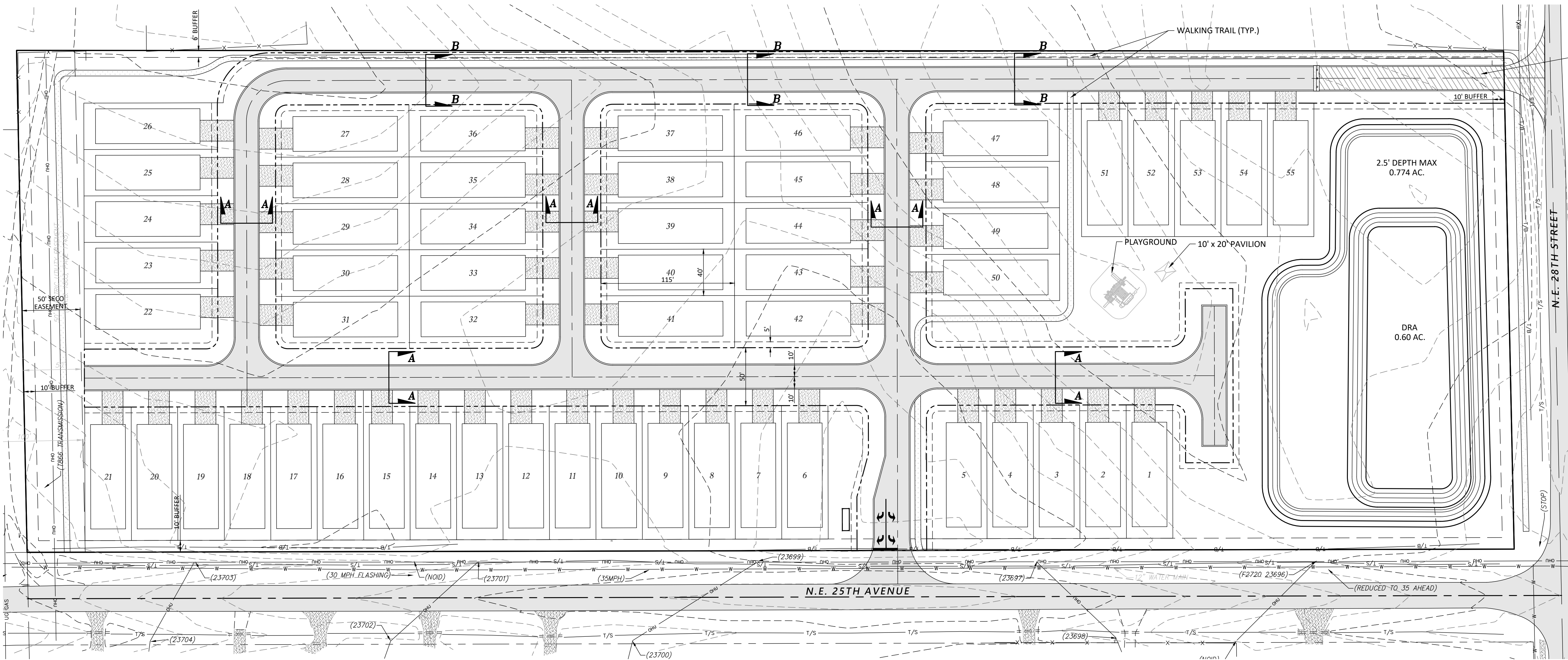
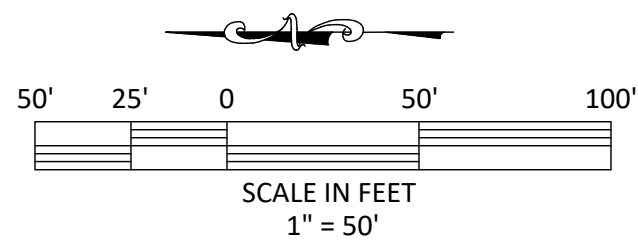


**EXHIBIT A**  
**GREEN FAMILY DECLARATION OF TRUST**  
**AMENDED PD PLAN**



STABILIZED SECONDARY  
EMERGENCY ACCESS



OWNER: GREEN FAMILY TRUST  
DEVELOPER: BOYD REAL ESTATE GROUP  
DESIGNER: TILLMAN & ASSOCIATES ENGINEERING, LLC.  
ADDRESS: 6811 NE 37TH LN  
SILVER SPRINGS FL 34488-2108  
PARCEL: 24274-000-00

PROJECT AREA:  
RESIDENTIAL = 12.61 ± AC.

LAND USE & ZONING (CITY OF OCALA):  
EXISTING FUTURE LAND USE: NEIGHBORHOOD  
EXISTING ZONING: INST (INSTITUTIONAL)  
PROPOSED ZONING: PD  
PROPOSED LAND USE: NEIGHBORHOOD

DRA AREA:  
PROVIDED: 1.37 ± AC (10.86 %)

OPEN SPACE:  
REQUIRED: 5.04 ± AC (12.61%\*0.4)  
DRA: (LIGHT BLUE HATCH) 0.774 ± AC  
REMAINDER OPEN SPACE: (GREEN HATCH) 5.417 ± AC  
TOTAL PROVIDED: 6.19 ± AC (49.0%)  
OPEN SPACE AGGREGATE REQUIRED 0.50 AC (5.04 AC \* 10%)  
OPEN SPACE AGGREGATE PROVIDED: 0.58 AC (11.5%) (WALKING TRAIL & IOS)

DENSITY:  
ALLOWED:  
RESIDENTIAL: 12.61 X 5 = 63 UNITS  
PROVIDED:  
40' X 110' MIN. LOT = 55 UNITS

PROPOSED BUFFERS:  
PROPOSED BUFFERS TO ADHERE TO CITY OF OCALA  
CODE REQUIREMENTS AT MINIMUM.

UTILITY COMPANIES:  
WATER CITY OF OCALA  
SEWER CITY OF OCALA  
ELECTRIC CITY OF OCALA

- NOTES:
- LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
  - THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
  - PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083C0735D.
  - SIGN TO BE COMPLIANT WITH CHAPTER 110 OF OCALA CODE OF ORDINANCE (SIGN MAYBE LOCATED ON EITHER SIDE OF ENTRANCE).
  - WALKING TRAIL TO BE 5' IN WIDTH AND SHALL BE DELINEATED TO IDENTIFY TRAIL. STABILIZED MATERIAL WITH GRASS COVER WILL BE USED.
  - SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE COST IS ESTABLISHED BY CITY COUNCIL (CURRENT FEE IS \$265.00 PER BUILDABLE LOT.)
  - TO HAVE A 5-FOOT ELECTRIC UTILITY EASEMENT, SECTION 70-602(o)(3) WILL BE MET AS REQUIRED.

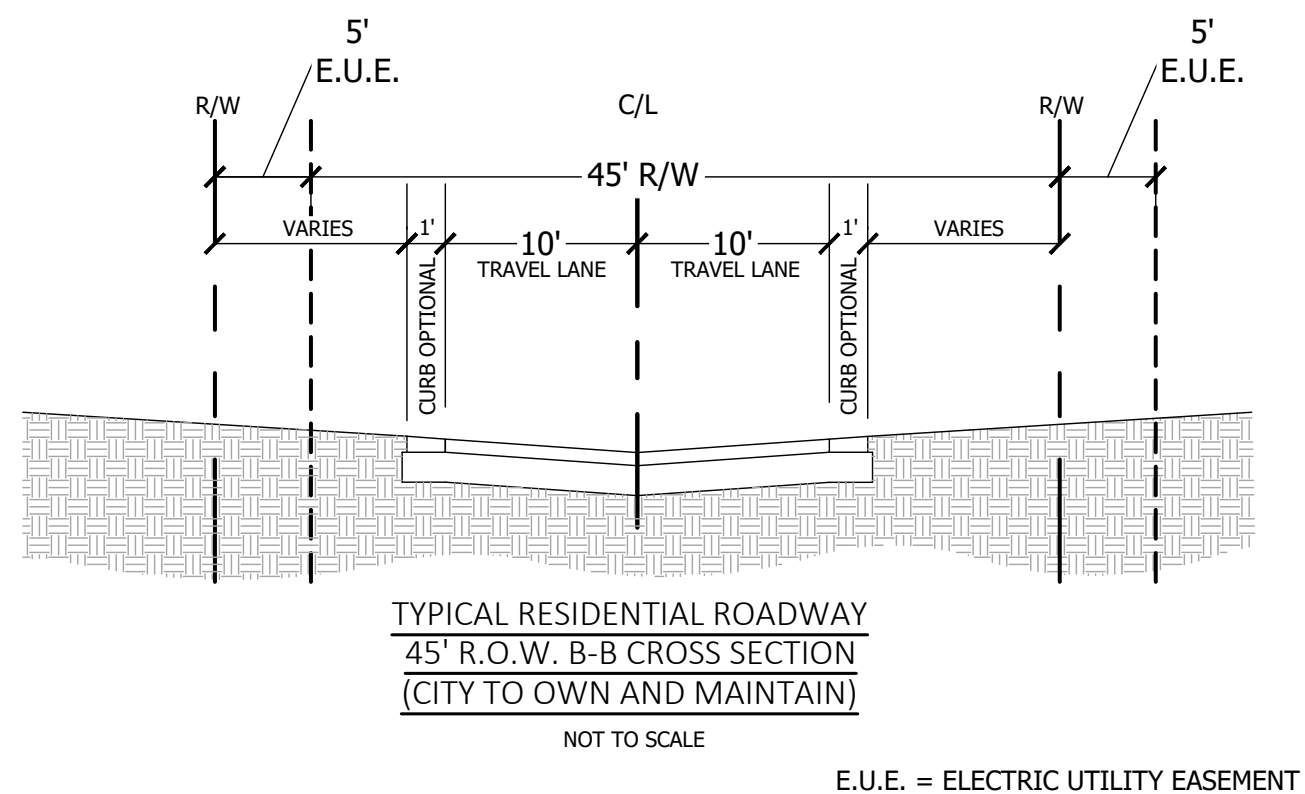
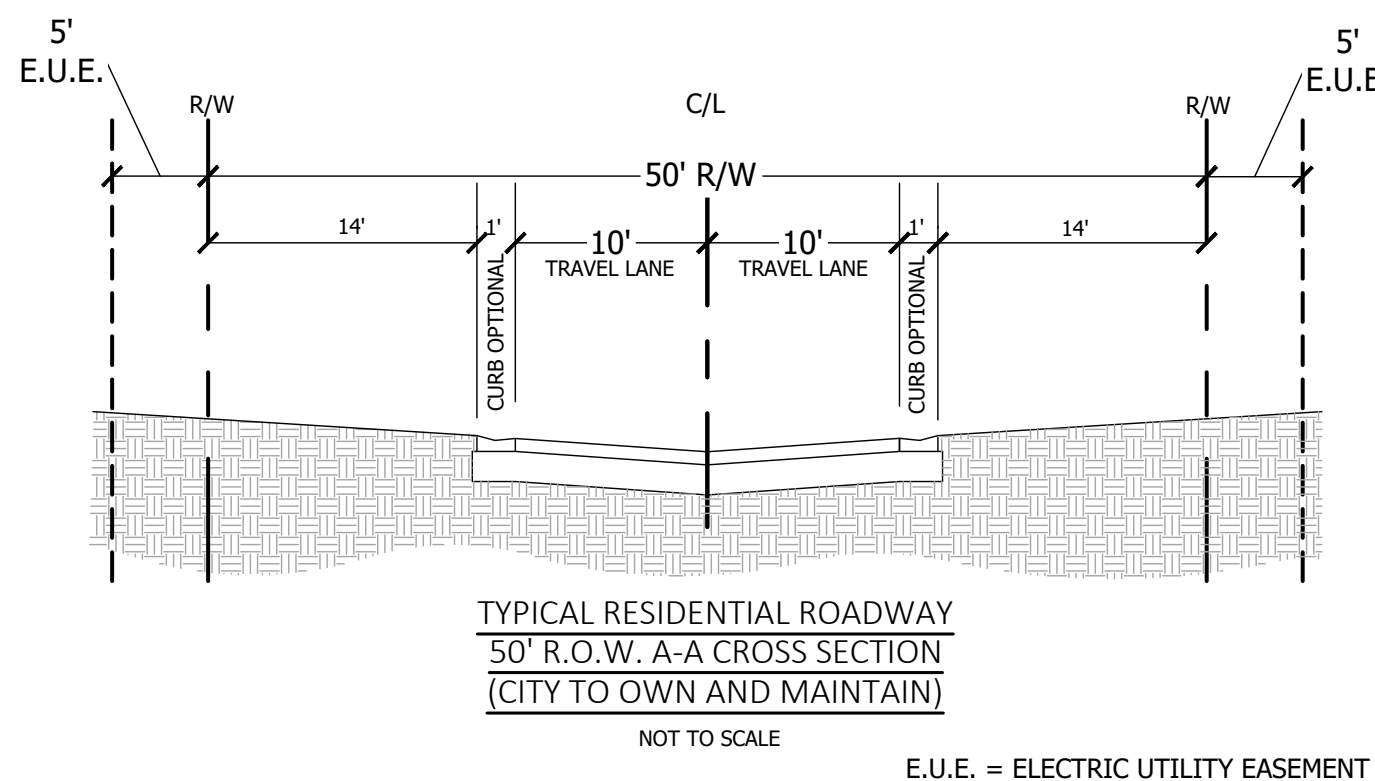
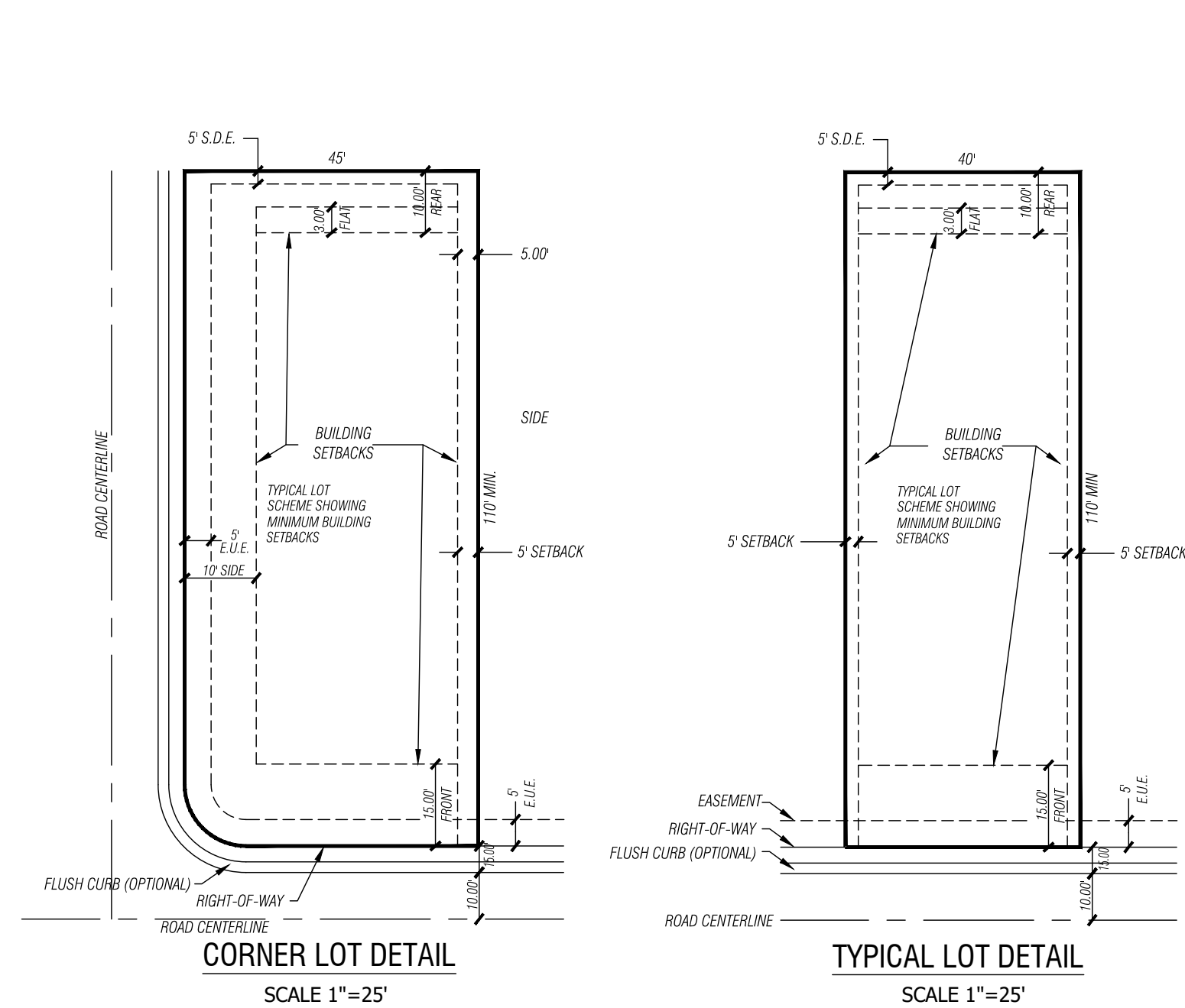
#### LEGAL DESCRIPTION FOR PARCEL 24274-000-00

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

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

#### ITEMS TO BE DEVIATED FROM CODE REQUIREMENTS:

- LOT SIZE AND SETBACKS- SEE DEVELOPMENT STANDARDS
- RESIDENTIAL BLOCKS- CERTAIN BLOCKS MAY BE LESS THAN 240' IN LENGTH.
- SIDEWALKS- NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PAY FEE IN LIEU OF TO BE ESTABLISHED ALONG NE 28TH STREET AND NE 25TH AVENUE
- UTILITY EASEMENTS TO BE REDUCED FROM 10' TO 5' OUTSIDE OF R.O.W.



**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

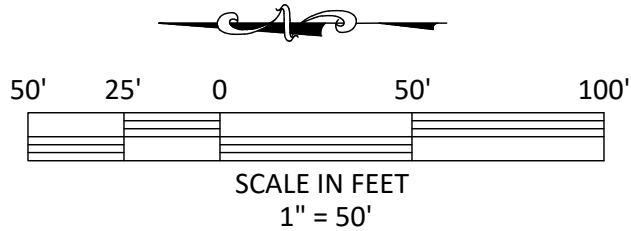
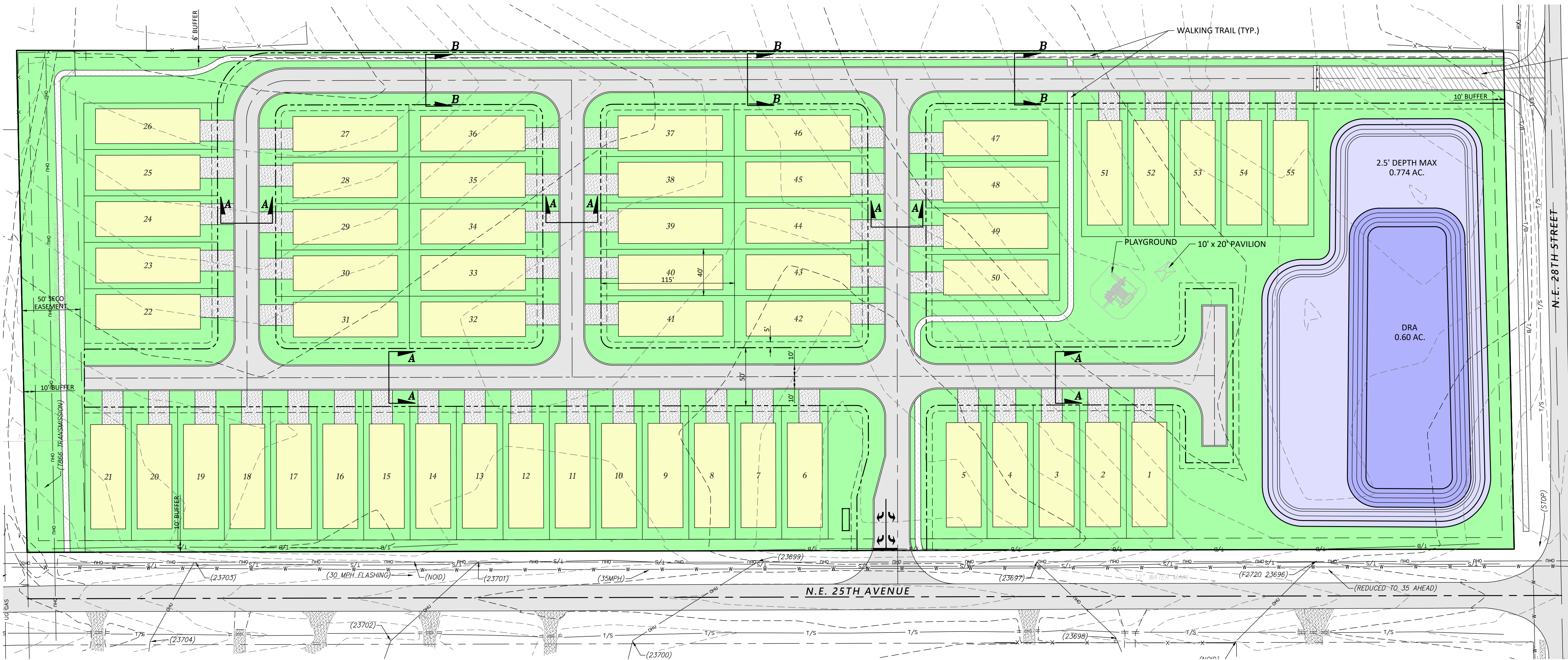
BOYD DEVELOPMENT - NE 25TH AVENUE  
CONCEPT PLAN  
CITY OF OCALA, FLORIDA

CONCEPT PLAN

DATE 04/08/2025  
DRAWN BY RS  
CHKD. BY RS  
JOB NO. 23-8340

SHT.





OWNER: GREEN FAMILY TRUST  
DEVELOPER: BOYD REAL ESTATE GROUP  
DESIGNER: TILLMAN & ASSOCIATES ENGINEERING, LLC.  
ADDRESS: 6811 NE 37TH LN  
SILVER SPRINGS FL 34488-2108  
PARCEL: 24274-000-00

PROJECT AREA:  
RESIDENTIAL = 12.61 ± AC.

LAND USE & ZONING (CITY OF OCALA):  
EXISTING FUTURE LAND USE: NEIGHBORHOOD  
EXISTING ZONING: INST (INSTITUTIONAL)  
PROPOSED ZONING: PD  
PROPOSED LAND USE: NEIGHBORHOOD

DRA AREA:  
PROVIDED: 1.37 ± AC (10.86 %)

OPEN SPACE:  
REQUIRED: 5.04 ± AC (12.61%\*0.4)  
DRA: (LIGHT BLUE HATCH) 0.774 ± AC  
REMAINDER OPEN SPACE: (GREEN HATCH) 5.417 ± AC  
TOTAL PROVIDED: 6.19 ± AC (49.0%)  
OPEN SPACE AGGREGATE REQUIRED 0.50 AC (5.04 AC \* 10%)  
OPEN SPACE AGGREGATE PROVIDED: 0.58 AC (11.5%) (WALKING TRAIL & IOS)

DENSITY:  
ALLOWED:  
RESIDENTIAL: 12.61 X 5 = 63 UNITS  
PROVIDED:  
40' X 110' MIN. LOT = 55 UNITS

PROPOSED BUFFERS:  
PROPOSED BUFFERS TO ADHERE TO CITY OF OCALA  
CODE REQUIREMENTS AT MINIMUM.

UTILITY COMPANIES:  
WATER CITY OF OCALA  
SEWER CITY OF OCALA  
ELECTRIC CITY OF OCALA

- NOTES:
- LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
  - THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
  - PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083C0735D.
  - SIGN TO BE COMPLIANT WITH CHAPTER 110 OF OCALA CODE OF ORDINANCE (SIGN MAYBE LOCATED ON EITHER SIDE OF ENTRANCE).
  - WALKING TRAIL TO BE 5' IN WIDTH AND SHALL BE DELINEATED TO IDENTIFY TRAIL. STABILIZED MATERIAL WITH GRASS COVER WILL BE USED.
  - SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE COST IS ESTABLISHED BY CITY COUNCIL (CURRENT FEE IS \$265.00 PER BUILDABLE LOT.)
  - TO HAVE A 5-FOOT ELECTRIC UTILITY EASEMENT, SECTION 70-602(o)(3) WILL BE MET AS REQUIRED.

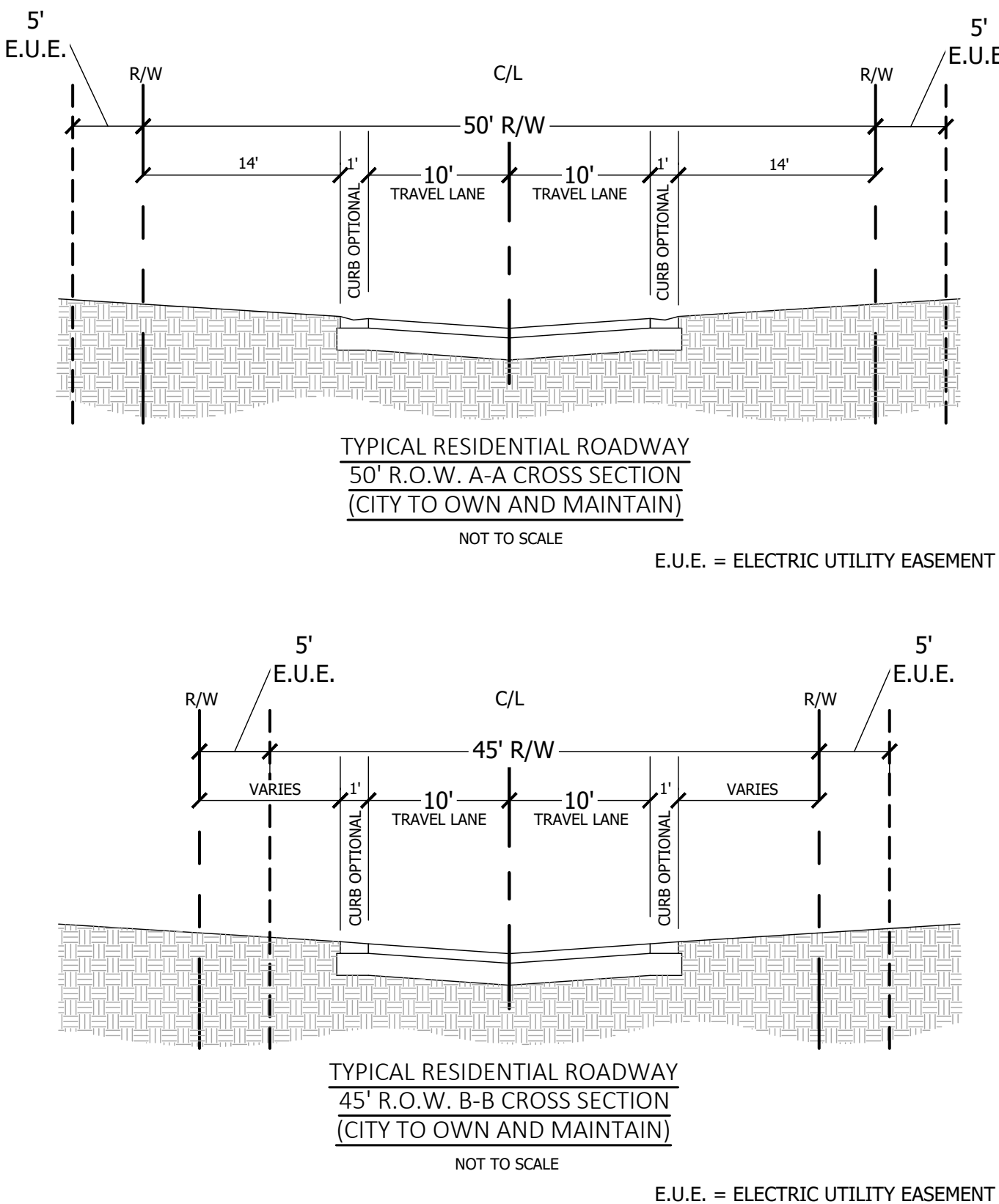
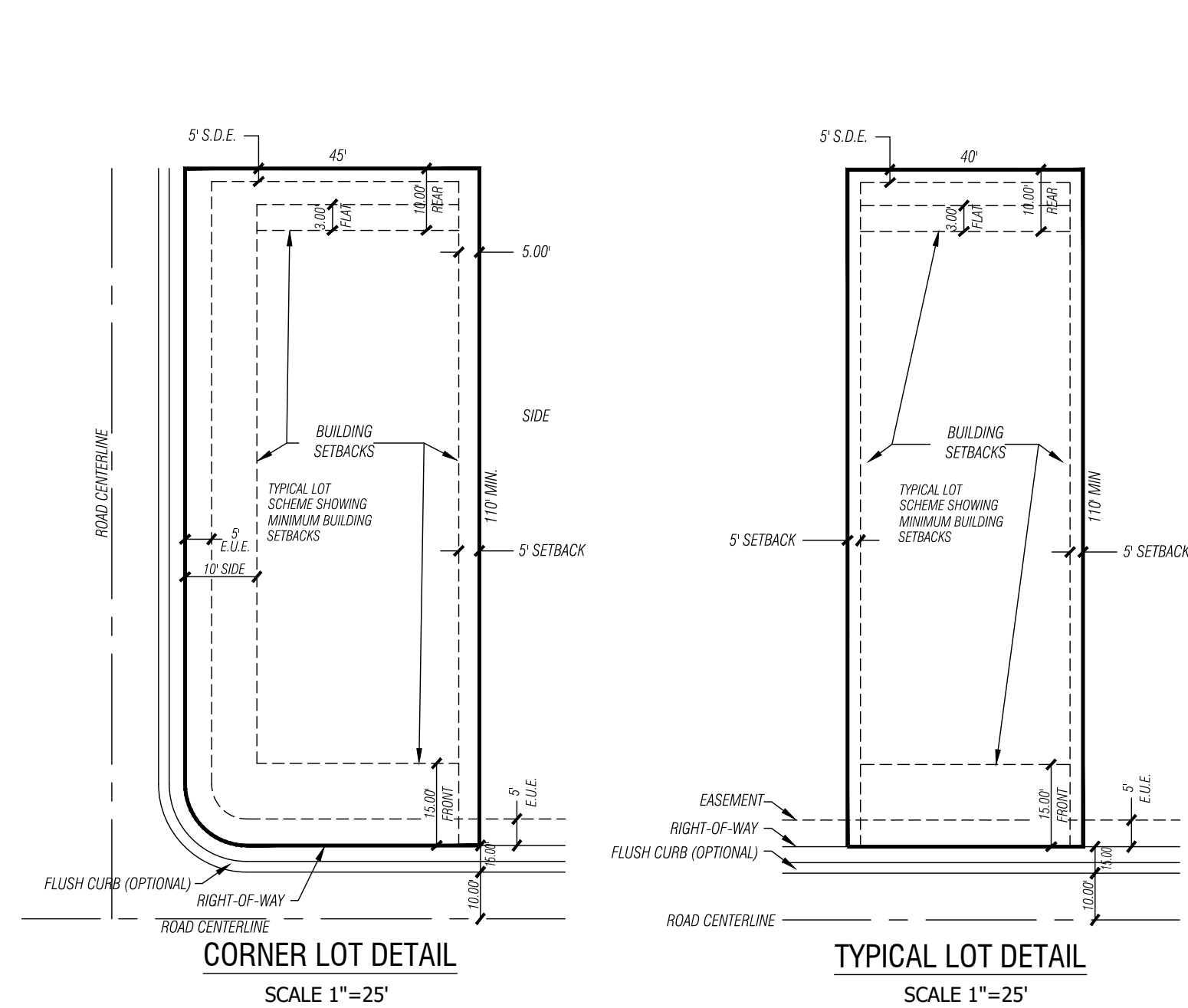
LEGAL DESCRIPTION FOR PARCEL 24274-000-00

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

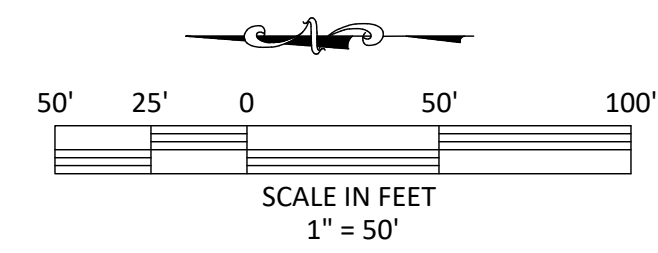
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH/ STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH/ AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY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

ITEMS TO BE DEVIATED FROM CODE REQUIREMENTS:

- LOT SIZE AND SETBACKS- SEE DEVELOPMENT STANDARDS
- RESIDENTIAL BLOCKS- CERTAIN BLOCKS MAY BE LESS THAN 240' IN LENGTH.
- SIDEWALKS- NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PAY FEE IN LIEU OF TO BE ESTABLISHED ALONG NE 28TH STREET AND NE 25TH AVENUE
- UTILITY EASEMENTS TO BE REDUCED FROM 10' TO 5' OUTSIDE OF R.O.W.







PROJECT AREA:  
RESIDENTIAL = 12.61 ± AC.

**LAND USE & ZONING (CITY OF OCALA):**  
 EXISTING FUTURE LAND USE: NEIGHBORHOOD  
 EXISTING ZONING: INST (INSTITUTIONAL)  
 PROPOSED ZONING: PD  
 PROPOSED LAND USE: NEIGHBORHOOD

DRA AREA:  
PROVIDED: 1.37 ± AC (10.86 %)

|                                                                      |                         |
|----------------------------------------------------------------------|-------------------------|
| <b><u>OPEN SPACE:</u></b>                                            |                         |
| REQUIRED: 5.04 ±AC (12.61*0.4)                                       |                         |
| DRA: (LIGHT BLUE HATCH)                                              | 0.774 ± AC              |
| REMAINDER OPEN SPACE: (GREEN HATCH)                                  | 5.417 ± AC              |
| <hr/>                                                                |                         |
| TOTAL PROVIDED:                                                      | 6.19 ± AC (49.0%)       |
| <hr/>                                                                |                         |
| OPEN SPACE AGGREGATE REQUIRED                                        | 0.50 AC (5.04 AC * 10%) |
| OPEN SPACE AGGREGATE PROVIDED: 0.58 AC (11.5%) (WALKING TRAIL & IOS) |                         |

DENSITY:  
ALLOWED:  
RESIDENTIAL: 12.61 X 5 = 63 UNITS  
PROVIDED:  
40' X 110' MIN. LOT =55 UNITS

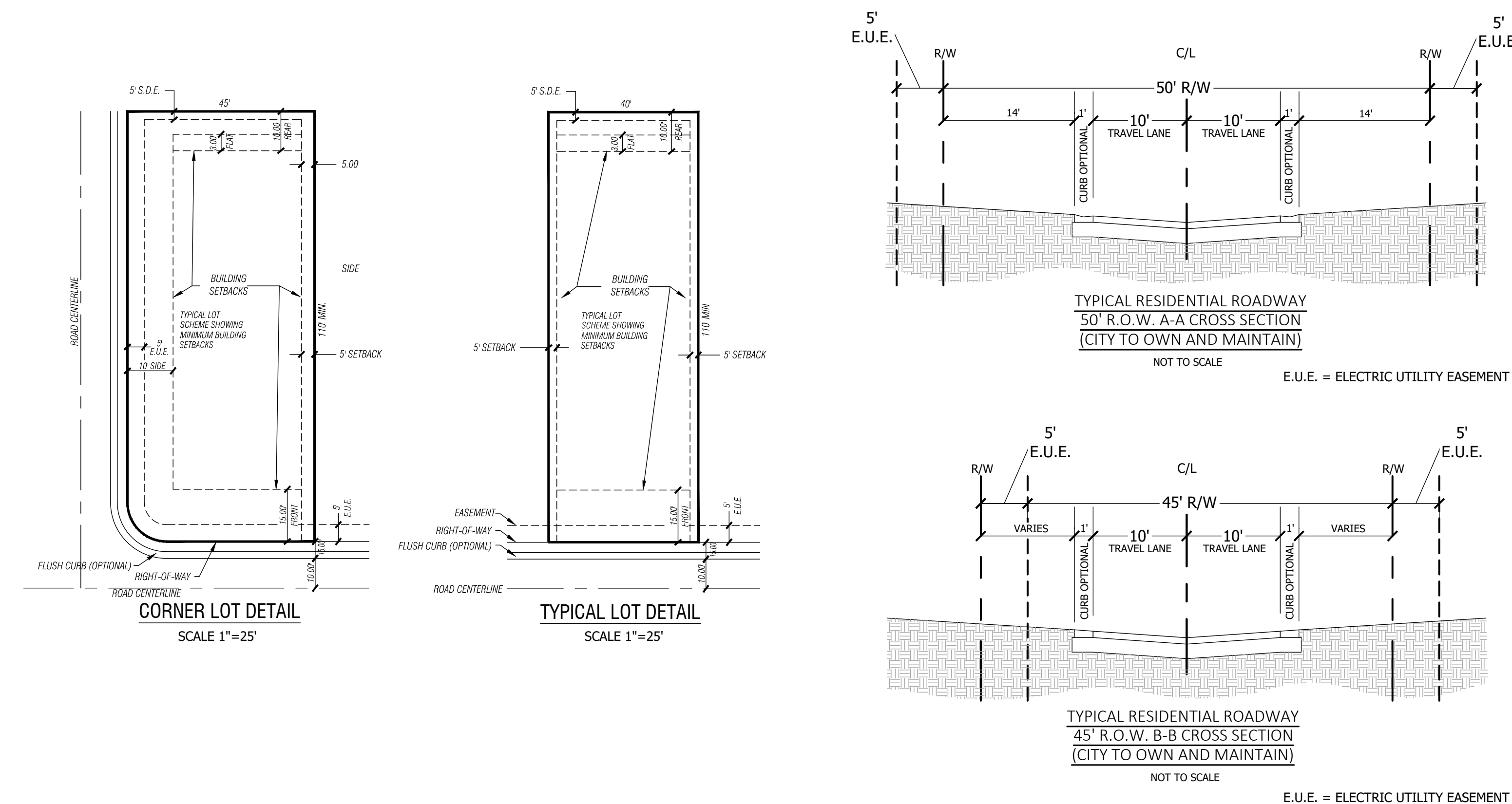
PROPOSED BUFFERS:  
PROPOSED BUFFERS TO ADHERE TO CITY OF OCALA  
CODE REQUIREMENTS AT MINIMUM.

UTILITY COMPANIES:

|          |               |
|----------|---------------|
| WATER    | CITY OF OCALA |
| SEWER    | CITY OF OCALA |
| ELECTRIC | CITY OF OCALA |

**NOTES:**

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
3. PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083C0735D.
4. SIGN TO BE COMPLIANT WITH CHAPTER 110 OF OCALA CODE OF ORDINANCE (SIGN MAYBE LOCATED ON EITHER SIDE OF ENTRANCE).
5. WALKING TRAIL TO BE 5' IN WIDTH AND SHALL BE DELINEATED TO IDENTIFY TRAIL. STABILIZED MATERIAL WITH GRASS COVER WILL BE USED.
6. SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE COST IS ESTABLISHED BY CITY COUNCIL (CURRENT FEE IS \$265.00 PER BUILDABLE LOT.)
7. TO HAVE A 5-FOOT ELECTRIC UTILITY EASEMENT, SECTION 70-602(o)(3) WILL BE MET AS REQUIRED.



LEGAL DESCRIPTION FOR PARCEL 24274-000-00

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

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

ITEMS TO BE DEVIATED FROM CODE REQUIREMENTS:

1. LOT SIZE AND SETBACKS- SEE DEVELOPMENT STANDARDS
2. RESIDENTIAL BLOCKS – CERTAIN BLOCKS MAY BE LESS THAN 240' IN LENGTH.
3. SIDEWALKS- NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PAY FEE IN LIEU OF TO BE ESTABLISHED ALONG NE 28TH STREET AND NE 25TH AVENUE
4. UTILITY EASEMENTS TO BE REDUCED FROM 10' TO 5' OUTSIDE OF R.O.W.