuant to Section 122-259, public buildings or uses may be permitted within zoning districts where such uses are otherwise prohibited, subject to a public hearing before the Planning and Zoning Commission and approval by resolution of the City Council.

Due to DRA #320 being established in 1989, there is no record indicating the municipal drainage retention area was approved through the public use approval process outlined in Section 122-259. However, records do indicate that an associated permit for the regional stormwater system was established by Kimley-Horn in 1989 through the St. Johns River Water Management District under Permit No. 4-083-19651.

Factual Support

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

   a. Future Land Use Element Policy 6.6: Neighborhood: The intent of the Neighborhood category

is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

The subject property is currently utilized as a drainage retention area, has a Floor Area Ratio (FAR) of zero, and is proposed to remain as such. The existing Neighborhood Future Land Use designation does not establish a minimum density or intensity requirement and allows for both residential and non-residential uses. Amending the land use and zoning reflects the long term use of the property as a continuous public use that provides regional drainage solutions. Therefore, the existing use of the property is consistent with the proposed zoning district.

This request is also associated with a Future Land Use change from Neighborhood to Public. While the existing Neighborhood Future Land Use designation is compatible with the proposed zoning district, the Comprehensive Plan states that the Public Future Land Use category shall be used for parcels that are publicly owned and intended for use by the general public. These uses include publicly owned parks, active or passive recreational areas, educational facilities, conservation areas, and other forms of open space. As such, the proposed Public Future Land Use designation is more compatible with the GU zoning district and the property's existing use as a drainage retention area.

b. *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.*

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

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

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

Public	***G-U**, FBC*

   The requested G-U, Governmental Use, zoning district is consistent with the proposed Public Future Land Use Classification.

Level of Service Analysis

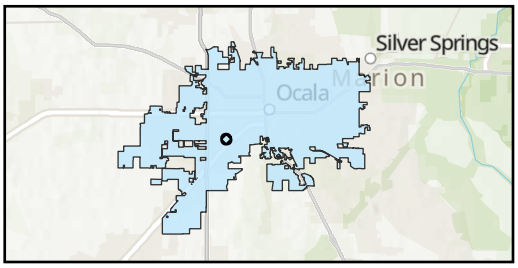
The proposed request is a City-initiated rezoning associated with an existing city owned drainage retention area and does not propose any new development or intensification of use on the subject property. The property is proposed to remain as a drainage retention area with a Floor Area Ratio (FAR) of zero. Therefore, the request is not anticipated to generate additional traffic, increase demand on public utilities, or negatively impact the adopted Levels of Service for transportation, potable water, sanitary sewer, or solid waste facilities. Any future changes to the use or development of the property would be subject to additional review and analysis at the time of application.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- Public Future Land Use category appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan
- The G-U, Governmental Use, zoning district is appropriate with the existing and intended use of the subject properties.
- The subject property provides a public facility that addresses regional drainage and stormwater needs.

Staff Recommendation: ***Approval***

AERIAL MAP



Case Number: ZON26-0008

Parcel: 23476+001-00

Property Size: Approximately 4.6 Acres
Land Use Designation: Neighborhood
Zoning: R-1, Single Family
B-1A, Limited Neighborhood Business

Proposal: Request to change zoning from R-1 and B-1A to GU

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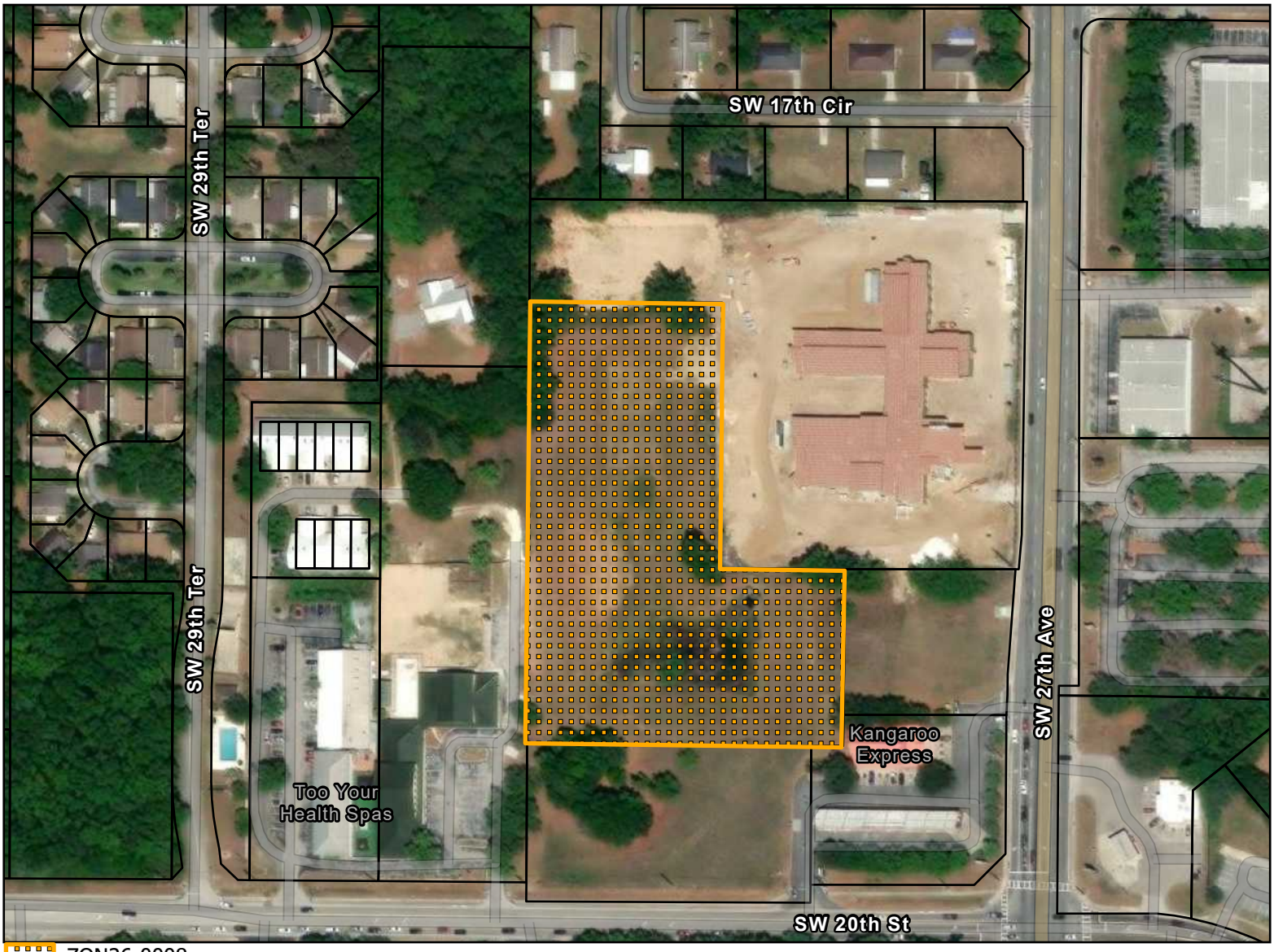

ZON26-0008

Parcels

0 225 450 900 Feet

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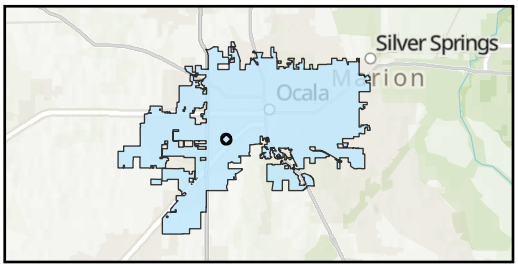
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dept by ekrepps on 5/21/2026

CASE MAP



Case Number: ZON26-0008

Parcel: 23476+001-00

Property Size: Approximately 4.6 Acres
Land Use Designation: Neighborhood
Zoning: R-1, Single Family
B-1A, Limited Neighborhood Business

Proposal: Request to change zoning from
R-1 and B-1A to GU

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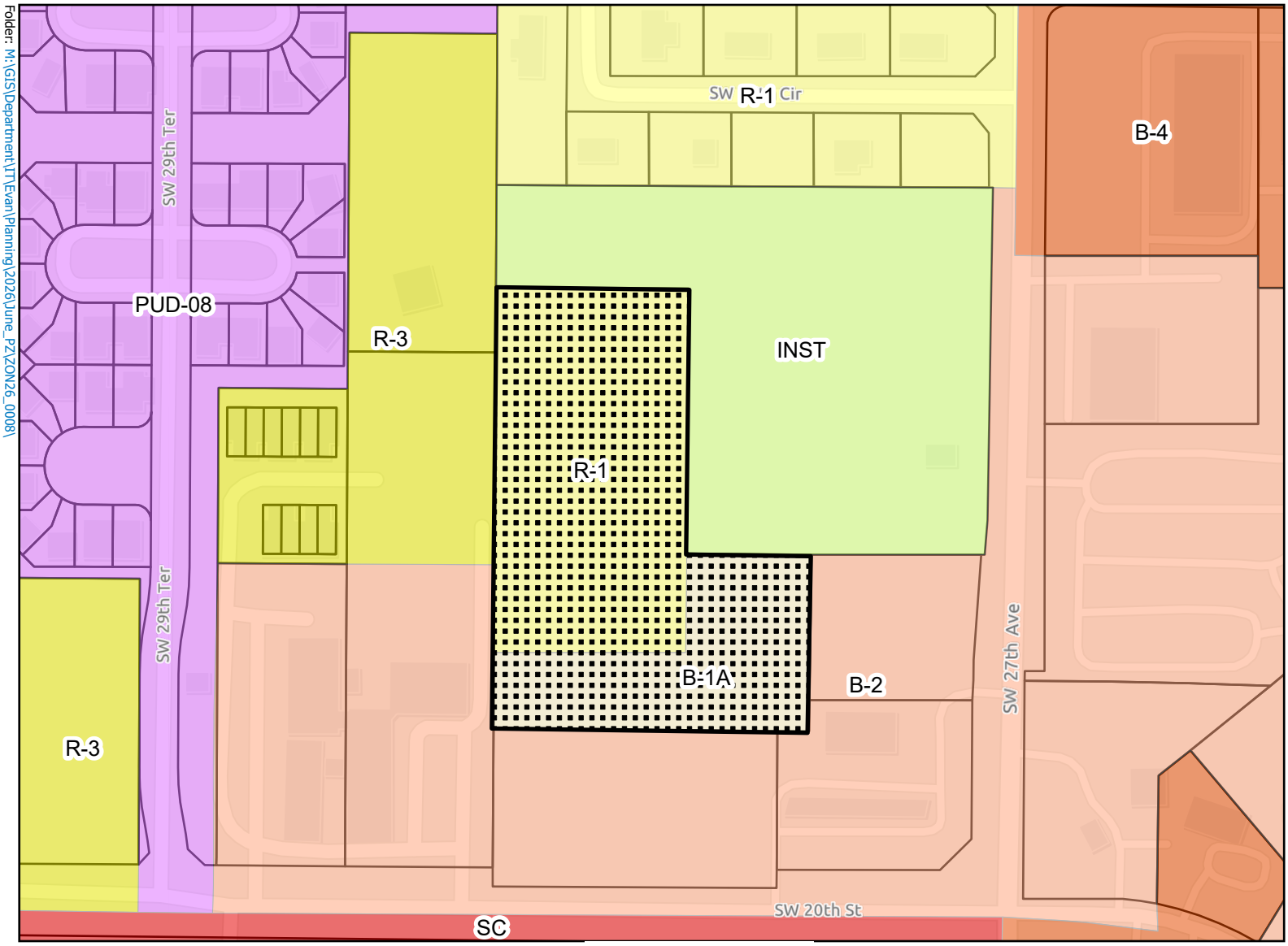


- B-1A:Limited Neighborhood Business
- B-2:Community Business
- B-4:General Business
- INST:Institutional
- PUD-08:Planned Unit Development-8 Units
- R-1:Single Family Residential
- R-3:Multi-Family Residential
- SC:Shopping Center
- Parcels
- ZON26-0008

0 225 450 900 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dep t by ekrepps on 5/21/2026

File #: 2026-1451 Agenda Item #: b.

Submitted By: Breah J Miller

Presentation By: Breah J Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, for properties located in the 2800 block of SW 20th Street (Parcel 23472-004-00 and a portion of 23472-001-00), approximately 2.99 acres (Case ZON26-0009) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner and Property Owner: Z&T Partners, LLC
- Agent: Gray, Ackerman & Haines, P.A., Tim Haines

Key Points:

The applicant is requesting to rezone the northern 1.19-acre portion of parcel 23472-001-00 and all of parcel 23472-004-00 from R-3, Multi-Family Residential, to INST, Institutional.

Zoning and Land Use Factors for Consideration:

Parcel 23472-001-00

- This request only affects the northern 1.19 acres of the subject property.
- The property currently has split zoning consisting of B-2, Neighborhood Business and R-3, Multi-family Residential. The affected portion of the property is currently zoned R-3.
- The subject property was annexed into the City limits in 1975.

- In 2001, a multi-use complex was developed on the southern B-2 portion of the property, which is not affected by this request.

Parcel 23472-004-00

- The subject property was rezoned to the PUD-8 zoning district in the 1980s as part of the La Jolla PUD.
- In May 2006, the property was rezoned to R-3, Multi-family Residential zoning district.
- The existing single-family residence constructed in 1977 remains on the property. A single-family residence is a permitted accessory use in the INST, Institutional zoning when associated with a church/place of worship or school site.
- The property is landlocked and does not have frontage along SW 20th Street, future development must meet all applicable Land Development Regulations.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use designation, pursuant to Section 122-244 of the Code of Ordinances, and is consistent with the surrounding area.
- Future development of the property must meet all applicable Land Development Regulations.
- The subject property is serviced by city utilities, and adequate public facilities exist to service any future development.

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:
- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING REZONE FROM R-3, MULTI-FAMILY RESIDENTIAL, TO INST, INSTITUTIONAL, FOR CERTAIN PROPERTY LOCATED AT 2781 SW 20TH STREET & NORTHERN PORTION OF 2801 SW 20TH STREET (PARCEL 23472-004-00 & A PORTION OF 23472-001-00), APPROXIMATELY 2.98 ACRES (CASE NO. ZON26-0009); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

PARCEL 1:

THE SOUTH 458.53 FEET OF THE EAST 190 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 190 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT ANY PART LYING OR BEING IN RIGHT-OF-WAY FOR SOUTHWEST 20TH STREET, A/K/A AIRPORT ROAD.

LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1747, PAGE 1729, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA; THENCE NORTH 0°, 31', 30" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 25.00 FEET TO A POINT ON A LINE PARALLEL WITH AND NORTHERLY 25.00 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°, 19', 47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 190.00 FEET TO THE WEST LINE OF THE EAST 190.00 FEET OF SAID SOUTHWEST QUARTER, THENCE NORTH 0°, 31', 30" EAST ALONG SAID WEST LINE A DISTANCE OF 25.00 FEET TO A LINE PARALLEL WITH AND NORTHERLY 50.00 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°, 19', 47" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 190.00 FEET TO SAID EAST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 0°, 31', 30" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THE NORTH 410.38 FEET OF THE SOUTH 458.53 FEET OF THE EAST 190.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 410.38 FEET OF THE SOUTH 458.53 FEET OF THE EAST 190.00 FEET OF THE NORTHWEST 1/4

OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

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

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

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

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

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

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

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

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

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

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

Rezoning Staff Report

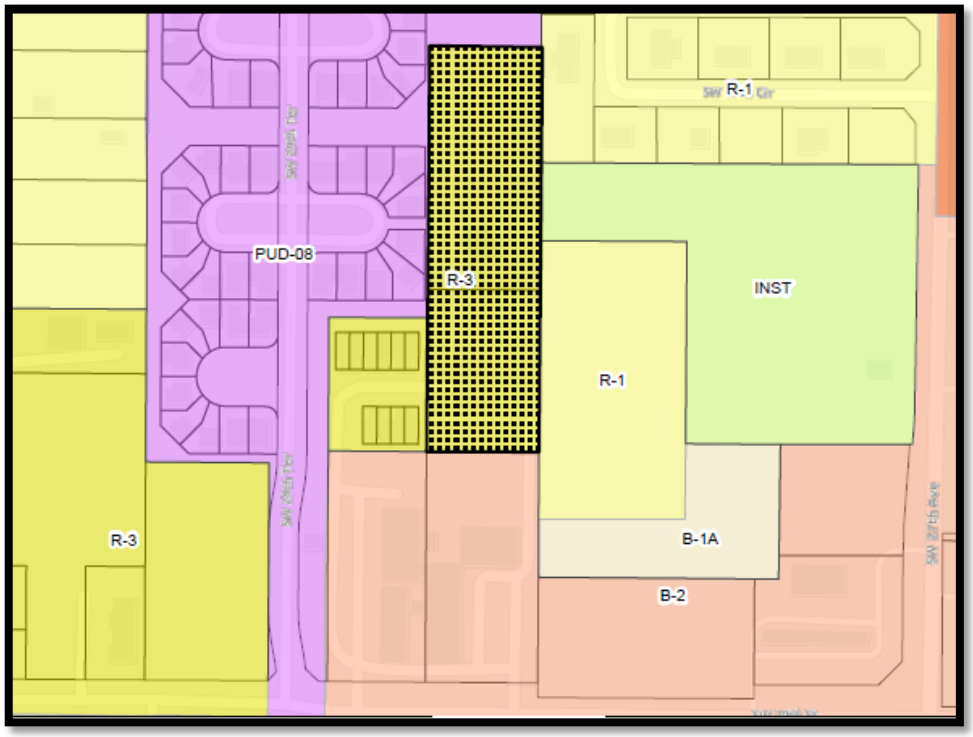
Case No. ZON26-0009
Planning & Zoning Commission: June 8, 2026
City Council (1st Reading): July 21, 2026
City Council (Adoption): August 4, 2026

Applicant:	Z&T Partners, LLC
Property Owner:	Z&T Partners, LLC
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone from R-3, Multi-Family Residential, to INST, Institutional

Parcel Information

Acres:	±2.99 acres
Parcel(s)#:	23472-004-00 & A portion of 23472-001-00
Location:	2781 SW 20th Street & northern portion of 2801 SW 20th Street
Existing use:	Multi-Use Complex & Single-Family Residence
Future Land Use Designation:	Neighborhood
Zoning Designation:	R-3, Multi-Family Residential & B-2, Community Business
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone the northern 1.19-acre portion of parcel 23472-001-00 and all of parcel 23472-004-00 from R-3, Multi-Family Residential, to INST, Institutional.

Section 2 - Background Information

Parcel 23472-001-00

The subject portion encompasses approximately 1.19 acres and is currently undeveloped. The subject portion is zoned R-3, Multi-Family Residential, while the remaining portion of the parcel (1.7 acres), which is not included in this request, is zoned B-2, Community Business, resulting in the property being split-zoned. The property was annexed into the City limits in 1975.In 2001, the B-2 portion of the property was developed with a multi-use commercial complex.

Parcel 23472-004-00

The subject property encompasses approximately 1.79 acres and was annexed into the City limits in 1975. Approximately two years following annexation, the property was developed with a single-family residence. During the 1980s, the property was rezoned to the PUD-8 zoning district as part of the La Jolla PUD. However, the 1.79-acre subject site was not included within the recorded PUD plat or subdivision.

In April 2006, a request to rezone the property from PUD-8 to R-3, Multi-Family Residential, for the proposed development of an assisted living facility was presented to City Council.

City Council approved the rezoning from PUD-8 to R-3 on May 8, 2006. Although the rezoning was approved, the proposed assisted living facility was never developed, and the existing single-family residence remains on the property.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-08, Planned Unit Development	Single-Family Residences
East	Neighborhood	INST, Institutional R-1, Single Family Residential	City Owned Water Retention Area
South	Neighborhood	B-2, Community Business	Multi- Use Complex
West	Neighborhood	PUD-08, Planned Unit Development	Single-Family Residences

The existing R-1, Single-family Residential, property located east of the subject property, referenced

in the previous adjacent property information chart, is currently scheduled to be heard at the June 8th Planning and Zoning Commission meeting for a rezoning from R-1, Single-family Residential, to GU, Government Use, along with an associated Future Land Use amendment. However, the request is unrelated to the subject application.

Section 3 – Staff Analysis

The request includes the entirety of Parcel 23472-004-00, consisting of approximately 1.79 acres, and the northern 1.19-acre portion of Parcel 23472-001-00. The subject properties are currently zoned R-3, Multi-Family Residential, and are proposed to be rezoned to INST, Institutional, while maintaining the existing Neighborhood Future Land Use designation. Therefore, the requested zoning district is consistent with the Neighborhood Future Land Use category.

The INST zoning district is intended to accommodate institutional type uses designed to minimize impacts on adjacent properties while utilizing existing infrastructure and public facilities. Compared to the existing R-3 district in the Permitted Use Table below, the proposed INST district permits fewer uses overall but introduces institutional, educational, healthcare, recreational, and personal service-related uses. The INST district also requires a larger minimum lot area while maintaining the same maximum building height of 50 feet.

Parcel 23472-004-00 does not have adequate frontage for independent development. Therefore, future development would require either combination with Parcel 23472-001-00 or joint development under a single site plan that satisfies the Land Development Regulations.

The southern portion of Parcel 23472-001-00 is proposed to remain zoned B-2, Community Business, resulting in a split zoning district to allow the southern portion of the parcel to retain the ability to accommodate commercial uses. The lot width is met with both the B-2, Community Business and INST, Institutional zoning districts with a lot width of approximately 190-ft. Staff finds the proposed zoning pattern to remain compatible with the surrounding development pattern.

Additionally, the existing single-family residence located on Parcel 23472-004-00 is a permitted accessory use in the INST, Institutional zoning when associated with a church/place of worship or school site. If approved, the residence would be able to remain on the property as an accessory permitted use due to the existence of a school currently operating on-site. Should a school or church/place of worship cease to exist on the property, the only other single-family use permitted is the operation of a community residential home with a maximum of 12 unrelated residents.

Consistency with Comprehensive Plan:

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

1. <u>Future Land Use Element Policy 6.4: Neighborhood.</u> *The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.*

   Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office,

institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

The Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation include walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominately single family detached homes, attached homes like row houses or townhomes, and garden style multifamily buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed in order to create a mix and diversity of housing types.

Parks and open spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways and public transit.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed rezoning is consistent with Future Land Use Element Policy 6.4, Neighborhood. While residential development remains the primary intent of the Neighborhood Future Land Use category, the policy also permits neighborhood-serving institutional and educational uses when compatible with surrounding development. The proposed INST zoning district is permitted within the Neighborhood Future Land Use category and is intended to accommodate institutional type uses designed to minimize impacts on adjacent properties. Additionally, the subject property is located along SW 20th Street, consistent with the policy's intent for non-residential uses to be located along roadway corridors and at the edges of neighborhood areas. The request maintains consistency with the surrounding development pattern and existing infrastructure.

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 proposed rezoning is consistent with Future Land Use Element Objective 14, as the request is compatible with the Future Land Use Map and surrounding development pattern. The proposed INST zoning district is permitted within the Neighborhood Future Land Use category and is intended to accommodate institutional type uses while minimizing impacts on adjacent properties. Additionally, the subject property is located within an area served by existing public infrastructure and facilities, and no issues related to topography or soil conditions have been identified at this time.

Consistency with Land Development Regulations:

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

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

Neighborhood	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, B-1, B-1A, G-U, **INST**, A-1***, PD, FBC

Staff Comment: The requested INST zoning district is allowed within the existing Neighborhood Future Land Use designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	R-3, Multi-Family Residential	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family and multi-family dwellings, residence-offices and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment.	7,500	50-feet
Proposed	INST, Institutional	The purpose of this district is to ensure that institutional uses such as churches, schools, and hospitals meet the following criteria: minimum of one acre; designed and located to make efficient use of the land and infrastructure (roads, water, sewer stormwater and recreation); and minimal impact on adjacent and nearby uses	44,000	50-feet

Staff Comment:

The proposed rezoning would reduce the residential density currently permitted under the R-3 zoning district by eliminating multifamily residential development opportunities. While the INST district introduces institutional-related uses not currently permitted within the existing zoning classification, the district is intended to ensure development occurs at a scale and intensity compatible with surrounding properties. Additionally, the INST district requires a significantly larger minimum lot area than the existing R-3 district while maintaining the same maximum building height of 50 feet. The proposed INST zoning district to be compatible with the surrounding neighborhood development pattern and consistent with the intent of the Neighborhood Future Land Use designation.

Section 5 - Level of Service (LOS) Analysis

The subject property is served by existing public infrastructure and utilities, including water, sewer, solid waste, and electric services. Existing access is currently controlled through private agreements a lot reconfiguration or future development under a single site plan will be required to address requirements of the Land Development Regulations. Staff has identified available capacity for potable water, sanitary sewer, and parks and recreation facilities. Additional review and capacity analysis will be required at the time of future site plan review or redevelopment.

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

Transportation: Parcel 23472-004-00 does not have direct access to SW 20th Street. Access to the parcel was established through a private agreement with Parcel 23472-001-00 that is not regulated by the City of Ocala. The property is accessed from SW 20th Street, a collector roadway connecting to SW 27th Avenue and SW 37th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 St	2	25 MPH	Collector	E	16,727	14,200	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: The affected segment of SW 20th Street is currently operating above the adopted Level of Service. Therefore, a traffic study will be required prior to future development of the subject property. Existing access agreements establish ingress and egress over and across Parcel 23472-001-00 and prohibit access through La Jolla for Parcel 23472-004-00. However, as these are private agreements, a formal easement or lot reconfiguration will be required to address access and circulation prior to future development.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along SW 20th Street.

- *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 rezoning. A capacity

analysis will be required at the time of site plan review for any future development.

Sanitary Sewer: Nearby properties are currently served by City of Ocala Utilities, and utility connections will be reviewed during the site plan process. A City gravity sewer main is located approximately 25 feet east of Parcel 23472-004-00, along the southern boundary of the adjacent property connecting to SW 27th 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 rezoning. Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 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:* 3.54 pounds per capita per day for residential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under other 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 Spring 2025 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The proposed rezoning is not anticipated to create additional demand for parks and recreation facilities within the northeast quadrant of the City.

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. 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 #4 is located approximately .42 miles from the subject property. This distance does not exceed the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is not anticipated to impact the schools servicing this area. There is currently not a proposed number of units for future development.

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use designation, pursuant to Section 122-244 of the Code of Ordinances, and is consistent with the surrounding area.
- Future development of the property shall meet all applicable Land Development Regulations.
- The subject property is serviced by city utilities, and adequate public facilities exist to service any future development.

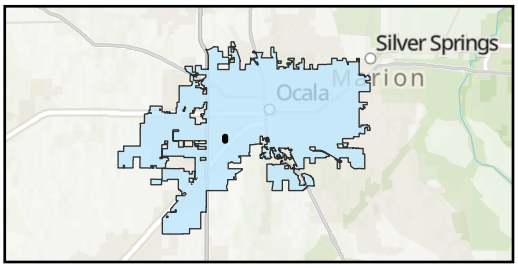
Staff Recommendation: Approval

Exhibit A. Permitted Uses Table

Permitted Use Type	R-3, Multi-Family Residential	INST, Institutional
Residential Operation	• Bed and breakfast • Community residential home (max 12 residents) • Home occupation • Fraternity or sorority house* • Residence – Gallery* • Residence – Office* Rooming/boarding house*	• Community residential home (max 12 residents) • Single-family dwelling
Residential Type	• Multi-family dwelling • Single-family dwelling • Single-family (attached) dwelling unit • Two-family dwelling	• *None Permitted*
Business Service	• Parking Lot*	• *None Permitted*
Hospitality and Tourism	• Conference center • Antique gallery/art gallery/museum*	• *None Permitted*
Office Use	• Professional and business office*	• *None Permitted*
Personal Service	• *None Permitted*	• Recycling collection point
Community Service	• Church/place of worship* • Day care facility* • Private club*	• Church/place of worship • Day care facility • Library* • Private club* •
Educational Use	• *None Permitted*	• Life skills center • School, private elementary and secondary • School, public elementary and secondary • Speech and language center/school • Vocational professional school •
Recreational Use	• Recreation facility, indoor*	• Recreation facility, indoor • Temporary commercial amusement*
Public Use	• Park/open space area*	• Cemetery • Park/open space area*
Health Care Use	• Assisted living facility • Neighborhood wellness center* • Transitional recovery facility*	• Hospital • Satellite Hospital Emergency Room

*Permitted by Special Exception

AERIAL MAP



Case Number: ZON26-0009

Parcel: 23472-001-00 &
23472-004-00

Property Size: Approximately 2.99 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential

Proposal: Request to change zoning from R-3 to Institution

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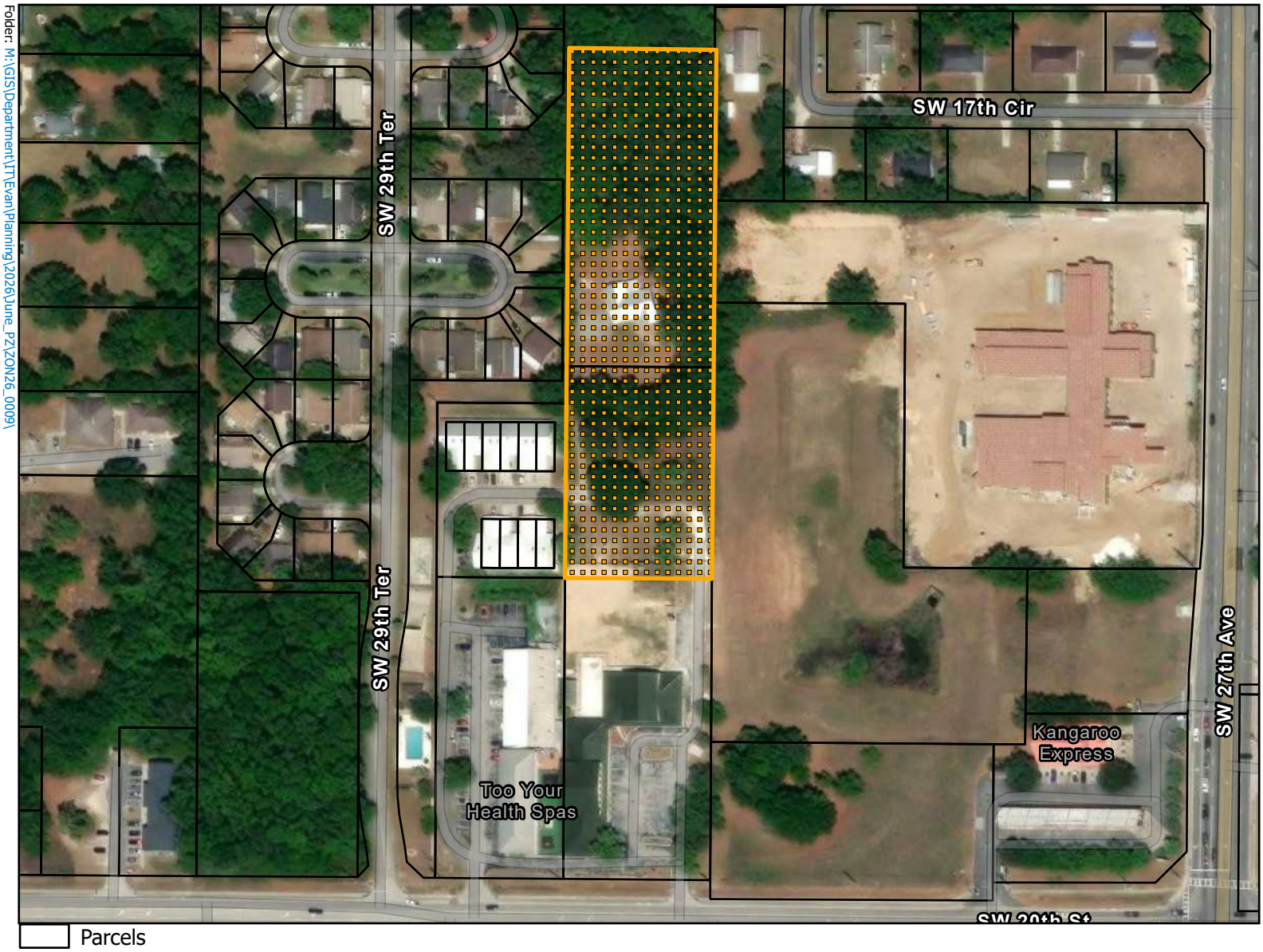

Parcels
ZON26-0009

0 220 440 880 Feet

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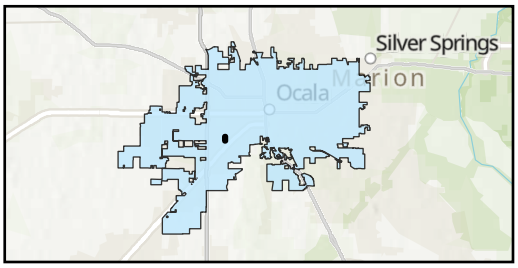
OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dept by ekrepps on 5/20/2026

CASE MAP



Case Number: ZON26-0009

Parcel: 23472-001-00 &
23472-004-00

Property Size: Approximately 2.99 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential

Proposal: Request to change zoning from R-3 to Institution

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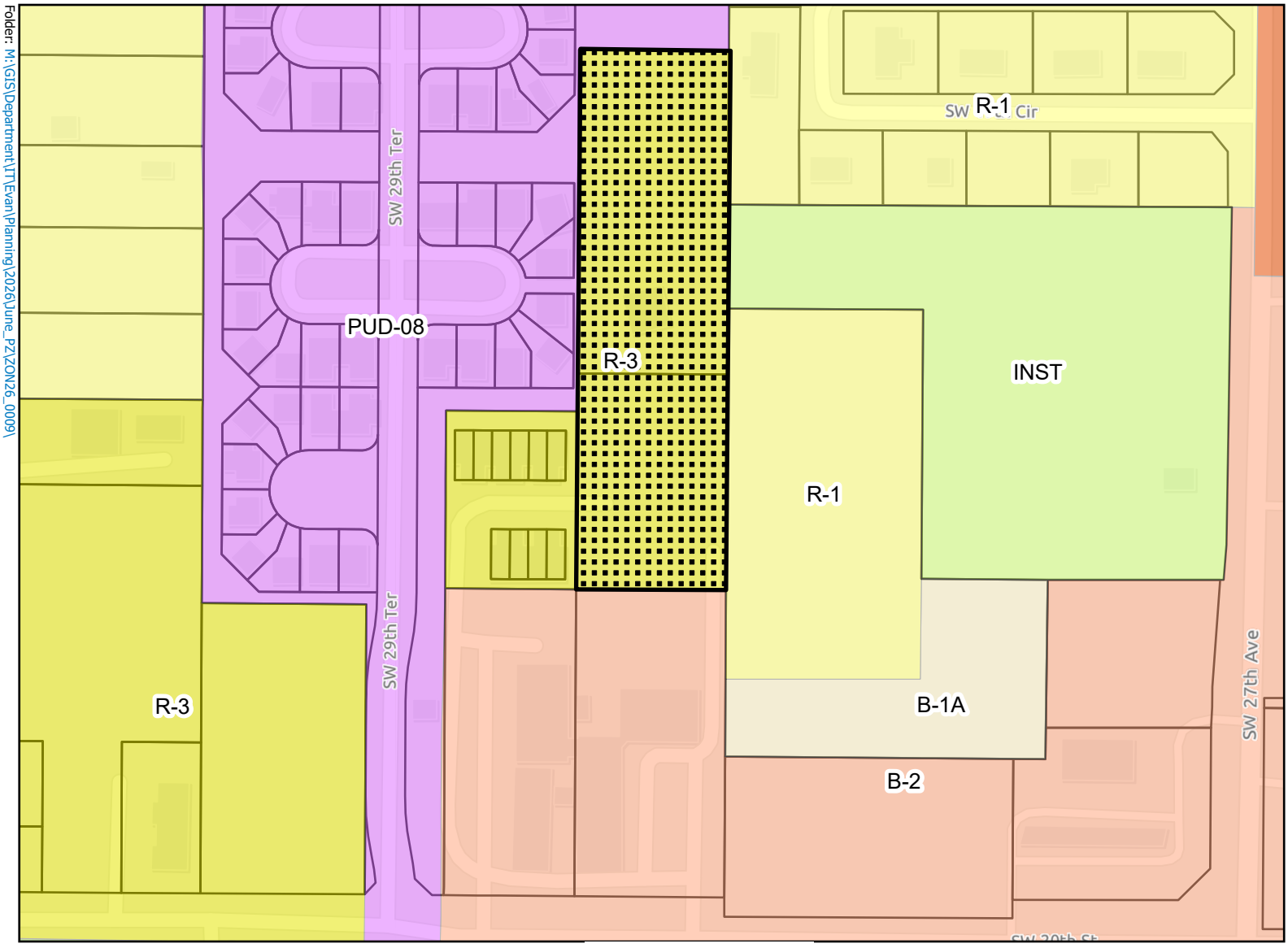

- B-1A:Limited Neighborhood Business
- B-2:Community Business
- B-4:General Business
- GU:Governmental Use
- INST:Institutional
- PUD-08:Planned Unit Development-8 Units
- R-1:Single Family Residential
- R-3:Multi-Family Residential
- SC:Shopping Center
- Parcels
- ZON26-0009

0 220 440 880 Feet

N

OCALA

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Prepared by the City of Ocala Growth Management Dept by ekrepps on 5/20/2026

File #: 2026-1467 Agenda Item #: c.

Submitted By: David Sablan

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to rezone approximately 82.10 acres for property located at 5575 SW 52nd Street (Parcel 23835-000 -00) from A-1, General Agriculture (County) to PD, Planned Development (City) (Case PD26-0001) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner/Property Owner: Ocala 52 Partners, LLC
- Agent: Tillman & Associates Engineering, LLC

Key Points:

The petitioner is requesting to rezone the subject property, approximately 82.1 acres, from A-1, General Agriculture (County) to PD, Planned Development (City) (PD6-0001). In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a mixed development program with three land uses:

- Single Family Residential (SFR) - 230 SFR units across 45.4 acres (5 Units/acre)
- Multi-Family Residential (MFR) - 360 MFR units across 20.2 Acres (17.8 Units/acre)
- Commercial - Maximum 147,000 square feet across 4.5 acres (0.75 FAR)

The applicant acquired the property in July of 2024 and is approximately 82.10 acres in size. Currently, the subject property is not located within the Ocala city limits and is within the jurisdiction of Marion County. The property has the following current Marion County designations:

- Future Land Use: High Residential (up to 8/units per acre)

- Zoning: General Agriculture (A-1)
- Current Use: Agriculture

The applicant submitted concurrent applications to annex all ±82.1 acres into the City of Ocala (ANX26-0001), and a future land use amendment to change the land use designation from High Residential (County) to Low Intensity (LUC26-0001).

Per F.S. 163.3184(2), LUC26-0001 is required to go through an expedited review process by the Florida Department of Commerce (Florida Commerce) prior to adoption by City Council. For this reason, ANX26-0001 and LUC26-0001 previously went before the Planning and Zoning Commission at a special meeting on May 26, 2026, where the Commission voted to approve the annexation and future land use amendment by a 7-0 vote. On June 2, 2026, City Council authorized City staff to transmit the proposed future land use amendment to Florida Commerce for an expedited state review in accordance with F.S. 163.3184(3).

The subject property was formerly used for the mining of earth and other minerals until approximately 2022. As a result of discontinuation of mining activities, FDEP has since issued a Release of Reclamation Obligations in recognition of reclamation activities completed since the mining activity ceased on the property. There are currently several small structures and a septic system on the property that will be required to be removed prior to any further development of the site. At the southern end of the property there is a ±6.7 acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. It is noted that the concurrently submitted zoning (PD) amendment indicates that both water bodies will be preserved and are integrated into the design of the PD as amenities and drainage retention areas.

Zoning and Land Use Details:

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

- Pursuant to Section 122-246 of the Code of Ordinances, upon annexation into the City a future land use designation must be processed at the earliest available date.
- The density and nature of the project are consistent with the proposed Low Intensity future land use, providing urban-level development of 7.16 units per acre.
- The proposed Low Intensity future land use is consistent with other Low Intensity designations within the surrounding area.

FINDINGS AND CONCLUSIONS:

- The PD proposes an overall density of 7.16 units per acre and a maximum commercial FAR of 0.75, which is consistent with the Low Intensity Future Land Use range of minimum density of 3 dwelling unit/acre and maximum of 18 dwelling units/acre, and maximum allowed commercial FAR of 0.75.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends approval with the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.

2. The existing structures and septic system must be removed from the property prior to any future development of the property.

3. Connection to city public facilities will be required upon further development of the property.

4. All permitted uses by right within the B-2, Community Business shall be permitted within the PD.

5. All roadways within the development shall be privately owned and maintained.

6. A sidewalk along SW 52nd Street shall be provided with the appropriate phases of development that occur along the roadway.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

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

ALTERNATIVE:
- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:
- Staff Report
- Case Map
- Aerial Map
- PD Plan
- PD Standards Book

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM A-1, GENERAL AGRICULTURE DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT, FOR CERTAIN PROPERTY LOCATED AT 5575 SW 52ND STREET (PARCEL 23835-000-00), APPROXIMATELY 82.10 ACRES (CASE NO. PD26-0001); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT

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

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

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

PARENT PARCEL

THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 1.5 CHAINS OF THE SW 1/4 OF SE 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2

BEIN THE WEST 1.5 CHAINS OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. ¼ OF THE S.W. 1/4 OF SECTION 33, TOWNSHPI 15 SOUTH, RANGE 21 EAST, LYING NORTH OF S.W. 52ND STREET (BEING 60 FEET RIGHT OF WAY), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECION 33; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 30, S.89°37’32”E., A DISTANCE OF 1325.81 FEET TO THE N.E. CORNER OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 33, S.00°31’25”W., A DISTANCE OF 1318.27 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33, SAID POINT ALSOBEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST BOUNDARY,ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33, S.89°48’22”E., A DISTANCE OF 99.00 FEET TO THE N.E. CORNER OF THE AFOREMENTIONED WEST 1.5 CHAINS OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 1.5 CHAINS OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33, S.00°31’26”W., A DISTANCE OF 1288.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED S.W. 52ND STREET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°54’35”W., A DISTANCE OF 99.00 FEET; THENCE N.89°54’39”W., A DISTANCE OF 1206.53 FEET TO A POINT 120 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 33; THENCE 1291.56 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.E. ¼ OF THE S.W. 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID PARALLEL LINE, ALONG SAID NORTH BOUNDARY, S.89°46’20”E., A DISTANCE OF 1206.16 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 38.66 ACRES, MORE OR LESS.

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

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

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

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

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

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

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

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

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

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

Rezoning Staff Report

Case No. PD26-0001
Planning & Zoning Commission: June 8, 2026
City Council (1st Reading): July 7, 2026
City Council (Adoption): August 4, 2026

Applicant:	Ocala 52 Partners, LLC
Property Owner:	Ocala 52 Partners, LLC
Project Planner:	David Sablan, Planner II
Amendment Request:	Rezone from A-1, General Agriculture (County), to PD, Planned Development (City) with associated PD Plan and Standards Book

Parcel Information

Acres:	±82.1 acres
Parcel(s)#:	23835-000-00
Location:	5575 SW 52nd Street
Existing use:	Undeveloped (former Quarry)
Future Land Use Designation:	Low Intensity (Pending)
Zoning Designation:	A-1, General Agriculture (County)
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	N/A

Figure 1. Aerial Map

Section 1 - Applicant Request

The applicant is requesting to rezone a ±82.1-acre parcel, from A-1, General Agriculture (County) to PD, Planned Development (City). In conjunction with the rezoning request the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a mixed-use development program. The applicant submitted concurrent applications to annex all ±82.1 acres into the City of Ocala (ANX26-0001), and a future land use map amendment to change the land use designation from High Residential (County) to Low Intensity (LUC26-0001).

Per F.S. 163.3184(2), LUC26-0001 is required to go through an expedited review process of the land use map amendment by the Florida Department of Commerce (Florida Commerce) prior to adoption by City Council. For this reason, ANX26-0001 and LUC26-0001 previously went before the Planning and Zoning Commission at a special meeting on May 26, 2026, where the Commission voted to approve the annexation and future land use amendment by a 7-0 vote. On June 2, 2026, City Council authorized City staff to transmit the proposed future land use map amendment to Florida Commerce for an expedited state review in accordance with F.S. 163.3184(3).

Section 2 - Background Information

The subject property, identified as Parcel 23835-000-00, consists of an approximate 82.1 acres and is generally located within the 5500 block of SW 52nd Street. The property is currently within the jurisdiction of Marion County and shares its northern border with the existing Fore Ranch Planned Unit Development and Hunt Club at Fox Point neighborhood, both of which are located within City of Ocala jurisdiction. The current Marion County zoning designation and the pending City Future Land Use of the property are:

Zoning: **A-1, General Agriculture (County)**, The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning district in the Urban Area may be used for agriculture until it is rezoned to another permitted district.

Future Land Use: **Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 and maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

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

Marion County Property Appraiser records (Book 2024, Page 1930) indicate that an agreement was entered into between G.W. O'Neal to White Construction Company, Inc. in April 1994 for exclusive mining rights of earth and minerals from the subject property. The agreement states that the property had been used for mining and removal of earth and minerals in the past, but no records are available to indicate the date of which this mining began. Staff believes mining operations began as early as the 1960s and continued until approximately 2022. Under Florida Statutes (F.S.) Chapter 378, the cessation of mining operations triggers land reclamation obligations to protect the public's health, safety, and welfare, the protection of the state's environment, and the subsequent beneficial use of the disturbed and reclaimed land. In October 2022, the Florida Department of Environmental Protection (FDEP) issued a Release of Reclamation Obligations in recognition of reclamation activities completed on the property.

Several small structures and a septic system currently exist on the property that will be required to be removed when the property is developed. At the southern end of the property there is a ±6.7-acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. Both water bodies will be preserved and are integrated into the design of the PD.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-04, Planned Unit Development	Fore Ranch PUD
East	High Residential (County)	A-1, General Agriculture (County)	Large lot SFR & Undeveloped
South	High Residential (County)	A-1, General Agriculture (County)	Undeveloped
West	Neighborhood (City) Medium Residential (County)	No Zoning A-1, General Agriculture (County)	Hunt Club at Fox Point Large lot SFR & Undeveloped

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from A-1, General Agriculture, to PD, Planned Development, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Regulations, and the established neighborhood development pattern.

Proposed PD Plan and Standards:

The PD Plan and Standards book proposes new general land use categories, development standards, project access, deviations from typical code requirements, and architectural standards. The general land uses proposed include a mix of uses and density/intensity which include Single-Family Residential (SFR), Multi-Family Residential (MFR), and Commercial (COM).

Access is proposed to the property at two points off of SW 52nd Street, located near the eastern and western boundaries of the property approximately 0.25 miles apart. Consistent with the annexation case that provided a fiscal impact analysis; the internal circulation for the PD will be private roads. Collector roads are proposed to be between 60-feet and 100-feet wide while local roads will be 40-feet wide. The PD proposes some form of property owners association or homeowners association to manage the private road network associated with the future development.

Neighborhood Meeting:

A neighborhood meeting was held in December 2025, with the applicant and agent providing

information regarding the proposed development and nearby residents asking questions pertaining to annexation from county into city, project timeline, configuration of uses, lot sizes, buffers, and traffic.

Consistency with Comprehensive Plan:

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

1. *Future Land Use Element Policy 6.3: Low-Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.*
   The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of- way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non- residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.
   The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR. Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment- generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

- The combined density of all residential housing types is 7.16 units per acre, which is within the permitted range of a minimum 3 units per acre and a maximum 18 units per acre of the requested Low Intensity future land use category.
- The Commercial sub-area will not exceed an FAR of 0.75, which is the maximum FAR allowed within the Low Intensity future land use category. The maximum allowed floor area is 147,000 square feet within the 4.5-acre Commercial sub-area.
- The PD Plan and Standards Book proposes a mixed-use development with transportation facilities for both automobile and pedestrian circulation consistent with the intention of the Low Intensity FLU.

Consistency with Land Development Regulations:

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

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum*

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

Staff Comment:

(1) The subject property contains approximately 82.1 acres, of that 70.1 acres are developable with the remainder being occupied by water features resultant from prior mining activities;

(2) the PD is proposed to be a mix of three uses: single-family residential (65%), multi-family residential (29%), and commercial (6%); and

(3) has more than 100 feet of frontage on public roadway along SW 52nd Street.

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

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

Staff Comment:

The PD zoning district is a permitted district within the subject property's requested Low Intensity Future Land Use category. The PD Plan and Standards book proposes allowing all uses permitted by right in the B-2, Community Business district be permitted within the Commercial sub-area. The B-2 district is also a permitted district within the Low Intensity Future Land Use category.

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

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

Staff Comment: The PD Plan depicts that the subject property will be accessed by internal collector roads at two points off of SW 52nd Street along the southern boundary of the property. Each internal collector road will provide access to the different sub-areas, where private local roads will provide internal circulation.

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

Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with section 122-260.

(3) Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must

be effectively screened, and thereby may be excluded from this requirement.

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

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

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

Staff Comment: The PD plan indicates that a minimum of 43% of the development will be preserved as open space (approximately 35.34 acres). Additionally, approximately 8% of the open space is proposed to be aggregate open space (2.87 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD. The applicant is proposing to utilize and activate existing water features as part of the aggregate open space.

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: Aggregate open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 35.34-acres, with proposed aggregate open space calculated at 2.87-acres.

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: Open space shall be clustered into usable recreation areas for residents and reviewed as part of the subdivision plan process. Compliance will be confirmed at time of future development. The PD Plan indicates the general location and anticipated size of the clustered open space, which counts towards the aggregate and overall open space requirements.

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

Staff Comment: The proposed PD is a mixed-use project and maintaining 43% of the total gross acreage (35.34 acres) for open space with at least 2.87 acres usable in aggregate form. The minimum requirement of 25% total gross open space acreage is exceeded by 18% and

the total required for a single-use residential PD is 40%, which is also being exceed by the proposed PD development standards and plan.

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

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

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

Staff Comment: The PD Plan proposes for each land use area to be developed as different phases. The timing and order of phasing will be determined when final development plans are submitted and formally reviewed.

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

Staff Comment: Subsequent to PD approval by City Council, the conceptual subdivision may be submitted for review.

(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: Site plan review shall occur as required with a designated phase of the development. Portions of the development may only be subject to subdivision requirements.

(9) Development. A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7),(8) and (9) and 122-918(a)(l).

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

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

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development, with the exception of sanitary sewer lines. The closest connection is through the Fore Ranch subdivision north of the subject property.

Variations from Code of Ordinances

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

1. *Section 122-286 – Lot requirements.*

   The PD Standards book proposes minimum lot widths of 40-feet for SFR lots and 20-feet for MFR lots. The smallest minimum lot width for R-1 zones is 60-feet in the R-1AA zone, the minimum lot width in the R-3 zone is 100-feet.

2. *Section 114-95 – Block length*

   The PD Standards Book proposes block lengths between a minimum of 199-feet long and 1,050-feet long. The City's Subdivision Design Standards restricts block length to a minimum of 300-feet and a maximum of 600-feet.

3. *Section 114-92(b) & (c) – Sidewalks*

   The PD Standards Book proposes constructing sidewalks on only one side of internal local streets and deferring construction of sidewalks along SW 52nd Street until such a time the City Ocala deems necessary. The City's Subdivision Design Standards requires sidewalks on both sides of all internal streets and that sidewalks be installed on at least the project side of adjacent exterior streets.

4. *Section 114-91 (m) & (n)*

   The PD Plan and Standards Book proposes private 40-foot wide ROW for local internal streets. The Subdivision Design Standards require minimum 50-foot wide ROW for minor local streets and private streets must be approved by City Council.

Staff Comment:

The requested deviations from code allow for a more compact and efficient development that afford flexibility in lot design and street layout.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	A-1, General Agriculture (County)	The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.	150-feet	50-feet
Proposed	PD, Planned Development	Development of 230 single-family residential lots, 360 multi-family units, and up to 147,000 square feet of commercial.	20-feet	35 to 50-feet

Staff Comment:

The rezoning of the property to PD will establish a mix of land uses and density/intensity with development standards through the adoption of the PD Plan and Standards Book.

Section 4 - Level of Service (LOS) Analysis

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

The purpose of this analysis is to identify any potential issues with the city's ability to provide public services to the property to be annexed. The specific services to provide will need to be further evaluated at the time of future development or connection to city services. Currently, the area is not supported by City sanitary sewer service. The nearest connection point resides within the Fore Ranch development north of the subject property. The comprehensive plan sanitary sewer sub element includes policy 2.7, requiring connection, unless the nearest available sewer connections is greater than one-eighth mile from the property. Sewer lines are not located within the right-of-way of SW 52nd Street and the connection point is not within one-eighth of a mile of the property. Development of the subject property will necessitate connection to City public facilities including sanitary sewer.

The following LOS information is provided to indicate available and remaining capacity for required public facilities (those facilities identified in the Comprehensive Plan, Capital Improvement Element Objective 1). As necessary, the analysis may utilize population per household estimates as established by the Florida Bureau of Economic and Business Research (BEBR). The most recent (2025) estimates indicate an average population per household at 2.33 people for Marion County.

Transportation: The subject property has frontage along SW 52nd Street, which connects to SW 60th Avenue to the west. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The concurrent PD Plan indicates a maximum of 590 new dwelling units and 147,000 square-feet of commercial development are proposed; a traffic study will be required at the time development is formally reviewed.

Table 3: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 60th Ave From: SR 200 To: SW 43rd St Rd	4	45	Arterial	E	35,820	18,300	C

Potable Water: The project is within the City's active service area and service is available. A City water main runs along SW 52nd Street in front of the property. Connections will be determined during the site plan or subdivision review and approval process.

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

Sanitary Sewer: The project is within the City's active service area, however service is not available as there are no existing sanitary sewer lines accessible from the right-of-way directly adjacent to the site. The nearest existing publicly accessible sanitary sewer line is a force main line on SW 50th Ct, approximately 1,875 feet east of the eastern boundary of the project. The extension of City sanitary sewer lines and connections will be determined during the site or subdivision review and approval process.

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

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) 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 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

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

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

Schools: The subject property is serviced by Saddlewood Elementary (operating at 96% capacity), Liberty Middle (operating at 93.34% capacity) and West Port High School (operating at 117.22% capacity). The Planned Development Plan may generate up to 75 additional Elementary School-aged students, up to 30 additional Middle School-aged students, and up to 41 additional High School-aged students. West Port High School is over capacity and will require payment of school concurrency fees as appropriate during the development review process. However, a new high school will open in 2026 that will allow for redistribution of students.

Table 4: Student Generation:

PD26-0001 Scenario					
School Level	**MFR Student Generation Rate**	**SFR Student Generation Rate**	**MFR Units 360**	**SFR Units 230**	**Total**
Elementary	0.137	0.107	50	25	**75**
Middle	0.055	0.043	20	10	**30**
High	0.066	0.071	24	17	**41**

Other Public Facilities:

Electric: The subject property is not in the Ocala Electric Utility service territory. The project will be serviced by Sumter Electric.

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

Stormwater: Due to the prior mining use, there are several low spots on the subject property within the AE FEMA Flood Zones. The concurrent PD Plan indicates that these areas will be incorporated into the amenity and drainage retention areas which service the property. For any future development, 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.

Fire Service: Ocala Fire Rescue Station #6 is located approximately 0.33 miles from the subject property, at 5220 SW 50th Court, which is within the desired industry standard of 1.5 miles for fire service.

Summary Staff Comments:

The subject property is adjacent to City Limits. Additionally, annexation will provide the city with jurisdiction and oversight for any future development of the property. Having direct decision-making authority over development will help the city ensure compatible and appropriate urban development. Further, the annexation and future development will promote the connection to city utilities, providing additional revenue to maintain public facilities.

Section 5 - Staff Findings and Recommendation

- The PD proposes an overall density of 7.16 units per acre and a maximum commercial FAR of 0.75, which is consistent with the Low Intensity Future Land Use range of minimum density of 3 dwelling unit/acre and maximum of 18 dwelling units/acre, and maximum allowed commercial FAR of 0.75.
- The proposed rezoning is consistent with existing land uses, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment. Connection to sanitary sewer is possible through the Fore Ranch subdivision to the north of the subject property.

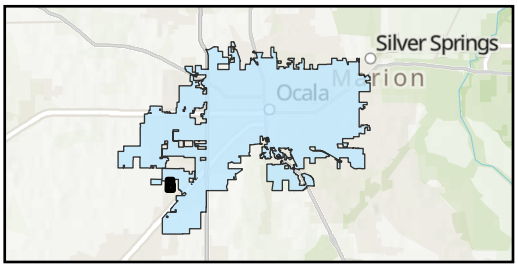
Staff Recommendation: Approval of PD26-0001 with conditions

Staff recommends approval with the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.
2. The existing structures and septic system must be removed from the property prior to any future development of the property.
3. Connection to city public facilities will be required upon further development of the property.
4. All permitted uses by right within the B-2, Community Business shall be permitted within the PD.
5. All roadways within the development shall be privately owned and maintained.

6. A sidewalk along SW 52nd Street shall be provided with the appropriate phases of development that occur along the roadway.

CASE MAP

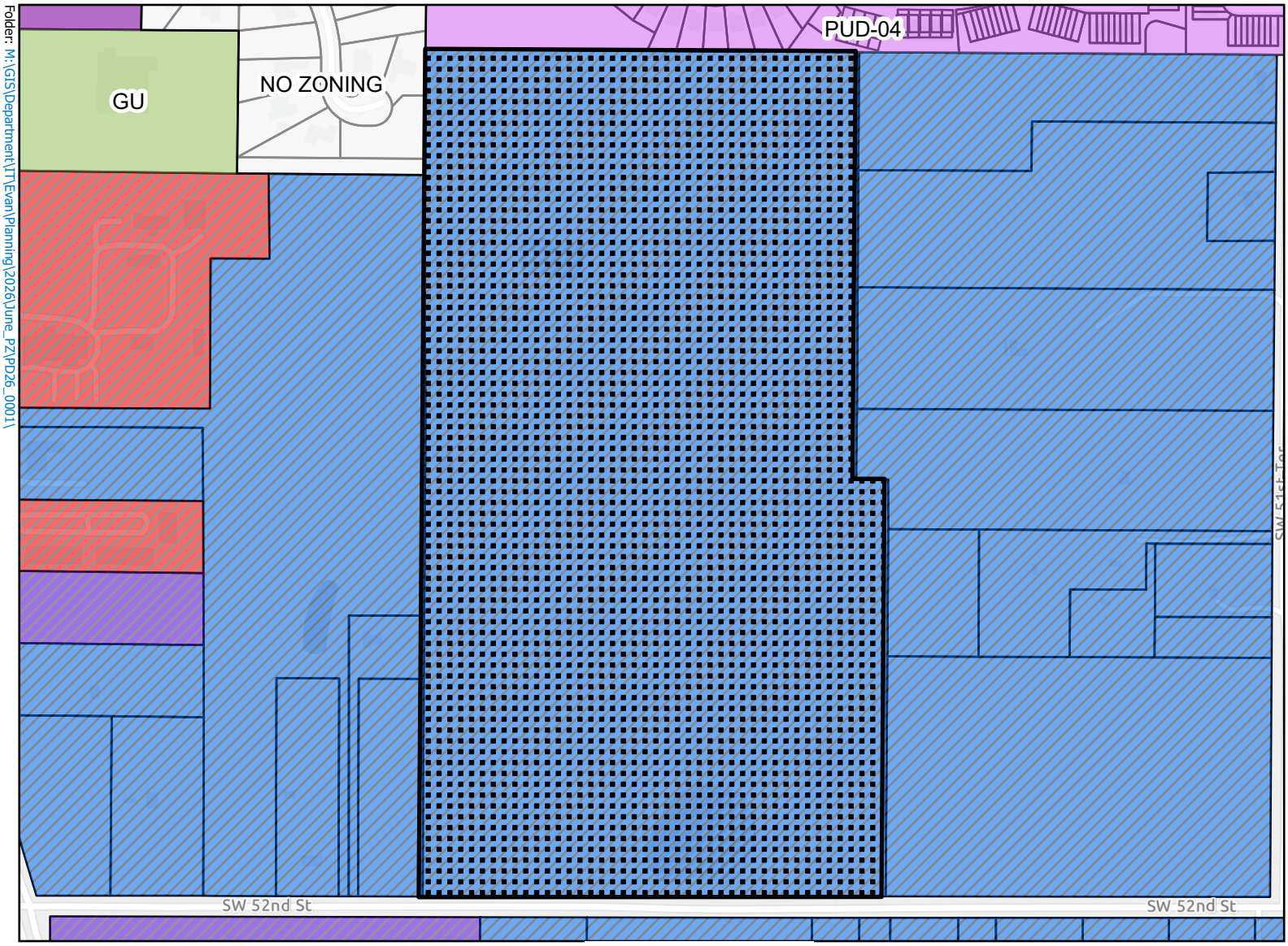


Case Number: PD26-0001

Parcel: 23835-000-00

Property Size: Approximately 82.1 Acres
Land Use Designation: County HR
Zoning: County A-1, General Agriculture

Proposal: Request for annexation to develop a mixed-use project



GU:Governmental Use
PUD-04:Planned Unit Development-4 Units
Planned Development
R-3:Multi-Family Residential
NO ZONING
A-1, General Agriculture (county)
B-2, Community Business (county)
PUD, Planned Unit Development (county)
Parcels
PD26-0001

0 500 1,000 2,000 Feet

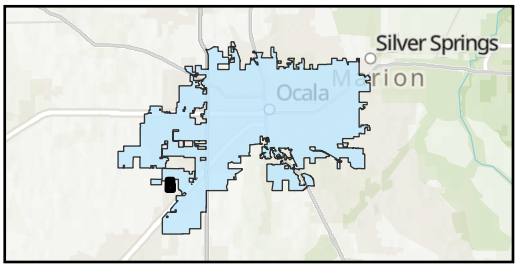
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dep t by ekrepps on 5/21/2026

AERIAL MAP



Case Number: PD26-0001

Parcel: 23835-000-00

Property Size: Approximately 82.1 Acres
Land Use Designation: County HR
Zoning: County A-1, General Agriculture

Proposal: Request for annexation to develop a mixed-use project

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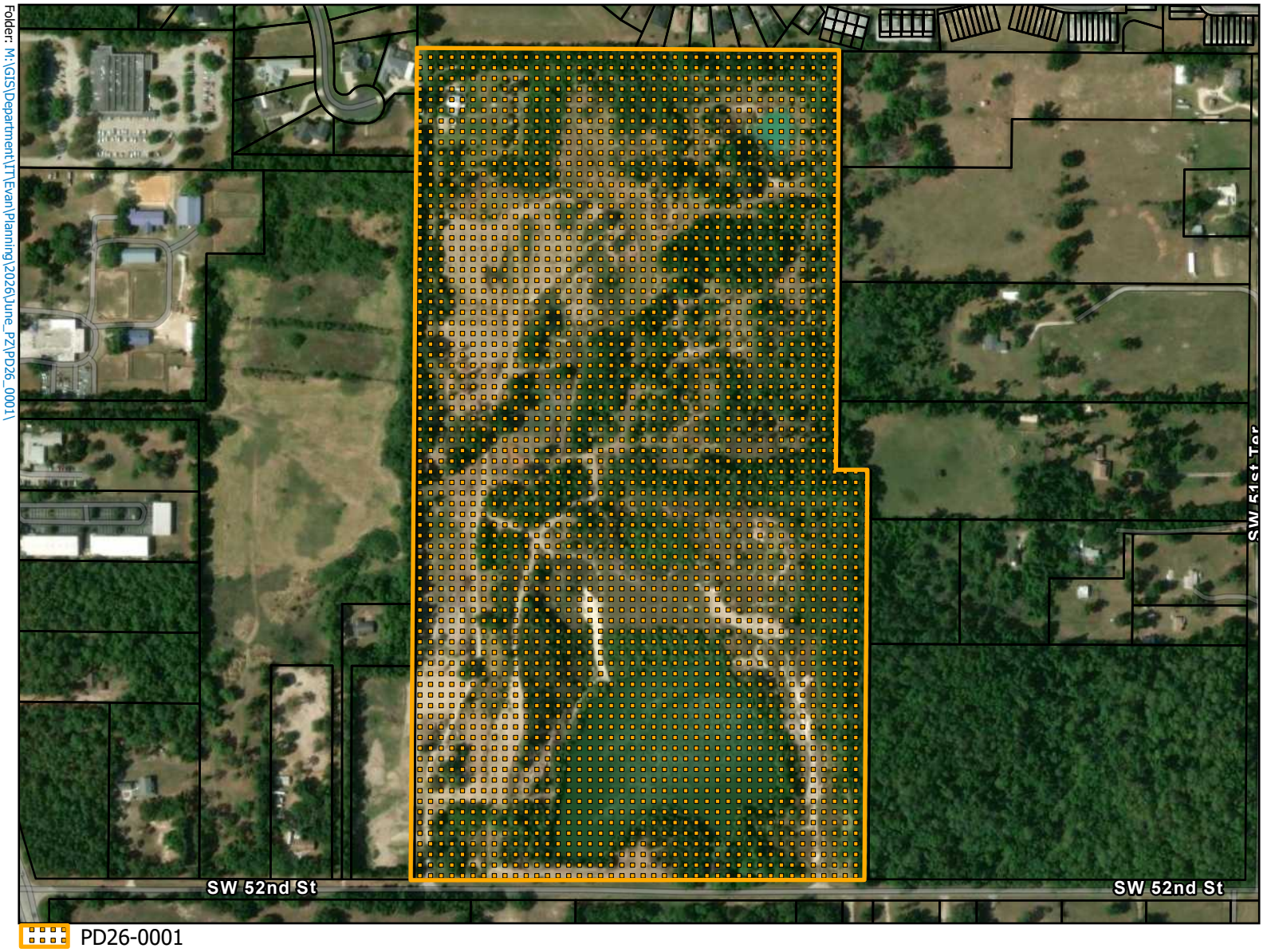


PD26-0001

Parcels

0 500 1,000 2,000 Feet

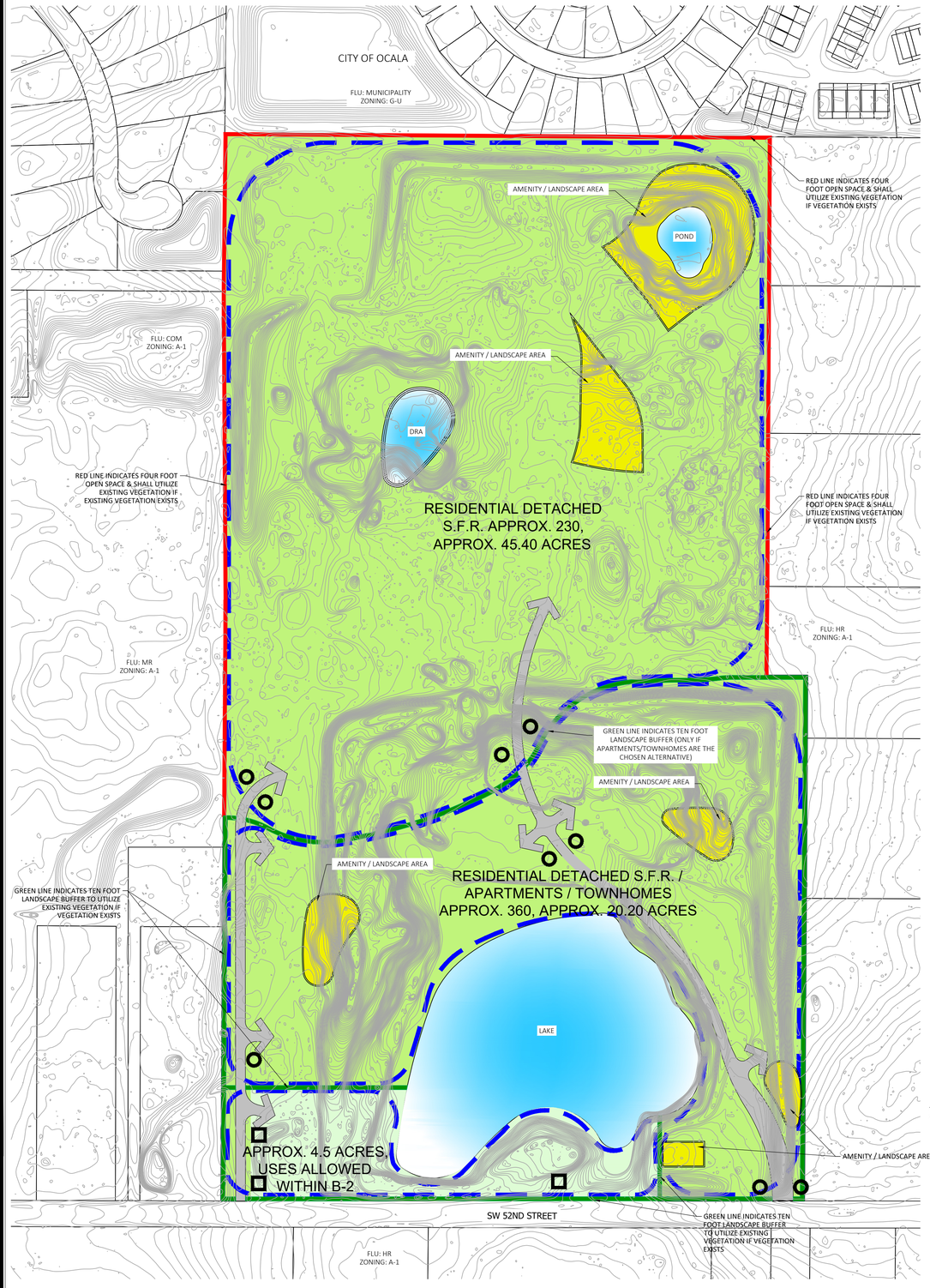
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dep

by ekrepps on 5/21/2026



SITE DATA TABLE

OWNER/DEVELOPER:
OCALA 52 PARTNERS, LLC.
PO BOX 8388
FLEMING ISLAND, FL 32006-0011
PH: (904) 509-2255

PARCEL: 23835-000-00

PROJECT AREA:
TOTAL = 82.10 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: HR (COUNTY)
EXISTING ZONING: A-1 (COUNTY)
PROPOSED FUTURE LAND USE: LOW INTENSITY
PROPOSED ZONING: PD (CITY)

REQUIRED:

OPEN SPACE	20.52 ± AC. (25% of 82.10 Ac)
AGGREGATE OPEN SPACE:	2.05 ± AC. (10% of 20.52 Ac)

PROPOSED:

OPEN SPACE:	30.74 ± AC.
AGGREGATE OPEN SPACE:	2.87 ± AC.
BUFFERS:	1.73 ± AC.
TOTAL AS SHOWN:	35.34 ± AC. (43% of 82.10 Ac)

DENSITY:

RESIDENTIAL (77.60 AC) - MINIMUM DENSITY REQUIRED:	232 UNITS 3 UNITS / ACRE
RESIDENTIAL (77.60 AC) - MAXIMUM DENSITY ALLOWED:	1,396 UNITS 18 UNITS / ACRE

PROPOSED NOT TO EXCEED 590 UNITS TOTAL

COMMERCIAL AREA (APPROX. 4.50 AC): LIMITED TO B-2 USES AND DEVELOPMENT STANDARDS. (FAR NOT TO EXCEED 0.75 AND SQUARE FOOTAGE NOT TO EXCEED 147,000 SF.)

N

0' 150' 300'

SCALE IN FEET
1" = 150'

NOTES:

1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 40' - 80' RIGHT-OF-WAY WIDTH TOGETHER WITH 10' UTILITY EASEMENT.
3. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
5. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA LAND DEVELOPMENT CODE.
6. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
7. WATER/ SEWER UTILITIES PROVIDED BY THE CITY OF OCALA UTILITIES DEPARTMENT.
8. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
9. ACCESSORY STRUCTURES SHALL CONFORM TO THE BUILDING SETBACKS AS ALLOWED IN RESIDENTIAL ZONING.
10. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT.
11. PROPOSED TO BE ANNEXED INTO THE CITY OF OCALA.

GENERAL NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE CITY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE CITY OF OCALA LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
4. THIS PROJECT MAY BE PLATTED AS FEE-SIMPLE LOTS.
5. THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X AND AE BASED ON FEMA MAP 12083C0514E.
6. PROPERTY LOCATED IN SECONDARY SPRINGS PROTECTION ZONE.
7. LANDSCAPE PLANS (TREE PRESERVATION & MITIGATION) WILL BE CONTEMPLATED IN THE IMPROVEMENT PLAN STAGE OF THIS DEVELOPMENT

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT HOA/POA .

ARCHITECTURAL STYLE

NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

APARTMENTS TYPICAL SETBACKS

APARTMENTS MINIMUM BUILDING SETBACKS:

BUILDING SEPARATION -	30' MIN.
BUILDING SETBACK FROM E.O.P. -	15' MIN.
BUILDING HEIGHT-	50' MAX.
BUILDING SETBACK FROM PERIMETER -	25' MIN.

INGRESS/EGRESS EASEMENT - 30' + 10' UTILITY EASEMENT TWO SIDES

COMMERCIAL:

DEVELOPMENT TO OCCUR AS COMPLIANT TO B-2 / B-2 A DEVELOPMENT STANDARDS.

SIGN LOCATIONS:

COMMERCIAL SIGN

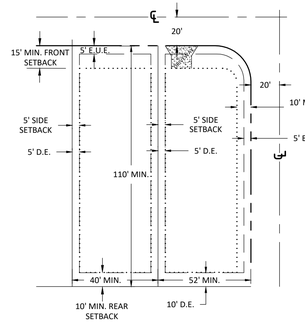
RESIDENTIAL SIGN

*SIGN LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE

AM AND PM PEAK HOUR TRIPS

ITE 210 (230 UNITS):	AM = 168 TRIPS PM = 226 TRIPS
ITE 221 (360 UNITS):	AM = 120 TRIPS PM = 152 TRIPS
ITE 820 (100,000 SF):	AM = 202 TRIPS PM = 543 TRIPS
ITE 931 (47,000 SF):	AM = 34 TRIPS PM = 367 TRIPS

VICINITY MAP
SCALE: 1" = 2000'

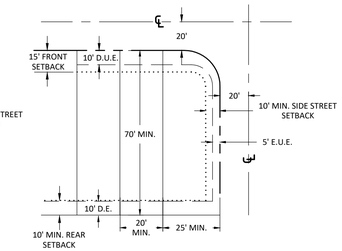


S.F.R. TYPICAL LOT DETAIL

N.T.S

S.F.R. MINIMUM BUILDING LOT LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	5' MIN. (5') ACCESSORY
SIDE STREET -	10' MIN. (5') ACCESSORY
BUILDING HEIGHT -	35' MAX.



TOWNHOMES TYPICAL LOT DETAIL

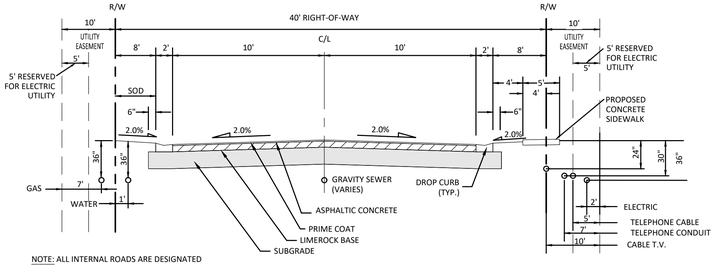
N.T.S

TOWNHOMES MINIMUM BUILDING LOT LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	0'
SIDE STREET -	10'
BUILDING HEIGHT -	35' MAX.

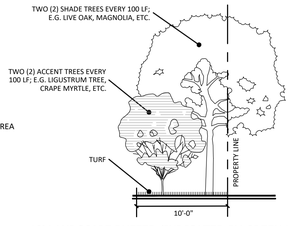
TOWNHOMES MINIMUM BUILDING PROPERTY LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	10' MIN.
SIDE STREET -	10'
BUILDING HEIGHT -	35' MAX.



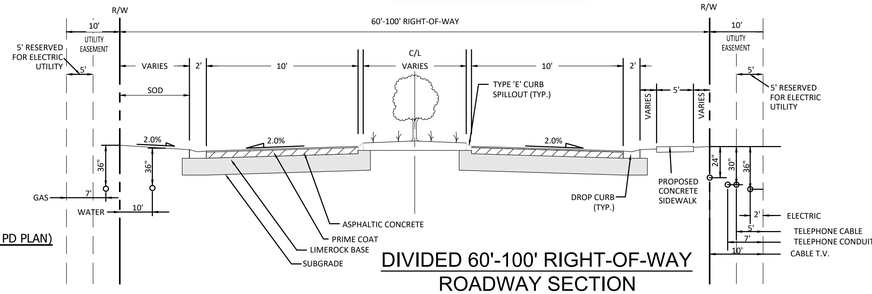
NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION



10' LANDSCAPE BUFFER (INDICATED BY GREEN LINE ON PD PLAN)

BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO (2) SHADE TREES AND TWO (2) ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.



NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

DIVIDED 60'-100' RIGHT-OF-WAY ROADWAY SECTION

N.T.S

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

REVISIONS

DATE

OCALA 52 PARTNERS
CITY OF OCALA, FLORIDA

BUBBLE DIAGRAM

DATE 01/20/2026
DRAWN BY SM
CHKD. BY JH
JOB NO. 25-0119

SHT. 1

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Ocala 52 Partners

PD Standards

Prepared For:

Ocala 52 Partners, LLC

Prepared: January 2026
Revised: April 2026

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering . Environmental . GIS . Land Planning . Landscape Architecture
1720 SE 16th Ave, Bldg. 100 Ocala, Fl 34471
Phone: 352.387.4540 Fax: 352.387.4545
www.tillmaneng.com

2026

Tillman & Associates
ENGINEERING, LLC.

Tillman & Associates ENGINEERING, LLC.

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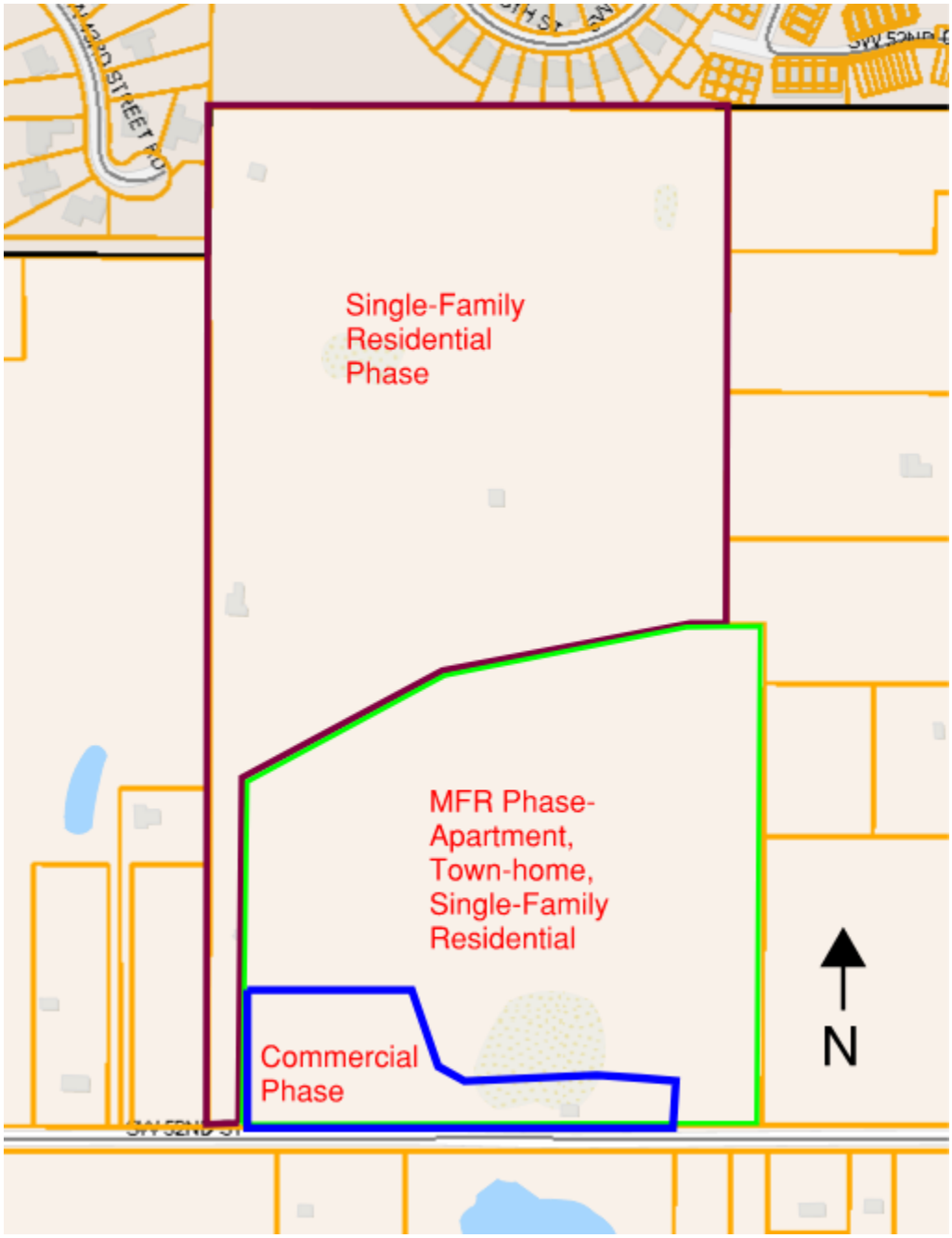
Phasing:


Single-Family
Residential
Phase
MFR Phase-
Apartment,
Town-home,
Single-Family
Residential
Commercial
Phase
N

Introduction:

The Ocala 52 Partners, LLC Planned Development (PD) comprises approximately 82.10 +/- acres formerly in the unincorporated area of Marion County. An application has been filed to annex into the City of Ocala. It is located at 5575 SW 52nd Street. The property is located within an area that is adjacent to residential and agriculturally zoned parcels. This site was formerly a mining operation but has since ceased to operate as a mine for some time. The adopted land use of low intensity supports the goals defined in the City's Comprehensive Plan. The PD Plan for Ocala 52 Partners, LLC provides a guideline for the development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

These Standards serve as the foundation for the planning 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 Ocala 52 Partners, LLC 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 Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area. The PD Plan identifies and graphically depicts the proposed development and provides the land uses and density/intensity envisioned within each area. The phase uses have been noted in Table 1 to further identify respective design standards and other guiding principles.

The Development Standards may be amended by the Applicant and/or their designee, 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, and the City's overall vision for the area. The PD Plan provides sustainable land use which is 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 Future Land Use classification of the city's adopted Comprehensive Plan. The project will be designed to provide compatibility with adjacent properties and land uses transitions between land uses.

Table 1: Ocala 52 Partners Land Use Classification

Land Use	Intent
SFR - Single-Family Residential	Detached Residential lots
MFR - Multi-Family Residential	Townhomes, Apartments, and/or Detached Residential lots
COM - Commercial	The following uses as allowed within B-2: ***General Retail***: Bakery Store, Drugstore, Electronics Store, Furniture Store, Grocery Store, Hardware Store, Home Decorating Store, Pharmacy, Roadside Fruit and Vegetable Sales, Specialty Retail Store, Used Merchandise Store. ***Service Uses:*** General Business Service, Parking Lot, Security System Services. ***Eating or Drinking Establishment:*** Alcoholic Beverage Establishment (on & off premises consumption), Fast Food Restaurant, Restaurant (enclosed) optional drive through window as an accessory use. ***Hospitality and Tourism:*** Antique Gallery/ Art Gallery/ Museum. ***Office Use:*** Commercial Photography, Computer Maintenance and Repair, Financial Institution, Photocopying and Duplicating service, Photofinishing laboratory, Prepackaged software services, Print Shop, Professional and Business Office. ***Personal Services:*** Hairstyling shop, Coin operated laundry and dry cleaning, mini-warehouses, Beauty Salon, Massage Parlor, Automobile cleaning and detail service. ***Community Service:*** Church/place of worship, Day care facility, Private Club. ***Recreational Use:*** Commercial Recreation indoor, Dance/art/music studio, Physical Fitness Center, Recreation Facility indoor, Park/Open space area. ***Health Care:*** Medical and Dental Offices, Professional Offices (real estate, Attorney, Architect, Engineer, etc.), Small animal Veterinarian office. Indoor Microbrewery/micro distillery. ***Residential:*** Attached residents as an accessory to a business. May be above the commercial structure or attached to commercial structure.

Overall Guiding Principles:

The Ocala 52 Partners, LLC PD consists of residential uses ranging from single-family to multi-family apartments. The south boundary along SW 52nd Street will have commercial land uses that include uses allowed in the B-2 which includes retail, restaurant, medical, or professional offices. Refer to Table 1 above for available uses. Each phase within the PD will develop into a safe, attractive, sustainable, connected, and economically viable destination. The following specifications are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- The images shown on pages 12-15 of this document are merely examples and are for visual representation only.
- Architectural style shall be cohesive in nature for each use within the development.
- Buildings shall include architectural features that provide visual interest, break up aesthetically similar areas, and recognize local character. Predominant exterior building materials shall be compatible with materials used by surrounding properties, including but not limited to brick, wood, sandstone, and other types of stone and textured concrete masonry units.
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, including primary colors.
- 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.
- Building designs within individual developments or sub-Pods 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, pedestrian, and transit where applicable.
- 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 and A/C condensers, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping as required per code.
- 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 20 feet in height;

pedestrian level lighting should generally not exceed 15 feet in height. Light fixtures may allow for additional elements such as noncommercial banners or hanging planters. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

- Commercial development shall comply with Division 29 Chapter 122. Compliance shall be demonstrated at the time of site plan submittal.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorist.
- Street lights shall have uniform motif and finish to provide continuity throughout the site.
- Light fixtures shall not exceed the following heights:
  - Parking lots - 30 feet
  - Pedestrians -20 feet
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination.
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures.
- Promote use of “dark sky” principles and practices.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 16 or amenities of equivalent value to future residents. Proposed uses such as but not limited to shall include pickle ball courts, playground equipment, covered pavilion, dog park, walking trails that enhance the existing features on site.

Landscape

- Plants shall be Florida No. 1.
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers.
- Drought tolerant plants are encouraged.
- Promote low-use irrigation.
- Landscape materials that are problematic invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.

- Landscape Plans, including Tree Mitigation and Tree Preservation, to be provided at time of improvement plan submittal.

Development Standards:

The Ocala 52 Partners, LLC PD is intended to provide flexibility in design while meeting the City's intent for development of the area. The Ocala 52 Partners, LLC 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 in accordance with the City's land development regulations, providing the total densities and intensities included in the PD Plan are not exceeded. The Ocala 52 Partners, LLC PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts existing adjoining residential uses.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards conflict with the requirements of the Land Development Regulations, then normal code requirements will apply. ***These standards deviate from normal requirements.***

Tillman & Associates ENGINEERING, LLC.

Table 2-1: Development Standards

Standard	Requirement
Lot Size and setbacks*	**See Development Table Below**
Accessory structures*	Auxiliary uses such as but not limited to AC/HVAC units, generators, gas tanks, condensers, backflow preventors, and other utilities and services shall be allowed to encroach into setbacks. This deviates from Section 122-252 & 122-254.
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	See Signage plans on pages 19-22 for further details.
Buffers	See cross section on page 18 for further details. Shall comply with Sec. 122-260 (1), (2), (4), (9), and (10).
Open Space	There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in a mixed-use PD project. 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 (Sec. 122-942(a)(4)(d)).
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials. Refer to the included Architectural Styles for Single-Family Residence, Townhomes Residence, and Apartments as examples of residential materials.
Access	Project shall provide at least two accesses to public or private road as generally illustrated on the PD Plan.
Residential Blocks*	Residential blocks required to be between 300'-600' in length. LDR Sec 114-95 (b). Residential blocks may range from 199'-1,050' in length.
Sidewalks*	Sidewalks are being constructed on one side of internal streets. Sidewalk to be deferred for construction along SW 52nd Street until such time the City of Ocala deems necessary to install. This is deviating from Sec. 114-92 (b) (c) (d).
Streets*	Refer to cross-section provided on page 17 below. This is deviating from 114-91 (m) (n). Requesting private road status with 40' min. width ROW.

Unified Control	The project area is currently under single ownership. All roads and DRAs shall be private and maintained by an established POA or HOA.
Landscape, and Tree Mitigation*	Landscape & Tree Mitigation plan to be deferred to Improvement Plan submittal. Section 122-943(a) (12) (13) requires submittal at PD.

Table 2-2: Development Standards

Proposed Uses	
Category	Uses
COM	B-2 (Community Business District) uses
SFR	Residential Lots
MFR	Townhomes
APT	Apartments
ACCESSORY	Commercial to consist of storage/ maintenance buildings. Residential to consist of similar uses as allowed in section 122-254 of the Code. Accessory uses may be permitted in rear or side yard provided setbacks are met. No accessory dwelling units such as a guest cottage is being proposed.

PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE		MINIMUM LOT			MINIMUM SETBACKS						MAX HEIGHT
		WIDTH	DEPTH	AREA	FRONT	REAR	SIDE/CORNER	BUILDING SEPARATION	SETBACK FROM EOP	SETBACK FROM PERIMETER	
COM	PRINCIPLE	N/A	N/A	N/A	N/A	N/A	N/A	30'	N/A	25'	50'
	ACCESSORY	N/A	N/A	N/A	N/A	5'	5'/5'	N/A	N/A	N/A	30'
SFR	PRINCIPLE	40'	110'	4,400 SF	15'	10'	5'/10'	N/A	N/A	N/A	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'
APT	PRINCIPLE	N/A	N/A	N/A	N/A	N/A	N/A	30'	N/A	25'	50'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	30'
MFR - TOWNHOMES (FEE SIMPLE)	PRINCIPLE	20'	70'	1,400' SF	15'	10'	0'/10'	N/A	N/A	N/A	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'
MFR - TOWNHOMES (RENTAL)	PRINCIPLE	20'	70'	1,400 SF	15'	10'	0'/10'	30'	15'	25'	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'

Commercial- Intensity (Min and Max FAR)	0.0 (Min.); .75 (Max.) - Commercial Area not to exceed 147,000 SF.
SFR Detached- Density (Min and Max per GA)	3 DU/ per Gross Acre; 18 DU/ per Gross Acre – Residential not to exceed 8 units per acre.
Multi-family/Townhomes/Apartments Density (Min and Max GA)	3 DU/ per Gross Acre; 18 DU/ per Gross Acre – Multi- Family not to exceed 18 units per acre.

Architectural Styles: Single Family Residence

Single Story

Two Story

Interior Design

Townhomes (fee-simple or rentals)

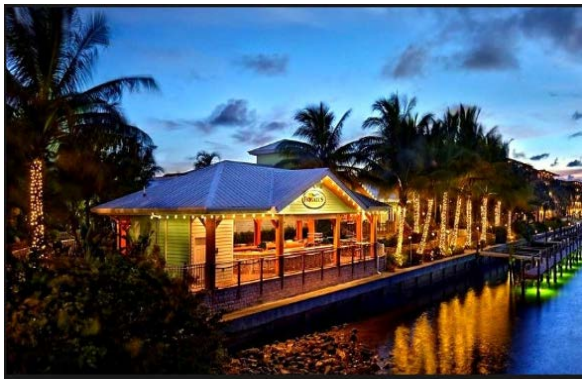
Interior Design

Multi-Family Apartments

Interior Design

Commercial structures, such as but not limited to below, subject to change at time of development in order to be unified with surrounding theme and environment:

Restaurant style atmosphere adjacent to waterbody. Intended to be similar, however subject to change at time of development in order to be unified with the surrounding theme or environment.



Amenities:

Playground Equipment

Sidewalks

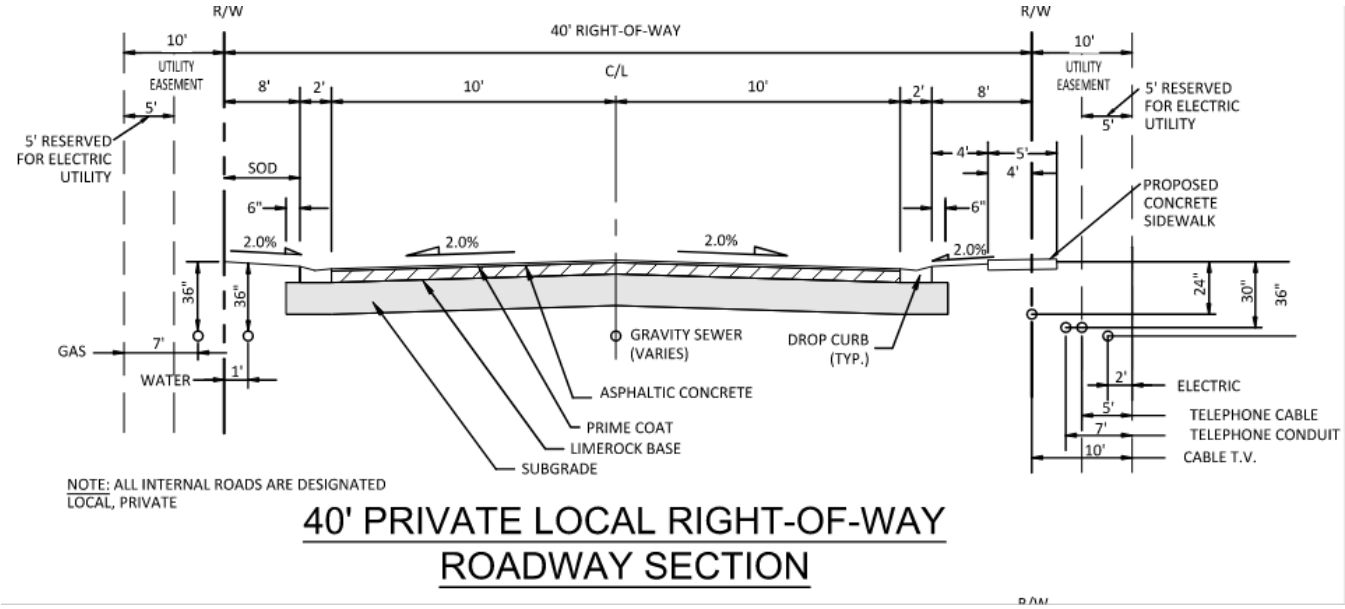
Pickle Ball Courts

Covered Pavillion

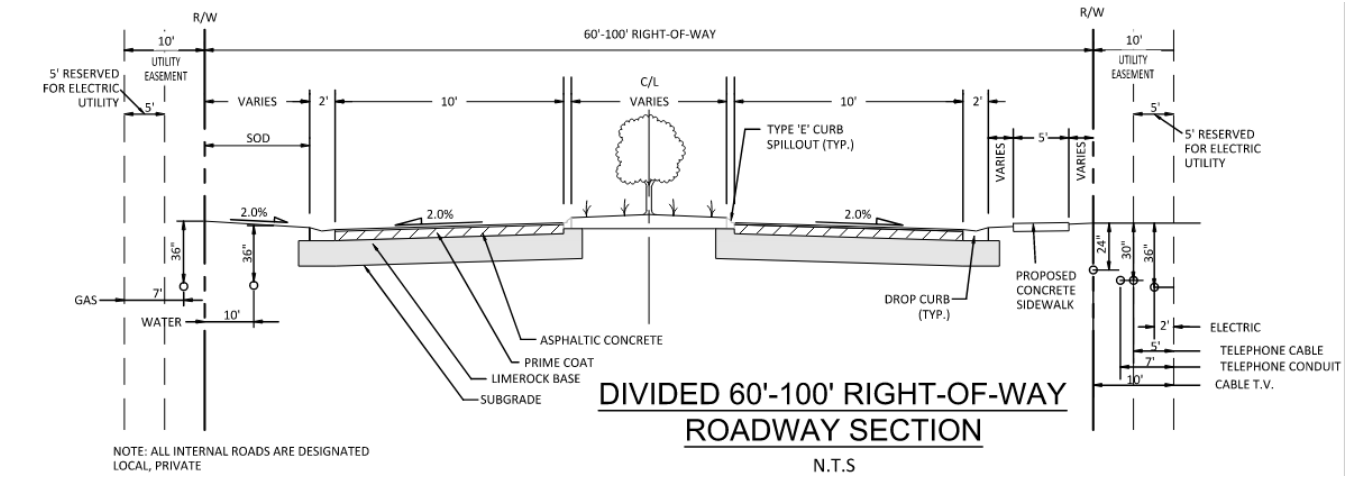
Dog Park

Walking trail with pervious material

Roadway Sections:



40' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION



DIVIDED 60'-100' RIGHT-OF-WAY
ROADWAY SECTION
N.T.S

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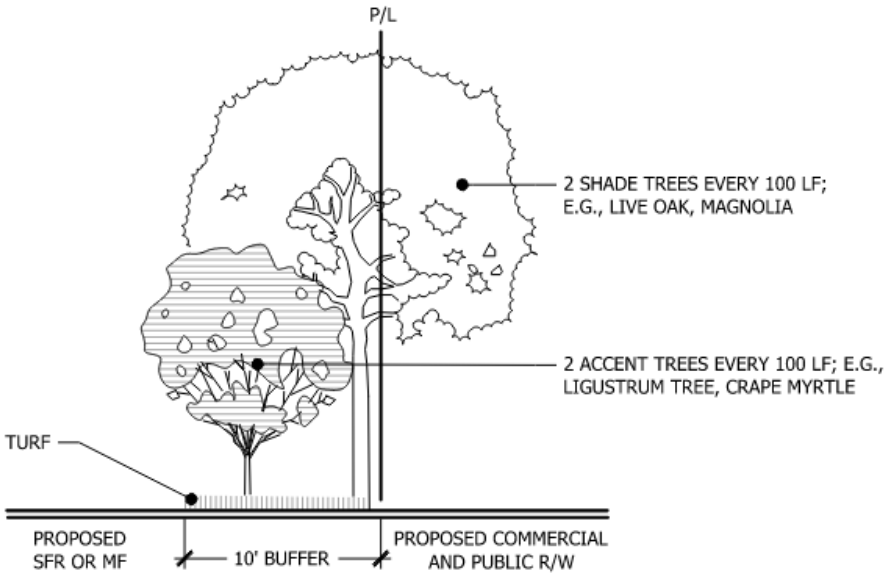
Buffer Cross Section:



10' LANDSCAPE BUFFER

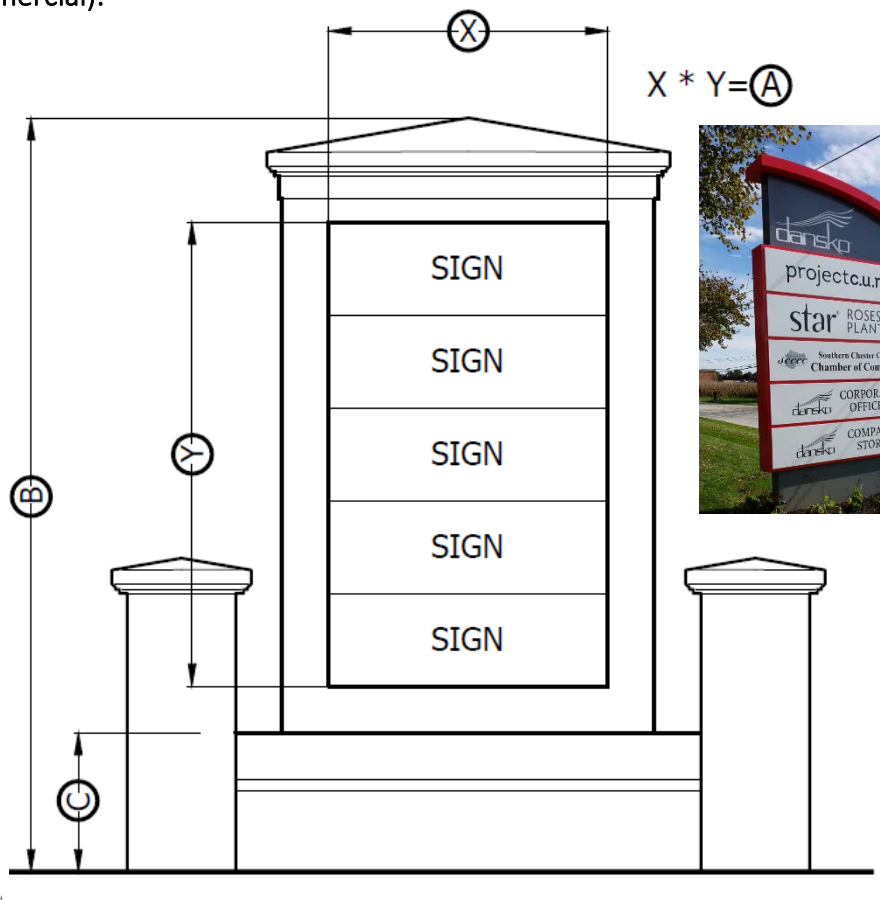
NOT TO SCALE

10' LANDSCAPE BUFFER
BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND TWO ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, e.g. line -of-sight safety requirements.
- Signs shall complement the building architecture through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorist.
- Wall signs shall have maximum total of 64 square feet. The maximum sign area shall be 24 square feet per sign.
- Interior signage such as directional or not visible from SW 52nd shall comply with Code with exception to provisions of this PD standards.

Entrance Sign (Commercial):



Entrance Sign (Commercial):

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Signs shall be set back a minimum of five feet from public rights-of-way.
- Multi-tenant signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.
- Sign shall have a maximum of 5 cabinets.

Dimensions

• Sign area maximum = 128 sf each side		**A**
• Height (max):	**20’**	**B**
• Pedestal height (min/max)	**3’/ 6’**	**C**

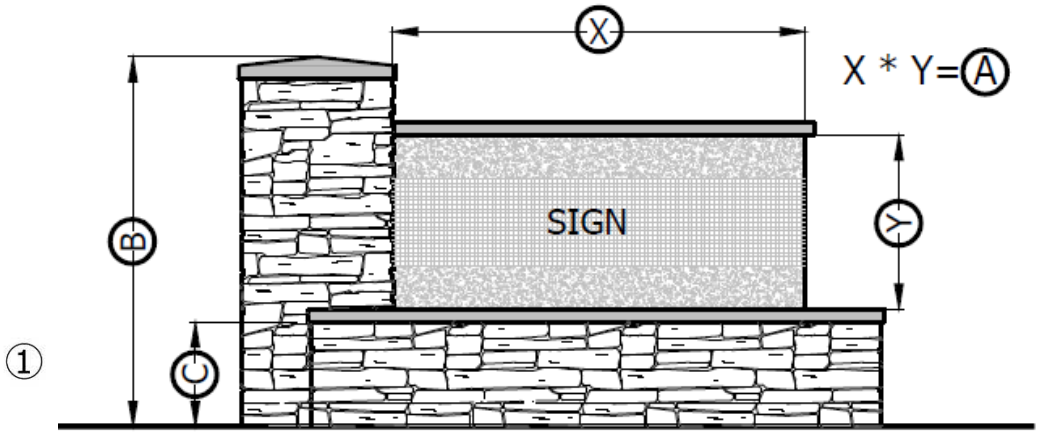
Number of Signs

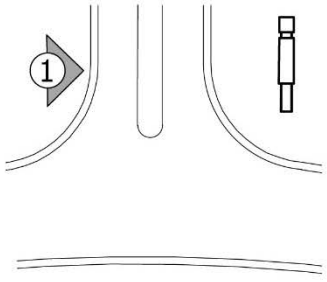
- One freestanding sign structure shall be permitted for each public right-of-way entrance on private property or as delineated on PD Plan provided.
- Interior or directional signage not to exceed 10 square feet in size or 8 feet in height.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

Entrance Sign (Residential):





Entrance Sign (Residential):

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street address numbers must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel.
- Monument signs must be set back at least 10' from side lot line and 5 feet from R.O.W.
- Monument signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.

Dimensions

• Sign area maximum = 32 sf each side		A
• Height (max):	**12'**	**B**
• Pedestal height (min/max)	**3'/ 6'**	**C**

Number of Signs

- Two monument signs (one at each entry) are allowed along street frontage. Please refer to PD Plan for proposed locations of signage.
- Interior or directional signage not to exceed 10 square feet in size or 8 feet in height.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

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Plant Sample:

Planting material	
Botanical Name	**Common Name**
Shrubs, Grasses, Groundcovers	
Agapanthus africanus	Lily-of-the-Nile
Dianella tasmanica 'Variegata'	Variegated Flax Lily
Dietes vegeta	African Iris
Illicium parviflorum	Yellow Anise
Ilex vomitoria 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
Ligustrum japonicum	Ligustrum
Liriope muscari	Liriope
Muhlenbergia capillaris	Muhly Grass
Paspalum notatum 'Argentine'	Argentine Bahia
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Serenoa repens	Saw Palmetto
Spartina bakeri	Cordgrass
Stenotaphrum secundatum 'Floratam'	St. Augustine 'Floratam'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	Creeping Jasmine
Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie
Trees	
Acer rubrum 'Florida Flame'	Flame Red Maple
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
Ilex vomitoria	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Ligustrum, tree-form
Liquidambar styraciflua	Sweetgum
Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia
Myrica cerifera	Wax Myrtle
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Prunus angustifolia	Chickasaw Plum
Sabal palmetto	Sabal Palm
Taxodium distichum	Bald Cypress
Ulmus alata 'Winged'	Winged Elm
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak

Tillman & Associates ENGINEERING, LLC.

Legal Description:

Legal Description for Parcel 23835-000-00

THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 1.5 CHAINS OF THE SW ¼ OF SE ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

BEING 82.40 ACRES, MORE OR LESS.

File #: 2026-1468 Agenda Item #: d.

Submitted By: David Sablan

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Public Hearing to consider a resolution for a PD Plan and Standards Book (Ocala 52 Partners PD) for property located at 5575 SW 52nd Street (Parcel 23835-000-00), approximately 82.10 acres (Case PD26-0001) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner/Property Owner: Ocala 52 Partners, LLC
- Agent: Tillman & Associates Engineering, LLC

Key Points & Concurrent Applications:

PD26-0001 has been submitted to rezone the subject property, approximately 82.1 acres from A-1, General Agriculture (County) to PD, Planned Development along with a PD Plan and Standards Book to allow for development consisting of single-family residential, multi-family residential and commercial land uses and associated development standards.

The applicant submitted concurrent applications to annex all ±82.1 acres into the City of Ocala (ANX26-0001), and a future land use amendment to change the land use designation from High Residential (County) to Low Intensity (LUC26-0001).

Per F.S. 163.3184(2), LUC26-0001 is required to go through an expedited review process by the Florida Department of Commerce (Florida Commerce) prior to adoption by City Council. For this reason, ANX26-0001 and LUC26-0001 previously went before the Planning and Zoning Commission at a special meeting on May 26, 2026, where the Commission voted to approve the annexation and future land use amendment by a 7-0 vote. On June 2, 2026, City Council authorized City staff to transmit the proposed future land use amendment

to Florida Commerce for an expedited state review in accordance with F.S. 163.3184(3).

The subject property was formerly used for the mining of earth and other minerals until approximately 2022. As a result of discontinuation of mining activities, FDEP has since issued a Release of Reclamation Obligations in recognition of reclamation activities completed since the mining activity ceased on the property. There are currently several small structures and a septic system on the property that will be required to be removed prior to any further development of the site. At the southern end of the property there is a ±6.7 acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. It is noted that the concurrently submitted zoning (PD) amendment indicates that both water bodies will be preserved and are integrated into the design of the PD as amenities and drainage retention areas.

PD Plan and Standards Book Details:
PD Plan and Standards Book establishes a mixed development program with three land uses:

- Single Family Residential (SFR) - 230 SFR units across 45.4 acres (5 Units/acre)
- Multi-Family Residential (MFR) - 360 MFR units across 20.2 Acres (17.8 Units/acre)
- Commercial - Maximum 147,000 square feet across 4.5 acres (0.75 FAR)

FINDINGS AND CONCLUSIONS:

- The PD proposes an overall density of 7.16 units per acre and a maximum commercial FAR of 0.75, which is consistent with the Low Intensity Future Land Use range of minimum density of 3 dwelling unit/acre and maximum of 18 dwelling units/acre, and maximum allowed commercial FAR of 0.75.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
    - Requested variation to the lot requirements. The PD Standards book proposes minimum lot widths of 40-feet for single family lots and 20-feet for multi-family lots.
    - Requested variation to block length. The PD Standards book proposes a minimum block length of 199-feet long and a maximum block length of 1,050-feet long.
    - Requested variation to sidewalk requirements. The PD Standards book proposes sidewalks on only one side of interior streets and requests deferring construction of sidewalks along SW 52nd Street until such a time the City of Ocala deems necessary.
    - Requested variation to ROW width and ownership. The PD Standards book proposes a minimum ROW width of 40-feet and requests City Council approval for the construction of privately owned and maintained streets.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends approval with the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.

2. The existing structures and septic system must be removed from the property prior to any future development of the property.

3. Connection to city public facilities will be required upon further development of the property.

4. All permitted uses by right within the B-2, Community Business shall be permitted within the PD.

5. All roadways within the development shall be privately owned and maintained.

6. A sidewalk along SW 52nd Street shall be provided with the appropriate phases of development that occur along the roadway.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

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

ALTERNATIVE:
- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:
- Staff Report
- Case Map
- Aerial Map
- PD Plan
- PD Standards Book

RESOLUTION 2026-XX

A RESOLUTION APPROVING A PD PLAN AND STANDARDS BOOK (OCALA 52 PARTNERS PD) FOR PROPERTY LOCATED AT 5575 SW 52ND STREET (PARCEL 23835-000-00), APPROXIMATELY 82.1 ACRES (CASE PD26-0001)

Whereas, Ocala 52 Partners, LLC submits a PD plan (Case PD26-0001) for property located at 5575 SW 52nd Street (Parcel 23835-000-00), approximately 82.4 acres to allow for the development of mix - use residential

development consisting of single family residential, multi-family residential and commercial; and

Whereas, as an associated Ordinance _____ amends the zoning map of the City of Ocala changing parcel 23835-000-00 from A-1, General Agriculture (County), to PD, Planned Development(city); and

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

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

1. The City of Ocala does hereby approve the Ocala 52 Partners PD plan (Exhibit "A") and PD standards book (Exhibit "B").

2. The effective date for this resolution will be _____, 2026.

3. The approved PD plan and associated PD standards book shall apply to the following described land located in Ocala, Marion County, Florida, to wit:

PARENT PARCEL

THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 1.5 CHAINS OF THE SW 1/4 OF SE 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2

BEIN THE WEST 1.5 CHAINS OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. ¼ OF THE S.W. 1/4 OF SECTION 33, TOWNSHPI 15 SOUTH, RANGE 21 EAST, LYING NORTH OF S.W. 52ND STREET (BEING 60 FEET RIGHT OF WAY), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECION 33; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 30, S.89°37'32"E., A DISTANCE OF 1325.81 FEET TO THE N.E. CORNER OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 33, S.00°31'25"W., A DISTANCE OF 1318.27 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33, SAID POINT ALSOBEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST BOUNDARY,ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33, S.89°48'22"E., A DISTANCE OF 99.00 FEET TO THE N.E. CORNER OF THE AFOREMENTIONED WEST 1.5 CHAINS OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 1.5 CHAINS OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 33, S.00°31'26"W., A DISTANCE OF 1288.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED S.W. 52ND STREET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID

NORTH RIGHT OF WAY LINE, N.89°54’35”W., A DISTANCE OF 99.00 FEET; THENCE N.89°54’39”W., A DISTANCE OF 1206.53 FEET TO A POINT 120 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 33; THENCE 1291.56 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.E. ¼ OF THE S.W. 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID PARALLEL LINE, ALONG SAID NORTH BOUNDARY, S.89°46’20”E., A DISTANCE OF 1206.16 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 38.66 ACRES, MORE OR LESS.

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

This resolution adopted this _____ day of _____, 2026.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

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

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Rezoning Staff Report

Case No. PD26-0001
Planning & Zoning Commission: June 8, 2026
City Council (1st Reading): July 7, 2026
City Council (Adoption): August 4, 2026

Applicant:	Ocala 52 Partners, LLC
Property Owner:	Ocala 52 Partners, LLC
Project Planner:	David Sablan, Planner II
Amendment Request:	Rezone from A-1, General Agriculture (County), to PD, Planned Development (City) with associated PD Plan and Standards Book

Parcel Information

Acres:	±82.1 acres
Parcel(s)#:	23835-000-00
Location:	5575 SW 52nd Street
Existing use:	Undeveloped (former Quarry)
Future Land Use Designation:	Low Intensity (Pending)
Zoning Designation:	A-1, General Agriculture (County)
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	N/A

Figure 1. Aerial Map

Section 1 - Applicant Request

The applicant is requesting to rezone a ±82.1-acre parcel, from A-1, General Agriculture (County) to PD, Planned Development (City). In conjunction with the rezoning request the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a mixed-use development program. The applicant submitted concurrent applications to annex all ±82.1 acres into the City of Ocala (ANX26-0001), and a future land use map amendment to change the land use designation from High Residential (County) to Low Intensity (LUC26-0001).

Per F.S. 163.3184(2), LUC26-0001 is required to go through an expedited review process of the land use map amendment by the Florida Department of Commerce (Florida Commerce) prior to adoption by City Council. For this reason, ANX26-0001 and LUC26-0001 previously went before the Planning and Zoning Commission at a special meeting on May 26, 2026, where the Commission voted to approve the annexation and future land use amendment by a 7-0 vote. On June 2, 2026, City Council authorized City staff to transmit the proposed future land use map amendment to Florida Commerce for an expedited state review in accordance with F.S. 163.3184(3).

Section 2 - Background Information

The subject property, identified as Parcel 23835-000-00, consists of an approximate 82.1 acres and is generally located within the 5500 block of SW 52nd Street. The property is currently within the jurisdiction of Marion County and shares its northern border with the existing Fore Ranch Planned Unit Development and Hunt Club at Fox Point neighborhood, both of which are located within City of Ocala jurisdiction. The current Marion County zoning designation and the pending City Future Land Use of the property are:

Zoning: **A-1, General Agriculture (County)**, The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning district in the Urban Area may be used for agriculture until it is rezoned to another permitted district.

Future Land Use: **Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 and maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

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

Marion County Property Appraiser records (Book 2024, Page 1930) indicate that an agreement was entered into between G.W. O'Neal to White Construction Company, Inc. in April 1994 for exclusive mining rights of earth and minerals from the subject property. The agreement states that the property had been used for mining and removal of earth and minerals in the past, but no records are available to indicate the date of which this mining began. Staff believes mining operations began as early as the 1960s and continued until approximately 2022. Under Florida Statutes (F.S.) Chapter 378, the cessation of mining operations triggers land reclamation obligations to protect the public's health, safety, and welfare, the protection of the state's environment, and the subsequent beneficial use of the disturbed and reclaimed land. In October 2022, the Florida Department of Environmental Protection (FDEP) issued a Release of Reclamation Obligations in recognition of reclamation activities completed on the property.

Several small structures and a septic system currently exist on the property that will be required to be removed when the property is developed. At the southern end of the property there is a ±6.7-acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. Both water bodies will be preserved and are integrated into the design of the PD.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-04, Planned Unit Development	Fore Ranch PUD
East	High Residential (County)	A-1, General Agriculture (County)	Large lot SFR & Undeveloped
South	High Residential (County)	A-1, General Agriculture (County)	Undeveloped
West	Neighborhood (City) Medium Residential (County)	No Zoning A-1, General Agriculture (County)	Hunt Club at Fox Point Large lot SFR & Undeveloped

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from A-1, General Agriculture, to PD, Planned Development, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Regulations, and the established neighborhood development pattern.

Proposed PD Plan and Standards:

The PD Plan and Standards book proposes new general land use categories, development standards, project access, deviations from typical code requirements, and architectural standards. The general land uses proposed include a mix of uses and density/intensity which include Single-Family Residential (SFR), Multi-Family Residential (MFR), and Commercial (COM).

Access is proposed to the property at two points off of SW 52nd Street, located near the eastern and western boundaries of the property approximately 0.25 miles apart. Consistent with the annexation case that provided a fiscal impact analysis; the internal circulation for the PD will be private roads. Collector roads are proposed to be between 60-feet and 100-feet wide while local roads will be 40-feet wide. The PD proposes some form of property owners association or homeowners association to manage the private road network associated with the future development.

Neighborhood Meeting:

A neighborhood meeting was held in December 2025, with the applicant and agent providing

information regarding the proposed development and nearby residents asking questions pertaining to annexation from county into city, project timeline, configuration of uses, lot sizes, buffers, and traffic.

Consistency with Comprehensive Plan:

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

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

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

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

Staff Comment:

- The combined density of all residential housing types is 7.16 units per acre, which is within the permitted range of a minimum 3 units per acre and a maximum 18 units per acre of the requested Low Intensity future land use category.
- The Commercial sub-area will not exceed an FAR of 0.75, which is the maximum FAR allowed within the Low Intensity future land use category. The maximum allowed floor area is 147,000 square feet within the 4.5-acre Commercial sub-area.
- The PD Plan and Standards Book proposes a mixed-use development with transportation facilities for both automobile and pedestrian circulation consistent with the intention of the Low Intensity FLU.

Consistency with Land Development Regulations:

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

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum*

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

Staff Comment:

(1) The subject property contains approximately 82.1 acres, of that 70.1 acres are developable with the remainder being occupied by water features resultant from prior mining activities;

(2) the PD is proposed to be a mix of three uses: single-family residential (65%), multi-family residential (29%), and commercial (6%); and

(3) has more than 100 feet of frontage on public roadway along SW 52nd Street.

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

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

Staff Comment:

The PD zoning district is a permitted district within the subject property's requested Low Intensity Future Land Use category. The PD Plan and Standards book proposes allowing all uses permitted by right in the B-2, Community Business district be permitted within the Commercial sub-area. The B-2 district is also a permitted district within the Low Intensity Future Land Use category.

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

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

Staff Comment: The PD Plan depicts that the subject property will be accessed by internal collector roads at two points off of SW 52nd Street along the southern boundary of the property. Each internal collector road will provide access to the different sub-areas, where private local roads will provide internal circulation.

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

Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with section 122-260.

(3) Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must

be effectively screened, and thereby may be excluded from this requirement.

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

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

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

Staff Comment: The PD plan indicates that a minimum of 43% of the development will be preserved as open space (approximately 35.34 acres). Additionally, approximately 8% of the open space is proposed to be aggregate open space (2.87 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD. The applicant is proposing to utilize and activate existing water features as part of the aggregate open space.

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: Aggregate open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 35.34-acres, with proposed aggregate open space calculated at 2.87-acres.

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: Open space shall be clustered into usable recreation areas for residents and reviewed as part of the subdivision plan process. Compliance will be confirmed at time of future development. The PD Plan indicates the general location and anticipated size of the clustered open space, which counts towards the aggregate and overall open space requirements.

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

Staff Comment: The proposed PD is a mixed-use project and maintaining 43% of the total gross acreage (35.34 acres) for open space with at least 2.87 acres usable in aggregate form. The minimum requirement of 25% total gross open space acreage is exceeded by 18% and

the total required for a single-use residential PD is 40%, which is also being exceed by the proposed PD development standards and plan.

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

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

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

Staff Comment: The PD Plan proposes for each land use area to be developed as different phases. The timing and order of phasing will be determined when final development plans are submitted and formally reviewed.

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

Staff Comment: Subsequent to PD approval by City Council, the conceptual subdivision may be submitted for review.

(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: Site plan review shall occur as required with a designated phase of the development. Portions of the development may only be subject to subdivision requirements.

(9) Development. A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7),(8) and (9) and 122-918(a)(l).

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

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

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development, with the exception of sanitary sewer lines. The closest connection is through the Fore Ranch subdivision north of the subject property.

Variations from Code of Ordinances

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

1. *Section 122-286 – Lot requirements.*

   The PD Standards book proposes minimum lot widths of 40-feet for SFR lots and 20-feet for MFR lots. The smallest minimum lot width for R-1 zones is 60-feet in the R-1AA zone, the minimum lot width in the R-3 zone is 100-feet.

2. *Section 114-95 – Block length*

   The PD Standards Book proposes block lengths between a minimum of 199-feet long and 1,050-feet long. The City's Subdivision Design Standards restricts block length to a minimum of 300-feet and a maximum of 600-feet.

3. *Section 114-92(b) & (c) – Sidewalks*

   The PD Standards Book proposes constructing sidewalks on only one side of internal local streets and deferring construction of sidewalks along SW 52nd Street until such a time the City Ocala deems necessary. The City's Subdivision Design Standards requires sidewalks on both sides of all internal streets and that sidewalks be installed on at least the project side of adjacent exterior streets.

4. *Section 114-91 (m) & (n)*

   The PD Plan and Standards Book proposes private 40-foot wide ROW for local internal streets. The Subdivision Design Standards require minimum 50-foot wide ROW for minor local streets and private streets must be approved by City Council.

Staff Comment:

The requested deviations from code allow for a more compact and efficient development that afford flexibility in lot design and street layout.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	A-1, General Agriculture (County)	The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.	150-feet	50-feet
Proposed	PD, Planned Development	Development of 230 single-family residential lots, 360 multi-family units, and up to 147,000 square feet of commercial.	20-feet	35 to 50-feet

Staff Comment:

The rezoning of the property to PD will establish a mix of land uses and density/intensity with development standards through the adoption of the PD Plan and Standards Book.

Section 4 - Level of Service (LOS) Analysis

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

The purpose of this analysis is to identify any potential issues with the city's ability to provide public services to the property to be annexed. The specific services to provide will need to be further evaluated at the time of future development or connection to city services. Currently, the area is not supported by City sanitary sewer service. The nearest connection point resides within the Fore Ranch development north of the subject property. The comprehensive plan sanitary sewer sub element includes policy 2.7, requiring connection, unless the nearest available sewer connections is greater than one-eighth mile from the property. Sewer lines are not located within the right-of-way of SW 52nd Street and the connection point is not within one-eighth of a mile of the property. Development of the subject property will necessitate connection to City public facilities including sanitary sewer.

The following LOS information is provided to indicate available and remaining capacity for required public facilities (those facilities identified in the Comprehensive Plan, Capital Improvement Element Objective 1). As necessary, the analysis may utilize population per household estimates as established by the Florida Bureau of Economic and Business Research (BEBR). The most recent (2025) estimates indicate an average population per household at 2.33 people for Marion County.

Transportation: The subject property has frontage along SW 52nd Street, which connects to SW 60th Avenue to the west. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The concurrent PD Plan indicates a maximum of 590 new dwelling units and 147,000 square-feet of commercial development are proposed; a traffic study will be required at the time development is formally reviewed.

Table 3: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 60th Ave From: SR 200 To: SW 43rd St Rd	4	45	Arterial	E	35,820	18,300	C

Potable Water: The project is within the City's active service area and service is available. A City water main runs along SW 52nd Street in front of the property. Connections will be determined during the site plan or subdivision review and approval process.

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

Sanitary Sewer: The project is within the City's active service area, however service is not available as there are no existing sanitary sewer lines accessible from the right-of-way directly adjacent to the site. The nearest existing publicly accessible sanitary sewer line is a force main line on SW 50th Ct, approximately 1,875 feet east of the eastern boundary of the project. The extension of City sanitary sewer lines and connections will be determined during the site or subdivision review and approval process.

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

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) 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 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

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

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

Schools: The subject property is serviced by Saddlewood Elementary (operating at 96% capacity), Liberty Middle (operating at 93.34% capacity) and West Port High School (operating at 117.22% capacity). The Planned Development Plan may generate up to 75 additional Elementary School-aged students, up to 30 additional Middle School-aged students, and up to 41 additional High School-aged students. West Port High School is over capacity and will require payment of school concurrency fees as appropriate during the development review process. However, a new high school will open in 2026 that will allow for redistribution of students.

Table 4: Student Generation:

PD26-0001 Scenario					
School Level	**MFR Student Generation Rate**	**SFR Student Generation Rate**	**MFR Units 360**	**SFR Units 230**	**Total**
Elementary	0.137	0.107	50	25	**75**
Middle	0.055	0.043	20	10	**30**
High	0.066	0.071	24	17	**41**

Other Public Facilities:

Electric: The subject property is not in the Ocala Electric Utility service territory. The project will be serviced by Sumter Electric.

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

Stormwater: Due to the prior mining use, there are several low spots on the subject property within the AE FEMA Flood Zones. The concurrent PD Plan indicates that these areas will be incorporated into the amenity and drainage retention areas which service the property. For any future development, 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.

Fire Service: Ocala Fire Rescue Station #6 is located approximately 0.33 miles from the subject property, at 5220 SW 50th Court, which is within the desired industry standard of 1.5 miles for fire service.

Summary Staff Comments:

The subject property is adjacent to City Limits. Additionally, annexation will provide the city with jurisdiction and oversight for any future development of the property. Having direct decision-making authority over development will help the city ensure compatible and appropriate urban development. Further, the annexation and future development will promote the connection to city utilities, providing additional revenue to maintain public facilities.

Section 5 - Staff Findings and Recommendation

- The PD proposes an overall density of 7.16 units per acre and a maximum commercial FAR of 0.75, which is consistent with the Low Intensity Future Land Use range of minimum density of 3 dwelling unit/acre and maximum of 18 dwelling units/acre, and maximum allowed commercial FAR of 0.75.
- The proposed rezoning is consistent with existing land uses, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment. Connection to sanitary sewer is possible through the Fore Ranch subdivision to the north of the subject property.

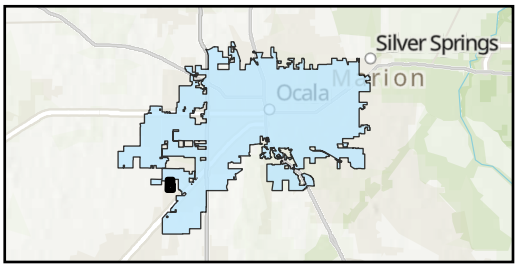
Staff Recommendation: Approval of PD26-0001 with conditions

Staff recommends approval with the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.
2. The existing structures and septic system must be removed from the property prior to any future development of the property.
3. Connection to city public facilities will be required upon further development of the property.
4. All permitted uses by right within the B-2, Community Business shall be permitted within the PD.
5. All roadways within the development shall be privately owned and maintained.

6. A sidewalk along SW 52nd Street shall be provided with the appropriate phases of development that occur along the roadway.

AERIAL MAP



Case Number: PD26-0001

Parcel: 23835-000-00

Property Size: Approximately 82.1 Acres
Land Use Designation: County HR
Zoning: County A-1, General Agriculture

Proposal: Request for annexation to develop a mixed-use project

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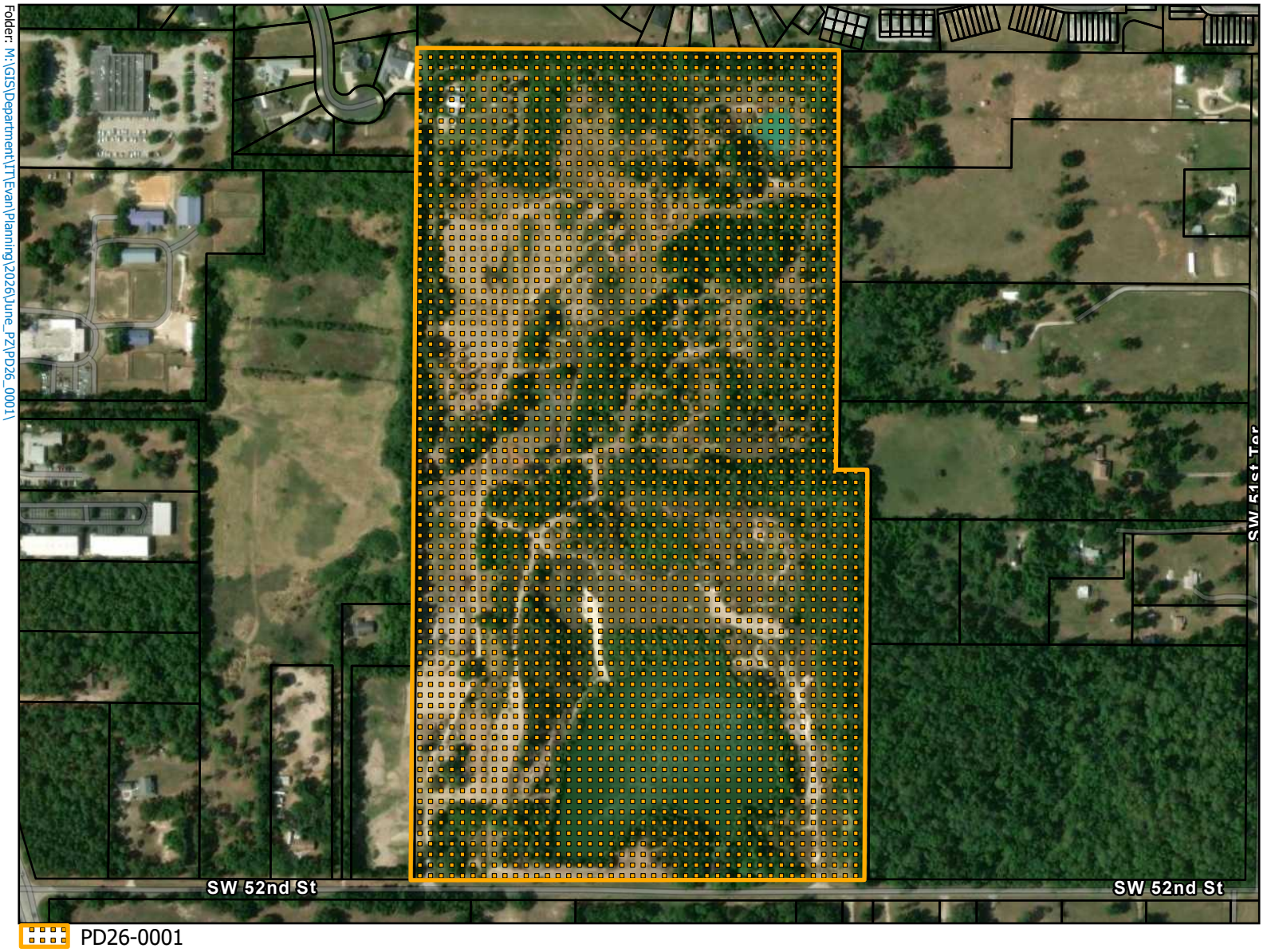


PD26-0001

Parcels

0 500 1,000 2,000 Feet

N

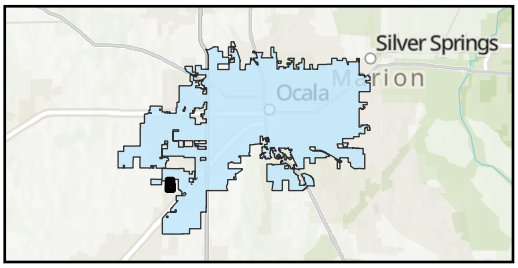
OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dep

by ekrepps on 5/21/2026

CASE MAP

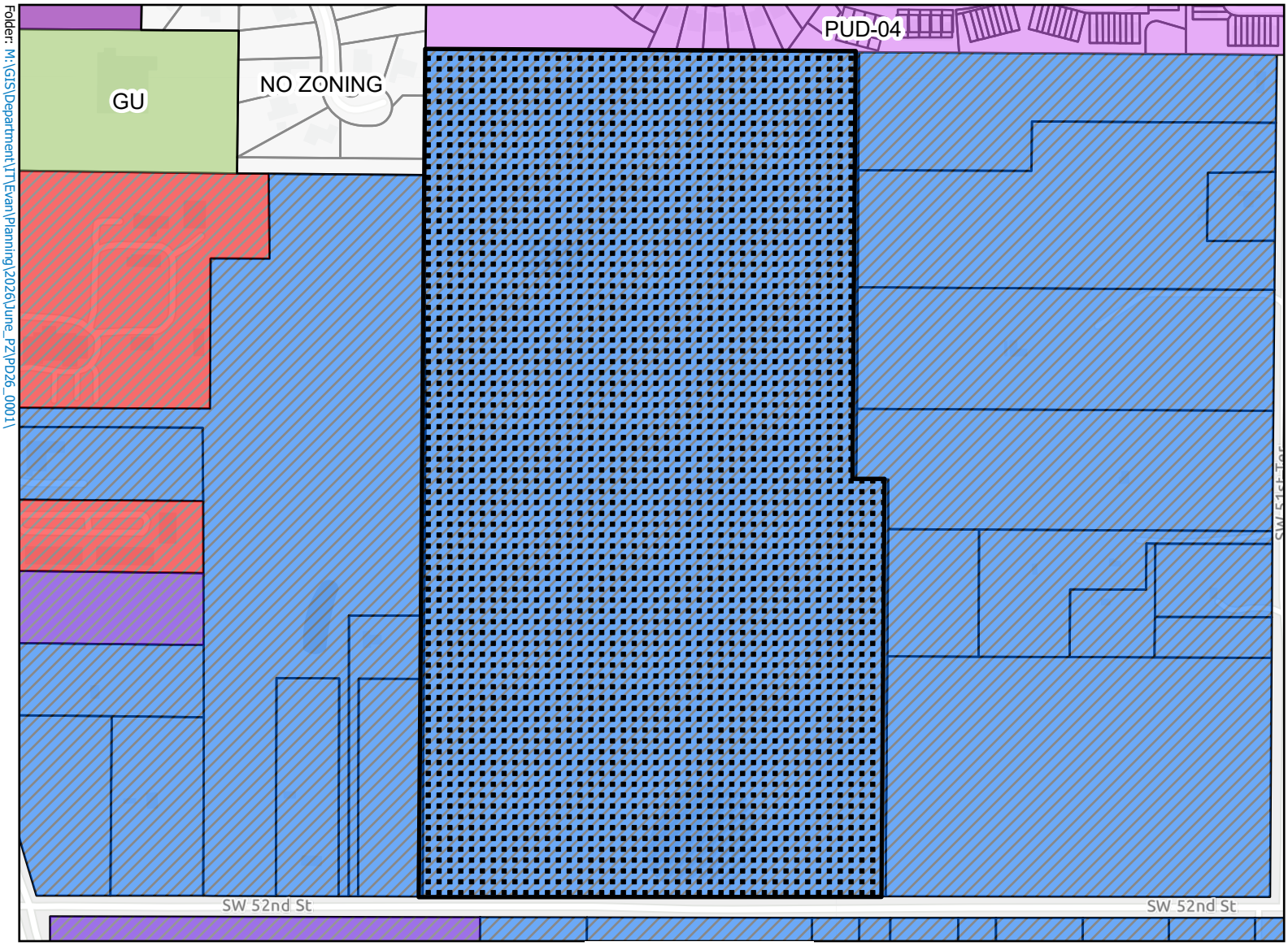


Case Number: PD26-0001

Parcel: 23835-000-00

Property Size: Approximately 82.1 Acres
Land Use Designation: County HR
Zoning: County A-1, General Agriculture

Proposal: Request for annexation to develop a mixed-use project



- GU:Governmental Use
- PUD-04:Planned Unit Development-4 Units
- Planned Development
- R-3:Multi-Family Residential
- NO ZONING
- A-1, General Agriculture (county)
- B-2, Community Business (county)
- PUD, Planned Unit Development (county)
- Parcels
- PD26-0001

0 500 1,000 2,000 Feet

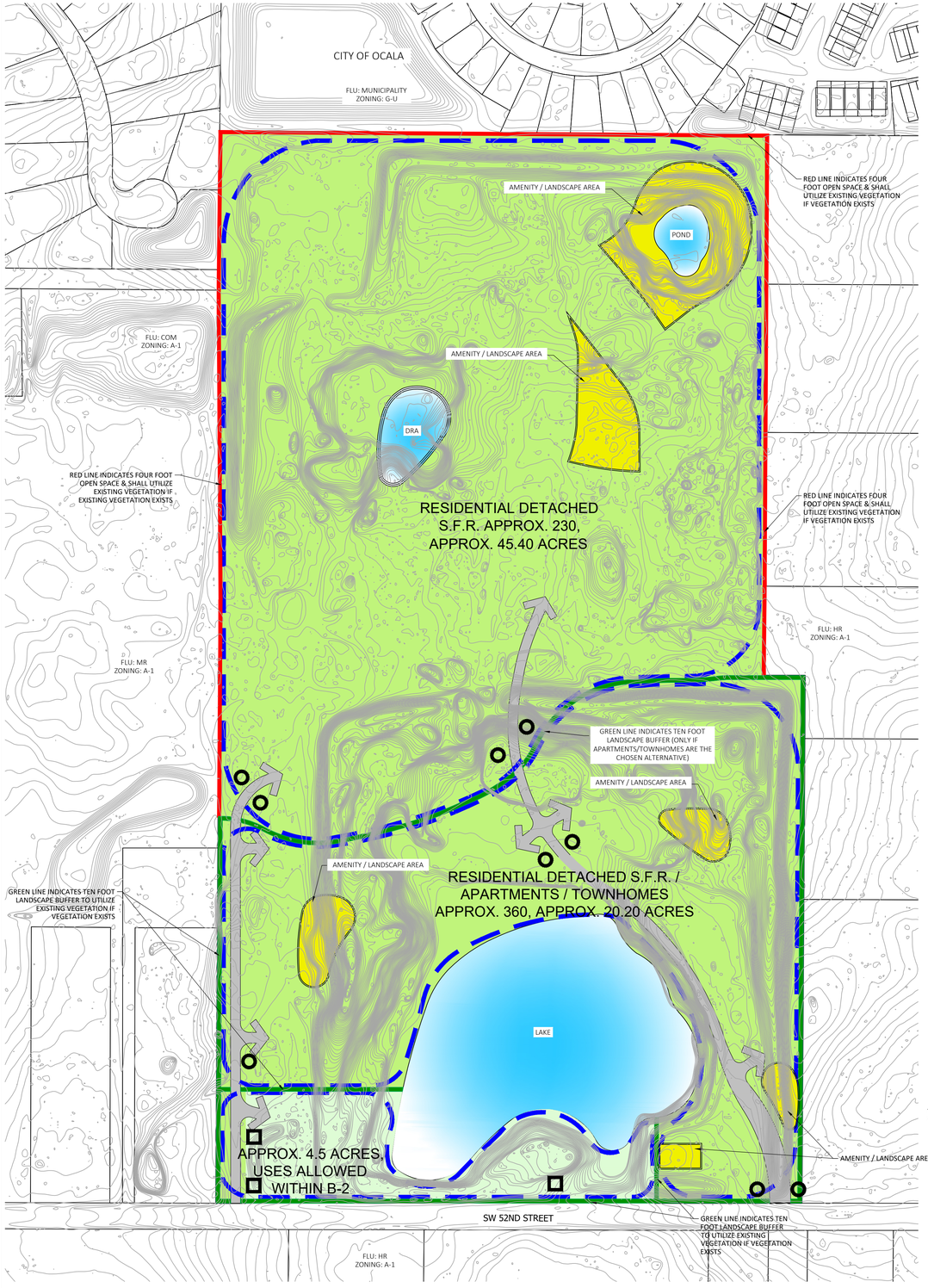
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dep

by ekrepps on 5/21/2026



SITE DATA TABLE

OWNER/DEVELOPER:
OCALA 52 PARTNERS, LLC.
PO BOX 8388
FLEMING ISLAND, FL 32006-0011
PH: (904) 509-2255

PARCEL: 23835-000-00

PROJECT AREA:
TOTAL = 82.10 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: HR (COUNTY)
EXISTING ZONING: A-1 (COUNTY)
PROPOSED FUTURE LAND USE: LOW INTENSITY
PROPOSED ZONING: PD (CITY)

REQUIRED:

OPEN SPACE	20.52 ± AC. (25% of 82.10 Ac)
AGGREGATE OPEN SPACE:	2.05 ± AC. (10% of 20.52 Ac)

PROPOSED:

OPEN SPACE:	30.74 ± AC.
AGGREGATE OPEN SPACE:	2.87 ± AC.
BUFFERS:	1.73 ± AC.
TOTAL AS SHOWN:	35.34 ± AC. (43% of 82.10 Ac)

DENSITY:

RESIDENTIAL (77.60 AC) - MINIMUM DENSITY REQUIRED:	232 UNITS 3 UNITS / ACRE
RESIDENTIAL (77.60 AC) - MAXIMUM DENSITY ALLOWED:	1,396 UNITS 18 UNITS / ACRE

PROPOSED NOT TO EXCEED 590 UNITS TOTAL

COMMERCIAL AREA (APPROX. 4.50 AC): LIMITED TO B-2 USES AND DEVELOPMENT STANDARDS. (FAR NOT TO EXCEED 0.75 AND SQUARE FOOTAGE NOT TO EXCEED 147,000 SF.)

N

0' 150' 300'

SCALE IN FEET
1" = 150'

NOTES:

1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 40' - 80' RIGHT-OF-WAY WIDTH TOGETHER WITH 10' UTILITY EASEMENT.
3. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
5. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA LAND DEVELOPMENT CODE.
6. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
7. WATER/ SEWER UTILITIES PROVIDED BY THE CITY OF OCALA UTILITIES DEPARTMENT.
8. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
9. ACCESSORY STRUCTURES SHALL CONFORM TO THE BUILDING SETBACKS AS ALLOWED IN RESIDENTIAL ZONING.
10. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT.
11. PROPOSED TO BE ANNEXED INTO THE CITY OF OCALA.

GENERAL NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE CITY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE CITY OF OCALA LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
4. THIS PROJECT MAY BE PLATTED AS FEE-SIMPLE LOTS.
5. THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X AND AE BASED ON FEMA MAP 12083C0514E.
6. PROPERTY LOCATED IN SECONDARY SPRINGS PROTECTION ZONE.
7. LANDSCAPE PLANS (TREE PRESERVATION & MITIGATION) WILL BE CONTEMPLATED IN THE IMPROVEMENT PLAN STAGE OF THIS DEVELOPMENT

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT HOA/POA .

ARCHITECTURAL STYLE

NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

APARTMENTS TYPICAL SETBACKS

APARTMENTS MINIMUM BUILDING SETBACKS:

BUILDING SEPARATION -	30' MIN.
BUILDING SETBACK FROM E.O.P. -	15' MIN.
BUILDING HEIGHT-	50' MAX.
BUILDING SETBACK FROM PERIMETER -	25' MIN.

INGRESS/EGRESS EASEMENT - 30' + 10' UTILITY EASEMENT TWO SIDES

COMMERCIAL:

DEVELOPMENT TO OCCUR AS COMPLIANT TO B-2 / B-2 A DEVELOPMENT STANDARDS.

SIGN LOCATIONS:

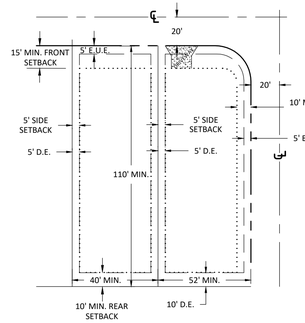
- COMMERCIAL SIGN
- RESIDENTIAL SIGN

*SIGN LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE

AM AND PM PEAK HOUR TRIPS

ITE 210 (230 UNITS):	AM = 168 TRIPS PM = 226 TRIPS
ITE 221 (360 UNITS):	AM = 120 TRIPS PM = 152 TRIPS
ITE 820 (100,000 SF):	AM = 202 TRIPS PM = 543 TRIPS
ITE 931 (47,000 SF):	AM = 34 TRIPS PM = 367 TRIPS

VICINITY MAP
SCALE: 1" = 2000'

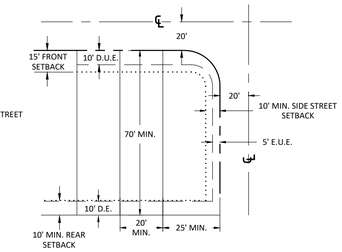


S.F.R. TYPICAL LOT DETAIL

N.T.S

S.F.R. MINIMUM BUILDING LOT LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	5' MIN. (5') ACCESSORY
SIDE STREET -	10' MIN. (5') ACCESSORY
BUILDING HEIGHT -	35' MAX.



TOWNHOMES TYPICAL LOT DETAIL

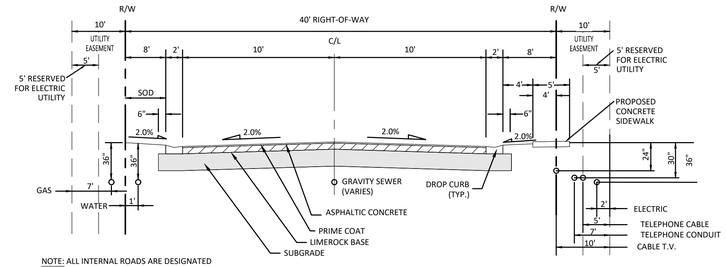
N.T.S

TOWNHOMES MINIMUM BUILDING LOT LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	0'
SIDE STREET -	10'
BUILDING HEIGHT -	35' MAX.

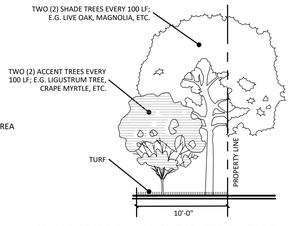
TOWNHOMES MINIMUM BUILDING PROPERTY LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	10' MIN.
SIDE STREET -	10'
BUILDING HEIGHT -	35' MAX.



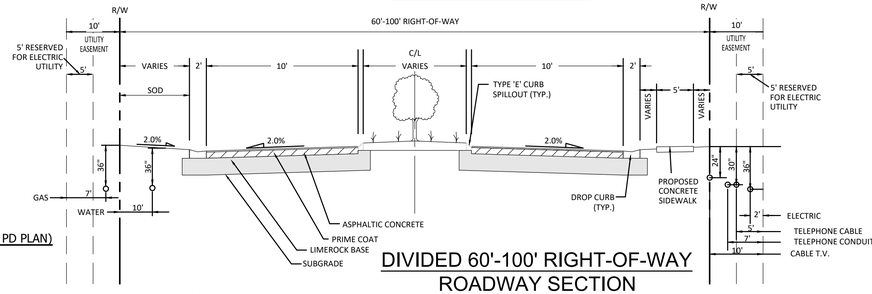
NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION



10' LANDSCAPE BUFFER (INDICATED BY GREEN LINE ON PD PLAN)

BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO (2) SHADE TREES AND TWO (2) ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.



NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

DIVIDED 60'-100' RIGHT-OF-WAY ROADWAY SECTION

N.T.S

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

REVISIONS

DATE

OCALA 52 PARTNERS
CITY OF OCALA, FLORIDA

BUBBLE DIAGRAM

DATE 01/20/2026
DRAWN BY SM
CHKD. BY JH
JOB NO. 25-0119

SHT. 1

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Ocala 52 Partners

PD Standards

Prepared For:

Ocala 52 Partners, LLC

Prepared: January 2026
Revised: April 2026

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering . Environmental . GIS . Land Planning . Landscape Architecture
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2026

Tillman & Associates
ENGINEERING, LLC.

Tillman & Associates ENGINEERING, LLC.

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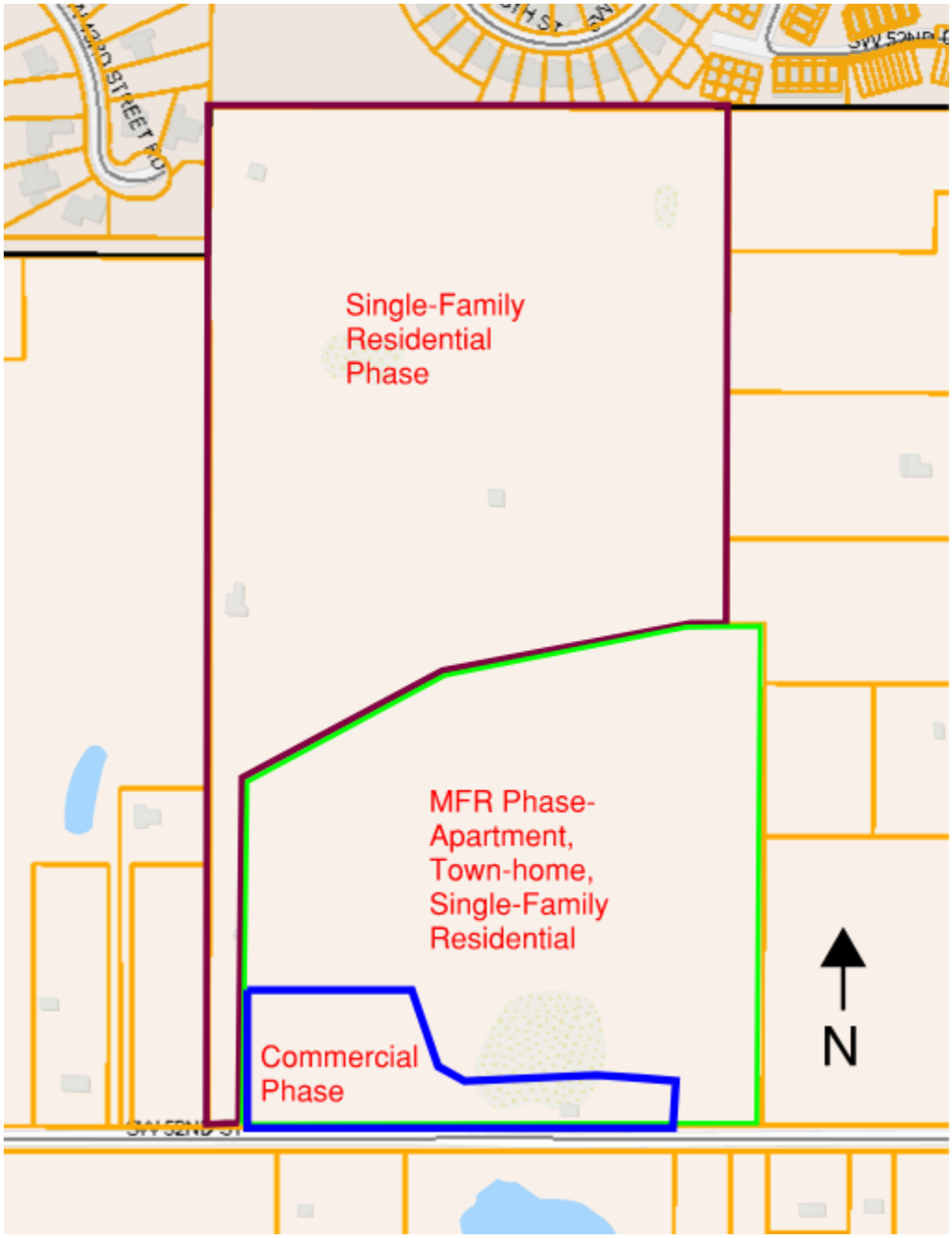
Phasing:


Single-Family
Residential
Phase
MFR Phase-
Apartment,
Town-home,
Single-Family
Residential
Commercial
Phase
N

Introduction:

The Ocala 52 Partners, LLC Planned Development (PD) comprises approximately 82.10 +/- acres formerly in the unincorporated area of Marion County. An application has been filed to annex into the City of Ocala. It is located at 5575 SW 52nd Street. The property is located within an area that is adjacent to residential and agriculturally zoned parcels. This site was formerly a mining operation but has since ceased to operate as a mine for some time. The adopted land use of low intensity supports the goals defined in the City's Comprehensive Plan. The PD Plan for Ocala 52 Partners, LLC provides a guideline for the development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

These Standards serve as the foundation for the planning 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 Ocala 52 Partners, LLC 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 Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area. The PD Plan identifies and graphically depicts the proposed development and provides the land uses and density/intensity envisioned within each area. The phase uses have been noted in Table 1 to further identify respective design standards and other guiding principles.

The Development Standards may be amended by the Applicant and/or their designee, 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, and the City's overall vision for the area. The PD Plan provides sustainable land use which is 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 Future Land Use classification of the city's adopted Comprehensive Plan. The project will be designed to provide compatibility with adjacent properties and land uses transitions between land uses.

Table 1: Ocala 52 Partners Land Use Classification

Land Use	Intent
SFR - Single-Family Residential	Detached Residential lots
MFR - Multi-Family Residential	Townhomes, Apartments, and/or Detached Residential lots
COM - Commercial	The following uses as allowed within B-2: ***General Retail***: Bakery Store, Drugstore, Electronics Store, Furniture Store, Grocery Store, Hardware Store, Home Decorating Store, Pharmacy, Roadside Fruit and Vegetable Sales, Specialty Retail Store, Used Merchandise Store. ***Service Uses:*** General Business Service, Parking Lot, Security System Services. ***Eating or Drinking Establishment:*** Alcoholic Beverage Establishment (on & off premises consumption), Fast Food Restaurant, Restaurant (enclosed) optional drive through window as an accessory use. ***Hospitality and Tourism:*** Antique Gallery/ Art Gallery/ Museum. ***Office Use:*** Commercial Photography, Computer Maintenance and Repair, Financial Institution, Photocopying and Duplicating service, Photofinishing laboratory, Prepackaged software services, Print Shop, Professional and Business Office. ***Personal Services:*** Hairstyling shop, Coin operated laundry and dry cleaning, mini-warehouses, Beauty Salon, Massage Parlor, Automobile cleaning and detail service. ***Community Service:*** Church/place of worship, Day care facility, Private Club. ***Recreational Use:*** Commercial Recreation indoor, Dance/art/music studio, Physical Fitness Center, Recreation Facility indoor, Park/Open space area. ***Health Care:*** Medical and Dental Offices, Professional Offices (real estate, Attorney, Architect, Engineer, etc.), Small animal Veterinarian office. Indoor Microbrewery/micro distillery. ***Residential:*** Attached residents as an accessory to a business. May be above the commercial structure or attached to commercial structure.

Overall Guiding Principles:

The Ocala 52 Partners, LLC PD consists of residential uses ranging from single-family to multi-family apartments. The south boundary along SW 52nd Street will have commercial land uses that include uses allowed in the B-2 which includes retail, restaurant, medical, or professional offices. Refer to Table 1 above for available uses. Each phase within the PD will develop into a safe, attractive, sustainable, connected, and economically viable destination. The following specifications are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- The images shown on pages 12-15 of this document are merely examples and are for visual representation only.
- Architectural style shall be cohesive in nature for each use within the development.
- Buildings shall include architectural features that provide visual interest, break up aesthetically similar areas, and recognize local character. Predominant exterior building materials shall be compatible with materials used by surrounding properties, including but not limited to brick, wood, sandstone, and other types of stone and textured concrete masonry units.
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, including primary colors.
- 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.
- Building designs within individual developments or sub-Pods 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, pedestrian, and transit where applicable.
- 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 and A/C condensers, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping as required per code.
- 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 20 feet in height;

pedestrian level lighting should generally not exceed 15 feet in height. Light fixtures may allow for additional elements such as noncommercial banners or hanging planters. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

- Commercial development shall comply with Division 29 Chapter 122. Compliance shall be demonstrated at the time of site plan submittal.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorist.
- Street lights shall have uniform motif and finish to provide continuity throughout the site.
- Light fixtures shall not exceed the following heights:
  - Parking lots - 30 feet
  - Pedestrians -20 feet
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination.
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures.
- Promote use of “dark sky” principles and practices.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 16 or amenities of equivalent value to future residents. Proposed uses such as but not limited to shall include pickle ball courts, playground equipment, covered pavilion, dog park, walking trails that enhance the existing features on site.

Landscape

- Plants shall be Florida No. 1.
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers.
- Drought tolerant plants are encouraged.
- Promote low-use irrigation.
- Landscape materials that are problematic invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.

- Landscape Plans, including Tree Mitigation and Tree Preservation, to be provided at time of improvement plan submittal.

Development Standards:

The Ocala 52 Partners, LLC PD is intended to provide flexibility in design while meeting the City's intent for development of the area. The Ocala 52 Partners, LLC 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 in accordance with the City's land development regulations, providing the total densities and intensities included in the PD Plan are not exceeded. The Ocala 52 Partners, LLC PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts existing adjoining residential uses.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards conflict with the requirements of the Land Development Regulations, then normal code requirements will apply. ***These standards deviate from normal requirements.***

Tillman & Associates ENGINEERING, LLC.

Table 2-1: Development Standards

Standard	Requirement
Lot Size and setbacks*	**See Development Table Below**
Accessory structures*	Auxiliary uses such as but not limited to AC/HVAC units, generators, gas tanks, condensers, backflow preventors, and other utilities and services shall be allowed to encroach into setbacks. This deviates from Section 122-252 & 122-254.
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	See Signage plans on pages 19-22 for further details.
Buffers	See cross section on page 18 for further details. Shall comply with Sec. 122-260 (1), (2), (4), (9), and (10).
Open Space	There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in a mixed-use PD project. 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 (Sec. 122-942(a)(4)(d)).
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials. Refer to the included Architectural Styles for Single-Family Residence, Townhomes Residence, and Apartments as examples of residential materials.
Access	Project shall provide at least two accesses to public or private road as generally illustrated on the PD Plan.
Residential Blocks*	Residential blocks required to be between 300'-600' in length. LDR Sec 114-95 (b). Residential blocks may range from 199'-1,050' in length.
Sidewalks*	Sidewalks are being constructed on one side of internal streets. Sidewalk to be deferred for construction along SW 52nd Street until such time the City of Ocala deems necessary to install. This is deviating from Sec. 114-92 (b) (c) (d).
Streets*	Refer to cross-section provided on page 17 below. This is deviating from 114-91 (m) (n). Requesting private road status with 40' min. width ROW.

Unified Control	The project area is currently under single ownership. All roads and DRAs shall be private and maintained by an established POA or HOA.
Landscape, and Tree Mitigation*	Landscape & Tree Mitigation plan to be deferred to Improvement Plan submittal. Section 122-943(a) (12) (13) requires submittal at PD.

Table 2-2: Development Standards

Proposed Uses	
Category	Uses
COM	B-2 (Community Business District) uses
SFR	Residential Lots
MFR	Townhomes
APT	Apartments
ACCESSORY	Commercial to consist of storage/ maintenance buildings. Residential to consist of similar uses as allowed in section 122-254 of the Code. Accessory uses may be permitted in rear or side yard provided setbacks are met. No accessory dwelling units such as a guest cottage is being proposed.

PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE		MINIMUM LOT			MINIMUM SETBACKS						MAX HEIGHT
		WIDTH	DEPTH	AREA	FRONT	REAR	SIDE/CORNER	BUILDING SEPARATION	SETBACK FROM EOP	SETBACK FROM PERIMETER	
COM	PRINCIPLE	N/A	N/A	N/A	N/A	N/A	N/A	30'	N/A	25'	50'
	ACCESSORY	N/A	N/A	N/A	N/A	5'	5'/5'	N/A	N/A	N/A	30'
SFR	PRINCIPLE	40'	110'	4,400 SF	15'	10'	5'/10'	N/A	N/A	N/A	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'
APT	PRINCIPLE	N/A	N/A	N/A	N/A	N/A	N/A	30'	N/A	25'	50'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	30'
MFR - TOWNHOMES (FEE SIMPLE)	PRINCIPLE	20'	70'	1,400' SF	15'	10'	0'/10'	N/A	N/A	N/A	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'
MFR - TOWNHOMES (RENTAL)	PRINCIPLE	20'	70'	1,400 SF	15'	10'	0'/10'	30'	15'	25'	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'

Commercial- Intensity (Min and Max FAR)	0.0 (Min.); .75 (Max.) - Commercial Area not to exceed 147,000 SF.
SFR Detached- Density (Min and Max per GA)	3 DU/ per Gross Acre; 18 DU/ per Gross Acre – Residential not to exceed 8 units per acre.
Multi-family/Townhomes/Apartments Density (Min and Max GA)	3 DU/ per Gross Acre; 18 DU/ per Gross Acre – Multi- Family not to exceed 18 units per acre.

Architectural Styles: Single Family Residence

Single Story

Two Story

Interior Design

Townhomes (fee-simple or rentals)

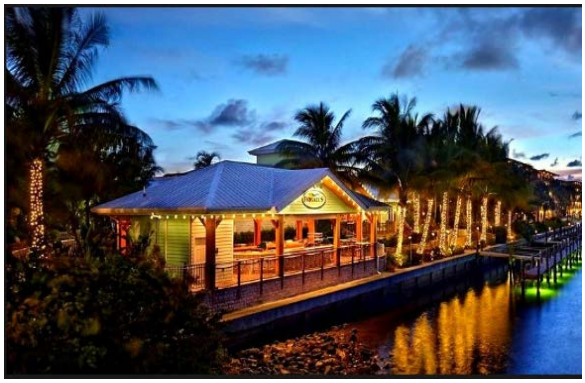
Interior Design

Multi-Family Apartments

Interior Design

Commercial structures, such as but not limited to below, subject to change at time of development in order to be unified with surrounding theme and environment:

Restaurant style atmosphere adjacent to waterbody. Intended to be similar, however subject to change at time of development in order to be unified with the surrounding theme or environment.



Amenities:

Playground Equipment

Sidewalks

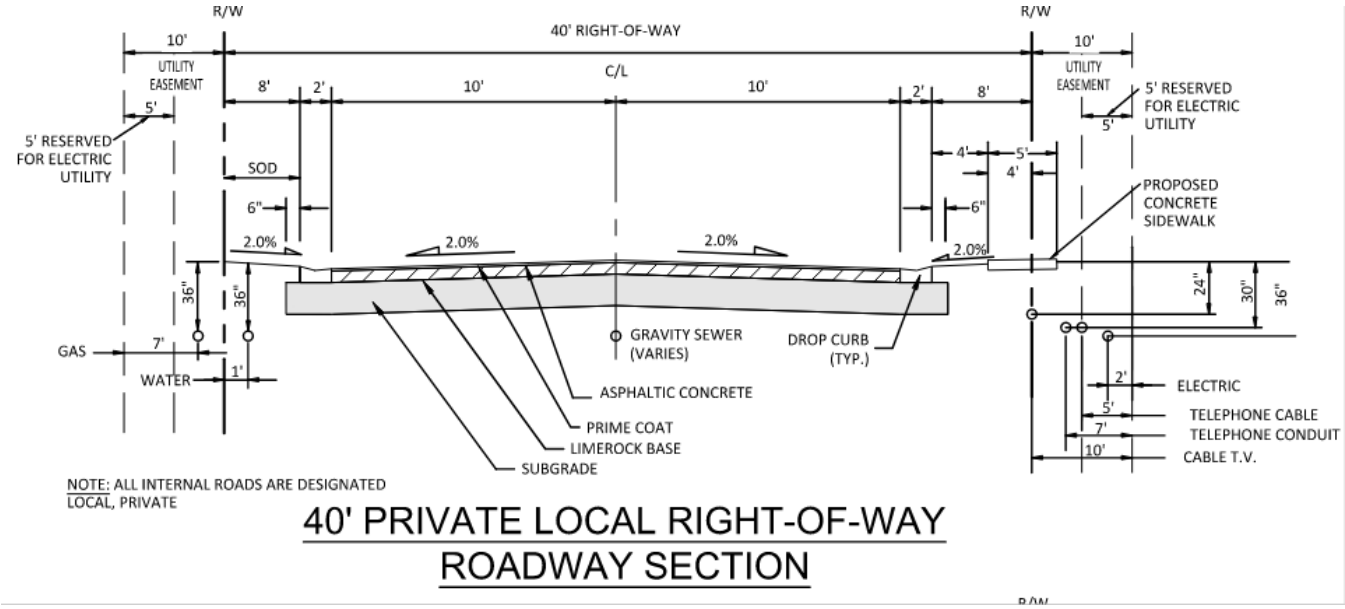
Pickle Ball Courts

Covered Pavillion

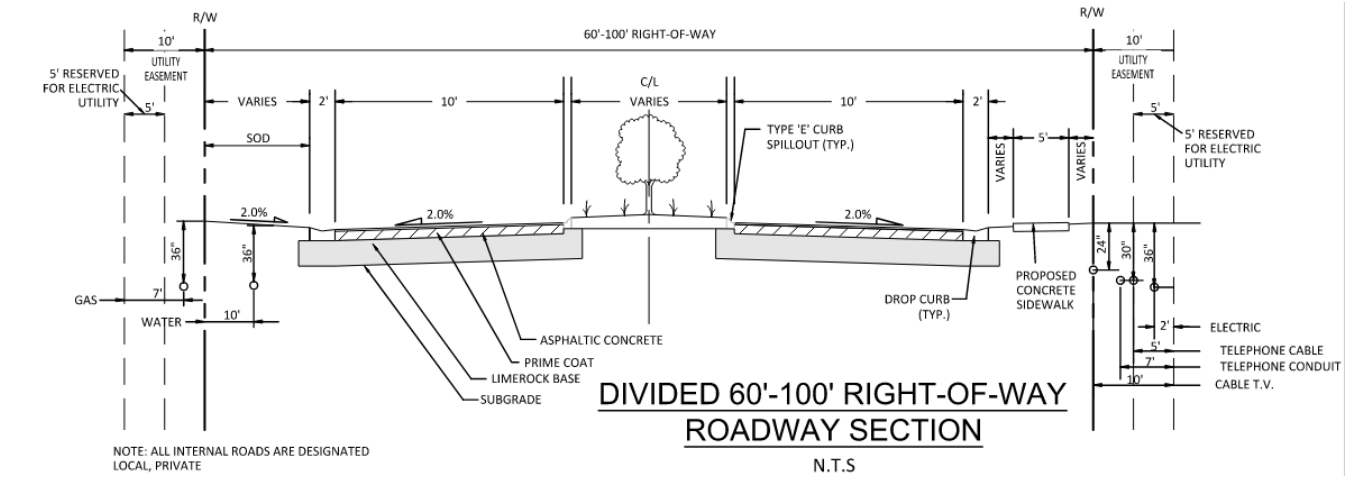
Dog Park

Walking trail with pervious material

Roadway Sections:



40' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION



DIVIDED 60'-100' RIGHT-OF-WAY
ROADWAY SECTION
N.T.S

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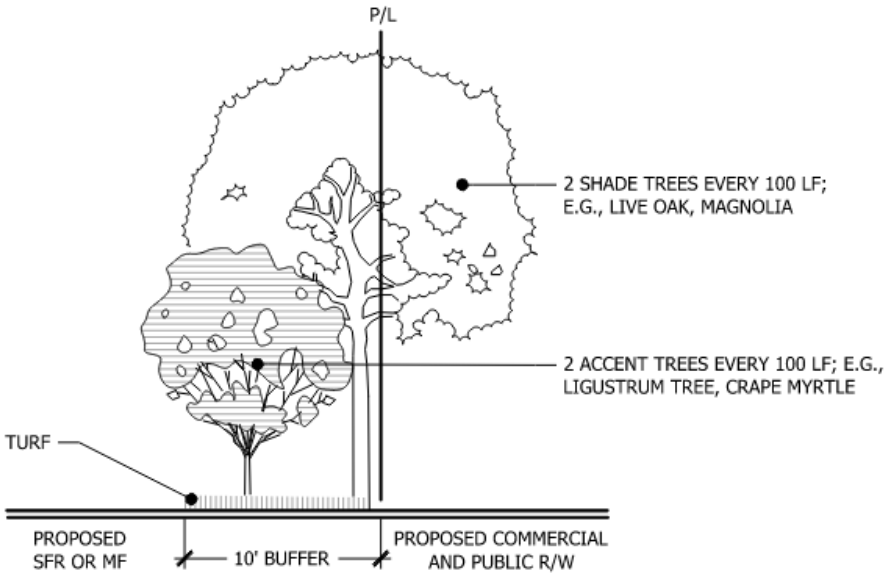
Buffer Cross Section:



10' LANDSCAPE BUFFER

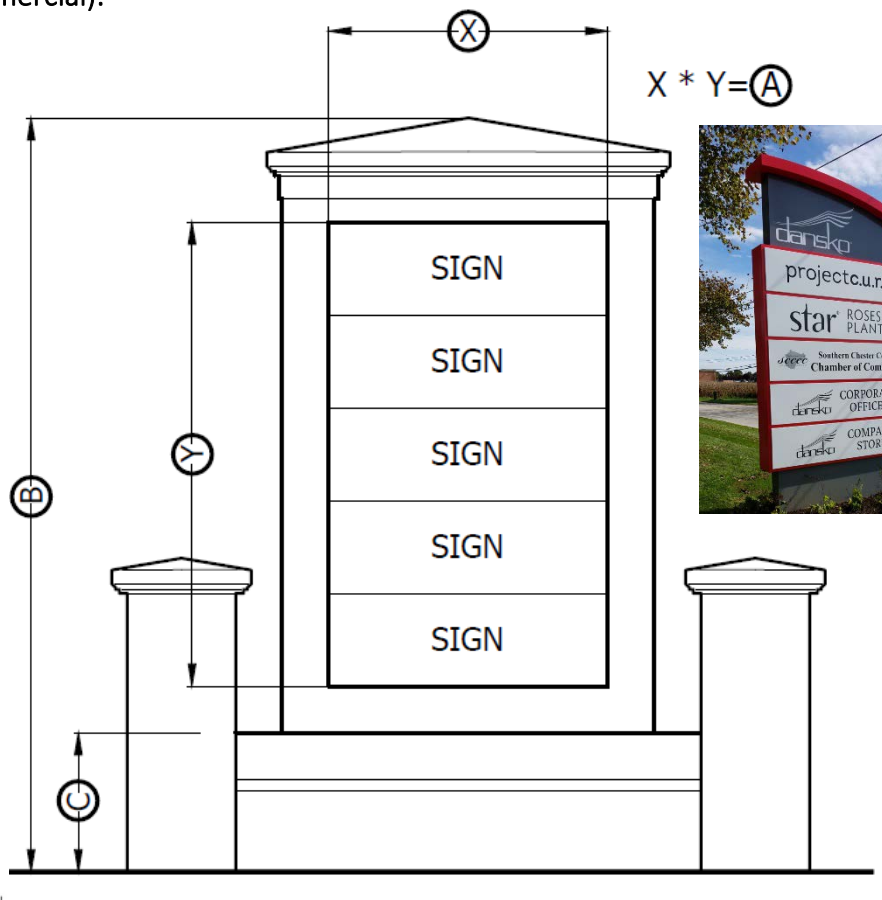
NOT TO SCALE

10' LANDSCAPE BUFFER
BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND TWO ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, e.g. line -of-sight safety requirements.
- Signs shall complement the building architecture through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorist.
- Wall signs shall have maximum total of 64 square feet. The maximum sign area shall be 24 square feet per sign.
- Interior signage such as directional or not visible from SW 52nd shall comply with Code with exception to provisions of this PD standards.

Entrance Sign (Commercial):



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Entrance Sign (Commercial):

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Signs shall be set back a minimum of five feet from public rights-of-way.
- Multi-tenant signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.
- Sign shall have a maximum of 5 cabinets.

Dimensions

• Sign area maximum = 128 sf each side		**A**
• Height (max):	**20’**	**B**
• Pedestal height (min/max)	**3’/ 6’**	**C**

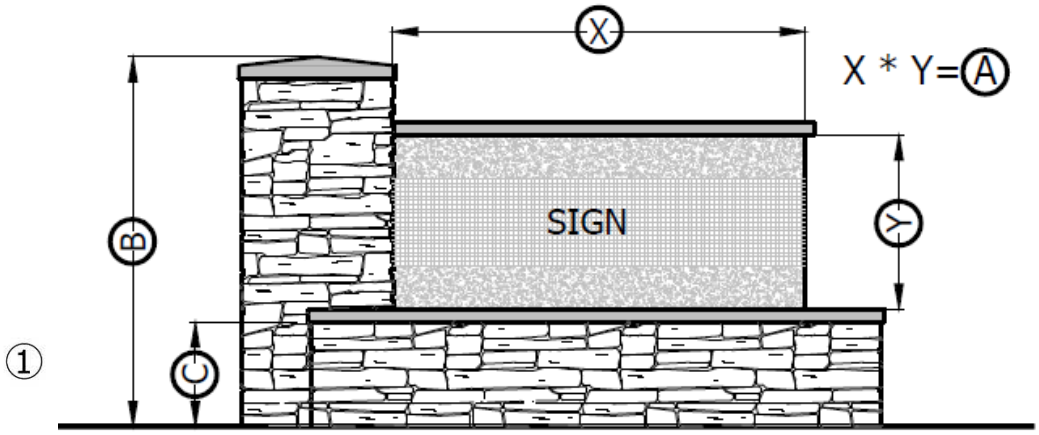
Number of Signs

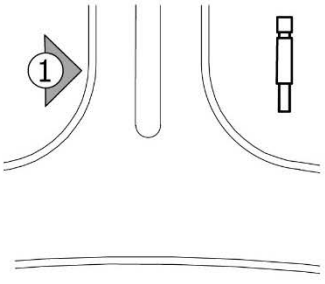
- One freestanding sign structure shall be permitted for each public right-of-way entrance on private property or as delineated on PD Plan provided.
- Interior or directional signage not to exceed 10 square feet in size or 8 feet in height.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

Entrance Sign (Residential):





Entrance Sign (Residential):

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street address numbers must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel.
- Monument signs must be set back at least 10' from side lot line and 5 feet from R.O.W.
- Monument signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.

Dimensions

• Sign area maximum = 32 sf each side		A
• Height (max):	**12'**	**B**
• Pedestal height (min/max)	**3'/ 6'**	**C**

Number of Signs

- Two monument signs (one at each entry) are allowed along street frontage. Please refer to PD Plan for proposed locations of signage.
- Interior or directional signage not to exceed 10 square feet in size or 8 feet in height.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

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Plant Sample:

Planting material	
Botanical Name	**Common Name**
Shrubs, Grasses, Groundcovers	
Agapanthus africanus	Lily-of-the-Nile
Dianella tasmanica 'Variegata'	Variegated Flax Lily
Dietes vegeta	African Iris
Illicium parviflorum	Yellow Anise
Ilex vomitoria 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
Ligustrum japonicum	Ligustrum
Liriope muscari	Liriope
Muhlenbergia capillaris	Muhly Grass
Paspalum notatum 'Argentine'	Argentine Bahia
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Serenoa repens	Saw Palmetto
Spartina bakeri	Cordgrass
Stenotaphrum secundatum 'Floratam'	St. Augustine 'Floratam'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	Creeping Jasmine
Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie
Trees	
Acer rubrum 'Florida Flame'	Flame Red Maple
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
Ilex vomitoria	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Ligustrum, tree-form
Liquidambar styraciflua	Sweetgum
Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia
Myrica cerifera	Wax Myrtle
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Prunus angustifolia	Chickasaw Plum
Sabal palmetto	Sabal Palm
Taxodium distichum	Bald Cypress
Ulmus alata 'Winged'	Winged Elm
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak

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Legal Description:

Legal Description for Parcel 23835-000-00

THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 1.5 CHAINS OF THE SW ¼ OF SE ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

BEING 82.40 ACRES, MORE OR LESS.