



December 16, 2025

Ms. Emily Johnson, AICP
City of Ocala
Growth Management Department
201 SE 3rd St, 2nd Floor
Ocala, FL 34471

RE: *Mockingbird Ridge PD Master Plan – Statement of Variations*
 Application: PD25-0007
 Kimley-Horn Project Number 242387001

Dear Ms. Johnson:

On behalf of our Client, Boyd Development, LLC, Kimley-Horn is submitting to the City of Ocala a statement of variations for the proposed Mockingbird Ridge Planned Development (PD) plan.

Statement of Variations from City of Ocala Code of Ordinances:

- Per Sec. 122-942(a)(4)(d), for single-use residential PD projects, the minimum open space requirement shall be 40 percent. However, as this project is part of the overall mixed-use Heathbrook DRI, a variation is requested to allow this development to maintain a minimum of 25 percent open space. This request has been previously granted for the Heath Brook PD located to the north.

Please contact us if you have any questions or need additional information.

Sincerely,
KIMLEY-HORN

A handwritten signature in blue ink, appearing to read "R. Busche", enclosed within a blue oval.

Richard V. Busche, PE

RVB/TWT/BSP

Cc: File

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