Ocala Planning & Zoning Commission Agenda - Final
Monday, March 9, 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
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School Board Representative

Staff
Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

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

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

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

APPEALS

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

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

1. Call to Order
   a. Pledge of Allegiance
   b. Roll Call for Determination of a Quorum
   c. Agenda Notes:
   Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.
2. Proof of Publication
   It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on February 20, 2026.
   a. P&Z Ad Proof
   Attachments: P&Z Draft Ad 03092026
3. Election of Officers
   a. Chairman
   b. Vice Chairman
4. Approval of Minutes
   a. February 9, 2026 Final Minutes
   Attachments: February 9, 2026 Final Meeting Minutes
5. Planned Development
   a. Ordinance to rezone approximately 251.09 acres located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001) from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development (Case PD25-0001) (Quasi-Judicial)
   Presentation By: Emily Johnson
   Attachments: PD25-0001 KAS Ocala SR
   PD25-0001 KAS Ocala LLC PD Standards Book
   PD25-0001 KAS Ocala LLC PD Plan
   West Ocala Conceptual PUD Plan
   Letter of Objection 1 - Fisher Email
   PD25_0001_Case
   PD25_0001_Aerial

b. Resolution to consider a PD Plan and Standards book for property located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001), approximately 251.09 acres (Case PD25-0001) (Quasi-Judicial)

Presentation By: Emily Johnson

Attachments:
- PD25-0001 KAS Ocala SR
- Exhibit A - PD Standards Book
- Exhibit B - PD Plan
- Letter of Objection 1 - Fisher Email
- Case Map
- Aerial Map

c. Ordinance to rezone approximately 283.55 acres located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00) from PUD-02, Planned Unit Development, to PD, Planned Development (Case PD25-0007) (Quasi-Judicial)

Presentation By: Emily Johnson

Attachments:
- PD25-0007 Mockingbird Ridge Staff Report
- PD25-0007 PD Standards Book
- PD25-0007 PD Plan
- Statement of Variations
- Resolution 2018-42 Amended and Restated Dev Order
- RECORDED Assignment of Trips 8714-1563
- Letter of Objection 1
- Letter of Objection 2
- Case Map
- Aerial Map

d. Resolution to consider a PD Plan and Standards book for property located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00), approximately 283.55 acres (Case PD25-0007) (Quasi-Judicial)

Presentation By: Emily Johnson

Attachments:
- PD25-0007 Mockingbird Ridge SR
- PD25-0007 PD Standards Book
- PD25-0007 PD Plan
- Letter of Objection 1
- Letter of Objection 2
- Case Map
- Aerial Map

6. Discussion

a. Vision 2050

7. Public Comments

8. Staff Comments

a. Planning Officials Training Workshop

Attachments: POT_OcalaMarion_County_April_9_8.5x11_flier.pdf

9. Board Comments

10. Next meeting: April 13, 2026

11. Adjournment

File #: 2026-0875 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 2/20/2026

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, March 9, 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: KAS Ocala, LLC; Agent: Fred Roberts, Klein & Klein, LLC; Case: PD25-0001; A request to rezone from OP, Office Park, & PUD-06, Planned Unit Development, to PD, Planned Development for property located at 2760 Southwest 43rd Court (Parcels 2380-000-001 and 23812-001-00), approximately 251.09 acres.

Petitioner: Mockingbird Ridge, LLC; Agent: Fred Roberts, Klein & Klein, LLC; Case: PD25-0007; A request to rezone from PUD-02, Planned Unit Development, to PD, Planned Development, for property located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcels 23875-000-01 & 35364-000-00), approximately 283.55 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 #: 2026-0947 Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:
February 9, 2026 Final 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

Monday, February 9, 2026 **5:30 PM**

1. Call to Order

   a. Pledge of Allegiance

   b. Roll Call for Determination of a Quorum

   Present Tucker Branson, Elgin Carelock, Tamboura Jenkins, Daniel London, Kevin Lopez, Justin MacDonald, and Buck Martin

   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 on January 23, 2026.

   a. Ocala Gazette Ad

   Attachments: P&Z Draft Ad PROOF 02092026

3. Approval of Minutes

   a. January 12, 2026 Meeting Minutes

   Attachments: January 12, 2026 Final Meeting Minutes
   RESULT: APPROVED
   MOVER: Daniel London
   SECONDER: Buck Martin
   AYE: Branson, Carelock, Jenkins, London, Lopez, MacDonald, and Martin

4. Rezoning

   Ordinance to rezone approximately 0.95 acres located at 2242 NW 1st Avenue (Parcel 25291-000-00) from R-1A, Single-Family Residential, to R-3, Multi-Family Residential (Case ZON25-0017) (Quasi-Judicial)

   Attachments: ZON25-0017 Draft Staff Report
   ZON25_0017_Case
   ZON25_0017_Aerial
   Block data

   Senior Planner, Emily Johnson informed the board the applicant withdrew their

application and will no longer be moving forward with the rezoning request.

RESULT: WITHDRAWN

5. Workshop

a. Vision 2050

Growth Management Director Jeff Shrum, Planning Director Aubrey Hale, and Chief Planning Official Endira Madraveren held a workshop to present the draft of the Ocala 2050 Vision.

Mr. Martin asked for clarification regarding the urban form opportunities. Planning Director, Aubrey Hale responded the intent is to establish a design district that allows the City to push beyond traditional standards. He noted some non conformities may be created but the goal is to work within that framework and provide flexibility to allow the area to transition into this approach while maintaining compatibility. Growth Management Director, Jeff Shrum added that feedback from Urban 3 indicated that downtown areas are typically the highest-producing properties. He explained that the objective is to explore how to replicate mini downtown areas through a more complex and tailored approach, ensuring development is customized to fit the specific context and needs of each area.

Mr. Jenkins asked about the location of potential annexations. Aubrey responded any properties touching to the City's external boundaries have the potential to be annexed into the City.

Mr. MacDonald asked for clarification regarding the Form-Based Code and whether the codes would be changing, or if the Board should keep in mind during Planning and Zoning reviews that proposals may not align with current codes but may be consistent with the Ocala 2050 Vision and form-based approach. Jeff responded the City will need to exercise some flexibility when reviewing proposals, as the intent is not to turn away projects that do not align with the Vision. He stated that the City should be flexible in accommodating proposals that support the desired form and development pattern. He also noted that updates to the Land Development Code should help facilitate and encourage this approach. Jeff talked about the importance of the Board keeping the Vision in mind, explaining that once adopted, it will serve as a guiding framework and driving force for future decisions.

Mr. Jenkins asked about the Urban Form Opportunities. Aubrey explained the Urban Form Opportunities provide an incentive in a different manner, primarily by allowing for greater development density within designated areas.

Mr. Lopez asked staff to elaborate on the mobility fee transition. Jeff explained even in the 2035 Vision, the adoption of a mobility fee was identified as a goal the City wanted to achieve. He stated , unlike traditional impact fees, a mobility fee provides greater flexibility in how funds can be used, including for transit and pedestrian improvements, which adds further incentive. He also explained, particularly in an urban setting, mobility

fees allow the City to allocate fees more strategically to help attract development in areas where it is desired. Jeff noted the City is currently reviewing and revising the inter local agreement with Marion County as part of this process.

Mr. Lopez also asked about tax exemptions for downtown properties and asked whether the analysis considered consolidating services to scale buildings up or down. Aubrey responded there are opportunities to expand facilities vertically while reducing their overall footprint. He explained by building upward and utilizing smaller footprints, the City may be able to shift certain assets and potentially reduce the amount of government owned, tax exempt property in the downtown area. Doing so could help generate greater returns and enhance the productivity of downtown properties.

Mr. Lopez stated we are in a digital information age and suggested incorporating the Ocala Fiber build out strategy into the Vision so that the public better understands its direction.

Mr. Carelock asked about parking plans and how they factor into the overall Vision, specifically whether the City is targeting specific areas. Aubrey responded as the City finalizes the Vision, it is also important to update the Midtown and Downtown Master Plans, particularly given the significant development that has occurred over the past 20 years. He explained that the master plans will be updated to reflect recent development trends, which will help guide future decisions, including where parking should be located and how it will be incorporated into more intense development areas.

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

Mr. Martin commended staff on their efforts regarding the Ocala 2050 Vision. He stated since being part of the board, he heard about the 2050 Vision initiative and clearly sees the amount of work that has gone into the revision. He described the draft as excellent and expressed his appreciation to everyone involved for their hard work.

9. Next meeting: March 9, 2026

10. Adjournment

Meeting adjourned at 6:26PM.

File #: 2026-0899 Agenda Item #: a.

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to rezone approximately 251.09 acres located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001) from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development (Case PD25-0001) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: Jameson Frederick, P.E., Kimley-Horn & Associates
- Property Owner: KAS Ocala, LLC
- Agent: Fred N. Roberts Jr., Esq., Klein & Klein, PLLC

Key Points:

The applicant is requesting to rezone two parcels, totaling 251.09-acres, from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development. 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 with four general land uses:

- Residential Single-Family (RES SF) - Maximum density of 5 units per acre (up to 328 single-family residential units) on 65.63 acres.

- Residential (RES) - Maximum of 18 units per acre (up to 1,809 single-family or multi-family residential units) on 100.50 acres.

- Commercial/Residential (COM/RES) - Maximum of 5 units per acre (up to 140 single-family residential units); or maximum of 18 units per acre (up to 506 multi-family residential units); or maximum floor area ratio (FAR) of 0.25 (up to 306,335 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 28.13 acres.

- Commercial (COM) - Maximum FAR of 0.25 (up to 595,683 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 54.70 acres.

A request to remove the associated Future Land Use Policies (FLUP25-0001) was transmitted to state agencies on November 3, 2025 and is being presented to City Council concurrently for consideration. There were no objections received from any state agency; however, the Florida Department of Transportation (FDOT) determined the proposed amendment has the potential to adversely impact transportation resources or facilities of state importance including SR 200, SR 40, and I-75 (a SIS facility). FDOT requested continued intergovernmental coordination on the traffic study and as the project buildout progresses. A Traffic Study (TIA25-0003) is under review and anticipated to be presented to City Council concurrently for consideration.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- The existing PUD-06, Planned Unit Development zoning district (Land Development Regulations Section 122-948) was adopted in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD.

- The Medium Intensity/Special District Future Land Use category requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, and is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.

- Access to the project site will be at two points, off of SW 43rd Court approximately one half mile south of SW 20th Street, and off of SW 38th Avenue also approximately one half mile south of SW 20th Street. Planned internal circulation for the PD will be through a collector boulevard that runs East/West between the proposed access points and continues west from SW 43rd Court.

FINDINGS AND CONCLUSIONS:

- The proposed PD includes a mix of land uses at different densities. The commercial and more intense mixed-use areas are located at the east end of the project site adjacent to I-75. The detached single-family areas are located at the west of the project adjacent to existing single family and vacant land.

- The PD proposes a minimum density of 5 dwelling unit/acre and maximum of 18 dwelling units/acre, and commercial FAR of 0.25, which is consistent with the density/intensity established by the Medium Intensity/Special Projects Future Land Use.

- The PD Standards Book proposes 30-foot landscape buffers along the northern and southern boundaries of the project, in excess of the 10-foot landscape buffer typically required in section 122-260. To further ensure appropriate transitions between the project and adjacent land uses there is a 100-foot wide building height restriction area along the northern and southern boundaries adjacent to existing single-family homes. The building height restriction area limits buildings to a maximum of 35-feet.

- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:

    - Requested variation to allow a 100-foot maximum allowed building height within the Commercial land use area.

- 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:**

- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the first phase of construction.

- Street lighting be installed on all publicly dedicated right-of way at the time of construction.

- All sanitation services shall be provided by the City of Ocala.

- An avigation easement is required and may be completed by phase or for the entirety of the development. The avigation easement must be in place prior to the first submittal of development plans.
- Any use permitted by special exception in the B-2 zoning district which are not otherwise called out as allowed, shall require an approved special exception.
- Accessory dwelling units permitted within the Residential Single Family (RES SF) phase shall be counted toward the overall density and maximum unit number within the phase.
- Any vegetative gaps in the natural, undisturbed perimeter buffer shall be supplemented with additional plantings of trees and shrubs.
- Subdivision improvement requirements as outlined by Chapter 114 of the Land Development Code shall be provided.

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
- PD Standards Book
- PD Plan
- West Ocala Conceptual PUD Plan
- Letters of Objection
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM PUD-06, PLANNED UNIT DEVELOPMENT, AND OP, OFFICE PARK, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED IN THE 3000 AND 4000 TO 4300 BLOCKS OF SW 43RD COURT (PARCEL 23812-001-00 & 2380-000-001), APPROXIMATELY 251.09 ACRES (CASE NO. PD25-0001); 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:

A portion of Sections 27 and 28, Township 15 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Begin at the N.W. corner of said Section 27, also being the S.W. corner of "Bear Track Ranch" as per Plat thereof recorded in Plat Book "R", Pages 51 and 52 of the Public Records of Marion County, Florida; thence along the North boundary of the N.W. 1/4 of said Section 27 and the South boundary of "Bear Track Ranch", North 89°41'40" East, a distance of 1754.67 feet; thence departing the North boundary of said N.W. 1/4 of Section 27, and the South boundary of "Bear Track Ranch", South 00°01'23" East, a distance of 1318.42 feet; thence South 90°00'00" East, a distance of 891.05 feet to a point on the East boundary of the N.W. 1/4 of Section 27; thence along the East boundary of said N.W. 1/4 of Section 27, North 00°01'31" West, a distance of 1323.03 feet to the North 1/4 corner of Section 27; thence along the North boundary of the N.E. 1/4 of Section 27, North 89°43'07" East, a distance of 661.98 feet; thence departing the North boundary of said N.E. 1/4 of Section 27, South 00°00'32" East, a distance of 662.09 feet; thence North 89°43'36" East, a distance of 1955.45 feet to a point on the West right-of-way line of S.W. 38th Avenue, a 60 foot right-of-way as now existing (October 04, 2005); thence along said West right-of-way line of S.W. 38th Avenue, South 00°01'58" East, a distance of 1100.61 feet to a point on the

North right-of-way line of S.W. 28th Place, a 50 foot right-of-way as now existing (October 04, 2005); thence departing the West right-of-way line of S.W. 38th Avenue, along said North right-of-way line of S.W. 28th Place, South 89°44'14" West, a distance of 998.75 feet to a point on a right-of-way curve of S.W. 39th Court, a 50 foot right-of-way as now existing (October 04, 2005), said curve having a central angle of 24°18'53", a radius of 425.00 feet and a chord bearing and distance of South 11°42'56" West 179.01 feet; thence Southerly along said right-of-way curve an arc distance of 180.36 feet to the point of tangency; thence along the West right-of-way of S.W. 39th Court, South 00°12'27" East, a distance of 75.16 feet to a point on the North right-of-way line of S.W. 29th Place, a 50 foot right-of-way as now existing (October 04, 2005); thence departing the West right-of-way line of S.W. 39th Court, along said North right-of-way line of said S.W. 29th Place, South 89°44'10" West, a distance of 1075.01 feet to the point of curvature of a right-of-way curve having a central angle of 48°08'55", a radius of 375.00 feet, and a chord bearing and distance of North 66°13'21" West 305.94 feet; thence Northwesterly along said right-of-way curve an arc distance of 315.13 feet to a point on the North boundary of Block 4 of "Magnolia Garden Estates" as per Plat thereof recorded in Plat Book K, Page 37 of the Public Records of Marion County, Florida; thence along the North boundary of said Block 4, South 89°46'36" West, a distance of 227.51 feet to a point on the East boundary of the N.W. 1/4 of Section 27; thence departing the North boundary of said Block 4, along the East boundary of said N.W. 1/4 of Section 27, South 00° 01'31" East, a distance of 761.00 feet to the Southeast corner of the N.W. 1/4 of Section 27; thence along the South boundary of said N.W. 1/4 of Section 27 and the North boundary of "G.W. Brown's Subdivision" as per Plat thereof recorded in Plat Book E, Page 5 of the Public Records of Marion County, Florida, South 89°41'52" West, a distance of 595.23 feet; thence continuing along the South boundary of said N.W. 1/4 of Section 27 and the North boundary of "G.W. Brown's Subdivision", South 89°40'37" West, a distance of 2051.56 feet; to the S.W. corner of said N.W. 1/4 of Section 27 also being a point on the East right-of-way line of S.W. 49th Avenue (per Plat of "Timberwood Second Addition" recorded in Plat Book U, Pages 67 and 68 of the Public Records of Marion County, Florida), a 40 foot right-of-way as now existing (October 04, 2005); thence along the West boundary of said N.W. 1/4 of Section 27, and along said East right-of-way line of S.W. 49th Avenue, North 00°07'30" East, a distance of 273.56 feet; thence departing the West boundary of said N.W. 1/4 of Section 27, and said East right-of-way line of S.W. 49th Avenue, along the North boundary of Blocks C and D of said "Timberwood Second Addition", and Block C of "Timberwood", as per Plat thereof recorded in Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida, North 89°52'36" West, a distance of 2638.72 feet to a point on the West boundary of the N.E. 1/4 of Section 28; thence along the West boundary of said N.E. 1/4 of Section 28, North 00°02'37" West, a distance of 1052.88 feet; thence departing the West boundary said N.E. 1/4 of Section 28, South 89°49'15" East, a distance of 1317.67 feet; thence South 00°03'14" West, a distance of 662.14 feet; thence South 89°50'10" East, a distance of 1322.35 feet to a point on the East boundary of the N.E. 1/4 of Section 28; thence North 00°00'54" West, along the East boundary of said N.E. 1/4 of Section 28, a distance of 1987.29 feet to the Point of Beginning.

LESS AND EXCEPT

The parcel of land described in that certain warranty deed recorded July 25, 2008 in Official Records Book 5072, Page 183, of the Public Records of Marion County, Florida, being more particularly described as follows:

For a Point of Commencement (POC), begin at the N.E. corner of the N.W. 1/4 of Section 27, Township 15 South, Range 21 East, Marion County, Florida. From the POC thus described proceed South 00° 23'47" West, 446.07 feet along the East line of said N.W. 1/4 of Section 27 to the Point of Beginning.

From the Point of Beginning thus described, proceed South 17°25'56" East, 100.21 feet to the point of curvature of a curve concave Westerly having a central angle of 17°49'44", a radius of 1693.33 feet, a chord length of 524.79 feet and a chord bearing of South 08°31'05" East, proceed Southerly, along the arc of said curve, 526.91 feet to the point of tangency thereof; thence South 00°23'47" West, 198.13 feet; thence South 44°35'27" East, 49.51 feet; thence South 89°34'41" East, 12.03 feet; thence South 0°25'19" West, 60.00 feet; thence South 45°24'49" West, 49.48 feet to a point on a curve concave Westerly having a central angle of 10°17'37", a radius of 1119.51 feet, a chord length of 200.86 feet and a chord bearing of South 05°17'52" West, proceed Southerly, along the arc of said curve, 201.13 feet to the point of tangency thereof; thence South 25°03'24" West, 52.14 feet to a point on a curve concave Northwesterly having a

central angle of 08°46'50", a radius of 1106.11 feet, a chord length of 169.35 feet and a chord bearing of South 17°27'10" West, proceed Southwesterly, along the arc of said curve, 169.51 feet to the point of tangency thereof; thence South 21°50'35" West, 98.58 feet to the point of curvature of a curve concave Southeasterly having a central angle of 31°48'06", a radius of 905.00 feet, a chord length of 495.89 feet and a chord bearing of South 05°56'32" West, proceed Southerly, along the arc of said curve, 502.31 feet to the point of tangency thereof; thence South 09°57'27" East, 270.17 feet to the S.W. corner of the N.E. 1/4 of said Section 27; thence North 89°49'56" West, 101.58 feet; thence North 09°57'31" West, 252.31 feet to the point of curvature of a curve concave Southeasterly, having a central angle of 31°48'06", a radius of 1005.00 feet, a chord length of 550.69 feet and a chord bearing of North 05°56'32" East, proceed Northerly, along the arc of said curve, 557.82 feet to the point of tangency thereof; thence North 21°50'35" East, 98.58 feet to the point of curvature of a curve concave Northwesterly having a central angle of 21°26'48", a radius of 1006.11 feet, a chord length of 374.41 feet and chord bearing of North 11° 07'11" East, proceed Northeasterly, along the arc of said curve, 376.60 feet to the point of tangency thereof; thence North 00°23'47" East, 5.02 feet; thence North 44°35'27" West, 49.51 feet; thence North 89°34'41" West, 12.03 feet; thence North 00°25'19" East, 30.00 feet; thence South 89°34'41" East, 35.01 feet; thence North 00°23'47" East, 876.92 feet to the Point of Beginning.

ALSO LESS AND EXCEPT those portions of the above described lands as conveyed to the City of Ocala by Special Warranty Deed recorded in Official Records Book 8397, Page 1791, of the Public Records of 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 PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development, 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

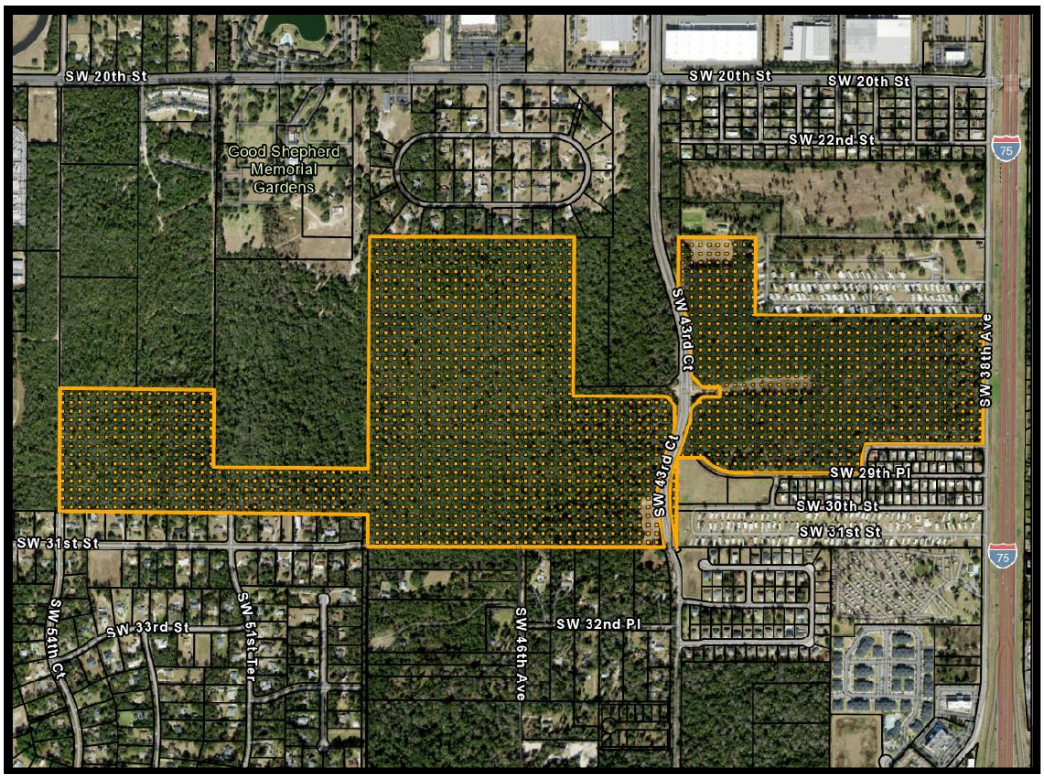
Case No. PD25-0001
Planning & Zoning Commission: March 9, 2026
City Council (1st Reading): April 21, 2026
City Council (Adoption): May 5, 2026

Applicant:	Jameson Frederick, P.E., Kimley-Horn & Associates
Property Owner:	KAS Ocala, LLC
Project Planner:	Emily W. Johnson, AICP, Senior Planner
Amendment Request:	Rezone from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development

Parcel Information

Acres:	±251.09 acres
Parcel(s)#:	23812-001-00 & 2380-000-001
Location:	located in the 3000 and 4000 to 4300 blocks of SW 43rd Court
Existing use:	Vacant, undeveloped
Future Land Use Designation:	Medium Intensity/Special District
Zoning Designation:	OP, Office Park & PUD-06, Planned Unit Development
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	Chapter 163 Development Agreement (OR Bk/Pg 7785/161)
	Contribution Agreement (OR Bk/Pg 8485/1775)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

This PD Staff Report and Staff's Recommendation are based upon and contingent on the adoption of the associated application (FLUP25-0001) by the City Council.

The applicant is requesting to rezone two parcels, totaling 251.09-acres, from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development. 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 with four general land uses:

- Residential Single-Family (RES SF) – Maximum density of 5 units per acre (up to 328 single-family residential units) on 65.63 acres.
- Residential (RES) – Maximum of 18 units per acre (up to 1,809 single-family or multi-family residential units) on 100.50 acres.
- Commercial/Residential (COM/RES) – Maximum of 5 units per acre (up to 140 single-family residential units); or maximum of 18 units per acre (up to 506 multi-family residential units); or maximum floor area ratio (FAR) of 0.25 (up to 306,335 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 28.13 acres.
- Commercial (COM) – Maximum FAR of 0.25 (up to 595,683 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 54.70 acres.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request. A request to remove the associated Future Land Use Policies (FLUP25-0001) was transmitted to state agencies on November 3, 2025 and is being presented to City Council concurrently for consideration. A Traffic Study (TIA25-0003) is under review and anticipated to be presented to City Council concurrently for consideration.

Section 2 - Background Information

The subject properties encompass a total of approximately 251.09 acres and are currently vacant and undeveloped. The current designations of the properties are:

Zoning:	**OP, Office Park**, the intent of the OP district is to promote the consolidation of land that is five acres or more for the development of offices and business services. **PUD-06, Planned Unit Development** with conceptual plan approval.
Future Land Use:	**Medium Intensity/Special District** (Comprehensive Plan – Policy 6.2), a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

Parcel 23812-001-00

The larger of the two subject properties, located west of SW 43rd Court, encompasses approximately 174.23 acres and was annexed into the City through two separate applications. Approximately 8.17 acres were annexed in 2002 pursuant to Ordinance No. 5039, with the remaining acreage annexed in 2005 pursuant to Ordinance No. 5423.

On December 18, 2007, City Council adopted Future Land Use Map (FLUM) Amendment LUC07-0034 through Ordinance No. 5767, which amended the future land use designation of approximately 25.51 acres of the subject property from Low Density Residential to Medium Density Residential. Concurrently, an associated Future Land Use Policy (FLUP) was adopted to further limit allowable density and require that future development be approved as a Planned Unit Development. A request to remove the associated FLUP (FLUP25-0001) was transmitted to state reviewing agencies on November 3, 2025, and is being presented to City Council concurrently for consideration of adoption.

On August 21, 2007, the subject property was rezoned to PUD-06 in conjunction with approval of a conceptual plan for the West Ocala PUD, which authorized development of up to 1,000 single-family or multi-family dwelling units and 130,000 square feet of professional office and neighborhood commercial uses. On January 4, 2011, City Council adopted an amendment to the PD Plan establishing the following maximum development program:

- 325 assisted living facility units
- 907 single-family and multi-family dwelling units
- 130,000 square feet of professional services uses

The amended PD Plan also revised the phasing schedule from five (5) phases to twelve (12) phases; modified the alignment of SW 44th Avenue and the location of a City DRA; relocated the proposed east–west roadway; removed contemplated access connections to the Bear Track and Timberwood subdivisions; and introduced a secondary access point to SW 44th Avenue.

A final PUD plan was never submitted nor approved for the West Ocala PUD.

Parcel 2380-000-001

The smaller of the two subject properties, located east of SW 43rd Court, encompasses approximately 77.44 acres and was annexed into the City in 1998 via Ordinance 2832.

On September 4, 2007, City Council adopted a Future Land Use Map (FLUM) Amendment LUC05-0030 through Ordinance 5466 pursuant to a Stipulated Settlement Agreement, which changed the future land use of a 50.42-acre portion of the subject property from Professional Services to Retail Services. Concurrently, an associated Future Land Use Policy (FLUP) was adopted to further limit allowable development intensity and number of peak hour trips generated by future development. A request to remove the associated FLUP (FLUP25-0001) was transmitted to state reviewing agencies on November 3, 2025, and is being presented to City Council concurrently for consideration.

A Concurrency Development Agreement (CDA03-0001) was entered into between the City and the then-current owner Larry Wood, Trustee ("Wood") on January 13, 2004, in association with the extension of SW 44th Avenue and to recognize capacity reservation of trips for anticipated future development of the subject property as an Office Park. The CDA was subsequently amended in 2007 for the extension of trip reservations granted to the successor-in-title, Ransome Group Investors (CDA07-0003). The CDA was again amended in 2022 (CDA22-44744) to address the conveyance of additional right-of-way to the City and extend the capacity reservation for trips to the current Owner and successor-in-title, KAS Ocala LLC.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use

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

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

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-06, Planned Unit Development, and OP, Office Park, 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 Code, and the established neighborhood development pattern.

The existing PUD-06, Planned Unit Development zoning district (Land Development Regulations Section 122-948) was adopted in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD.

Proposed PD Plan and Standards:

The PD Plan and Standards book proposes new general land use categories, development standards, project access, street lighting, enhancements and deviations from typical code requirements, and architectural standards. The general land uses proposed include a mix of uses and density/intensity

which include Residential Single Family (RES SF), Residential (RES), Commercial (COM), and Commercial/Residential (COM/RES).

Access to the project site will be at two points, off of SW 43rd Court approximately one half mile south of SW 20th Street, and off of SW 38th Avenue also approximately one half mile south of SW 20th Street. Planned internal circulation for the PD will be through a collector boulevard that runs East/West between the proposed access points and continues west from SW 43rd Court. Street lights are proposed along this East/West boulevard, to be installed by the developer and owned and maintained by the City. The proposed enhancements include providing larger landscape buffers than is typically required by code along boundaries abutting existing developments.

To further address compatibility with neighboring properties, the PD Plan and Standards Book establishes a 100-foot wide building height restriction area where the maximum building height is restricted to 35-feet. The Standards Book requests a deviation from code to raise the maximum building height to 100-feet in the COM general land use area, which will be discussed and analyzed in detail within this staff report. The proposed architectural standards provide direction on common architectural elements such as massing and articulation, doors and windows, roof forms and other details to foster creative building solutions while maintaining cohesive design quality and appearance throughout the PD.

Neighborhood Meeting:

A neighborhood meeting was held in February 2025, with the applicant and agent providing information regarding the proposed development and nearby residents asking questions pertaining to project timeline, configuration of uses, lot sizes, buffers, traffic, maximum building heights, and the nature of the retail components.

Consistency with Comprehensive Plan:

As previously mentioned FLUP25-0001 was transmitted to the state of Florida. Staff received the following feedback from the state agency:

- The Florida Department of Transportation (FDOT) determined the proposed amendment has the potential to adversely impact transportation resources or facilities of state importance including SR 200, SR 40, and I-75 (a SIS facility). FDOT requested continued intergovernmental coordination on the traffic study and as the project buildout progresses.

While this is not an objection, it is noted that transportation impacts will be monitored throughout the development process.

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

   The character, function, and form of new buildings or development on vacant land shall be

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

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

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

Staff Comment:

The Medium Intensity/Special District Future Land Use category requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, and is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.

- The proposed PD meets the requirements of the Medium Intensity/Special District future land use, which establishes criteria for development and a mix of uses.
- The Medium Intensity/Special District category requires a minimum residential density of five (5) dwelling units per acre and allows a maximum of up to thirty (30) dwelling units per acre. The proposed PD Plan includes a maximum density of five (5) dwelling units per acre for single-family residential development and up to eighteen (18) dwelling units per acre for multi-family residential development.
- The Medium Intensity/Special District category requires a minimum non-residential intensity of 0.15 FAR, and allows a maximum non-residential intensity of 4.0 FAR. The proposed PD Plan includes a maximum FAR of 0.25 for non-residential development, including commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

   Staff Comment:

   The proposed PD plan abuts Interstate 75 along its eastern boundary. The PD's proposed Commercial general land use area is located along this eastern boundary to act as a buffer between Interstate 75 and the PD plan's residential land use areas. As the project moves westward the density/intensity lessens, culminating in the RES SF land use area being located at the western end of the project area. Currently the western end of the project area is bordered by single family detached homes and undeveloped land to the south and north. The PD Standards Book proposes

30-foot landscape buffers in excess of the 10-foot landscape buffer or 4-foot buffer with cementitious wall that is typically required by code to ensure compatibility with the existing single-family homes. Additionally, the northern and southern boundaries of the RES general land use area, which permits multi-family development, have a 100-foot-wide height restriction area where building heights are limited to a maximum of 35-feet.

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: The subject properties contain approximately 251.09 acres, the PD is proposed to be both residential and commercial where commercial will at minimum be 21.9% of the total site and have more than 100 feet of frontage on public roadways along SW 43rd Court and SW 38th Avenue.

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

Medium Intensity/Special District	R-1, R-1A, R-1AA, R-2, R-3, RZL, RO, O-1, OP, B-1 B-1A, B-2, B-2A, B-4, SC, M-1, M-2, G-U, INST, A-1***, **PD**, FBC

   Staff Comment: The current Medium Intensity/Special District Future Land Use category requires that new development on vacant parcels 5 acres or more shall be regulated by a Form-Based Code (FBC) Zoning District, a Planned Development (PD) district, or a Chapter 163 Development Agreement.

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 properties will be accessed by both SW 43rd Court and SW 38th Avenue through the construction of an East/West collector boulevard that will bisect the project area from SW 38th Avenue past SW 43rd Court to its western boundary.

   (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. The PD plan proposes 30-foot

undisturbed buffers along its western, southern and northern boundaries as an enhanced feature and deviation of the 10-foot buffers required in section 122-260. Additionally, the PD plan proposes a 100-foot-wide height restriction area along a portion of its southern and northern boundaries where the project abuts existing single-family lots. Building heights will be limited to a maximum of 35-feet tall within the height restriction area.

(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 25% of the development will be preserved as open space (approximately 62.24 acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (6.2 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

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 62.24-acres, with proposed aggregate open space calculated at 6.2-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

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 therefore will be maintaining 25 percent of the total gross acreage (62.24 acres) for open space with at least 6.2 acres usable in aggregate form.

(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 Title Opinion and Statement of Unified Control to the City in April 2025.

(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 at a future date.

(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: If a shopping center is proposed it shall be reviewed pursuant to the above mentioned regulations.

(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.

Variations from Code of Ordinances

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

1. *Section 122-286 – Maximum allowable height in the non-residential districts compatible with the Medium Intensity/Special Districts Future Land Use designation is 60-feet.*

Staff Analysis: The applicant is requesting a variation to permit a maximum allowable height of 100-feet. Due to the project site's proximity to the Ocala International Airport the future development will require an avigation easement. Any structure 92-feet tall or higher, whether temporary or permanent, will require review and approval by the Federal Aviation Administration (FAA).

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-06, Planned Unit Development; OP, Office Park	The PUD district was the City's older version of the PD district, intended to provide a process for the evaluation of unique, individually planned developments. The intent of the OP district is the development of land that is five acres or more for offices and business services.	100-feet	60-feet
Proposed	PD, Planned Development	Development of between 328-468 single-family residential lots, 1,809-2,315 multi-family units, and 595,683 and 902,018 square feet of commercial.	50-feet	35 to 100-feet

Staff Comment:

As previously stated, PID 23812-001-00 was zoned PUD-06 in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD. Parcel #2380-000-001 is zoned OP, Office Park. 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

Typically, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic for a rezoning petition. For this rezoning, the proposed density and intensity for the PD are consistent with the Medium Intensity/Special District Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon the proposed development schedule reported in the associated Traffic Study (TIA25-0003) of 400 detached single-family residential units, 444 attached single-family residential units, 650 multi-family residential units, 400 hotel rooms, and 304,300 square feet of shopping center uses.

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

Transportation: The PD Plan depicts that the subject properties will be accessed by an east-west boulevard connecting to SW 43rd Court and SW 38th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Table 3: Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 43rd Court/ SW 44th Ave	4	45 MPH	Collector	E	*	*	*
SW 38th Ave	2	30 MPH	Collector	E	11,232	6,100	D

*SW 43rd Court is the southern extension of SW 44th Avenue; portions of this roadway have recently been completed or are under construction. AADT has not yet been counted, and the LOS has not been reported by the Ocala-Marion TPO.

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: A traffic study has been prepared by Kimley-Horn and Associates (TIA25-0003) and is currently under review. The traffic study considers a development schedule of 400 detached single-family residential units, 444 attached single-family residential units, 650 multi-family residential units, 400 hotel rooms, and 304,300 square feet of shopping center uses, and identifies the following:

- *An internal capture rate of 23.2%*
- *A pass-by rate of 29% for the eastern shopping center and 40% pass-by rate for the western shopping center*
- *735 total net new trips will be generated, 213 trips are vested (pursuant to the existing Concurrency Development Agreements), and 522 net new trips will be generated for concurrency purposes*

A Concurrency Development Agreement will be required to reserve the 522 net new trips identified in the traffic study, as well as memorialize the trip equivalency matrix and any mitigation required for transportation impacts.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along SW 43rd Court and SW 38th Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

LOS Impact: The proposed PD Plan includes a maximum of 400 detached single-family, 444 attached single-family, and 650 multi-family dwelling units, which would generate an impact of 448,200 gpd (or 0.448 mgd) at the current LOS. A capacity analysis will be required at the time of subdivision review for any future development.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along SW 43rd Court north and south of the project for connection.

- *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: The proposed PD Plan includes a maximum of 400 detached single-family, 444 attached single-family, and 650 multi-family dwelling units, which would generate an impact of 373,500 gpd (or 0.373 mgd) at the current LOS (use traffic study numbers). 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 subdivision and site plan review for any future development.

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

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

LOS Impact: 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: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's southwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.

B. Other Public Facilities:

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

Stormwater: The subject properties contain isolated areas of Flood Zone A, which indicates a 1% annual chance of flooding. The subject properties were evaluated as part of the Ocala Flood Study and portions of the properties were determined to have a Base Flood Elevation (BFE) between 76 and 86 feet. 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 0.81 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact College Park and Saddlewood Elementary, Liberty Middle School, and West Port High School. The maximum units shown below in blue reflect

the maximum allowable under the Medium Inten/Special District Future Land Use. The proposed units shown below green match the numbers reported in the associated traffic study (TIA25-0003)

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	2277	844
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elem/College Park Elem	0.107	244	91
M	Liberty Middle	0.043	98	37
H	West Port High	0.071	162	60
		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	2277	650
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elem/College Park Elem	0.137	312	90
M	Liberty Middle	0.055	126	36
H	West Port High	0.066	151	43

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 5 - Staff Findings and Recommendation

- The proposed PD includes a mix of land uses at different densities. The commercial and more intense mixed-use areas are located at the east end of the project site adjacent to I-75. The detached single-family areas are located at the west of the project adjacent to existing single family and vacant land.
- The PD proposes a minimum density of 5 dwelling unit/acre and maximum of 18 dwelling units/acre, and commercial FAR of 0.25. The proposed density/intensity is less than the maximums of 4.0 FAR and 18 dwellings units per acre but is still consistent with the density/intensity established by the Medium Intensity/Special District Future Land Use.
- The PD Standards Book proposes 30-foot landscape buffers along the northern and southern boundaries of the project, in excess of the 10-foot landscape buffer typically required in Section 122-260 of the land development regulations. To further ensure appropriate transitions between the project and adjacent land uses, there is a 100-foot wide building height restriction area along the northern and southern boundaries adjacent to existing single-family homes. The building height restriction area limits buildings to a maximum of 35-feet.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
    - Requested variation to allow a 100-foot maximum allowed building height within the Commercial land use area.
- 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 Recommendation: Approval of PD25-0001 with conditions

- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the first phase of construction.
- Street lighting be installed on all publicly dedicated right-of way at the time of construction.
- All sanitation services shall be provided by the City of Ocala.
- An avigation easement is required and may be completed by phase or for the entirety of the development. The avigation easement must be in place prior to the first submittal of development plans.
- Any use permitted by special exception in the B-2 zoning district which is not otherwise identified as an allowed use shall require approval of a special exception.
- Accessory dwelling units permitted within the Residential Single Family (RES SF) phase shall count toward the overall density and maximum number of dwelling units permitted within the phase.
- Any vegetative gaps in the natural, undisturbed perimeter buffer shall be supplemented with additional plantings of trees and shrubs.
- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

KAS OCALA

PLANNED DEVELOPMENT

PD STANDARDS

Prepared for:

Stonewall Capital, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

January 2026

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

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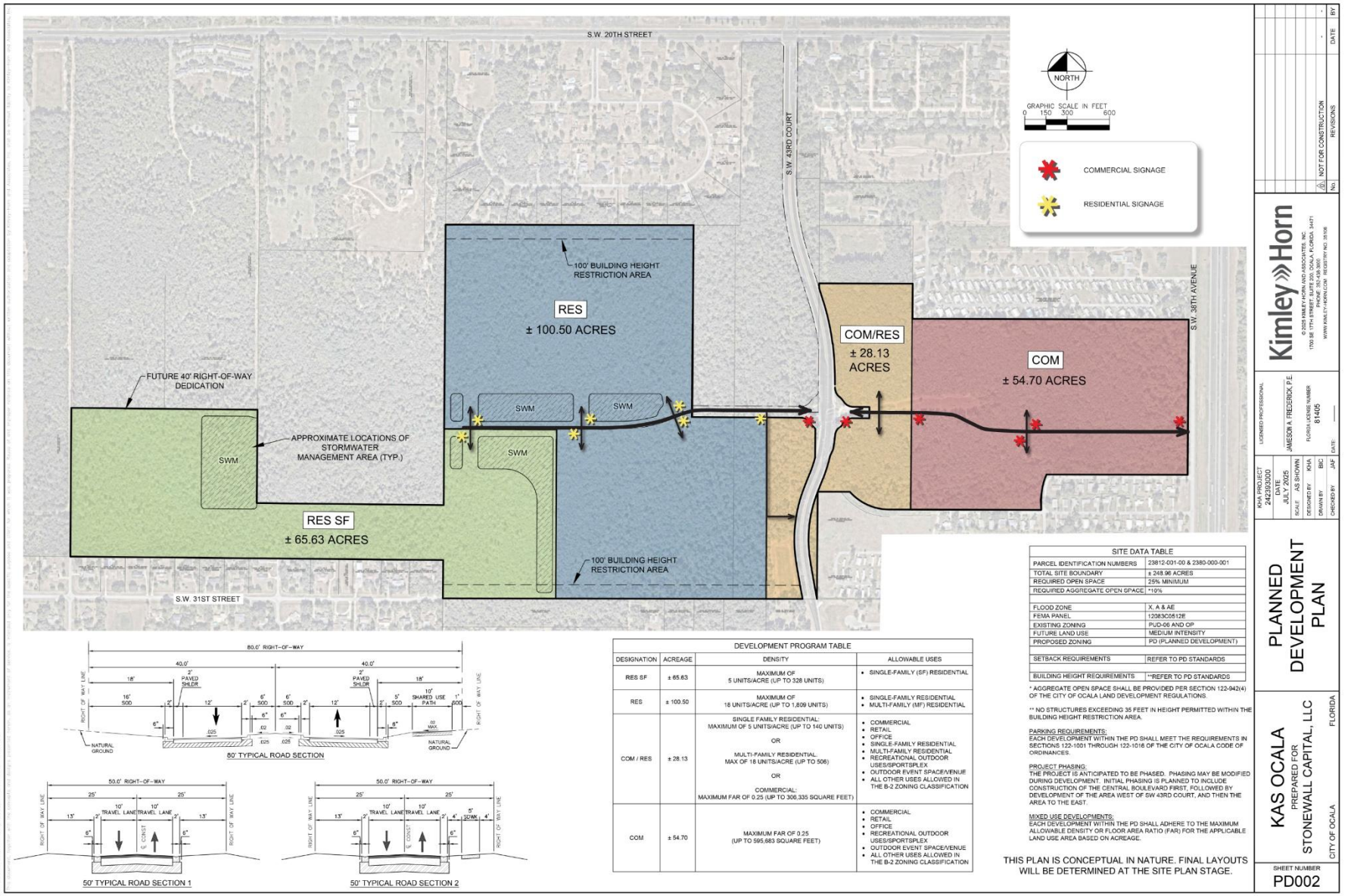

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.63	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 28.13	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 140 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 506) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 306,335 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 248.96 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

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

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

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

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

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

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

NO. | REVISIONS | DATE | BY
1 | NOT FOR CONSTRUCTION | - | -

Kimley»Horn
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LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER 81445
DATE:

KHA PROJECT 242393000
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY BIC
CHECKED BY JAF

PLANNED DEVELOPMENT PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

INTRODUCTION

The KAS Ocala Planned Development ("PD Plan") is approximately ±248.96 acres located within the City of Ocala (Parcel Numbers: 23812-001-00 and 2380-000-001), directly west of I-75 and along SW 43rd Street Court. 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 PD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged for this project consisting of single-family residences, multi-family residences, commercial, retail, office, and recreational outdoor uses, as well as all allowed uses within the Medium Intensity/Special District Land Use and B-2 zoning classification, given the traffic impact does not increase above what is approved on the PD plan.

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, the following activities will take place:

1. PD Plans will be prepared and submitted through the City of Ocala development review process.

2. Updates to building architecture and articulation will be amended if needed to reflect design.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's Planned Development (PD) district and Medium Intensity/Special District Future Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of 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 mix of uses within 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 Medium Intensity/Special District Future Land Use classification and PD zoning district.

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 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 Medium/Special District Intensity Land Use classification of the City's adopted Comprehensive Plan.

DEVELOPMENT STANDARDS

These Planned Development standards are 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 proposed Planned Development provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses.

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 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 1 - Proposed Uses Within the PD

Future Land Use Classification	General Land Uses	Proposed Uses
Medium Intensity/Special District	Residential Single-Family (RES SF)	Single-family (SF) attached and detached residential units at the maximum density shown on the PD Plan.
	Residential (RES)	Single-family attached and detached residential units at the maximum density shown on the PD Plan. Multi-family (MF) residential units at the maximum density shown on the PD Plan.
	Commercial (COM)	Commercial, retail, office and recreational outdoor uses/ sportsplex, outdoor event space/venue, as well as all other uses and special uses allowed at the maximum density shown on the PD Plan compliant with the Community Business (B-2) zoning classification.
	Commercial/Residential (COM/RES)	Commercial, retail, office and recreational outdoor uses/ sportsplex, outdoor event space/venue, as well as all other uses and special uses allowed at the maximum density shown on the PD Plan compliant with the Community Business (B-2) zoning classification. Single-family attached and detached residential units at the maximum density shown on the PD Plan. Multi-family residential units at the maximum density shown on the PD Plan.

Table 2: Residential Single-Family Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±65.63 acres
Maximum Density	5 units/acre or up to 328 units
Sanitation	Curbside pickup is proposed for portions of the project identified as residential single-family.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum of 35 feet.
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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 3: Residential Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±100.50 acres
Maximum Density	Maximum of 18 units/acre or up to 1,809 units
Sanitation	Dumpsters or roll-off units will be provided for portions of the project identified as residential multi-family.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum 50 feet.
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 the 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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 4: Commercial Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±54.70 acres
Maximum Density	Maximum FAR of 0.25 or up to 595,683 square feet
Sanitation	Dumpsters or roll-off units will be provided for portions of the project identified as commercial.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the 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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Billboards	A maximum of two billboards may be located within 100 feet of the eastern project boundary (Parcel No. 2380-000-001) along the frontage of SW 38th Avenue.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum of 100 feet.
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 the 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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 5: Commercial/Residential Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±28.13 acres
Maximum Density	Residential: Maximum of 5 units/acre for SF or up to 140 SF Units; maximum of 18 units/acre for MF or up to 506 MF Units Commercial: Maximum FAR of 0.25 or up to 306,335 square feet
Sanitation	Curbside pickup is proposed for portions of the project identified as residential single-family. Dumpsters or roll-off units will be provided for portions of the project identified as residential multi-family or commercial. Dumpsters or roll-off units will be provided for portions of the project identified as commercial.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum of 50 feet.
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 the 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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

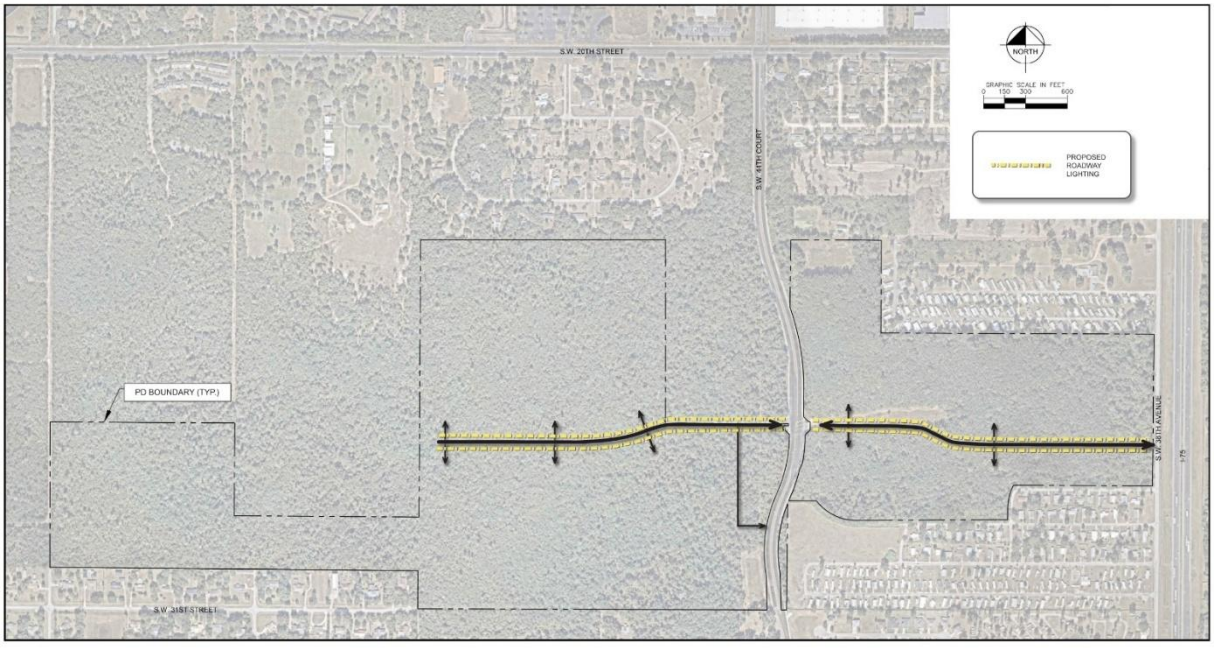
Table 6: Residential and Commercial Setback Requirements			
Standard	**Single Family Detached**	**Single Family Attached/Townhomes**	**Multi-Family Residential/Commercial**
Minimum Building Setbacks	Front: 20 feet Rear: 10 feet Side: 5 feet Side Street: 20 feet	Front: 20 feet Rear: 10 feet Side: 0 feet	Front: 20 feet Rear: 20 feet Side: 20 feet
Accessory Dwelling Units	Allowed	Not Allowed	Not Allowed
Accessory Structures	Allowed, Rear Yard Only	Not Allowed	Not Allowed

ACCESS

Access to the Planned Development will be from SW 44th Court and SW 38th Avenue as generally illustrated on the PD Plan, and in accordance with Code of Ordinances Section 114-91. The number and location of access points may be modified during the Site Plan or Subdivision Plan process.

STREET LIGHTING

Street lighting is proposed along the east/west boulevard only. Lighting shall be installed by the developer and owned by the City.



ENHANCED FEATURES AND DEVIATIONS OF THE PLANNED DEVELOPMENT

The following are enhanced features and deviations of the PD that exceed typical code requirements:

1. BUFFER ALONG SOUTHERN BOUNDARY OF THE WESTERN PORTION OF THE PROJECT

a. Required: Much of the southern boundary abuts single-family residences and will not require a landscape buffer. The project area along the southern boundary is largely proposed as allowing only a single-family use. However, there are two areas along the southern boundary that will require 10-foot and 25-foot-wide landscape buffers, respectively, since these areas are being proposed to allow multi-family and commercial uses.

b. Proposed: 30-foot undisturbed buffer.

2. BUFFER ALONG NORTHERN BOUNDARY OF THE WESTERN PORTION OF THE PROJEC

a. Required: 10-foot landscape buffer

b. Proposed: 30-foot undisturbed buffer.

3. BUILDING HEIGHT RESTRICTION AREA IN THE WESTERN PORTION OF THE PROJECT

a. Required: None.

b. Proposed: 100-foot-wide building height restriction area along the southern and northern boundaries where shown.

4. MAXIMUM COMMERCIAL BUILDING HEIGHT ON THE EASTERN PORTION OF THE PROJECT

a. Required: Maximum height of 65-feet.

b. *Proposed: Maximum height of 100-feet.*

5. LANDSCAPED ENTRIES

a. Required: None.

b. *Proposed: Enhanced landscaping planted within curbed medians at project entrances. Plantings can include Small Trees, native shrubs, and ornamental grass plantings.*

ARCHITECTURAL STANDARDS

It is the intent of these Design Standards to foster creative building solutions while maintaining consistent design quality, guiding the overall appearance of buildings and promoting compatible building elements and facades. These Design Standards do not dictate any specific architectural style but are intended to allow for a rich variety in architectural design inspired by the historic precedents that already exist in the City and the Central Florida region. These Design Standards are not intended to be overly prescriptive nor overly restrictive of creative expression.

Architectural details may include recesses, canopies, awnings, arcades, galleries, balconies, porches, stoops, and other architectural projections; and other architectural elements to create visual interest.

Articulation may give emphasis to architectural elements, such as windows, balconies, entries, etc., that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

1. COMMERCIAL BUILDING MASSING AND ARTICULATION

a. Overall building mass shall be divided into distinct façade elements separated by recesses, changes in materials, structural elements or sub-divided into individual facades.

b. The Transition Line from Building Base to Building Body, from Building Body to Building Cap, or the Transition Area from Building Base to Building Cap on single-story buildings shall be expressed using architectural features on the building facade.

c. Buildings on corners fronting two different street types may maintain a form that reflects the requirements of the higher priority street type for a maximum building return of 50 feet from the corner of the building. After 50 feet, the building form must meet the requirements of the street it is fronting.

d. For multi-story buildings, the floor plate of any floor may not be larger than the floor below.

2. DOORS, WINDOWS, RECESSES, AND OPENINGS ON COMMERCIAL BUILDINGS

a. All building elevations that front on a street shall be considered primary façades. Corner or through lots shall have multiple primary façades.

b. Each primary façade, except for non-commercial uses, must have a public building entry located on that façade. Buildings with façades on multiple street types must have a principal building entry on the higher order street(s). For corner lots, a public building entry may be placed at an angle facing the intersection of the two streets instead of having a separate public building entry facing each street.

c. All areas of the pedestrian realm and areas within recesses in a primary façade shall be well-lit.

d. The bottom of windows shall be no more than 3 feet above the finished floor and all window openings in brick construction shall have a sill at their base.

3. ROOFS AND EAVES

a. Pitched roofs shall have a pitch between 4:12 and 12:12.

b. Flat roofs or roofs with a pitch below 5:12 shall include a parapet wall above a roof facing any public frontage. The parapet wall shall be a minimum of 24 inches high (measured above the roof).

c. Shed roofs shall be used for accessory structures when they are attached to a principal building and shall have a slope between 4:12 and 6:12.

d. Porch roofs and roofs over other building elements such as bay windows, balconies, and exterior utility closets or mechanical rooms that are attached to principal buildings shall have a pitch of between 3:12 and 4:12.

e. Eaves, when used, shall overhang vertical building walls a minimum distance of 12 inches.

4. GUTTERS

a. Gutters are allowed providing they match the architectural style of the building.

5. GALLERIES

a. Minimum gallery depth where applicable shall be 10 feet, as measured from the face of the building to the outside column face.

b. Minimum vertical underside clearance shall be 9 feet.

c. Galleries may have flat or pitched roofs, up to 8:12.

6. AWNINGS AND MARQUEES

a. Minimum awning or marquee depth shall be 3 feet (measured perpendicular to the wall face).

b. Minimum underside clearance shall be 9 feet.

c. Awnings shall be continuous above openings below.

d. Awnings shall be made of durable material and may be either fixed or retractable.

e. High-gloss, plasticized materials are not permitted.

f. Awnings shall not be backlit.

7. BALCONIES

a. The minimum vertical underside clearance of a balcony is 9 feet.

b. Balconies in the front of a building may not have screens.

c. Balconies shall match the architecture of the building using similar details and materials.

8. PORCHES

a. The minimum porch depth shall be 8 feet (measured from face of building to outside of column face).

b. Porches shall be covered, and the minimum underside clearance shall be 9 feet.

c. Porches shall match the architectural style of the building, using similar details and materials.

d. Front and side porches may be screened; however, if screened, all architectural features (columns, railings, etc.) must occur on the outside of the screen facing a street or public space.

e. Porches may not extend into the public realm.

9. BRICK AND MASONRY DETAILING

a. All openings in brick construction shall be spanned by a header.

b. Acceptable header forms shall be the lintel, arch, and jack arch.

c. Headers may comprise a variety of materials including brick, stone, cast stone, and metal.

d. Headers shall be a minimum of four (4) inches in height and slightly wider than the opening they span.

10. SILLS AND CORNICES

a. Sills shall be generally rectangular in form and shall be sloped slightly away from the window opening to shed water.

b. Sills may comprise a variety of materials including brick, stone, cast stone, and terracotta.

c. Sills shall be slightly wider than the window opening.

d. A cornice shall be composed of brick, stone, cast stone, or wood.

e. A cornice shall provide a shadow line and may be simple or ornate in construction.

11. COLUMNS

a. Columns shall be arranged such that they appear to support the weight of the structure above.

b. Openings created between columns shall always be vertically proportioned.

c. Columns shall always support a visible structural spanning element, such as a beam or arch.

d. The outside edge of the beam or arch shall align with the neck of the column, not the edge of the column capital.

12. BUILDING MATERIALS AND COLORS

a. Scored stucco, metal, Styrofoam, and other foam-based products are prohibited on building exteriors. 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.

b. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors shall be prohibited unless determined to be consistent with surrounding development and the intent of this division. Building trim and accent areas may feature brighter colors, including primary colors.

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

RESIDENTIAL: SINGLE FAMILY

RESIDENTIAL

RESIDENTIAL/COMMERCIAL

Miracle-Ear
HEARING AIDS

COMMERCIAL:

SIGNAGE

RESIDENTIAL:

Johnson Ranch

CROSSBRIDGE
BY TOLL BROTHERS

AVALON WOODS
LAKEWOOD RANCH

Porchers Preserve
AT OAKLAND

OAK HILL

PRIMROSE Creek

COMMERCIAL:

VINELAND POINTE
ROSS
DRESS FOR LESS
Marshalls
Burlington
Lucky's Market
CAVENDER'S
BOOT CITY
WESTERN & WORK
five BELOW
CHICKEN SALAD CHICK
Rita's
PANDA

SHOPS
AT KANAN VILLAGE
KV
BIKRAM YOGA
NICK RAIL MUSIC
JRA BIKES & COFFEE
ESTATE DIAMOND EXCHANGE
CHINESE CUISINE
GOURMET POPCORN
POOL & SPA EMPORIUM
AGOURA CLEANERS
ABBY'S MILLSTONE BAKERY
AGOURA DELI & MART
5003-5033

asiana
Market
1968

J.PS.A.BANK
GYMBOREE
GILOY'S LOCKER ROOM
Sprint
ORECK VACUUMS
Juniper
www.shopsatarborlakes.com

Shops AROUND LENOX
Crate&Barrel
PAPER SOURCE
DEKA swank
fab'rik pella
COSTARELLA
DANSKINS

Shops AROUND LENOX
Crate&Barrel
lululemon athletica
PAPER SOURCE
Ona
TOOTSIES
DEKA
swank

AIRPARK
DESIGN CENTER
CACTUS
STONE & TILE
Miele

Woodway
COLLECTION
NAILS OF AMERICA
BLUE MERCURY
CHICO'S
NOTHING BUNDT CAKES
PURE BARRE
BARE NECESSITIES
PARIS TEXAS APPAREL CO.
BOARDROOM SALON
ELLA EYES
SHINE SALON
MEMORIAL VETERINARY CLINIC
BUFFALO GRILLE
AL'S FORMAL WEAR

ROAD:

Lake Wales
Lake Wales

STOP
ONE VEHICLE AT A TIME
KEEP 15' INTERVALS

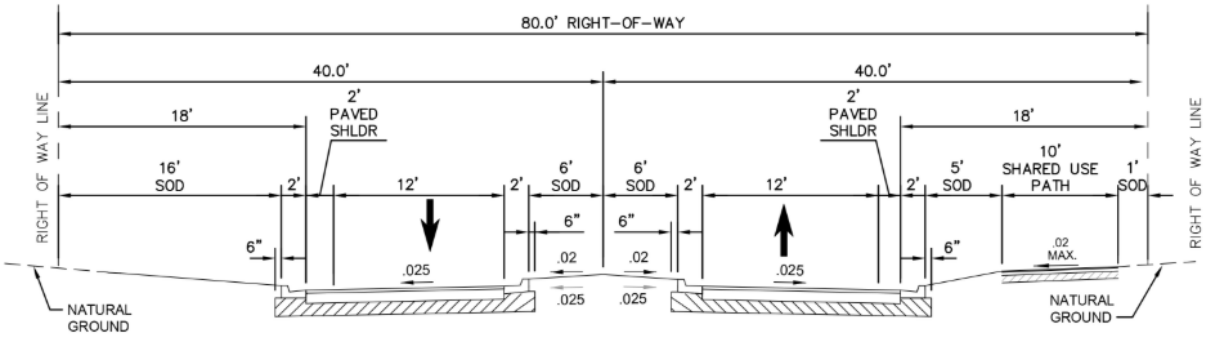
DOWNTOWN
DISTRICT
STADIUM
RETAIL OUTLETS
THEATRE DISTRICT
PARKING
COURT HOUSE
RIVER FRONT

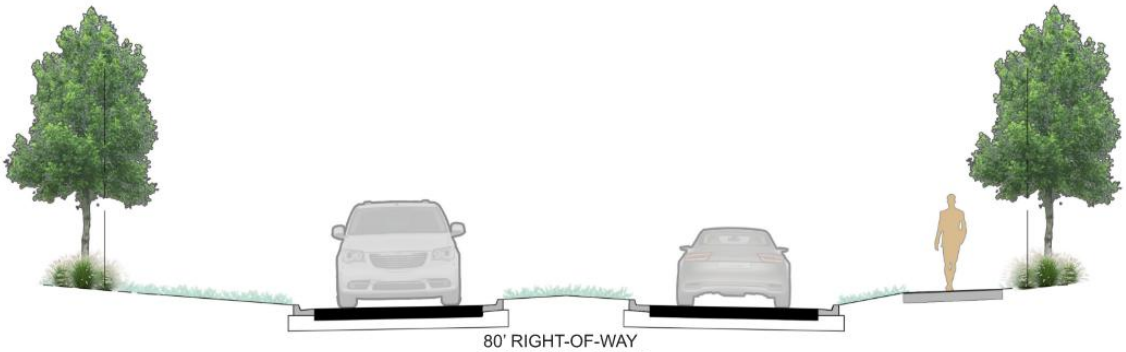
Coming Soon
Distillery & Restaurant
Buy-Sell-Invest-Wholesale
Yellow Door Realty
124 W. 2nd Street
Loggerhead Distillery
112 W. 2nd Street
The District Restaurant
My Sanford Magazine
114 W. 2nd Street
Palate Bubs & Ice Cream

Fort Hamer
Little River
SPEED LIMIT 25

WELLINGTON SHORES DR
COBBLEFIELD RD
SPEED LIMIT 15
CAUTION
CHILDREN AT PLAY

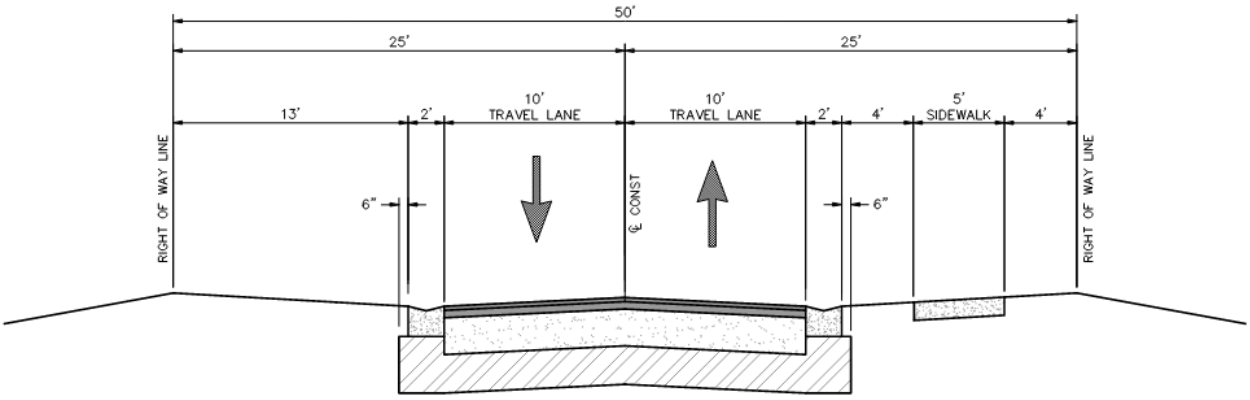
PRIMARY BOULEVARD ROAD SECTION



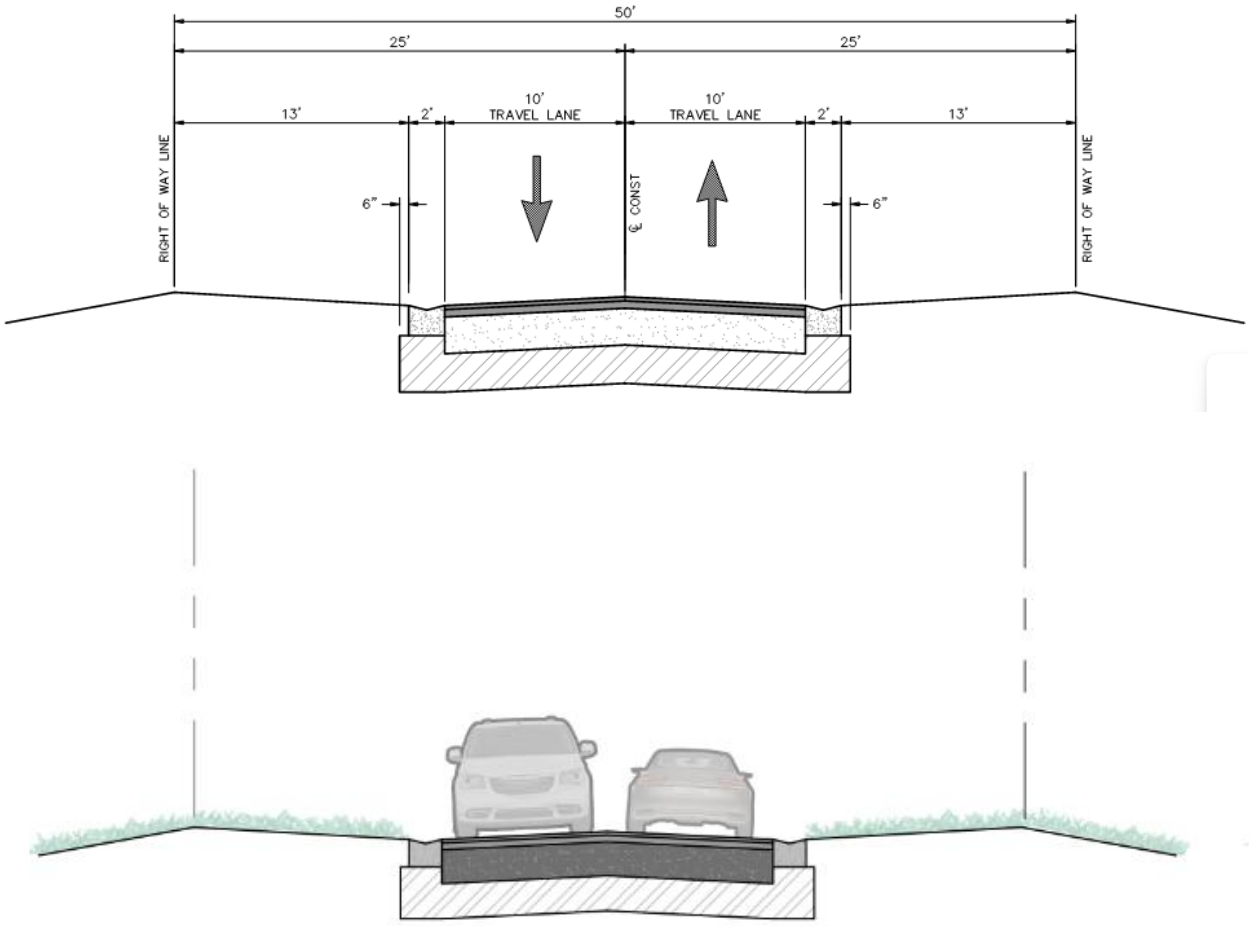


80' RIGHT-OF-WAY
ROADWAY SECTION

RESIDENTIAL ROAD SECTIONS



50' RIGHT-OF-WAY
ROADWAY SECTION - WITH SIDEWALK



50' RIGHT-OF-WAY
ROADWAY SECTION

KAS OCALA

PLANNED DEVELOPMENT

FOR

STONEWALL CAPITAL, LLC

CITY OF OCALA, FLORIDA

PD PLANS

PARCEL ID's: 23812-001-00 AND 2380-000-001

A PORTION OF SECTIONS 27 AND 28
TOWNSHIP 15 SOUTH, RANGE 21 EAST

JANUARY 2026

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 & 12083C0516E EFFECTIVE APRIL 19, 2017, A PORTION OF THE PROJECT AREA LIES IN ZONE 'A', AN AREA DETERMINED TO BE WITHIN 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.

PLANNED DEVELOPMENT NOTES

1. THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-62.
2. THE PROJECT'S TRAFFIC METHODOLOGY (TIA25-0003) WAS APPROVED ON SEPTEMBER 9, 2025. THE TRAFFIC IMPACT ANALYSIS (TIA25-0003) IS CURRENTLY IN REVIEW. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENTS MITIGATION AS DETERMINED BY THE 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 ARE DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD. WATER RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAKES OR PONDS FOR ACTIVE OR PASSIVE RESIDENTIAL USE MAY ALSO BE COUNTED AS OPEN SPACE.
4. TREE SURVEY AND TREE MITIGATION PLANS PURSUANT TO THE CITY OF OCALA CODE OF ORDINANCES WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITH THE SITE PLAN.
5. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR EACH PORTION OF THE 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. ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH PARCEL.
9. THE FINAL DESIGN, LOCATION, AND NUMBER OF FREESTANDING SIGNS SHALL BE REVIEWED AND APPROVED AS PART OF THE SITE PLAN WITH EACH PORTION OF THE DEVELOPMENT.

UTILITY PROVIDERS

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
LUMEN (LOCAL)	JOHN PLAMONDON	(352) 425-4444
LUMEN (NATIONAL)	ERIC WALLS	(407) 842-9634
SPECTRUM	DWAYNE LEACHMAN	(352) 286-1225
OCALA ELECTRIC UTILITY	STEVE SHORT	(352) 598-7625
TECO PEOPLES GAS - OCALA	LANDON MEAHL	(407) 408-5566

PROJECT OWNER AND CONSULTANTS

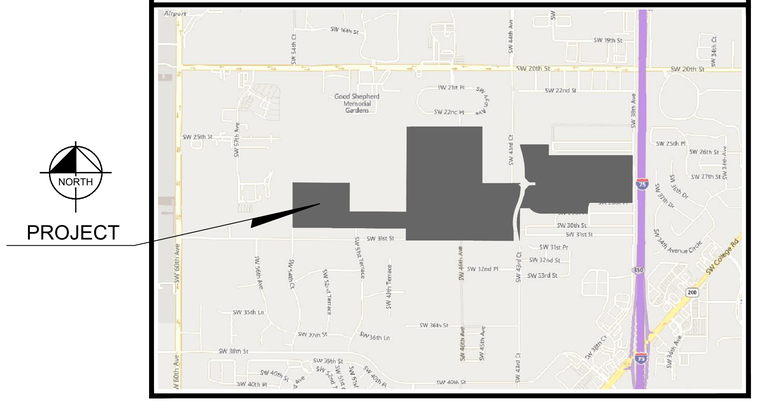
OWNER/APPLICANT:
KAS OCALA, LLC
800 SOUTH POINTE DRIVE, UNIT 903
MIAMI BEACH, FLORIDA 33139

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

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

DEVELOPER:
STONEWALL CAPITAL, LLC
15 W AYLESBURY ROAD, SUITE 500
LUTHERVILLE-TIMONIUM, MD 21093
(443) 564-9670

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
PD001	COVER SHEET
PD002	PLANNED DEVELOPMENT PLAN
PD003	MASTER LANDSCAPE PLAN
PD004	EXISTING TOPOGRAPHY
S001 THROUGH S008	SURVEY

LEGAL DESCRIPTION: (PROVIDED BY OTHERS)

PER TITLE COMMITMENT NO. 2545584FL-A, ISSUED WFG NATIONAL TITLE INSURANCE COMPANY FOR CROWN TITLE CORPORATION, ISSUING OFFICE FILE NO. 127054-24 DLT, BEARING A COMMITMENT DATE OF OCTOBER 29, 2024.

PARCEL 1:

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the N.W. CORNER OF SAID SECTION 27, ALSO BEING THE S.W. CORNER OF "BEAR TRACK RANCH" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGES 51 AND 52 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 27 AND THE SOUTH BOUNDARY OF "BEAR TRACK RANCH", NORTH 89°41'40" EAST, A DISTANCE OF 1754.67 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND THE SOUTH BOUNDARY OF "BEAR TRACK RANCH", SOUTH 00°01'23" EAST, A DISTANCE OF 1318.42 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 891.05 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 27; THENCE ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, NORTH 00°01'31" WEST, A DISTANCE OF 1323.03 FEET TO THE NORTH 1/4 CORNER OF SECTION 27; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SECTION 27, NORTH 89°43'07" EAST, A DISTANCE OF 661.98 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.E. 1/4 OF SECTION 27, SOUTH 00°00'32" EAST, A DISTANCE OF 662.09 FEET; THENCE NORTH 89°43'36" EAST, A DISTANCE OF 1955.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, A 60 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, SOUTH 00°01'58" EAST, A DISTANCE OF 1100.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, SOUTH 89°44'14" WEST, A DISTANCE OF 998.75 FEET TO A POINT ON A RIGHT-OF-WAY CURVE OF S.W. 39TH COURT, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005), SAID CURVE HAVING A CENTRAL ANGLE OF 24°18'53", A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°42'56" WEST 179.01 FEET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 180.36 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 29TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S.W. 39TH COURT, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID S.W. 29TH PLACE, SOUTH 89°44'10" WEST, A DISTANCE OF 1075.01 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE HAVING A CENTRAL ANGLE OF 48°08'55", A RADIUS OF 375.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 65°13'21" WEST 305.94 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 315.13 FEET TO A POINT ON THE NORTH BOUNDARY OF BLOCK 4 OF "MAGNOLIA GARDEN ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 37 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK 4, SOUTH 89°46'36" WEST, A DISTANCE OF 227.51 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 27; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BLOCK 4, ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, SOUTH 00°01'31" EAST, A DISTANCE OF 761.00 FEET TO THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 27; THENCE ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27 AND THE NORTH BOUNDARY OF "G.W. BROWN'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SOUTH 89°41'52" WEST, A DISTANCE OF 595.23 FEET; THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27 AND THE NORTH BOUNDARY OF "G.W. BROWN'S SUBDIVISION", SOUTH 89°40'37" WEST, A DISTANCE OF 2051.56 FEET; TO THE S.W. CORNER OF SAID N.W. 1/4 OF SECTION 27 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE (PER PLAT OF "TIMBERWOOD SECOND ADDITION" RECORDED IN PLAT BOOK U, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA), A 40 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE ALONG THE WEST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE, NORTH 00°07'30" EAST, A DISTANCE OF 273.56 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND SAID EAST RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE, ALONG THE NORTH BOUNDARY OF BLOCKS C AND D OF SAID "TIMBERWOOD SECOND ADDITION", AND BLOCK C OF "TIMBERWOOD", AS PER PLAT THEREOF RECORDED IN PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NORTH 89°52'36" WEST, A DISTANCE OF 2638.72 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SECTION 28; THENCE ALONG THE WEST BOUNDARY OF SAID N.E. 1/4 OF SECTION 28, NORTH 00°02'37" WEST, A DISTANCE OF 1052.88 FEET; THENCE DEPARTING THE WEST BOUNDARY SAID N.E. 1/4 OF SECTION 28, SOUTH 89°49'15" EAST, A DISTANCE OF 1317.67 FEET; THENCE SOUTH 00°03'14" WEST, A DISTANCE OF 662.14 FEET; THENCE SOUTH 89°50'10" EAST, A DISTANCE OF 1322.35 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 28; THENCE NORTH 00°00'54" WEST, ALONG THE EAST BOUNDARY OF SAID N.E. 1/4 OF SECTION 28, A DISTANCE OF 1987.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 25, 2008 IN OFFICIAL RECORDS BOOK 5072, PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT (POC), BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. FROM THE POC THUS DESCRIBED PROCEED SOUTH 00°23'47" WEST, 446.07 FEET ALONG THE EAST LINE OF SAID N.W. 1/4 OF SECTION 27 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, PROCEED SOUTH 17°29'56" EAST, 100.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 17°46'44", A RADIUS OF 1693.33 FEET, A CHORD LENGTH OF 524.79 FEET AND A CHORD BEARING OF SOUTH 08°31'05" EAST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 526.91 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 00°23'47" WEST, 198.13 FEET; THENCE SOUTH 44°35'27" EAST, 49.51 FEET; THENCE SOUTH 89°34'41" EAST, 12.03 FEET; THENCE SOUTH 0°25'19" WEST, 60.00 FEET; THENCE SOUTH 45°24'49" WEST, 49.48 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 10°17'37", A RADIUS OF 1119.51 FEET, A CHORD LENGTH OF 200.86 FEET AND A CHORD BEARING OF SOUTH 05°17'52" WEST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 201.13 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 25°03'24" WEST, 52.14 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 08°46'50", A RADIUS OF 1106.11 FEET, A CHORD LENGTH OF 169.35 FEET AND A CHORD BEARING OF SOUTH 17°27'10" WEST, PROCEED SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 169.51 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 21°50'35" WEST, 98.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 31°48'06", A RADIUS OF 905.00 FEET, A CHORD LENGTH OF 495.89 FEET AND A CHORD BEARING OF SOUTH 05°56'32" WEST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 502.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 09°57'27" EAST, 270.17 FEET TO THE S.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 27; THENCE NORTH 89°49'56" WEST, 101.58 FEET; THENCE NORTH 09°57'31" WEST, 252.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 31°48'06", A RADIUS OF 1005.00 FEET, A CHORD LENGTH OF 550.69 FEET AND A CHORD BEARING OF NORTH 05°56'32" EAST, PROCEED NORTHERLY, ALONG THE ARC OF SAID CURVE, 557.82 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 21°50'35" EAST, 98.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 21°26'48", A RADIUS OF 1006.11 FEET, A CHORD LENGTH OF 374.41 FEET AND CHORD BEARING OF NORTH 11°07'11" EAST, PROCEED NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 376.60 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 00°23'47" EAST, 5.02 FEET; THENCE NORTH 44°35'27" WEST, 49.51 FEET; THENCE NORTH 89°34'41" WEST, 12.03 FEET; THENCE NORTH 00°25'19" EAST, 30.00 FEET; THENCE SOUTH 89°34'41" EAST, 35.01 FEET; THENCE NORTH 00°23'47" EAST, 876.92 FEET TO THE POINT OF BEGINNING.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn

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

KHA PROJECT	242393000
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF

COVER SHEET

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD001

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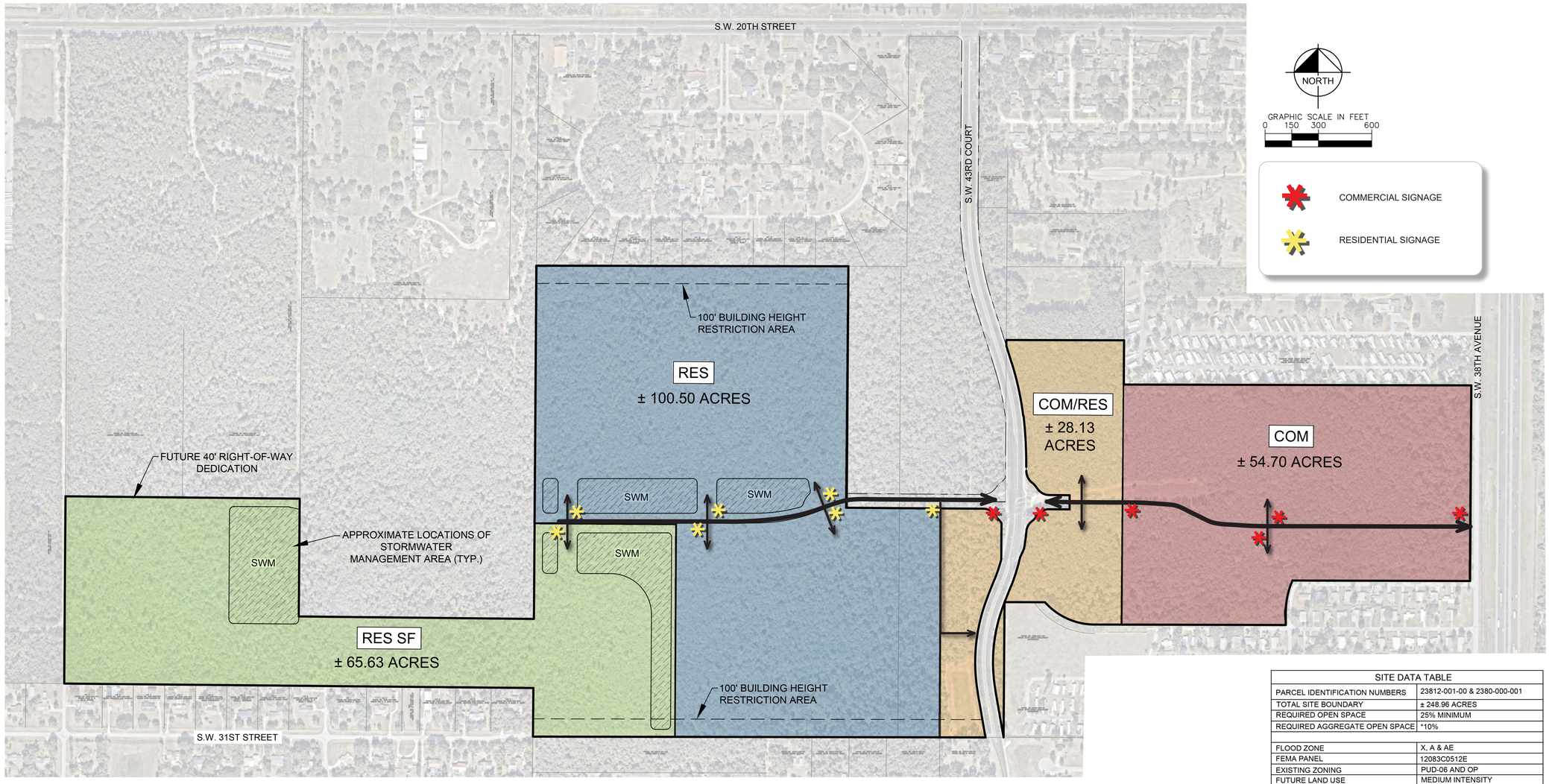
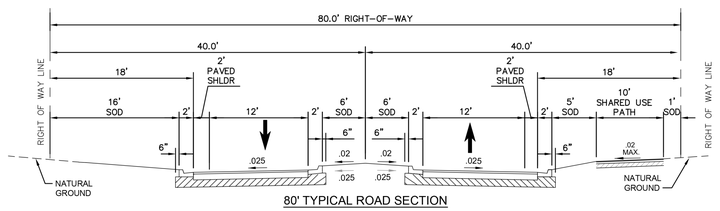
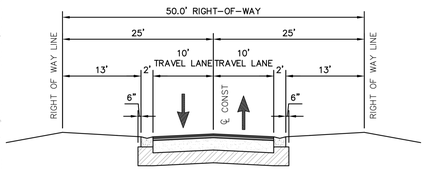
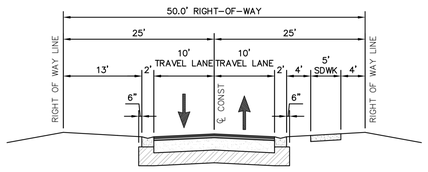




80' TYPICAL ROAD SECTION



50' TYPICAL ROAD SECTION 1



50' TYPICAL ROAD SECTION 2

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.68	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 28.13	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 140 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 506) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 306,335 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 248.96 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

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

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

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

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

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

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

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

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

KHA PROJECT	242393000
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF

PLANNED DEVELOPMENT PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

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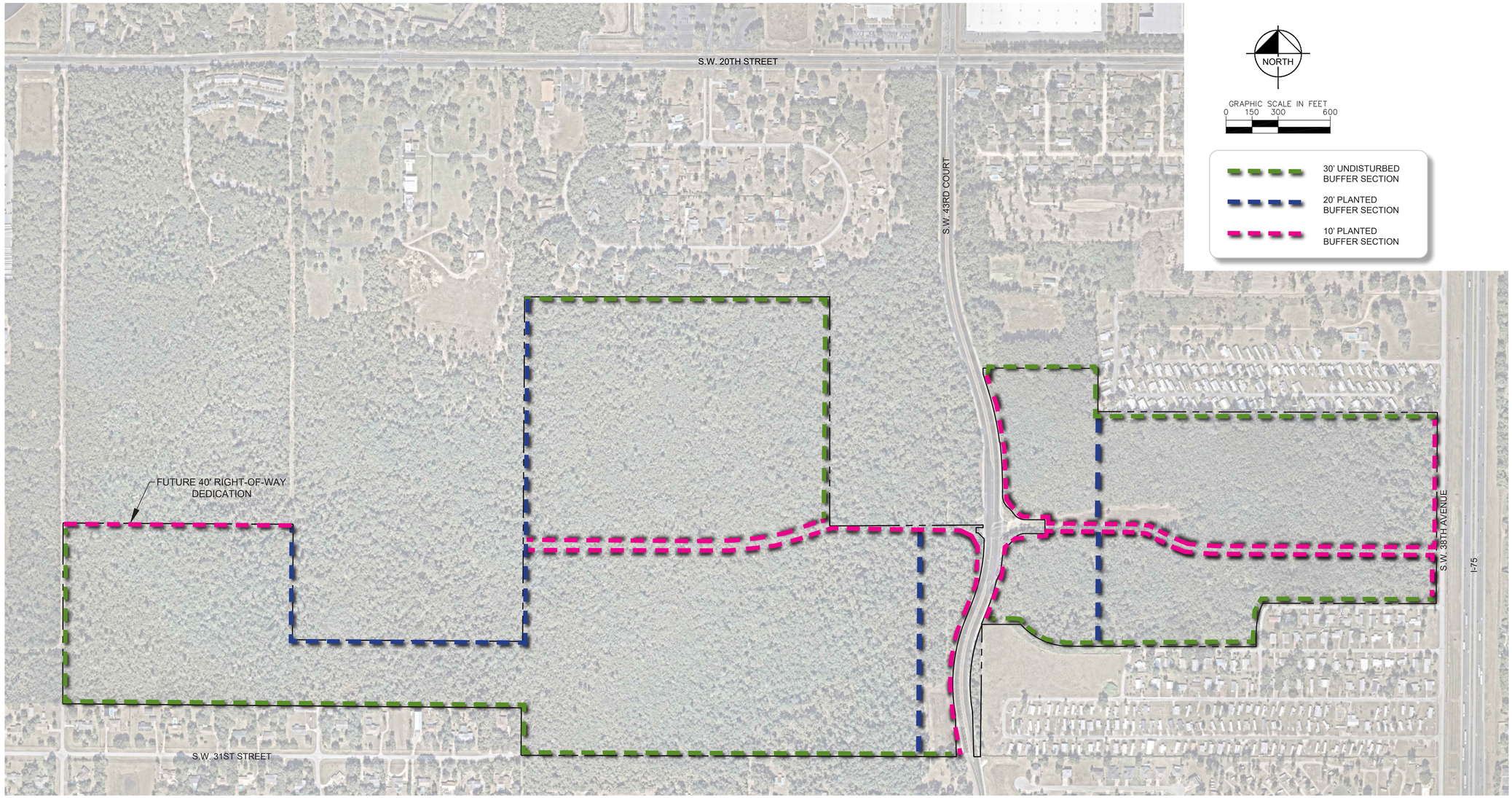
K:\OCA_Civil\242393000\AGS Data\CADD\Plan Sheets\PD\PD002 PLANNED DEVELOPMENT PLAN.dwg, Layout:PD002 PLANNED DEVELOPMENT PLAN Jan 29, 2026
K:\OCA_Civil\242393000\Reference Files\Images\KAS Ocala Location Map.jpg



30' UNDISTURBED BUFFER SECTION

20' PLANTED BUFFER SECTION

10' PLANTED BUFFER SECTION

PLANTED BUFFER LANDSCAPE, TYPICAL PER 100 L.F.

Sec. 122-260. There shall be an average of one tree for every 25 linear feet of buffer area. Trees shall be a minimum of six feet to eight feet in height when installed.

Sec. 122-260. Continuous hedging will be required. Hedge material to be planted shall be a maximum of three feet on center. Plants shall be 18"-24" minimum height in three-gallon containers.

BUFFER REQUIREMENTS	
PROPOSED USES	**REQUIRED BUFFER**
COMMERCIAL TO COMMERCIAL	NO INTERNAL BUFFER
COMMERCIAL TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER
SINGLE-FAMILY TO SINGLE-FAMILY	NO INTERNAL BUFFER
SINGLE-FAMILY TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER

INTERNAL BUFFER REQUIREMENTS : INTERNAL BUFFERS WILL BE REQUIRED BASED ON PROPOSED USES WITHIN THE PLANNED DEVELOPMENT AS DEFINED IN THE ABOVE TABLE.

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.

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1	-	-	-

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LICENSED PROFESSIONAL

JAMESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER 81405

DATE: ——

KHA PROJECT 242393000			
DATE	JULY 2025		
SCALE	AS SHOWN		
DESIGNED BY	KHA		
DRAWN BY	BIC		
CHECKED BY	JAF		

MASTER LANDSCAPE PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD003

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KAS, Owner, 242393000, Mathews Threadgill

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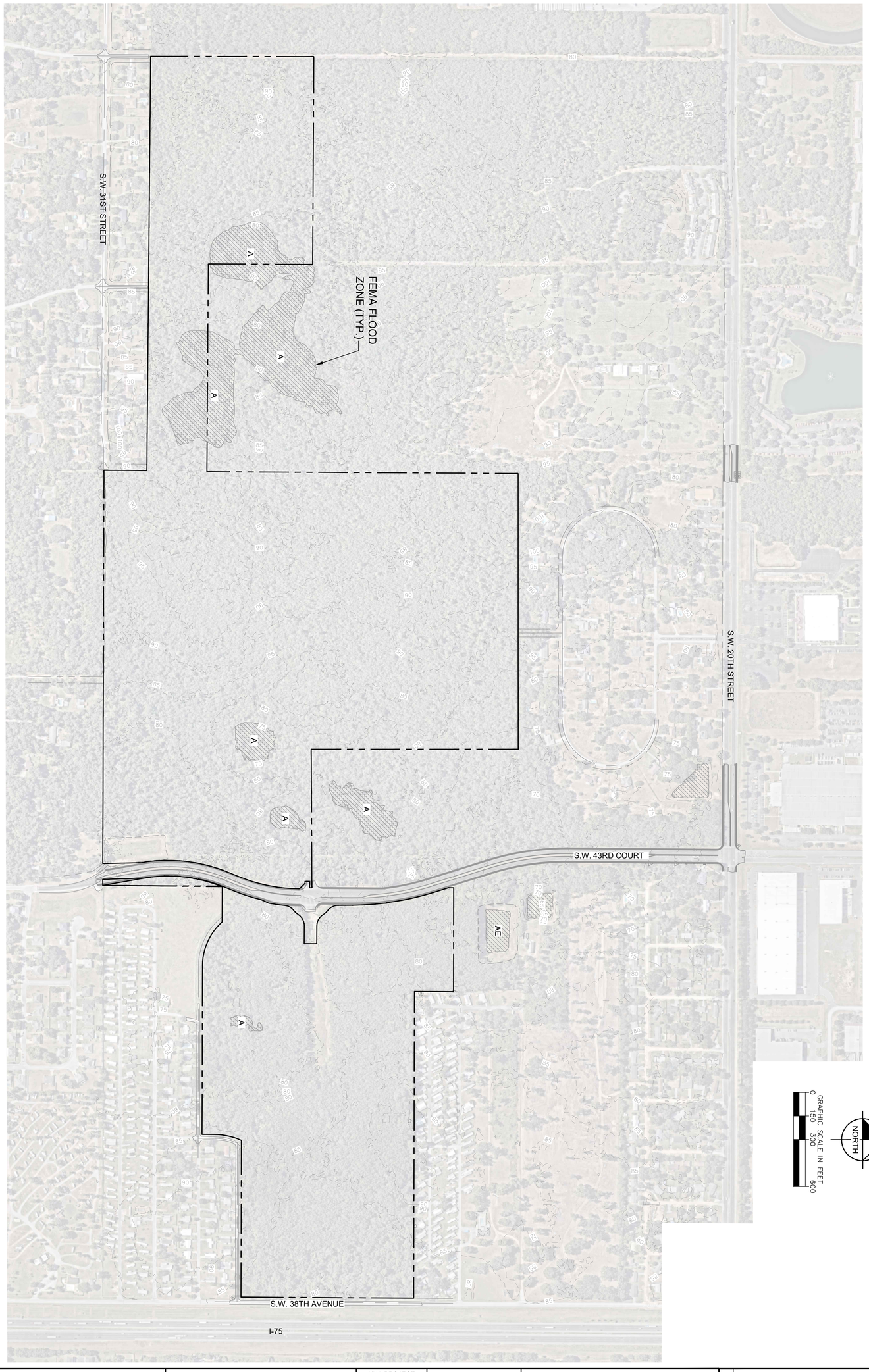

SHEET NUMBER
PD004

KAS OCALA

PREPARED FOR
STONEWALL CAPITAL, LLC

CITY OF OCALA FLORIDA

EXISTING TOPOGRAPHY

KHA PROJECT	242393000
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF

LICENSED PROFESSIONAL

JAMESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER
81405

DATE: _____

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PHONE: 352-438-3000
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1	NOT FOR CONSTRUCTION	-	-

CONCEPTUAL PLAN

WEST OCALA - PUD *

REVISED JULY 5, 2007
APPROVED AUGUST 21, 2007 (ORDINANCE 5707)
AMENDED NOVEMBER 1, 2010

PETITIONER FOR AMENDMENT: THE RANSOME GROUP INVESTORS I, LLLP
8424 WEST PHALIA ROAD
UPPER MARLBORO, MD 20774
PH: 301-516-6000

OWNER OF PROPERTY: SAME AS ABOVE

* OVERALL PUD-7 (LOW DENSITY LAND USE AREAS NOT TO EXCEED PUD-5)

DEVELOPMENT NOTES:

1. SETBACKS SHALL BE AS SHOWN IN "LAND USE DATA". FRONT DEVELOPMENT SETBACK FOR PROFESSIONAL SERVICES ALONG S.W. 44th AVENUE SHALL BE FORTY (40) FEET, AND PARKING SHALL NOT APPROACH SAID ROAD BEYOND THE FRONT FACE OF THE BUILDING(S).
2. DEVELOPMENT APPROVAL WILL BE OBTAINED FOR EACH PHASE, AND EACH WILL REQUIRE PLATTING. PORTIONS OF PHASES CAN BE COMBINED FOR PLATTING.
3. THIS PUD SHALL BE PUBLIC, AND WILL INCLUDE 50' RESIDENTIAL STREETS WITH CURB & GUTTER. ALL IMPROVEMENTS WILL BE TO CITY STANDARDS. THE MAIN EAST-WEST ROAD AND ANY NECESSARY PONDS WILL BE CONSTRUCTED IN CONJUNCTION WITH PHASED DEVELOPMENT.
4. BUFFERS SHALL BE MAINTAINED BY THE DEVELOPER. THEY SHALL BE SPECIFIED AND APPROVED FOR EACH PHASE. PRESERVATION OF EXISTING TREES SHALL BE COORDINATED WITH THE CITY PLANNING DEPT.
5. INTERNAL PEDESTRIAN ACCESS SHALL BE 5'-WIDE CONCRETE WALKS AND SHALL BE INTEGRATED THROUGHOUT THE SITE.
6. COMMUNITY RECREATION SHALL INCLUDE, BUT IS NOT LIMITED TO:
   A. CLUBHOUSE AND POOL
   B. WALKING TRAILS AND PICNIC AREAS
   C. TOT LOTS
   D. MULTI-PURPOSE FIELD, JOGGING TRACK, AND VOLLEYBALL COURT WITHIN MAIN PARK (SEE NOTE 7)
7. OPEN SPACE SHALL COMPLY WITH L.D.R. SECTION 122-836, INCLUDING 40% OF TOTAL GROSS ACREAGE FOR RESIDENTIAL AND 20% OF TOTAL GROSS ACREAGE FOR NONRESIDENTIAL. AT LEAST 15% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM (SUCH AS A MAIN PARK), AND SHALL BE UTILIZED FOR PRESERVATION OF ANY UNCOMMON NATURAL BIOLOGICAL, GEOLOGICAL, HISTORICAL, OR ARCHAEOLOGICAL FEATURES.
8. THE TRAFFIC STUDY MUST BE COMPLETED WITH FINAL PLAT. AN AGREEMENT MUST BE EXECUTED, PRIOR TO PLATTING OF EACH PHASE, FOR ANY REQUIRED OFF-SITE IMPROVEMENTS.
9. SIDEWALKS SHALL BE INCLUDED (BOTH SIDES OF ROADS).
10. UTILITIES ON-SITE SHALL BE UNDERGROUND.
11. BUILDING HEIGHT IS LIMITED TO FIVE (5) STORIES. ARCHITECTURAL REVIEW WILL BE REQUIRED FOR ALL PHASES TO ENSURE A CONSISTENT THEME AND DESIGN GUIDELINE THROUGHOUT THE DEVELOPMENT. THIS REVIEW WILL OCCUR IN CONJUNCTION WITH THE SITE PLAN REVIEW PROCESS. SEE NARRATIVE ITEM 2 FOR MORE ON ARCHITECTURAL REVIEW.
12. PER SECTION 122-866(D), ONCE PRELIMINARY PLAN APPROVAL HAS BEEN OBTAINED, THE DEVELOPER SHALL FILE, AS SPECIFIED AT TIME OF REZONING, A LEGALLY CONSTITUTED MAINTENANCE ASSOCIATION AGREEMENT TO SHOW HOW THE COMMON AREAS (INCLUDING BUFFERS AND PARKS) ARE TO BE IMPROVED AND MAINTAINED. RESPONSIBILITY WILL BE CONVEYED FROM THE DEVELOPER TO THE HOMEOWNER'S ASSOCIATION(S) WHEN APPROPRIATE.
13. PER SECTION 122-866(E), BEFORE FINAL APPROVAL IS GIVEN, A DEVELOPER'S AGREEMENT WITH THE CITY SHALL BE REQUIRED.
14. TREE EVALUATION SHALL BE DONE BY A CERTIFIED ARBORIST OR HORTICULTURAL PROFESSIONAL.
15. LOT SIZES SHALL BE COMPATIBLE WHEN ADJACENT TO EXISTING SINGLE FAMILY DEVELOPMENTS (LARGER LOTS).

NARRATIVE:

1. DEVELOPMENT WILL BE A MIXED USE PUD INCLUDING OFFICE UNITS, RETAIL SPACE, APARTMENTS, ASSISTED LIVING FACILITIES, AND SINGLE-FAMILY HOMES (ATTACHED & DETACHED). ALL CONSTRUCTION SHALL ADHERE TO CITY STANDARDS. SEE "BUILD-OUT" WITHIN LAND USE DATA FOR ALL PROJECTED DEVELOPMENT PATTERNS. COMMUNITY RECREATION WILL MEET OR EXCEED CITY REQUIREMENTS, AND IS FULLY DESCRIBED IN DEVELOPMENT NOTES 6 & 7.
2. THE DEVELOPER SHALL COORDINATE WITH THE CITY TO ESTABLISH AN ACCEPTABLE ARCHITECTURAL THEME FOR REVIEW STANDARDS WITHIN PHASE 1, INCLUDING PROVIDING BUILDING ELEVATIONS AND BUFFER DESIGNS. ALL BUILDERS WITHIN ALL PHASES OF THIS DEVELOPMENT SHALL BE REQUIRED TO SUBMIT PLANS FOR REVIEW, AND SHALL CONFORM TO ARCHITECTURAL CONTINUITY THROUGHOUT THIS PUD PER THE THEME ESTABLISHED IN PHASE 1.
3. THE OWNER RESERVES THE OPTION TO PROPOSE MINOR VARIATIONS FROM CODE (SETBACKS, OPEN SPACE ETC.) IN CONSIDERATION FOR MAINTAINING THE SPIRIT OF THE OVERALL DEVELOPMENT REQUIREMENTS (SUCH AS PROVIDING A LARGER MAIN PARK IF REQUESTING REDUCED OPEN SPACE ELSEWHERE). ANY VARIATION MUST BE APPROVED BY CITY STAFF DURING FORMAL PLANNING AND DESIGN OF INDIVIDUAL PHASES. ALSO, ANY ORDINANCE REQUIREMENTS NOT SPECIFICALLY MENTIONED IN THE CITY'S REVIEW AND APPROVAL OF THIS PLAN WILL BE SUBJECT TO THE ZONING ORDINANCE.

LAND USE DATA:

PHASE	DESCRIPTION	ACREAGE	(%)	NOTES	SETBACKS	BUILD-OUT
1A	ASSISTED LIVING	8.4	(4.9)	INCLUDING ALZHEIMER RESIDENTS, 125 UNITS	25'	2011
1B	ASSISTED LIVING	6.5	(3.8)	FOCUS ON INDEPENDENT SENIORS, 100 UNITS	25'	2012
1C	ASSISTED LIVING	7.8	(4.5)	FOCUS ON INDEPENDENT SENIORS, 100 UNITS	25'	2013
2A	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	14.1	(8.1)	49 UNITS (3.5 UNITS/ACRE)	TBD	2012
2B	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	16.7	(9.6)	55 UNITS (3.3 UNITS/ACRE)	TBD	2014
3A	MULTI-FAMILY & SFR	12.6	(7.3)	76 MF, 12 SFR, AND COMMUNITY RECREATION	TBD	2013
3B	MULTI-FAMILY & SFR	13.3	(7.7)	228 MF UNITS	TBD	2015
3C	MULTI-FAMILY & SFR	11.5	(6.7)	114 MF UNITS	TBD	2016
4	PROFESSIONAL SERVICES	12.0	(6.9)	MAX 130,000 SQ. FT G.F.A.	NONE **	2015
5	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	26.5	(15.3)	105 UNITS (4.0 UNITS/ACRE)	TBD	2015
6	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	27.0	(15.6)	76 UNITS (2.8 UNITS/ACRE)	TBD	2016
7	MULTI-FAMILY	16.6	(9.6)	190 MF UNITS	TBD	2017
	TOTALS =	173.0	(100.0)	1,230 UNITS (7.1 UNITS/ACRE) OVERALL		
	EXISTING SW 44th AVE & CITY DRA =	4.5				
		177.5	GROSS ACREAGE			

DATA NOTES:

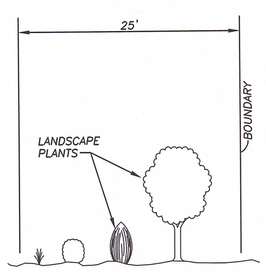
1. ABOVE ACREAGE'S ARE SUBJECT TO SURVEY, AND INCLUDE ROADWAYS, PARKS, & RETENTION AREAS WHERE APPLICABLE.
2. * INDICATES TOWNHOUSE, VILLA, DUPLEX, ETC.
3. ** INDICATES REFER TO DEVELOPMENT NOTE 1.
4. TBD INDICATES TO BE DETERMINED.

NOTICE:

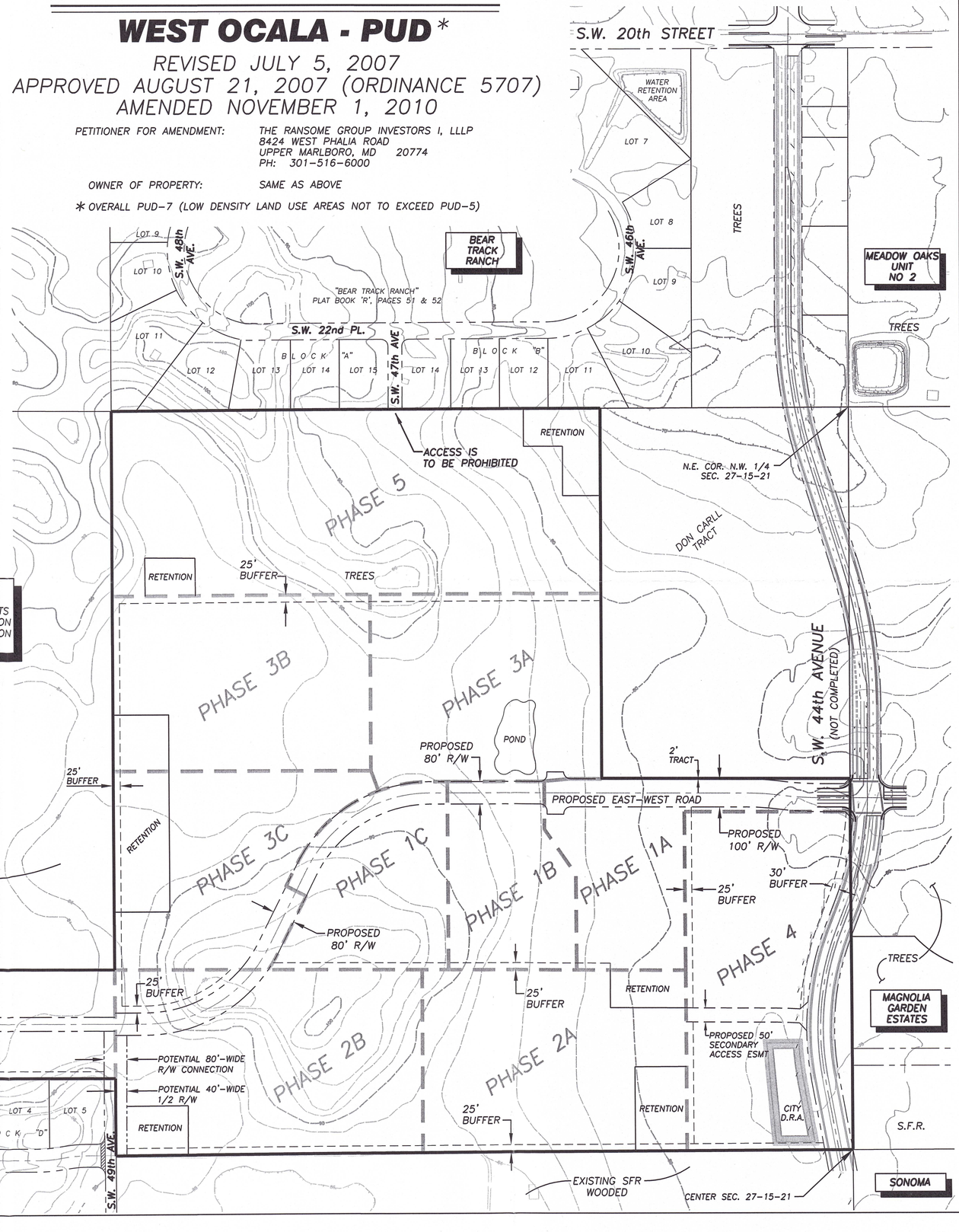
THERE WILL BE NO ADDITIONAL ACCESS POINTS TO THIS OVERALL PUD OTHER THAN SHOWN ON THIS PLAN; EXCEPT FOR POSSIBLE CONNECTION TO PHASE 7 FROM ADJACENT PROPERTIES.

TABLE OF PRICE RANGES:

PHASES 2, 2o, 3 & 4 $175,000 - $375,000



BUFFER DETAIL
ALONG BOUNDARY AS NEEDED OR REQUIRED



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Outlook

FW: City Letter

From Janiece Lucky <JLucky@ocalafl.gov>
Date Tue 3/3/2026 11:36 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>

Good morning,

Please see the letter below.

JaNiece N. Lucky
Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344

From: mayme fisher <mbfisher94@gmail.com>
Sent: Sunday, March 1, 2026 2:45 PM
To: Janiece Lucky <JLucky@ocalafl.gov>
Subject: Fwd: City Letter

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March 1, 2026

City of Ocala Department of Growth Management

Planning & Zoning

RE: Case # FLUP25-0001 / PD25-0001

Dear City Officials,

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

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

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

When the previous developer engaged with our community, they at least considered adjustments — placing parking lots closer to their side rather than homes and preserving a meaningful buffer of woods and landscaping between subdivisions. The current proposal shows no such willingness to address residents' concerns. Without adequate buffers or fencing, our privacy, safety, and property values will be directly impacted. Residents from the new development would have direct access to our backyards, an unacceptable intrusion into our homes and daily lives.

I understand that Ocala is growing. Growth itself is not the issue — unchecked and poorly planned growth is. Within a 10-mile radius, there are already numerous new apartment and townhouse developments, many of which still have significant availability. Timberline, Carlton Arms, and both Pointe Grand complexes are examples of projects that have ample capacity for new residents.

In addition, the 38th Avenue Apartments include 476 units, with approximately 100 currently open and 50 available now, with additional availability expected by the

end of the year. There are also approximately 700 new units under construction near West Marion Hospital that are nearing completion and expected to open this year.

The need for yet another high-density development in this specific location has not been clearly demonstrated.

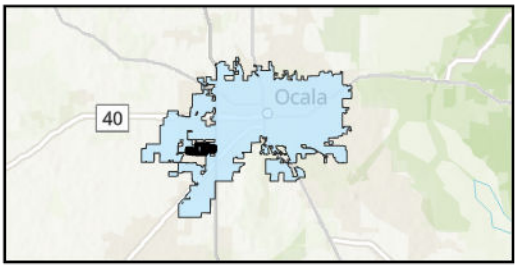
All we are asking for is respect for the existing community. Ocala's history is rooted in beautiful properties, farmland, and open space. It is heartbreaking to see that heritage diminished by overbuilding and short-sighted planning. At the very least, this project should include substantial wooded buffers,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

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

Warm regards,

Mayme Fisher

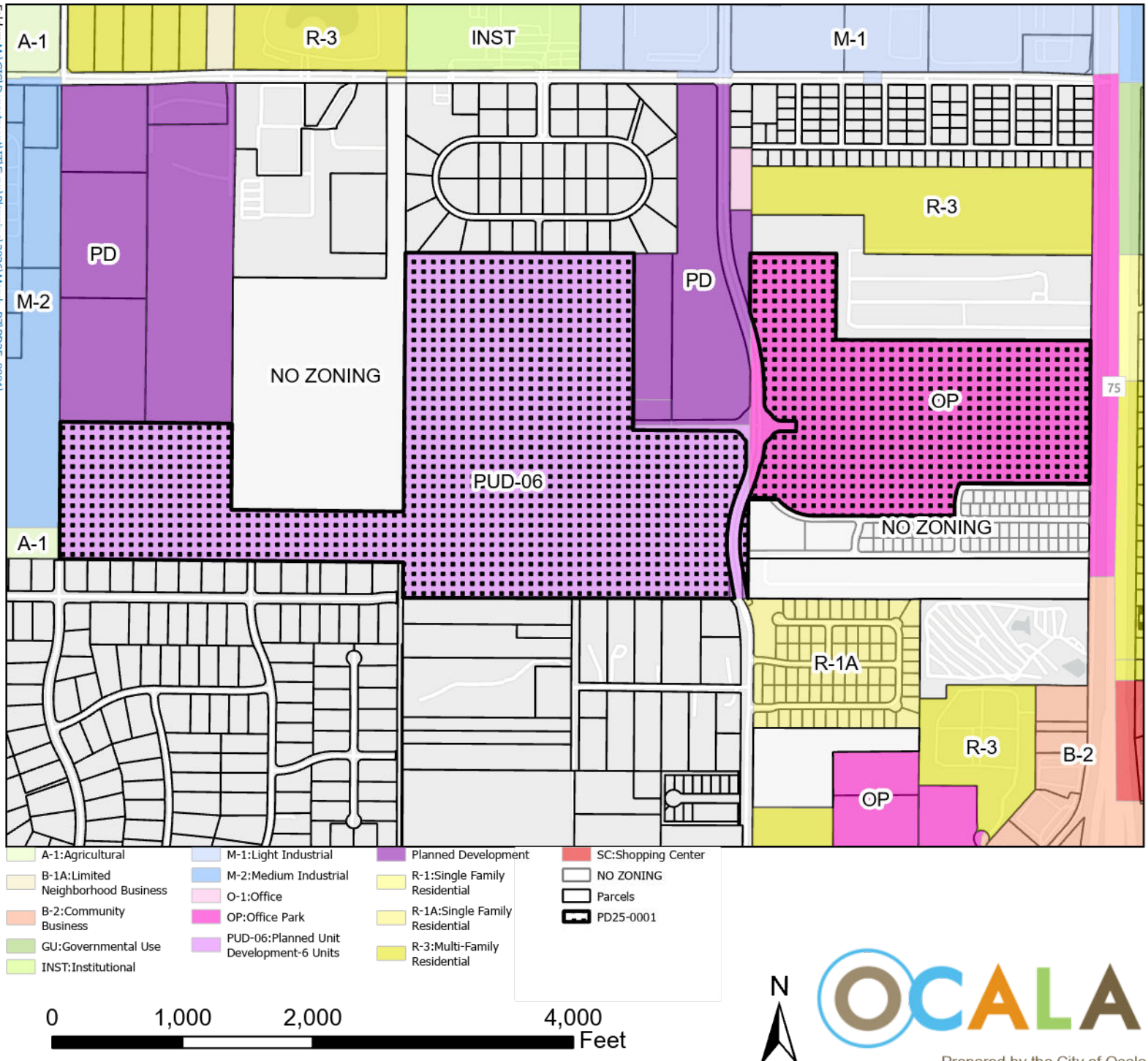
CASE MAP



Case Number: PD25-0001

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

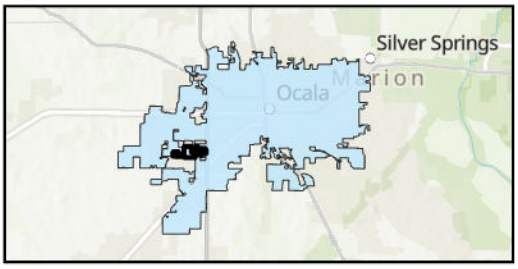
Property Size: Approximately 251.09 Acres
Land Use Designation: Medium Intensity/Special District
Zoning: PUD-6, Planned Unit Development, OP, Office Park
Proposal: Request to rezone from OP and PUD to PD



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 Department by ekrepps on 2/10/2026

AERIAL MAP



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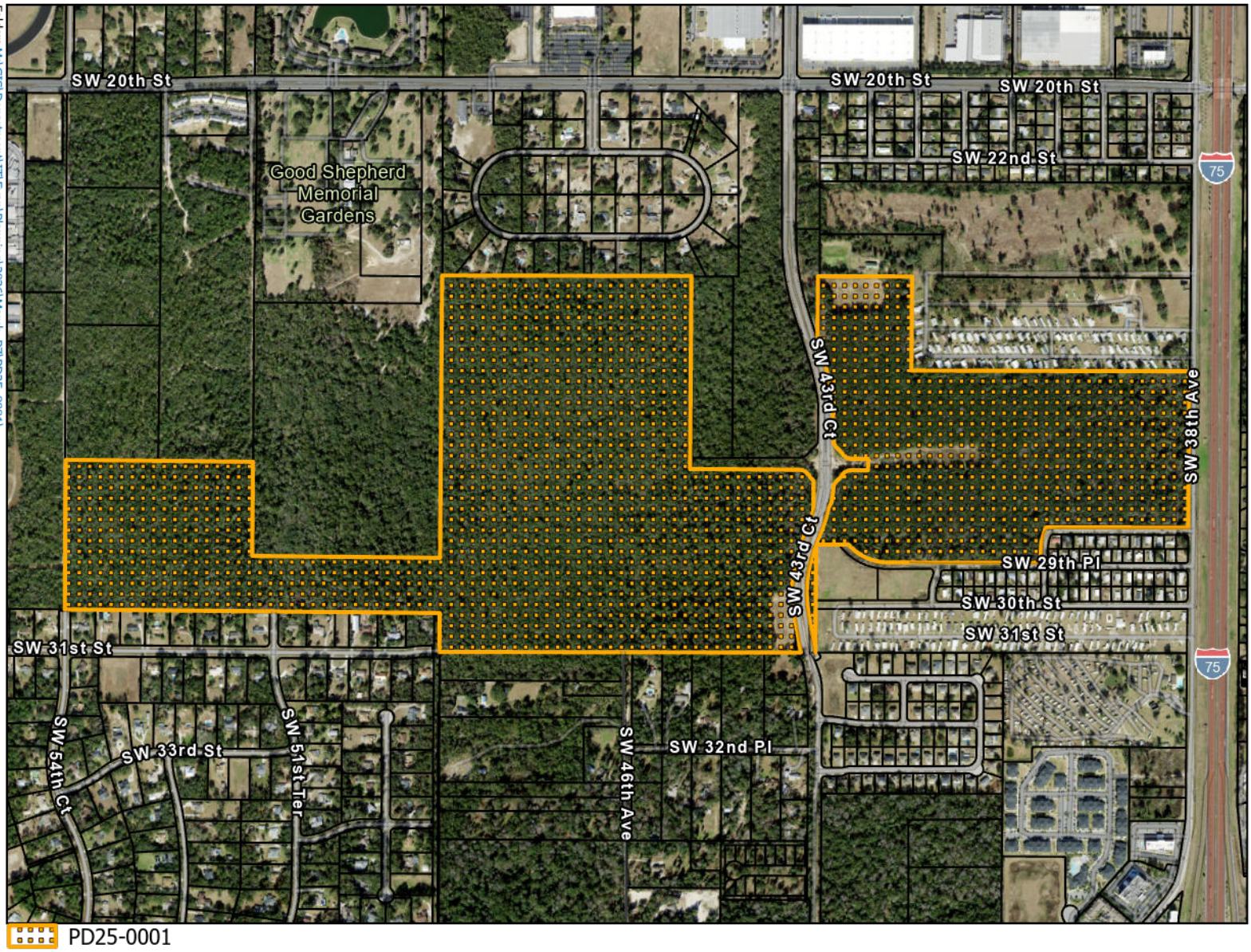

PD25-0001

Parcels

0 1,000 2,000 4,000 Feet

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OCALA

Prepared by the City of Ocala Growth Management Department by ekrepps on 2/10/2026

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File #: 2026-0900 Agenda Item #: b.

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Resolution to consider a PD Plan and Standards book for property located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001), approximately 251.09 acres (Case PD25-0001) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: Jameson Frederick, P.E., Kimley-Horn & Associates
- Property Owner: KAS Ocala, LLC
- Agent: Fred N. Roberts Jr., Esq., Klein & Klein, PLLC

Key Points:

The applicant is requesting to rezone two parcels, totaling 251.09-acres, from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development. 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 with four general land uses:

- Residential Single-Family (RES SF) - Maximum density of 5 units per acre (up to 328 single-family residential units) on 65.63 acres.

- Residential (RES) - Maximum of 18 units per acre (up to 1,809 single-family or multi-family residential units) on 100.50 acres.

- Commercial/Residential (COM/RES) - Maximum of 5 units per acre (up to 140 single-family residential units); or maximum of 18 units per acre (up to 506 multi-family residential units); or maximum floor area ratio (FAR) of 0.25 (up to 306,335 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 28.13 acres.

- Commercial (COM) - Maximum FAR of 0.25 (up to 595,683 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 54.70 acres.

A request to remove the associated Future Land Use Policies (FLUP25-0001) was transmitted to state agencies on November 3, 2025 and is being presented to City Council concurrently for consideration. There were no objections received from any state agency; however, the Florida Department of Transportation (FDOT) determined the proposed amendment has the potential to adversely impact transportation resources or facilities of state importance including SR 200, SR 40, and I-75 (a SIS facility). FDOT requested continued intergovernmental coordination on the traffic study and as the project buildout progresses. A Traffic Study (TIA25-0003) is under review and anticipated to be presented to City Council concurrently for consideration.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- The existing PUD-06, Planned Unit Development zoning district (Land Development Regulations Section 122-948) was adopted in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD.

- The Medium Intensity/Special District Future Land Use category requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, and is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.

- Access to the project site will be at two points, off of SW 43rd Court approximately one half mile south of SW 20th Street, and off of SW 38th Avenue also approximately one half mile south of SW 20th Street. Planned internal circulation for the PD will be through a collector boulevard that runs East/West between the proposed access points and continues west from SW 43rd Court.

FINDINGS AND CONCLUSIONS:

- The proposed PD includes a mix of land uses at different densities. The commercial and more intense mixed-use areas are located at the east end of the project site adjacent to I-75. The detached single-family areas are located at the west of the project adjacent to existing single family and vacant land.

- The PD proposes a minimum density of 5 dwelling unit/acre and maximum of 18 dwelling units/acre, and commercial FAR of 0.25. The proposed density/intensity is less than the maximums of 4.0 FAR and 18 dwellings units per acre but is still consistent with the density/intensity established by the Medium

Intensity/Special District Future Land Use.

- The PD Standards Book proposes 30-foot landscape buffers along the northern and southern boundaries of the project, in excess of the 10-foot landscape buffer typically required in Section 122-260 of the land development regulations. To further ensure appropriate transitions between the project and adjacent land uses, there is a 100-foot wide building height restriction area along the northern and southern boundaries adjacent to existing single-family homes. The building height restriction area limits buildings to a maximum of 35-feet.

- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:

    - Requested variation to allow a 100-foot maximum allowed building height within the Commercial land use area.

- 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:**

- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the first phase of construction.

- Street lighting be installed on all publicly dedicated right-of way at the time of construction.

- All sanitation services shall be provided by the City of Ocala.

- An avigation easement is required and may be completed by phase or for the entirety of the development. The avigation easement must be in place prior to the first submittal of development plans.

- Any use permitted by special exception in the B-2 zoning district which is not otherwise identified as an allowed use shall require approval of a special exception.

- Accessory dwelling units permitted within the Residential Single Family (RES SF) phase shall count toward the overall density and maximum number of dwelling units permitted within the phase.

- Any vegetative gaps in the natural, undisturbed perimeter buffer shall be supplemented with additional plantings of trees and shrubs.

- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

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
- Exhibit A - PD Standards Book
- Exhibit B - PD Plan
- Letters of Objection
- Case Map
- Aerial Map

RESOLUTION 2026-XX

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (KAS OCALA PD) FOR PROPERTY LOCATED IN THE 3000 AND 4000 TO 4300 BLOCKS OF SW 43RD COURT (PARCEL 23812-001-00 & 2380-000-001), APPROXIMATELY 251.09 ACRES (CASE NO. PD25-0001).

WHEREAS, Jameson Frederick, P.E., Kimley-Horn & Associates submits a PD plan and Standards Book (Case PD25-0001) for property located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (parcel 23812-001-00 & 2380-000-001), approximately 251.09 acres to allow for the development of mixed-use development consisting of multi-family, single-family, commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district; and

WHEREAS, as an associated Ordinance _____ amends the zoning map of the City of Ocala changing parcels 23812-001-00 & 2380-000-001 from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development; and

WHEREAS, on March 9, 2026, the Planning and Zoning Commission recommended _____ of the applicant's request by a X-X vote.

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

1. The City of Ocala does hereby approve the KAS Ocala 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:

A portion of Sections 27 and 28, Township 15 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Begin at the N.W. corner of said Section 27, also being the S.W. corner of "Bear Track Ranch" as per Plat thereof recorded in Plat Book "R", Pages 51 and 52 of the Public Records of Marion County, Florida; thence along the North boundary of the N.W. 1/4 of said Section 27 and the South boundary of "Bear Track Ranch", North 89°41'40" East, a distance of 1754.67 feet; thence departing the North boundary of said N.W. 1/4 of Section 27, and the South boundary of "Bear Track Ranch", South 00°01'23" East, a distance of 1318.42 feet; thence South 90°00'00" East, a distance of 891.05 feet to a point on the East boundary of the N.W. 1/4 of Section 27; thence along the East boundary of said N.W. 1/4 of Section 27, North 00°01'31" West, a distance of 1323.03 feet to the North 1/4 corner of Section 27; thence along the North boundary of the N.E. 1/4 of Section 27, North 89°43'07" East, a distance of 661.98 feet; thence departing the North boundary of said N.E. 1/4 of Section 27, South 00°00'32" East, a distance of 662.09 feet; thence North 89°43'36" East, a distance of 1955.45 feet to a point on the West right-of-way line of S.W. 38th Avenue, a 60 foot right-of-way as now existing (October 04, 2005); thence along said West right-of-way line of S.W. 38th Avenue, South 00°01'58" East, a distance of 1100.61 feet to a point on the North right-of-way line of S.W. 28th Place, a 50 foot right-of-way as now existing (October 04, 2005); thence departing the West right-of-way line of S.W. 38th Avenue, along said North right-of-way line of S.W. 28th Place, South 89°44'14" West, a distance of 998.75 feet to a point on a right-of-way curve of S.W. 39th Court, a 50 foot right-of-way as now existing (October 04, 2005), said curve having a central angle of 24°18'53", a radius of 425.00 feet and a chord bearing and distance of South 11°42'56" West 179.01 feet; thence Southerly along said right-of-way curve an arc distance of 180.36 feet to the point of tangency; thence along the West right-of-way of S.W. 39th Court, South 00°12'27" East, a distance of 75.16 feet to a point on the North right-of-way line of S.W. 29th Place, a 50 foot right-of-way as now existing (October 04, 2005); thence departing the West right-of-way line of S.W. 39th Court, along said North right-of-way line of said S.W. 29th Place, South 89°44'10" West, a distance of 1075.01 feet to the point of curvature of a right-of-way curve having a central angle of 48°08'55", a radius of 375.00 feet, and a chord bearing and distance of North 66°13'21" West 305.94 feet; thence Northwesterly along said right-of-way curve an arc distance of 315.13 feet to a point on the North boundary of Block 4 of "Magnolia Garden Estates" as per Plat thereof recorded in Plat Book K, Page 37 of the Public Records of Marion County, Florida; thence along the North boundary of said Block 4, South 89°46'36" West, a distance of 227.51 feet to a point on the East boundary of the N.W. 1/4 of Section 27; thence departing the North boundary of said Block 4, along the East boundary of said N.W. 1/4 of Section 27, South 00° 01'31" East, a distance of 761.00 feet to the Southeast corner of the N.W. 1/4 of Section 27; thence along the South boundary of said N.W. 1/4 of Section 27 and the North boundary of "G.W. Brown's Subdivision" as per Plat thereof recorded in Plat Book E, Page 5 of the Public Records of Marion County, Florida, South 89°41'52" West, a distance of 595.23 feet; thence continuing along the South boundary of said N.W. 1/4 of Section 27 and the North boundary of "G.W. Brown's Subdivision", South 89°40'37" West, a distance of 2051.56 feet; to the S.W. corner of said N.W. 1/4 of Section 27 also being a point on the East right-of-way line of S.W. 49th Avenue (per Plat of "Timberwood Second Addition" recorded in Plat Book U, Pages 67 and 68 of the Public Records of Marion County, Florida), a 40 foot right-of-way as now existing (October 04, 2005); thence along the West boundary of said N.W. 1/4 of Section 27, and along said East right-of-way line of S.W. 49th Avenue, North 00°07'30" East, a distance of 273.56 feet; thence departing the West boundary of said N.W. 1/4 of Section 27, and said East right-of-way line of S.W. 49th Avenue, along the North boundary of Blocks C and D of said "Timberwood Second Addition", and Block C of "Timberwood", as per Plat thereof recorded in Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida, North 89°52'36" West, a distance of 2638.72 feet to a point on the West boundary of the N.E. 1/4 of Section 28; thence along the West boundary of said N.E. 1/4 of Section 28, North 00°02'37" West, a distance of 1052.88 feet; thence departing the West boundary said N.E. 1/4 of Section 28, South 89°49'15" East, a distance of 1317.67 feet; thence South 00°03'14" West, a distance of 662.14 feet; thence South 89°50'10" East, a distance of 1322.35 feet to a point on the East boundary of the N.E. 1/4 of Section 28; thence North 00°00'54" West, along the East boundary of said N.E. 1/4 of Section 28, a distance of 1987.29 feet to the Point of Beginning.

LESS AND EXCEPT

The parcel of land described in that certain warranty deed recorded July 25, 2008 in Official Records Book 5072, Page 183, of the Public Records of Marion County, Florida, being more particularly described as follows:

For a Point of Commencement (POC), begin at the N.E. corner of the N.W. 1/4 of Section 27, Township 15 South, Range 21 East, Marion County, Florida. From the POC thus described proceed South 00° 23'47" West, 446.07 feet along the East line of said N.W. 1/4 of Section 27 to the Point of Beginning.

From the Point of Beginning thus described, proceed South 17°25'56" East, 100.21 feet to the point of curvature of a curve concave Westerly having a central angle of 17°49'44", a radius of 1693.33 feet, a chord length of 524.79 feet and a chord bearing of South 08°31'05" East, proceed Southerly, along the arc of said curve, 526.91 feet to the point of tangency thereof; thence South 00°23'47" West, 198.13 feet; thence South 44°35'27" East, 49.51 feet; thence South 89°34'41" East, 12.03 feet; thence South 0°25'19" West, 60.00 feet; thence South 45°24'49" West, 49.48 feet to a point on a curve concave Westerly having a central angle of 10°17'37", a radius of 1119.51 feet, a chord length of 200.86 feet and a chord bearing of South 05°17'52" West, proceed Southerly, along the arc of said curve, 201.13 feet to the point of tangency thereof; thence South 25°03'24" West, 52.14 feet to a point on a curve concave Northwesterly having a central angle of 08°46'50", a radius of 1106.11 feet, a chord length of 169.35 feet and a chord bearing of South 17°27'10" West, proceed Southwesterly, along the arc of said curve, 169.51 feet to the point of tangency thereof; thence South 21°50'35" West, 98.58 feet to the point of curvature of a curve concave Southeasterly having a central angle of 31°48'06", a radius of 905.00 feet, a chord length of 495.89 feet and a chord bearing of South 05°56'32" West, proceed Southerly, along the arc of said curve, 502.31 feet to the point of tangency thereof; thence South 09°57'27" East, 270.17 feet to the S.W. corner of the N.E. 1/4 of said Section 27; thence North 89°49'56" West, 101.58 feet; thence North 09°57'31" West, 252.31 feet to the point of curvature of a curve concave Southeasterly, having a central angle of 31°48'06", a radius of 1005.00 feet, a chord length of 550.69 feet and a chord bearing of North 05°56'32" East, proceed Northerly, along the arc of said curve, 557.82 feet to the point of tangency thereof; thence North 21°50'35" East, 98.58 feet to the point of curvature of a curve concave Northwesterly having a central angle of 21°26'48", a radius of 1006.11 feet, a chord length of 374.41 feet and chord bearing of North 11° 07'11" East, proceed Northeasterly, along the arc of said curve, 376.60 feet to the point of tangency thereof; thence North 00°23'47" East, 5.02 feet; thence North 44°35'27" West, 49.51 feet; thence North 89°34'41" West, 12.03 feet; thence North 00°25'19" East, 30.00 feet; thence South 89°34'41" East, 35.01 feet; thence North 00°23'47" East, 876.92 feet to the Point of Beginning.

ALSO LESS AND EXCEPT those portions of the above described lands as conveyed to the City of Ocala by Special Warranty Deed recorded in Official Records Book 8397, Page 1791, of the Public Records of Marion County, Florida.

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

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

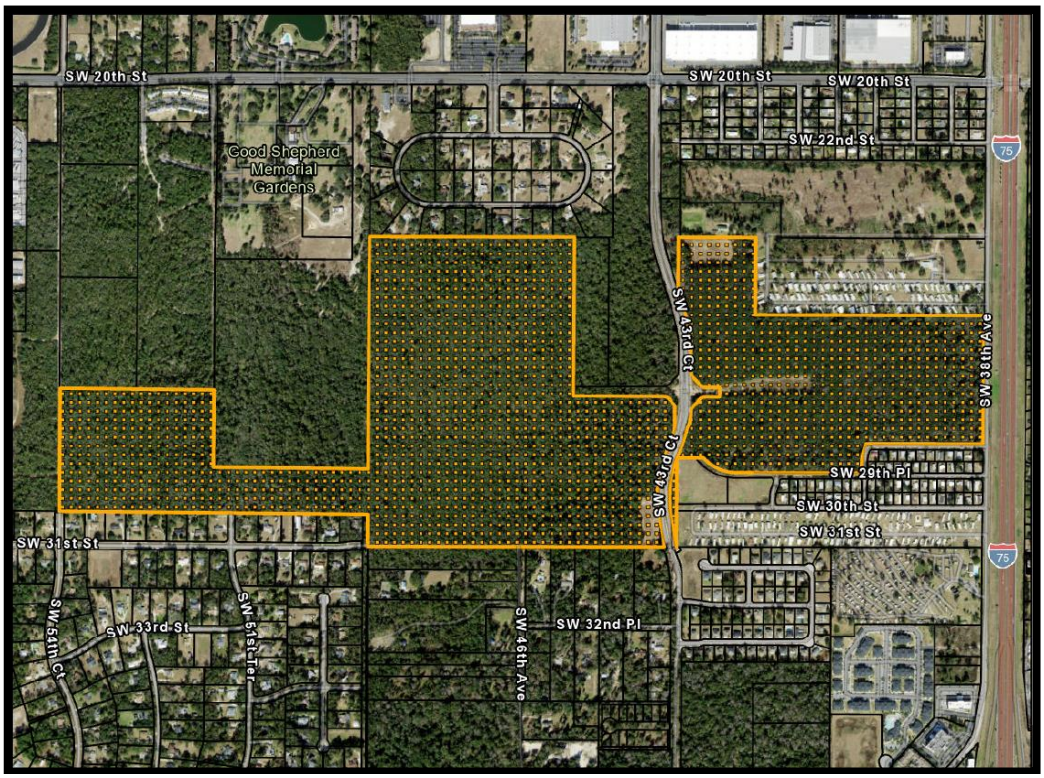
Case No. PD25-0001
Planning & Zoning Commission: March 9, 2026
City Council (1st Reading): April 21, 2026
City Council (Adoption): May 5, 2026

Applicant:	Jameson Frederick, P.E., Kimley-Horn & Associates
Property Owner:	KAS Ocala, LLC
Project Planner:	Emily W. Johnson, AICP, Senior Planner
Amendment Request:	Rezone from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development

Parcel Information

Acres:	±251.09 acres
Parcel(s)#:	23812-001-00 & 2380-000-001
Location:	located in the 3000 and 4000 to 4300 blocks of SW 43rd Court
Existing use:	Vacant, undeveloped
Future Land Use Designation:	Medium Intensity/Special District
Zoning Designation:	OP, Office Park & PUD-06, Planned Unit Development
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	Chapter 163 Development Agreement (OR Bk/Pg 7785/161)
	Contribution Agreement (OR Bk/Pg 8485/1775)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

This PD Staff Report and Staff's Recommendation are based upon and contingent on the adoption of the associated application (FLUP25-0001) by the City Council.

The applicant is requesting to rezone two parcels, totaling 251.09-acres, from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development. 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 with four general land uses:

- Residential Single-Family (RES SF) – Maximum density of 5 units per acre (up to 328 single-family residential units) on 65.63 acres.
- Residential (RES) – Maximum of 18 units per acre (up to 1,809 single-family or multi-family residential units) on 100.50 acres.
- Commercial/Residential (COM/RES) – Maximum of 5 units per acre (up to 140 single-family residential units); or maximum of 18 units per acre (up to 506 multi-family residential units); or maximum floor area ratio (FAR) of 0.25 (up to 306,335 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 28.13 acres.
- Commercial (COM) – Maximum FAR of 0.25 (up to 595,683 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 54.70 acres.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request. A request to remove the associated Future Land Use Policies (FLUP25-0001) was transmitted to state agencies on November 3, 2025 and is being presented to City Council concurrently for consideration. A Traffic Study (TIA25-0003) is under review and anticipated to be presented to City Council concurrently for consideration.

Section 2 - Background Information

The subject properties encompass a total of approximately 251.09 acres and are currently vacant and undeveloped. The current designations of the properties are:

Zoning:	**OP, Office Park**, the intent of the OP district is to promote the consolidation of land that is five acres or more for the development of offices and business services. **PUD-06, Planned Unit Development** with conceptual plan approval.
Future Land Use:	**Medium Intensity/Special District** (Comprehensive Plan – Policy 6.2), a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

Parcel 23812-001-00

The larger of the two subject properties, located west of SW 43rd Court, encompasses approximately 174.23 acres and was annexed into the City through two separate applications. Approximately 8.17 acres were annexed in 2002 pursuant to Ordinance No. 5039, with the remaining acreage annexed in 2005 pursuant to Ordinance No. 5423.

On December 18, 2007, City Council adopted Future Land Use Map (FLUM) Amendment LUC07-0034 through Ordinance No. 5767, which amended the future land use designation of approximately 25.51 acres of the subject property from Low Density Residential to Medium Density Residential. Concurrently, an associated Future Land Use Policy (FLUP) was adopted to further limit allowable density and require that future development be approved as a Planned Unit Development. A request to remove the associated FLUP (FLUP25-0001) was transmitted to state reviewing agencies on November 3, 2025, and is being presented to City Council concurrently for consideration of adoption.

On August 21, 2007, the subject property was rezoned to PUD-06 in conjunction with approval of a conceptual plan for the West Ocala PUD, which authorized development of up to 1,000 single-family or multi-family dwelling units and 130,000 square feet of professional office and neighborhood commercial uses. On January 4, 2011, City Council adopted an amendment to the PD Plan establishing the following maximum development program:

- 325 assisted living facility units
- 907 single-family and multi-family dwelling units
- 130,000 square feet of professional services uses

The amended PD Plan also revised the phasing schedule from five (5) phases to twelve (12) phases; modified the alignment of SW 44th Avenue and the location of a City DRA; relocated the proposed east–west roadway; removed contemplated access connections to the Bear Track and Timberwood subdivisions; and introduced a secondary access point to SW 44th Avenue.

A final PUD plan was never submitted nor approved for the West Ocala PUD.

Parcel 2380-000-001

The smaller of the two subject properties, located east of SW 43rd Court, encompasses approximately 77.44 acres and was annexed into the City in 1998 via Ordinance 2832.

On September 4, 2007, City Council adopted a Future Land Use Map (FLUM) Amendment LUC05-0030 through Ordinance 5466 pursuant to a Stipulated Settlement Agreement, which changed the future land use of a 50.42-acre portion of the subject property from Professional Services to Retail Services. Concurrently, an associated Future Land Use Policy (FLUP) was adopted to further limit allowable development intensity and number of peak hour trips generated by future development. A request to remove the associated FLUP (FLUP25-0001) was transmitted to state reviewing agencies on November 3, 2025, and is being presented to City Council concurrently for consideration.

A Concurrency Development Agreement (CDA03-0001) was entered into between the City and the then-current owner Larry Wood, Trustee ("Wood") on January 13, 2004, in association with the extension of SW 44th Avenue and to recognize capacity reservation of trips for anticipated future development of the subject property as an Office Park. The CDA was subsequently amended in 2007 for the extension of trip reservations granted to the successor-in-title, Ransome Group Investors (CDA07-0003). The CDA was again amended in 2022 (CDA22-44744) to address the conveyance of additional right-of-way to the City and extend the capacity reservation for trips to the current Owner and successor-in-title, KAS Ocala LLC.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use

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

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

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-06, Planned Unit Development, and OP, Office Park, 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 Code, and the established neighborhood development pattern.

The existing PUD-06, Planned Unit Development zoning district (Land Development Regulations Section 122-948) was adopted in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD.

Proposed PD Plan and Standards:

The PD Plan and Standards book proposes new general land use categories, development standards, project access, street lighting, enhancements and deviations from typical code requirements, and architectural standards. The general land uses proposed include a mix of uses and density/intensity

which include Residential Single Family (RES SF), Residential (RES), Commercial (COM), and Commercial/Residential (COM/RES).

Access to the project site will be at two points, off of SW 43rd Court approximately one half mile south of SW 20th Street, and off of SW 38th Avenue also approximately one half mile south of SW 20th Street. Planned internal circulation for the PD will be through a collector boulevard that runs East/West between the proposed access points and continues west from SW 43rd Court. Street lights are proposed along this East/West boulevard, to be installed by the developer and owned and maintained by the City. The proposed enhancements include providing larger landscape buffers than is typically required by code along boundaries abutting existing developments.

To further address compatibility with neighboring properties, the PD Plan and Standards Book establishes a 100-foot wide building height restriction area where the maximum building height is restricted to 35-feet. The Standards Book requests a deviation from code to raise the maximum building height to 100-feet in the COM general land use area, which will be discussed and analyzed in detail within this staff report. The proposed architectural standards provide direction on common architectural elements such as massing and articulation, doors and windows, roof forms and other details to foster creative building solutions while maintaining cohesive design quality and appearance throughout the PD.

Neighborhood Meeting:

A neighborhood meeting was held in February 2025, with the applicant and agent providing information regarding the proposed development and nearby residents asking questions pertaining to project timeline, configuration of uses, lot sizes, buffers, traffic, maximum building heights, and the nature of the retail components.

Consistency with Comprehensive Plan:

As previously mentioned FLUP25-0001 was transmitted to the state of Florida. Staff received the following feedback from the state agency:

- The Florida Department of Transportation (FDOT) determined the proposed amendment has the potential to adversely impact transportation resources or facilities of state importance including SR 200, SR 40, and I-75 (a SIS facility). FDOT requested continued intergovernmental coordination on the traffic study and as the project buildout progresses.

While this is not an objection, it is noted that transportation impacts will be monitored throughout the development process.

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

   The character, function, and form of new buildings or development on vacant land shall be

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

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

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

Staff Comment:

The Medium Intensity/Special District Future Land Use category requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, and is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.

- The proposed PD meets the requirements of the Medium Intensity/Special District future land use, which establishes criteria for development and a mix of uses.
- The Medium Intensity/Special District category requires a minimum residential density of five (5) dwelling units per acre and allows a maximum of up to thirty (30) dwelling units per acre. The proposed PD Plan includes a maximum density of five (5) dwelling units per acre for single-family residential development and up to eighteen (18) dwelling units per acre for multi-family residential development.
- The Medium Intensity/Special District category requires a minimum non-residential intensity of 0.15 FAR, and allows a maximum non-residential intensity of 4.0 FAR. The proposed PD Plan includes a maximum FAR of 0.25 for non-residential development, including commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

   Staff Comment:

   The proposed PD plan abuts Interstate 75 along its eastern boundary. The PD's proposed Commercial general land use area is located along this eastern boundary to act as a buffer between Interstate 75 and the PD plan's residential land use areas. As the project moves westward the density/intensity lessens, culminating in the RES SF land use area being located at the western end of the project area. Currently the western end of the project area is bordered by single family detached homes and undeveloped land to the south and north. The PD Standards Book proposes

30-foot landscape buffers in excess of the 10-foot landscape buffer or 4-foot buffer with cementitious wall that is typically required by code to ensure compatibility with the existing single-family homes. Additionally, the northern and southern boundaries of the RES general land use area, which permits multi-family development, have a 100-foot-wide height restriction area where building heights are limited to a maximum of 35-feet.

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: The subject properties contain approximately 251.09 acres, the PD is proposed to be both residential and commercial where commercial will at minimum be 21.9% of the total site and have more than 100 feet of frontage on public roadways along SW 43rd Court and SW 38th Avenue.

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

Medium Intensity/Special District	R-1, R-1A, R-1AA, R-2, R-3, RZL, RO, O-1, OP, B-1 B-1A, B-2, B-2A, B-4, SC, M-1, M-2, G-U, INST, A-1***, **PD**, FBC

   Staff Comment: The current Medium Intensity/Special District Future Land Use category requires that new development on vacant parcels 5 acres or more shall be regulated by a Form-Based Code (FBC) Zoning District, a Planned Development (PD) district, or a Chapter 163 Development Agreement.

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 properties will be accessed by both SW 43rd Court and SW 38th Avenue through the construction of an East/West collector boulevard that will bisect the project area from SW 38th Avenue past SW 43rd Court to its western boundary.

   (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. The PD plan proposes 30-foot

undisturbed buffers along its western, southern and northern boundaries as an enhanced feature and deviation of the 10-foot buffers required in section 122-260. Additionally, the PD plan proposes a 100-foot-wide height restriction area along a portion of its southern and northern boundaries where the project abuts existing single-family lots. Building heights will be limited to a maximum of 35-feet tall within the height restriction area.

(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 25% of the development will be preserved as open space (approximately 62.24 acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (6.2 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

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 62.24-acres, with proposed aggregate open space calculated at 6.2-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

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 therefore will be maintaining 25 percent of the total gross acreage (62.24 acres) for open space with at least 6.2 acres usable in aggregate form.

(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 Title Opinion and Statement of Unified Control to the City in April 2025.

(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 at a future date.

(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: If a shopping center is proposed it shall be reviewed pursuant to the above mentioned regulations.

(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.

Variations from Code of Ordinances

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

1. *Section 122-286 – Maximum allowable height in the non-residential districts compatible with the Medium Intensity/Special Districts Future Land Use designation is 60-feet.*

Staff Analysis: The applicant is requesting a variation to permit a maximum allowable height of 100-feet. Due to the project site's proximity to the Ocala International Airport the future development will require an avigation easement. Any structure 92-feet tall or higher, whether temporary or permanent, will require review and approval by the Federal Aviation Administration (FAA).

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-06, Planned Unit Development; OP, Office Park	The PUD district was the City's older version of the PD district, intended to provide a process for the evaluation of unique, individually planned developments. The intent of the OP district is the development of land that is five acres or more for offices and business services.	100-feet	60-feet
Proposed	PD, Planned Development	Development of between 328-468 single-family residential lots, 1,809-2,315 multi-family units, and 595,683 and 902,018 square feet of commercial.	50-feet	35 to 100-feet

Staff Comment:

As previously stated, PID 23812-001-00 was zoned PUD-06 in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD. Parcel #2380-000-001 is zoned OP, Office Park. 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

Typically, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic for a rezoning petition. For this rezoning, the proposed density and intensity for the PD are consistent with the Medium Intensity/Special District Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon the proposed development schedule reported in the associated Traffic Study (TIA25-0003) of 400 detached single-family residential units, 444 attached single-family residential units, 650 multi-family residential units, 400 hotel rooms, and 304,300 square feet of shopping center uses.

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

Transportation: The PD Plan depicts that the subject properties will be accessed by an east-west boulevard connecting to SW 43rd Court and SW 38th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Table 3: Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 43rd Court/ SW 44th Ave	4	45 MPH	Collector	E	*	*	*
SW 38th Ave	2	30 MPH	Collector	E	11,232	6,100	D

*SW 43rd Court is the southern extension of SW 44th Avenue; portions of this roadway have recently been completed or are under construction. AADT has not yet been counted, and the LOS has not been reported by the Ocala-Marion TPO.

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: A traffic study has been prepared by Kimley-Horn and Associates (TIA25-0003) and is currently under review. The traffic study considers a development schedule of 400 detached single-family residential units, 444 attached single-family residential units, 650 multi-family residential units, 400 hotel rooms, and 304,300 square feet of shopping center uses, and identifies the following:

- *An internal capture rate of 23.2%*
- *A pass-by rate of 29% for the eastern shopping center and 40% pass-by rate for the western shopping center*
- *735 total net new trips will be generated, 213 trips are vested (pursuant to the existing Concurrency Development Agreements), and 522 net new trips will be generated for concurrency purposes*

A Concurrency Development Agreement will be required to reserve the 522 net new trips identified in the traffic study, as well as memorialize the trip equivalency matrix and any mitigation required for transportation impacts.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along SW 43rd Court and SW 38th Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

LOS Impact: The proposed PD Plan includes a maximum of 400 detached single-family, 444 attached single-family, and 650 multi-family dwelling units, which would generate an impact of 448,200 gpd (or 0.448 mgd) at the current LOS. A capacity analysis will be required at the time of subdivision review for any future development.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along SW 43rd Court north and south of the project for connection.

- *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: The proposed PD Plan includes a maximum of 400 detached single-family, 444 attached single-family, and 650 multi-family dwelling units, which would generate an impact of 373,500 gpd (or 0.373 mgd) at the current LOS (use traffic study numbers). 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 subdivision and site plan review for any future development.

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

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

LOS Impact: 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: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's southwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.

B. Other Public Facilities:

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

Stormwater: The subject properties contain isolated areas of Flood Zone A, which indicates a 1% annual chance of flooding. The subject properties were evaluated as part of the Ocala Flood Study and portions of the properties were determined to have a Base Flood Elevation (BFE) between 76 and 86 feet. 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 0.81 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact College Park and Saddlewood Elementary, Liberty Middle School, and West Port High School. The maximum units shown below in blue reflect

the maximum allowable under the Medium Inten/Special District Future Land Use. The proposed units shown below green match the numbers reported in the associated traffic study (TIA25-0003)

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	2277	844
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elem/College Park Elem	0.107	244	91
M	Liberty Middle	0.043	98	37
H	West Port High	0.071	162	60
		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	2277	650
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elem/College Park Elem	0.137	312	90
M	Liberty Middle	0.055	126	36
H	West Port High	0.066	151	43

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 5 - Staff Findings and Recommendation

- The proposed PD includes a mix of land uses at different densities. The commercial and more intense mixed-use areas are located at the east end of the project site adjacent to I-75. The detached single-family areas are located at the west of the project adjacent to existing single family and vacant land.
- The PD proposes a minimum density of 5 dwelling unit/acre and maximum of 18 dwelling units/acre, and commercial FAR of 0.25. The proposed density/intensity is less than the maximums of 4.0 FAR and 18 dwellings units per acre but is still consistent with the density/intensity established by the Medium Intensity/Special District Future Land Use.
- The PD Standards Book proposes 30-foot landscape buffers along the northern and southern boundaries of the project, in excess of the 10-foot landscape buffer typically required in Section 122-260 of the land development regulations. To further ensure appropriate transitions between the project and adjacent land uses, there is a 100-foot wide building height restriction area along the northern and southern boundaries adjacent to existing single-family homes. The building height restriction area limits buildings to a maximum of 35-feet.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
    - Requested variation to allow a 100-foot maximum allowed building height within the Commercial land use area.
- 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 Recommendation: Approval of PD25-0001 with conditions

- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the first phase of construction.
- Street lighting be installed on all publicly dedicated right-of way at the time of construction.
- All sanitation services shall be provided by the City of Ocala.
- An avigation easement is required and may be completed by phase or for the entirety of the development. The avigation easement must be in place prior to the first submittal of development plans.
- Any use permitted by special exception in the B-2 zoning district which is not otherwise identified as an allowed use shall require approval of a special exception.
- Accessory dwelling units permitted within the Residential Single Family (RES SF) phase shall count toward the overall density and maximum number of dwelling units permitted within the phase.
- Any vegetative gaps in the natural, undisturbed perimeter buffer shall be supplemented with additional plantings of trees and shrubs.
- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

KAS OCALA

PLANNED DEVELOPMENT

PD STANDARDS

Prepared for:

Stonewall Capital, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

January 2026

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

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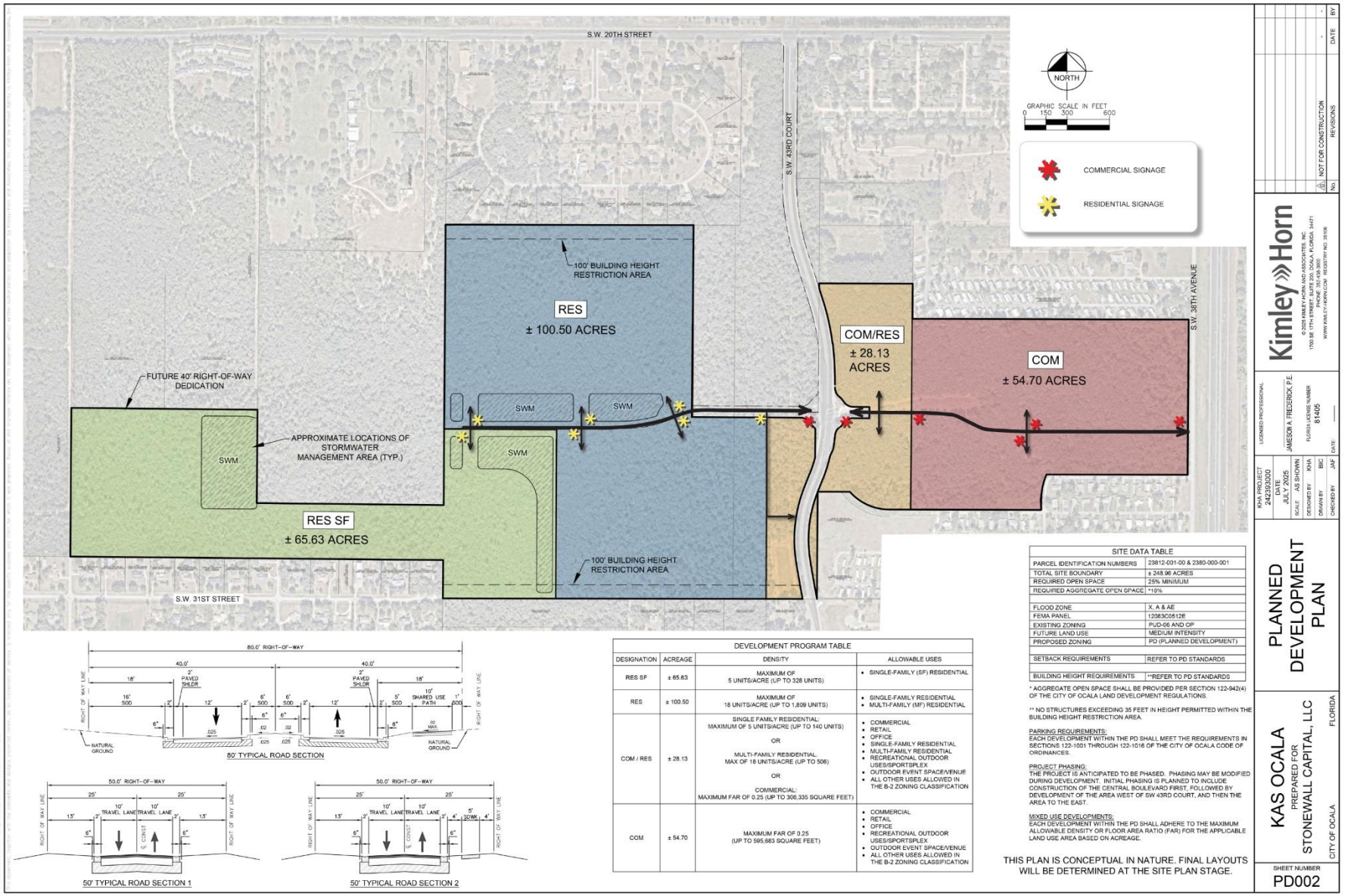
PD PLAN



DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.63	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 28.13	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 140 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 506) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 306,335 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 248.96 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

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

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

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

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

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

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

NO. | REVISIONS | DATE | BY
1 | NOT FOR CONSTRUCTION | - | -

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3501
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER 81445
DATE:

KHA PROJECT 242393000
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY BIC
CHECKED BY JAF

PLANNED DEVELOPMENT PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

INTRODUCTION

The KAS Ocala Planned Development ("PD Plan") is approximately ±248.96 acres located within the City of Ocala (Parcel Numbers: 23812-001-00 and 2380-000-001), directly west of I-75 and along SW 43rd Street Court. 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 PD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged for this project consisting of single-family residences, multi-family residences, commercial, retail, office, and recreational outdoor uses, as well as all allowed uses within the Medium Intensity/Special District Land Use and B-2 zoning classification, given the traffic impact does not increase above what is approved on the PD plan.

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, the following activities will take place:

1. PD Plans will be prepared and submitted through the City of Ocala development review process.

2. Updates to building architecture and articulation will be amended if needed to reflect design.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's Planned Development (PD) district and Medium Intensity/Special District Future Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of 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 mix of uses within 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 Medium Intensity/Special District Future Land Use classification and PD zoning district.

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 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 Medium/Special District Intensity Land Use classification of the City's adopted Comprehensive Plan.

DEVELOPMENT STANDARDS

These Planned Development standards are 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 proposed Planned Development provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses.

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 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 1 - Proposed Uses Within the PD

Future Land Use Classification	General Land Uses	Proposed Uses
Medium Intensity/Special District	Residential Single-Family (RES SF)	Single-family (SF) attached and detached residential units at the maximum density shown on the PD Plan.
	Residential (RES)	Single-family attached and detached residential units at the maximum density shown on the PD Plan. Multi-family (MF) residential units at the maximum density shown on the PD Plan.
	Commercial (COM)	Commercial, retail, office and recreational outdoor uses/ sportsplex, outdoor event space/venue, as well as all other uses and special uses allowed at the maximum density shown on the PD Plan compliant with the Community Business (B-2) zoning classification.
	Commercial/Residential (COM/RES)	Commercial, retail, office and recreational outdoor uses/ sportsplex, outdoor event space/venue, as well as all other uses and special uses allowed at the maximum density shown on the PD Plan compliant with the Community Business (B-2) zoning classification. Single-family attached and detached residential units at the maximum density shown on the PD Plan. Multi-family residential units at the maximum density shown on the PD Plan.

Table 2: Residential Single-Family Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±65.63 acres
Maximum Density	5 units/acre or up to 328 units
Sanitation	Curbside pickup is proposed for portions of the project identified as residential single-family.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum of 35 feet.
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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 3: Residential Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±100.50 acres
Maximum Density	Maximum of 18 units/acre or up to 1,809 units
Sanitation	Dumpsters or roll-off units will be provided for portions of the project identified as residential multi-family.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum 50 feet.
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 the 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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 4: Commercial Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±54.70 acres
Maximum Density	Maximum FAR of 0.25 or up to 595,683 square feet
Sanitation	Dumpsters or roll-off units will be provided for portions of the project identified as commercial.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the 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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Billboards	A maximum of two billboards may be located within 100 feet of the eastern project boundary (Parcel No. 2380-000-001) along the frontage of SW 38th Avenue.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum of 100 feet.
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 the 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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 5: Commercial/Residential Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±28.13 acres
Maximum Density	Residential: Maximum of 5 units/acre for SF or up to 140 SF Units; maximum of 18 units/acre for MF or up to 506 MF Units Commercial: Maximum FAR of 0.25 or up to 306,335 square feet
Sanitation	Curbside pickup is proposed for portions of the project identified as residential single-family. Dumpsters or roll-off units will be provided for portions of the project identified as residential multi-family or commercial. Dumpsters or roll-off units will be provided for portions of the project identified as commercial.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 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. 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 Height	Maximum of 50 feet.
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 the 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.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

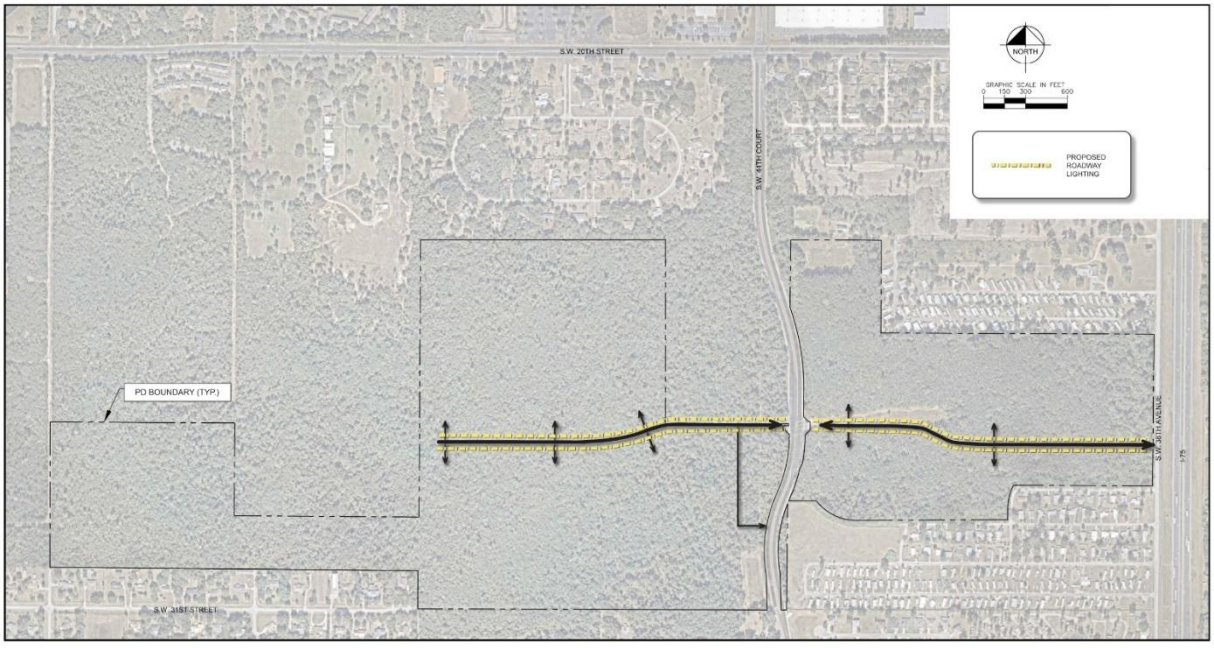
Table 6: Residential and Commercial Setback Requirements			
Standard	**Single Family Detached**	**Single Family Attached/Townhomes**	**Multi-Family Residential/Commercial**
Minimum Building Setbacks	Front: 20 feet Rear: 10 feet Side: 5 feet Side Street: 20 feet	Front: 20 feet Rear: 10 feet Side: 0 feet	Front: 20 feet Rear: 20 feet Side: 20 feet
Accessory Dwelling Units	Allowed	Not Allowed	Not Allowed
Accessory Structures	Allowed, Rear Yard Only	Not Allowed	Not Allowed

ACCESS

Access to the Planned Development will be from SW 44th Court and SW 38th Avenue as generally illustrated on the PD Plan, and in accordance with Code of Ordinances Section 114-91. The number and location of access points may be modified during the Site Plan or Subdivision Plan process.

STREET LIGHTING

Street lighting is proposed along the east/west boulevard only. Lighting shall be installed by the developer and owned by the City.



ENHANCED FEATURES AND DEVIATIONS OF THE PLANNED DEVELOPMENT

The following are enhanced features and deviations of the PD that exceed typical code requirements:

1. BUFFER ALONG SOUTHERN BOUNDARY OF THE WESTERN PORTION OF THE PROJECT

a. Required: Much of the southern boundary abuts single-family residences and will not require a landscape buffer. The project area along the southern boundary is largely proposed as allowing only a single-family use. However, there are two areas along the southern boundary that will require 10-foot and 25-foot-wide landscape buffers, respectively, since these areas are being proposed to allow multi-family and commercial uses.

b. Proposed: 30-foot undisturbed buffer.

2. BUFFER ALONG NORTHERN BOUNDARY OF THE WESTERN PORTION OF THE PROJEC

a. Required: 10-foot landscape buffer

b. Proposed: 30-foot undisturbed buffer.

3. BUILDING HEIGHT RESTRICTION AREA IN THE WESTERN PORTION OF THE PROJECT

a. Required: None.

b. Proposed: 100-foot-wide building height restriction area along the southern and northern boundaries where shown.

4. MAXIMUM COMMERCIAL BUILDING HEIGHT ON THE EASTERN PORTION OF THE PROJECT

a. Required: Maximum height of 65-feet.

b. *Proposed: Maximum height of 100-feet.*

5. LANDSCAPED ENTRIES

a. Required: None.

b. *Proposed: Enhanced landscaping planted within curbed medians at project entrances. Plantings can include Small Trees, native shrubs, and ornamental grass plantings.*

ARCHITECTURAL STANDARDS

It is the intent of these Design Standards to foster creative building solutions while maintaining consistent design quality, guiding the overall appearance of buildings and promoting compatible building elements and facades. These Design Standards do not dictate any specific architectural style but are intended to allow for a rich variety in architectural design inspired by the historic precedents that already exist in the City and the Central Florida region. These Design Standards are not intended to be overly prescriptive nor overly restrictive of creative expression.

Architectural details may include recesses, canopies, awnings, arcades, galleries, balconies, porches, stoops, and other architectural projections; and other architectural elements to create visual interest.

Articulation may give emphasis to architectural elements, such as windows, balconies, entries, etc., that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

1. COMMERCIAL BUILDING MASSING AND ARTICULATION

a. Overall building mass shall be divided into distinct façade elements separated by recesses, changes in materials, structural elements or sub-divided into individual facades.

b. The Transition Line from Building Base to Building Body, from Building Body to Building Cap, or the Transition Area from Building Base to Building Cap on single-story buildings shall be expressed using architectural features on the building facade.

c. Buildings on corners fronting two different street types may maintain a form that reflects the requirements of the higher priority street type for a maximum building return of 50 feet from the corner of the building. After 50 feet, the building form must meet the requirements of the street it is fronting.

d. For multi-story buildings, the floor plate of any floor may not be larger than the floor below.

2. DOORS, WINDOWS, RECESSES, AND OPENINGS ON COMMERCIAL BUILDINGS

a. All building elevations that front on a street shall be considered primary façades. Corner or through lots shall have multiple primary façades.

b. Each primary façade, except for non-commercial uses, must have a public building entry located on that façade. Buildings with façades on multiple street types must have a principal building entry on the higher order street(s). For corner lots, a public building entry may be placed at an angle facing the intersection of the two streets instead of having a separate public building entry facing each street.

c. All areas of the pedestrian realm and areas within recesses in a primary façade shall be well-lit.

d. The bottom of windows shall be no more than 3 feet above the finished floor and all window openings in brick construction shall have a sill at their base.

3. ROOFS AND EAVES

a. Pitched roofs shall have a pitch between 4:12 and 12:12.

b. Flat roofs or roofs with a pitch below 5:12 shall include a parapet wall above a roof facing any public frontage. The parapet wall shall be a minimum of 24 inches high (measured above the roof).

c. Shed roofs shall be used for accessory structures when they are attached to a principal building and shall have a slope between 4:12 and 6:12.

d. Porch roofs and roofs over other building elements such as bay windows, balconies, and exterior utility closets or mechanical rooms that are attached to principal buildings shall have a pitch of between 3:12 and 4:12.

e. Eaves, when used, shall overhang vertical building walls a minimum distance of 12 inches.

4. GUTTERS

a. Gutters are allowed providing they match the architectural style of the building.

5. GALLERIES

a. Minimum gallery depth where applicable shall be 10 feet, as measured from the face of the building to the outside column face.

b. Minimum vertical underside clearance shall be 9 feet.

c. Galleries may have flat or pitched roofs, up to 8:12.

6. AWNINGS AND MARQUEES

a. Minimum awning or marquee depth shall be 3 feet (measured perpendicular to the wall face).

b. Minimum underside clearance shall be 9 feet.

c. Awnings shall be continuous above openings below.

d. Awnings shall be made of durable material and may be either fixed or retractable.

e. High-gloss, plasticized materials are not permitted.

f. Awnings shall not be backlit.

7. BALCONIES

a. The minimum vertical underside clearance of a balcony is 9 feet.

b. Balconies in the front of a building may not have screens.

c. Balconies shall match the architecture of the building using similar details and materials.

8. PORCHES

a. The minimum porch depth shall be 8 feet (measured from face of building to outside of column face).

b. Porches shall be covered, and the minimum underside clearance shall be 9 feet.

c. Porches shall match the architectural style of the building, using similar details and materials.

d. Front and side porches may be screened; however, if screened, all architectural features (columns, railings, etc.) must occur on the outside of the screen facing a street or public space.

e. Porches may not extend into the public realm.

9. BRICK AND MASONRY DETAILING

a. All openings in brick construction shall be spanned by a header.

b. Acceptable header forms shall be the lintel, arch, and jack arch.

c. Headers may comprise a variety of materials including brick, stone, cast stone, and metal.

d. Headers shall be a minimum of four (4) inches in height and slightly wider than the opening they span.

10. SILLS AND CORNICES

a. Sills shall be generally rectangular in form and shall be sloped slightly away from the window opening to shed water.

b. Sills may comprise a variety of materials including brick, stone, cast stone, and terracotta.

c. Sills shall be slightly wider than the window opening.

d. A cornice shall be composed of brick, stone, cast stone, or wood.

e. A cornice shall provide a shadow line and may be simple or ornate in construction.

11. COLUMNS

a. Columns shall be arranged such that they appear to support the weight of the structure above.

b. Openings created between columns shall always be vertically proportioned.

c. Columns shall always support a visible structural spanning element, such as a beam or arch.

d. The outside edge of the beam or arch shall align with the neck of the column, not the edge of the column capital.

12. BUILDING MATERIALS AND COLORS

a. Scored stucco, metal, Styrofoam, and other foam-based products are prohibited on building exteriors. 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.

b. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors shall be prohibited unless determined to be consistent with surrounding development and the intent of this division. Building trim and accent areas may feature brighter colors, including primary colors.

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

RESIDENTIAL: SINGLE FAMILY

RESIDENTIAL

RESIDENTIAL/COMMERCIAL

Miracle-Ear
HEARING AIDS

COMMERCIAL:

SIGNAGE

RESIDENTIAL:

Johnson Ranch

CROSSBRIDGE
BY TOLL BROTHERS

AVALON WOODS
LAKEWOOD RANCH

Porchers Preserve
AT OAKLAND

OAK HILL

PRIMROSE Creek

COMMERCIAL:

VINELAND POINTE
ROSS
DRESS FOR LESS
Marshalls
Burlington
Lucky's Market
CAVENDER'S
BOOT CITY
WESTERN & WORK
five BELOW
CHICKEN SALAD CHICK
Rita's
PANDA

SHOPS
AT KANAN VILLAGE
KV
BIKRAM YOGA
NICK RAIL MUSIC
JRA BIKES & COFFEE
ESTATE DIAMOND EXCHANGE
CHINESE CUISINE
GOURMET POPCORN
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DESIGN CENTER
CACTUS
STONE & TILE
Miele

Woodway
COLLECTION
NAILS OF AMERICA
BLUE MERCURY
CHICO'S
NOTHING BUNDT CAKES
PURE BARRE
BARE NECESSITIES
PARIS TEXAS APPAREL CO.
BOARDROOM SALON
ELLA EYES
SHINE SALON
MEMORIAL VETERINARY CLINIC
BUFFALO GRILLE
AL'S FORMAL WEAR

ROAD:

Lake Wales
Lake Wales

STOP
ONE VEHICLE AT A TIME
KEEP 15' INTERVALS

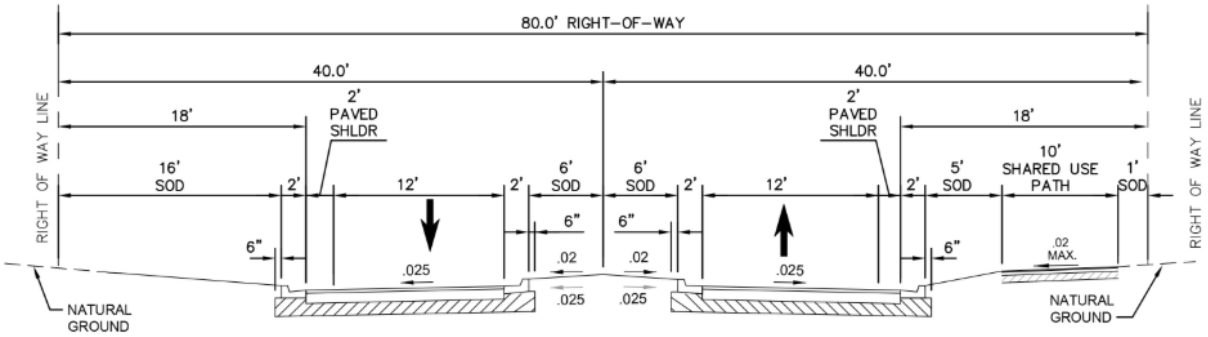
DOWNTOWN
DISTRICT
STADIUM
RETAIL OUTLETS
THEATRE DISTRICT
PARKING
COURT HOUSE
RIVER FRONT

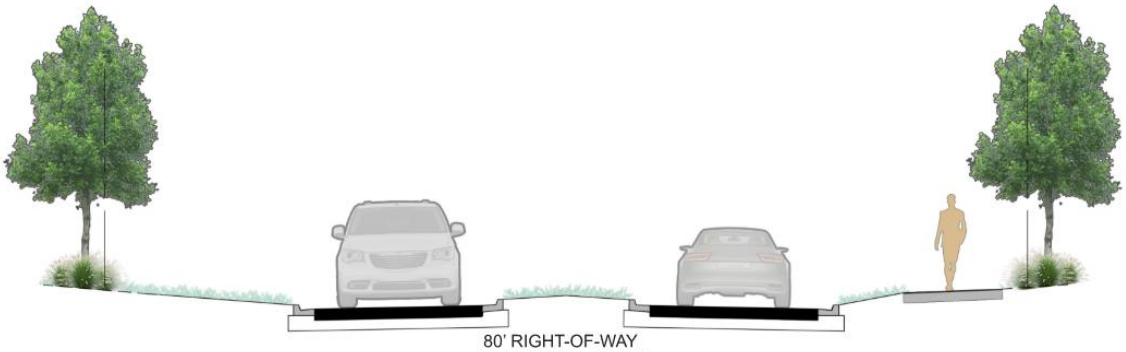
Coming Soon
Distillery
& Restaurant
Buy-Sell-Invest-Wholesale
Yellow Door
Realty
124 W. 2nd Street
Loggerhead
Distillery
112 W. 2nd Street
The District
Restaurant
My Sanford
Magazine
114 W. 2nd Street
Palate Bubs
& Ice Cream

Fort Hamer
Little River
SPEED LIMIT 25

WELLINGTON SHORES DR
COBBLEFIELD RD
SPEED LIMIT 15
CAUTION
CHILDREN AT PLAY

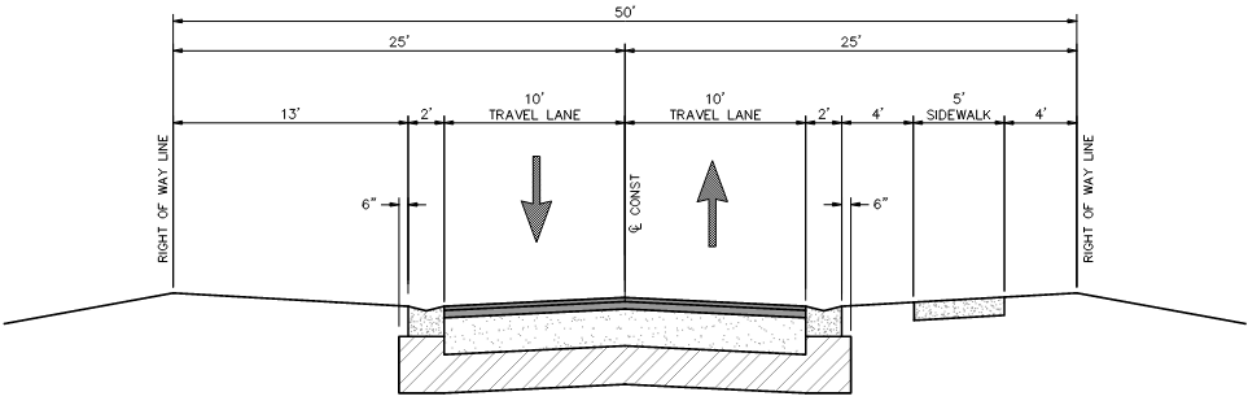
PRIMARY BOULEVARD ROAD SECTION



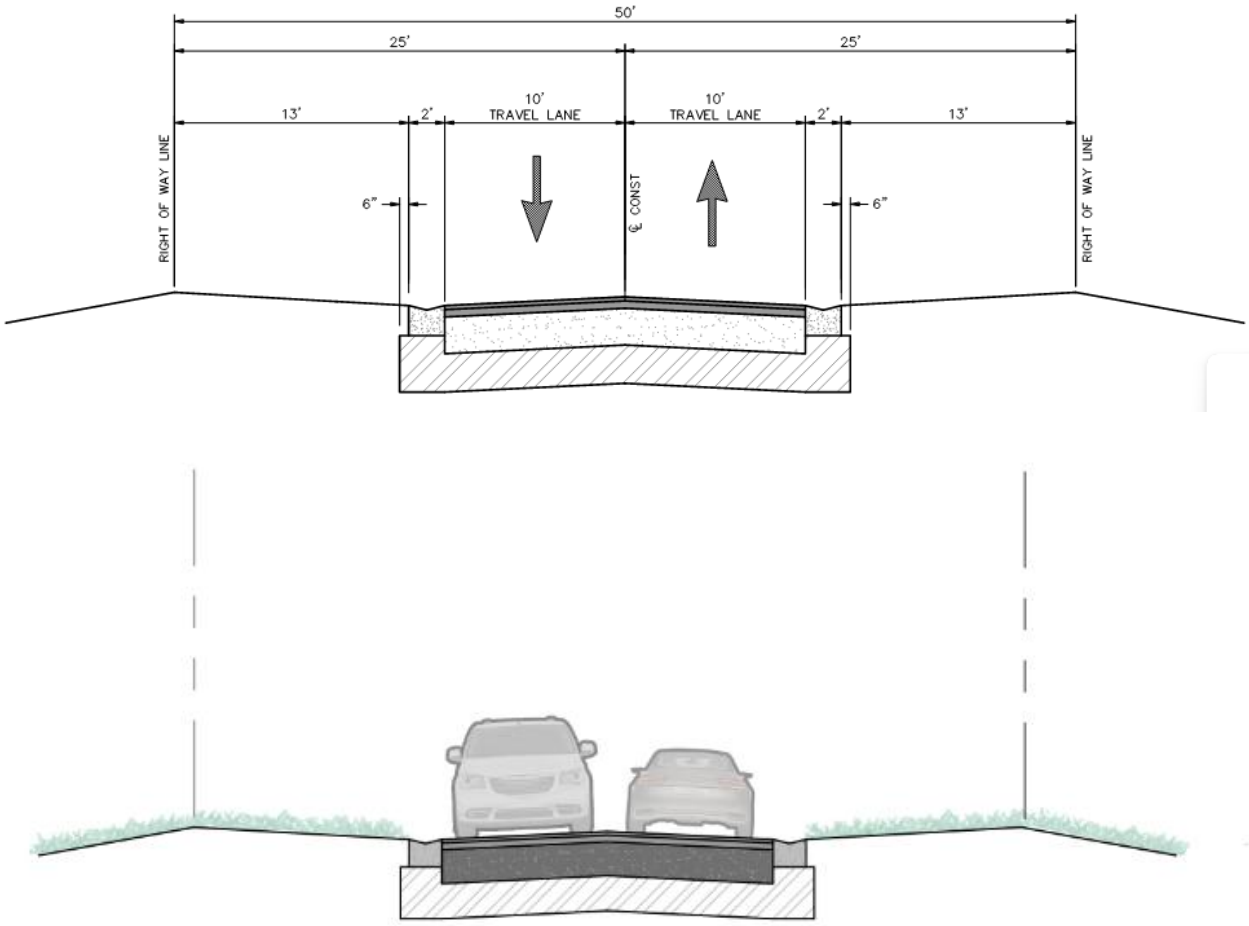


80' RIGHT-OF-WAY
ROADWAY SECTION

RESIDENTIAL ROAD SECTIONS



50' RIGHT-OF-WAY
ROADWAY SECTION - WITH SIDEWALK



50' RIGHT-OF-WAY
ROADWAY SECTION

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KAS OCALA

PLANNED DEVELOPMENT

FOR

STONEWALL CAPITAL, LLC

CITY OF OCALA, FLORIDA

PD PLANS

PARCEL ID's: 23812-001-00 AND 2380-000-001

A PORTION OF SECTIONS 27 AND 28
TOWNSHIP 15 SOUTH, RANGE 21 EAST

JANUARY 2026

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 & 12083C0516E EFFECTIVE APRIL 19, 2017, A PORTION OF THE PROJECT AREA LIES IN ZONE 'A', AN AREA DETERMINED TO BE WITHIN 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.

PLANNED DEVELOPMENT NOTES

1. THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-62.
2. THE PROJECT'S TRAFFIC METHODOLOGY (TIA25-0003) WAS APPROVED ON SEPTEMBER 9, 2025. THE TRAFFIC IMPACT ANALYSIS (TIA25-0003) IS CURRENTLY IN REVIEW. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENTS MITIGATION AS DETERMINED BY THE 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 ARE DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD. WATER RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAKES OR PONDS FOR ACTIVE OR PASSIVE RESIDENTIAL USE MAY ALSO BE COUNTED AS OPEN SPACE.
4. TREE SURVEY AND TREE MITIGATION PLANS PURSUANT TO THE CITY OF OCALA CODE OF ORDINANCES WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITH THE SITE PLAN.
5. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR EACH PORTION OF THE 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. ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH PARCEL.
9. THE FINAL DESIGN, LOCATION, AND NUMBER OF FREESTANDING SIGNS SHALL BE REVIEWED AND APPROVED AS PART OF THE SITE PLAN WITH EACH PORTION OF THE DEVELOPMENT.

UTILITY PROVIDERS

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
LUMEN (LOCAL)	JOHN PLAMONDON	(352) 425-4444
LUMEN (NATIONAL)	ERIC WALLS	(407) 842-9634
SPECTRUM	DWAYNE LEACHMAN	(352) 286-1225
OCALA ELECTRIC UTILITY	STEVE SHORT	(352) 598-7625
TECO PEOPLES GAS - OCALA	LANDON MEAHL	(407) 408-5566

PROJECT OWNER AND CONSULTANTS

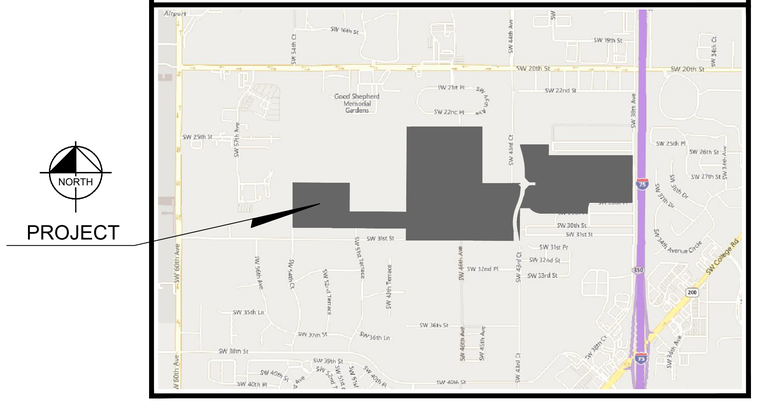
OWNER/APPLICANT:
KAS OCALA, LLC
800 SOUTH POINTE DRIVE, UNIT 903
MIAMI BEACH, FLORIDA 33139

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

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

DEVELOPER:
STONEWALL CAPITAL, LLC
15 W AYLESBURY ROAD, SUITE 500
LUTHERVILLE-TIMONIUM, MD 21093
(443) 564-9670

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
PD001	COVER SHEET
PD002	PLANNED DEVELOPMENT PLAN
PD003	MASTER LANDSCAPE PLAN
PD004	EXISTING TOPOGRAPHY
S001 THROUGH S008	SURVEY

LEGAL DESCRIPTION: (PROVIDED BY OTHERS)

PER TITLE COMMITMENT NO. 2545584FL-A, ISSUED WFG NATIONAL TITLE INSURANCE COMPANY FOR CROWN TITLE CORPORATION, ISSUING OFFICE FILE NO. 127054-24 DLT, BEARING A COMMITMENT DATE OF OCTOBER 29, 2024.

PARCEL 1:

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the N.W. CORNER OF SAID SECTION 27, ALSO BEING THE S.W. CORNER OF "BEAR TRACK RANCH" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGES 51 AND 52 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 27 AND THE SOUTH BOUNDARY OF "BEAR TRACK RANCH", NORTH 89°41'40" EAST, A DISTANCE OF 1754.67 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND THE SOUTH BOUNDARY OF "BEAR TRACK RANCH", SOUTH 00°01'23" EAST, A DISTANCE OF 1318.42 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 891.05 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 27; THENCE ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, NORTH 00°01'31" WEST, A DISTANCE OF 1323.03 FEET TO THE NORTH 1/4 CORNER OF SECTION 27; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SECTION 27, NORTH 89°43'07" EAST, A DISTANCE OF 661.98 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.E. 1/4 OF SECTION 27, SOUTH 00°00'32" EAST, A DISTANCE OF 662.09 FEET; THENCE NORTH 89°43'36" EAST, A DISTANCE OF 1955.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, A 60 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, SOUTH 00°01'58" EAST, A DISTANCE OF 1100.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, SOUTH 89°44'14" WEST, A DISTANCE OF 998.75 FEET TO A POINT ON A RIGHT-OF-WAY CURVE OF S.W. 39TH COURT, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005), SAID CURVE HAVING A CENTRAL ANGLE OF 24°18'53", A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°42'56" WEST 179.01 FEET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 180.36 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 29TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S.W. 39TH COURT, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID S.W. 29TH PLACE, SOUTH 89°44'10" WEST, A DISTANCE OF 1075.01 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE HAVING A CENTRAL ANGLE OF 48°08'55", A RADIUS OF 375.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 66°13'21" WEST 305.94 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 315.13 FEET TO A POINT ON THE NORTH BOUNDARY OF BLOCK 4 OF "MAGNOLIA GARDEN ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 37 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK 4, SOUTH 89°46'36" WEST, A DISTANCE OF 227.51 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 27; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BLOCK 4, ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, SOUTH 00°01'31" EAST, A DISTANCE OF 761.00 FEET TO THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 27; THENCE ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27 AND THE NORTH BOUNDARY OF "G.W. BROWN'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SOUTH 89°41'52" WEST, A DISTANCE OF 595.23 FEET; THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27 AND THE NORTH BOUNDARY OF "G.W. BROWN'S SUBDIVISION", SOUTH 89°40'37" WEST, A DISTANCE OF 2051.56 FEET; TO THE S.W. CORNER OF SAID N.W. 1/4 OF SECTION 27 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE (PER PLAT OF "TIMBERWOOD SECOND ADDITION" RECORDED IN PLAT BOOK U, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA), A 40 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE ALONG THE WEST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE, NORTH 00°07'30" EAST, A DISTANCE OF 273.56 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND SAID EAST RIGHT-OF-WAY LINE OF S.W. 49TH AVENUE, ALONG THE NORTH BOUNDARY OF BLOCKS C AND D OF SAID "TIMBERWOOD SECOND ADDITION", AND BLOCK C OF "TIMBERWOOD", AS PER PLAT THEREOF RECORDED IN PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NORTH 89°52'36" WEST, A DISTANCE OF 2638.72 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SECTION 28; THENCE ALONG THE WEST BOUNDARY OF SAID N.E. 1/4 OF SECTION 28, NORTH 00°02'37" WEST, A DISTANCE OF 1052.88 FEET; THENCE DEPARTING THE WEST BOUNDARY SAID N.E. 1/4 OF SECTION 28, SOUTH 89°49'15" EAST, A DISTANCE OF 1317.67 FEET; THENCE SOUTH 00°03'14" WEST, A DISTANCE OF 662.14 FEET; THENCE SOUTH 89°50'10" EAST, A DISTANCE OF 1322.35 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 28; THENCE NORTH 00°00'54" WEST, ALONG THE EAST BOUNDARY OF SAID N.E. 1/4 OF SECTION 28, A DISTANCE OF 1987.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 25, 2008 IN OFFICIAL RECORDS BOOK 5072, PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT (POC), BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. FROM THE POC THUS DESCRIBED PROCEED SOUTH 00°23'47" WEST, 446.07 FEET ALONG THE EAST LINE OF SAID N.W. 1/4 OF SECTION 27 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, PROCEED SOUTH 17°25'56" EAST, 100.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 17°46'44", A RADIUS OF 1693.33 FEET, A CHORD LENGTH OF 524.79 FEET AND A CHORD BEARING OF SOUTH 08°31'05" EAST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 526.91 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 00°23'47" WEST, 198.13 FEET; THENCE SOUTH 44°35'27" EAST, 49.51 FEET; THENCE SOUTH 89°34'41" EAST, 12.03 FEET; THENCE SOUTH 0°25'19" WEST, 60.00 FEET; THENCE SOUTH 45°24'49" WEST, 49.48 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 10°17'37", A RADIUS OF 1119.51 FEET, A CHORD LENGTH OF 200.86 FEET AND A CHORD BEARING OF SOUTH 05°17'52" WEST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 201.13 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 25°03'24" WEST, 52.14 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 08°46'50", A RADIUS OF 1106.11 FEET, A CHORD LENGTH OF 169.35 FEET AND A CHORD BEARING OF SOUTH 17°27'10" WEST, PROCEED SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 169.51 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 21°50'35" WEST, 98.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 31°48'06", A RADIUS OF 905.00 FEET, A CHORD LENGTH OF 495.89 FEET AND A CHORD BEARING OF SOUTH 05°56'32" WEST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 502.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 09°57'27" EAST, 270.17 FEET TO THE S.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 27; THENCE NORTH 89°49'56" WEST, 101.58 FEET; THENCE NORTH 09°57'31" WEST, 252.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 31°48'06", A RADIUS OF 1005.00 FEET, A CHORD LENGTH OF 550.69 FEET AND A CHORD BEARING OF NORTH 05°56'32" EAST, PROCEED NORTHERLY, ALONG THE ARC OF SAID CURVE, 557.82 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 21°50'35" EAST, 98.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 21°26'48", A RADIUS OF 1006.11 FEET, A CHORD LENGTH OF 374.41 FEET AND CHORD BEARING OF NORTH 11°07'11" EAST, PROCEED NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 376.60 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 00°23'47" EAST, 5.02 FEET; THENCE NORTH 44°35'27" WEST, 49.51 FEET; THENCE NORTH 89°34'41" WEST, 12.03 FEET; THENCE NORTH 00°25'19" EAST, 30.00 FEET; THENCE SOUTH 89°34'41" EAST, 35.01 FEET; THENCE NORTH 00°23'47" EAST, 876.92 FEET TO THE POINT OF BEGINNING.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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	242393000		
DATE	JULY 2025		
SCALE	AS SHOWN	DESIGNED BY	KHA
		DRAWN BY	BIC
		CHECKED BY	JAF

COVER SHEET

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD001

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.
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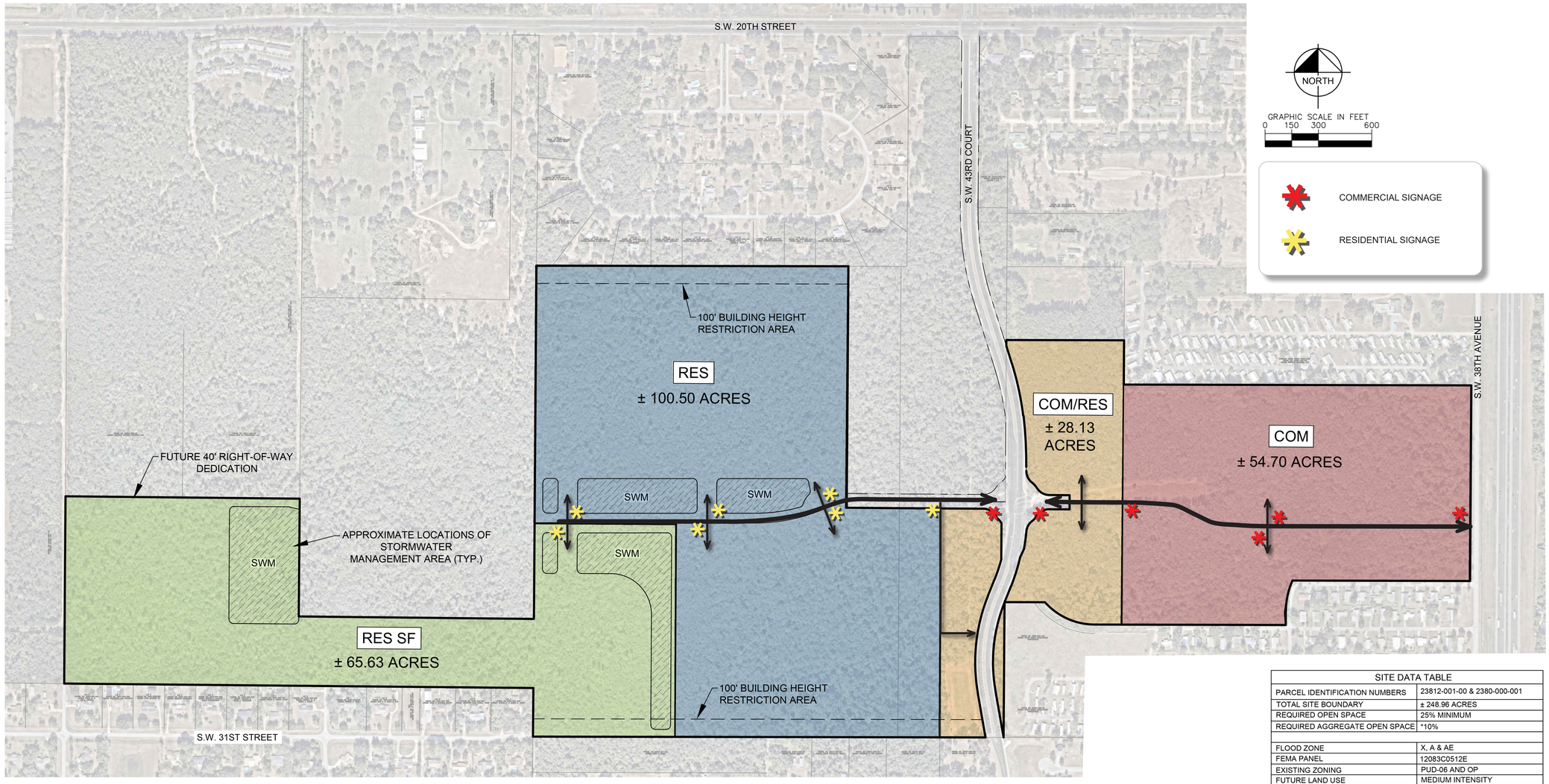
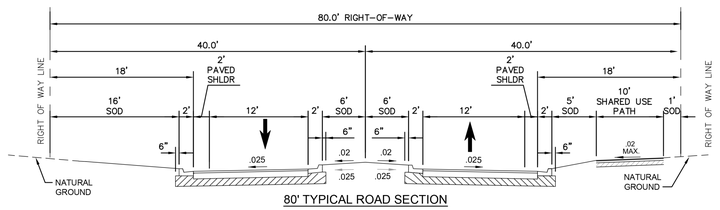
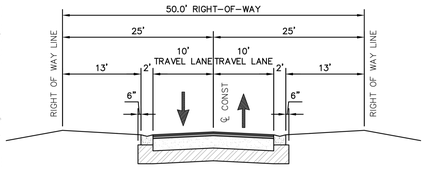
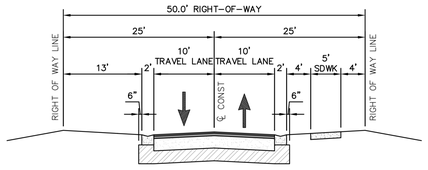




80' TYPICAL ROAD SECTION



50' TYPICAL ROAD SECTION 1



50' TYPICAL ROAD SECTION 2

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 248.96 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.68	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 28.13	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 140 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 506) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 306,335 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

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

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

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

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

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

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

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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	242393000
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF

PLANNED DEVELOPMENT PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

The 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.

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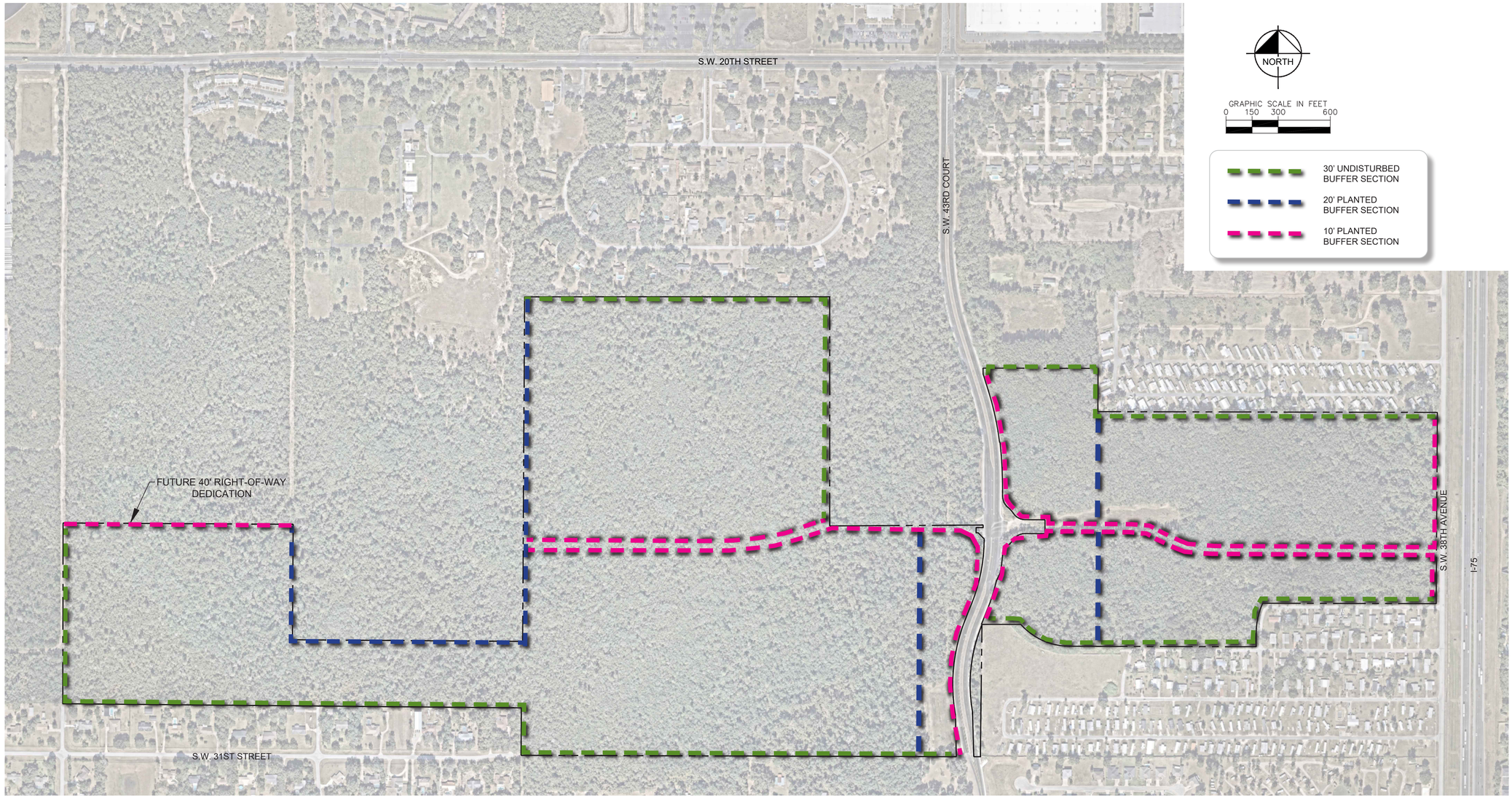

30' UNDISTURBED BUFFER SECTION

20' PLANTED BUFFER SECTION

10' PLANTED BUFFER SECTION

PLANTED BUFFER LANDSCAPE, TYPICAL PER 100 L.F.

Sec. 122-260. There shall be an average of one tree for every 25 linear feet of buffer area. Trees shall be a minimum of six feet to eight feet in height when installed.

Sec. 122-260. Continuous hedging will be required. Hedge material to be planted shall be a maximum of three feet on center. Plants shall be 18"-24" minimum height in three-gallon containers.

BUFFER REQUIREMENTS	
PROPOSED USES	**REQUIRED BUFFER**
COMMERCIAL TO COMMERCIAL	NO INTERNAL BUFFER
COMMERCIAL TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER
SINGLE-FAMILY TO SINGLE-FAMILY	NO INTERNAL BUFFER
SINGLE-FAMILY TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER

INTERNAL BUFFER REQUIREMENTS : INTERNAL BUFFERS WILL BE REQUIRED BASED ON PROPOSED USES WITHIN THE PLANNED DEVELOPMENT AS DEFINED IN THE ABOVE TABLE.

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.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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 242393000
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY BIC
CHECKED BY JAF

MASTER LANDSCAPE PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD003

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KAS, Owner, 242393000, Matthews Threadgill

K:\OCA_Civil\242393000-KAS Ocala\CAD\PlanSheets\PD\PD004 EXISTING TOPOGRAPHY.dwg, Layout:PD004 EXISTING TOPOGRAPHY Jan 29, 2026
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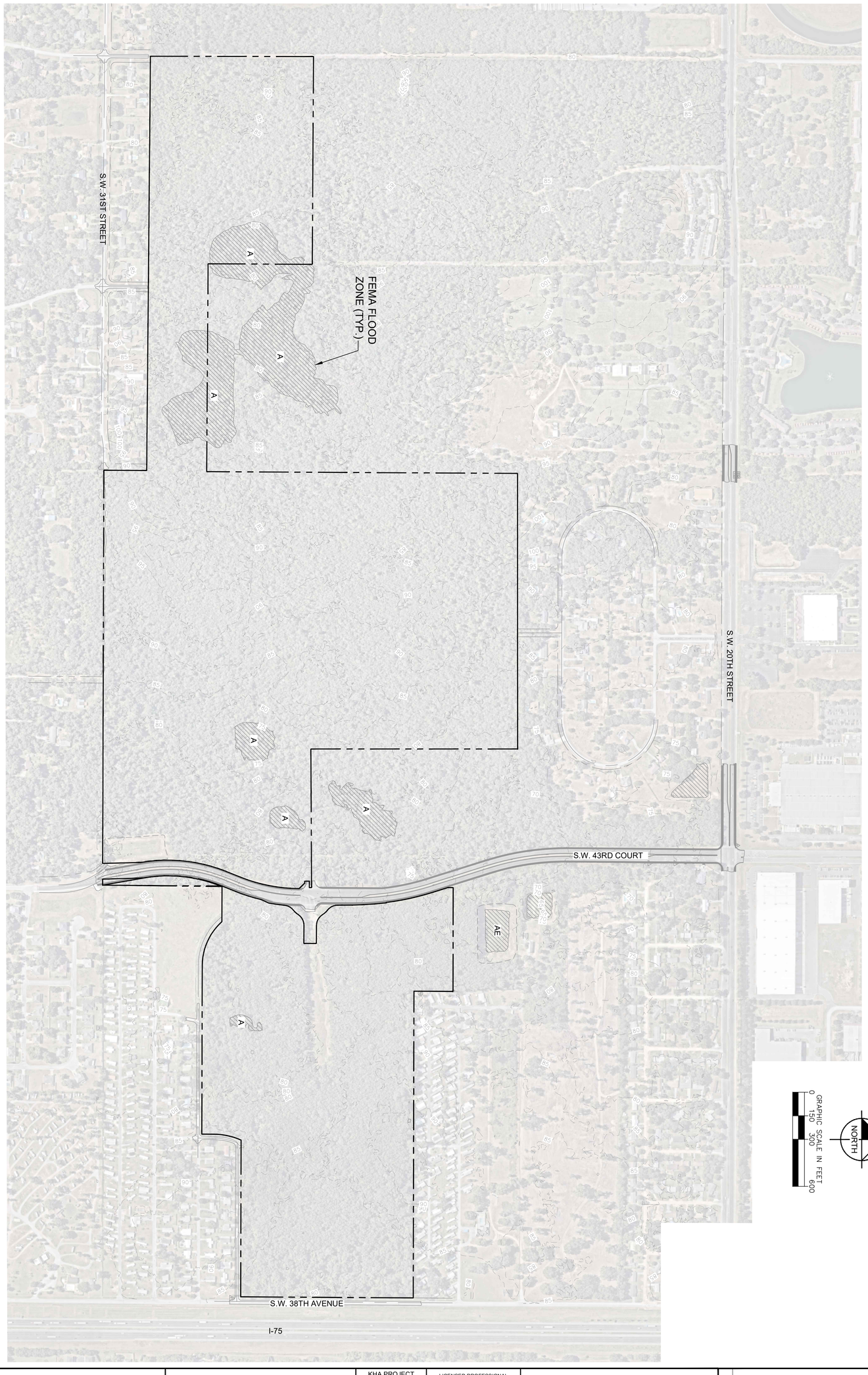


SHEET NUMBER
PD004

KAS OCALA

PREPARED FOR
STONEWALL CAPITAL, LLC

CITY OF OCALA FLORIDA

EXISTING TOPOGRAPHY

KHA PROJECT	242393000
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF

LICENSED PROFESSIONAL

JAMESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER
81405

DATE: _____

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Outlook

FW: City Letter

From Janiece Lucky <JLucky@ocalafl.gov>
Date Tue 3/3/2026 11:36 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>

Good morning,

Please see the letter below.

JaNiece N. Lucky
Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344

From: mayme fisher <mbfisher94@gmail.com>
Sent: Sunday, March 1, 2026 2:45 PM
To: Janiece Lucky <JLucky@ocalafl.gov>
Subject: Fwd: City Letter

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.

March 1, 2026

City of Ocala Department of Growth Management

Planning & Zoning

RE: Case # FLUP25-0001 / PD25-0001

Dear City Officials,

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

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

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

When the previous developer engaged with our community, they at least considered adjustments — placing parking lots closer to their side rather than homes and preserving a meaningful buffer of woods and landscaping between subdivisions. The current proposal shows no such willingness to address residents' concerns. Without adequate buffers or fencing, our privacy, safety, and property values will be directly impacted. Residents from the new development would have direct access to our backyards, an unacceptable intrusion into our homes and daily lives.

I understand that Ocala is growing. Growth itself is not the issue — unchecked and poorly planned growth is. Within a 10-mile radius, there are already numerous new apartment and townhouse developments, many of which still have significant availability. Timberline, Carlton Arms, and both Pointe Grand complexes are examples of projects that have ample capacity for new residents.

In addition, the 38th Avenue Apartments include 476 units, with approximately 100 currently open and 50 available now, with additional availability expected by the

end of the year. There are also approximately 700 new units under construction near West Marion Hospital that are nearing completion and expected to open this year.

The need for yet another high-density development in this specific location has not been clearly demonstrated.

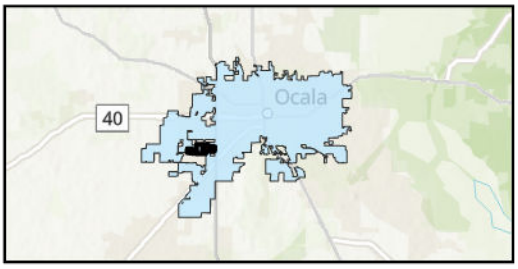
All we are asking for is respect for the existing community. Ocala's history is rooted in beautiful properties, farmland, and open space. It is heartbreaking to see that heritage diminished by overbuilding and short-sighted planning. At the very least, this project should include substantial wooded buffers,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

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

Warm regards,

Mayme Fisher

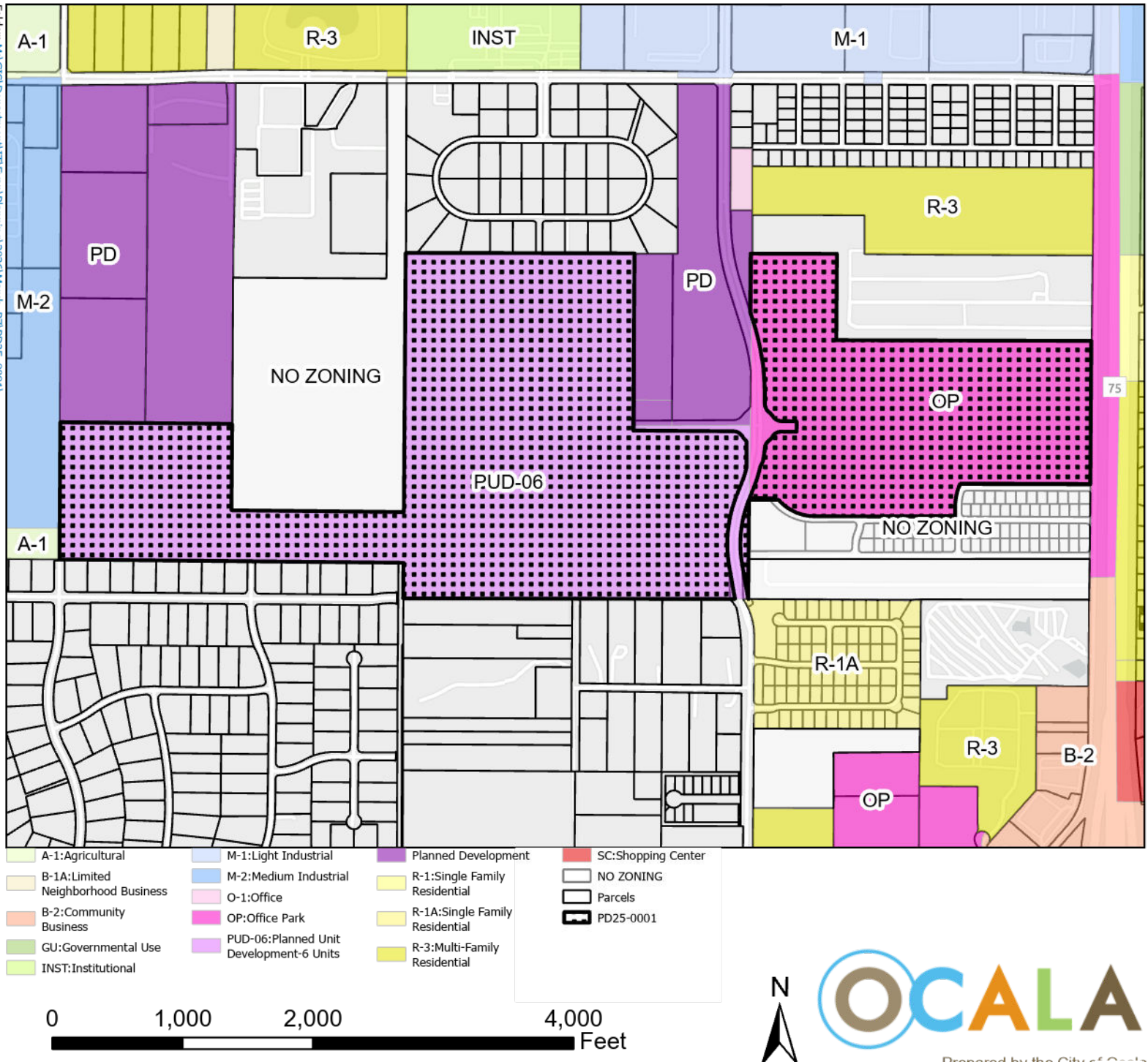
CASE MAP



Case Number: PD25-0001

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

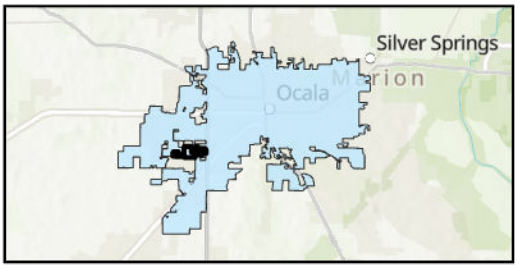
Property Size: Approximately 251.09 Acres
Land Use Designation: Medium Intensity/Special District
Zoning: PUD-6, Planned Unit Development, OP, Office Park
Proposal: Request to rezone from OP and PUD to PD



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 2/10/2026

AERIAL MAP



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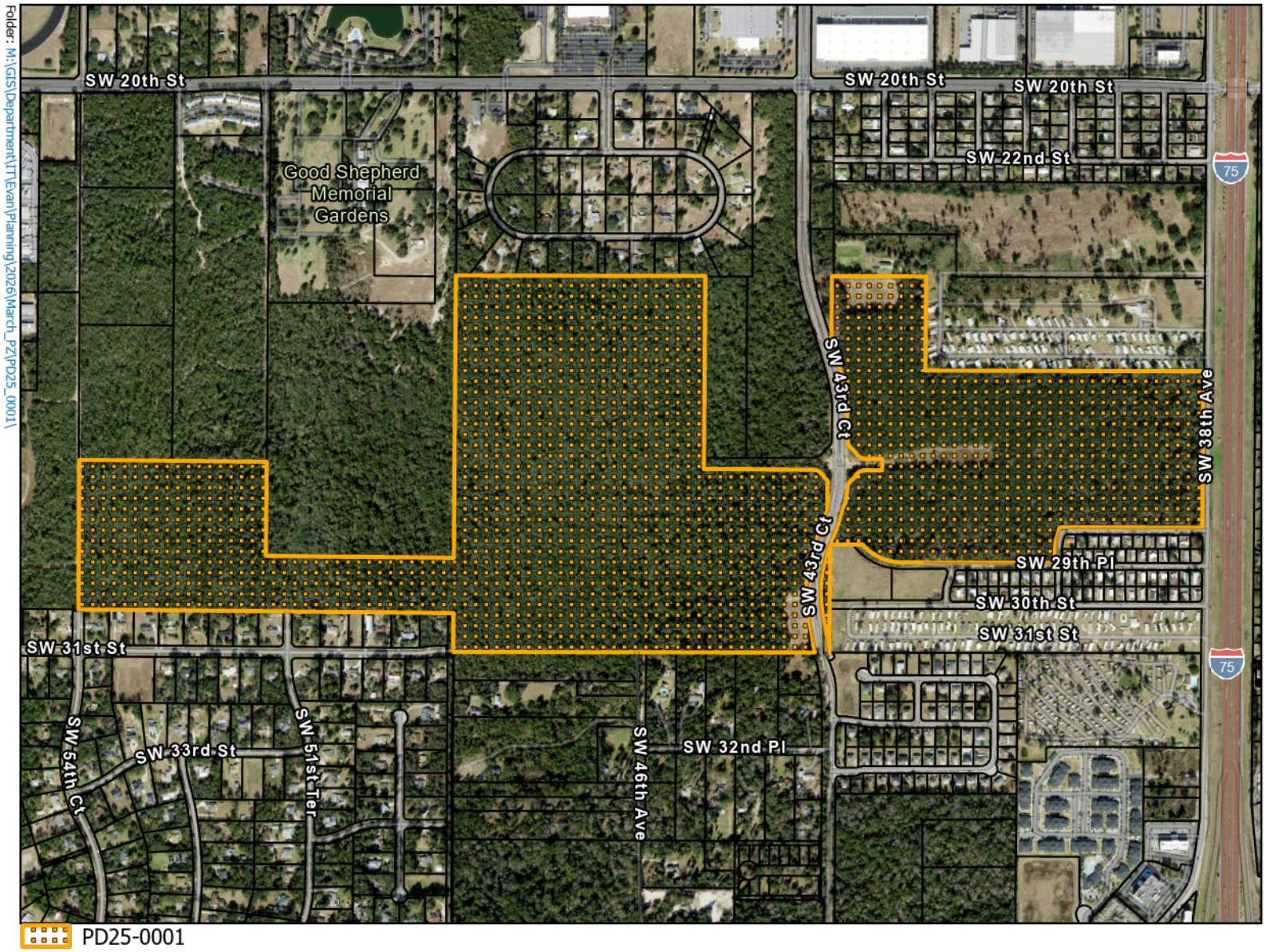

0 1,000 2,000 4,000 Feet

N

OCALA

Prepared by the City of Ocala Growth Management Dept by ekrepps on 2/10/2026

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File #: 2026-0903 Agenda Item #: c.

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to rezone approximately 283.55 acres located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00) from PUD-02, Planned Unit Development, to PD, Planned Development (Case PD25-0007) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: Mockingbird Ridge, LLC
- Property Owner: 42nd Street Flyover, LLC
- Agent: Fred N. Roberts Jr., Esq., Klein & Klein, PLLC

Key Points:

The applicant is requesting to rezone two parcels, totaling 283.55-acres, from PUD-02, Planned Unit Development, to PD, Planned Development. In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a development program for up to 592 single-family residential units.

The subject properties are currently vacant and are two of the last remaining undeveloped parcels within the Heath Brook Development of Regional Impact (DRI). The DRI was originally established in 1999, via Resolution 99-130, and has undergone several amendments and extensions. In 2018, City Council adopted the

Amended and Restated Development Order for the Heath Brook DRI, via Resolution 2018-42.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes.

- The Low Intensity Future Land Use category requires a minimum residential density of three (3) dwelling units per acre and allows a maximum of up to eighteen (18) dwelling units per acre. The proposed PD Plan allows for up to 592 single-family lots with a minimum lot width of 50 feet, resulting in an overall density of approximately 2.1 dwelling units per acre across the 283.55-acre site. As previously mentioned, this density is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities.

- A master traffic study was performed for the DRI by Traffic Planning and Design, Inc. ("TPD") in 2005. The traffic study was updated by Kimley-Horn and Associates in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. There are a total of 277 trips reserved for development of up to 592 single-family residential units on the subject properties.

- The PD Plan indicates that the subject properties will be accessed via SW 40th Avenue which, upon completion, will bisect this PD and provide a connection to SW 66th Street. An additional access point is depicted along Tartan Road (SW 60th Street Road).

- The subject properties are bordered by residential uses associated with Planned Developments to the north, south, and west, while I-75 borders the properties to the east.

FINDINGS AND CONCLUSIONS:

- The proposed PD maintains the same entitlements and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI.

- The proposed density of the PD is consistent with the previously approved Heath Brook DRI.

- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:

    - Requested variation to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.

- The density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment. The existing DRI is consistent with the comprehensive plan through a vested right identified in

Chapter 106 of the Land Development Code.

- 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:**

- All sanitation services shall be provided by the City of Ocala.

- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

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
- PD Standards Book
- PD Plan
- Statement of Variations
- Resolution 2018-42 - Amended and Restated Development Order for Heath Brook DRI
- Recorded Assignment of Vested Trips
- Letters of Objection
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM PUD-02, PLANNED UNIT DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED WEST OF INTERSTATE 75 AND NORTH OF SW 66TH STREET, THE 4000 BLOCK OF SW 66TH STREET (PARCEL 23875-000-01 & 35364-000-00), APPROXIMATELY 283.55 ACRES (CASE NO. PD25-0007); 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:

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°59'29" 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 65°01'06" E 119.48 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 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 65°01'06" 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.

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 PUD-02, Planned Unit Development, to PD, Planned Development, 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

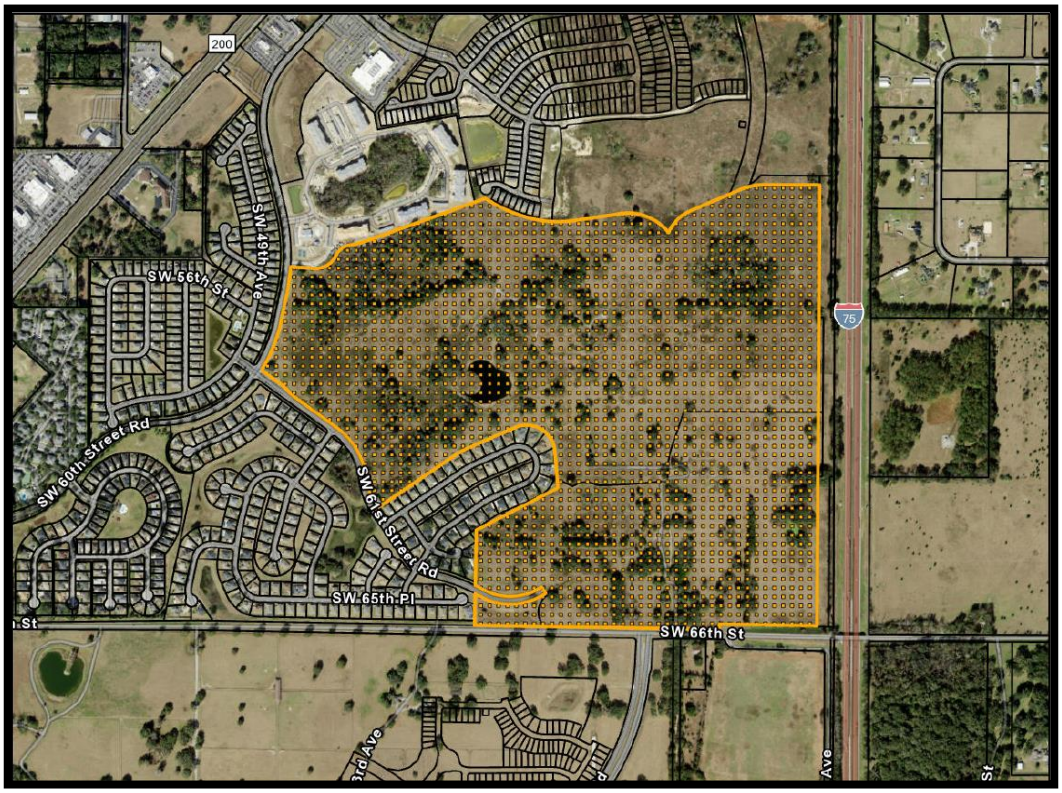
Case No. PD25-0007
Planning & Zoning Commission: March 9, 2026
City Council (1st Reading): April 21, 2026
City Council (Adoption): May 5, 2026

Applicant:	Mockingbird Ridge, LLC
Property Owner:	42nd Street Flyover, LLC
Project Planner:	Emily W. Johnson, AICP, Senior Planner
Amendment Request:	Rezone from PUD-02, Planned Unit Development, to PD, Planned Development

Current Parcel Information

Acres:	±283.55 acres
Parcel(s)#:	23875-000-01 & 35364-000-00
Location:	West of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street
Existing use:	Vacant, undeveloped
Future Land Use Designation:	Low Intensity
Zoning Designation:	PUD-02, Planned Unit Development
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	Heath Brook Development of Regional Impact (DRI)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone two parcels, totaling 283.55-acres, from PUD-02, Planned Unit Development, to PD, Planned Development. In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a development program for up to 592 single-family residential units.

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

Section 2 - Background Information

The subject properties encompass a total of approximately 283.55 acres. The current designations of the properties are:

Zoning: **PUD-02, Planned Unit Development** with conceptual plan approval

Future Land Use: **Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 dwelling units per acre, and a maximum of 18 dwelling units per acre or 0.75 floor area ratio (FAR).

The subject properties are currently vacant and are two of the last remaining undeveloped parcels within the Heath Brook Development of Regional Impact (DRI). The DRI was originally established in 1999, via Resolution 99-130, and has undergone several amendments and extensions. In 2018, City Council adopted the Amended and Restated Development Order for the Heath Brook DRI, via Resolution 2018-42. Most recently, a non-substantial change to the DRI was initiated by the developer in 2023, to modify the equivalency matrix to allow for other non-residential uses.

At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes. On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, which eliminated the Low Density Residential FLU, while assigning the new designation of Low Intensity to the subject properties. The intent of the Low Intensity FLU is to identify areas that are generally oriented towards the automobile as the primary mode of transportation. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential.

A master traffic study was performed for the DRI by Traffic Planning and Design, Inc. ("TPD") in 2005. The original traffic study (TIA03-0004) was originally found unacceptable and denied by the City; final approval of the traffic study was granted on August 3, 2005. The traffic study was updated by Kimley-Horn and Associates in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. There are a total of 277 trips reserved for development of up to 592 single-family residential units on the subject properties.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	PD, Planned Development	Single-family and multi-family residences within the same DRI (The Grove Apartments and Ridge at Heath

			Brook PD)
East	Rural Land (County)	A-1, General Agriculture (County)	Undeveloped/agricultural tracts and single-family residences on large lots (5+ acres in size), adjacent to I-75
South	Low Intensity Low Residential (County)	PD, Planned Development A-1, General Agriculture (County)	Single-family residences (Winding Oaks PD), adjacent to SW 66th Street Single-family residence and undeveloped/agricultural tract, adjacent to SW 66th Street
West	Low Intensity	PUD-02, Planned Unit Development PUD-03, Planned Unit Development	Single-Family Residences within the same DRI (Preserve at Heath Brook and Meadows at Heath Brook), adjacent to Tartan Road/SW 60th Street Road and SW 61st Street Road

The extension of SW 40th Avenue was originally contemplated as part of the DRI and was designed as a frontage road along I-75. Since that time, the alignment has been modified to establish a connection between SW 43rd Street Road and SW 66th Street.

The subject properties are bordered by residential uses associated with Planned Developments to the north, south, and west, while I-75 borders the properties to the east. The property has maintained the PUD-02 zoning, which is currently inactive as final approval was never granted.

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-02, Planned Unit Development, 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 Code (LDC), and the established neighborhood development pattern.

As previously stated, the subject properties lie within the Heath Brook DRI and have prior entitlements for single-family residential development consistent with the approved DRI. The subject properties were zoned PUD-02 in conjunction with the Conceptual Plan for the Heath Brook Planned Development, however, a final PUD plan was never submitted nor approved. Pursuant to Section 122-948,the PUD zoning is no longer in effect. A rezoning to re-establish an active zoning district for the subject property is needed. The proposed PD plan and standards book address the density of development, design standards, buffers, and access, which are consistent with prior approvals and the DRI.

Proposed PD Plan and Standards:

The proposed PD is a single-family detached residential development containing 592 lots, with a minimum lot width of 50-feet. This constitutes an overall density of approximately 2.1 dwelling units per acre on the 283.55-acre site. The maximum height of the development is proposed at 35-feet, measured from finished ground floor to the mean height between ridge and soffit.

The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards

consistent with the Heath Brook DRI. A 25-foot-wide buffer will be maintained around the perimeter of the development, and along both sides of SW 40th Avenue. The PD plan indicates that a minimum of 25% of the development will be preserved as open space (approximately 70.59 acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (7.06 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.

Neighborhood Meeting:

A neighborhood meeting was held in August 2025, with the applicant and agent providing information regarding the proposed development and nearby residents asking questions pertaining to traffic impacts, drainage concerns, ingress/egress points, lot sizes, buffer types and locations, tree preservation, height of proposed residences, and number of residential units.

Consistency with Comprehensive Plan:

The comprehensive plan amendment in 2013 consolidated land use categories from 13 down to six and established new densities and intensities for development. The amendment also addressed vested property rights by deferring to the LDC. While the proposed density of this PD is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities. Chapter 106 of the LDC provides the parameters for determination of vested rights and exempted development orders. A DRI is listed as an exempted development type. The lesser density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment.

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.

   Staff Comment:

The Low Intensity Future Land Use category is intended to promote mixed-use development patterns while allowing for residential uses. Although the proposed PD is designed as a single-use residential project, the subject properties are located within a larger mixed-use DRI. As such, the project functions within an established mixed-use framework and provides connectivity to nearby commercial and non-residential uses, thereby maintaining consistency with the purpose and intent of the Low Intensity FLU designation.

- At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes.
- The Low Intensity Future Land Use category requires a minimum residential density of three (3) dwelling units per acre and allows a maximum of up to eighteen (18) dwelling units per acre. The proposed PD Plan allows for up to 592 single-family lots with a minimum lot width of 50 feet, resulting in an overall density of approximately 2.1 dwelling units per acre across the 283.55-acre site. As previously mentioned, this density is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

   Staff Comment:

   - The subject properties are located within a larger mixed-use DRI, providing connectivity between the proposed development and nearby commercial and non-residential uses.
   - Heath Brook DRI indicated areas of both residential and non-residential development, the proposed PD lies within one of the areas identified for single-family residential development.
   - The subject properties are bordered by other PUDs and PDs; Heath Brook PUD and PD to the west and north, Winding Oaks PD to the south, and bounded by I-75 to the east.

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: The subject properties meet the requirements for consideration of rezoning to the PD zoning district, set forth by the Code of Ordinances. The property meets the exception requirements of number two above being 283.55 acres and a residential development.

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 requested PD zoning district is a permitted district within the current Low Intensity Future Land Use category.

3. <u>Section 122-942(a)</u> – *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 access via SW 40th Avenue (currently under construction), which upon completion will bisect the Planned Development and connect to SW 66th Street. An additional access is depicted along Tartan Road (SW 60th Street Road).

   (2) Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.

   Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with the Heath Brook DRI. The PD describes two buffer types, a 25-foot-wide "Type 'A'" buffer and a 35-foot-wide "Type 'B'" buffer. A 25-foot-wide Type 'A' buffer will be maintained around the perimeter of the development, and along both sides of SW 40th Avenue.

   (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 25% of the development will be preserved as open space (approximately 70.59-acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (7.06-acres). Common examples of aggregate open space include clubhouse and amenity centers with swimming pools, sports and activity courts, and trails for active and passive recreation.

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 70.59-acres, with proposed aggregate open space calculated at 7.06-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.

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 applicant is requesting a variation to subsection 122-942(4)(d) to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The applicant has submitted a letter detailing the request. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.

(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 Title Opinion and Statement of Unified Control to the City in October 2025.

(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 4 phases.

(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: Should a site plan be required for any of the development, all the requirements above shall be met.

(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: N/A.

(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.

Variations from Code of Ordinances

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

1. *Section 122-942(a)(4)(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.*

   Applicant Statement: As this project is part of the overall mixed-use Heath Brook 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.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-02, Planned Unit Development	Development of up to 592 single-family residential lots, consistent with the master plan for Heath Brook DRI	50-feet	35-feet
Proposed	PD, Planned Development	Development of up to 592 single-family residential lots, consistent with the master plan for Heath Brook DRI	50-feet	35-feet

Staff Comment:

The proposed PD maintains the same number of single-family residential lots and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI. As previously stated, the subject properties were zoned PUD-02 in conjunction with the Conceptual Plan for the Heath Brook Planned Development, however, a final PUD plan was never submitted nor approved. Pursuant to Section 122-948 and the adoption of Ordinance 2019-28, the PUD zoning is no longer in effect.

Section 5 - Level of Service (LOS) Analysis

For staff's review of rezoning petitions, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic. For this rezoning, the proposed density for the PD is below the minimum density established under the Low Intensity Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

As previously noted, the subject properties lie within a DRI with existing entitlements, dating back to as early as 1999. Because entitlements are already in place, Level of Service does not factor into the rezoning considerations.

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

Transportation: The PD Plan depicts that the subject properties will be accessed by SW 40th Avenue, which upon completion will bisect the Planned Development and connect to SW 66th Street. An additional access is depicted along Tartan Road (SW 60th Street Road), which is an unclassified roadway. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 49th Ave	4	45 MPH	Collector	E	67,770	*	*
SW 66 Street	2	45 MPH	Collector	C	12,096	8,500	C

*SW 49th Avenue is the southern extension of SW 40th Avenue, which will be maintained by Marion County and is currently under construction. AADT has not yet been counted, and the LOS has not been reported by the Ocala-Marion TPO.

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: A master traffic study was performed for the Development of Regional Impact (DRI) by TPD in 2005, and updated by Kimley-Horn in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. Additionally, the traffic study established a rate of 0.60 trips per single-family residential unit, with a 22% internal capture rate for the development. There is a total of 277 trips reserved for development of the subject properties.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along SW 66th Street and Tartan Road (SW 60th Street Road).

- *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: The proposed PD Plan includes a maximum of 592 single-family dwelling units, which would generate an impact of 177,600 gpd (or 0.178 mgd) at the current LOS. A capacity analysis will

be required at the time of subdivision review for any future development.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along SW 66th Street and Tartan Road (SW 60th Street Road).

- *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: The proposed PD Plan includes a maximum of 592 single-family dwelling units, which would generate an impact of 148,000 gpd (or 0.148 mgd) at the current LOS. 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 subdivision review for any future development.

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

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

LOS Impact: 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: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's southwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.

B. Other Public Facilities:

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

Stormwater: The subject properties are partially located within Flood Zone AE, which indicates a 1% annual chance of flooding. The subject properties were evaluated as part of the Ocala Flood Study and portions of the properties were determined to have a Base Flood Elevation (BFE) between 73.5 and 94.9 feet. 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 #6 is located approximately 1.2 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact Saddlewood Elementary, Liberty Middle School, and West Port High School.

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	5082	592
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elementary	0.107	544	64
M	Liberty Middle School	0.043	219	26
H	West Port High School	0.071	361	43

		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	5082	0
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elementary	0.137	697	0
M	Liberty Middle School	0.055	280	0
H	West Port High School	0.066	336	0

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 6 - Staff Findings and Recommendation

- The proposed PD maintains the same entitlements and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI.
- The proposed density of the PD is consistent with the previously approved Heath Brook DRI.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
    - Requested variation to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.
- The density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment. The existing DRI is consistent with the comprehensive plan through a vested right identified in Chapter 106 of the Land Development Code.
- 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 Recommendation: Approval with conditions of PD25-0007

- All sanitation services shall be provided by the City of Ocala.

- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

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

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.

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

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.

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:

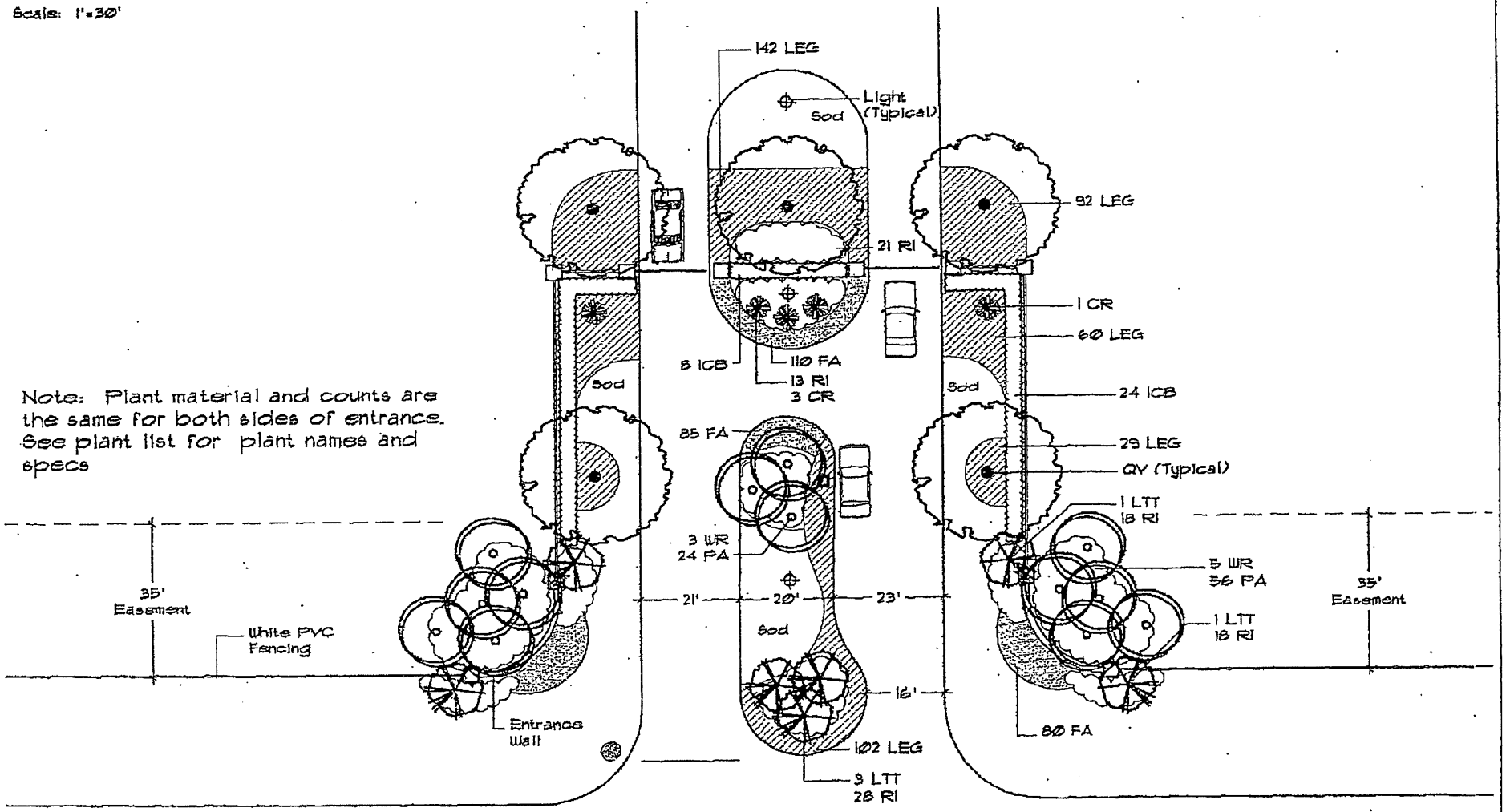
- One (1) shade tree (in addition to the street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace the required shade tree. 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

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.

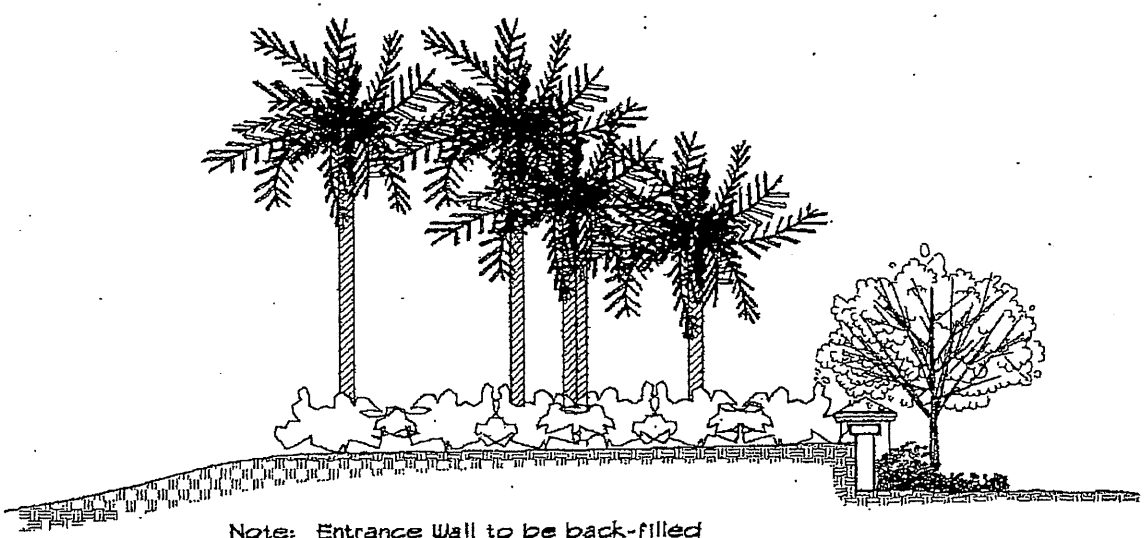
- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shady locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- The lawn and landscape maintenance will adhere to the guidelines set forth 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

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

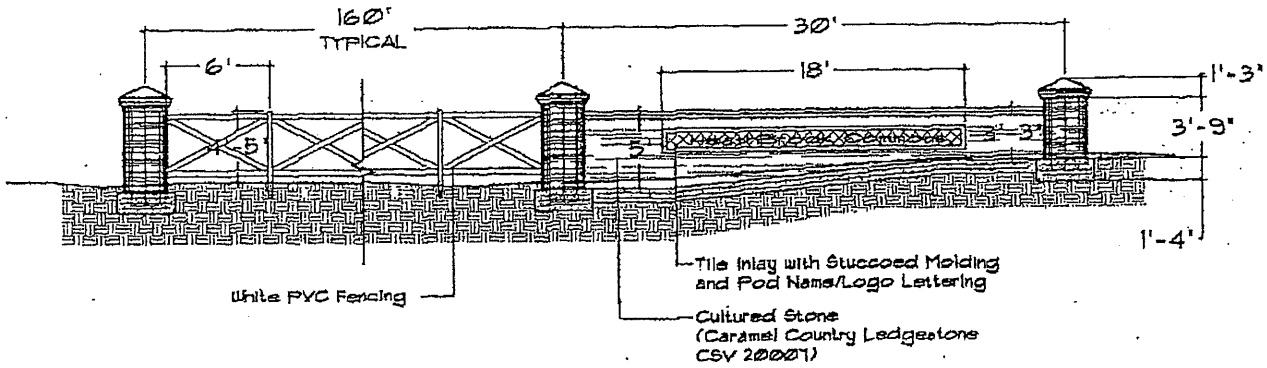


Note: Entrance Wall to be back-filled and landscaped as shown

PLANT LIST

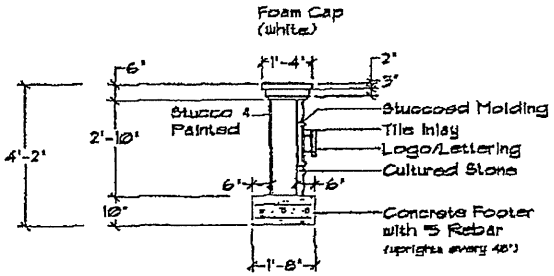
TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'ht x 5-6'spr
5	QV	Live Oak	Quercus virginia	B&B, 10-12'ht x 5-6'spr, 3 1/2" cal min
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	CR	Sago Palm	Cycas revoluta	#5, 36"ht 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"os, 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, 15'ht x 18'spr, 3'oc
MULCH				SOD
58	CU TPS	Pine Bark Mini-Nuggets	3" cover in all planted areas	19000 SQ FT St. Augustine Floratam

Figure 3
SF Residential Landscape Requirements
Wall & Fence Details

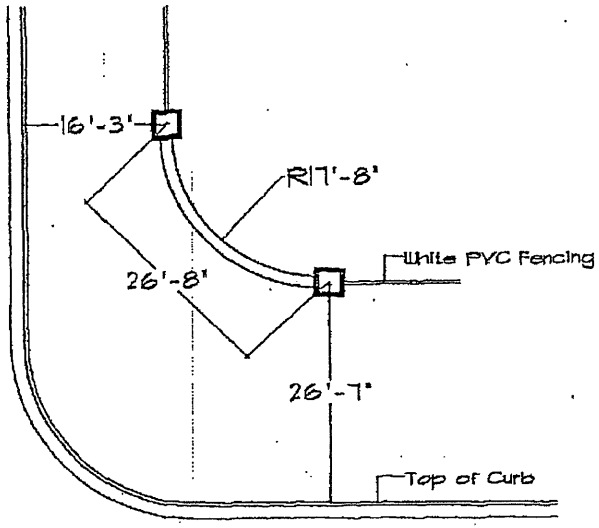


Elevation

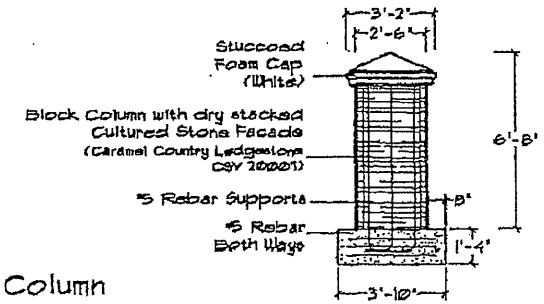
Note: Curved Wall, 30 L.F. from column centers.
Average wall height is 3'-8"
(minimum of 3'-3" and maximum of 3'-8")

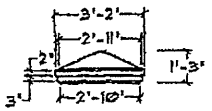


Wall Section



Plan

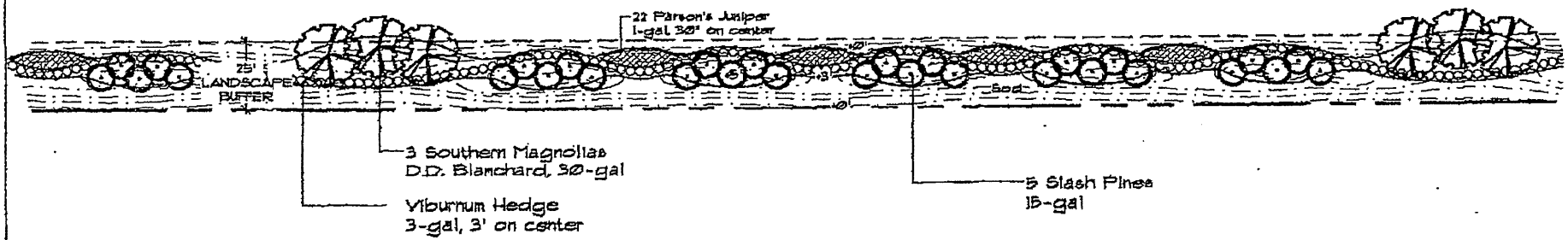




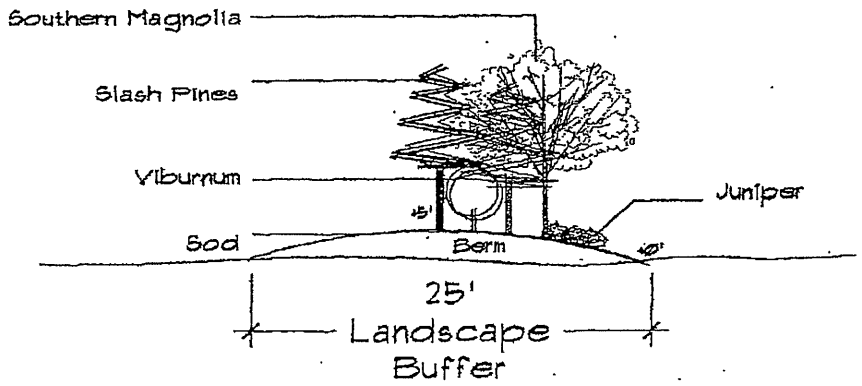
Column
(Typical)

Figure 4
SF Residential Landscape Requirements
Landscape Buffer

Plan



Section



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)

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.

- 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)

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'.

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

Exhibit "G"

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

Exhibit "G"

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

Exhibit "G"

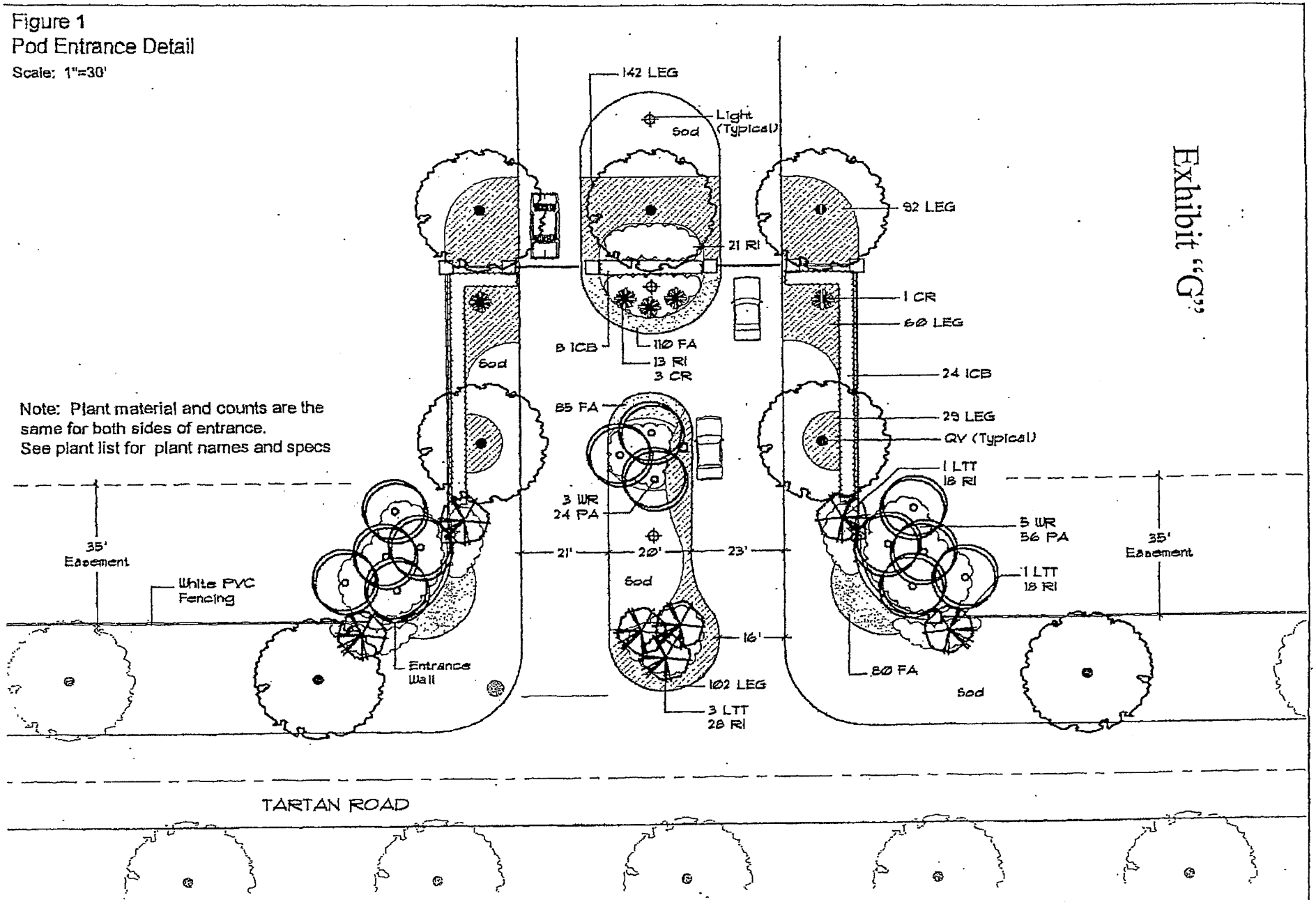
SHRUBS			
BMJ	Japanese Boxwood *Buxus microphylla*	#3	15-18"ht x 15-18"spr
ICB	Dwarf Globe Holly *Ilex cornuta*	#3	18-24"oa; 2'-6'oc
IVN	Dwarf Yaupon *Ilex vomitoria*	#3	18-24"oa; 3'oc
PA	Plumbago *Plumbago auriculata*	#3	18"-24"
PT	Pittosporum *Pittosporum tobira*	#3	18-24"ht x 18-24"spr
RDR	Azalea '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

Exhibit "G"

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

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

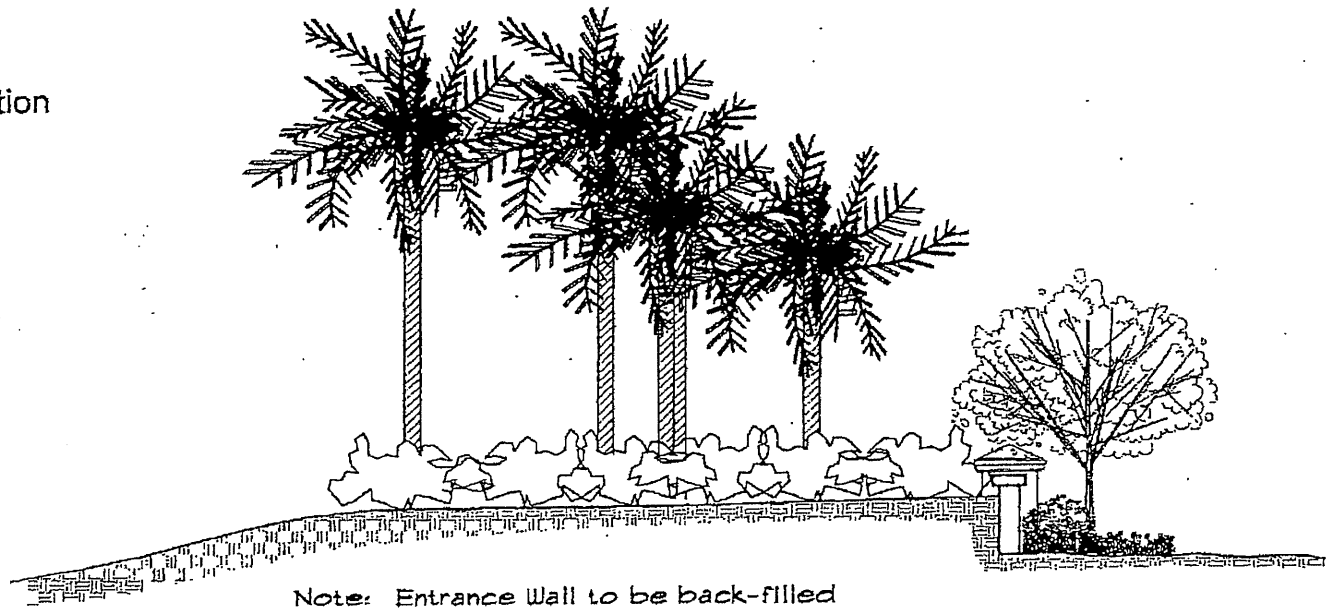
Exhibit "G"

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"oc, 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

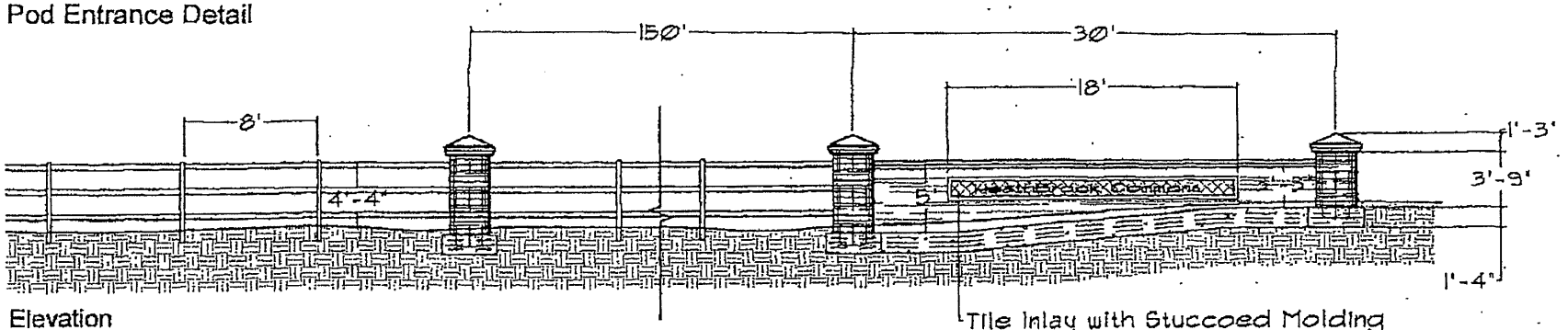
Section



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

Exhibit "G"

Figure 3
Pod Entrance Detail

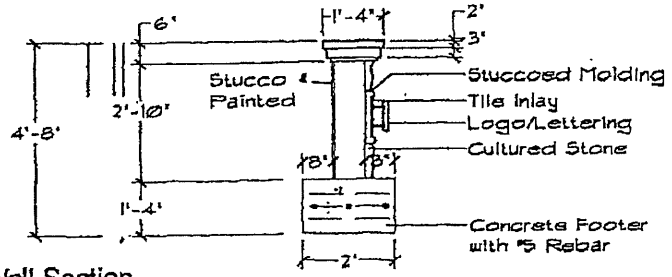


Elevation

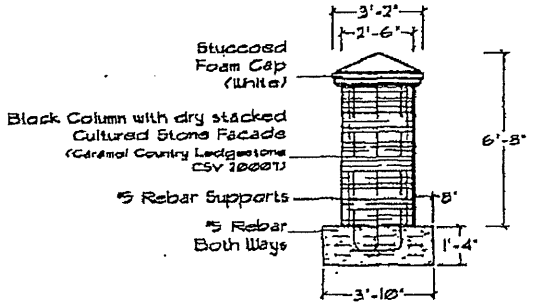
Tile Inlay with Stuccoed Molding
and Pod Name/Logo Lettering

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

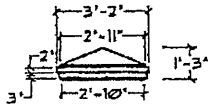
Exhibit "G"

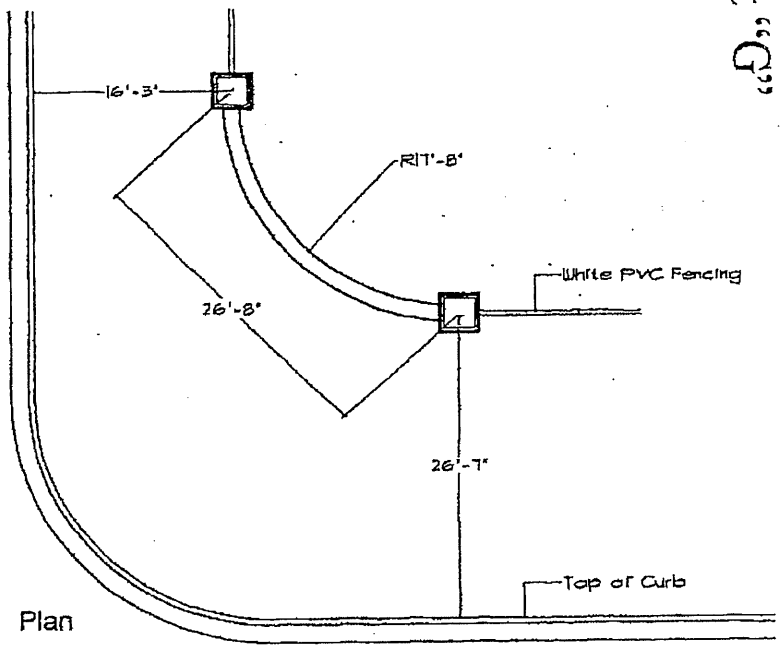


Wall Section



Column
(Typical)

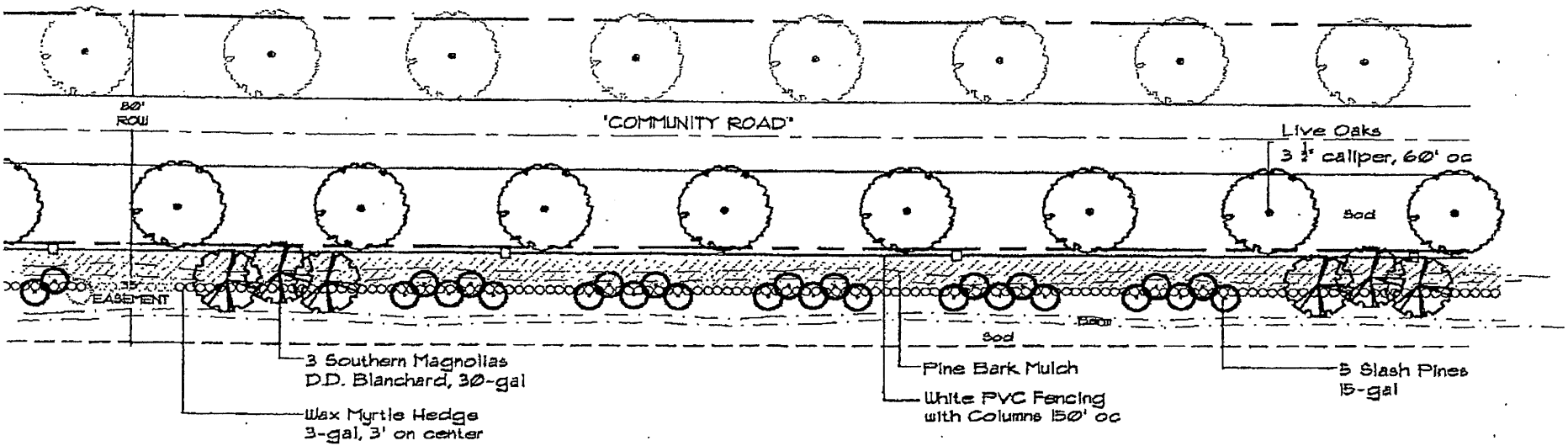




Plan

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

Plan



Section

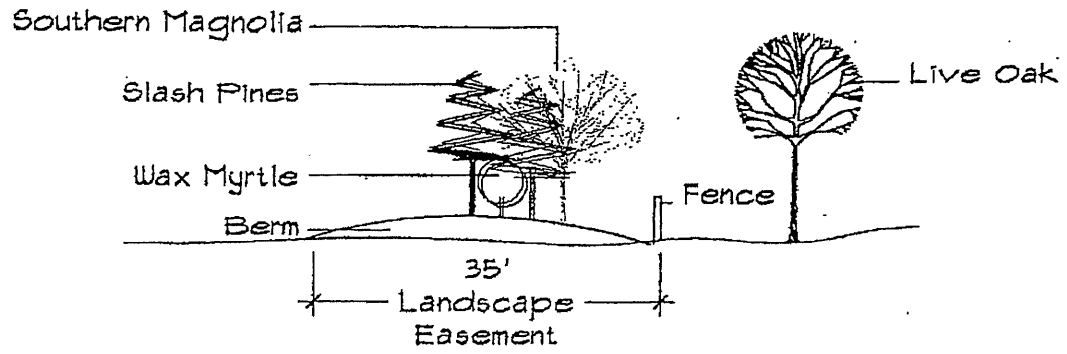
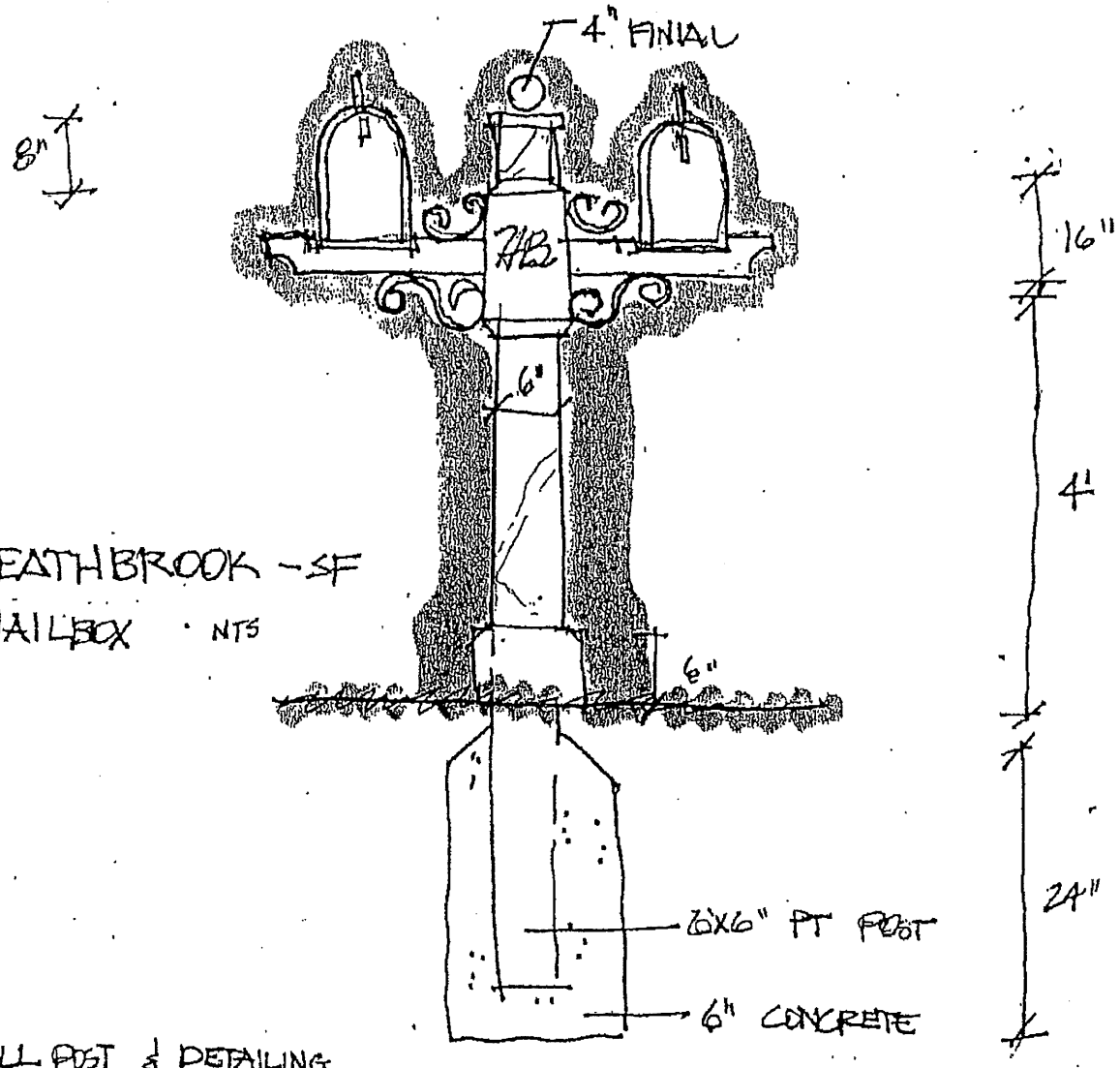


Exhibit "G"

FIG.6

Exhibit "G"



HEATHBROOK - SF
MAILBOX · NTS

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

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.

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

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.

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

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.

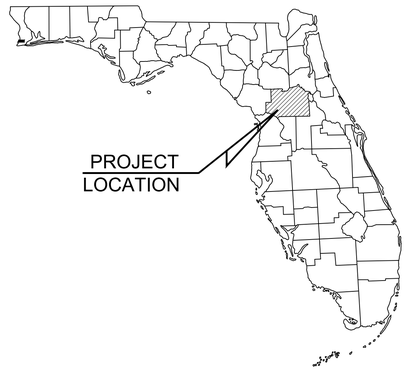
MOCKINGBIRD RIDGE

PD MASTER PLAN AT HEATHBROOK

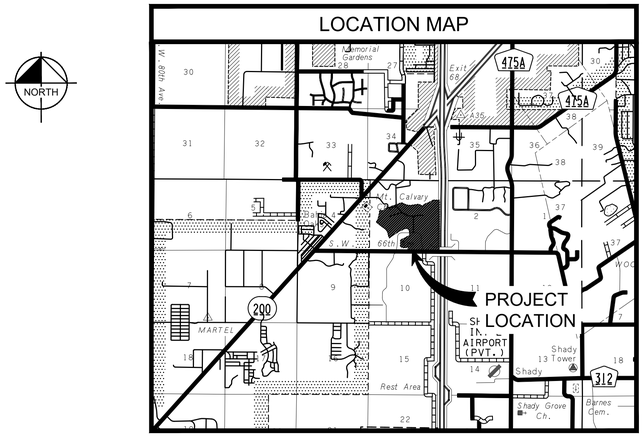
CITY OF OCALA, FLORIDA

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

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 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

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XREFS: xBorder-24238700 khaddress-local 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.

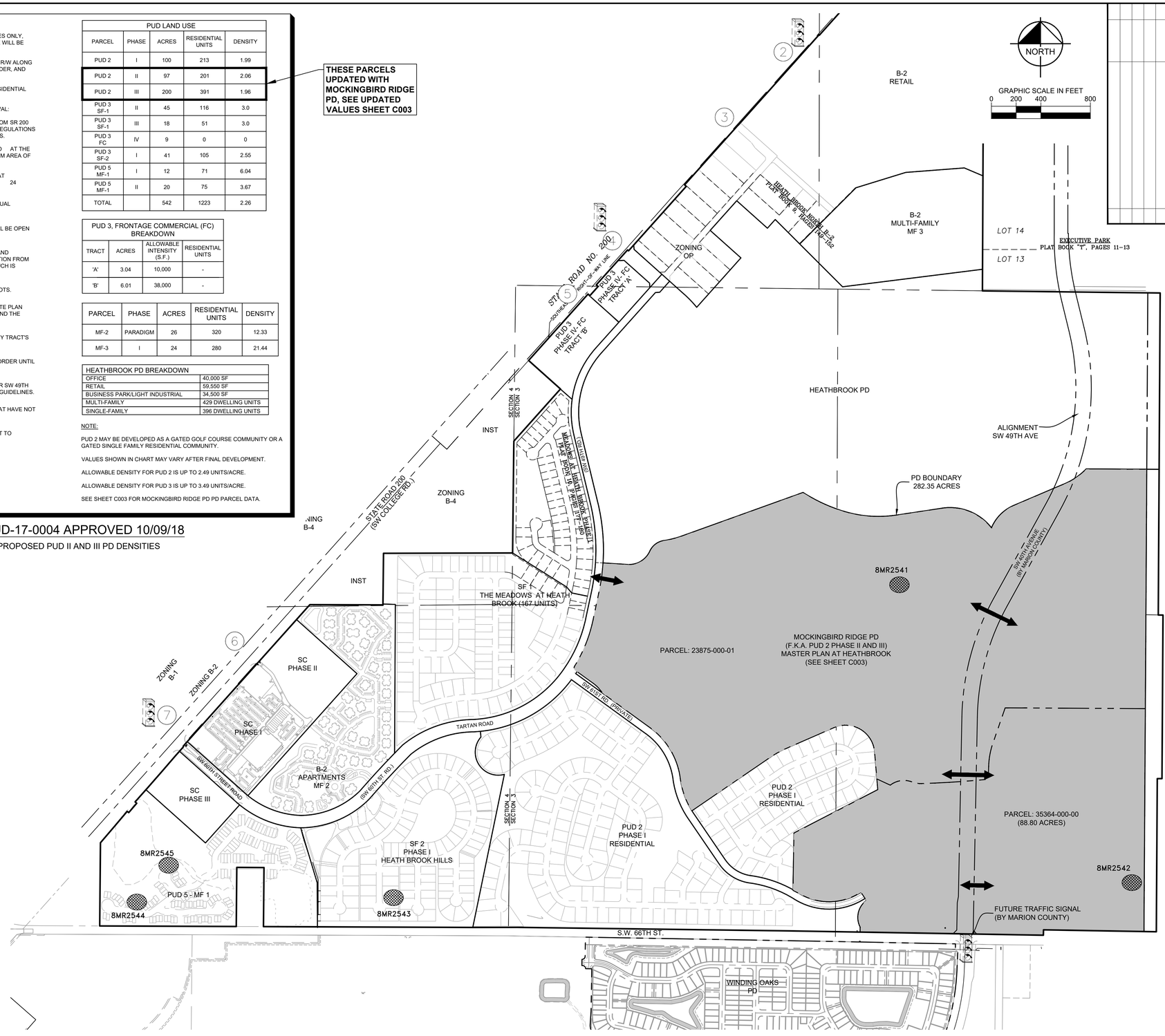
ALLOWABLE DENSITY FOR PUD 2 IS UP TO 2.49 UNITS/ACRE.

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	0-00-2025	CPM

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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.

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XREFs: x0model=242387001 kh-address-xxx Drawing\Data x0location=142175003 x0base=242387001 x0base=142175003 fm0078001 AC42-78-79_j3KA Details TOPO\R001 ALIGNR001 DRFHR001 DSEINR001 CLIPR002 DSGNR001 TOPO\R_AplOvals_01 DRFHR001 TOPO\RD_AplOvals_01 TOPO\RD_NEW_01 TOPO\RD_NEW_01 TOPO\RD_AplOvals_01 TOPO\RD_NEW_01

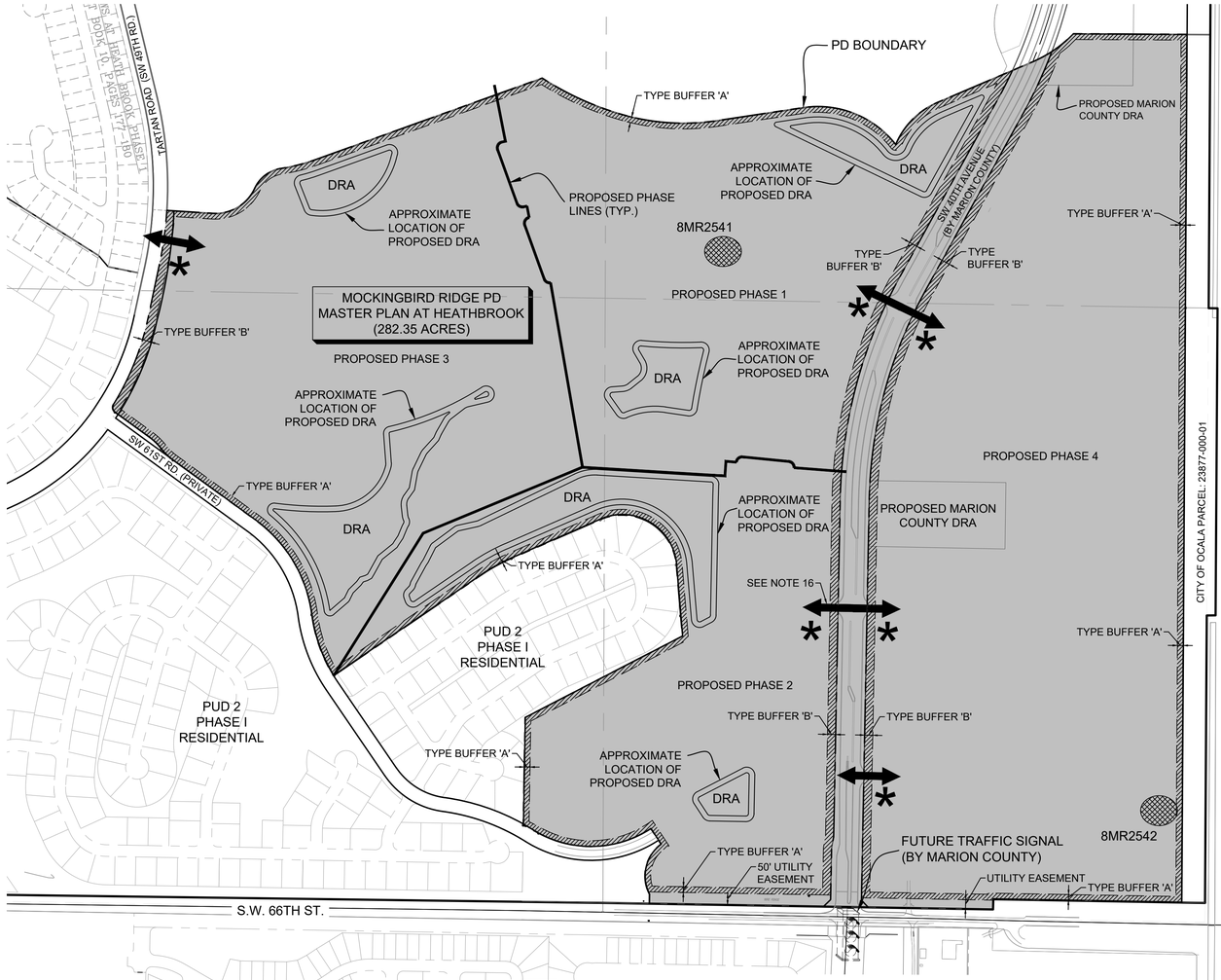
DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USE	DENSITY
MOCKINGBIRD RIDGE PD (F.K.A. PUD 2 PHASE II AND III)	282.35	SINGLE-FAMILY RESIDENTIAL	592 UNITS MAXIMUM

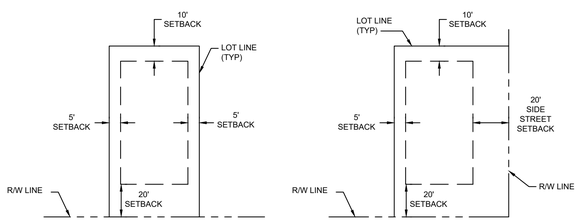
1. MULTIPLE PHASES ARE ANTICIPATED WITH THIS DEVELOPMENT.
2. EXISTING APPROVAL FOR PD MASTER PLAN AREA (PREVIOUSLY PUD 2 PHASE II AND III) IS 592 MAXIMUM SINGLE FAMILY LOTS

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
SETBACK REQUIREMENTS	
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	10 FEET

NOTE:

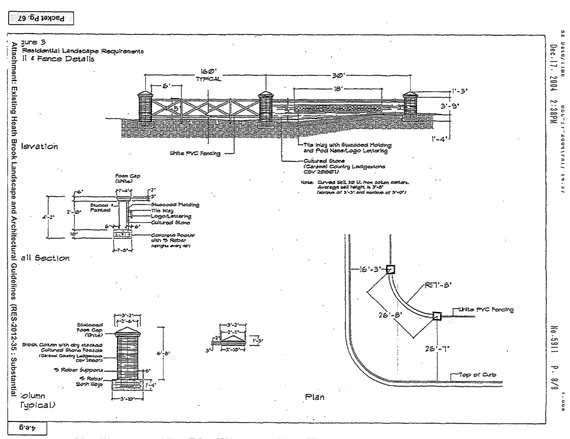
1. EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT. THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b TO PROVIDE THE 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 (TARTAN 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

LEGEND

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

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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

Kimley»Horn

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LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
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DATE:

KHA PROJECT	242387001
DATE	DECEMBER 2025
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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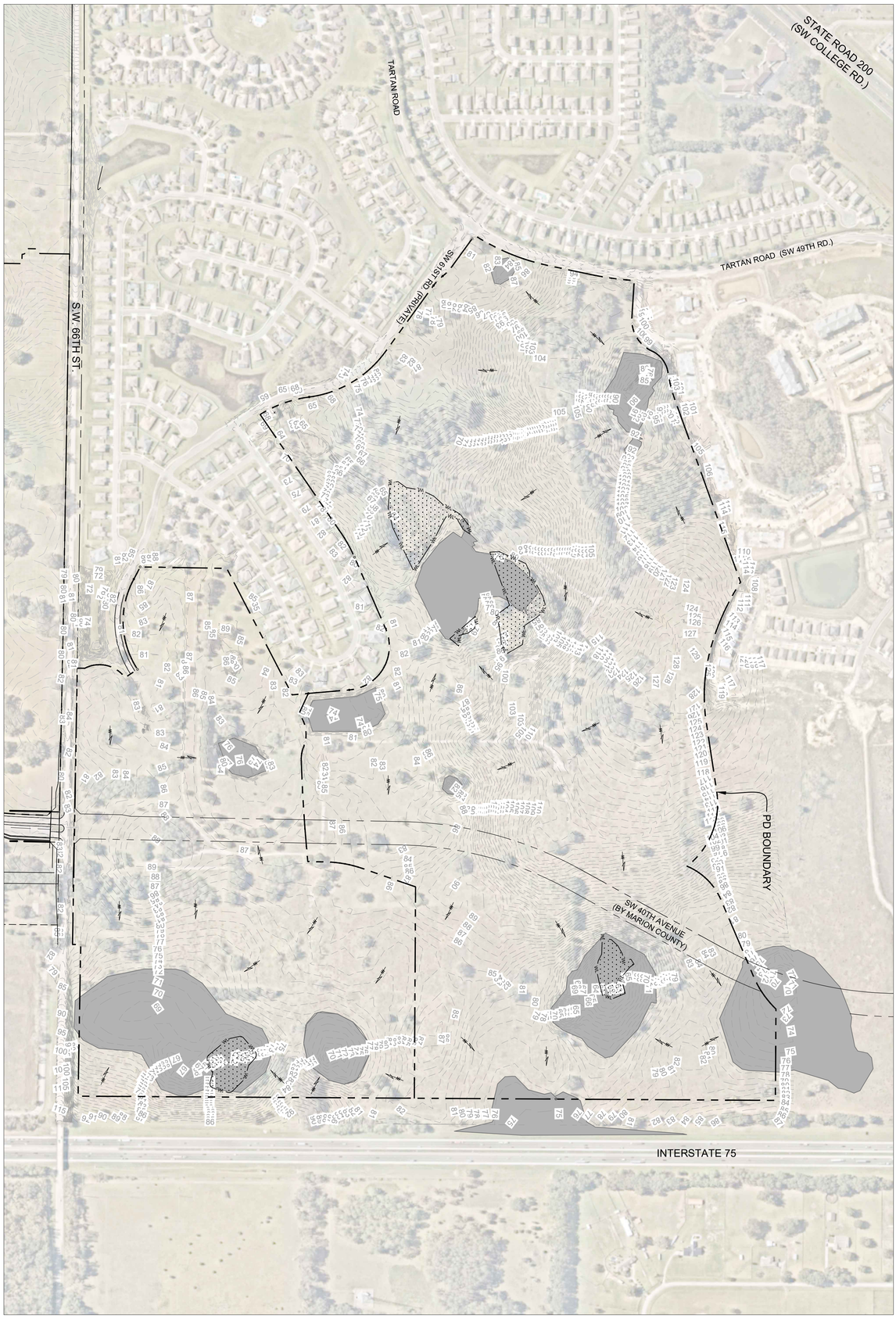

LEGEND

APPROXIMATE WETLAND AREA

FEMA FLOOD ZONE

DRAINAGE FLOW ARROW

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

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

SHEET NUMBER
C004

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

EXISTING TOPOGRAPHY

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

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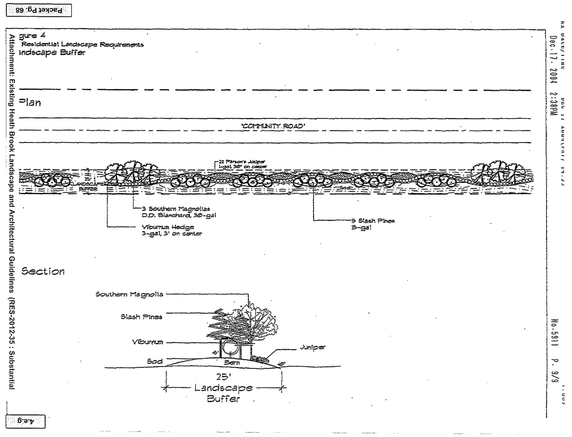
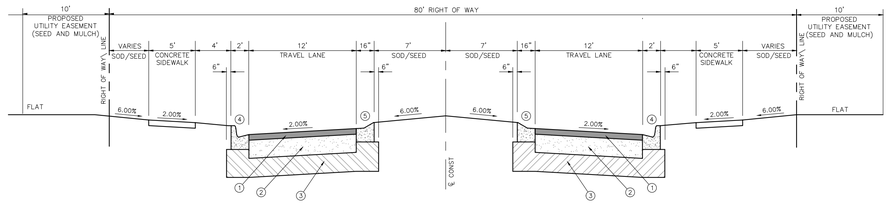


TYPE 'A' 25-FT BUFFER
(PER HEATHBROOK PUD)

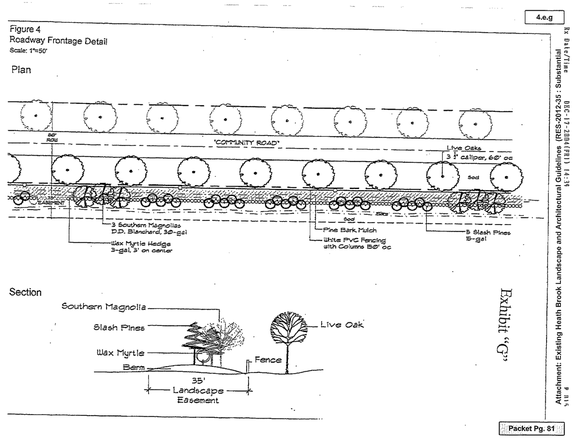


TYPICAL RESIDENTIAL
ROADWAY SECTION

SPECIFICATIONS:

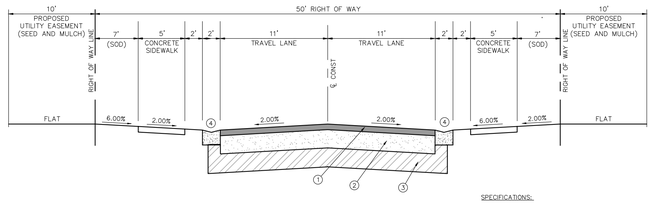
1. ASPHALTIC SURFACE COURSE
2. LIMEROCK BASE COURSE
3. STABILIZED SUBGRADE
4. TYPE "F" CURB
5. REVOLVED TYPE "A" CURB (SPILL-OUT)

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.



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:
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.

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TYPICAL SECTIONS

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

SHEET NUMBER
C005

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K:\OCA_Civil\242387001-42nd Road Residential\CAD\PD Master Plan\PlanSheets\C004 TYPICAL SECTIONS.dwg, Layout:C004 TYPICAL SECTIONS Dec 16, 2025
XREFS: xBorder-24238700 kh-address-out DrawingData

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

Richard V. Busche, PE

RVB/TWT/BSP

Cc: File

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RESOLUTION 2018-42

AMENDED AND RESTATED DEVELOPMENT ORDER
HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT

A RESOLUTION OF THE CITY OF OCALA, FLORIDA, APPROVING AMENDMENTS TO THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT; APPROVING THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT; CONTAINING FINDINGS OF FACT AND CONCLUSIONS OF LAW; APPROVING THE DEVELOPMENT PURSUANT TO DEVELOPER COMMITMENTS AND DESCRIBING THE DEVELOPMENT; ADOPTING REVISED CONDITIONS OF APPROVAL; PROVIDING FOR AUTOMATIC APPROVAL OF SUBMITTALS, MODIFICATIONS OF THE DEVELOPMENT ORDER, RECORDING, TRANSMITTAL, AN EFFECTIVE DATE, A TERMINATION DATE, BINDING EFFECT, MONITORING OFFICIAL, PROHIBITION AGAINST DOWN-ZONING, EFFECT OF AN APPEAL, EFFECT OF A VETO, NOTICES, AND DELAY.

WHEREAS,

A. The City Council of the City of Ocala, a Florida municipal corporation ("City"), is the governing body of the unit of local government having jurisdiction over the issuance and conditions of issuance of a Development Order pursuant to Section 380.06, F.S.; and

B. On September 7, 1999, pursuant to an application filed with the City by Ocala 200 Inc., a Florida corporation (the "Original Developer"), the City adopted Resolution No. 99-130, which approved the Development Order for the Heath Brook Development of Regional Impact ("DRI"); and

C. On February 1, 2000, on February 19, 2002, on September 9, 2003, on March 29, 2005 and on December 20, 2005, the City approved amendments to the Development Order; and

D. Ocala Trophy, Ltd. ("Developer"), is the successor developer to the Original Developer.

E. On December 1, 2017, the Developer filed a letter with the City of Ocala requesting further amendments to the Development Order pursuant to Section 380.06, F.S.; and

F. The City has reviewed the proposed amendments and has determined that they meet the criteria for a change pursuant to Section 380.06(7), F.S., and do not constitute a substantial deviation either singularly or in the aggregate with the prior amendments to the Development Order; and

G. The City has conducted a duly noticed public hearing regarding the proposed amendments to the Development Order and during the conduct of said hearing, solicited and evaluated comments, testimony and reports, both verbal and written, from interested parties concerning the proposed amendments to the Development Order; and

H. The City has reviewed the proposed amendments as well as related testimony and evidence submitted by all parties and members of the general public; and

I. This Amended and Restated Development Order for the Heath Brook Development of Regional Impact constitutes approval of the Heath Brook Development of Regional Impact and

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supersedes all prior versions of the Development Order for the Heath Brook Development of Regional Impact.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA:

Section 1. Findings of Fact

The City Council, having considered all related comments, testimony and evidence submitted by each party and members of the general public, finds that there is substantial competent evidence to support the following findings of fact:

A. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct.

B. The proposed development is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, F.S.

C. The proposed amendments to the Development Order, as described herein, meet the criteria for review and approval pursuant to Section 380.06(7), F.S.

D. All statutory or regulatory notice requirements have been met.

Section 2. Conclusions of Law

The City Council, having made the above findings of fact, reaches the following conclusions of law:

A. The Heath Brook Development of Regional Impact, as amended by this Amended and Restated Development Order (this "Development Order"), is consistent with the State Comprehensive Plan.

B. The Heath Brook Development of Regional Impact, as amended by this Development Order, is consistent with the report and recommendations submitted by the ECFRPC pursuant to Section 380.06(12)(a), F.S., in that it provides adequate protection for regional resources.

C. The Heath Brook Development of Regional Impact, as amended by this Development Order, is consistent with the City of Ocala Comprehensive Plan and Land Development Regulations.

D. The Heath Brook Development of Regional Impact, as amended by this Development Order, is approved for the following development subject to the conditions, restrictions, and limitations specified in this Development Order.

Section 3. Development Approved

A. Developer Commitments

1. Except as otherwise provided in this Development Order, the Heath Brook DRI shall be developed in accordance with the plans and commitments contained in the following documents which are hereby incorporated by reference:

   a. Application for Development Designation and Appendices dated June 18, 1998, as subsequently revised.

   b. First Sufficiency responses dated November 9, 1998.

   c. Second Sufficiency responses dated March 3, 1999.

   d. Additional information submitted by the Developer on or about May 7, 1999,

   e. Documents submitted by the Developer to the City at the public hearings.

2. All commitments made by the Developer in those documents that are not in conflict with the conditions, restrictions, and limitations in this Development Order are incorporated herein by reference as conditions for approval.

B. Description of Development

1. The Developer is hereby authorized to develop the property legally described in Exhibit "A" attached hereto (the "Property") as follows:

Residential	1,473	Single Family dwelling units
	1,275	Multi-family dwelling units
	150	ACLF units
Retail	873,160	gross sq. ft.
Hotel	99 rooms	
Office	144,800	gross sq. ft.
Movie Theater	12 screens	
Golf Course and Club House		18 holes 34,500 gross sq. ft.
Business Park/Light Industrial		

On approximately 908 acres with 7,175 parking spaces.

2. Development shall occur in a single phase.

3. Development shall be located in substantial conformity with the Master Development Plan dated June 20, 2018 (Map H) attached hereto as Exhibit "B."

4. The commercial areas located at the north and south ends of the Heath Brook DRI as reflected on Exhibit "B" shall not exceed 110 +/- acres; however, additional commercial and office acreage may be located within the mixed use area shown on Exhibit "B."

5. Retail, hotel, amphitheater, movie theater and office are permitted uses within the northern commercial area.

6. Retail and office are permitted uses in the southern commercial area.

7. Single and multifamily residential, retail, office, hotel and business park/light industrial uses are permitted uses in the mixed use area.

8. The Developer shall commence physical development no later than 18 months of the effective date of this Development Order. This condition has been met.

9. Buildout shall occur by May 21, 2024.

10. The plan of development approved in Section 3.B.1. may be modified by the Developer (or a successor or assign of Developer who is specifically authorized in writing to use the Equivalency Matrix, but no others) in accordance with the Equivalency Matrix attached to this Development Order as Exhibit "C". Such modification shall not require a modification of the Master Development Plan (Map H) so long as it is consistent with the Matrix Conversion - Minimum & Maximum Trade-Off Limits chart which is a part of Exhibit "C". This provides flexibility to meet future demands and eliminates the time and cost associated with modifying the approved plan of development through a Notification of Proposed Change. Any conversion of land uses shall result in an equal or lesser number of peak hour trips generated by the project.

    The Developer (or its specifically authorized successor or assign) shall provide the City Planning Director, Regional Planning Council and the Department of Economic Opportunity (DEO) with a copy of any proposed conversion request for their review prior to the conversion becoming effective. The City Planning Director will provide written comments to the Developer, Regional Planning Council and DEO regarding the conversion. In addition, if a proposed conversion pursuant to this paragraph is made, the Developer shall reflect the change in the next Biennial Report.

Section 4. Conditions of Approval

A. Energy Conservation

1. The Development shall utilize the energy saving designs, methods, and devices as outlined in the documents referenced in Section 3.A.1, including non-motorized transportation, connecting routes and sheltered bus stops, avoiding blockage of solar access and natural ventilation, maximum water temperatures, minimum use of incandescent lighting, energy conservation techniques in design, and flexible air conditioning systems/computerized energy management systems.

2. The Developer shall encourage the use of Energy-Star labeled materials and products throughout the Development and shall provide information regarding the Energy-Star program to all builders and residents.

B. Surface and Ground Water Management

1. No site developer shall conduct any grading, construction or building activities within the Development without obtaining all applicable permits or approvals, and providing proof thereof to the City.

2. Water Quality Monitoring Program (WQMP)

a. The Developer shall establish a Water Quality Monitoring Program ("WQMP") to determine the impact of the Development on the ground and surface waters. The WQMP shall be signed and sealed by a professional geologist registered under Chapter 492, F.S., who prepared or approved the WQMP, certifying that the WQMP complies with standard professional practices, the rules of the Florida Department of Environmental Protection ("FDEP") and any other laws and rules governing its profession.

b. The WQMP shall include groundwater monitoring wells and surface water monitoring locations in accordance with Exhibit "B" and the following table:

MW-1	Located at sink hole	Floridan
MW-2	Located at sink hole	Floridan
MW-3	Located along SR 200	Floridan
MW-4	Located along SR 200	Floridan
MW-5	Located along SR 200	Floridan
MW-6	Located along SW 66th St.	Floridan
MW-7	Located along SW 66th St.	Floridan
MW-8	Located along I-75	Floridan
MW-9	Located along I-75	Floridan
WS-1	Located at existing lake	Surface Water
WS-2	Located at existing Lake	Surface Water

c. Developer shall sample and analyze the water from each of the wells on a biennial basis for the following parameters described in the attached Exhibit "D". At such time as the valid analysis results for any 'additional' parameter has been shown to be in compliance for four consecutive sampling events, a request may be made to the Department of Environmental Protection to remove that parameter from the sampling suite. Consideration of such a request shall take into account the nature of current and future development on the property.

d. The Developer shall sample and analyze the water from each of the wells, on an biennial basis, for the potentially harmful components of pesticides and herbicides used within the Development. The Developer shall identify, in the Integrated Pest Management Plan referred to below, the parameters to be analyzed.

e. Within 15 days from receipt of the laboratory analysis, the Developer may resample a well to verify the original results.

f. Well Construction, Testing and Operational Procedures

1). Each ground water monitoring well shall be a sufficient depth to test the Floridan Aquifer. The Developer shall perform soil borings at each ground water monitoring well, prior to the construction of such well, in order to determine required well depth such that the potentiometric surface of the upper Floridan aquifer can be representatively sampled during wet season and dry season with a minimum of a sampling interval.

a). After installation each well shall be developed pursuant to ASTM standard D 5092(9).

b). Should substantial clay be encountered above the limestone, the City may approve a monitoring zone slightly above the clay stratum.

2). The Developer shall submit specifications of the well design and construction method for approval by the City upon recommendations by FDEP and Southwest Florida Water Management District ("SWFWMD") prior to construction of each well. The City shall have 30 days after receipt of the specifications to approve or disapprove them.

3). If any monitoring well becomes damaged or inoperable, the Developer shall notify the City immediately, and provide the City with a written report within seven days. The written report shall detail what problem has occurred and remedial measures that have been taken to repair or replace the well, as appropriate, and to prevent recurrences.

4). The Developer shall sample groundwater in accordance with the FDEP procedures as specified in DER QA 001/92, Standard Operating Procedures for Laboratory Operations and Sample Collection Activities.

5). Within 30 days of completion of construction of the groundwater monitoring wells, a surveyed drawing shall be submitted showing the location of all monitoring wells (active and abandoned) which shall be horizontally located by metes and bounds or equivalent surveying techniques. The surveyed drawing shall include the monitoring well identification number as well as the location and elevation of all permanent benchmark(s) and/or corner monument marker(s) at the site. The survey shall be conducted by a Florida Registered Surveyor.

6). Within 30 days of completion of construction of the ground water monitoring wells, FDEP well completion reports shall be sent to the City.

7). Within 30 days of completion of construction of the ground water monitoring wells, the Developer shall submit the following information to the City and SWFWMD for each monitoring well:

a). A copy of the SWFWMD Application to Construct a Well, SWFWMD Form SF 306(3) Rev. 9/92; and

b). A copy of the SWFWMD Well Completion Report, SWFWMD Form 25-18-3/90.

8). Within 60 days of completion of construction of the ground water monitoring system, all piezometers and wells not a part of the approved ground water monitoring plan or hereafter approved by SWFWMD shall be plugged and abandoned in accordance with the requirements of SWFWMD. The Developer shall submit a written report to the City providing verification of the plugging program. A written request for exemption to the plugging of a well must be submitted to the City.

g. Reporting

1). The Developer shall take and report initial samples to the City and FDEP prior to the issuance of any grading, construction or building permits. The initial testing shall establish the background parameters for the WQMP.

2). After initial sampling to establish background values, biennial sampling shall be taken, analyzed and the results reported in accordance with the Biennial Report. Additional samples, wells and parameters may be required based upon subsequent analysis.

3). If the Developer elects to resample a well and to provide those results to the City, the original results shall be disregarded and the results from the resample considered representative of current groundwater conditions at that well site.

4). The Developer shall submit, in each Biennial Report, a cumulative summary of the ground water samples. The report shall be submitted by a professional geologist registered under Chapter 492, F.S., or a qualified licensed professional engineer.

h. Mitigation

1). The Developer shall report and mitigate degraded water pursuant to these provisions.

2). For purposes of these provisions, water shall be considered to be "degraded" if a sample from a well indicates that a parameter exceeds the "Degradation Standard" for such parameter as set forth in the Table contained in Exhibit "D". The parameter shall be considered to exceed the Degradation Standard if:

a). As to parameters for which the Degradation Standard is a percentage, the parameter exceeds the established background parameter (as determined by the initial sample from the well) by the specified percentage for such parameter; or

b). As to parameters for which the Degradation Standard is an absolute value, the parameter exceeds the value for such parameter. If, however, the initial sample from each such well indicated the parameter already exceeded the absolute value specified for such parameter in the Table contained in Exhibit "D", the parameter shall be considered to exceed the Degradation Standard only if it exceeds the initial value.

3). The Developer shall provide a report of degraded water (in addition to the regular reports the Developer provides under the WQMP) when:

a). Two consecutive water samples taken from the same well indicate the water is degraded;

b). One biennial water sample taken from a well indicates the water is degraded; or

c). Two water samples taken from the same well within 18 months of each other indicate the water is degraded.

4). The Developer shall report degraded water to the City and FDEP within 30 days of its discovery by the Developer.

5). If the Development contributes to the degradation:

a). The Developer shall immediately discontinue any activities which significantly contribute to the degradation until a mitigation plan has been approved by the City and DEP, and is being implemented by the Developer; and

b). The Developer shall implement the approved mitigation plan.

i. The City may require changes to the WQMP concerning parameters, sampling locations and sampling frequencies if recommended by FDEP; based upon changes in such agency's rules or policies, or changes in the proposed design of the golf course which impact the WQMP; or as a part of a mitigation plan. Any changes to the WQMP shall be incorporated into an amended development order.

j. After buildout, the Developer may request changes in this WQMP to reduce the frequency of sampling or to modify or eliminate parameters based upon consistency of prior tests.

3. Integrated Pest Management Plan (IPMP).

a. The Developer (or Original Developer) submitted an Integrated Pest Management Plan (IPMP) for the Development which has been approved by the City.

b. The Developer shall submit any revisions to the IPMP to the City, which shall approve or disapprove them within 30 days after receipt. The Developer shall identify any such revisions in its next Biennial Report.

c. The IPMP addresses the use of inorganic, organic, and time-release fertilizers, and includes the following provisions:

1). Appropriate measures to reduce the impacts to groundwater, wetlands and sinkhole areas and to prevent pesticide applications to these areas.

2). Pesticide application standards shall allow only purposeful and minimum application of pesticides aimed only at identified targeted species. Regular widespread application of broad spectrum pesticides shall be prohibited.

3). USDA-NRCS Soil Pesticide Interaction Rating Guide shall be used to select pesticides having a minimum potential for leaching based on the site specific soil conditions.

4). All fertilizer shall be a minimum of 30% slow release.

d. The golf course shall be designed, constructed and maintained in accordance with the standards of the Audubon International Signature program, and shall obtain and maintain certification thereunder.

1). Audubon certification shall be obtained before golf play starts on the course unless such certification is not available under the Audubon program at such time, in which event certification shall be obtained at the earliest available time after play starts.

2). The Developer shall report the status of the Audubon certification in each Biennial Report.

3). If the Audubon certification is lost (other than as set forth in Subparagraph 3.d.4. below) for the golf course, then:

a). The developer of the golf course shall, within 30 days of being advised of such loss, initiate a plan of action which will achieve certification in the shortest possible time, and provide the City with a copy of such plan;

b). The developer of the golf course shall implement such plan in good faith;

c). The developer of the golf course shall achieve recertification of the golf course within 120 days after the certification is lost;

d). The developer of the golf course shall continue to comply with the IPMP and the Audubon standards under its most recent certification; and

e). If the developer of the golf course fails to comply with these requirements, it shall stop all golf play on the courses until it cures its noncompliance; provided, however:

(1) The developer of the golf course shall continue to maintain the golf course (including irrigating, and applying pesticides and herbicides) in accordance with the IPMP and the Audubon standards under its most recent certification.

(2) The developer of the golf course may recommence golf play if approved by the City.

4). Notwithstanding the provisions of Subparagraph 3.d.3). above, if the developer of the golf course loses Audubon certification because Audubon discontinues the Audubon program or its certification of golf courses thereunder, the developer of the golf course shall continue to maintain the golf course in accordance with the Audubon standards under its most recent certification.

5). In the event of a conflict between the standards of the Audubon International Signature program and the IPMP, the standards of the Audubon program shall control, unless the City determines that the IPMP shall control. Any further references to the IPMP in the context of the golf course shall be deemed to refer to the controlling IPMP and/or Audubon standards, as appropriate.

e. The golf course and common area landscaping within gated residential communities shall be maintained in compliance with the IPMP. The site developer of such areas shall retain professionally trained and certified companies for such purpose.

f. The developer of the golf course shall retain a qualified golf course superintendent to manage the golf course who is licensed by the state to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. Such superintendent shall be responsible for ensuring the implementation of the IPMP on the golf course.

g. The developer of the golf course shall keep a written record of each compound, nutrient and chemical applied to the golf course, setting forth, at a minimum, the amount applied, the location and the date.

h. The developer of the golf course shall incorporate native vegetation or drought-tolerant grasses in non-play areas of the golf course to reduce the need for pesticides, fertilizers, and irrigation in such areas. Play areas are considered the trees, landing areas, and putting greens.

4. All stormwater retention systems within the Development, including all stormwater retention/detention areas, shall be constructed according to state and local regulations, including, without limitation, SWFWMD's design requirements. In addition, such systems shall comply with the following design requirements:

a. Clay or geotextile stormwater basin liners for all constructed wet retention/detention areas.

b. Offline stormwater retention/detention areas.

c. The use of small retention/detention areas, in lieu of large retention/detention areas.

d. Sediment sumps at all outfall inlets to retention/detention areas.

e. Maximum storage depth of less than 10 feet.

f. A minimum distance of five (5) feet shall be maintained from the bottom of any dry retention/detention basin or golf course green to potential limerock, clay, or karst connection. During excavation, the site developer shall visually inspect the material excavated to detect limerock. Excavation and backfill of suitable material may be used to meet the minimum distance criteria of this subparagraph.

g. Where the potential of a connection to the aquifer exists, stormwater runoff shall not be allowed to enter the connector for storm events of less than 25 years.

h. All swales shall be fully vegetated and operable.

i. Stormwater retention/detention areas, including side slopes and bottoms, shall be fully vegetated.

j. The Developer shall hire a licensed engineer to conduct biennial inspections of the master stormwater management system for the Development to ensure that the system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Development's Environmental Resource Permit. The Developer shall include the results of the inspections in each Biennial Report.

k. Should the Developer discover that any portion of the master stormwater system for the Development is not being adequately maintained or that the system is not functioning properly (including on occasions other than the engineer's biennial inspections), the Developer shall, within seven days, report such fact to the City, and shall promptly undertake any necessary repairs or modifications to the system. The Biennial Report shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous Biennial Report.

5. To reduce the volume of stormwater runoff generated:

a. Pervious areas (including golf courses, open space, and recreational areas) throughout the Development shall be:

1). Residential - 40% minimum pervious area

2). Commercial - 25% minimum pervious area. For purposes of this provision only, lakes shall be considered to be pervious areas.

b. The use of native vegetation is encouraged within the Development.

c. Invasive species, such as Brazilian pepper, Australian pine, Cogan grass, and melaleuca are prohibited.

6. Landscape design and maintenance in the residential, ACLF, and multifamily areas of the Development shall follow the guidelines for lawn and landscape maintenance as set forth in the Florida Yards and Neighborhoods Program published by the University of Florida, except: (a) pesticides may be utilized as permitted by the IPMP; and (b) the minimum grass height provisions of the Program shall not apply; and (c) only 40% of the total square footage of such areas is required to be xeriscaped.

a. The site developers of such areas shall hire qualified landscape maintenance companies to maintain the common area landscaping within gated residential communities, ACLF sites, and multifamily sites, which shall adhere to the Florida Yards and Neighborhoods Program.

b. The site developers of such areas shall insure that, prior to undertaking maintenance activities, the employees of such companies who are responsible for the maintenance in such areas have been trained in the practices mandated by the Florida Yards and Neighborhood Program by appropriate agencies.

7. Wetlands shall be protected in the Development through the following:

a. At least 90% of all wetlands shall be maintained in their natural state.

b. Non-impacted wetlands shall be protected by Conservation Easements recorded in the public records of Marion County, Florida. Such Easements shall be recorded before the City issues any grading, construction or building permits within the development site that includes such wetland(s).

c. During construction, areas subject to Conservation Easements shall be protected from intrusion by appropriate fencing, marking, etc. prior to the issuance of any building permits for activities in the vicinity of such areas.

d. No wetland shall receive stormwater runoff from a disturbed area unless the developer of the affected site first accurately assesses qualitative and quantitative stormwater impacts, using methods approved by the City and SWFWMD (after consideration of the recommendations from other appropriate agencies), and implements effective mitigation measures to adequately address the impacts of such runoff.

8. Water conservation shall be promoted in the Development through the following:

a. High-efficiency, low-volume, plumbing fixtures and appliances shall be used throughout the project.

b. The irrigation system shall include rain sensors with automatic rain shut-off devices which shall be installed on each controller within the irrigation system. Low-volume irrigation system components shall be used to the maximum extent possible. Maintenance of the irrigation system shall include re-setting the automatic controllers according to the season, and checking, adjusting, and repairing irrigation devices to ensure optimum operating efficiency.

c. The Developer shall establish an educational program for the residents of the Development on their role in the protection of the ground and surface water resources. The program shall include biennial workshops, distribution of educational materials on landscape maintenance, water conservation practices, chemical use and disposal, and other activities that could impact local and regional water resources. The program shall be coordinated with the Marion County Agricultural Extension Service.

d. Groundwater may be used for irrigation consistent with the Development's SWFWMD consumptive use permit until such time as treated wastewater effluent is available from the City, at which time such effluent shall be used pursuant to the provisions hereof.

1). Irrigation systems with a point of connection(s) along State Road 200 shall be of sufficient size to allow the City to connect its effluent line to the connection(s).

2). If DEP requires additional monitoring wells or posting parameters due to the use of effluent, the Developer shall add them to the WQMP.

9. Should any noticeable soil slumping or sinkhole formation become evident, the developer of such site shall immediately notify the City and SWFWMD and adopt one or more of the following procedures, as appropriate:

a. If the slumping or sinkhole formation becomes evident before or during construction activities, all work (except for mitigation activities) shall stop in the affected area and remain stopped until the City and SWFWMD approve resuming construction activities.

b. The developer of such site shall take immediate measures to ensure no surface water drains into the affected area;

c. The developer of such site shall visually inspect the affected area;

d. The developer of such site shall excavate and backfill as required to fill the affected area and prevent further subsidence. The developer of such site shall use geotextile materials in the back filling operation, when appropriate;

e. The developer of such site shall maintain a minimum distance of five (5) feet from the surface of the affected area to potential limerock, clay, or karst connection;

f. If the affected area is in the vicinity of a water retention area, the developer of such site shall relocate the retention area if the above methods do not stabilize the collapse.

C. Wildlife and Vegetation

1. Site development related activities shall not result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or a special concern by either the state or federal government in contravention of applicable state or federal laws. Should listed species be determined to be residing on, or be otherwise significantly dependent upon the project site, the developer of such site shall cease all activities which might negatively affect that individual or population and immediately notify the Florida Department of Economic Opportunity ("DEO"), the City, and the Florida Fish and Wildlife Conservation Commission ("FFWCC"). Proper protection and habitat management, to the satisfaction of all three agencies, and mitigation consistent with Rule 73C-40.041, F.A.C., shall be provided by the Developer.

2. The Developer (or Original Developer) has submitted a Wildlife Habitat Management Plan which has been approved by FFWCC and includes adequate protection of the foraging areas for the southeastern American kestrel and the Sherman's fox squirrel.

D. Historical Preservation

1. The Developer shall either preserve Florida Master Site File Forms 8MR2541, 8MR2543, and 8MR2545 or do additional testing to determine their significance and report the result to the City.

2. Upon the discovery of any artifacts with apparent archaeological or historical significance during site preparation or construction or in connection with the additional testing provided for in Subparagraph D.1. the developer of such site shall

immediately notify the City and the Division of Historical Resources of the Florida Department of State. Such developer shall: provide proper protection for the area to the satisfaction of the Division of Historical Resources; suspend construction activities within a 40 foot radius of the site of discovery to permit the Division of Historical Resources to evaluate the site; and take other appropriate action as determined by the Division of Historical Resources. If the Division of Historical Resources neither responds nor requests the developer to take action within 30 days of the developer's notification, the developer may resume construction activities within the 40 foot radius referred to above.

E. Water Supply

1. Potable water shall be provided throughout the Development by the City. No building permit shall be issued for the Development unless adequate potable water capacity concurrent with the impacts of the proposed Development at the level of service adopted in the City Comprehensive Plan exist. The City has acknowledged that adequate potable water capacity, capable of serving the entire proposed Development, currently exists and will be maintained for the benefit of the proposed Development.

2. The golf course irrigation shall be designed, installed, and operated for maximum water use efficiency and shall be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system shall include the following:

   a. Irrigation zones with differing water requirements, such as putting greens, tees, fairways, common areas, etc., shall be irrigated separately.

   b. Low volume irrigation system components shall be used to the maximum extent practical.

   c. High frequency irrigation areas shall be limited to tees and greens.

   d. The irrigation system shall include rain sensors with automatic rain shutoff devices which shall be installed on each controller within the irrigation system.

   e. Maintenance of the irrigation system shall include resetting the automatic controllers according to the season and checking, adjusting, and repairing irrigation devices to ensure optimum operating efficiency.

3. The developer of the golf course shall install potable water conservation devices. The installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required.

F. Wastewater

1. Wastewater treatment and disposal shall be provided throughout the Development by the City. No building permit shall be issued for the Development unless adequate wastewater capacity will be available concurrent with the impacts of the proposed Development at the level of service adopted in the City Comprehensive Plan. The City has acknowledged that adequate wastewater capacity, capable of

serving the entire Development, currently exists and will be maintained for the benefit of the Development.

2. Septic tanks shall not be used within the Development; provided, however, temporary septic tanks, temporary portable pump-out type toilets, or a temporary package treatment plant may be used for golf comfort stations, golf maintenance areas, sales centers, models, guard house facilities, construction activities and other similar temporary activities. Such temporary facilities shall be phased out when the site in which they are located can be served by the central wastewater system but in no event later than buildout.

G. Solid Waste

1. No building permit shall be issued for the Development unless adequate solid waste collection and disposal capacity will be available concurrent with the impacts of the proposed Development at the level of service adopted in the City's Comprehensive Plan. The City has acknowledged that adequate solid waste disposal capacity, capable of serving the entire Development, currently exists and will be maintained for the benefit of the Development.

2. The Developer shall participate in a curb-side recycling program initiated by the City.

H. Air Quality

During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined particulates, including grass seeding and mulching of disturbed areas, shall be undertaken and implemented by the site developer to comply with DEP air quality standards.

I. Hazardous Substances

1. No large quantity generators of hazardous waste shall be allowed within the Development. There shall be no storage or commercial distribution of any hazardous substances in amounts that exceed the small quantity generator upper limits as defined in Rule 62-730.160, F.A.C., and Chapter 40, C.F.R., Section 262.44. A violation of this condition shall be considered a substantial change and development shall stop until appropriate review by the City has been completed, in addition to any other action appropriate under hazardous substances or hazardous waste regulations in effect at the time of the violation.

2. The hazardous waste requirements contained in Rule 62-730.160, F.A.C., and Chapter 40, C.F.R., Section 262.44 shall apply to the retail and office portions of the Development.

3. Disposal of hazardous substances in the retail and office spaces within the Development shall be limited to amounts that are within, but do not exceed, the small quantity generator upper limits as defined in Rule 62.730.160, F.A.C., and Chapter 40, C.F.R., Section 262.44, that are either medical or non-medical hazardous wastes, to be disposed of by a hazardous waste transporter.

4. The Developer shall establish an educational program for the residents of the Development to inform them as to the nature and types of hazardous wastes, methods of storage and disposal, as well as the timing of "Amnesty Days" sponsored by governmental or other appropriate entities.

5. The Developer shall include information in the Biennial Report regarding compliance with the requirements of this Subsection.

J. Transportation/Mass Transit

1. Developer has provided for the reservation of necessary right-of-way for, and has constructed, a two lane public street, with a five-foot sidewalk on one side, in a fifty foot right-of-way connecting the northern and southern commercial areas.

2. Except as otherwise approved by FDOT and the City, access from the Development to State Road 200 shall be limited to the number and location of vehicle access points shown on the Roadway Access Management Plan, attached hereto as Exhibit "E".

3. The Developer previously conveyed to the City for incorporation into the proposed State Road 200 Bypass (S.W. 38th Avenue), free and clear of all liens and encumbrances and in a manner to ensure that the western boundary of the conveyance is a straight line, a minimum 100 feet of land for use as right-of-way and utilities on the Development's eastern boundary from S.W. 66th Street to the southern boundary of Executive Park. However, this right-of-way may be conveyed back to the Developer (or its successor(s)-in-title that own land contiguous to such right-of-way) by the City in the event the County constructs an alternate north/south roadway through the eastern portion of the Heath Brook DRI.

4. The Project shall have access to S.W. 66th Street or to a roadway running north to south for the extent of the Property and located in the eastern half of the Property (the "North-South Road"), or both.

   a. The exact location of such access shall be determined during the preliminary plat or site plan approval process for the area adjacent to such access.

   b. Unless otherwise constructed by the entity with maintenance jurisdiction, the developer of the site to which access is provided from S.W. 66th Street shall construct such access, including acceleration and turn lanes, as part of the construction of the improvements for the platted area adjacent to such access, provided:

      1). The County permits such access; and

      2). Such access does not cause S.W. 66th Street to drop below its adopted level of service.

   c. Unless otherwise constructed by the entity with maintenance jurisdiction, the developer of the site to which access is provided from the North-South Road shall construct such access, including acceleration and turn lanes, as part of the

construction of the improvements for the platted area adjacent to such access, provided:

1). The County permits such access; and

2). Such access does not cause the North-South Road to drop below its adopted level of service.

5. The following pedestrian, transit, and non-automotive amenities shall be provided:

a. A minimum 8-foot wide multi-purpose path along one side of the Development's collector roadways and a minimum 5-foot wide sidewalk along the other side of the Development's collector roadways as designated on the Master Development Plan.

b. Upon the City's request, a minimum of one sheltered bus stop at each commercial area, and, if necessary, pedestrian facilities from each bus stop to access the adjacent commercial area. An additional bus stop may be added at the northern commercial area if necessary to take into account increased bus service and demand.

c. A conceptual master plan illustrating a pedestrian/non-automotive system which connects the different land uses and demonstrates an efficient pedestrian/non-automotive system. Such plan shall be submitted with the first rezoning application and, as applicable, with subsequent rezoning applications or, at the discretion of the City, with each application for site plan approval and may be revised from time to time as to undeveloped portions of the Development. With the concurrence of the City, the system shall be in lieu of the 5-foot wide sidewalk provided for in Subparagraph 5.a. above.

d. Transportation services for the residents of the ACLF.

6. When warranted and required by FDOT and provided sufficient right-of-way is available, Developer shall provide for the construction of an additional southwest bound left turn lane on SR 200 that leads into Entrance 7.

7. On December 20, 2005, the Developer and City entered into the Concurrency Development Agreement recorded at O.R. Book 4291, Page 1444, as amended (the "Concurrency Development Agreement"). Based on the Developer providing for payment of $2,017,604.70 to the City, payment of $1,008,092.40 to FDOT and an additional payment of $400,127.04 to the City in accordance with the terms of the Concurrency Development Agreement, the Developer has fully satisfied all DRI transportation mitigation obligations related to the Heath Brook DRI except as set forth in Subparagraphs 4., 5., 6. and 8., of this Subsection J. In addition, the Developer has reserved transportation capacity for the Heath Brook DRI in the amount of 3,717 PM peak hour external trips in accordance with the Concurrency Development Agreement, which capacity reservation will expire on November 26, 2024 unless extended.

8. The design and construction of all traffic improvements completed within the Development shall be approved by the entity with jurisdiction over the roadway.

K. Emergency Shelters

The Development shall endeavor to provide emergency shelter space for 10% of its single family and multi-family residents and for all residents of the ACLF in designated areas within the Development, such as the golf course clubhouse, the individual multi-family clubhouses, and the hotel. The shelter space for the residents of the ACLF shall be provided within the ACLF. All shelters shall be constructed in accordance with the criteria adopted by the Marion County Emergency Management Authority.

L. Amphitheater

1. An amphitheater or other open-air venue for public gathering has been constructed in the northern commercial area of the Development.

M. Developer Contributions

1. The Developer (or the Original Developer) has made the following contributions to provide for the following public facilities needed to accommodate the impacts of the proposed Development.

   a. The Developer (or the Original Developer) paid $1,091,500 to the City for construction of a fire station, the purchase a pumper fire truck, and the provision of fire service for the Development.

   b. The Developer (or the Original Developer) paid $400,000 to the City for the purchase of the following equipment in order to provide solid waste services to the Development: a commercial front end loader; a residential automated side loader and solid waste carts. .

   c. The Developer (or the Original Developer) paid $33,500 to reimburse the City for its expenses incurred in processing the ADA and preparing the initial development order for the Heath Brook DRI.

N. Design Standards

1. The design for the State Road 200 landscape buffer have been submitted by the Developer and approved by the City.

2. The City has approved Design Standards for the single family development which consist, at a minimum, of the following:

   a. A common signage program;

   b. Landscape buffers along State Road 200, Interstate 75 and S.W. 66th Street;

   c. A landscaping pallet and criteria;

   d. Exterior lighting design criteria; and

e. Parking, dumpster and service area design criteria;

3. The City has approved Design Standards for the commercial and multi-family areas which consist, at a minimum, of the following for the respective areas:

   a. A common signage program;

   b. Landscape buffers along State Road 200 and S.W. 66th Street;

   c. A landscaping pallet and criteria;

   d. Exterior lighting design criteria;

   e. Parking, dumpster and service area design criteria; and

   f. Exterior design criteria for any portions of the retail areas exposed to State Road 200.

4. The Developer shall submit to the City for approval, at or prior to the submission of a site plan for a business park/light industrial area, Design Standards which shall consist, at a minimum, of the following for such area:

   a. A common signage program;

   b. Landscape buffers along SW 49th Avenue;

   c. A landscaping pallet and criteria;

   d. Exterior lighting design criteria; and

   e. Parking, dumpster and service area design criteria.

5. All improvements shall be constructed in substantial compliance with the approved Design Standards.

6. The architecture for the commercial and adjacent multi-family areas shall be compatible.

O. Affordable Housing

The Development shall endeavor to provide for at least 15% of the residential units to be affordable for "moderate income households" as determined by the standards of the United States Department of Housing and Urban Development for Marion County.

P. Biennial Reports

A Biennial Report shall be submitted in even-numbered years on the anniversary of the effective date of this Development Order to the City. The Biennial Report shall include those items required by Rule 73C-40.025(7), F.A.C., and the following items required by this Development Order.

a. A cumulative summary of the ground water samples;

b. Any revisions to the IPMP;The status of the Audubon certification of the golf courses;

c. The results of the biennial inspections of the stormwater management system and any problems, repairs, or modifications of the stormwater management system;

d. Hazardous substances report;

e. Any required biennial traffic signal warrant study; and

f. The initial transportation monitoring study and each TIA.

Q. Vested Rights

This Development Order does not diminish any vested rights the project acquired by virtue of obtaining DRI approval before the date that school concurrency became effective in the City.

Section 5. City or Agency Automatic Approval

A. Where a provision of this Development Order indicates that a matter is to be submitted to the City or an agency for approval, or is otherwise subject to City or agency approval, and provides a time period for the City or the agency to approve it, the matter shall be deemed automatically approved if:

1. The Developer transmits the matter to the City or agency for approval with a cover sheet containing the following legend (with the appropriate time period filled in) typed in bolded, 16-point (or larger) font:

> Pursuant to the Development Order for Heath Brook, this matter will be deemed approved if the recipient hereof fails to act with _____ days of its receipt.

and,

2. Thereafter, the City or agency fails to act, within the time period specified in this Development Order or such longer period as consented to by the Developer in writing.

Section 6. Modifications of the Development Order

Except as provided above relating to the Developer's use of the Equivalency Matrix, any change in the plan of development or provisions of this Development Order shall be submitted and reviewed in accordance with Section 380.06(7), F.S. In addition, any change in the plan of development shall be reviewed under, and subject to, the City's comprehensive plan and land development regulations and agency rules and regulations in effect at the time the proposed changes are submitted.

Section 7. Recording

Within ten days of the effective date of this Development Order, the Developer shall cause notice of the adoption of the Development Order and a copy of this Development Order to be recorded in accordance with Section 28.222, F.S.

Section 8. Effective Date

This Development Order shall be effective immediately upon its adoption by the City.

Section 9. Termination Date of the Development Order

This Development Order shall expire May 21, 2024, unless extended.

Section 10. Binding Effect

This Development Order shall be binding upon and shall be for the benefit of the Developer, its assigns, or successors in interest, including, without limitation, any entity, such as a homeowner's association, that may assume any of the responsibilities imposed on the Developer by this Development Order.

Section 11. Monitoring Official

The City Manager or a designee shall monitor the Development through the review of the Biennial Report and other studies and reports required of the Developer, building permits, certificates of occupancy, plats, if applicable, or any other relevant and factual information.

Section 12. Down-Zoning

Prior to the termination date of this Development Order, the Heath Brook DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is essential to the public health, safety, or welfare.

Section 13. Effect of Appeal

Any appeal of this Development Order shall:

A. Stay the effectiveness of this Development Order;

B. Extend the commencement, phase, buildout, and termination dates established herein by a period of time equal to the length of time that the appeal, challenge, or non-compliance proceeding remains pending; and

C. Extend the time in which the Development must fulfil obligations imposed herein by a period of time equal to the length of time that the appeal, challenge, or non-compliance remains pending.

Section 14. Notices

A. All notices, notifications, requests, consents and other communications required or permitted under this Development Order shall be in writing (including faxed

communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed to:

a. If to City:

City of Ocala
PO Box 1270
121 SE Watula Ave.
Ocala, Florida 34478
Attn: Planning Director
Fax: (352) 368-5594

b. If to the Developer:

Ocala Trophy, Ltd.
Attn: Mr. Marvin Smollar
3483 W. Woolbright Rd.
Boynton Beach, FL 33436
Fax: (561) 362-9208

or to such other addresses as either may designate by notice complying with the terms of this section.

2. Each such notice shall be deemed delivered:

a. On the dated delivered if by personal delivery; or

b. On the date upon which the Return Receipt is signed or delivery is refused or the notice is designated by the postal authorities as not delivered, as the case may be, if mailed.

Section 15. Violations.

A. The provisions of this section are designed to apply in the event the Developer, its successors, grantees or assigns, violates any of the conditions of this Development Order or otherwise fails to act in substantial compliance with this Development Order (which violation or failure to comply is referred to as a "violation").

B. In the event of a violation, the City may, in its discretion, stay the effectiveness of this Development Order on:

1. Identifiable tracts or parcels, or portions of tracts or parcels owned by the person or entity violating a condition of this Development Order and within the property described in Exhibit "A" attached hereto, in which case all further development permits, approvals and services for the development of said tracts or parcels, or portions of tracts or parcels shall be withheld. Person or entities owning property within the Heath Brook DRI who have not violated a condition of the Development Order, as amended, may continue to develop under the terms and conditions of this Development Order. For purposes of this section, the term "tract" shall be defined to mean:

Any quantity of land capable of being described with such definiteness that its boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit,

located within the legal description set out in Exhibit "A" attached hereto and the Heath Brook DRI Master Development Plan, dated October 26, 2017 (Map H).

2. The Developer, its successors, assignees, or grantees who are subject to a stay of the Development Order pursuant to subparagraph b. above, shall be given a written notice of violation by the City and a reasonable period of time to cure the violation. The person subject to the stay may petition the City Council for review of the notice of violation, prior to the stated compliance date, and such review shall be conducted at a public hearing.

3. In addition to the remedies set forth herein, the City may, in the event of a violation, pursue any such remedies provided the City by Section 380.11, F.S.

Section 16. Delay.

The Developer's failure to perform an obligation or fulfill a condition of this Development Order caused by events not anticipated at the time this Development Order was issued, including acts of God; delay due to a strike or labor difficulty; material, product or equipment shortages; or by other causes over which the Developer has no control, including delay in, failure of, or refusal by county, regional, state or federal authorities to issue permits for the activity required, shall not terminate or permit the termination of this Development Order, but shall not preclude the City from abating development until such failure is cured.

ADOPTED by the City Council of the City of Ocala, Florida, on 8/21, 2018.

This resolution adopted this 21 day of August, 2018.

CITY OF OCALA

By: _____
Matthew J. Wardell
President, Ocala City Council

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

Approved as to form and legality:

By: _____
~~Patrick G. Gilligan~~
~~City Attorney~~
W. James Gooding III
Assistant City Attorney

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

THIS IS TO CERTIFY THE FOREGOING TO BE A TRUE AND ACCURATE COPY
_____
DEPUTY CITY CLERK

EXHIBIT A – LEGAL DESCRIPTION

LEGAL DESCRIPTION(FURNISHED):
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND RUNNING THENCE S 89°00'19" E. ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, 2643.75 FT., TO THE SOUTH 1/4 CORNER; THENCE S 89°59'56" E, ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, 1681.89 FT.; THENCE N 01°00'04" E, 85.00 FT.; THENCE S 88°59'56" E, 912.33 FT., TO EAST BOUNDARY OF THE SAID SECTION 3; THENCE N 00°21'02" E, 1238.73 FT.; THENCE N 89°34'20" E, 38.02 FT., TO THE WESTERLY RIGHT OF WAY OF STATE ROD # 93 (ALSO KNOWN AS I-75); THENCE N 00°21'42" E, 1323.10 FT., ALONG THE SAID WESTERLY RIGHT OF WAY; THENCE N 89°27'28" W, 38.27 FT. TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N 00°20'17" E, ALONG THE AFOREMENTIONED EAST BOUNDARY 2605.21 FT. TO THE NE CORNER OF THE SAID NW 1/4; THENCE N 89°20'41" W, 115.47 FT. TO THE SE CORNER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N 89°19'20" W, 1321.63 FT. TO A REBAR AND CAP AT THE SE CORNER OF THE W 1/2 OF THE SE 1/4 OF SAID SECTION 34 (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "EXECUTIVE PARK" AS RECORD IN THE PUBLIC RECORDS OF MARION COUNTY FLORIDA IN PLAT BOOK 'I' ON PAGE 11); THENCE N 00°15'07" E, ALONG THE EAST BOUNDARY OF THE SAID W 1/2, 2643.25 FT., TO A 4X4 CONCRETE MONUMENT AT THE NORTH BOUNDARY OF THE AFOREMENTIONED SE 1/4; THENCE N 89°38'13" W, ALONG THE NORTH BOUNDARY OF THE SAID SE 1/4, 609.21 FT. TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 (AS MONUMENTED BY FLORIDA DEPARTMENT OF TRANSPORTATION); THENCE S 41°48'37" W, 781.55 FT., TO A REBAR & CAP; THENCE N 00°05'30" E, 6.01 FT. TO A REBAR & CAP; THENCE S 41°48'37" W, 983.76 FT., TO A REBAR & CAP; THENCE N 89°28'49" W, 1.33 FT., TO A REBAR & CAP; THENCE S 41°48'37" W, 648.31 FT. TO A REBAR & CAP.; THENCE S 48°11'23" E, 18.00 FT., TO A REBAR & CAP; THENCE S 41°48'37" W, 700.00 FT., TO A REBAR & CAP; THENCE N 48°11'23" W, 11.00 FT., TO REBAR & CAP; THENCE S 41°48'37" W, 379.00 FT., TO REBAR & CAP; S 48°11'23" E, 20.00 FT., TO A REBAR & CAP; THENCE S 41°48'37" W, 100.00 FT., TO A REBAR & CAP; THENCE N 48°11'23" W, 20.00 FT., TO REBAR & CAP; THENCE S 41°48'37" W, 721.00 FT., TO A REBAR & CAP; THENCE S 48°11'23" E, 345.73 FT., TO A REBAR & CAP; THENCE S 41°48'37" W, 565.48 FT., TO WEST BOUNDARY OF THE NW 1/4 OF THE AFOREMENTIONED SECTION 3; THENCE S 00°38'38" W, 31.71 FT., TO A 4X4 CONCRETE MONUMENT; THENCE S 00°38'38" W, 873.20 FT., TO 4x4 CONCRETE MONUMENT; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE, S 89°50'16" W, 1043.49 FEET; THENCE, S 00°38'42" W, 417.13 FEET; THENCE N 89°50'16" W, 591.11 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD #200; THENCE S 41°48'37" W, ALONG SAID SOUTHERLY RIGHT OF WAY, 1534.25 FEET, TO A REBAR & CAP (MARKED FL D.O.T.); THENCE, S 00°29'22" W, 7.57 FEET, TO A REBAR & CAP (FL D.O.T.); THENCE S 41°48'37" W, 94.03 FEET, TO A REBAR (FL D.O.T.); THENCE ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 01°14'48", A RADIUS OF 22835.31 FEET, AN ARC LENGTH OF 496.84 FEET, A CHORD BEARING OF S 41°09'56" W AND A CHORD DISTANCE OF 496.83 FEET TO REBAR & CAP (FL D.O.T.); THENCE S 49°27'28" E, 17.00 FEET, TO A REBAR & CAP (FL D.O.T.); THENCE ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 00°14'59", A RADIUS OF 22818.31 FEET, AN ARC LENGTH OF 99.50 FEET, A CHORD BERING OF S 40°25'02" W AND A CHORD DISTANCE OF 99.50 FEET, TO A REBAR & CAP (FL D.O.T.); THENCE N 49°42'28" W, 16.16 FEET TO A REBAR & CAP (FL D.O.T.); THENCE ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 00°49'55, A RADIUS OF 23002.31 FEET, AN ARC LENGTH OF 333.98 FEET, A CHORD BEARING OF S 40°24'29" W AND A CHORD DISTANCE OF 333.97 FEET, TO A REBAR & CAP (FL D.O.T.); THENCE DEPARTING FROM THE AFORESAID SOUTHERLY RIGHT OF WAY LINE, S 00°29'25" W, 694.53 FEET, TO A REBAR & CAP (MARKED MEC) ON THE NORTHERLY RIGHT OF WAY LINE OF WILLIAMS ROAD ALSO KNOW AS SW 66th STREET; THENCE S 89°44'43" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1103.74 FEET, TO A 4X4 CONCRETE MONUMENT (MEC); THENCE N 00°32'25" E, 499.87 FEET, TO AN IRON PIPE; THENCE S 89°43'12" E, 219.96 FEET TO A 4X4 CONCRETE MONUMENT (MARKED #2502); THENCE S 00°31'20" W, 512.70 FEET, TO THE SOUTH BOUNDARY LINE OF AFORESAID SECTION 4; THENCE S 89°47'51" E, ALONG THE SAID SOUTH BOUNDARY, 1960.88 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID NORTHEAST 1/4 N 89°50'16" W FOR 943.53 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'16" W FOR 100.00 FEET; THENCE N 00°38'42" E FOR 417.13 FEET; THENCE S 89°50'16" E FOR 100.00 FEET; THENCE S 00°38'42" W FOR 417.13 FEET TO THE POINT OF BEGINNING. SAID LAND BEING SITUATED IN MARION COUNTY, FLORIDA AND CONTAINS 0.958 ACRES MORE OR LESS.

EXCEPT PARCEL NO. 120 PART C, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2321(WATER RETENTION AREA) RECORDED IN OFFICIAL RECORDS BOOK 2069, PAGE 1882, MARION COUNTY RECORDS.

SUBJECT TO PARCEL NO. 802, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2521 (30 FOOT STORM EASEMENT & MAINTENANCE ROAD RIGHT OF WAY) RECORDED IN OFFICIAL RECORDS BOOK 2069, PAGE 1882, MARION COUNTY RECORDS.

SUBJECT TO PARCEL NO. 707, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2521 (10 FOOT TEMPORARY CONSTRUCTION EASEMENT) RECORD IN OFFICIAL RECORDS BOOK 2069, PAGE 1882, MARION COUNTY RECORDS.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER S.W. 66TH STREET (WILLIAMS ROAD)

SUBJECT TO ALL EASEVENTS RIGHTS OF WAY AND RESERVATIONS OF RECORD, IF ANY

SAID LANDS LYING AND BEING IN MARION COUNTY, FLORIDA CONTAINING 908.572 ACRES MORE OR LESS

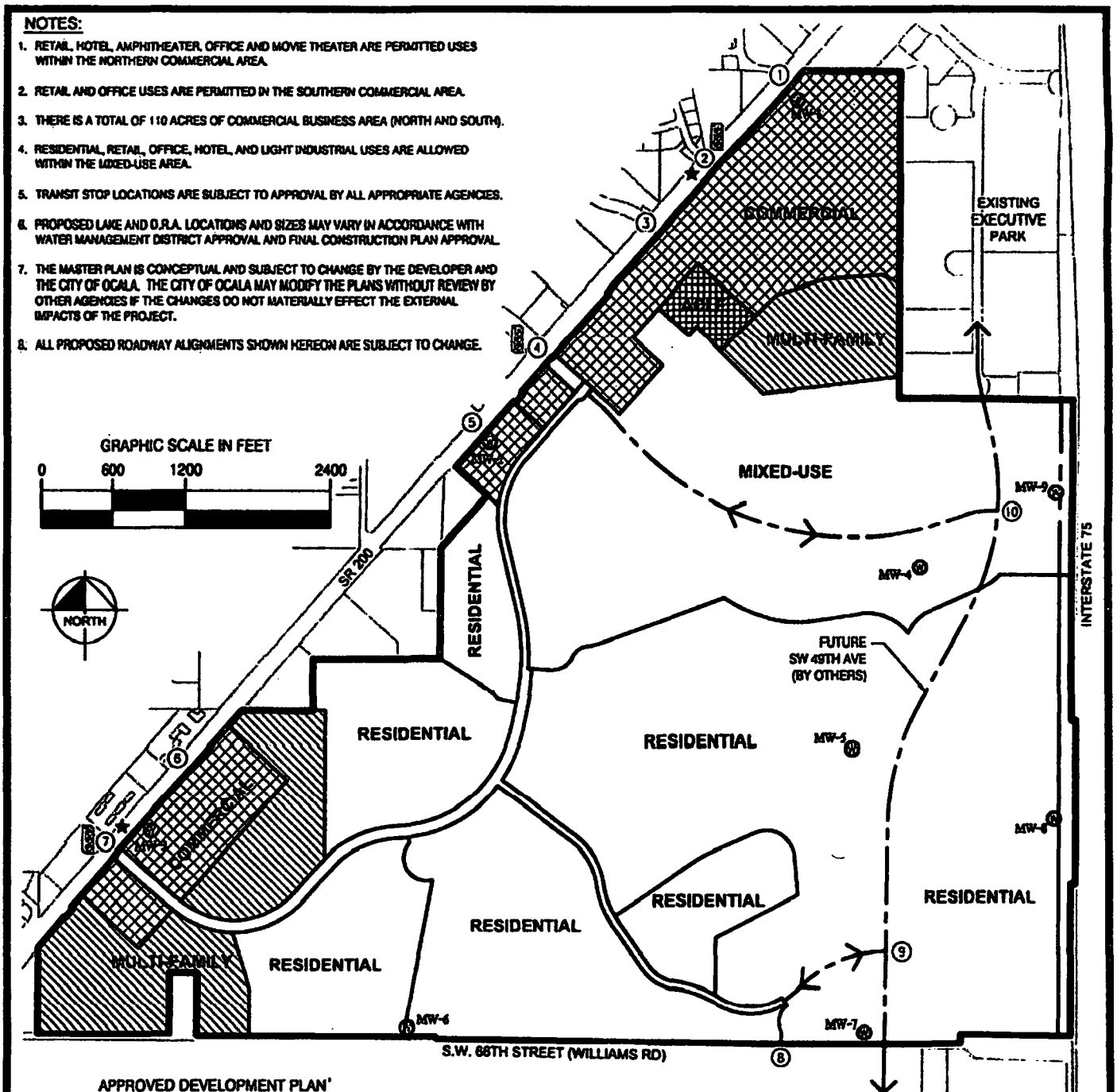

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EXHIBIT C – HEATH BROOK DRI DEVELOPMENT EQUIVALENCY MATRIX AND MAXIMUM/MINIMUM TABLE

Development Equivalency Matrix

A. LAND USE EQUIVALENCY RATES

CHANGE FROM → / CHANGE TO ↓	Gated Single Family Community (Units)	Condominium (Units)	Gated Golf Community (Units)	Multi-Family (Units)	ACLF (Units)	Shopping (North) (Sq. Ft)	Shopping (South) (Sq. Ft)	Multiplex Movie Theater (Screens)	Office (North) (Sq. Ft)	Office (South) (Sq. Ft)	Hotel (Room)	Business Park/Light Industrial (Sq. Ft)	Warehousing (Sq. Ft)	Mini-Warehouse (Sq. Ft)
Gated Single Family Community	–	1.670	1.883	1.639	5.941	0.284	0.193	0.074	0.455	0.356	1.423	0.602	5.318	5.941
Condominium	0.535	–	0.900	0.871	3.176	0.152	0.103	0.039	0.243	0.137	0.761	0.429	2.842	3.176
Gated Golf Community	0.594	1.111	–	0.968	3.529	0.169	0.115	0.044	0.270	0.152	0.845	0.476	3.158	3.529
Multi-Family	0.614	1.148	1.033	–	3.647	0.174	0.119	0.045	0.279	0.157	0.873	0.492	3.263	3.647
ACLF	0.168	0.316	0.283	0.274	–	0.048	0.033	0.012	0.077	0.043	0.239	0.135	0.895	1.000
Shopping (North)	3.525	6.593	5.933	5.742	20.941	–	0.691	0.259	1.604	0.901	5.014	2.828	18.737	20.941
Shopping (South)	5.178	9.685	8.717	8.435	30.765	1.460	–	0.381	2.356	1.324	7.366	4.151	27.520	30.765
Multiplex Movie Theater	13.594	25.426	22.883	22.145	80.765	3.857	2.626	–	6.185	3.476	19.338	10.897	72.263	80.765
Office (North)	2.198	4.111	3.700	3.581	13.059	0.624	0.424	0.162	–	0.562	3.127	1.762	11.684	13.059
Office (South)	3.911	7.316	6.583	6.371	23.235	1.110	0.755	0.288	1.779	–	5.563	3.136	20.789	23.235
Hotel	0.703	1.316	1.183	1.145	4.176	0.199	0.136	0.052	0.320	0.180	–	0.563	3.737	4.176
Business Park/Light Industrial	1.248	2.333	2.100	2.032	7.412	0.354	0.241	0.092	0.568	0.319	1.775	–	6.632	7.412
Warehousing	0.188	0.352	0.317	0.306	1.118	0.053	0.036	0.014	0.086	0.048	0.268	0.151	–	1.118
Mini-Warehouse	0.168	0.315	0.283	0.274	1.000	0.048	0.033	0.012	0.077	0.043	0.239	0.135	0.895	–

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: To add 2,000 square feet of Shopping (North) and change from Office (North):
7 KSF x 1,604 = 3,208 = Reduce Office (North) by 3,208 Square Feet

EXAMPLE 2: To add 50 Multi-Family Units and change from Hotel:
50 Units x 0.873 = 44 = Reduce Hotel by 44 Rooms

EXAMPLE 3: To change from 500 Single Family Units to Shopping (North):
500 Units/ 3.575 = 161,844 square feet of Shopping

EXAMPLE 4: To change from 500 Single Family Units to Office (North):
500 Units/ 2.198 = 727,479 square feet of Office

EXAMPLE 5: To change from 10,000 square feet of Retail (North) to Business Park:
10 KSF/ 0.354 = 28,248 square feet of Business Park

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Source	Units	Gross Trip Rates
Gated Single Family	PM Peak Hour Trip Rate for Land Use Code 210 (ITE Trip Generation Manual 8th Edition)	1 DU	1.01
Condominium	PM Peak Hour Trip Rate for Land Use Code 230 (ITE Trip Generation Manual 8th Edition)	1 DU	0.64
Gated Golf Community	PM Peak Hour Trip Rate from the Heath Brook DRI Report	1 DU	0.69
Multi-Family	PM Peak Hour Trip Rate for Land Use Code 220 (ITE Trip Generation Manual 8th Edition)	1 DU	0.62
ACLF	PM Peak Hour Trip Rate for Land Use Code 252 (ITE Trip Generation Manual 8th Edition)	1 DU	0.17
Shopping (North)	PM Peak Hour Trip Rate for Land Use Code 820 (ITE Trip Generation Manual 8th Edition)	1 KSF	3.58
Shopping (South)	PM Peak Hour Trip Rate for Land Use Code 820 (ITE Trip Generation Manual 8th Edition)	1 KSF	5.23
Multiplex Movie Theater	PM Peak Hour Trip Rate for Land Use Code 445 (ITE Trip Generation Manual 10th Edition)	1 Screen	13.73
Office (North)	PM Peak Hour Trip Rate for Land Use Code 710 (ITE Trip Generation Manual 8th Edition)	1 KSF	2.22
Office (South)	PM Peak Hour Trip Rate for Land Use Code 710 (ITE Trip Generation Manual 8th Edition)	1 KSF	3.85
Hotel (ITE 310)	PM Peak Hour Trip Rate for Land Use Code 310 (ITE Trip Generation Manual 8th Edition)	1 Room	0.71
Business Park/Light Industrial	PM Peak Hour Trip Rate for Land Use Code 770 (ITE Trip Generation Manual 10th Edition)	1 KSF	1.26
Warehousing	PM Peak Hour Trip Rate for Land Use Code 150 (ITE Trip Generation Manual 10th Edition)	1 KSF	0.19
Mini-Warehouse	PM Peak Hour Trip Rate for Land Use Code 151 (ITE Trip Generation Manual 10th Edition)	1 KSF	0.17

Note 1: Trip rates are as approved per the 4th Amendment to the Heath Brook Development Order (March 29th, 2005).
Note 2: Trip rate is from land use code 445 (Multiplex Movie Theater) from ITE Trip Generation Manual, 10th edition based on the type of movie theatre proposed.

Matrix Conversion Minimum & Maximum Trade-Off Limits

Land Use	Minimum	Maximum
Single-Family Detached (units)	750	2,250
Condominium (units)	0	680
Multi-Family (units)	320	1,275
ACLF (units)	0	225
Shopping (gsf)	350,000	1,050,000
Movie Theater (screens)	0	18
Office (gsf)	50,000	150,000
Hotel (rooms)	99	300
Business Park/Light Industrial (gsf)	0	50,000
Warehousing/Mini-warehousing (gsf)	0	330,000

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Ground & Surface Water – Parameter – Heath Brook Water Monitoring Program

ITEM	PARAMETER	REPORTING UNIT	DEGRADATION STANDARD
	Core Parameters		
a.	Fecal Coliforms	Cts./100 mL	2 cts./100 mL
b.	Nitrate	mg/L	3 mg/L
c.	Total Dissolved Solids	mg/L	500 mg/ L
d.	Sodium	mg/L	15 mg/L
e.	Sulfate	mg/L	45 mg/L
	Field Parameters		
f.	Turbidity	NTUs	10 NTU
g.	Water Level	NGVD 29	NA
h.	pH	St. units.	Outside of 6.5 < pH > 8.5
i.	Temperature	°C	NA
j.	Specific Conductance	mhmos/cm	NA
k.	Dissolved Oxygen	mg/L	NA
	Additional Parameters		
l.	Chloride	mg/L	20 mg/L
m.	Arsenic	µg/L	10 µg/L
n.	Copper	µg/L	100 µg/L
o.	Iron	µg/L	25 µg/L
p.	Manganese	µg/L	25 µg/L
q.	Ammonia (as N)	mg/L	0.15 mg/L
r.	Foaming Agents	µg/L	0.15 µgJL
s.	Color	Color Units	15 C.U.
t.	Odor	TON	2.5 TON

ml = milliliter
MCL = maximum contaminant level
mg/L = milligrams per liter
Ntu = nephlometric turbidity units
µg/L = micrograms per liter

FILE: 2003140878
OR BOOK/PAGE 03557/1702

Revised EXHIBIT "D"

EXHIBIT E – ROADWAY ACCESS MANAGEMENT PLAN

The location of the following existing and anticipated access points are shown on Map H:

Opening 1	Northern Entrance to Northern Commercial	Existing directional
Opening 2	Center Entrance to Northern Commercial	Existing full signalized intersection
Opening 3	Entrance to ACLF, North Multifamily, Sales Center	Existing directional
Opening 4	Northern Main Entrance to Residential Community	Existing full signalized intersection
Opening 5	Entrance to Frontage Commercial	Existing right in/right out
Opening 6	Entrance to Southern Commercial and Multifamily	Existing directional
Opening 7	Entrance to Southern Commercial and Residential	Existing full signalized intersection
Opening 8	S.W. 66th St. (Williams Rd.)	Full intersection (Future Entrance, if approved)
Opening 9	S.W. 49th Avenue (Future Road)	Full intersection (Future Entrance, if approved)
Opening 10	S.W. 49th Avenue (Future Road)	Full intersection (Future Entrance, if approved)

RECORD: $_____
DOC STAMPS: $ _____

PREPARED BY AND RETURN TO:
GRAY, ACKERMAN & HAINES, P.A.
Tim Haines
211 NW Third Street
Ocala, FL 34475

TAX PARCEL ID NO.:

----------SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA----------

ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS

THIS ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS (***"Assignment"***), effective as of the latest date of execution, is entered into by and between **OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP**, whose address for the purposes hereof is P.O. Box 740485, Boynton Beach, Florida 33474-0485 (***"Assignor"***) and **42ND STREET FLYOVER, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address for the purposes hereof is 2200 East Fourth Avenue, Hialeah, Florida 33010 (***"Assignee"***).

W I T N E S S E T H:

WHEREAS, Assignee is the owner of certain real property located in Marion County, Florida, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the ***"Property"***); and

WHEREAS, Assignee's predecessors in title acquired the Property from Assignor, and Assignor as the master developer of the Heath Brook Development of Regional Impact ("**DRI**") designated certain Trips (defined below) as vested in the owner of the Property; and

WHEREAS, Assignor and Assignee desire to evidence the vesting of such Trips with respect to the Property to Assignee; and

WHEREAS, Assignor desires to sell, and Assignee desires to purchase, certain Impact Fee Credits (defined below), in the event Assignor still has such Impact Fee Credits available to sell when Assignee is able to use them in connection with the construction of improvements on the Property.

NOW, THEREFORE, for and in consideration of the sum of $10.00, the sale and purchase of the Property and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. The above recitals are true and correct and incorporated herein by this reference.

2. Assignor hereby assigns or otherwise confirms the prior Assignment to Assignee as the owner of the Property and for the use and benefit of the Property:

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025124791 BK 8714 Pgs 1556-1563 09/17/2025 12:54:11 PM
REC FEE 69.50 INDEX

a. All of Assignor's rights and interest in and to no more than five hundred ninety-two (592) single-family detached residential units (the "**Allocated Use**") on the Property, which use shall not generate (in the aggregate) more than the number of external p.m. peak hour trips ("**Trips**") assigned herein below; and

b. All of Assignor's rights and interest in and to Two Hundred Seventy-Seven (277) Trips (the "**Maximum Trips**").

3. Assignee may not use the Property for any use which is other than or exceeds the Allocated Use, or which requires more than the Maximum Trips, without Assignor's prior written consent. The restriction in this Section 3 is a covenant running with the land for the benefit of Assignor and the remaining lands owned by Assignor from time to time located within the DRI and for the benefit of those successors and assigns of Assignor, and their properties located within the DRI, to whom the Assignor has specifically assigned master developer rights under the DRI as evidenced by a notice recorded in the Public Records of Marion County, Florida ("**Successor Master Developer**").

4. Prior to paying transportation impact fees to any governmental authority in connection with the Property, Assignee agrees to purchase transportation impact fee credits ("**Impact Fee Credits**") from Assignor at face value to the extent such Impact Fee Credits are available from Assignor, can be used to offset Assignee's transportation impact fee obligation with respect to the Property (or any portion thereof), and Assignee does not have its own Impact Fee Credits to use. In connection with any such sale of Impact Fee Credits, Assignor shall provide a written assignment of Impact Fee Credits to Assignee on a form reasonably acceptable to Assignee and the applicable governmental authority.

5. This Assignment runs with the land and shall be binding upon Assignor and Assignee, and their successors and assigns. Except as may be otherwise approved in writing by Assignor or its Successor Master Developer, the Trips assigned herein are for the use and benefit of the Property and are not transferable to other properties. All other Trips and use rights not assigned herein are reserved and held by Assignor.

[SIGNATURE PAGE(S) TO FOLLOW,
BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025124791 OR BK 8714 PG 1557 Pgs 1556-1563 09/17/2025 12:54:11 PM

IN WITNESS WHEREOF, the Parties hereto have executed this Assignment on the dates set forth below.

Signed, sealed and delivered in the presence of:

Matthew Van Vleet
Witness #1 Signature

Matthew Van Vleet
Witness #1 Printed Name

6615 W Boynton Beach Blvd
Witness #1 Address Boynton Beach, FL 33437

Jaidon Edwards
Witness #2 Signature

Jaidon Edwards
Witness #2 Printed Name

6615 W Boynton Beach Blvd
Boynton Beach, FL 33437
Witness #2 Address

ASSIGNOR:

OCALA TROPHY, LTD., A FLORIDA LIMITED LIABILITY PARTNERSHIP

By: New Millennium Operating Corp., a Florida Corporation, its General Partner

By: _____
Richard C. Voehringer, Vice-President

Date: 8/26, 2025

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was sworn to (or affirmed), subscribed and acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 26th day of August, 2025, by RICHARD C. VOEHRINGER, on behalf of the company/corporation, as Vice-President of NEW MILLENNIUM OPERATING CORP., A FLORIDA CORPORATION, General Partner of OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP.

_____
Notary Public, State of Florida
Name: Stevens Milord
(Please print or type)
Commission Number:
Commission Expires:

STEVENS MILORD
Notary Public, State of Florida
Commission # HH 133331
Expires Sept 09, 2025

Notary: Check one of the following:
_____ Personally known OR
__✓__ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: FL DL

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025124791 OR BK 8714 PG 1558 Pgs 1556-1563 09/17/2025 12:54:11 PM

Signed, sealed and delivered in the presence of:

ASSIGNEE:

42ND STREET FLYOVER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: 42nd Street Flyover Management, Inc., a Florida Corporation, as Manager

By: _____
John J. Brunetti, Jr., President

Date: September 16, 2025

_____
Witness #1 Signature

Marc Weinberg
Witness #1 Printed Name

1 Richland Street, New Brunswick, NJ 08901
Witness #1 Address

Elizabeth Gosner
Witness #2 Signature

Elizabeth Gosner
Witness #2 Printed Name

962 Thalia St, No. Bruns. NJ 08902
Witness #2 Address

STATE OF New Jersey
COUNTY OF Middlesex

The foregoing instrument was sworn to (or affirmed), subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of September, 2025, by JOHN J. BRUNETTI, JR., on behalf of the company/corporation, as President of 42ND STREEY FLYOVER MANAGEMENT, INC., A FLORIDA CORPORATION, as Manager of 42ND STREET FLYOVER, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

Pilar M. Corcoran
Notary Public, State of New Jersey
Name: Pilar M. Corcoran
(Please print or type)
Commission Number:
Commission Expires:

PILAR M. CORCORAN
My Commission Expires
NOTARY PUBLIC
August 12, 2027
STATE OF NEW JERSEY

Notary: Check one of the following:
✓ Personally known OR
_____ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: _____

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025124791 OR BK 8714 PG 1559 Pgs 1556-1563 09/17/2025 12:54:11 PM

EXHIBIT "A"

PARCEL 1

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°59'29" 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 65°01'06" E 119.48 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH

GREGORY C HARRELL MARION COUNTY FL
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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 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.

SAID LAND BEING SITUATED IN MARION COUNTY, FLORIDA.

PARCEL 2

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 65°01'06" 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 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.

PARCEL 3

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

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025124791 OR BK 8714 PG 1561 Pgs 1556-1563 09/17/2025 12:54:11 PM

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 S 57°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 S00°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.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025124791 OR BK 8714 PG 1562 Pgs 1556-1563 09/17/2025 12:54:11 PM

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" AND S.W. 61ST ROAD (HEATH BROOK BLVD)WHICH IS INCLUDED IN PARCEL 2 ABOVE.

IT IS THEREFORE THE INTENTION TO INCLUDE THAT PORTION OF SAID TRACT "C" AND S.W.61ST ROAD (HEATH BROOK BLVD) WHICH IS INCLUDED WITHIN PARCEL 2 ABOVE.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025124791 OR BK 8714 PG 1563 Pgs 1556-1563 09/17/2025 12:54:11 PM

January 29, 2026

City of Ocala Council and Planning Department
110 SE Watula Avenue
Ocala, FL 34471

RE: Objection to Proposed Rezoning and Development (Project Number 040746019)

We are writing to formally announce our objection to the proposed RV Park adjacent to our property. As pre-existing owners within the Secondary Springs Protection Overlay Zone, we have serious concerns about the impact that this new development will have on our property and the surrounding areas.

According to the Ocala/Marion TPO 2023 State of the System Report, the segment of SW 38th Avenue serving this site is already operating at 80% of its Level of Service D capacity. The TPO projects that this corridor will reach LOS E/F (Failure) by 2028. Under City Code Sec. 86-2, Certificate of Capacity, development must be denied if infrastructure cannot handle the load. Since the planned widening of SW 38th Avenue is not funded for construction until 2028, there is no "available capacity" to support this development in 2026.

The SW 49th Ave Corridor Project is currently changing traffic patterns in our immediate vicinity. Approving this rezoning before the city has 12 months of post-construction data to assess the hazards for agricultural equipment on SW 38th Ave is not sound planning. An RV Park adds oversized vehicles that have a massive turning radius on an already overly congested and narrow road. We have concerns about oversized vehicles trying to navigate on the same roads as agricultural equipment. Large RVs require much wider turning radiuses, which may not be compatible with the current narrow infrastructure of SW 38th Avenue.

Our property sits over sensitive karst topography. Under the Springs Protection Overlay, any significant increase in pavement is a threat to the Floridan Aquifer. We have concerns the nitrogen the development of this property will produce and the affect that it will have on my property and the surrounding area.

Under City of Ocala Ordinance 122-949, an RV park represents a very high intensity of use and are often considered a commercial/recreational use, which is incompatible with the surrounding property. This type of property is incompatible with the dust, noise, and odors of an active farm that maintains livestock, including chickens, and equipment.

We are concerned with both the noise and sound that this new development will cause. RVs often have exterior mechanical systems that can run 24/7 and 24/7 security lighting that differ from fixed residential lighting. We are concerned with the noise that 300 idling engines and exterior RV generators will cause. Also, each RV has the potential to house multiple people, potentially adding thousands of different people and vehicles every year. We have concerns for the security of our property and want to ensure that the transient guests and their pets will not enter our farm.

Thank you for your time and attention to this matter. We hope that once you review all of our concerns, you will vote no to the proposed rezoning.

Thomas Sizemore
7490 SW 38th Avenue Ocala, FL 34476

Cheri Sizemore
7490 SW 38th Avenue Ocala, FL 34476

Outlook

FW: objections/comments to rezoning request for 286.12 acre property Parcel 23875-000-01 & 35364-000-00

From Janiece Lucky <jlucky@ocalafl.gov>
Date Thu 3/5/2026 9:11 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>

Good morning Emily,

Another one.

JaNiece N. Lucky
Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344

From: Dayna Middlebrooks <daynam5169@gmail.com>
Sent: Wednesday, March 4, 2026 6:19 PM
To: Janiece Lucky <jlucky@ocalafl.gov>
Subject: objections/comments to rezoning request for 286.12 acre property Parcel 23875-000-01 & 35364-000-00

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.

As a property owner within 300 feet of the subject property I wish to state objections/comments regarding the "invasion" of this land.
After observing what is taking place in the areas near this property with land being denuded and scraped clear of trees, we, as a neighborhood, have a great concern for the 100 year old oak trees on the parcel described above. Since the property is inside the City of Ocala city limits, will the Growth Management Dept be fully involved in managing the tree

protections? The protections were created for a good reason and we would like to feel confident that they will be followed
Additionally, the pond behind our end of The Loop (62nd Loop) has many trees which are within 15 feet of the pond which provides a gathering and resting place for migratory birds as well as a nesting area for a white egret (or perhaps it is a heron as I cannot see the color of his legs) nesting pair that have produced babies for the past 3-4 years. They are nesting now and the male quietly plays the role of sentry for hours for his mate, sometimes marching along the edge of the pond and other times perching on the lower branch of a dead tree that overhangs the end of the pond.
Seasonally, a rafter of wild turkeys come for several months in the winter/spring, and at dusk rise into the safety of the tall oaks to sleep each night. During the daytime they feed in the pasture and the males strut around fanning their tail feathers attempting to interest one of the females. It works, because we have baby turkeys later in the Spring each year running around behind their mamas!
Last August we attended a meeting regarding the developer who had already named this property and listened to their presentation for over 550 homes to be built on the 283.55 acres along with clubhouse, swimming pool etc. When questioned about protecting the pond as well as the many oak trees the response was "We won't know until the street layout is completed in early 2026". It seemed to me at the time that one would need to know about tree and pond protection prior to creating a street layout, but they seemed confident that all would be fine.
In the meantime Hwy 200 has become overcrowded with vehicles and drivers from the new housing being developed in the area along Hwy 200. Therefore, the intersections at each end of SW 60th Street Road/ SW 49th Rd, being the only access and egress for Hwy 200, are currently backed up past the roundabout on the north end and past the entrance to

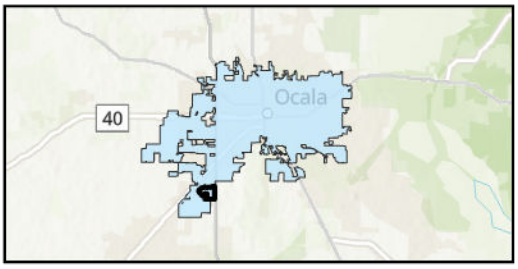
Publix on the south end when the traffic light is red. What will happen when an additional 1000 vehicles are exiting the new neighborhood onto SW 49th Rd (as shown on the plan they shared last summer) to access Hwy 200? My comment is to strongly consider that there to be no access or egress for the new neighborhood to SW 49th Rd. According to the plans shown last summer there are several access and egress points planned on the opposite side of the parcel with access and egress to the new SW 49th Avenue extension. My concern is that with the additional vehicles to Hwy 200 we will actually have gridlock and no one will go anywhere.
As I understand the PUD to PD request to rezone, PD will offer less flexibility to the planning of the neighborhood layout with regard to recreational areas and consideration for the variations in the land of the parcel. It is not a flat, furrowed, former farm. It is a pasture with some lovely features that could add to the beauty of a new neighborhood vs build as many houses as can be squeezed onto the property. If I am misinterpreting the difference between the two zoning designations, my apologies. It was not easy information to uncover.

Best regards,

Dayna Middlebrooks
4330 SW 62nd Loop
Ocala, FL 34474
352-422-3624

Dayna Middlebrooks sent from my gmail

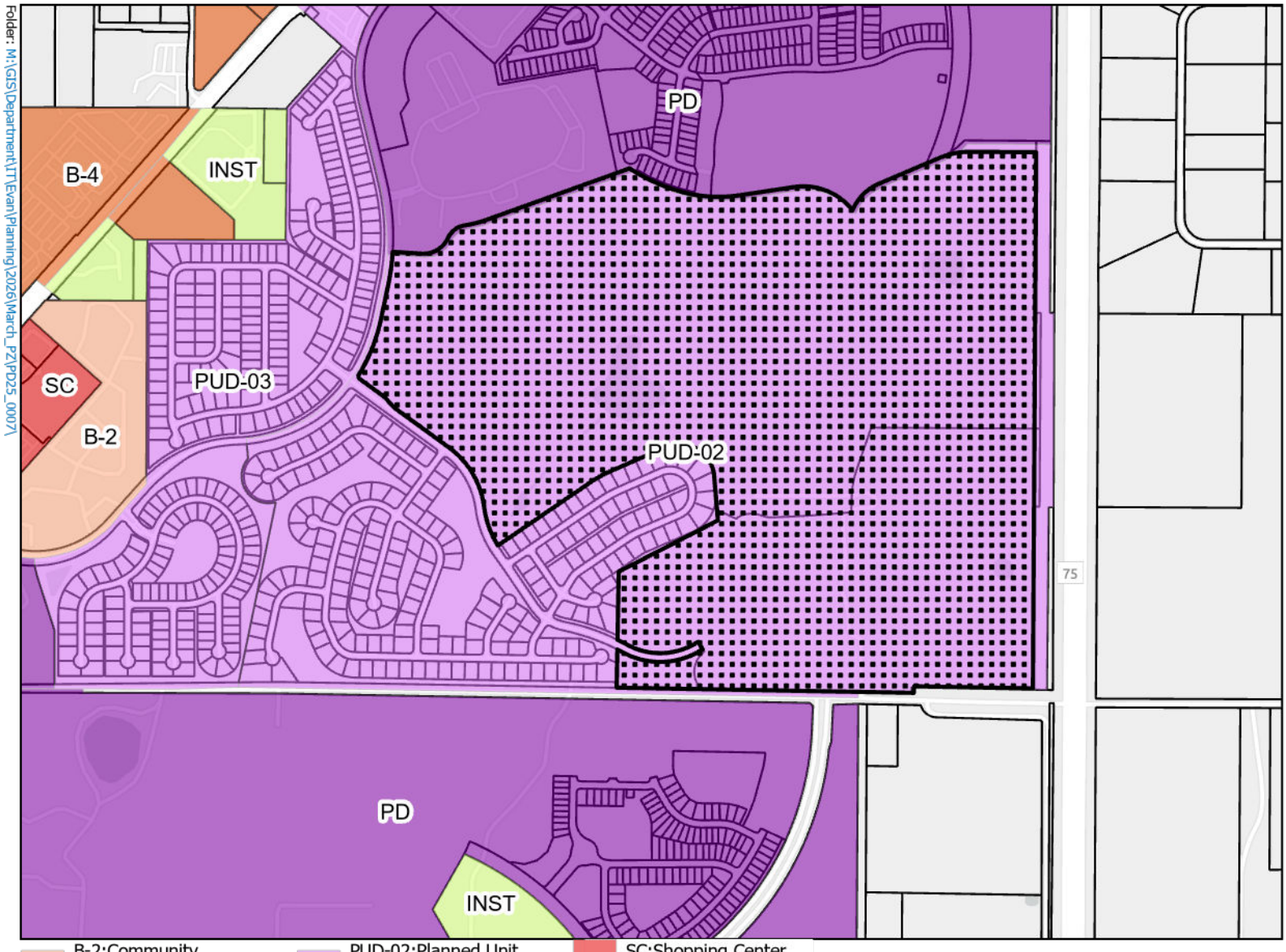
CASE MAP



Case Number: PD25-0007

Parcel: 23875-000-01

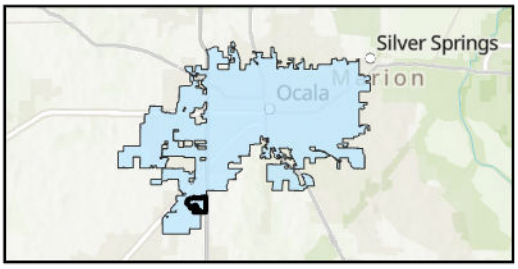
Property Size: Approximately 286.12 Acres
Land Use Designation: Low Intensity
Zoning: PUD-2, Planned Unit Development
Proposal: Request to rezone from PUD to PD



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 2/10/2026

AERIAL MAP



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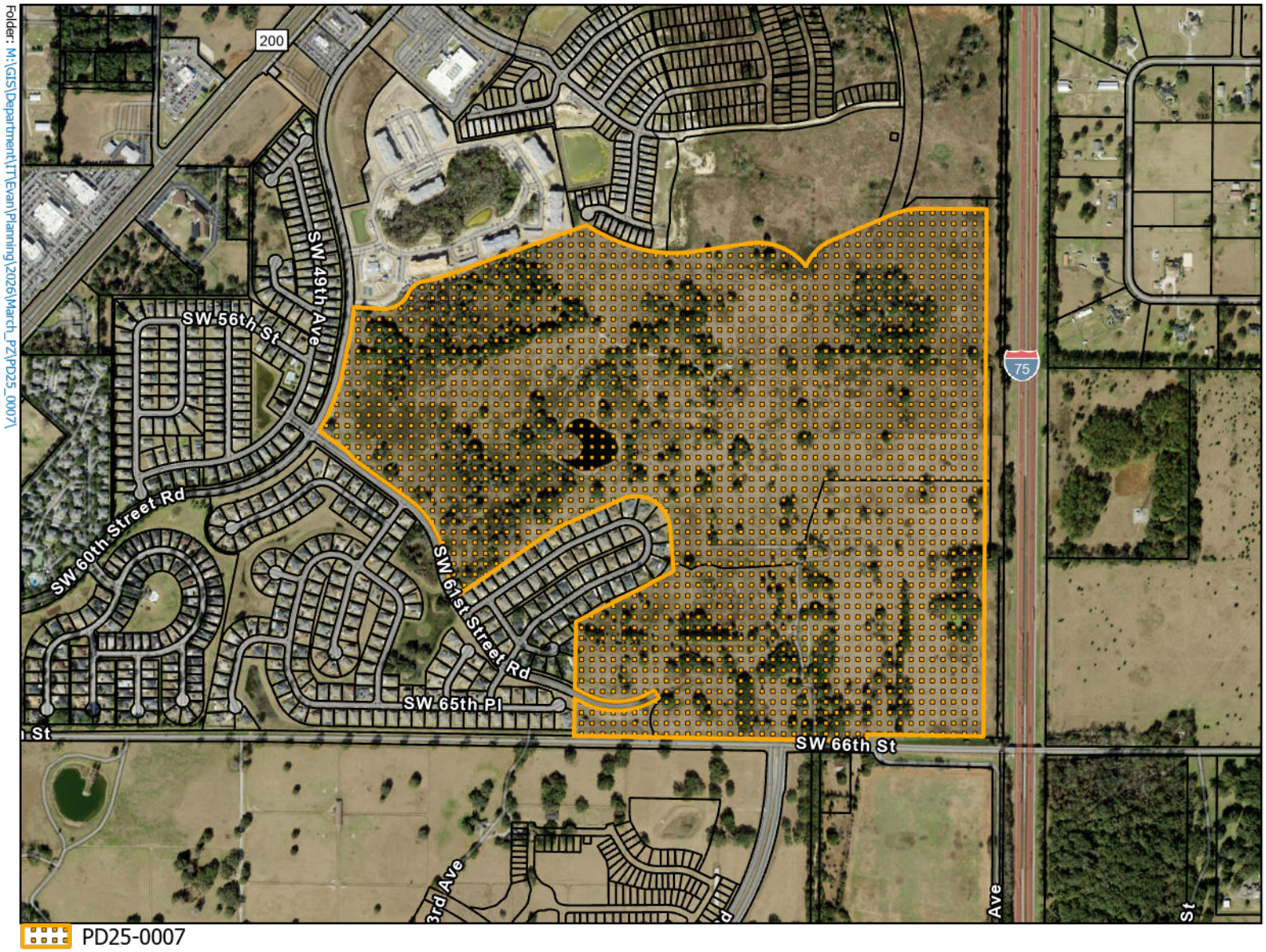

0 1,000 2,000 4,000 Feet

N

OCALA

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Prepared by the City of Ocala Growth Management Dept by ekrepps on 2/10/2026

File #: 2026-0904 Agenda Item #: d.

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Resolution to consider a PD Plan and Standards book for property located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00), approximately 283.55 acres (Case PD25-0007) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: Mockingbird Ridge, LLC
- Property Owner: 42nd Street Flyover, LLC
- Agent: Fred N. Roberts Jr., Esq., Klein & Klein, PLLC

Key Points:

The applicant is requesting to rezone two parcels, totaling 283.55-acres, from PUD-02, Planned Unit Development, to PD, Planned Development. In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a development program for up to 592 single-family residential units.

The subject properties are currently vacant and are two of the last remaining undeveloped parcels within the Heath Brook Development of Regional Impact (DRI). The DRI was originally established in 1999, via Resolution 99-130, and has undergone several amendments and extensions. In 2018, City Council adopted the

Amended and Restated Development Order for the Heath Brook DRI, via Resolution 2018-42.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes.

- The Low Intensity Future Land Use category requires a minimum residential density of three (3) dwelling units per acre and allows a maximum of up to eighteen (18) dwelling units per acre. The proposed PD Plan allows for up to 592 single-family lots with a minimum lot width of 50 feet, resulting in an overall density of approximately 2.1 dwelling units per acre across the 283.55-acre site. As previously mentioned, this density is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities.

- A master traffic study was performed for the DRI by Traffic Planning and Design, Inc. ("TPD") in 2005. The traffic study was updated by Kimley-Horn and Associates in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. There are a total of 277 trips reserved for development of up to 592 single-family residential units on the subject properties.

- The PD Plan indicates that the subject properties will be accessed via SW 40th Avenue which, upon completion, will bisect this PD and provide a connection to SW 66th Street. An additional access point is depicted along Tartan Road (SW 60th Street Road).

- The subject properties are bordered by residential uses associated with Planned Developments to the north, south, and west, while I-75 borders the properties to the east.

FINDINGS AND CONCLUSIONS:

- The proposed PD maintains the same entitlements and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI.

- The proposed density of the PD is consistent with the previously approved Heath Brook DRI.

- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:

    - Requested variation to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.

- The density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment. The existing DRI is consistent with the comprehensive plan through a vested right identified in

Chapter 106 of the Land Development Code.

- 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:**

- All sanitation services shall be provided by the City of Ocala.

- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

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
- Exhibit A - PD Standards Book
- Exhibit B - PD Plan
- Letters of Objection
- Case Map
- Aerial Map

RESOLUTION 2026-XX

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (MOCKINGBIRD RIDGE PD) FOR CERTAIN PROPERTY LOCATED WEST OF INTERSTATE 75 AND NORTH OF SW 66TH STREET, THE 4000 BLOCK OF SW 66TH STREET (PARCEL 23875-000-01 & 35364-000-00), APPROXIMATELY 283.55 ACRES (CASE NO. PD25-0007).

WHEREAS, Mockingbird Ridge, LLC submits a PD plan and Standards Book (Case PD25-0007) for property located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (parcel 23875-000-01 & 35364-000-00), approximately 283.55 acres to allow for the development of 592 single-family residential units; and

WHEREAS, as an associated Ordinance _____ amends the zoning map of the City of Ocala changing parcels 23875-000-01 & 35364-000-00 from PUD-02, Planned Unit Development, to PD, Planned Development; and

WHEREAS, on March 9, 2026, the Planning and Zoning Commission recommended _____ of the applicant's request by a X-X vote.

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

1. The City of Ocala does hereby approve the Mockingbird Ridge 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::

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°59'29" 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 65°01'06" E 119.48 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 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 65°01'06" 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.

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: **CITY OF OCALA**

By:
Angel B. Jacobs
City Clerk

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

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

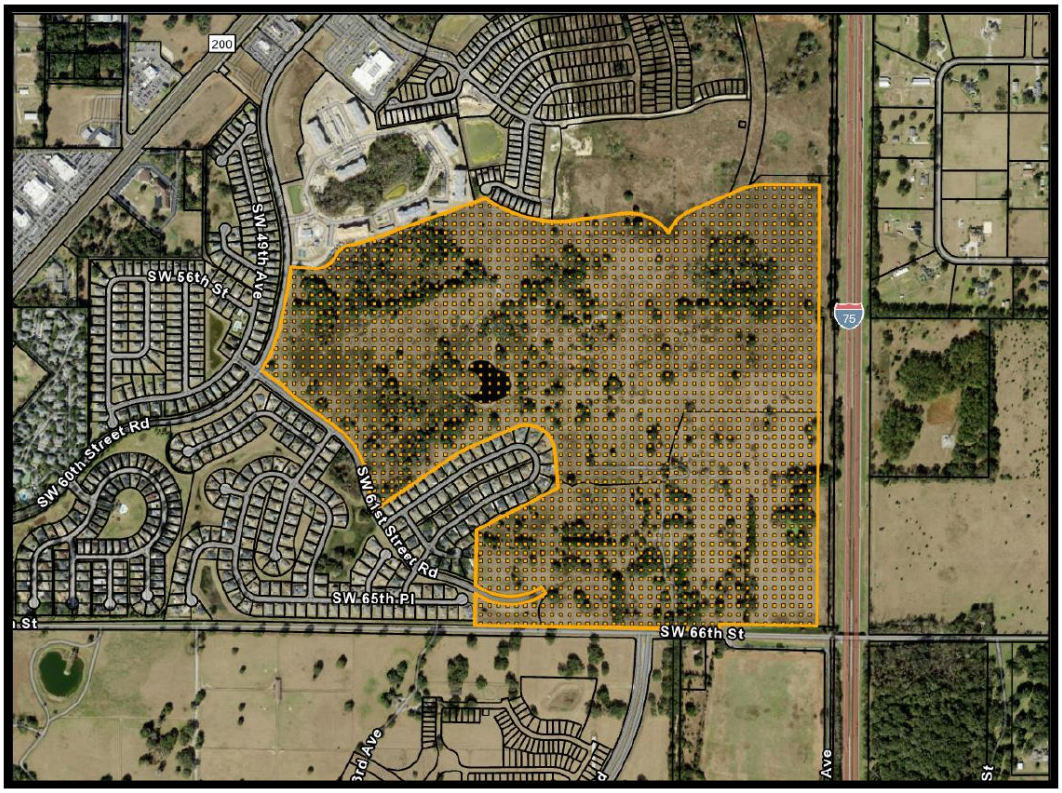
Case No. PD25-0007
Planning & Zoning Commission: March 9, 2026
City Council (1st Reading): April 21, 2026
City Council (Adoption): May 5, 2026

Applicant:	Mockingbird Ridge, LLC
Property Owner:	42nd Street Flyover, LLC
Project Planner:	Emily W. Johnson, AICP, Senior Planner
Amendment Request:	Rezone from PUD-02, Planned Unit Development, to PD, Planned Development

Current Parcel Information

Acres:	±283.55 acres
Parcel(s)#:	23875-000-01 & 35364-000-00
Location:	West of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street
Existing use:	Vacant, undeveloped
Future Land Use Designation:	Low Intensity
Zoning Designation:	PUD-02, Planned Unit Development
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	Heath Brook Development of Regional Impact (DRI)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone two parcels, totaling 283.55-acres, from PUD-02, Planned Unit Development, to PD, Planned Development. In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a development program for up to 592 single-family residential units.

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

Section 2 - Background Information

The subject properties encompass a total of approximately 283.55 acres. The current designations of the properties are:

Zoning: **PUD-02, Planned Unit Development** with conceptual plan approval

Future Land Use: **Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 dwelling units per acre, and a maximum of 18 dwelling units per acre or 0.75 floor area ratio (FAR).

The subject properties are currently vacant and are two of the last remaining undeveloped parcels within the Heath Brook Development of Regional Impact (DRI). The DRI was originally established in 1999, via Resolution 99-130, and has undergone several amendments and extensions. In 2018, City Council adopted the Amended and Restated Development Order for the Heath Brook DRI, via Resolution 2018-42. Most recently, a non-substantial change to the DRI was initiated by the developer in 2023, to modify the equivalency matrix to allow for other non-residential uses.

At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes. On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, which eliminated the Low Density Residential FLU, while assigning the new designation of Low Intensity to the subject properties. The intent of the Low Intensity FLU is to identify areas that are generally oriented towards the automobile as the primary mode of transportation. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential.

A master traffic study was performed for the DRI by Traffic Planning and Design, Inc. ("TPD") in 2005. The original traffic study (TIA03-0004) was originally found unacceptable and denied by the City; final approval of the traffic study was granted on August 3, 2005. The traffic study was updated by Kimley-Horn and Associates in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. There are a total of 277 trips reserved for development of up to 592 single-family residential units on the subject properties.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	PD, Planned Development	Single-family and multi-family residences within the same DRI (The Grove Apartments and Ridge at Heath

			Brook PD)
East	Rural Land (County)	A-1, General Agriculture (County)	Undeveloped/agricultural tracts and single-family residences on large lots (5+ acres in size), adjacent to I-75
South	Low Intensity Low Residential (County)	PD, Planned Development A-1, General Agriculture (County)	Single-family residences (Winding Oaks PD), adjacent to SW 66th Street Single-family residence and undeveloped/agricultural tract, adjacent to SW 66th Street
West	Low Intensity	PUD-02, Planned Unit Development PUD-03, Planned Unit Development	Single-Family Residences within the same DRI (Preserve at Heath Brook and Meadows at Heath Brook), adjacent to Tartan Road/SW 60th Street Road and SW 61st Street Road

The extension of SW 40th Avenue was originally contemplated as part of the DRI and was designed as a frontage road along I-75. Since that time, the alignment has been modified to establish a connection between SW 43rd Street Road and SW 66th Street.

The subject properties are bordered by residential uses associated with Planned Developments to the north, south, and west, while I-75 borders the properties to the east. The property has maintained the PUD-02 zoning, which is currently inactive as final approval was never granted.

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-02, Planned Unit Development, 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 Code (LDC), and the established neighborhood development pattern.

As previously stated, the subject properties lie within the Heath Brook DRI and have prior entitlements for single-family residential development consistent with the approved DRI. The subject properties were zoned PUD-02 in conjunction with the Conceptual Plan for the Heath Brook Planned Development, however, a final PUD plan was never submitted nor approved. Pursuant to Section 122-948, the PUD zoning is no longer in effect. A rezoning to re-establish an active zoning district for the subject property is needed. The proposed PD plan and standards book address the density of development, design standards, buffers, and access, which are consistent with prior approvals and the DRI.

Proposed PD Plan and Standards:

The proposed PD is a single-family detached residential development containing 592 lots, with a minimum lot width of 50-feet. This constitutes an overall density of approximately 2.1 dwelling units per acre on the 283.55-acre site. The maximum height of the development is proposed at 35-feet, measured from finished ground floor to the mean height between ridge and soffit.

The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards

consistent with the Heath Brook DRI. A 25-foot-wide buffer will be maintained around the perimeter of the development, and along both sides of SW 40th Avenue. The PD plan indicates that a minimum of 25% of the development will be preserved as open space (approximately 70.59 acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (7.06 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.

Neighborhood Meeting:

A neighborhood meeting was held in August 2025, with the applicant and agent providing information regarding the proposed development and nearby residents asking questions pertaining to traffic impacts, drainage concerns, ingress/egress points, lot sizes, buffer types and locations, tree preservation, height of proposed residences, and number of residential units.

Consistency with Comprehensive Plan:

The comprehensive plan amendment in 2013 consolidated land use categories from 13 down to six and established new densities and intensities for development. The amendment also addressed vested property rights by deferring to the LDC. While the proposed density of this PD is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities. Chapter 106 of the LDC provides the parameters for determination of vested rights and exempted development orders. A DRI is listed as an exempted development type. The lesser density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment.

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.

   Staff Comment:

The Low Intensity Future Land Use category is intended to promote mixed-use development patterns while allowing for residential uses. Although the proposed PD is designed as a single-use residential project, the subject properties are located within a larger mixed-use DRI. As such, the project functions within an established mixed-use framework and provides connectivity to nearby commercial and non-residential uses, thereby maintaining consistency with the purpose and intent of the Low Intensity FLU designation.

- At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes.
- The Low Intensity Future Land Use category requires a minimum residential density of three (3) dwelling units per acre and allows a maximum of up to eighteen (18) dwelling units per acre. The proposed PD Plan allows for up to 592 single-family lots with a minimum lot width of 50 feet, resulting in an overall density of approximately 2.1 dwelling units per acre across the 283.55-acre site. As previously mentioned, this density is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

   Staff Comment:

   - The subject properties are located within a larger mixed-use DRI, providing connectivity between the proposed development and nearby commercial and non-residential uses.
   - Heath Brook DRI indicated areas of both residential and non-residential development, the proposed PD lies within one of the areas identified for single-family residential development.
   - The subject properties are bordered by other PUDs and PDs; the Heath Brook PUD and PD to the west and north, the Winding Oaks PD to the south, and bounded by I-75 to the east.

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: The subject properties meet the requirements for consideration of rezoning to the PD zoning district, set forth by the Code of Ordinances. The property meets the exception requirements of number two above being 283.55 acres and a residential development.

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 requested PD zoning district is a permitted district within the current Low Intensity Future Land Use category.

3. <u>Section 122-942(a)</u> – *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 access via SW 40th Avenue (currently under construction), which upon completion will bisect the Planned Development and connect to SW 66th Street. An additional access is depicted along Tartan Road (SW 60th Street Road).

   (2) Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.

   Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with the Heath Brook DRI. The PD describes two buffer types, a 25-foot-wide "Type 'A'" buffer and a 35-foot-wide "Type 'B'" buffer. A 25-foot-wide Type 'A' buffer will be maintained around the perimeter of the development, and along both sides of SW 40th Avenue.

   (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 25% of the development will be preserved as open space (approximately 70.59-acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (7.06-acres). Common examples of aggregate open space include clubhouse and amenity centers with swimming pools, sports and activity courts, and trails for active and passive recreation.

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 70.59-acres, with proposed aggregate open space calculated at 7.06-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.

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 applicant is requesting a variation to subsection 122-942(4)(d) to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The applicant has submitted a letter detailing the request. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.

(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 Title Opinion and Statement of Unified Control to the City in October 2025.

(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 4 phases.

(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: Should a site plan be required for any of the development, all the requirements above shall be met.

(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: N/A.

(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.

Variations from Code of Ordinances

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

1. *Section 122-942(a)(4)(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.*

   Applicant Statement: As this project is part of the overall mixed-use Heath Brook 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.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-02, Planned Unit Development	Development of up to 592 single-family residential lots, consistent with the master plan for Heath Brook DRI	50-feet	35-feet
Proposed	PD, Planned Development	Development of up to 592 single-family residential lots, consistent with the master plan for Heath Brook DRI	50-feet	35-feet

Staff Comment:

The proposed PD maintains the same number of single-family residential lots and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI. As previously stated, the subject properties were zoned PUD-02 in conjunction with the Conceptual Plan for the Heath Brook Planned Development, however, a final PUD plan was never submitted nor approved. Pursuant to Section 122-948 and the adoption of Ordinance 2019-28, the PUD zoning is no longer in effect.

Section 5 - Level of Service (LOS) Analysis

For staff's review of rezoning petitions, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic. For this rezoning, the proposed density for the PD is below the minimum density established under the Low Intensity Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

As previously noted, the subject properties lie within a DRI with existing entitlements, dating back to as early as 1999. Because entitlements are already in place, Level of Service does not factor into the rezoning considerations.

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

Transportation: The PD Plan depicts that the subject properties will be accessed by SW 40th Avenue, which upon completion will bisect the Planned Development and connect to SW 66th Street. An additional access is depicted along Tartan Road (SW 60th Street Road), which is an unclassified roadway. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 49th Ave	4	45 MPH	Collector	E	67,770	*	*
SW 66 Street	2	45 MPH	Collector	C	12,096	8,500	C

*SW 49th Avenue is the southern extension of SW 40th Avenue, which will be maintained by Marion County and is currently under construction. AADT has not yet been counted, and the LOS has not been reported by the Ocala-Marion TPO.

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: A master traffic study was performed for the Development of Regional Impact (DRI) by TPD in 2005, and updated by Kimley-Horn in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. Additionally, the traffic study established a rate of 0.60 trips per single-family residential unit, with a 22% internal capture rate for the development. There is a total of 277 trips reserved for development of the subject properties.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along SW 66th Street and Tartan Road (SW 60th Street Road).

- *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: The proposed PD Plan includes a maximum of 592 single-family dwelling units, which would generate an impact of 177,600 gpd (or 0.178 mgd) at the current LOS. A capacity analysis will

be required at the time of subdivision review for any future development.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along SW 66th Street and Tartan Road (SW 60th Street Road).

- *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: The proposed PD Plan includes a maximum of 592 single-family dwelling units, which would generate an impact of 148,000 gpd (or 0.148 mgd) at the current LOS. 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 subdivision review for any future development.

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

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

LOS Impact: 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: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's southwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.

B. Other Public Facilities:

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

Stormwater: The subject properties are partially located within Flood Zone AE, which indicates a 1% annual chance of flooding. The subject properties were evaluated as part of the Ocala Flood Study and portions of the properties were determined to have a Base Flood Elevation (BFE) between 73.5 and 94.9 feet. 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 #6 is located approximately 1.2 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact Saddlewood Elementary, Liberty Middle School, and West Port High School.

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	5082	592
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elementary	0.107	544	64
M	Liberty Middle School	0.043	219	26
H	West Port High School	0.071	361	43

		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	5082	0
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elementary	0.137	697	0
M	Liberty Middle School	0.055	280	0
H	West Port High School	0.066	336	0

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 6 - Staff Findings and Recommendation

- The proposed PD maintains the same entitlements and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI.
- The proposed density of the PD is consistent with the previously approved Heath Brook DRI.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
    - Requested variation to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.
- The density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment. The existing DRI is consistent with the comprehensive plan through a vested right identified in Chapter 106 of the Land Development Code.
- 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 Recommendation: Approval with conditions of PD25-0007

- All sanitation services shall be provided by the City of Ocala.

- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

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

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.

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

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.

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:

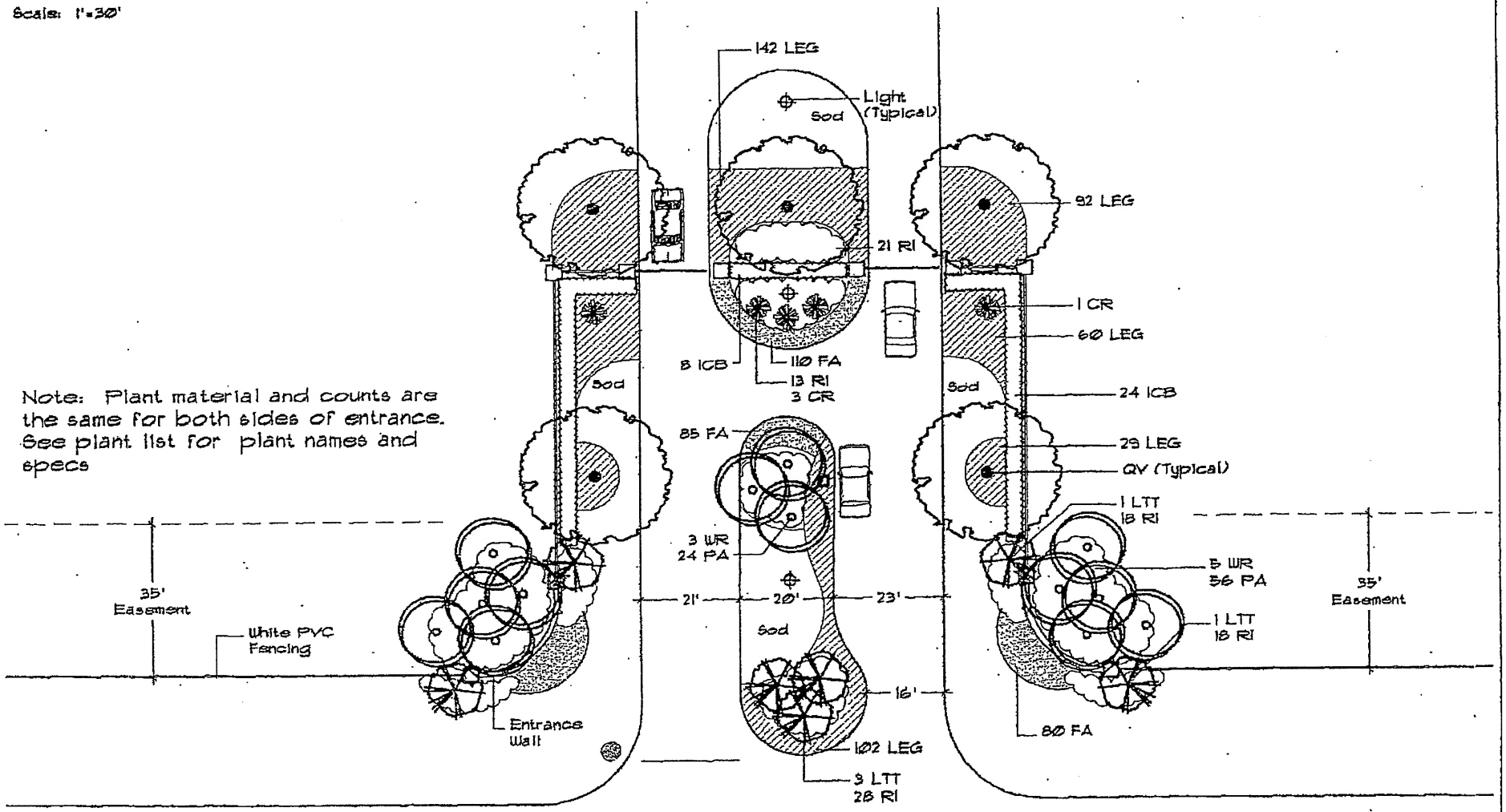
- One (1) shade tree (in addition to the street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace the required shade tree. 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

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.

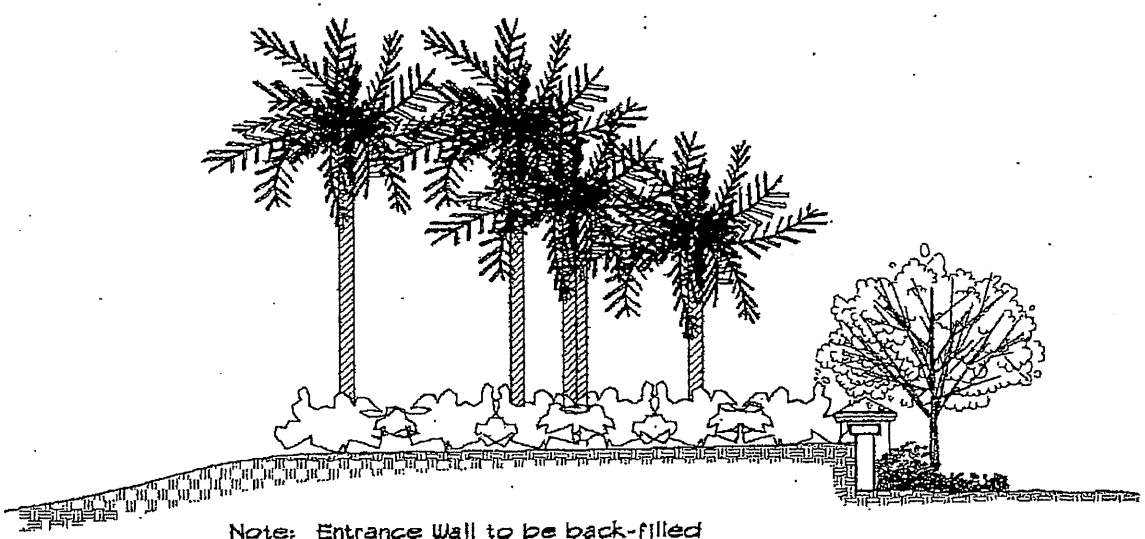
- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shady locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- The lawn and landscape maintenance will adhere to the guidelines set forth 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

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

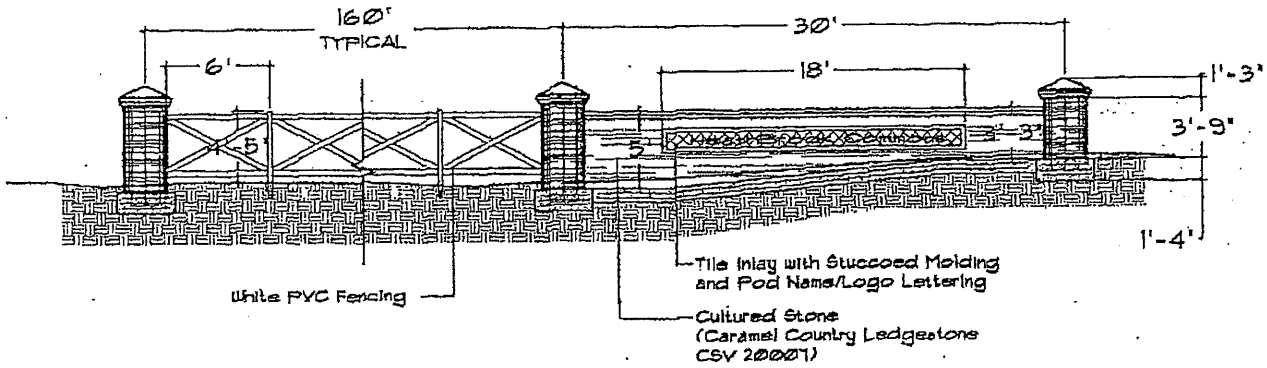


Note: Entrance Wall to be back-filled and landscaped as shown

PLANT LIST

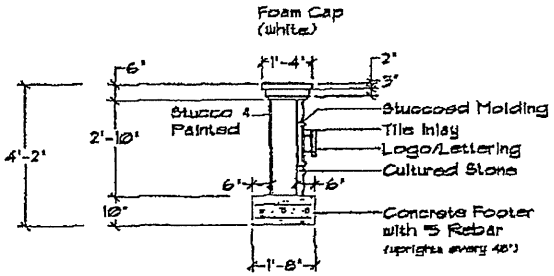
TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'ht x 5-6'spr
5	QV	Live Oak	Quercus virginia	B&B, 10-12'ht x 5-6'spr, 3 1/2" cal min
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	CR	Sago Palm	Cycas revoluta	#5, 36"ht 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"os, 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
194	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	19000 SQ FT | SL Augustine Floratam

Figure 3
SF Residential Landscape Requirements
Wall & Fence Details

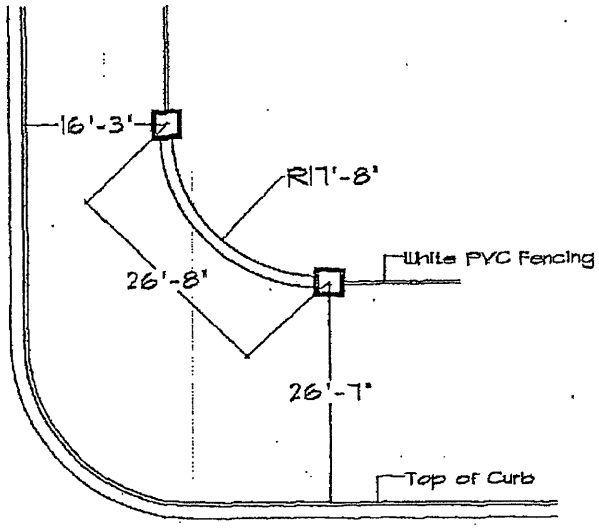


Elevation

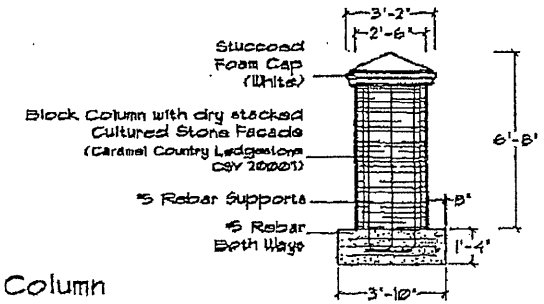
Note: Curved Wall, 30 L.F. from column centers.
Average wall height is 3'-8"
(minimum of 3'-3" and maximum of 5'-0")

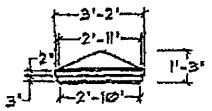


Wall Section



Plan

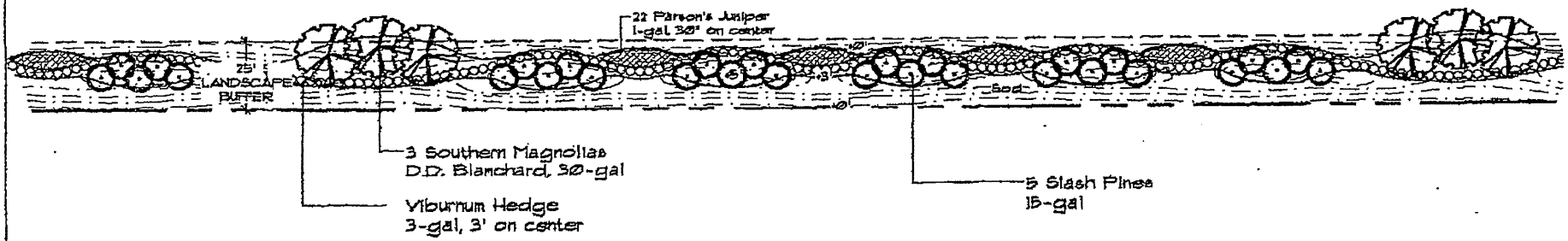




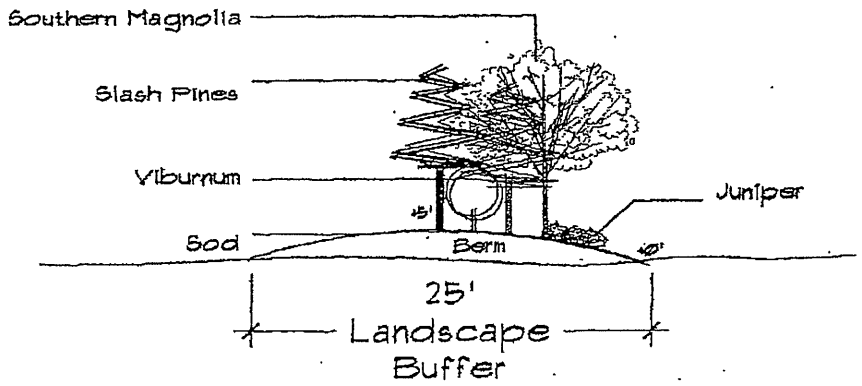
Column
(Typical)

Figure 4
SF Residential Landscape Requirements
Landscape Buffer

Plan



Section



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)

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.

- 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)

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'.

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

Exhibit "G"

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

Exhibit "G"

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

Exhibit "G"

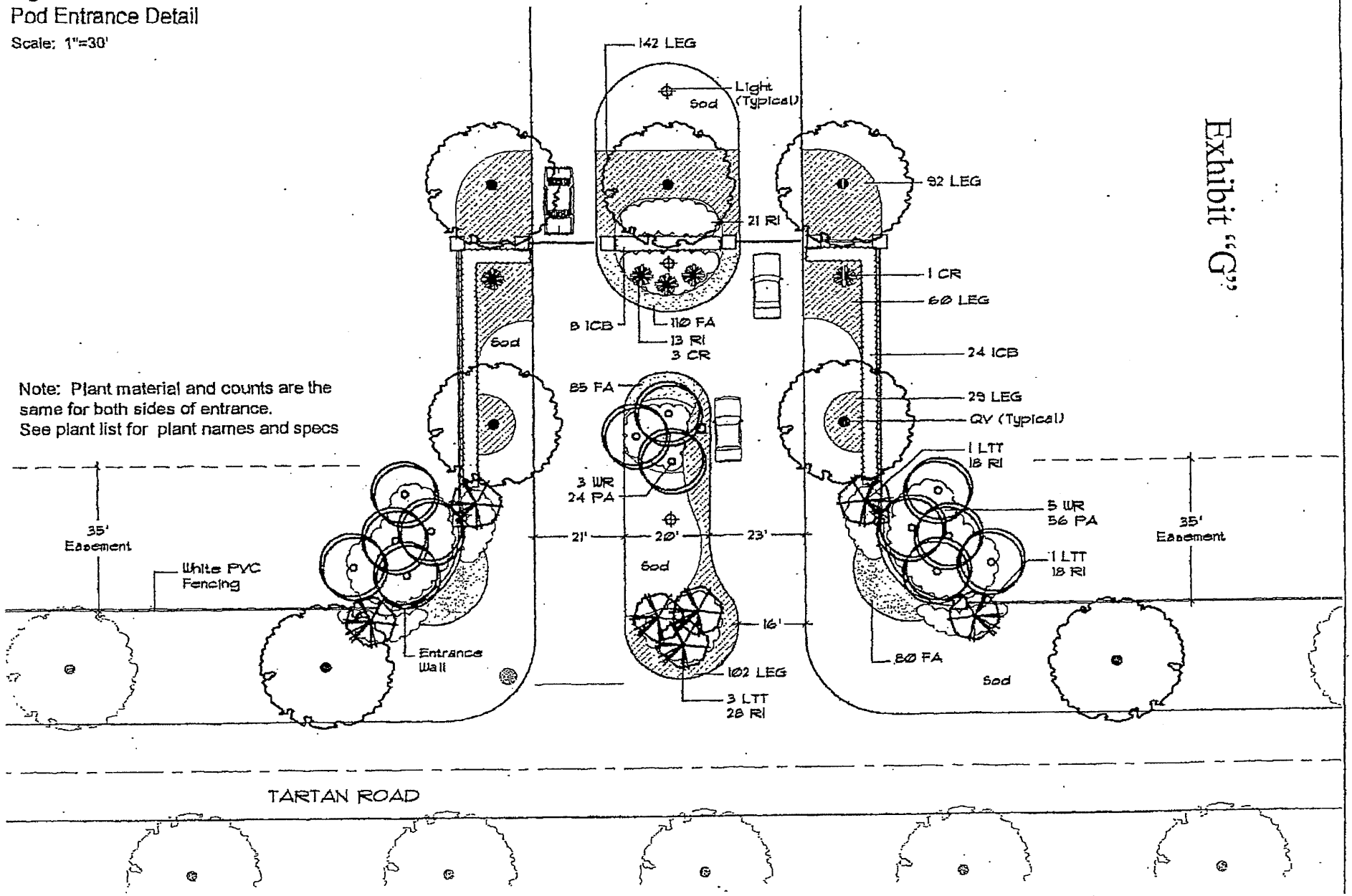
SHRUBS			
BMJ	Japanese Boxwood *Buxus microphylla*	#3	15-18"ht x 15-18"spr
ICB	Dwarf Globe Holly *Ilex cornuta*	#3	18-24"oa; 2'-6'oc
IVN	Dwarf Yaupon *Ilex vomitoria*	#3	18-24"oa; 3'oc
PA	Plumbago *Plumbago auriculata*	#3	18"-24"
PT	Pittosporum *Pittosporum tobira*	#3	18-24"ht x 18-24"spr
RDR	Azalea '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

Exhibit "G"

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

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

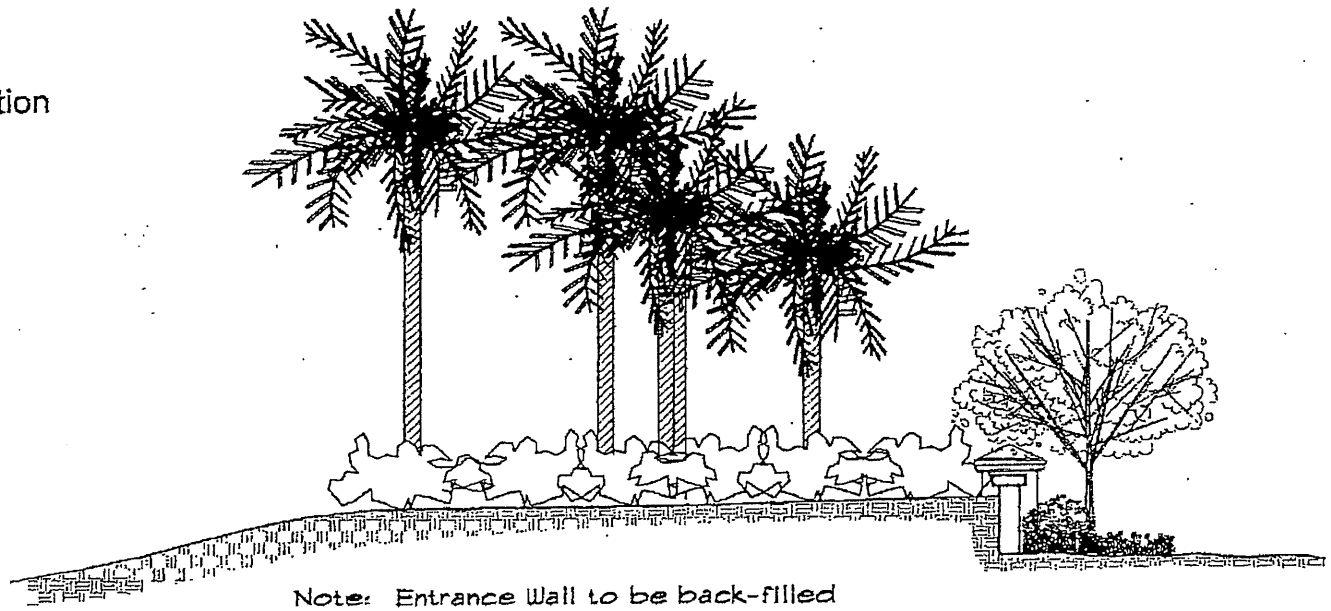
Exhibit "G"

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"oc, 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

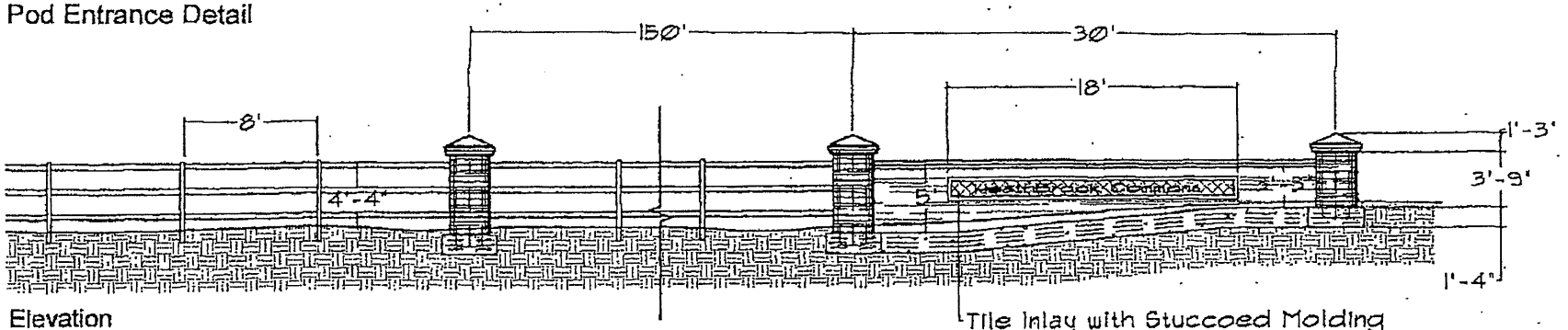
Section



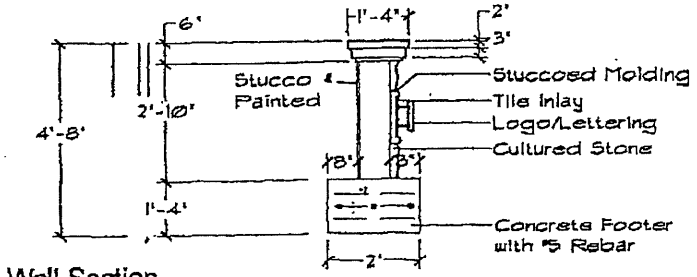
Note: Entrance Wall to be back-filled and landscaped as shown

Exhibit "G"

Figure 3
Pod Entrance Detail

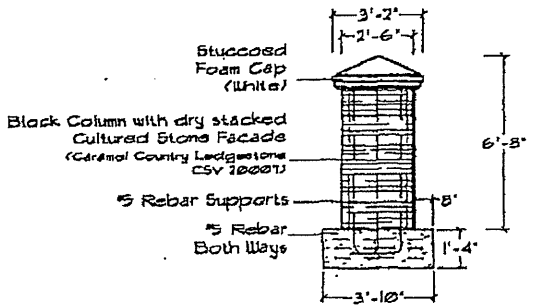


Elevation

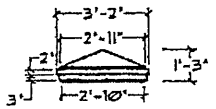


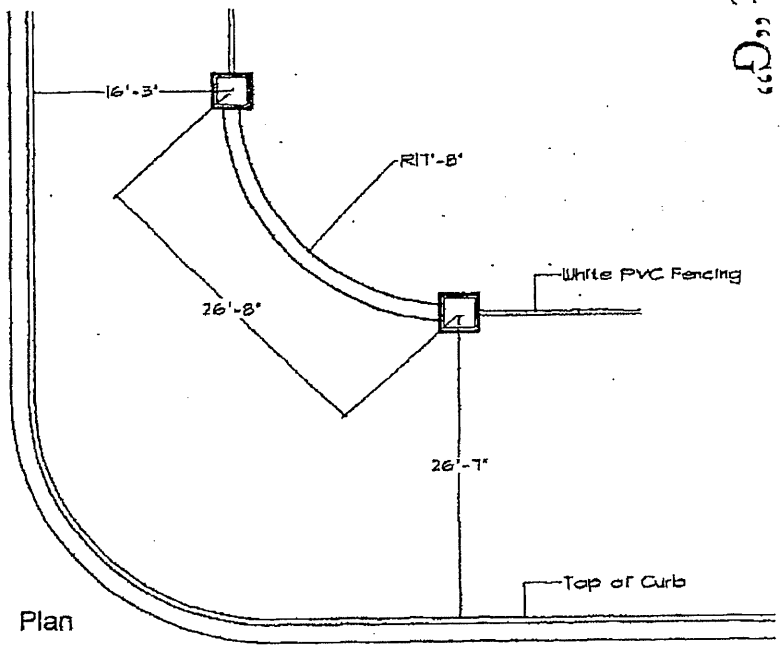
Wall Section

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



Column
(Typical)



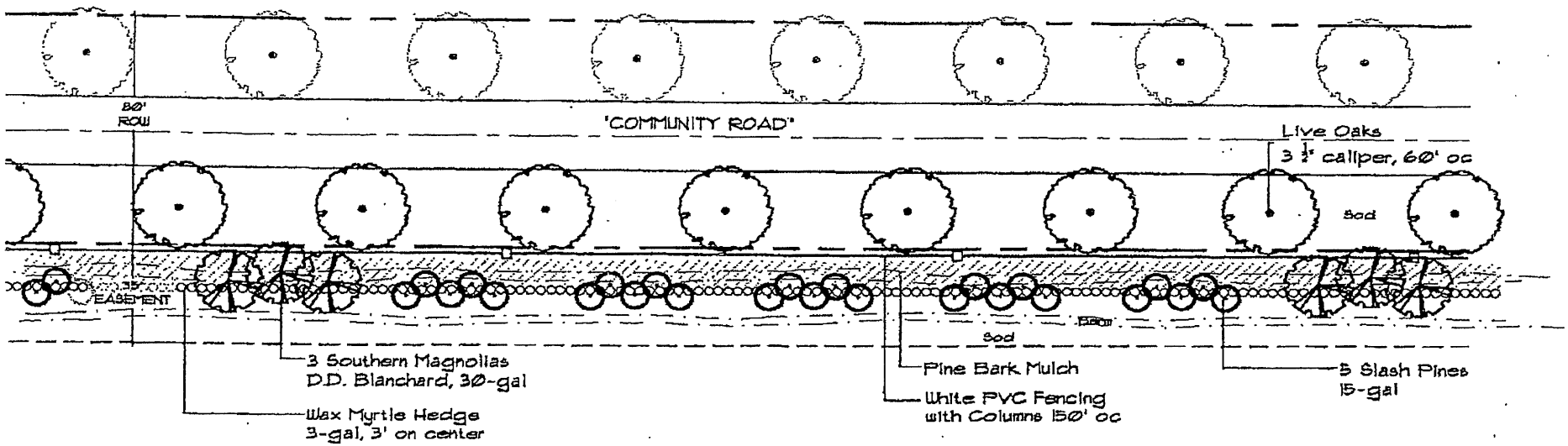


Plan

Exhibit "G"

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

Plan



Section

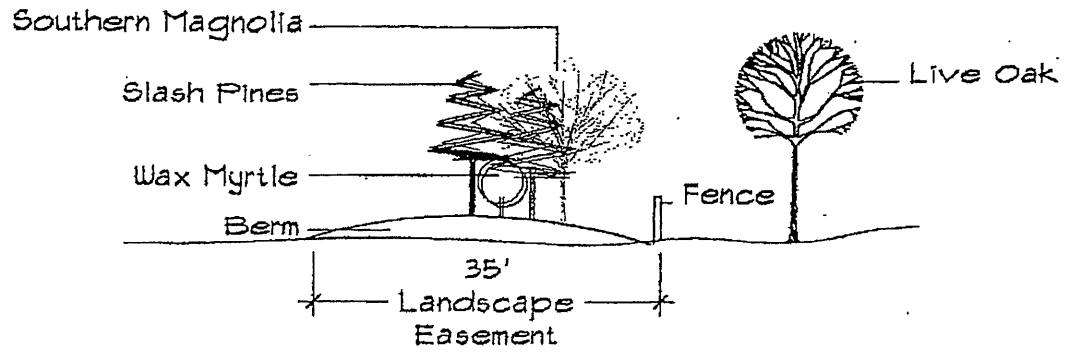
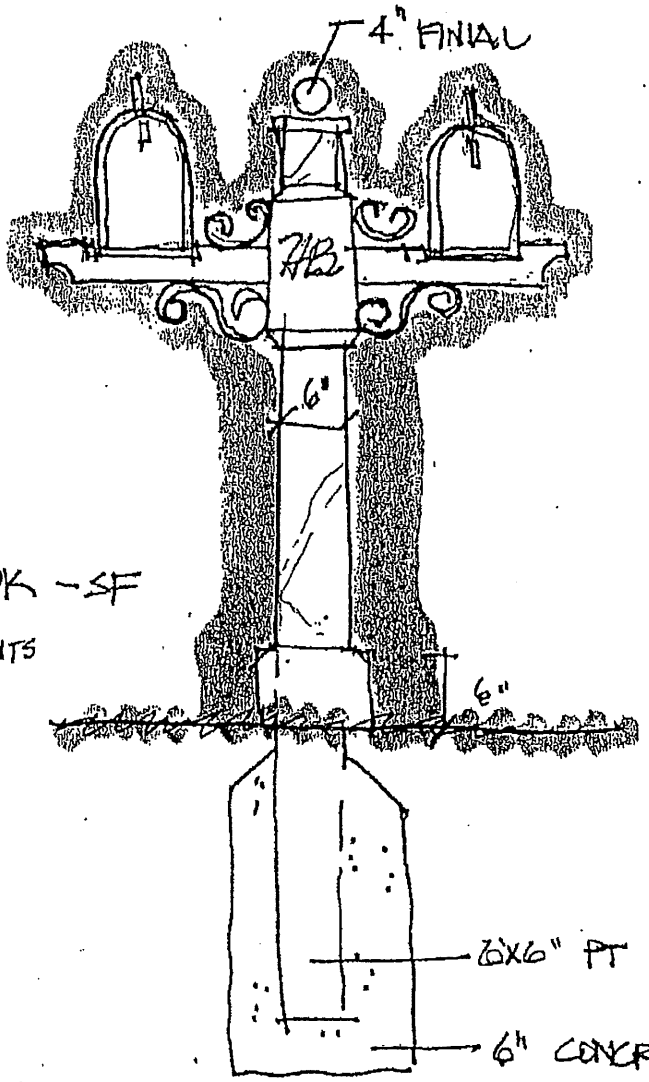


Exhibit "G"

FIG. 6

Exhibit "G"



HEATHBROOK - SF
MAILBOX · NTS

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

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.

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

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.

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

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.

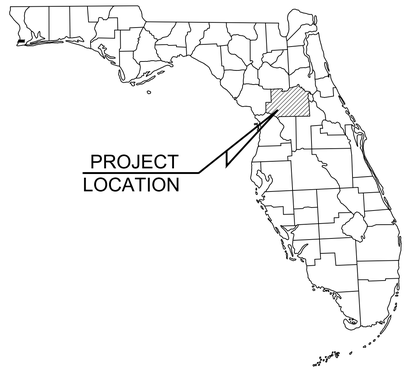
MOCKINGBIRD RIDGE

PD MASTER PLAN AT HEATHBROOK

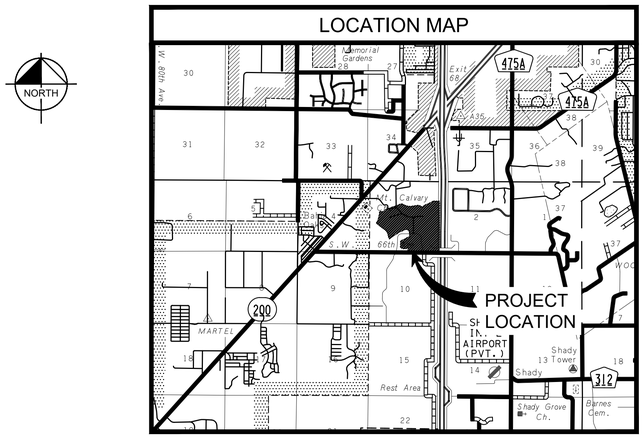
CITY OF OCALA, FLORIDA

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

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\BNDI-1.PDW\AppData\Local\Temp\AcPublish_15836\C001 COVER SHEET.dwg, Layout:C001 COVER SHEET, Jan 27, 2026
XREFS: xBorder-24238700 khaddress-lock DrawingData 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.

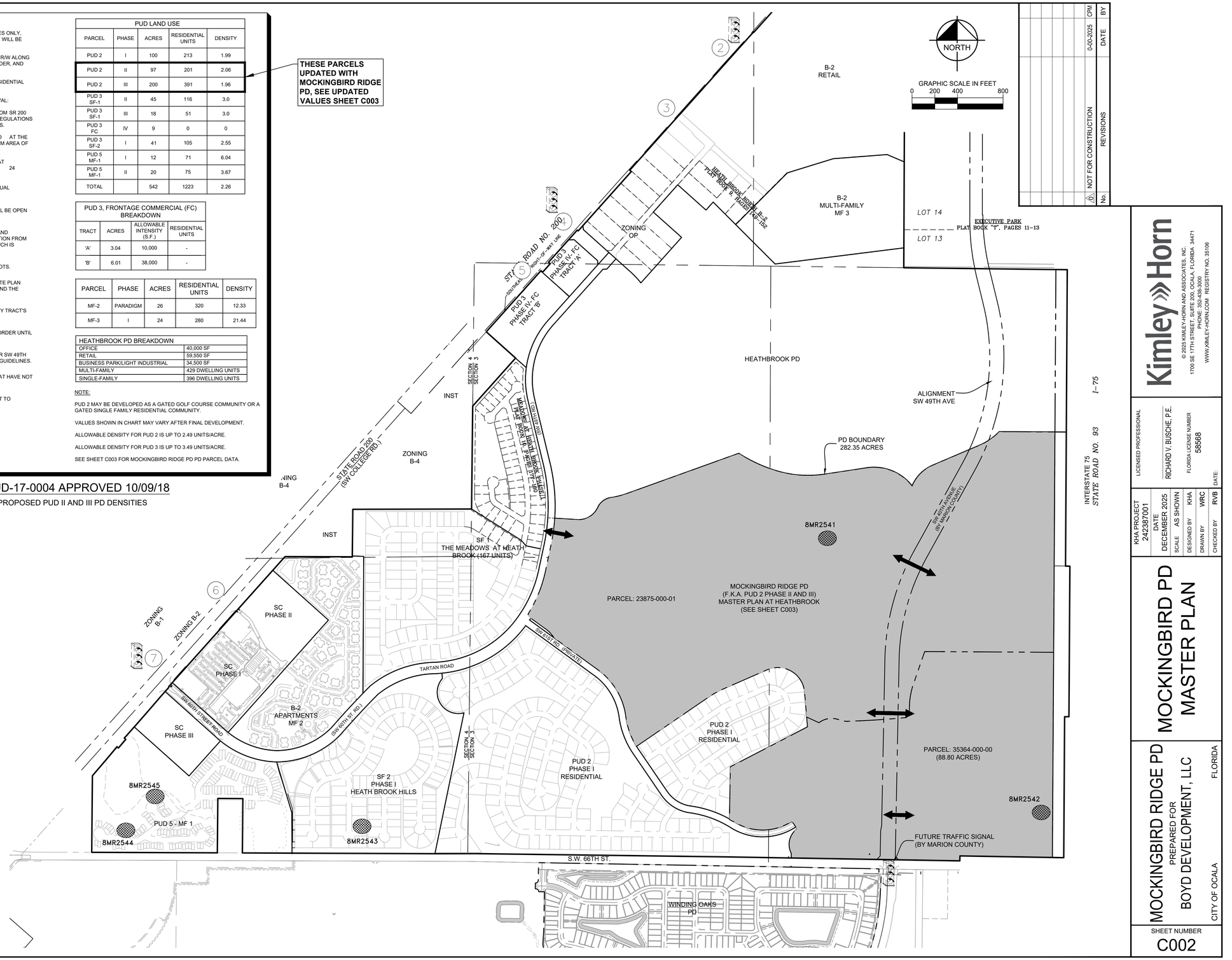
ALLOWABLE DENSITY FOR PUD 2 IS UP TO 2.49 UNITS/ACRE.

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	0-00-2025	CPM

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

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

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K:\OCA_Civil\242387001-42nd Street Road Residential\CAD\PD Master Plan\Plan Sheets\C002 MASTER PLAN.dwg, Layout: C002 MASTER PLAN Dec 16, 2025
XREFs: xBorder-242387001 kh-address-xxx Drawing\Data xBoundary=142175003 xBase=242387001 xBase=142175003 fnWOTR001 ACAD-7b-79_j3KA Details TOPOR001 ALGMR001 DRFHR001 DRFHR001 DRFHR001 DRFHR001 DRFHR001 DRFHR001 DRFHR001 CLPHR002 DSGNR001 TOPOR001 CLPHR002 DSGNR001 TOPOR001 AcDoda_01 DRFHR001 TOPOR001 AcDoda_01 TOPOR001 AcDoda_01 TOPOR001 AcDoda_01

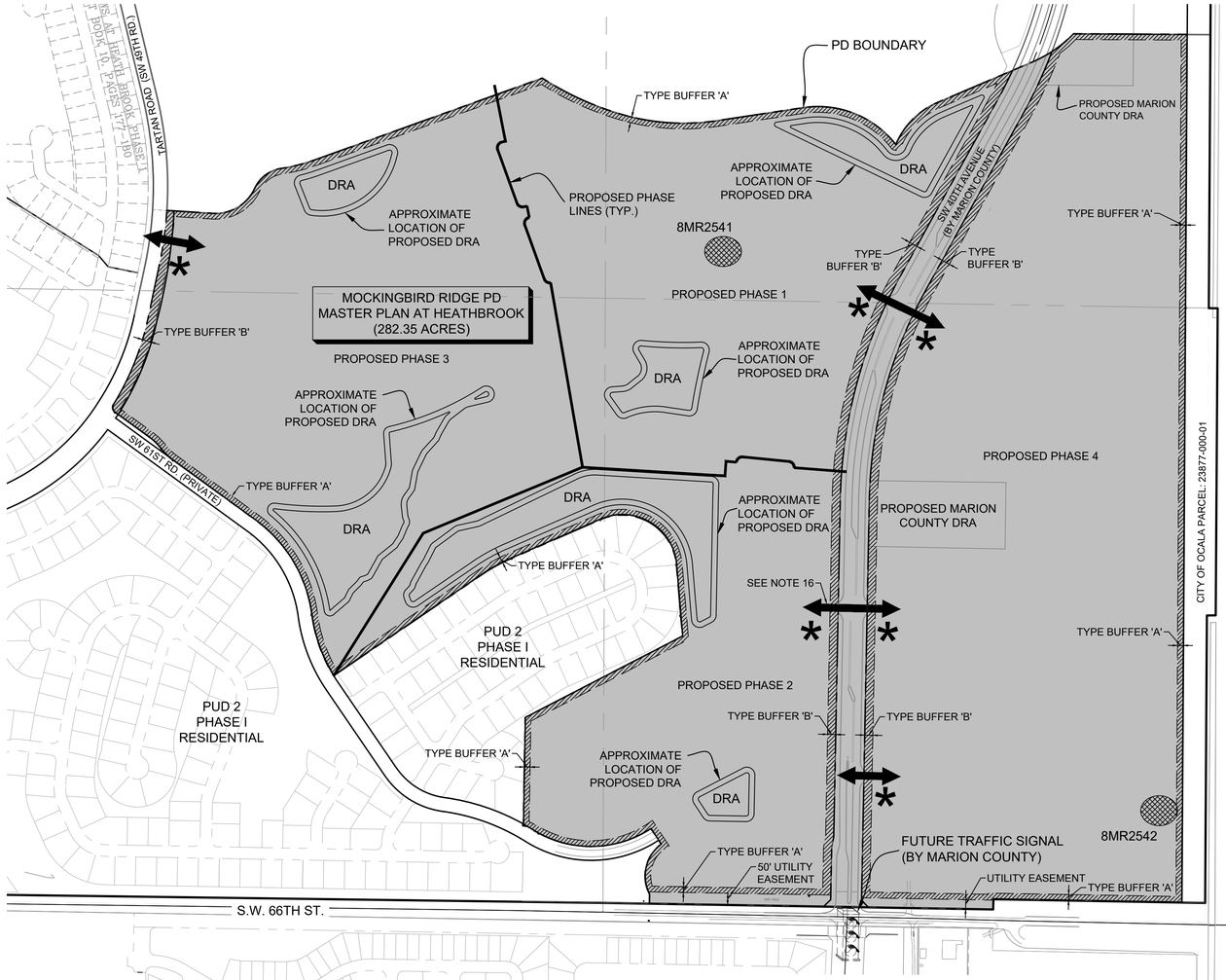
DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USE	DENSITY
MOCKINGBIRD RIDGE PD (F.K.A. PUD 2 PHASE II AND III)	282.35	SINGLE-FAMILY RESIDENTIAL	592 UNITS MAXIMUM

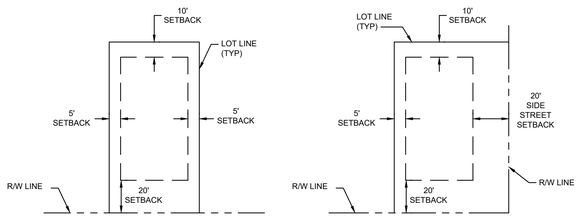
1. MULTIPLE PHASES ARE ANTICIPATED WITH THIS DEVELOPMENT.
2. EXISTING APPROVAL FOR PD MASTER PLAN AREA (PREVIOUSLY PUD 2 PHASE II AND III) IS 592 MAXIMUM SINGLE FAMILY LOTS

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
SETBACK REQUIREMENTS	
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	10 FEET

NOTE:

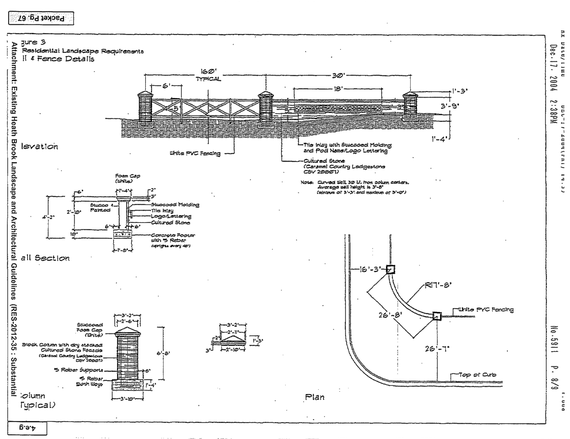
1. EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT. THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b TO PROVIDE THE 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 (TARTAN 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

LEGEND

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

STATE ROAD NO. 93

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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

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

KHA PROJECT	242387001
DATE	DECEMBER 2025
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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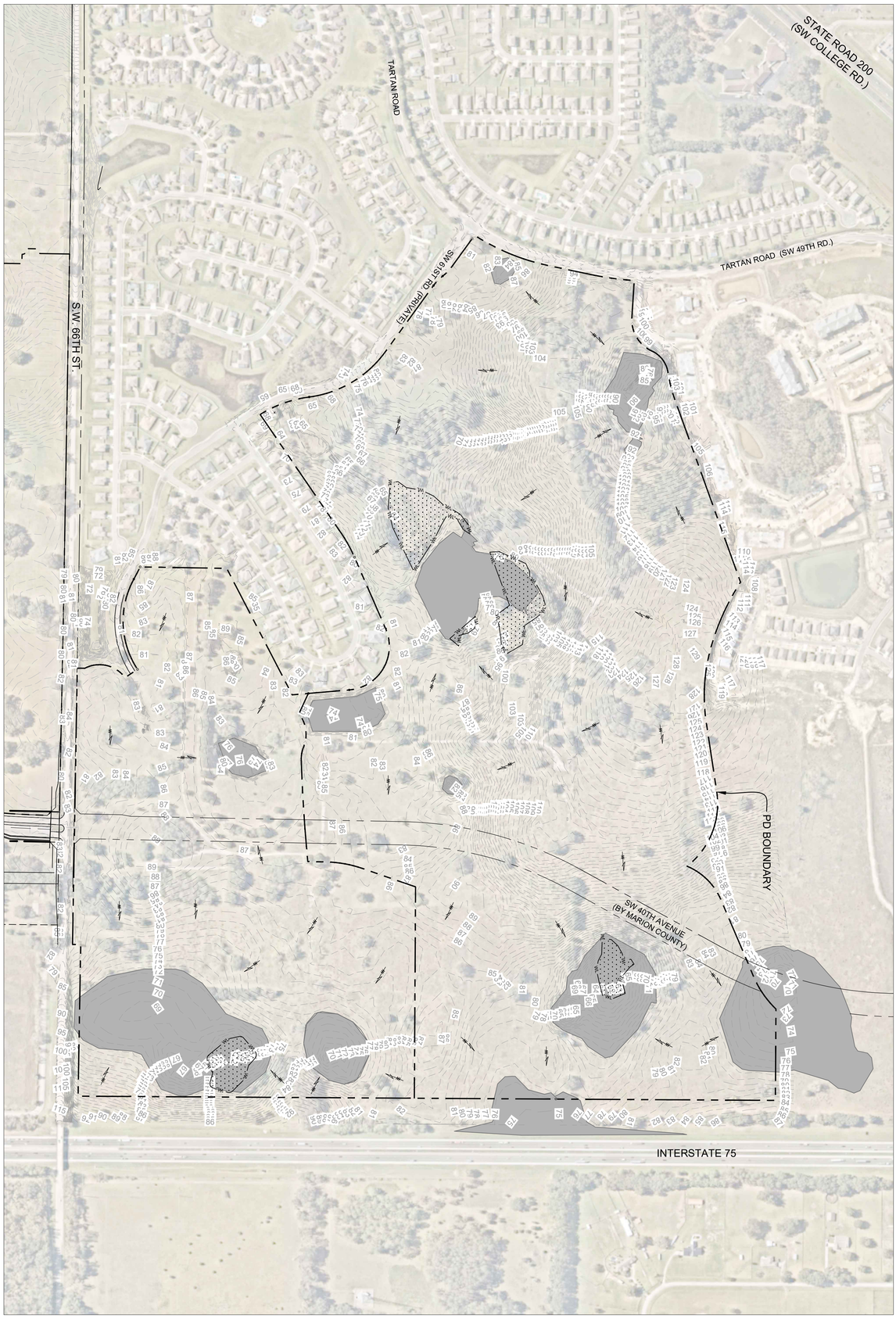

LEGEND

APPROXIMATE WETLAND AREA

FEMA FLOOD ZONE

DRAINAGE FLOW ARROW

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

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

SHEET NUMBER
C004

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

EXISTING TOPOGRAPHY

KHA PROJECT 242387001
DATE DECEMBER 2025
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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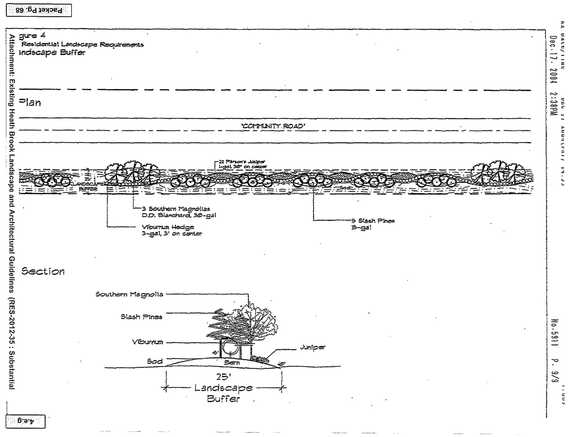
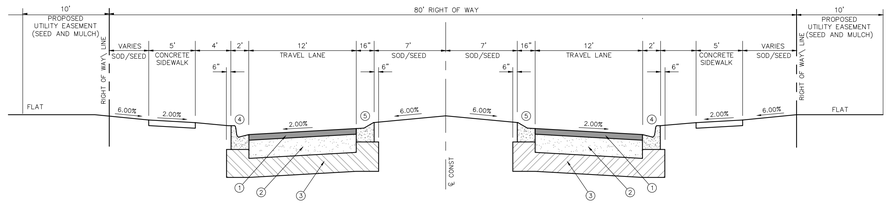


TYPE 'A' 25-FT BUFFER
(PER HEATHBROOK PUD)

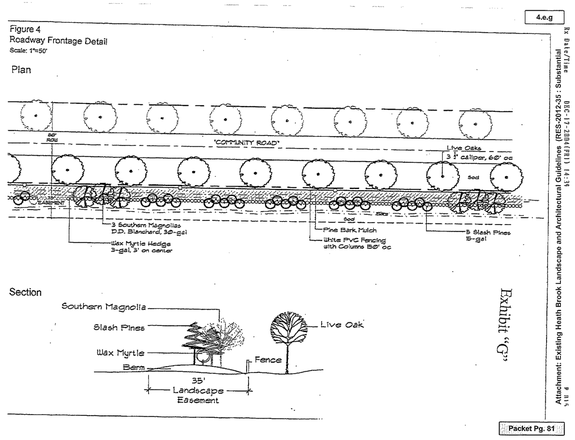


TYPICAL RESIDENTIAL
ROADWAY SECTION

SPECIFICATIONS:

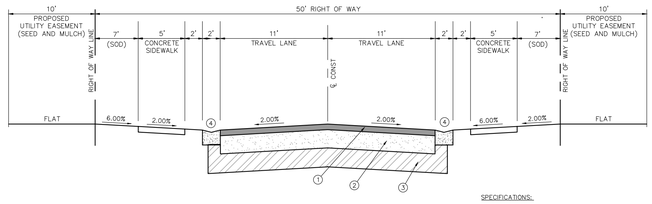
1. ASPHALTIC SURFACE COURSE
2. LIMEROCK BASE COURSE
3. STABILIZED SUBGRADE
4. TYPE "F" CURB
5. REVOLVED TYPE "A" CURB (SPILL-OUT)

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.



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:
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.

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

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

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

TYPICAL SECTIONS

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

SHEET NUMBER
C005

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XREFS: xBorder-24238700 kh-address-out DrawingData

January 29, 2026

City of Ocala Council and Planning Department
110 SE Watula Avenue
Ocala, FL 34471

RE: Objection to Proposed Rezoning and Development (Project Number 040746019)

We are writing to formally announce our objection to the proposed RV Park adjacent to our property. As pre-existing owners within the Secondary Springs Protection Overlay Zone, we have serious concerns about the impact that this new development will have on our property and the surrounding areas.

According to the Ocala/Marion TPO 2023 State of the System Report, the segment of SW 38th Avenue serving this site is already operating at 80% of its Level of Service D capacity. The TPO projects that this corridor will reach LOS E/F (Failure) by 2028. Under City Code Sec. 86-2, Certificate of Capacity, development must be denied if infrastructure cannot handle the load. Since the planned widening of SW 38th Avenue is not funded for construction until 2028, there is no "available capacity" to support this development in 2026.

The SW 49th Ave Corridor Project is currently changing traffic patterns in our immediate vicinity. Approving this rezoning before the city has 12 months of post-construction data to assess the hazards for agricultural equipment on SW 38th Ave is not sound planning. An RV Park adds oversized vehicles that have a massive turning radius on an already overly congested and narrow road. We have concerns about oversized vehicles trying to navigate on the same roads as agricultural equipment. Large RVs require much wider turning radiuses, which may not be compatible with the current narrow infrastructure of SW 38th Avenue.

Our property sits over sensitive karst topography. Under the Springs Protection Overlay, any significant increase in pavement is a threat to the Floridan Aquifer. We have concerns the nitrogen the development of this property will produce and the affect that it will have on my property and the surrounding area.

Under City of Ocala Ordinance 122-949, an RV park represents a very high intensity of use and are often considered a commercial/recreational use, which is incompatible with the surrounding property. This type of property is incompatible with the dust, noise, and odors of an active farm that maintains livestock, including chickens, and equipment.

We are concerned with both the noise and sound that this new development will cause. RVs often have exterior mechanical systems that can run 24/7 and 24/7 security lighting that differ from fixed residential lighting. We are concerned with the noise that 300 idling engines and exterior RV generators will cause. Also, each RV has the potential to house multiple people, potentially adding thousands of different people and vehicles every year. We have concerns for the security of our property and want to ensure that the transient guests and their pets will not enter our farm.

Thank you for your time and attention to this matter. We hope that once you review all of our concerns, you will vote no to the proposed rezoning.

Thomas Sizemore
7490 SW 38th Avenue Ocala, FL 34476

Cheri Sizemore
7490 SW 38th Avenue Ocala, FL 34476

Outlook

FW: objections/comments to rezoning request for 286.12 acre property Parcel 23875-000-01 & 35364-000-00

From Janiece Lucky <jlucky@ocalafl.gov>
Date Thu 3/5/2026 9:11 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>

Good morning Emily,

Another one.

JaNiece N. Lucky
Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344

From: Dayna Middlebrooks <daynam5169@gmail.com>
Sent: Wednesday, March 4, 2026 6:19 PM
To: Janiece Lucky <jlucky@ocalafl.gov>
Subject: objections/comments to rezoning request for 286.12 acre property Parcel 23875-000-01 & 35364-000-00

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.

As a property owner within 300 feet of the subject property I wish to state objections/comments regarding the "invasion" of this land.
After observing what is taking place in the areas near this property with land being denuded and scraped clear of trees, we, as a neighborhood, have a great concern for the 100 year old oak trees on the parcel described above. Since the property is inside the City of Ocala city limits, will the Growth Management Dept be fully involved in managing the tree

protections? The protections were created for a good reason and we would like to feel confident that they will be followed
Additionally, the pond behind our end of The Loop (62nd Loop) has many trees which are within 15 feet of the pond which provides a gathering and resting place for migratory birds as well as a nesting area for a white egret (or perhaps it is a heron as I cannot see the color of his legs) nesting pair that have produced babies for the past 3-4 years. They are nesting now and the male quietly plays the role of sentry for hours for his mate, sometimes marching along the edge of the pond and other times perching on the lower branch of a dead tree that overhangs the end of the pond.
Seasonally, a rafter of wild turkeys come for several months in the winter/spring, and at dusk rise into the safety of the tall oaks to sleep each night. During the daytime they feed in the pasture and the males strut around fanning their tail feathers attempting to interest one of the females. It works, because we have baby turkeys later in the Spring each year running around behind their mamas!
Last August we attended a meeting regarding the developer who had already named this property and listened to their presentation for over 550 homes to be built on the 283.55 acres along with clubhouse, swimming pool etc. When questioned about protecting the pond as well as the many oak trees the response was "We won't know until the street layout is completed in early 2026". It seemed to me at the time that one would need to know about tree and pond protection prior to creating a street layout, but they seemed confident that all would be fine.
In the meantime Hwy 200 has become overcrowded with vehicles and drivers from the new housing being developed in the area along Hwy 200. Therefore, the intersections at each end of SW 60th Street Road/ SW 49th Rd, being the only access and egress for Hwy 200, are currently backed up past the roundabout on the north end and past the entrance to

Publix on the south end when the traffic light is red. What will happen when an additional 1000 vehicles are exiting the new neighborhood onto SW 49th Rd (as shown on the plan they shared last summer) to access Hwy 200? My comment is to strongly consider that there to be no access or egress for the new neighborhood to SW 49th Rd. According to the plans shown last summer there are several access and egress points planned on the opposite side of the parcel with access and egress to the new SW 49th Avenue extension. My concern is that with the additional vehicles to Hwy 200 we will actually have gridlock and no one will go anywhere.
As I understand the PUD to PD request to rezone, PD will offer less flexibility to the planning of the neighborhood layout with regard to recreational areas and consideration for the variations in the land of the parcel. It is not a flat, furrowed, former farm. It is a pasture with some lovely features that could add to the beauty of a new neighborhood vs build as many houses as can be squeezed onto the property. If I am misinterpreting the difference between the two zoning designations, my apologies. It was not easy information to uncover.

Best regards,

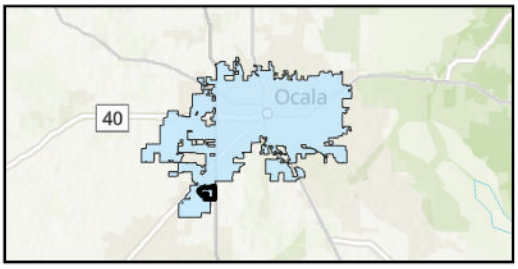
Dayna Middlebrooks
4330 SW 62nd Loop
Ocala, FL 34474
352-422-3624

Dayna Middlebrooks sent from my gmail

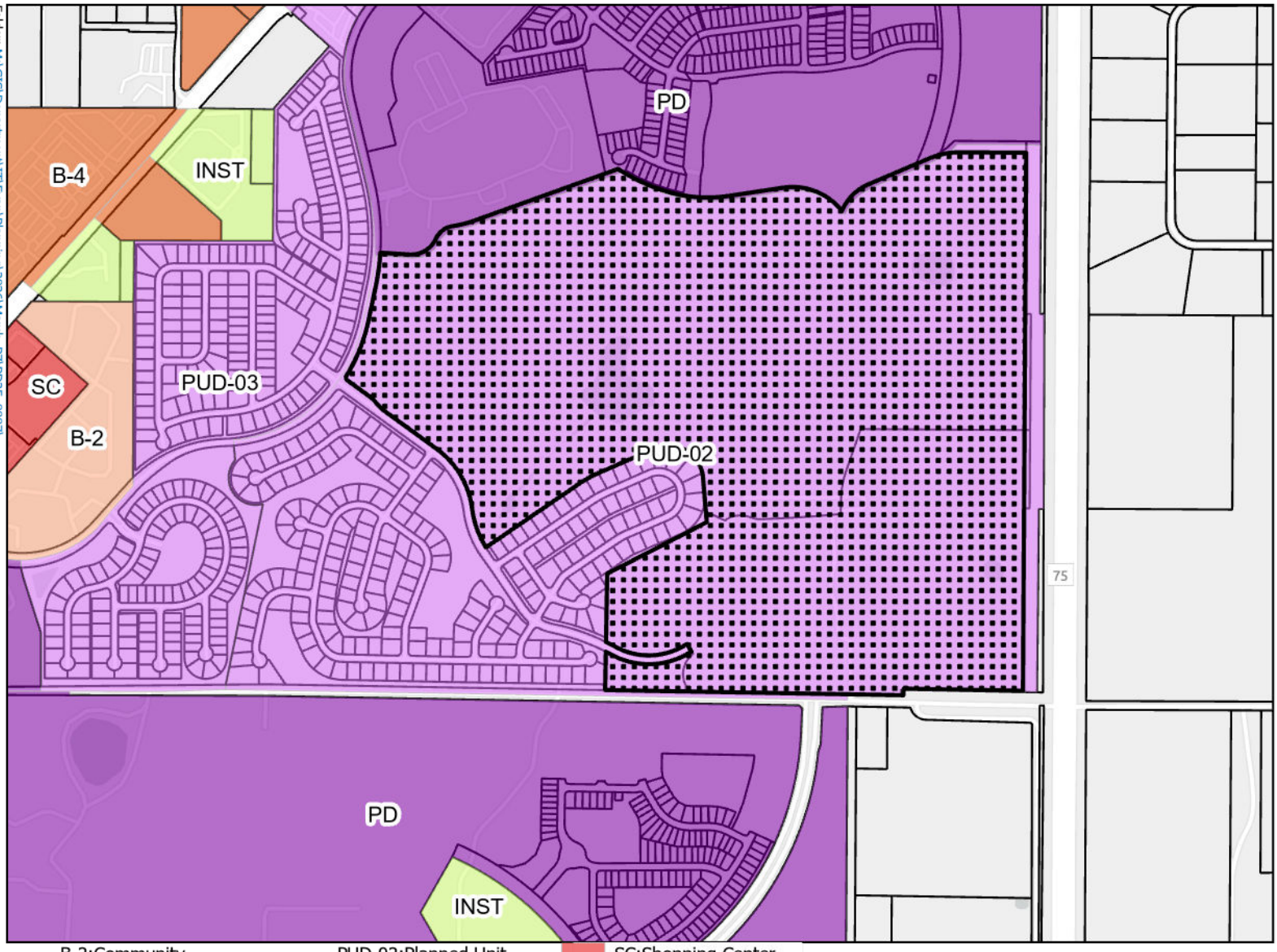
CASE MAP

Case Number: PD25-0007

Parcel: 23875-000-01

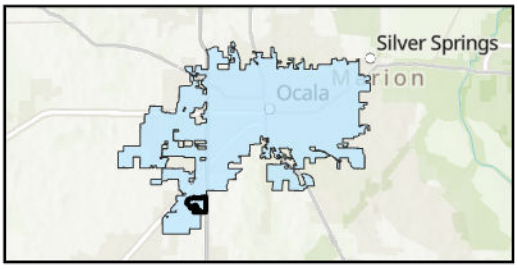


Property Size: Approximately 286.12 Acres
Land Use Designation: Low Intensity
Zoning: PUD-2, Planned Unit Development
Proposal: Request to rezone from PUD to PD



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.

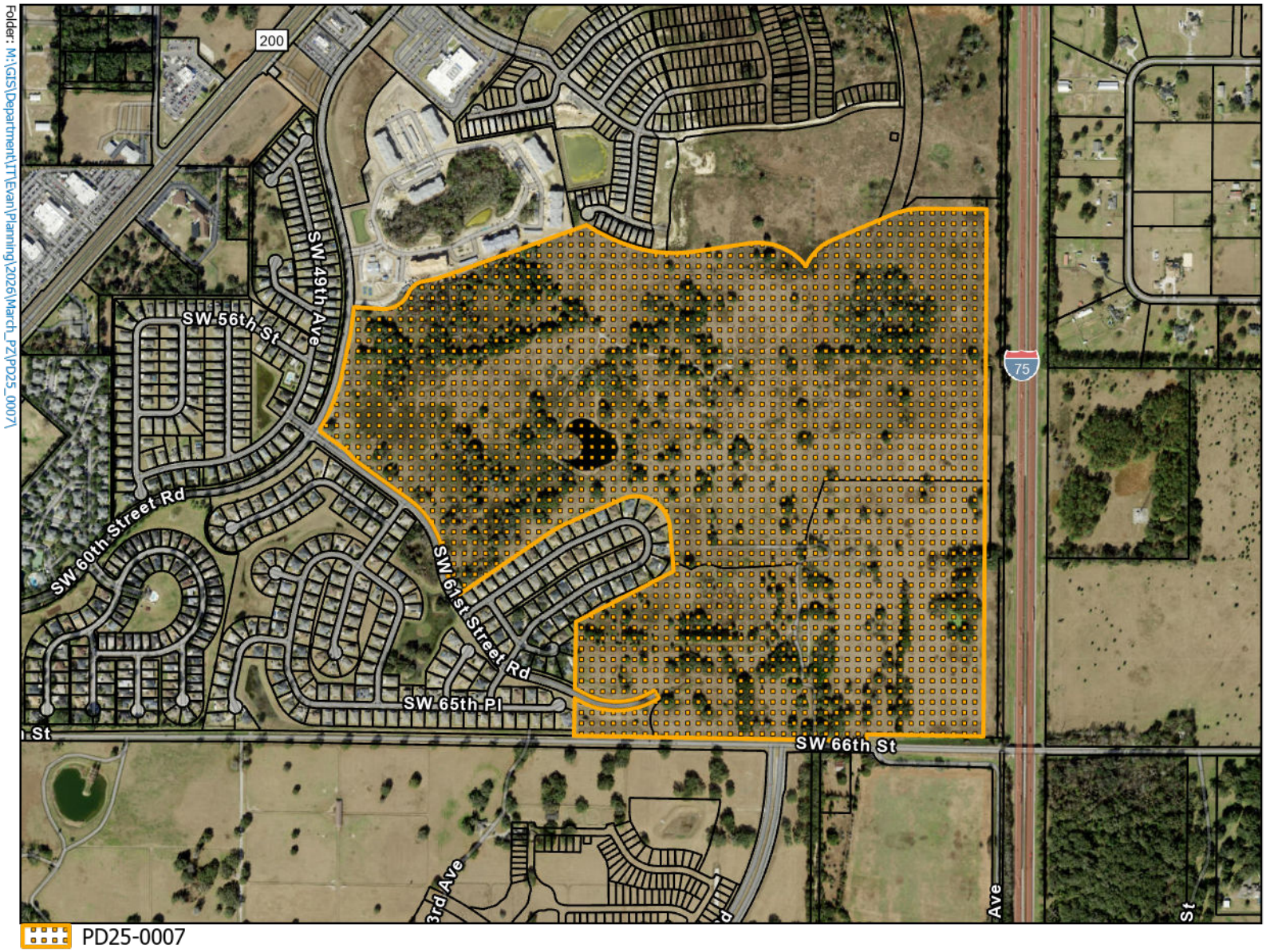
AERIAL MAP



Case Number: PD25-0007

Parcel: 23875-000-01

Property Size: Approximately 286.12 Acres
Land Use Designation: Low Intensity
Zoning: PUD-2, Planned Unit Development
Proposal: Request to rezone from PUD to PD



0 1,000 2,000 4,000 Feet

N

OCALA

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Prepared by the City of Ocala Growth Management Dept by ekrepps on 2/10/2026

File #: 2026-0953 Agenda Item #: a.

PLANNING OFFICIALS TRAINING WORKSHOP

American Planning Association
Florida Chapter
Creating Great Communities for All

You are invited to a Planning Officials Training Workshop in Ocala. We hope you will join us for this comprehensive training from top experts in Florida's planning field.

This all-day training is ideal for appointed advisory board members, utilities or historic preservation board members, city/county clerks, or a local government employee who is eager to learn more about local planning and zoning fundamentals, land use law, future planning trends, and effective public engagement tactics. **All positions and backgrounds are welcome.**

Agenda:

- Implementing Comprehensive Planning Techniques
- Private Section Perspectives on Current and Future Planning Trends
- Effective Public Engagement Practices
- Navigating Land Use Law Requirements
- Transportation & Traffic Planning Basics

Interested in joining us? Some information you need:

Where: Marion County BOCC | 2710 E. Silver Springs Blvd. | Ocala

When: Thursday, April 9 | 8 am - 4 pm

Cost: $20

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