



# Ocala West Ocala Redevelopment Advisory Committee Agenda Thursday, May 21, 2026

## Meeting Information

### *Location*

Ocala City Hall  
110 SE Watula Avenue  
Second Floor - Council Chambers  
Ocala, Florida

<https://www.ocalafl.gov/meetings>

### *Time*

3:00 PM

### Committee Members

Elgin Carelock  
Brady Fritz  
Jamie Gilmore  
Antoinette Hunt  
Dennis McFatten  
Ruth Reed, Vice Chairman  
Glorida Robeson  
Linda Wilkerson

### Staff

Roberto Ellis, Staff Liaison  
Economic Development Manager  
Growth Management Department

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

Sarah Andre  
Committee Secretary

## WELCOME!

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call 629-8287 forty-eight (48) hours in advance so that arrangements can be made.

## 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.

1. Roll Call
2. Public Notice  
The public notice information for the West Ocala CRA Advisory Committee was published on May 12, 2026
3. Approval of Minutes
  - a. [November 20, 2025 Meeting Minutes](#)  
**Attachments:** [November 20, 2025 Meeting Minutes.pdf](#)
  - b. [January 28, 2026 Meeting Minutes](#)  
**Attachments:** [January 28, 2026 Meeting Minutes.pdf](#)
4. Grants/Applications
  - a. [West Ocala Community Redevelopment Area commercial property improvement grant for property located 3711 SW College Road, in an amount not to exceed \\$50,000](#)  
**Attachments:** [Application Packet - CRA26-0024](#)  
[Site Plan - Ocala CRA26-0024 3711 SW COLLEGE RD](#)  
[Staff Supporting Documents](#)  
[West Ocala Commercial Grant Framework](#)
5. Project Updates
6. Public Comments
7. Staff Comments
- a. Election of Officers
  - b. [Presentation of Ocala Community Redevelopment Agency Fiscal Year 2024-25 Annual Report](#)  
**Attachments:** [2025 Annual Report - Fiscal Year 2024-25](#)
8. Board Comments
9. Next Meeting Date: July 21, 2026
10. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-1454

**Agenda Item #:** a.

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**Submitted By:** Roberto Ellis

**Department:** Growth Management

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**FORMAL TITLE:**

November 20, 2025 Meeting Minutes



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

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

## West Ocala Redevelopment Advisory Committee

### Minutes

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Thursday, November 20, 2025

3:00 PM

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#### 1. Call To Order

##### a. Roll Call

###### Present

Vice Chairman Ruth Etta Reed  
Elgin Carelock  
Brady Fritz  
Dennis McFatten  
Carolyn Adams

###### Excused

Antoinette Hunt

#### 2. Public Notice

- a. The public notice information for the West Ocala CRA Advisory Committee was posted on November 6, 2025.

#### 3. Approval of Minutes

##### a.

September 24, 2025, Meeting Minutes

**Attachments:** [September 24, 2025 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Brady Fritz

**SECONDER:** Elgin Carelock

**AYE:** Vice Chairman Reed, Carelock, Fritz, and McFatten

**EXCUSED:** Hunt, and Thomas

#### 4. Grants/Applications

- a. West Ocala CRA Residential Property Improvement Grant for property located at 1963 SW 3rd Street, in an amount not to exceed \$18,567

**Attachments:** [1963 SW 3rd St - Application Packet](#)  
[1963 SW 3rd St Aerial and Case Map](#)  
[1963 SW 3rd St Before Photos](#)

Economic Development Project Coordinator Charlita Whitehead gave an overview of a request to replace HVAC, ductwork and landscaping for the property located at 1963 SW 3rd Street. The maximum CRA grant that can be awarded based on 75% match is \$18,567.

Motion to approve CRA25-0037 for the property at 1963 SW 3rd Street.

**RESULT:** APPROVED

**MOVER:** Elgin Carelock

**SECONDER:** Carolyn Adams

**AYE:** Vice Chairman Reed, Carelock, Fritz, McFatten, and Adams

**EXCUSED:** Hunt, and Thomas

## 5. Project Updates

- a. Reed Place Update: Development opportunity at property located along the 1900 block of NW 21st Street, approximately 10.49 acres, further identified by parcel ID: 21943-000-00

**Attachments:** [Aerial Map](#)  
[Case Map](#)  
[Reed Place Master Plan](#)

Senior Transportation Project Administrator Eric Smith provided a brief overview of project updates. The City acquired a 10.49 acre land at Reed Place and it is in the due diligence phase. Mr. Carelock asked if the City owns the three acres on the corner. Mr. Smith replied yes and City is trying to acquire more property in the south side area. The master plan shows family residences, shops and potential development. Mr. McFadden asked if there will be sidewalks along 21st Street. Mr. Smith responded yes.

Mr. Smith said the trees, poles and lighting were completed at Heritage Trail.

The Title of Opinion for Tucker Hill was sent to another company and now it is waiting approval at the City Attorney's office.

Ms. Reed asked if Vision 2050 plan is working with the West Ocala projects. Mr. Smith replied yes and the City is working with a consultant, but will not be designing the projects.

## 6. Public Comments

None.

## 7. Staff Comments

Economic Development Manager Roberto Ellis said provided an update on the CRA grant funds that are remaining. There is approximately \$444, 000 remaining for new applications for the rest of the fiscal year. Mr. Ellis said Board members to talk to the community within the boundaries to encourage them to apply.

Mr. Ellis said staff will be looking at establishing Bylaws for all Advisory Committees to establish structure. Each Advisory Committee will have the opportunity to review the document and provide comments.

**8. Board Comments**

Mr. McFadden asked if the Board can work with other departments within the City of Ocala to get lights for a specific area. Mr. Ellis replied that it is one of the functions of the board is to get feedback for potential projects. Mr. Ellis said those discussions will happen in the context of this meeting, and then staff will move it forward. Lighting is an improvement that can be done in the CRA, if it is for a bigger project with more infrastructure, then it can be budgeted and implement over time. Mr. Carelock asked if it was within the CRA's. Mr. Mcfadden responded Blitchton Road is within the CRA's. Ms. Reed said Blitchton Road connects to MLK and improvements have already been done on that road.

Mr. Mcfadden said the fence by Tucker Hill Cemetery comes out so close to the sidewalk and it is not wide enough for the kids to walk. Mr. Ellis responded that staff will look where right-of-way lines are drawn.

**9. Next Meeting Date: January 15, 2026**

**10. Adjournment**

The meeting adjourned at 3:20 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-1452

**Agenda Item #:** b.

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**Submitted By:** Roberto Ellis

**Department:** Growth Management

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**FORMAL TITLE:**

January 28, 2026 Meeting Minutes



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

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

## West Ocala Redevelopment Advisory Committee

### Minutes

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Wednesday, January 28, 2026

3:00 PM

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a. Roll Call

**Present** Vice Chairman Ruth Etta Reed  
Elgin Carelock  
Brady Fritz  
Antoinette Hunt

**Excused** Dennis McFatten

2. **Public Notice**

a. The public notice information for the West Ocala CRA Advisory Committee was published on January 20, 2026.

3. **Approval of Minutes**

a. None.

4. **Grants/Applications**

Economic Development Project Coordinator Charlita Whitehead, gave an update of grants that were taken to the board for approval. The CRA Board has asked to take applications directly to them when there is conflict of interest for applications involving board members.

a. West Ocala CRA Residential Property Improvement Grant for property located at 1704 NW 16th Street, in an amount not to exceed \$15,635

**Attachments:** [1705 NW 16th Ct Application Packet](#)  
[West Ocala CRA Residential Grant Framework](#)

Ms. Whitehead gave an overview of a grant request to replace exterior doors, install new fencing, landscaping, exterior painting, and termite treatment for the property located at 1705 NW 16th Court.

Motion to approve CRA26-0004 for the maximum grant that can be awarded based on 75% match of \$15,635.

**RESULT:** APPROVED

**MOVER:** Elgin Carelock

**SECONDER:** Antoinette Hunt

**AYE:** Vice Chairman Reed, Carelock, Fritz, Hunt, and McFatten

5. **Project Updates**

Senior Transportation Project Administrator Eric Smith gave an update on projects and stated staff just advertised the GO CDC ITN just off of State Road 40 and looking for Mixed Use Single Family Residence Housing or some Complimentary Uses.

Mr. Smith said staff went with Mr. Mcfadden to look at areas for the Safe Routes to School Grant. The Grant is being put together for lighting and guiding students. The application will be ready in February or March and know if it will be considered in June. In August staff will know if we were selected and then plan for the fiscal year.

Mr. Smith asked the Board if there were any projects or areas they would like to explore for budgeting purposes. Ms. Hunt asked if any ideas for Sober Living Homes. Mr. Smith replied no, he does see transitional homes. Ms. Reed asked for containers for all the areas in West Ocala along the roads where the schools, buses and children are at to put the trash. Mr. Smith responded no, but he will talk to Sanitation and Wear Gloves initiative at the school for the children to pick up the trash. Ms. Hunt asked about old signs and getting them updated. Mr. Ellis said non-profits are non tax and would prioritize our other businesses over the non profits. Mr. Ellis said it cannot be just for a sign, it has to be a comprehensive project. Mr. Ellis said the final deadline for project requests is March 13, 2026 and requested that any proposals be provided no later than the second week of February. Mr. Carelock said he had a request to extend the parking lot at Mary Sue Rich Center. Mr. Ellis replied that he will look at the master plan to see the proposed parking.

## **6. Public Comments**

None.

## **7. Staff Comments**

Mr. Ellis recognized the years of service for Mary Sue Rich and Clark Yandle that have passed away. Mr. Ellis gave an overview of a formal document that is now being developed to establish clearer standards for operations, expectations of members, meeting procedures, and participation requirement. Mr. Ellis said a draft will be distributed for member review and comment.

The bylaws outline roles such as participating in site visits, reviewing project applications, contributing to community initiatives, and assisting with budget planning. They also authorize creation of subcommittees as needed. In addition, members may recommend new incentive programs when warranted by neighborhood needs.

Mr. Ellis said clarifications regarding Sunshine Law compliance were presented, emphasizing that any meeting involving decision-making must be properly noticed and open to the public. Site visits or informal discussions without decisions do not carry the same requirements.

Mr. Ellis said the proposed bylaws include attendance expectations. After two absences a written notice will be issued, and after a third absence, a member may be removed from the committee.

Mr. Ellis gave an overview of the grant review process were also outlined. Improvement grants for residential and commercial properties will continue to involve advisory committee site visits

and discussion. However, final approval will proceed directly to the CRA Board to avoid delays and prevent conflicts of interest. Larger catalytic projects exceeding \$1 million will continue to undergo full advisory committee scoring and review.

Two vacancies were announced due to a recent resignation. Qualified individuals representing organizations within the CRA area may apply through the City Clerk's website.

Staff also announced that City Council will hold a Vision 2050 workshop on February 10, 2026 at 12:00 PM, and members were encouraged to attend.

A new Economic Development staff member, Mr. Edwin Carrera, was introduced. He will be supporting West Ocala CRA activities going forward.

**8. Board Comments**

None.

**9. Next Meeting Date: To be decided.**

**10. Adjournment**

The meeting adjourned at 3:36 PM.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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

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**File #:** 2026-1439

**Agenda Item #:** a.

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**Submitted By:** Roberto Ellis

**Presentation By:** Roberto Ellis

**Department:** Growth Management

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**FORMAL TITLE:**

West Ocala Community Redevelopment Area commercial property improvement grant for property located 3711 SW College Road, in an amount not to exceed \$50,000

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

**Program Objective:** The West Ocala Community Redevelopment Area (CRA) Commercial Property Improvement Grant Program supports façade modernization, signage, awnings, ADA compliance, and other improvements to enhance corridor vitality and attract business investment. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

**Project Summary:**

**Grant ID:** CRA26-0024

**Applicant:** Walla Coffee CO, LLC - Jordan Matson/Kendall Drake

**Address:** 3711 SW College Road, Ocala, FL 34471

**Parcel ID:** 23754-000-00

**Scope of Work:** New construction on vacant property - site work improvements for a modular coffee shop. The scope includes, but is not limited to, entrances, pavement, sidewalks, landscaping, site lighting, utilities, the foundation for the modular unit, and parking lot signage.

**Low Quote:** \$220,748

**High Quote:** \$248,058

**Recommended Grant Amount:** \$50,000

**Property Information:** This property is currently vacant and is located along a major corridor in the CRA, SR 200, in close proximity to I-75. The property is owned by RITI INVESTMENTS LLC, which has provided authorization to the applicant in support of the grant request. The property will be leased to the applicant. It

totals 0.84 acres and has a taxable value of \$583,610, contributing approximately \$4,656 in ad valorem taxes to the CRA annually.

**FINDINGS AND CONCLUSIONS:**

- Staff completed a site visit on May 13, 2026, and confirmed the scope and quotes. Staff observed that the scope of work is warranted given the existing conditions at the site.
- The proposed scope of work is eligible for a CRA grant, as the successful completion of improvements to the vacant property will lead to a projected increase in taxable value. The property fronts along SR 200 and is located in close proximity to the I-75 gateway. The proposed site improvements will enhance the visual appearance of the area as viewed from the street. Refer to the renderings provided by the applicant.
- Walla Coffee will bring a new business establishment to the CRA that attracts customers, supports nearby businesses, increases activity, and strengthens overall corridor revitalization.
- The property is currently zoned, B2: Community Business. The applicant submitted a site plan which is currently under review by the staff.
- The previous building, a convenience store and gas station, was demolished in 2016, and the owner later removed gas storage tanks in 2019. This project marks the final step to redeveloping the site.
- West Ocala: The proposed project aligns with the West Ocala CRA Redevelopment Plan, supporting goals to enhance gateways, and remediate blighted properties. In accordance with Goal 1 - Coordinate public and private resources to increase private capital investment on commercial corridors, and Objective 4 - Expand the city’s business revitalization grant program, this project promotes reinvestment in residential and commercial properties. Funding is provided through the CRA trust fund consistent with the adopted CRA Plan and Florida Statutes (Chapter 163, Part III).

**Staff Recommendation:**

Staff recommends approval. Refer to the attached application packet and staff supporting documentation.

**FISCAL IMPACT:**

Adequate funding is available in the West Ocala CRA Grants account 623-016-560-559-55-82010. The payment will be made in the fiscal year when the project is completed and verified.

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Approve
- Approve with Changes
- Table
- Deny

# CRA26-0024 3711 SW COLLEGE RD

## SUMMARY REPORT

**Parcel Id:** 23754-000-00  
**Parcel Address:** 3711 SW COLLEGE RD, OCALA, FL 34471

### BUSINESS PROFILE

**Business Name:** WALLA COFFEE CO, LLC  
**Location:** OCALA, FL  
**Years in Business:** No information entered  
**Relationship to City:** New Business Establishment

### FUNDING REQUEST

**Description:** Reimbursement  
**Eligible Cost Total:** \$165,407.00  
**Total Estimated Project Cost:** \$220,418.00  
**Total Funding Requested:** \$50,000.00  
**Funding Requested Ratio:** 4.41

### PROJECT DETAILS

**Project Name:** CRA26-0024 3711 SW COLLEGE RD

**Description:** Modular Coffee shop to take over over-grown vacant gas station site. Will provide new entrances, landscaping, site lighting, fill in missing pavement & drive-through coffee shop.

**Applicant Type:** Developer

**Applicant Name:** Kendall Drake

### PROJECT TIMELINE

● **Site & Modular**  
01 Jun 2026

● **Application Started**  
10 Mar 2026

# 3711 SW COLLEGE RD - 03/10/2026

## Applicant Information

### Applicant / Primary Contact Information

Name	Type	Relationship To City
Kendall Drake	Developer	New Business Establishment

### Business Profile

Name	Phone	Ext
WALLA COFFEE CO, LLC	(352) 840-3620	No information entered
Email	Physical Address	Mailing Address
support@wallacoffee.com	3711 SW College Rd OCALA FL 34471	PO BOX 1871 Ocala FL 34478

## Questions

1. How long has the business been at the current location?

Ans. 0

2. If renters, when does your current lease expires?

Ans. No information entered

3. What will be the business hours of operation?

Ans. 5:00 AM to 8:00 PM

## Property Information

Parcel Id	Parcel Address
23754-000-00	3711 SW COLLEGE RD, OCALA, FL, 34471

Last Assessment	Previous Year Assessment	Districts
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## Project Details

### Details

**Proposed Use**

No information entered  
No information entered

**Public Improvements**

No information entered

**Estimated Future Assessed Value**

No information entered

**Proposed Square Footage**

No information entered

**Improvements Requested**

**Estimated Future Tax**

No information entered

### Construction Activities - 3711 SW COLLEGE RD OCALA FL 34471

#### Exterior

- ✓ Exterior - Landscaping
- ✓ Exterior - Facade - Paint
- ✓ Exterior - Facade - General Renovation
- ✓ Exterior - Door/Entry Replacement
- ✓ Exterior - Architectural Restoration
- ✓ Exterior - Facade - Awning or Signage
- ✓ Exterior - Lighting
- ✓ Exterior - Utility Improvements

#### Interior

- ✓ Interior - Electrical

#### Structural

- ✓ Structural - Square Footage - Addition
- ✓ Structural - Foundation

## Questions

### 1. Explain the purpose of and need for the proposed improvements.

Ans. To bring site up to today's Major Site Plan standards - Site, Landscaping, Lighting, Underground Electric, ROW Entrances, etc. for a coffee shop.

## Eligible Costs

### Exterior Improvements

Painting - As part of a major renovation project \$4,000.00

Metal Awnings \$1,500.00

Doors / Windows - As a part of a major restoration project \$5,000.00

Signage - As part of a major renovation project \$5,500.00

**Sub Total:** \$16,000.00

### Interior Improvements

Structural \$26,763.00

HVAC, Plumbing, Electric \$41,000.00

Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety \$4,500.00

Conversion of upper floor space to residential \$0.00

**Sub Total:** \$72,263.00

### Other

Other \$77,144.00

**Sub Total:** \$77,144.00

# Financing Details

## Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$165,407.00
Total Estimated Project Cost	\$220,418.00
Total Funding Amount Requested	\$50,000.00

## Loans / Funding

**Sub Total** No information entered

### Questions

**1. If applicable, startup business applicants must also submit a copy of their business plan.**

Ans. No information entered

### Additional Notes / Comments

"Other" was for the Landscaping and parking lot improvements

# Project Description and Bid Proposals

### Questions

**1. Bid Proposal 1 Amount**

Ans. Drake Construction Services

**2. Bid Proposal 1 Upload**

Ans. Proposal\_DCS-260213\_WallaCoffee-LS.pdf

**3. Bid Proposal 2 Amount**

Ans. Boyle Construction Inc.

**4. Bid Proposal 2 Upload**

Ans. Boyle Bid WallaCoffee 4-23-26.pdf

**5. Please describe the existing or proposed business.**

Ans. Existing – Vacant parking lot from an old gas station. Proposed – Repair pavement, new entrances, sidewalks, site lighting, landscaping, overall site cleanup, modular coffee shop.

**6. Explain the purpose of and need for the proposed improvements.**

Ans. Overall curb appeal for a new coffee shop and to bring the site up to city code.

**7. Would the proposed improvements be made without the assistance of the grant program? If not, please explain.**

Ans. Some of the aesthetics would be reduced to meet the budget.

**8. If not, please explain.**

Ans. No information entered

## Property Owner Affidavit

### Questions

**1. Explain the purpose of and need for the proposed improvements.**

Ans. Site & landscape improvements for a new coffee shop on vacant property.

**2. Name**

Ans.



## Projections

# Timeline

## Site & Modular

**Date**

06/01/2026

**Description**

Site work & modular coffe shop setup

# Parties

## Contractor

**Business Name**

Drake Construction Services, Inc.

**EIN**

263989969

**First Name**

Trusten

**Last Name**

Drake

**Phone Number**

+1 (352) 286-7001

**Ext**

No information entered

**Email**

kendall@drakeconstructionservices.com

**Address**

302 SE Broadway St., STE 100, Ocala, FL, 34471-2126

## Property Owner

**Business Name**

Riti Investments, LLC

**EIN****First Name**

No information entered

**Last Name**

No information entered

**Phone Number**

No information entered

**Ext****Email**

No information entered

No information entered

**Address**

No information entered

## Documentation Collection

### Documents

- 1. **Name:** Owner Approval for Tenant Applicant-ex.pdf      **Uploaded Date:** 4/30/2026 3:38:50 PM
- 2. **Name:** Boyle Bid WallaCoffee 4-23-26.pdf      **Uploaded Date:** 4/30/2026 3:39:23 PM
- 3. **Name:** Proposal\_DCS-260213\_WallaCoffee-LS.pdf      **Uploaded Date:** 4/30/2026 3:39:25 PM
- 4. **Name:** 260406-Walla Coffee - Complete Site Plan - Ocala.pdf  
**Uploaded Date:** 4/30/2026 3:41:04 PM
- 5. **Name:** Renderings.pdf  
**Uploaded Date:** 4/30/2026 3:41:23 PM
- 6. **Name:** Walla Rendering.jpg      **Uploaded Date:** 4/30/2026 3:42:01 PM
- 7. **Name:** IMG\_1010.jpeg  
**Uploaded Date:** 4/30/2026 3:43:22 PM
- 8. **Name:** IMG\_1019.jpeg  
**Uploaded Date:** 4/30/2026 3:43:23 PM

### Questions

- 1. **Application Documents**  
Ans. No information entered
- 2. **Reimbursement Documents**  
Ans. No information entered

## Declarations

### Disclosure Of Interests

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body (West Ocala Commercial Building Improvement)

**Applicant Answer:** No

**Relationship:** No information entered

A handwritten signature in black ink, appearing to read 'KDR', is centered on the page.

**Name:** Kendall Drake

**Date:** 04/30/2026

GRANT ID: \_\_\_\_\_

### GENERAL TERMS AND CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Community Redevelopment Agency Board, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

**I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.**

APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)	OWNER APPROVAL FOR TENANT APPLICANT
<p>I, _____, property owner/authorized representative of the property at _____, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.</p> <p>SIGNATURE: _____ DATE: _____</p>	<p>I, Riti Investments LLC _____, owner of the property at <u>3711 SW COLLEGE RD, OCALA FL 34474</u> have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p>SIGNATURE <u>Boyan P. Patel</u> DATE <u>4/29/2026</u></p>

**Owner Approval for Tenant Applicant**

I, Riti Investments LLC, owner of the building

At 3711 SW COLLEGE RD, OCALA FL 34474, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. I give my consent to the applicant to move forward with improvements on the building as outlined in the Scope of Work section of this application.

Signature *Bharat P. Patel* Date 4/29/2026

Applicant Renderings



Applicant's Photos





# BOYLE CONSTRUCTION INC.

*Michael P. Boyle*  
License #CG C034244


Date: 04-23-26

Project: Walla Coffee- Site Improvements & Drive-through for a Coffee shop.

## Scope of Work:

Provide all labor, materials and supervision to complete the site improvements of the existing 3711 SW College Rd site to be a drive-through coffee shop. Per plans dated February 6<sup>th</sup>, 2026, by Mathew Baldwin. Work includes pavement repairs, landscaping, new entrances, utilities to building, sidewalks, site lighting, parking lot striping & signage and all necessary improvements for modular coffee shop by others. Proposal includes all permits, insurance and general requirements necessary for project execution.

Lump SumTotal \$248,058.42



Michael P. Boyle



Customer

Drake Construction Services, Inc.  
302 SE Broadway ST, STE 100  
Ocala, FL  
34471, US  
3528678101

Prepared By:  
Kendall Drake  
+1 3528678101  
kendall@drakeconstructionservices.com

**Walla Coffee Co.**

**Jordan Matson**  
352.840.3620  
jordan.matson@compass.com

Project: **Walla Coffee**

**Scope of Work**

Site work improvements for modular coffee shop per Mark Doods Drafting & Designs Civil Plans. Scope includes but not limited to: Entrances, Pavement, sidewalks, landscaping, site lighting, utilities, foundation for modular, parking lot signage.

**Notes**

**Summary**

Subtotal	\$220,748.12
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\$220,748
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Accepted By

Date

.....

.....

# WALLA COFFEE

## CONCEPTUAL RENDERING



## SITE LOCATION



## LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 26, S.89°33'08"E, 90.08 FEET TO THE CENTERLINE OF STATE ROAD NO. 200, THENCE ALONG THE SAID CENTERLINE N.41°48'42"E, 918.03 FEET (CROSSING THE CENTERLINE OF STATE ROAD NO. 93 AT 127.98 FEET), THENCE N.48°11'18"W, 75.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID ROAD NO. 200, THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD NO. 93, N.0°31'12"E, 343.65 FEET, THENCE N.89°28'48"W, 265.00 FEET, THENCE N.5°11'26"W, 20.10 FEET, THENCE DEPARTING FROM SAID EAST RIGHT OF WAY LINE S.89°28'48"E, 275.98 FEET, THENCE S.41°03'35"E, 235.04 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.41°48'42"W, 250.0 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THAT MAY LIE WITHIN THE RIGHT-OF-WAY OF STATE ROAD NO. 200 AS NOW ESTABLISHED. ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

PARCEL ID: 23754-000-00  
 ADDRESS #3711  
 LAND USE: GCSF ZONED B2  
 TOTAL LOT SQUARE FOOTAGE: 36,390  
 TOTAL CURRENT IMPERVIOUS: 10,541  
 TOTAL FUTURE IMPERVIOUS: 20,308

### TRAFFIC DATA:

WEEKDAY DAILY - 393  
 AM/PM PEAK - 46

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICATIONS, LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SVALES, ETC.
10. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
11. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
13. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
14. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
15. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SVALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
16. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
17. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
18. RCP INDICATES REINFORCED CONCRETE PIPE, CMP INDICATES GALVANIZED CORRUGATED METAL PIPE, BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE, CAP INDICATES CORRUGATED ALUMINUM PIPE, CFP INDICATES CORRUGATED POLYETHYLENE PIPE (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS), HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE.
19. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
20. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
21. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
22. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
23. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
24. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
25. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
26. UNSAVABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAILED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
27. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
28. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
29. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
30. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT OF WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHIED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.

### MAINTENANCE OF IMPROVEMENT

## SHEET INDEX

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C07 - CURB & GUTTER ENDING DETAILS	C19 - WATER DETAILS
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	C21 - DUMPSTER PAD DETAILS

## PROJECT & CODE DATA

CODE VERSION	2023 FBC, 8th Edition
MANUFACTURER	FDOT Standard Plans FY 25-26
BUILDING TYPE	CORNERSTONE DESIGN BUILD
CONSTRUCTION TYPE	MANUFACTURED BUILDING
FIRE PROTECTION	V-B
FIRE SUPPRESSION	NONE
RISK CATEGORY	II
OCCUPANCY	B
ALLOWABLE NUMBER OF STORIES	1
BASIC WIND SPEED	120mph
EXPOSURE	D
ENCLOSURE	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
IMPORTANCE FACTOR	1.0
ROOF DEAD LOAD	10PSF
ROOF LIVE LOAD	30PSF OR 300LBS
FLOOR DEAD LOAD	10PSF
FLOOR LIVE LOAD	40PSF
"R" RATING OF WALLS, FLOOR, ROOF	13,19,20
MODULES PER BUILDING	1
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
SQUARE FOOTAGE	300 SQFT
LAND USE	'LOW INTENSITY'
DEVELOPMENT DESCRIPTION	DRIVE-THRU COFFEE SHOP
FAR	300:36140.6359
BUILDING COVERAGE %	0.83%

DRIVE-THROUGH ONLY MODULAR COFFEE SHOP TO USE ALREADY EXISTING PREVIOUS GAS STATION SITE.

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WALLA COFFEE

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### REVISIONS

#	DATE	DESCRIPTION
1	4/3/26	OCALA

PROJECT #:	C8101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

### COVER SHEET

SHEET #

C.01  
30

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

# GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.
5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.
6. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
8. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
9. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. ANCHOR CEI, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
10. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. ANCHOR CEI, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
11. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
13. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

14. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
15. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
16. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
17. ALL DISTURBED AREAS WITHIN RIGHT OF WAYS SHALL HAVE SOD COVER.
18. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
19. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
20. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED

## TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 4:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UN-STABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

## PAVING, SIDEWALKS, & CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ROADWAY PAVING, BASE, AND SUB-GRADE THICKNESS SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE, WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

## SIGNS & PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETRO-REFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETRO-REFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.
8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED. 10. "AS-BUILT" INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE UP TO SIX COPIES AND THE CAD FILE OF AS-BUILT DRAWINGS TO THE ENGINEER. ALL UNDERGROUND FITTINGS MUST BE REFERENCED TO AT LEAST TWO VISIBLE REFERENCE POINTS ON THE AS-BUILT DRAWINGS. AS-BUILT PLANS ARE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW T. BALDWIN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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WALLA COFFEE

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OCALA, FL 34474



REVISIONS	
# / DATE	DESCRIPTION
4/5/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

GENERAL NOTES

SHEET #

G.01

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# EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOODPLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOODPLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE ETHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

## MINIMUM STANDARDS:

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTRIBUTING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT. CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
  - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
  - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - C. EFFLUENT FROM DENATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
  - D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
    18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTRIBUTING ACTIVITIES.
    19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
    20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
    21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
    22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102 AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
    23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.

# EARTHWORK & DRAINAGE SPECIFICATIONS

1. CLEARING AND GRUBBING: CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF THE PROJECT WORK IN ACCORDANCE WITH SECTION 110, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THIS ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND OTHER UNDESIRABLE MATERIAL TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS LOWER. THE AREAS TO BE CLEARED GENERALLY CONSIST OF THE ENTIRE SITE WITH THE EXCEPTION OF AREAS SPECIFICALLY NOTED ON THE LANDSCAPE PLANS AS PRESERVE AREAS OR AS AREAS TO REMAIN UN-CLEARED. CARE SHALL BE TAKEN TO INSURE THAT NO PRESERVE AREAS OR WETLAND AREAS ARE IMPACTED BY THE CLEARING OPERATION. PRIOR TO INITIATING THE CLEARING OPERATION, ALL ADJACENT WETLAND AND PRESERVE AREAS SHALL BE MARKED AND FLAGGED IN ACCORDANCE WITH THE CITY OF OKEECHOBEE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS ALL SUCH AREAS IMMEDIATELY ADJACENT TO THE CLEARING OPERATION SHALL ALSO BE PROTECTED BY THE INSTALLATION OF TEMPORARY SILT BARRIERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OKEECHOBEE AND THE SFWMD. FURTHER EROSION CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING ALL DISTURBED AREAS AS SOON AS THEY ARE AT FINAL GRADE, PER THE SPECIFICATIONS FOR SEEDING AND MULCHING FOUND ELSEWHERE ON THIS SHEET. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AND SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. EARTHWORK AND GRADING: ALL EARTHWORK AND GRADING SHALL BE PERFORMED AS REQUIRED TO ACHIEVE THE FINAL GRADES, TYPICAL SECTIONS AND ELEVATIONS SHOWN ON THE PLANS. IN ALL OTHER RESPECTS, MATERIALS AND CONSTRUCTION METHODS FOR EARTHWORK, EMBANKMENT, EXCAVATION AND GRADING SHALL CONFORM TO THE REQUIREMENTS OF FDOT SPECIFICATIONS, SECTION 120. ANY PLASTIC OR OTHERWISE UNDESIRABLE MATERIAL WITHIN 36 INCHES OF FINISHED ROAD GRADE SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE CONTRACTOR SHALL ALSO REFER TO THE SOILS REPORT, IF AVAILABLE. THE SPECIFICATIONS AND RECOMMENDATIONS INCLUDED IN THAT REPORT SHALL BE CONSIDERED AS A PART OF THESE PLANS AND SPECIFICATIONS. SHOULD THERE BE ANY CONFLICT BETWEEN THAT DOCUMENT AND ANY REQUIREMENTS OF THESE DRAWINGS OR SPECIFICATIONS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.
3. PAVING IMPROVEMENTS: ALL AREAS PROPOSED FOR PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN GRADES AND TYPICAL SECTIONS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE TO THE REQUIREMENTS OF THE CITY OF OKEECHOBEE AND FLORIDA DEPARTMENT OF TRANSPORTATION.
  - A. ASPHALT: PRIME COAT AND TACK COAT FOR BASE COURSE AND BETWEEN LIFTS OF ASPHALT SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF THE FDOT SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD AND TACK COAT AT A RATE OF 0.10 GALLONS PER SQUARE YARD, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ASPHALT SURFACE COURSE THICKNESS AND MATERIAL SHALL BE AS SHOWN ON THE TYPICAL SECTIONS AND SHALL IN ALL WAYS CONFORM TO THE REQUIREMENTS OF FDOT.
    - B. BASE: LIMEROCK BASE MATERIAL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. ALL LIMEROCK SHALL MEET THE MINIMUM REQUIREMENTS OF FDOT SECTION 411. AS AN ALTERNATE, CEMENTED COQUINA CONFORMING TO FDOT SECTION 415 MAY BE SUBSTITUTED AND SHALL BE SUBJECT TO THE COMPACTION SPECIFICATIONS DETAILED ABOVE AND INCLUDED IN THE SOILS ENGINEER'S REPORT.
    - C. SUB-GRADE: SUB-GRADE SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180, AND STABILIZED TO A MINIMUM FBV OF 50PSI. SUB-GRADE SHALL BE THOROUGHLY ROLLED WITH A PNEUMATIC TIRE ROLLER PRIOR TO SCHEDULING ANY SUB-GRADE INSPECTION.
    - D. VALLEY GUTTER/ F-CURB/D-CURB/FLUSH CURB: SHALL BE CONSTRUCTED PER THE TYPICAL SECTION BY EXTRUDING MACHINE OR FORMS AS SHOWN ON THE PLANS. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000PSI AFTER 28 DAYS. SUB-GRADE SHALL BE MOISTENED AT THE TIME CONCRETE IS PLACED TO INSURE A UNIFORMLY DAMP SURFACE. READY-MIX CONCRETE SHALL HAVE A SLUMP OF BETWEEN 2 AND 4 INCHES. NO WATER SHALL BE ADDED TO INCREASE WORKABILITY. TEST CYLINDERS SHALL BE MADE FOR THE STRENGTH TESTING OF EACH BATCH OF CONCRETE FOR AT LEAST 7 AND 28 DAY TESTING.
    - E. SOD: A MINIMUM OF A TWO-FOOT WIDE STRIP OF SOD, OR AS OTHERWISE SHOWN ON THE PLANS, SHALL BE PLACED ALONG THE BACK OF CURB OF ALL CONSTRUCTED PAVEMENT TO AID IN PREVENTION OF EROSION AND SOIL STABILITY. SOD SHALL BE PLACED IN CONFORMANCE TO FDOT SECTION 510, 515 AND 981. GENERALLY, THE SODDING REQUIREMENTS SHALL BE AS SPECIFIED ON THE LANDSCAPE PLANS, PREPARED BY OTHERS.
    - F. SEED, FERTILIZE AND MULCH: ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, FERTILIZER AND MULCH UPON COMPLETION AND ACCEPTANCE BY ENGINEER OF FINAL GRADING. SEED, FERTILIZER AND MULCH SHALL BE IN CONFORMANCE TO FDOT SECTIONS 510, 515 AND 981. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A STAND OF GRASS SUFFICIENT TO PREVENT EROSION PRIOR TO REMOVAL OF THE TEMPORARY SILT FENCES. THIS APPLIES ONLY TO THOSE AREAS NOT COVERED BY THE SODDING SPECIFIED IN THE LANDSCAPE PLANS, PREPARED BY OTHERS.
    - G. TESTING: THE CONTRACTOR SHALL SECURE THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTING ON SUB-GRADE, BASE, ASPHALT AND CONCRETE. LOCATIONS REQUIRED FOR THESE TESTS SHALL BE AS REQUIRED BY THE CITY OF OKEECHOBEE, AND/OR IN THE CASE OF THE TURN-LANE IMPROVEMENTS AS REQUIRED BY THE CITY OF OKEECHOBEE. AT A MINIMUM, TESTING SHALL BE AS RECOMMENDED BY FDOT. SHOULD ANY TESTS FAIL, CONTRACTOR SHALL AT HIS OWN EXPENSE, REPAIR THE DEFICIENCIES AND RETEST THE WORK UNTIL COMPLIANCE WITH THE SPECIFICATIONS IS DEMONSTRATED.
    - H. TRAFFIC CONTROL: THE INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CITY OF OKEECHOBEE. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE AS REQUIRED BY FDOT.

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4. DRAINAGE IMPROVEMENTS: ALL LABOR, MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE TO THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS OF THE CITY OF OKEECHOBEE AND FDOT SPECIFICATIONS. TRENCH EXCAVATION AND BACK-FILLING OPERATIONS SHALL MEET OR EXCEED THE REQUIREMENTS OF FDOT SPECIFICATIONS, SECTION 125. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BACK-FILL COMPACTION TESTING REQUIRED TO DEMONSTRATE COMPLIANCE WITH THIS SECTION. THE PIPE TRENCH SHALL BE DRY WHEN PIPE IS LAID AND THE PIPE SHALL BE BEDDED PER THE DETAILS AND PER FDOT SPECIFICATIONS.
 

THE CONTRACTOR SHALL COMPLY WITH CHAPTER 90-96, LAWS OF FLORIDA, WHICH REQUIRES THE CONTRACTOR PERFORMING TRENCH EXCAVATIONS OVER FIVE FEET IN DEPTH COMPLY WITH ALL APPLICABLE TRENCH SAFETY STANDARDS AND SHORING REQUIREMENTS AS SET FORTH IN THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) EXCAVATION AND SAFETY STANDARDS, 29 C.F.R. 19126.650, SUB-PART P AND INCORPORATED AS THE STATE OF FLORIDA STANDARD, AS REVISED AND/OR UPDATED. THE COST OF COMPLIANCE WITH THIS REQUIREMENT SHALL BE INCLUDED AS A SEPARATE LINE ITEM ON THE CONTRACTOR'S BID. OTHERWISE, CONTRACTOR CERTIFIES THAT THE COST OF COMPLIANCE IS INCLUDED IN THE UNIT COST OF ALL ITEMS OF WORK TO WHICH THIS REQUIREMENT APPLIES.

  - A. REINFORCED CONCRETE PIPE (RCP): RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATIONS C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. ALL JOINTS SHALL BE SOIL-TIGHT. PIPE GASKET SHALL CONFORM TO FDOT SPECIFICATIONS, SECTION 942.
  - B. CORRUGATED METAL PIPE (CMP): ALL CMP SHALL BE STEEL, ROUND, HELICAL-WOUND CORRUGATED PIPE CONFORMING TO AASHTO-M 36 AND FDOT SECTION 943. PIPE ENDS AT JOINTS SHALL BE REFORMED TO A MINIMUM OF 2 ANNULAR CORRUGATIONS FOR THE COMPLETE BAND WIDTH. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNULAR COUPLING BANDS, A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL CMP SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.
  - C. CORRUGATED ALUMINUM PIPE (CAP): ALL CAP SHALL BE ALUMINUM ALLOY, ROUND, HELICAL-WOUND CORRUGATED PIPE CONFORMING TO AASHTO-M 196 AND FDOT SECTION 945. PIPE ENDS AT JOINTS SHALL BE REFORMED TO A MINIMUM OF 2 ANNULAR CORRUGATIONS FOR THE COMPLETE BAND WIDTH. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNULAR COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL CAP SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.
  - D. CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE): ALL HDPE PIPE SHALL BE RESIN CONFORMING TO ASTM D3350 MINIMUM CELL CLASSIFICATION 435400C, ROUND, ONLY ANNULAR CORRUGATIONS AND CONFORMING TO FDOT SECTION 948-2.3. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNULAR COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL HDPE SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.
  - E. INTECH A-2000 PVC DRAINAGE PIPE (A-2000): ALL A-2000 CORRUGATED PIPE WITH A SMOOTH INTERIOR SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION F949 & F794 DUAL WALL CORRUGATED PROFILE (DWCP) PIPE. PIPE AND FITTINGS SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER INJURIOUS DEFECTS. PIPE SHALL BE MANUFACTURED TO 46 PSI STIFFNESS WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD D2412. THERE SHALL BE NO EVIDENCE OF SPLITTING, CRACKING OR BREAKING WHEN THE PIPE IS TESTED PER ASTM TEST METHOD D2412 AND F949 SECTION 7.5. THE PIPE SHALL BE MADE OF PVC COMPOUND HAVING A MINIMUM CELL CLASSIFICATION OF 12454B AS DEFINED IN ASTM SPECIFICATION D1784.
  - F. PVC DRAINAGE PIPE: PVC DRAINAGE PIPE SHALL BE C-900 WITH PUSH-ON JOINTS (NO GLUED JOINTS) AND SHALL BE AS SPECIFIED FOR SANITARY SEWER CONSTRUCTION, EXCEPT THAT IT SHALL BE WHITE IN COLOR. ANY PORTION OF THE PVC STORM PIPE THAT MAY BE EXPOSED TO SUNLIGHT, SUCH AS ITS OUTLET TO THE DETENTION POND, SHALL BE PAINTED TO PROTECT IT FROM UV LIGHT.
  - G. INLETS, MANHOLES, AND JUNCTION BOXES: ALL DRAINAGE INLETS, MANHOLES, AND JUNCTION BOXES SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND 647. ALL CONCRETE SHALL HAVE NOT LESS THAN 4000-PSI COMPRESSIVE STRENGTH AT 28 DAYS. STRUCTURE SECTIONS SHALL BE JOINED WITH A MASTIC SEALING COMPOUND. THE REMAINING SPACE SHALL BE FILLED WITH THE CEMENT MORTAR AND FINISHED SO AS TO PRODUCE A SMOOTH CONTINUOUS SURFACE INSIDE AND OUTSIDE THE WALL SECTIONS. ALL OPENINGS IN PRECAST STRUCTURES SHALL BE CAST AT THE TIME OF MANUFACTURE. HOLES FOR PIPING SHALL BE SIX INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE. ALL SPACES BETWEEN THE MANHOLE AND THE PIPE SHALL BE COMPLETELY FILLED WITH MORTAR AND FINISHED SMOOTH. MORTAR USED FOR CONCRETE STRUCTURES SHALL CONFORM TO M C-210. MORTAR MATERIAL SHALL BE MIXED ONE PART TYPE 2 PORTLAND CEMENT TO TWO PARTS AGGREGATE BY VOLUME. PORTLAND CEMENT SHALL CONFORM TO ASTM C-144 AND AGGREGATE SHALL CONFORM TO ASTM C-144. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF ALL PRECAST STRUCTURES FOR HIS APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW ALL DIMENSION, REINFORCING STEEL AND SPECIFICATIONS. STORM MANHOLES SHALL BE CONSTRUCTED WITH A TRAFFIC BEARING CAST-IRON SLOTTED GRATE.
  - H. TRENCH BACKFILL SHALL BE AS SHOWN IN THE DRAINAGE DETAILS. IN ADDITION, TESTING UNDER PAVED AREAS SHALL BE AS FOLLOWS: ONE TEST LOCATION MIDWAY BETWEEN STRUCTURES AND ONE TEST LOCATION ADJACENT TO EACH STRUCTURE. ENGINEER MAY REQUEST ADDITIONAL LOCATIONS. TESTING IN EACH LOCATION SHALL BEGIN IN THE FIRST FOOT ABOVE THE CULVERT WITH TESTS EVERY TWO FEET TO WITHIN TWO FEET OF THE SUB-GRADE. DENSITY SHALL BE TO 100 PERCENT OF MAXIMUM AS DETERMINED BY AASHTO T-99.
  - I. CONTROL STRUCTURES: SHALL BE CONSTRUCTED PER THE ABOVE SPECIFICATIONS FOR INLETS, MANHOLES, AND JUNCTION BOXES EXCEPT THAT THE STRUCTURES SHALL INCLUDE THE BLEEDERS AND WEIRS AS SHOWN ON THE DETAIL.
  - J. RIP-RAP ENERGY DISSIPATORS: SHALL BE CONSTRUCTED PER THE DETAILS AND AS SHOWN ON THE DRAWINGS AT THE CONTROL STRUCTURES AND THE DOWNSTREAM BUBBLE-UP STRUCTURES. THE RUBBLE SHALL BE OF MATERIAL AND PLACED IN ACCORDANCE TO FDOT SECTION 530-2.3 (MATERIAL) AND FDOT SECTION 530-3.3 (CONSTRUCTION METHODS). SHOULD BROKEN CONCRETE BE USED AS THE RUBBLE, IT SHALL BE FREE FROM REINFORCING BARS OR WIRE MESH. THE CONTRACTOR SHALL USE CARE I THE PLACEMENT OF THE STONE SO THAT IT IS NOT DROPPED ON THEM FABRIC IN SUCH A FASHION THAT TEARS THE FABRIC. THE FABRIC SHALL BE AS SPECIFIED IN FDOT SECTION 985 AND SHALL BE OF THE WOVEN DESIGN AND AS SPECIFIED FOR USE WITH RIPRAP PER TABLE 1 OF THIS SECTION. THE BEDDING STONE SHALL BE OF THE TYPE TYPICALLY USED FOR DRAINFIELD ROCK AND SHALL MEET THE REQUIREMENTS OF FDOT FOR DRAINFIELD ROCK.

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REVISIONS	
# / DATE	DESCRIPTION
4/5/20	OCALA

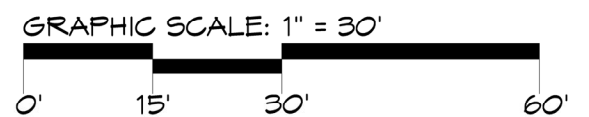
PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

EROSION CONTROL NOTES

SHEET #

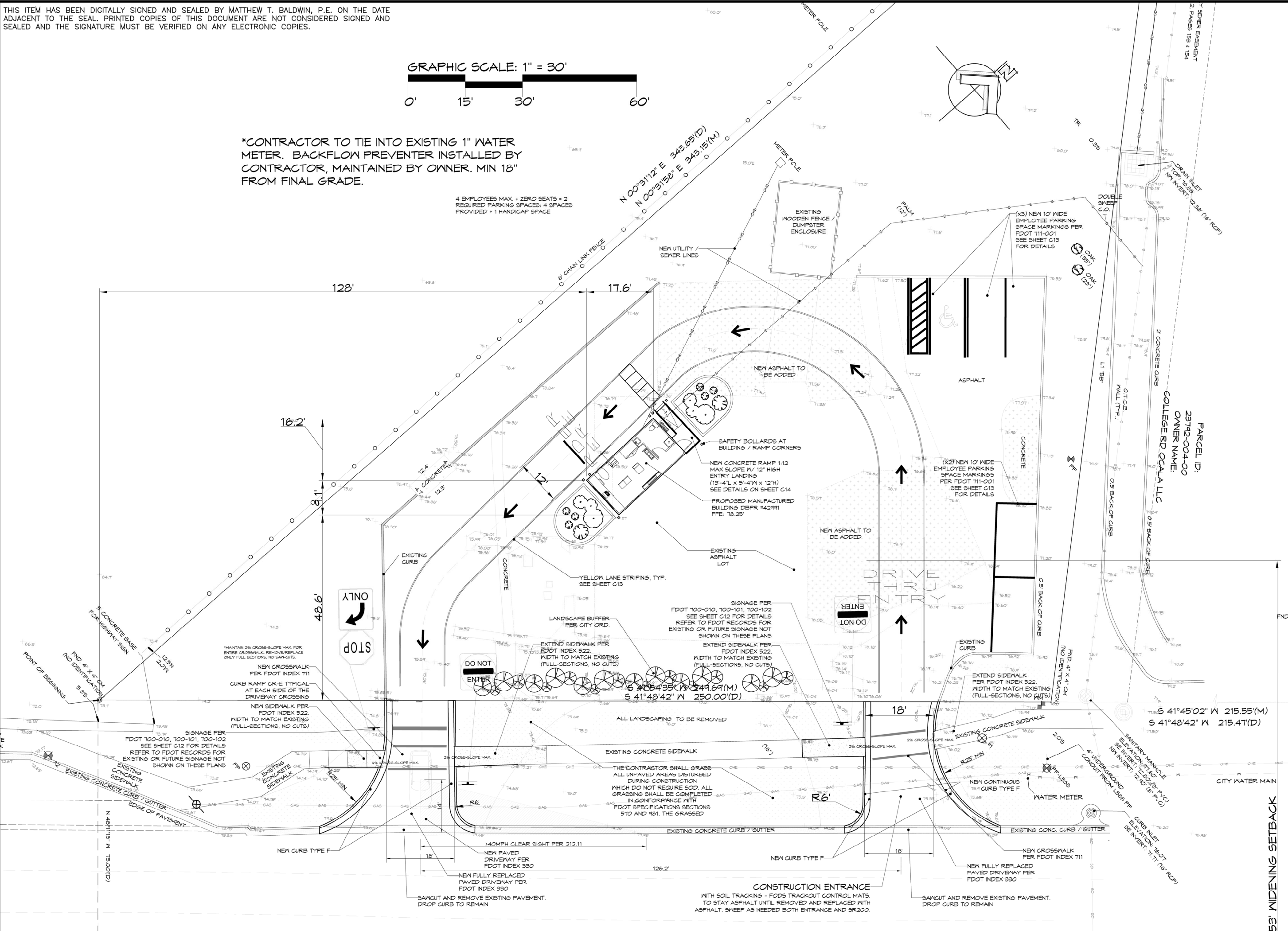
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\*CONTRACTOR TO TIE INTO EXISTING 1" WATER METER. BACKFLOW PREVENTER INSTALLED BY CONTRACTOR, MAINTAINED BY OWNER. MIN 18" FROM FINAL GRADE.

4 EMPLOYEES MAX. + ZERO SEATS = 2 REQUIRED PARKING SPACES; 4 SPACES PROVIDED + 1 HANDICAP SPACE



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REVISIONS		
#	DATE	DESCRIPTION
1	4/3/26	OCALA

PROJECT #: CS101  
 DATE: 7/17/25  
 DRAWN BY: M.D.  
 REVIEWED BY: B.H. / J.W.

SITE PLAN  
 SHEET #

C.02  
 33

53' WIDENING SETBACK

**GRADING NOTES**

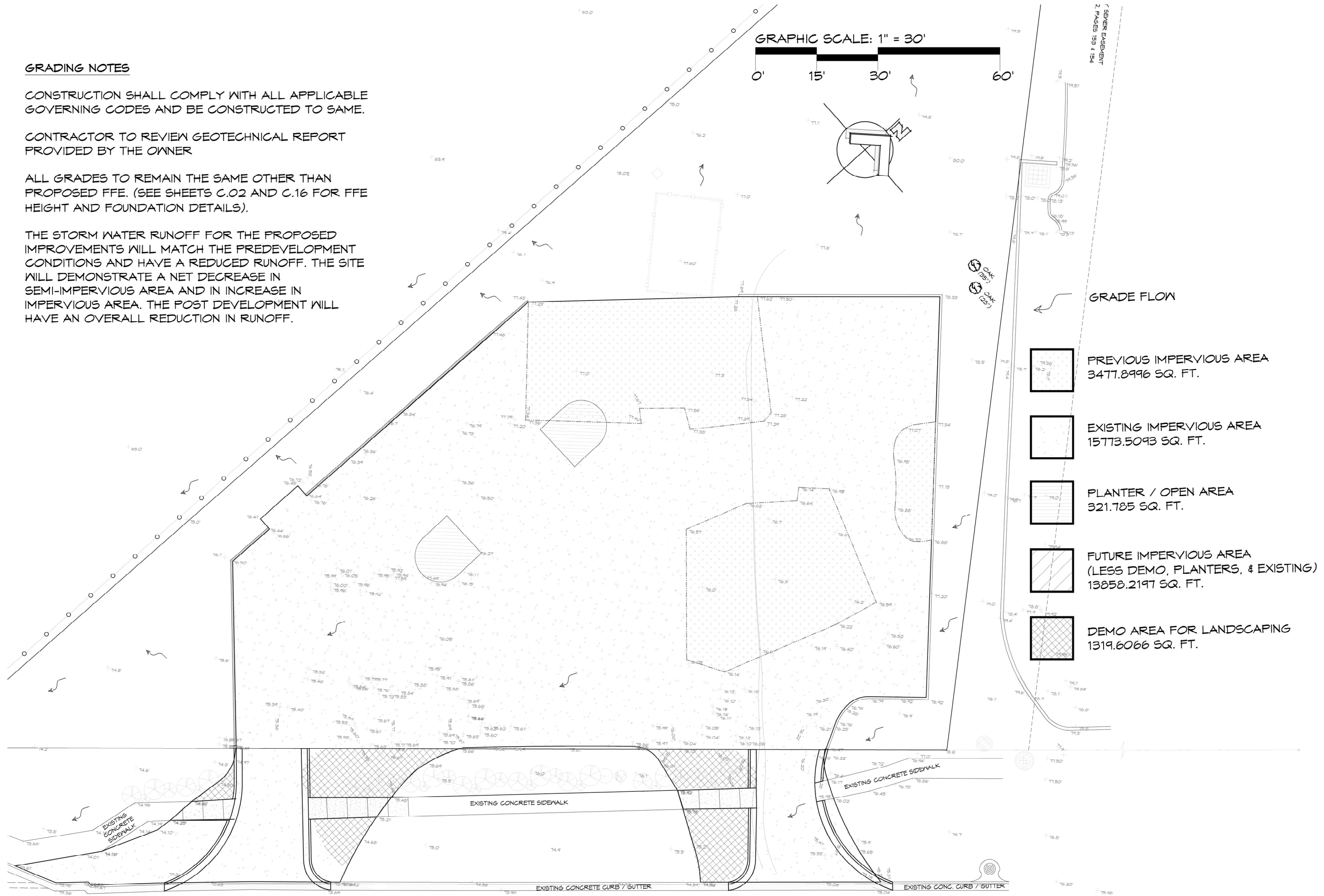
CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER

ALL GRADES TO REMAIN THE SAME OTHER THAN PROPOSED FFE. (SEE SHEETS C.02 AND C.16 FOR FFE HEIGHT AND FOUNDATION DETAILS).

THE STORM WATER RUNOFF FOR THE PROPOSED IMPROVEMENTS WILL MATCH THE PREDEVELOPMENT CONDITIONS AND HAVE A REDUCED RUNOFF. THE SITE WILL DEMONSTRATE A NET DECREASE IN SEMI-IMPERVIOUS AREA AND IN INCREASE IN IMPERVIOUS AREA. THE POST DEVELOPMENT WILL HAVE AN OVERALL REDUCTION IN RUNOFF.

GRAPHIC SCALE: 1" = 30'



SEWER EASEMENT  
2 PASSES 193 & 194

- GRADE FLOW
- PREVIOUS IMPERVIOUS AREA  
3477.8996 SQ. FT.
  - EXISTING IMPERVIOUS AREA  
15773.5093 SQ. FT.
  - PLANTER / OPEN AREA  
321.785 SQ. FT.
  - FUTURE IMPERVIOUS AREA  
(LESS DEMO, PLANTERS, & EXISTING)  
13858.2197 SQ. FT.
  - DEMO AREA FOR LANDSCAPING  
1319.6066 SQ. FT.

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WALLA COFFEE  
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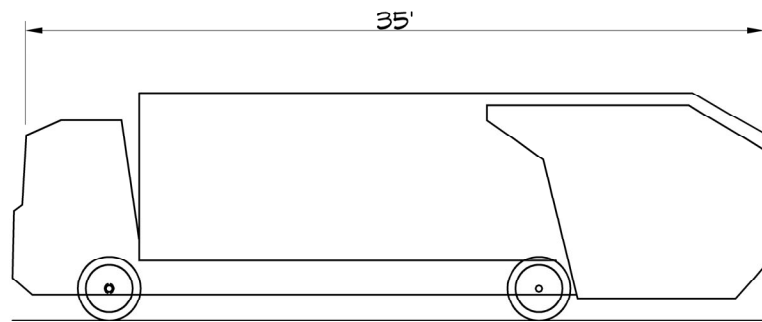
REVISIONS		
#	DATE	DESCRIPTION
1	4/5/26	OCALA

PROJECT #: CS101  
DATE: 7/17/25  
DRAWN BY: M.D.  
REVIEWED BY: B.H. / J.W.

IMPERVIOUS AREAS / GRADING  
SHEET #

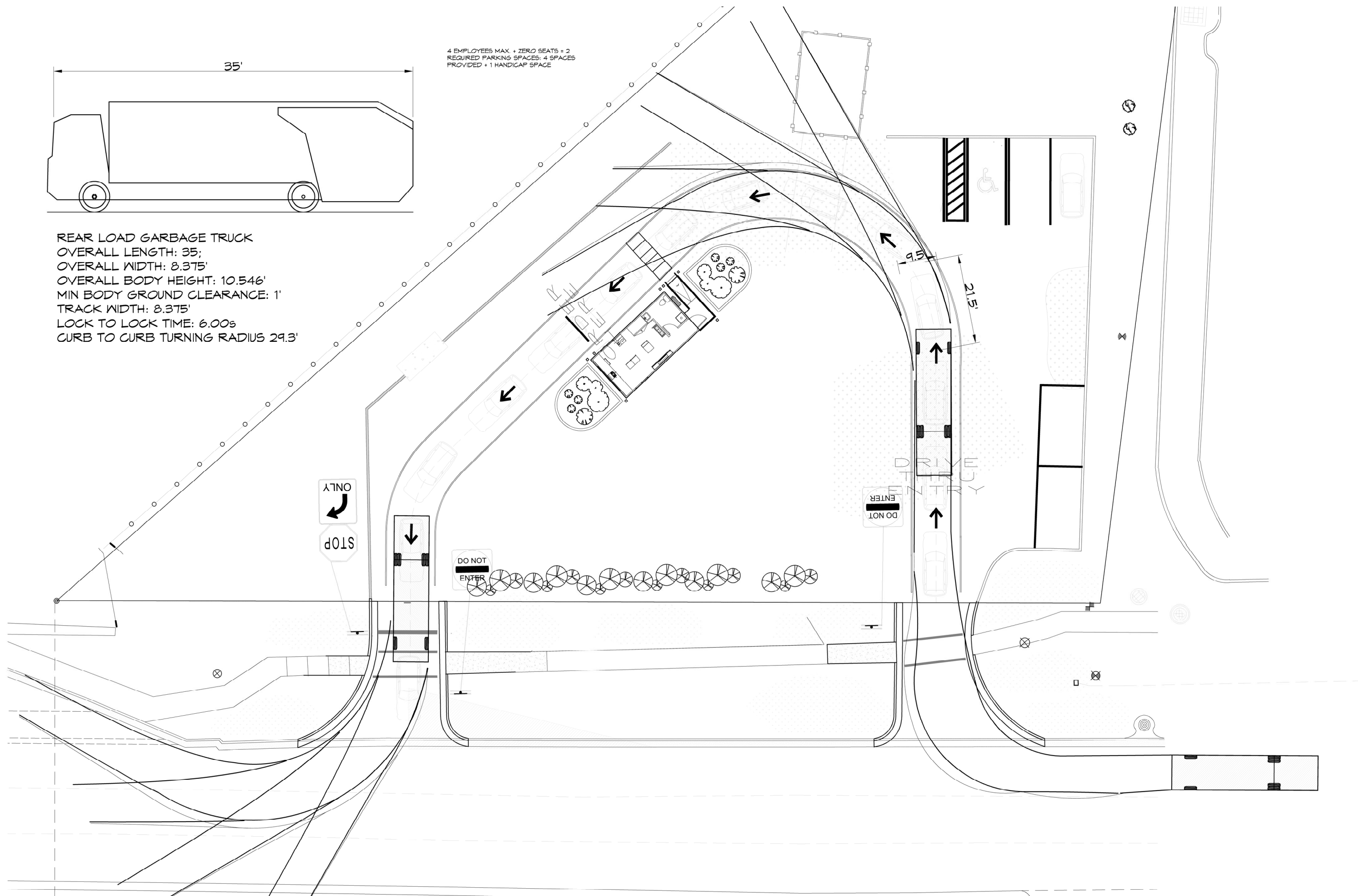
C.02 1  
34

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4 EMPLOYEES MAX. + ZERO SEATS = 2  
 REQUIRED PARKING SPACES: 4 SPACES  
 PROVIDED + 1 HANDICAP SPACE

REAR LOAD GARBAGE TRUCK  
 OVERALL LENGTH: 35;  
 OVERALL WIDTH: 8.375'  
 OVERALL BODY HEIGHT: 10.546'  
 MIN BODY GROUND CLEARANCE: 1'  
 TRACK WIDTH: 8.375'  
 LOCK TO LOCK TIME: 6.00s  
 CURB TO CURB TURNING RADIUS 29.3'



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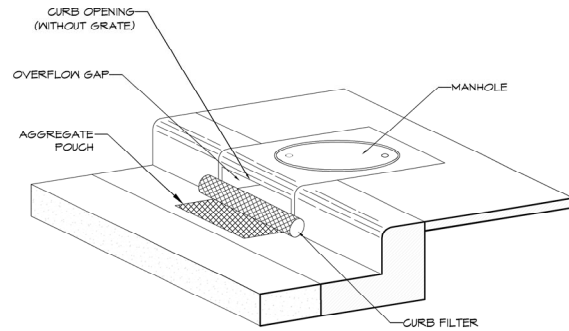
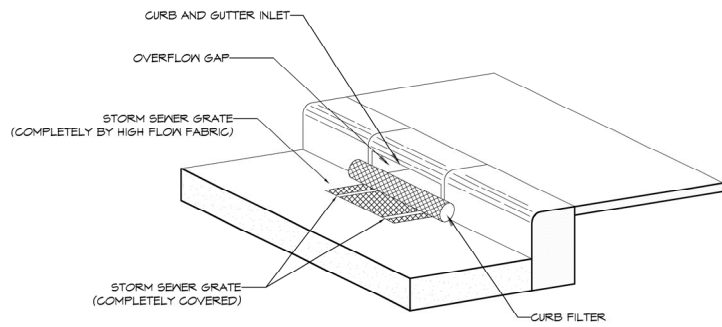
REVISIONS	
# / DATE	DESCRIPTION
4/5/26	OCALA

PROJECT #: CS101  
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 DRAWN BY: M.D.  
 REVIEWED BY: B.H. / J.W.

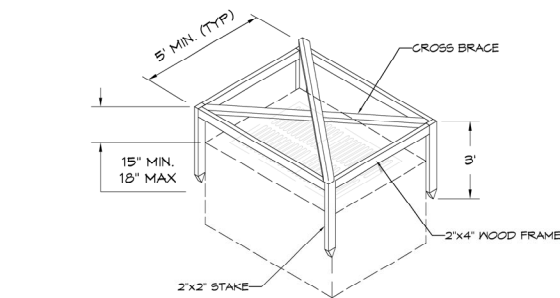
AUTO-TURN PLAN  
 SHEET #

C.02.2  
 35

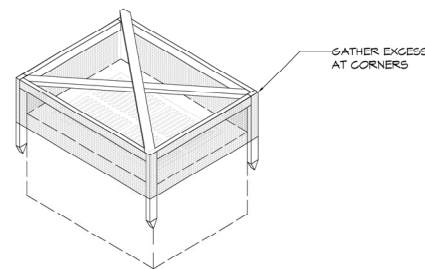
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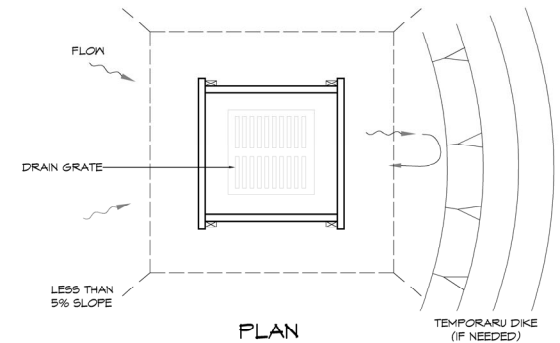
CURB INLET SEDIMENT CONTROL



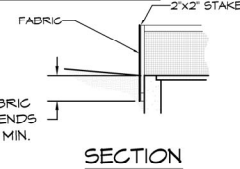
VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



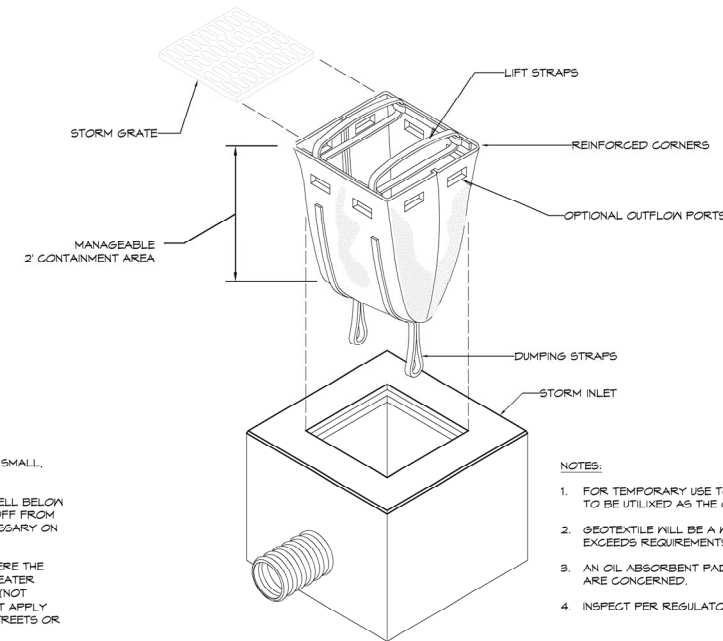
PLAN



SECTION

- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS.
  2. THE TOP OF THE FRAME (POUNDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
  3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS STREETS OR HIGHWAY MEDIANS.

SILT FENCE INLET PROTECTION



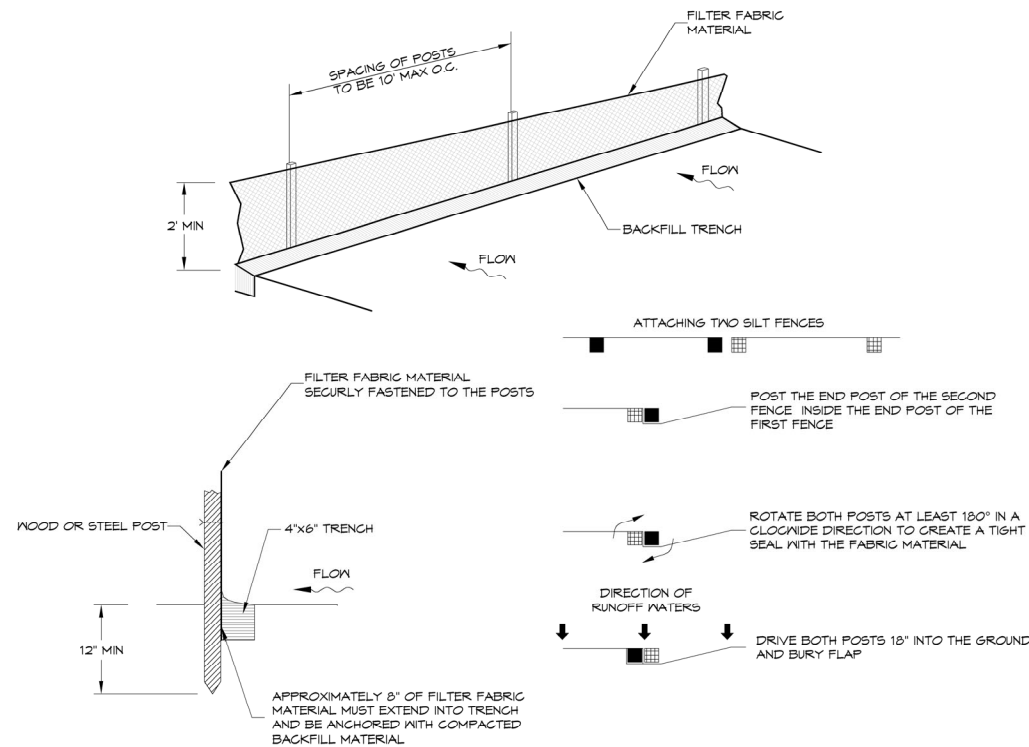
INLET INSERT

- NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS, NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
  2. GEOTEXTILE WILL BE A KOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATION TABLE.
  3. AN OIL ABSORBENT PAD OR PILLON CAN BE PURCHASED WHEN OIL SPILLS ARE CONCERNED.
  4. INSPECT PER REGULATORY REQUIREMENTS.

LOW TO MODERATE FLOW GEO TEXTILE FABRIC TABLE		
FABRIC PROPERTY	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D 4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D 4632	20%
PUNCTURE	ASTM D 4833	120 LBS
MULLEN BURST	ASTM D 3786	800 PSI
TRAPEZOID TEAR	ASTM D 4933	120 LBS
UV RESISTANCE	ASTM D 4355	80%
APPARENT OPENING SIZE	ASTM D 4751	40 US SIEVE
FLOW RATE	ASTM D 4441	40 GAL/MIN/SQFT
PERMITTIVITY	ASTM D 4441	0.55 SEC-1

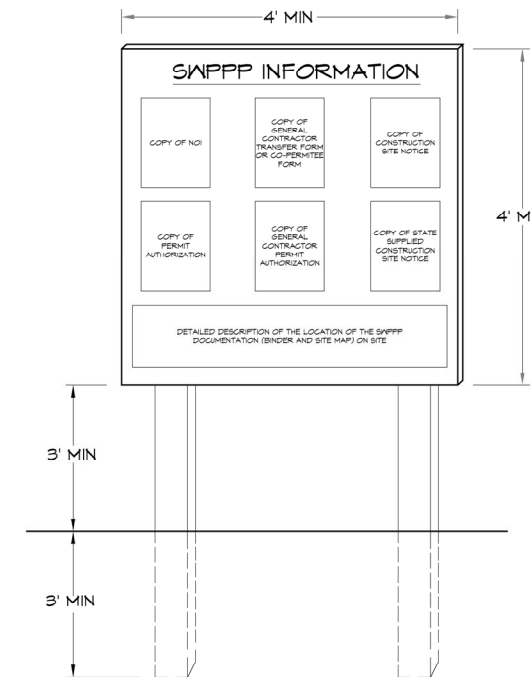
  

MODERATE TO HIGH FLOW GEO TEXTILE FABRIC TABLE		
FABRIC PROPERTY	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D 4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D 4632	20%
PUNCTURE	ASTM D 4833	135 LBS
MULLEN BURST	ASTM D 3786	420 PSI
TRAPEZOID TEAR	ASTM D 4933	45 LBS
UV RESISTANCE	ASTM D 4355	90%
APPARENT OPENING SIZE	ASTM D 4751	20 US SIEVE
FLOW RATE	ASTM D 4441	200 GAL/MIN/SQFT
PERMITTIVITY	ASTM D 4441	1.5 SEC-1



SILT FENCE INSTALLATION

- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF SITE AND CAN BE PERMANENTLY STABILIZED.
  3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SWPPP INFORMATION SIGN

- NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN AS SHOWN IN THE DETAIL.
  2. SIGN TO BE CONSTRUCTED OF RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER; WIND, SUN, MOISTURE, ETC.
  3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VISIBLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
  4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PERMIT.
  5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
  6. SIGN SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
  7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

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 OCALA, FL 34474  
 WALLA COFFEE CO.

REVISIONS		
#	DATE	DESCRIPTION
1	4/5/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

EROSION CONTROL DETAILS

SHEET #

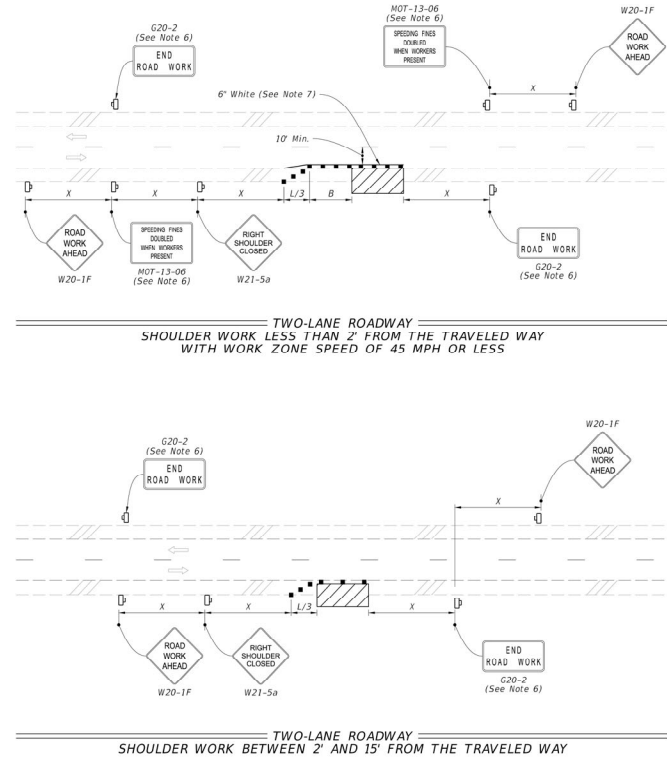
C.03

36

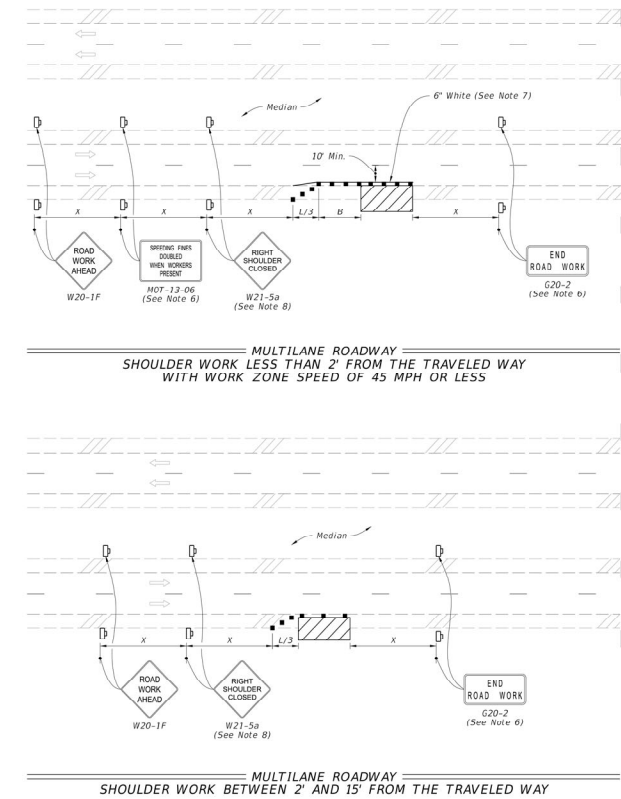
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- NOTE:**
- This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
  - L = Taper Length  
x = Work Zone Sign Spacing  
B = Buffer Length  
See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
  - Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
  - When four or more work vehicles enter the through traffic lanes in a one-hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
  - For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
  - The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
  - Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
  - Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
  - When there is no paved shoulder, the "Storier" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

- SYMBOLS:**
- Work Area
  - Channelizing Device (See Index 102-600)
  - Work Zone Sign
  - Lane Identification and Direction of Traffic



LAST REVISION 11/01/21	DESCRIPTION: FY 2025-26 STANDARD PLANS	FDOT	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2
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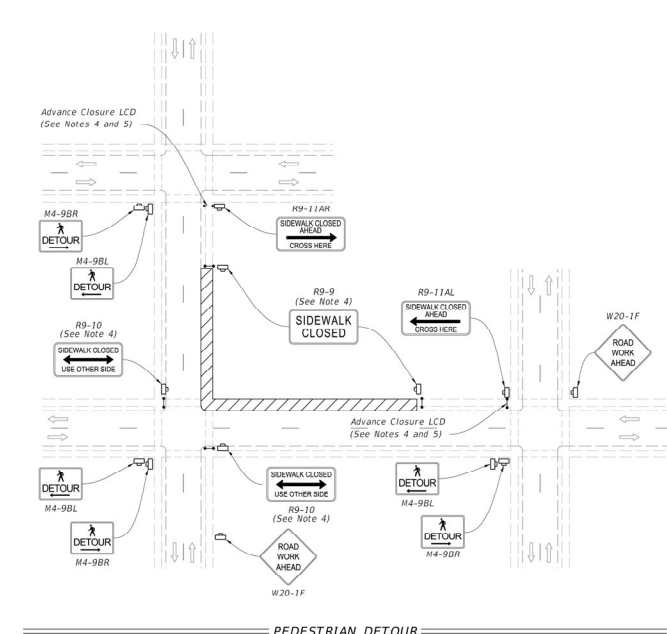


- SYMBOLS:**
- Work Area
  - Channelizing Device (See Index 102-600)
  - Work Zone Sign
  - Lane Identification and Direction of Traffic

LAST REVISION 11/01/20	DESCRIPTION: FY 2025-26 STANDARD PLANS	FDOT	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 2 of 2
---------------------------	--	------	--	------------------	-----------------

- NOTES:**
- Cover or deactivate pedestrian traffic signal displays) controlling closed crosswalks.
  - Place pedestrian LCDs across the full width of the closed sidewalk.
  - For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
  - "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
  - Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

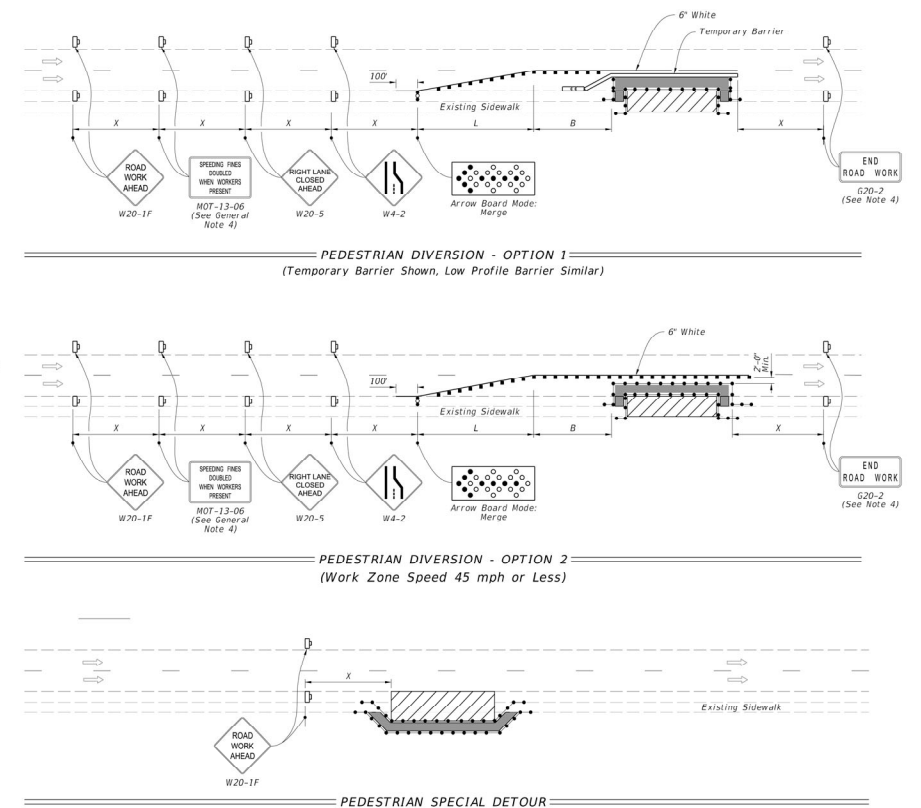
- SYMBOLS:**
- Work Area
  - Work Zone Sign
  - Pedestrian Longitudinal Channelizing Device (LCD)
  - Lane Identification and Direction of Traffic



LAST REVISION 11/01/20	DESCRIPTION: FY 2025-26 STANDARD PLANS	FDOT	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2
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- NOTES:**
- L = Taper Length  
B = Buffer Length  
x = Work Zone Sign Spacing  
See Index 102-600 for "L", "B", "X", channelizing device spacing values.
  - Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
  - When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
  - The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
  - Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

- SYMBOLS:**
- Work Area
  - Temporary Pedestrian Way
  - Channelizing Device (See Index 102-600)
  - Pedestrian Longitudinal Channelizing Device (LCD)
  - Work Zone Sign
  - Arrow Board
  - Crash Cushion
  - Lane Identification and Direction of Traffic



LAST REVISION 11/01/23	DESCRIPTION: FY 2025-26 STANDARD PLANS	FDOT	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2
---------------------------	--	------	------------------	------------------	-----------------

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REVISIONS	
#	DATE   DESCRIPTION
1	4/5/26   OCALA

PROJECT #:	CS101
DATE:	7/11/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

TYP. PEDESTRIAN DETOUR

SHEET #

C.04

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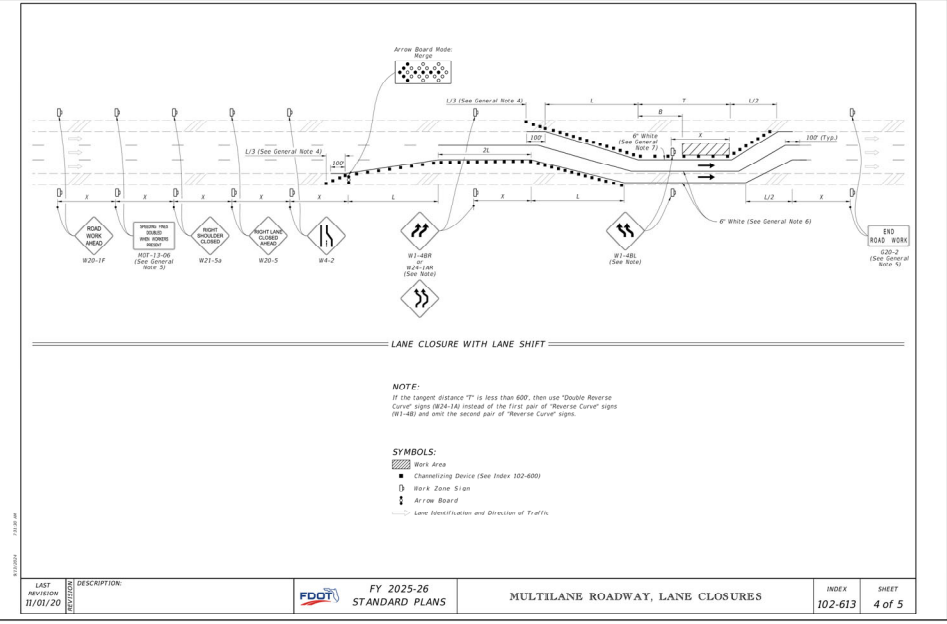
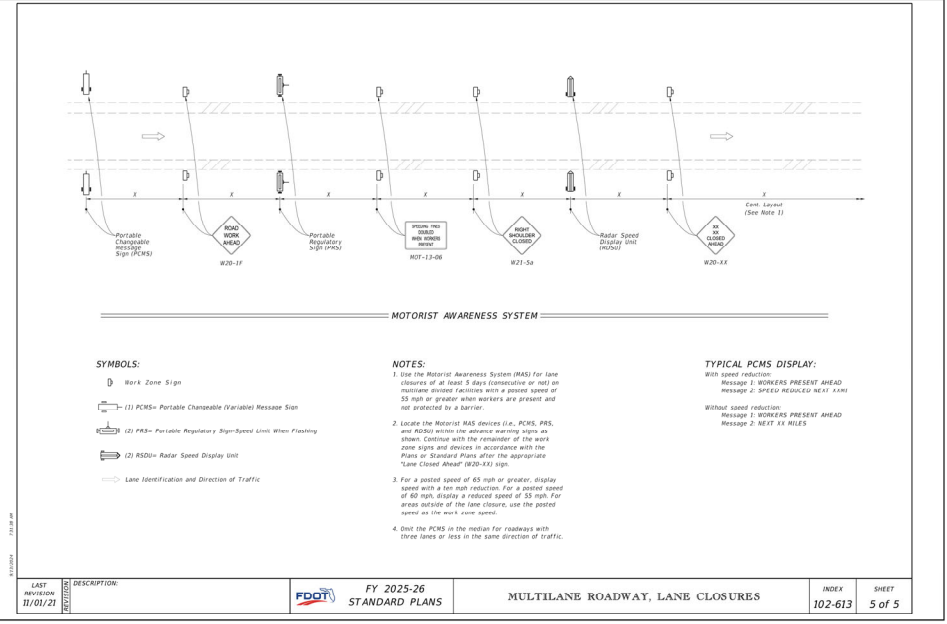
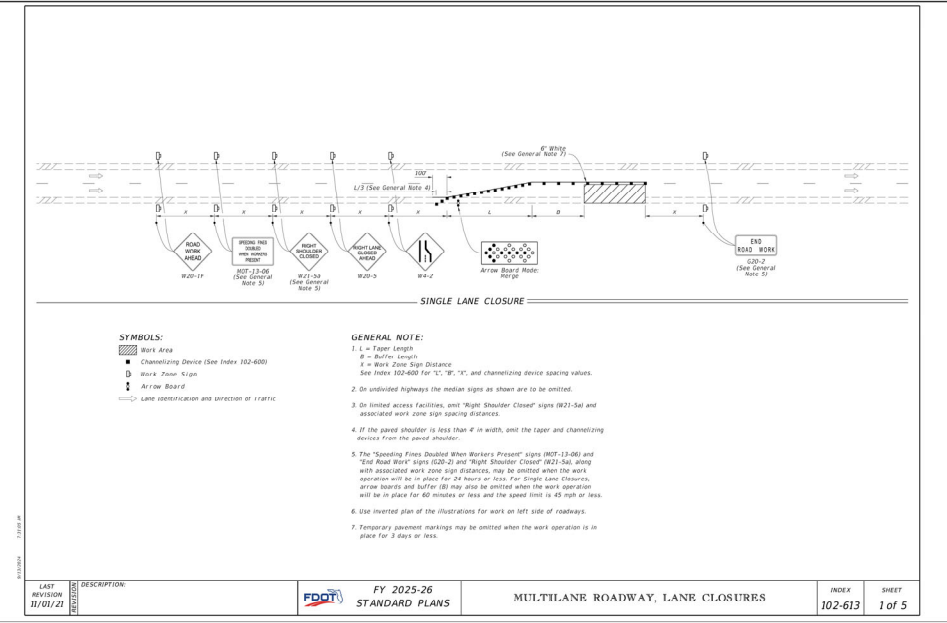
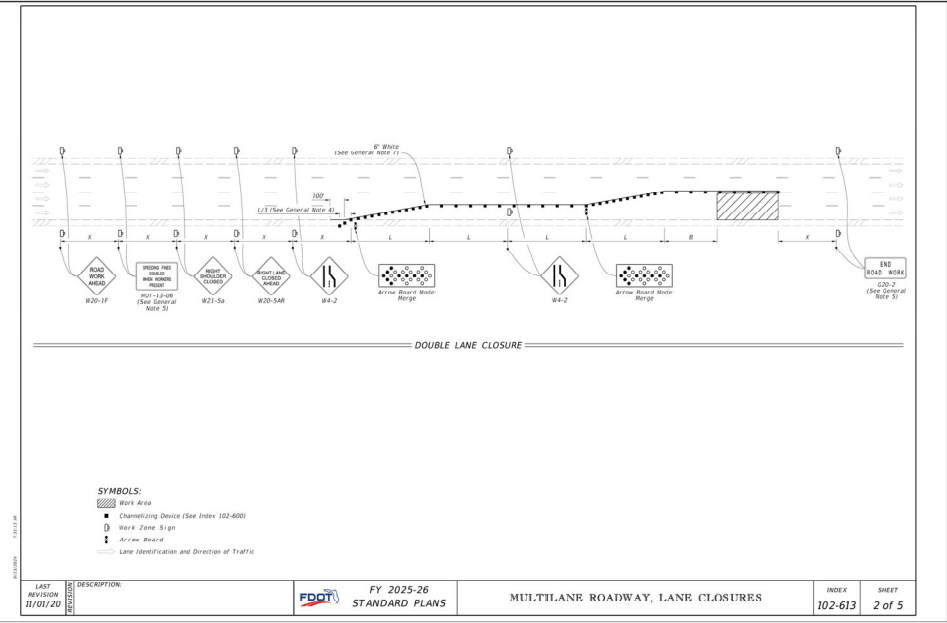
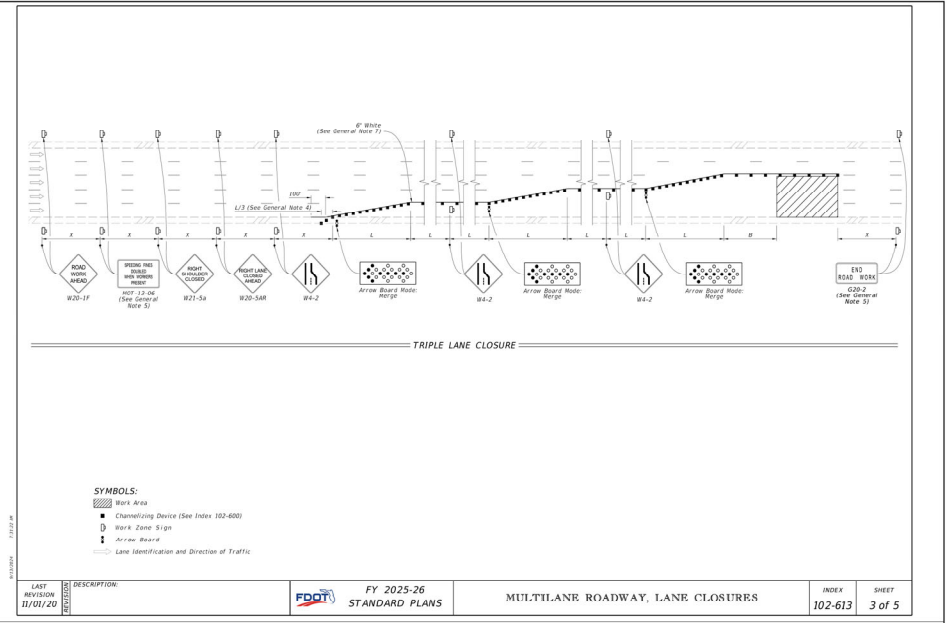
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#	DATE	DESCRIPTION
1	4/5/26	OCALA

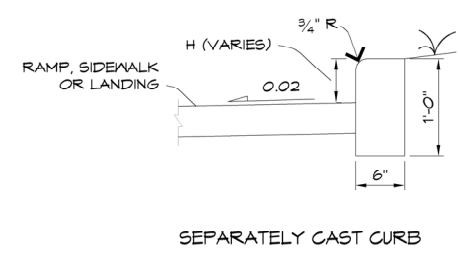
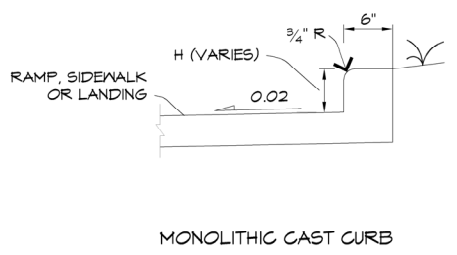
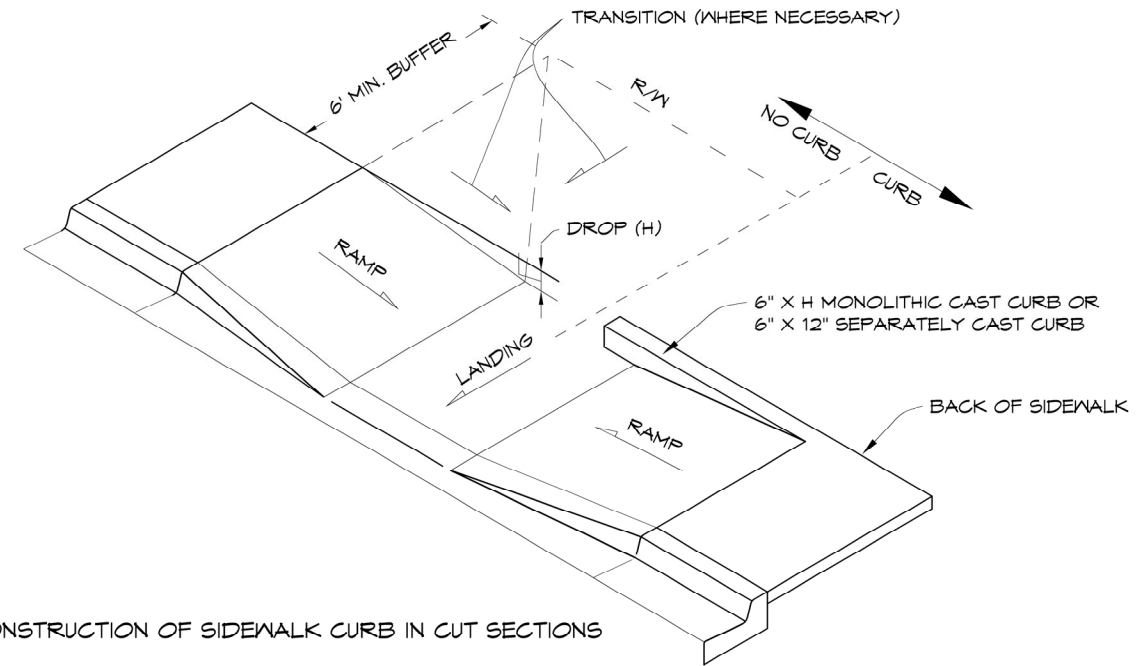
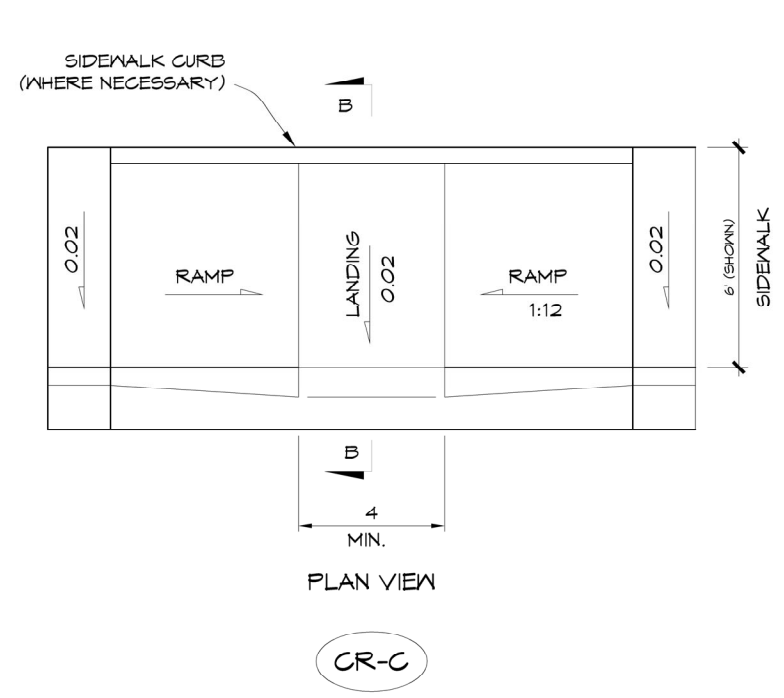
TYP. PEDESTRIAN DETOUR

SHEET #

C.041



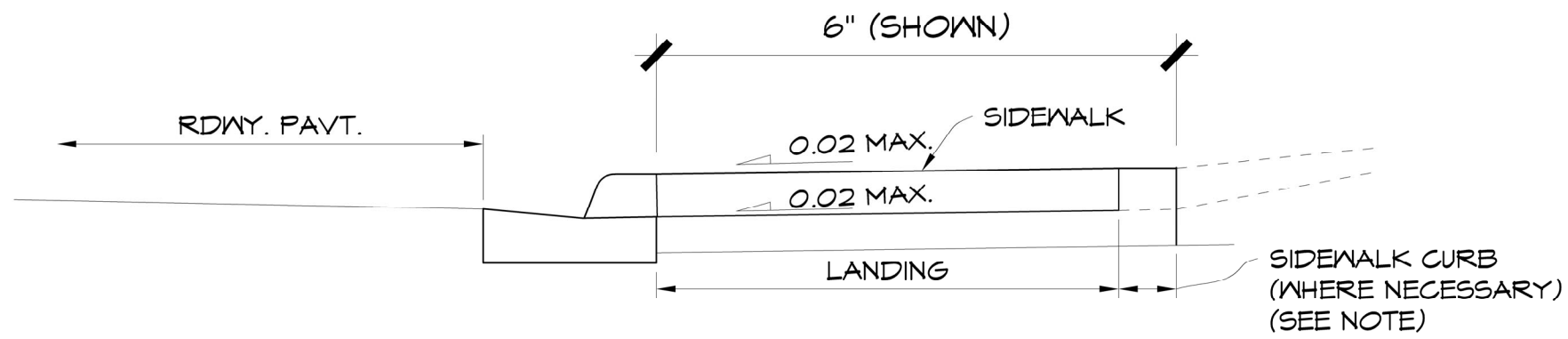
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SIDEWALK CURB OPTIONS

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

SIDEWALK CURB OPTIONS



NOTE: FOR ADDITIONAL INFORMATION ON SIDEWALK CURB CONSTRUCTION, SEE SIDEWALK CURB OPTIONS DETAILS.

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REVISIONS		
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DRAWN BY:	M.D.
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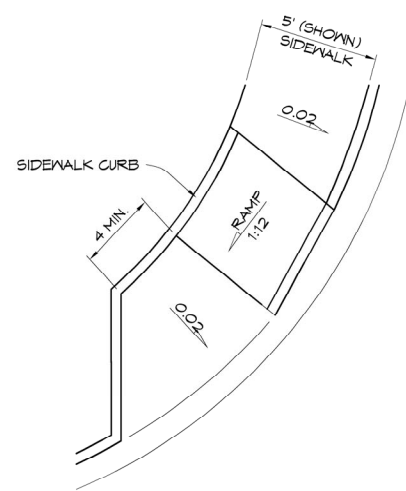
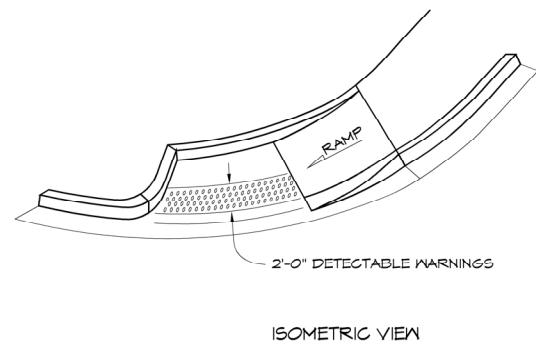
SIDEWALK CONSTRUCTION DETAILS

SHEET #

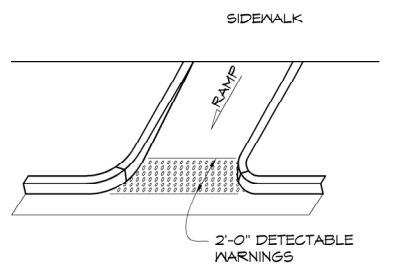
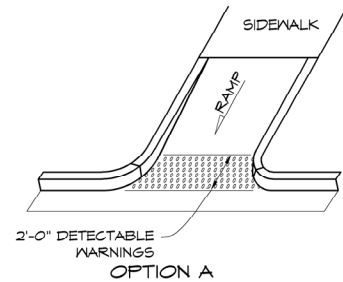
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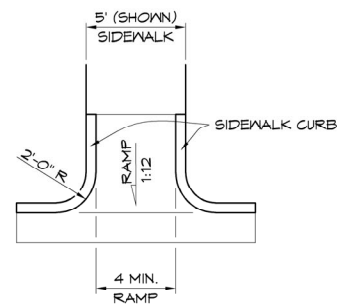
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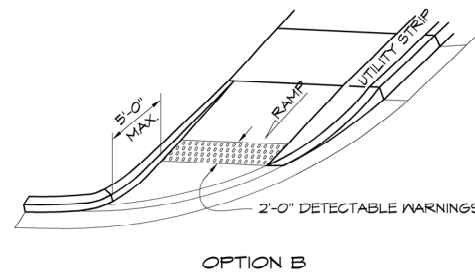
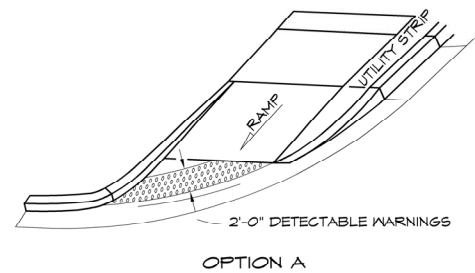
CR-D



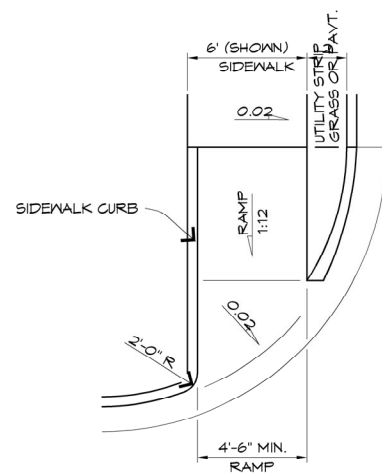
OPTION B ISOMETRIC VIEW



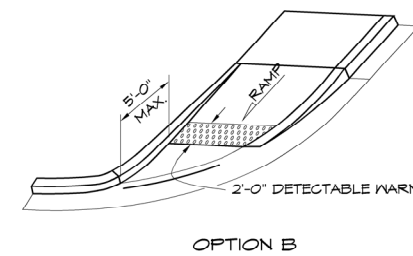
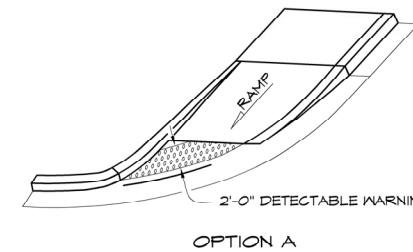
CR-E



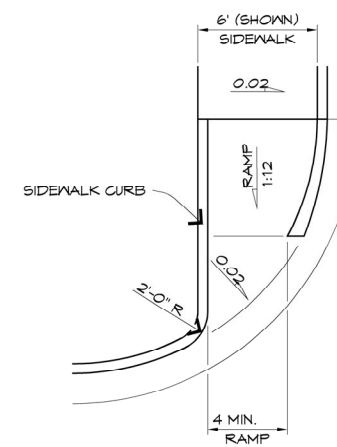
ISOMETRIC VIEW



CR-F



ISOMETRIC VIEW



CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

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REVISIONS

#	DATE	DESCRIPTION
1	4/5/26	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

SIDEWALK RAMP DETAILS

SHEET #

C.06

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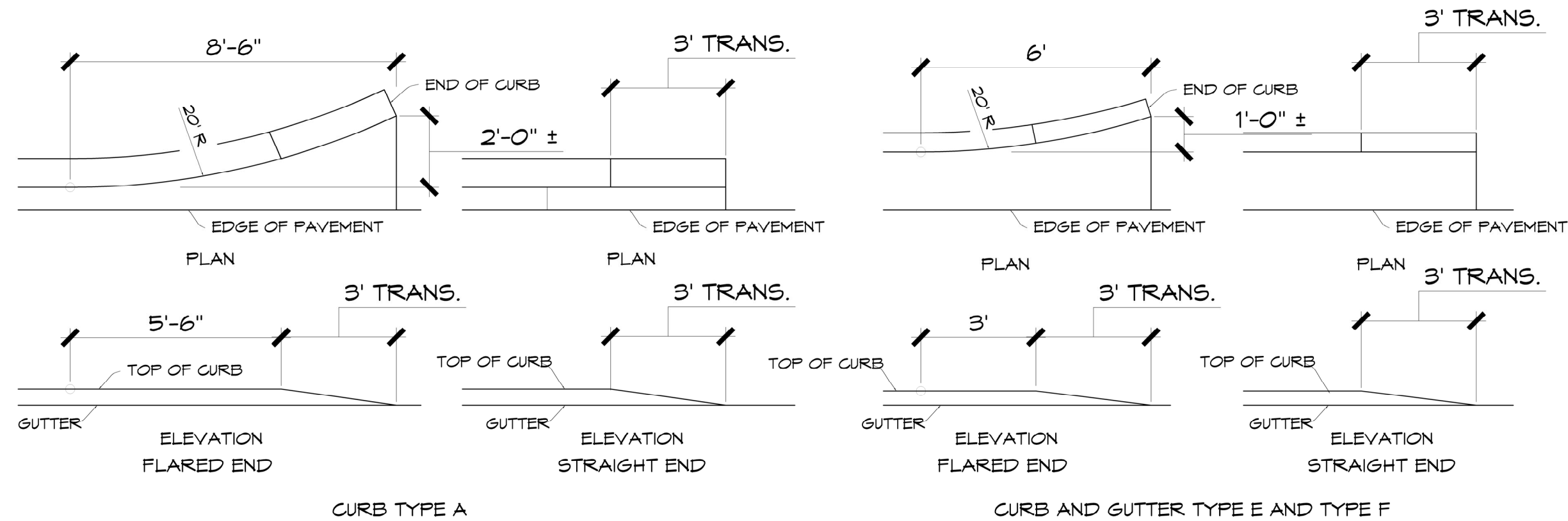
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 OCALA, FL 34474



REVISIONS		
#	DATE	DESCRIPTION
1	4/5/26	OCALA

CURB & GUTTER ENDINGS  
 SHEET #

C.07

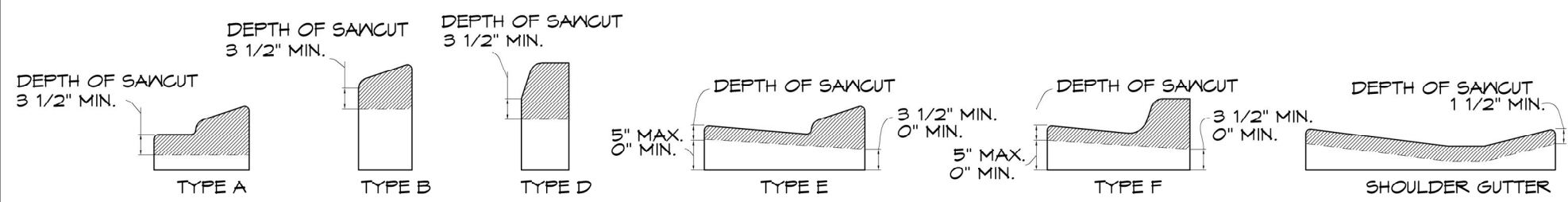


CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

NOTE: ENDS OF TYPE B AND D CURB TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FT.

**CURB AND CURB & GUTTER ENDINGS**



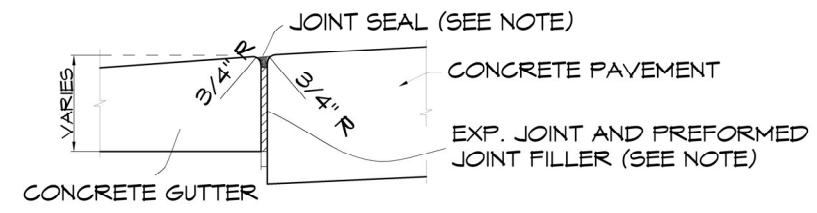
CONTRACTION JOINTS IN CURB

CONTRACTION JOINTS IN CURB & GUTTER

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

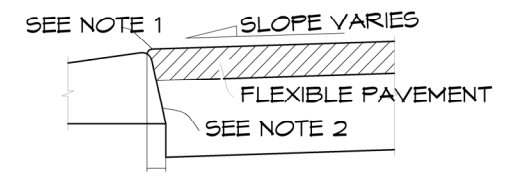
NOTE: SAWCUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTER AND WITHIN CURB AND GUTTER ENDINGS.

**EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED**



NOTE: JOINT SEAL APPLICATION APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

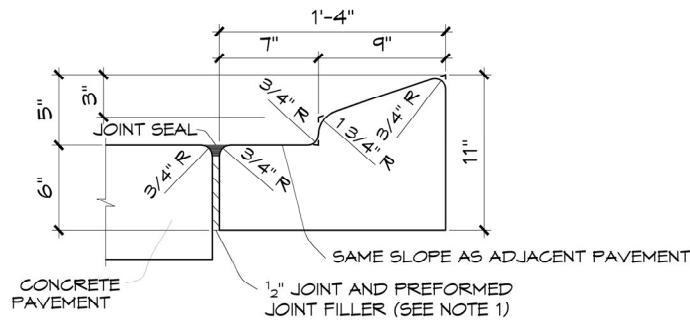


NOTES:

1. SURFACE ON LOW SIDE OF PAVEMENT TO BE 1/4" ABOVE LIP OF GUTTER. SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.
2. APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN. APPLIES TO SHOULDER GUTTER ONLY WHERE ADJOINING TRAFFIC LANES.

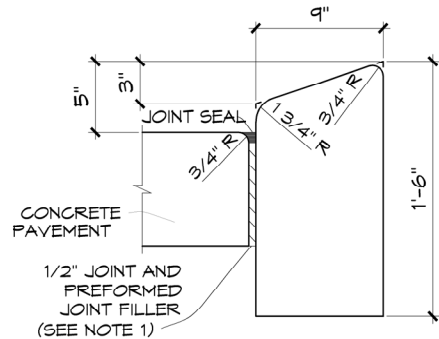
**CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT**

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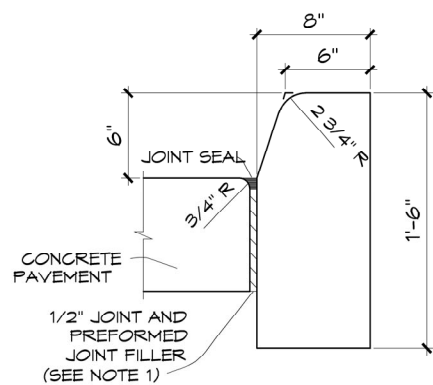
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN (SEE NOTE 4).

TYPE A



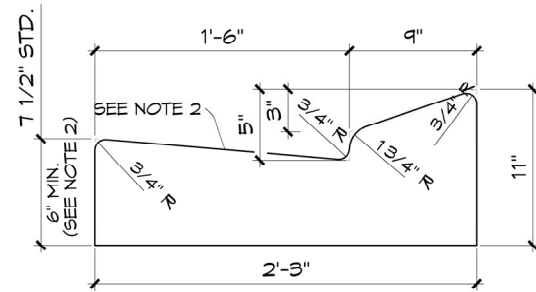
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN.

TYPE B

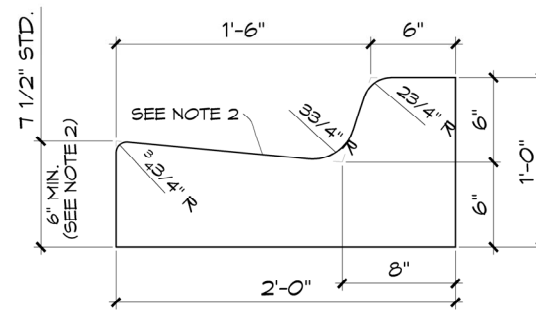


NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN.

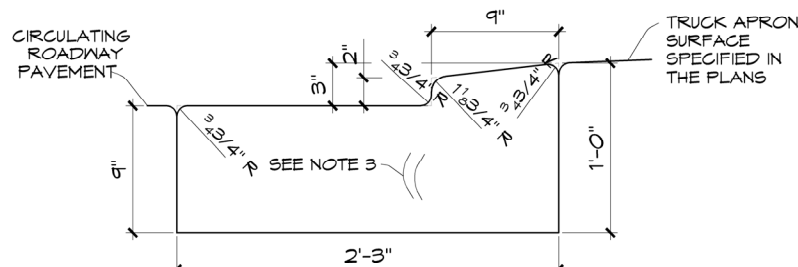
TYPE D



TYPE E

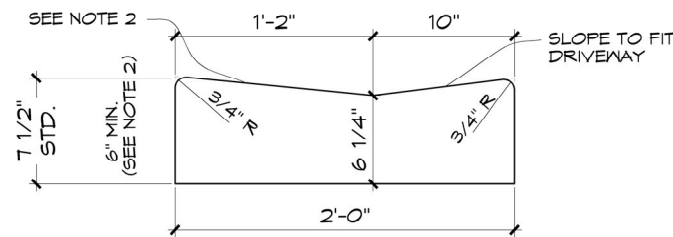


TYPE F

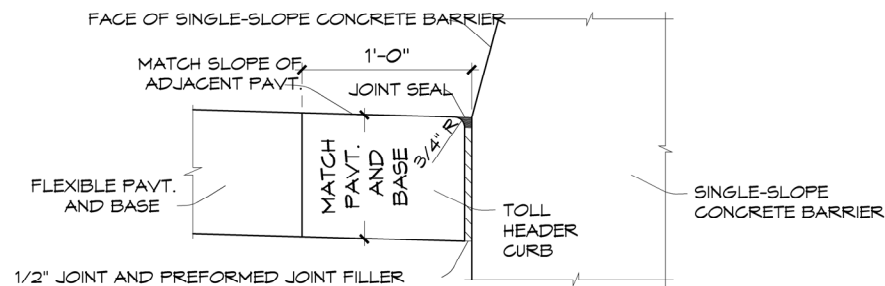


NOTE: TRAFFIC BEARING SECTIONS FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION.

TYPE RA

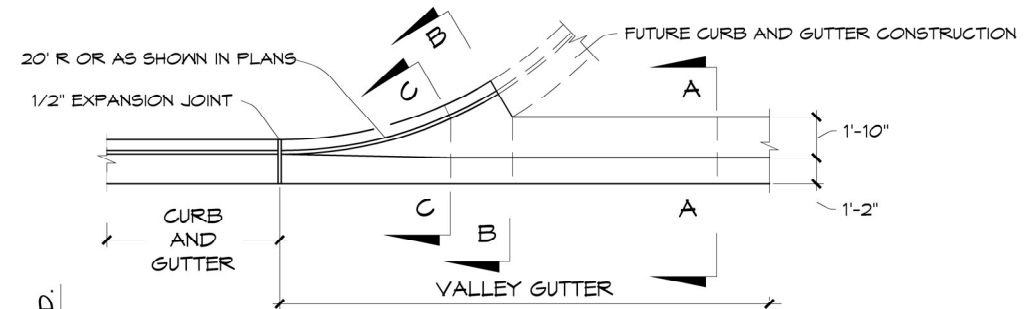


DROP CURB



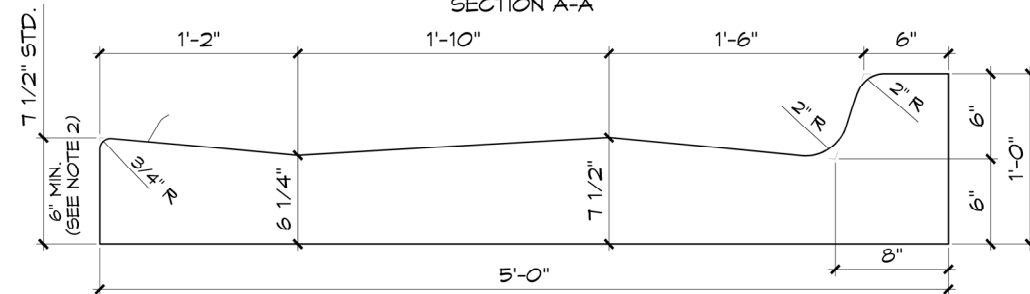
NOTE: SEE THE TOLL SITE DETAILS FOR CONDUIT REQUIREMENTS.

TOLL HEADER CURB

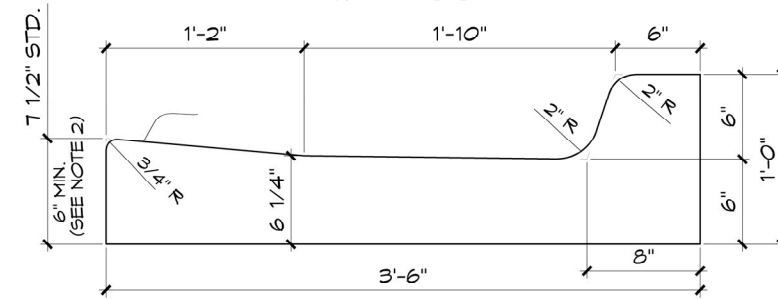


PLAN VIEW

SECTION A-A

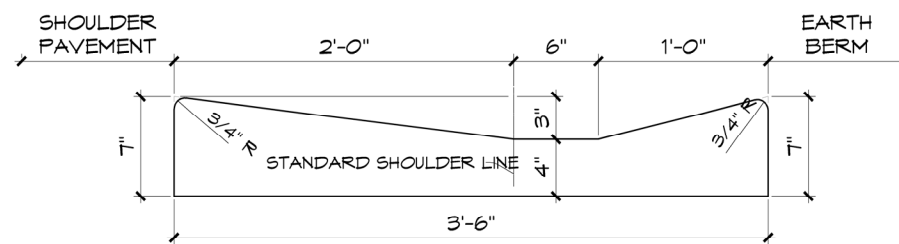


SECTION B-B



SECTION C-C

VALLEY GUTTER



SHOULDER GUTTER

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REVIEWED BY: B.H. / J.W.

CURB TYPE DETAILS

SHEET #

C.08

# CONCRETE CURB AND GUTTER

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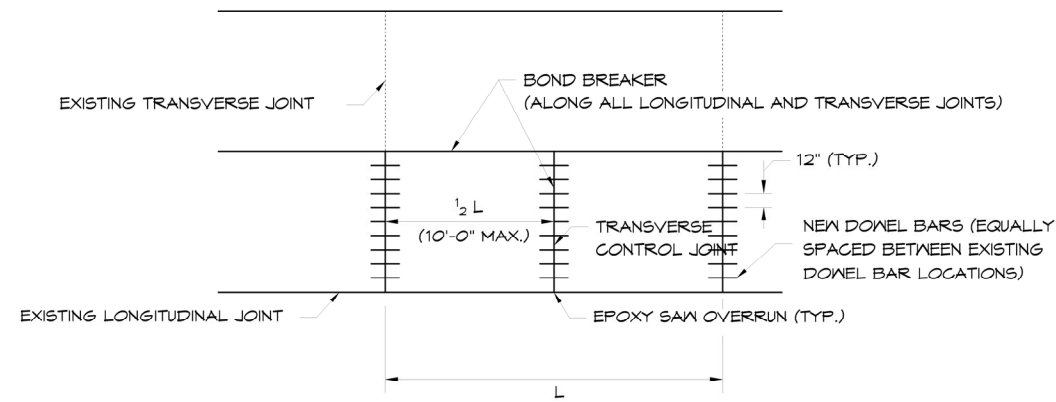


FIGURE 10.3 - FULL SLAB FULL DEPTH REPLACEMENT

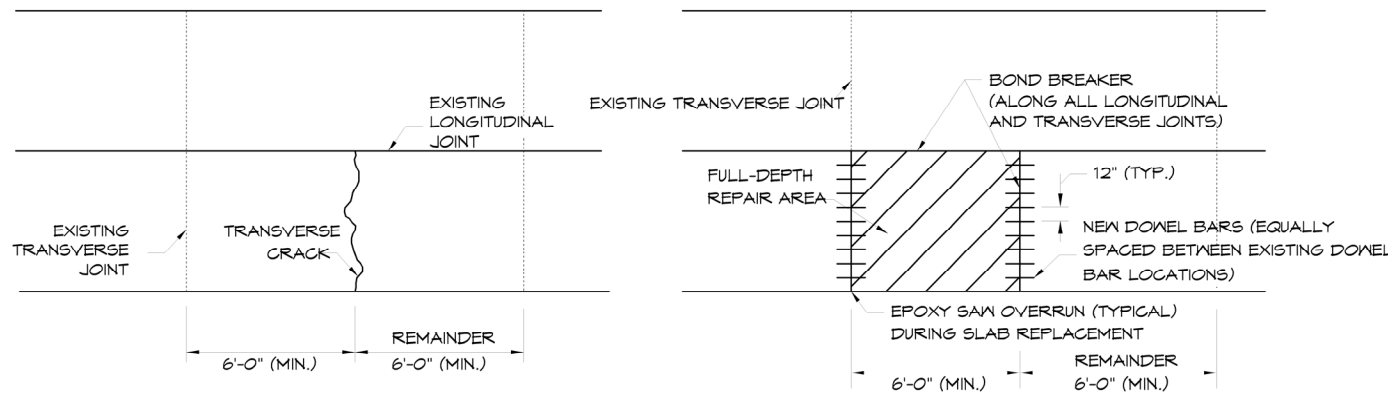


FIGURE 10.2 - REPAIR METHOD: NONE OR CLEAN AND SEAL

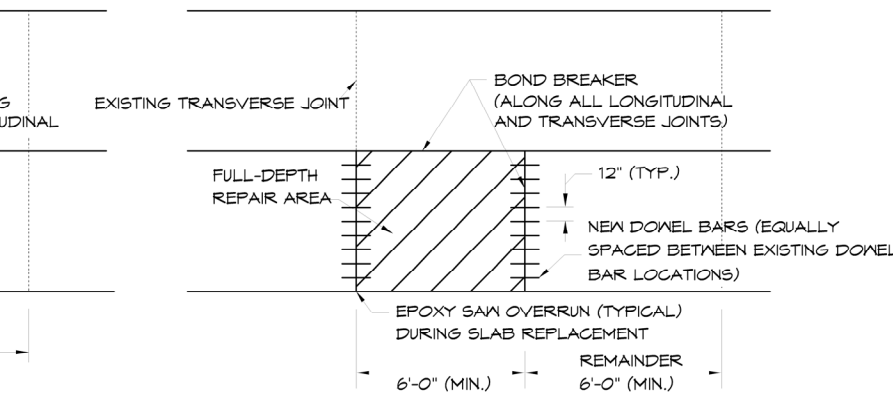


FIGURE 10.4 - PARTIAL SLAB FULL DEPTH REPLACEMENT

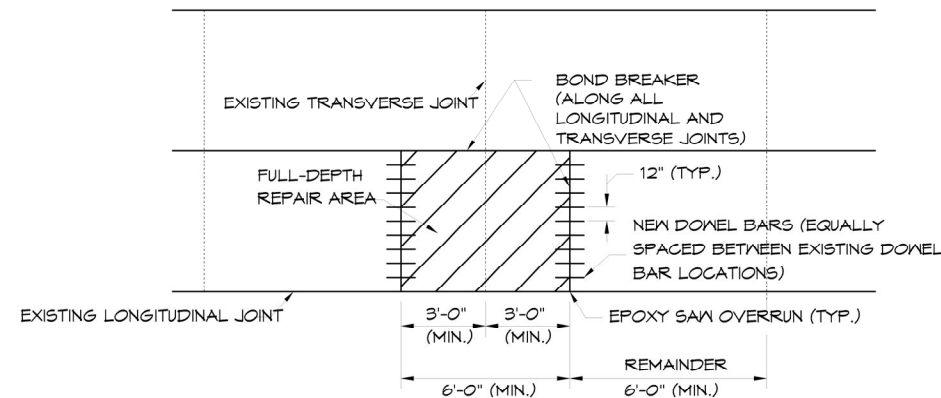


FIGURE 10.5 - FULL-DEPTH REPAIR ON BOTH SIDES OF THE JOINT

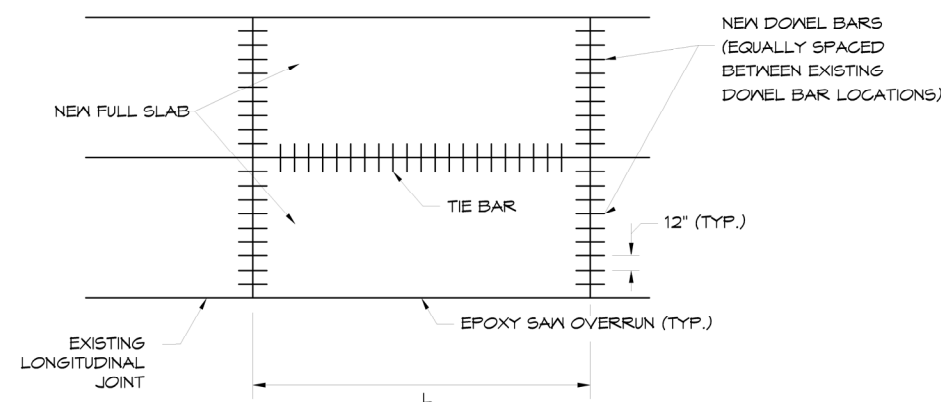


FIGURE 10.6 - MULTIPLE SLAB FULL DEPTH REPLACEMENT

CONCRETE SLAB REPAIR AND REPLACEMENT CRITERIA

DISTRESS PATTERN	SEVERITY/DESCRIPTION	REPAIR METHOD	REFERENCE
<b>CRACKING</b>			
LONGITUDINAL	LIGHT <math>\lt; \frac{1}{8}"</math>, NO FAULTING, SPALLING <math>\frac{1}{4}"</math> WIDE	NONE	FIGURE 10.2
	MODERATE <math>\frac{1}{8}"</math> WIDTH <math>\lt; \frac{1}{2}"</math>, SPALLING <math>\lt; 3"</math> WIDE	CLEAN AND SEAL	FIGURE 10.2
	SEVERE WIDTH > <math>\frac{1}{2}"</math>, SPALLING > <math>3"</math> FAULTING > <math>\frac{1}{2}"</math>	REPLACE	FIGURE 10.3
TRANSVERSE	LIGHT <math>\lt; \frac{1}{8}"</math>, NO FAULTING, SPALLING <math>\frac{1}{4}"</math> WIDE	NONE	FIGURE 10.2
	MODERATE <math>\frac{1}{8}"</math> WIDTH <math>\lt; \frac{1}{2}"</math>, SPALLING <math>\lt; 3"</math> WIDE	CLEAN AND SEAL	FIGURE 10.2
	SEVERE WIDTH > <math>\frac{1}{2}"</math>, SPALLING > <math>3"</math> FAULTING > <math>\frac{1}{2}"</math>	REPLACE	FIGURE 10.3, 10.4 AND 10.5
CORNER BREAKS	A CORNER OF THE SLAB IS SEPARATED BY A CRACK THAT INTERSECTS THE ADJACENT LONGITUDINAL AND TRANSVERSE JOINT, DESCRIBING AN APPROXIMATE 45° ANGLE WITH THE DIRECTION OF TRAFFIC.	FULL DEPTH	FIGURE 10.4 AND 10.5
INTERSECTING RANDOM CRACKS (SHATTERED SLAB)	CRACKING PATTERNS THAT DIVIDE THE SLAB INTO THREE OR MORE SEGMENTS.	FULL DEPTH	FIGURE 10.3 AND 10.4
<b>JOINT DEFICIENCIES</b>			
SPALL NONWHEEL PATH	LIGHT SPALL WIDTH <math>\frac{1}{4}"</math>, <math>\lt; \frac{1}{2}</math> SLAB DEPTH, <math>\lt; 12"</math> IN LENGTH	NONE	FIGURE 10.4 AND 10.5
	MODERATE <math>1\frac{1}{2}"</math> SPALL WIDTH <math>\lt; 3"</math>, <math>\lt; \frac{1}{2}</math> SLAB DEPTH, <math>\lt; 12"</math> IN LENGTH	NONE	FIGURE 10.4 AND 10.5
	SEVERE SPALL WIDTH > <math>3"</math> OR LENGTH > <math>12"</math>	FULL DEPTH	FIGURE 10.4 AND 10.5
SPALL WHEEL PATH	LIGHT SPALL WIDTH <math>\frac{1}{4}"</math>, <math>\lt; \text{THAN } \frac{1}{2}</math> SLAB DEPTH, <math>\lt; 12"</math> IN LENGTH	NONE	FIGURE 10.4 AND 10.5
	MODERATE <math>1\frac{1}{2}"</math> SPALL WIDTH <math>\lt; 3"</math>, <math>\lt; \frac{1}{2}</math> SLAB DEPTH, <math>\lt; 12"</math> IN LENGTH	FULL DEPTH	FIGURE 10.4 AND 10.5
	SEVERE SPALL WIDTH > <math>3"</math> OR LENGTH > <math>12"</math>	FULL DEPTH	FIGURE 10.4 AND 10.5
<b>SURFACE DETERIORATION</b>			
POP OUTS NONWHEEL PATH	SMALL PIECES OF SURFACE PAVEMENT BROKEN LOOSE, NORMALLY RANGING FROM 1 TO 4 IN. DIAMETER AND 1/2 TO 2 IN. IN DEPTH.		
	LIGHT NOT DEEMED TO BE A TRAFFIC HAZARD	KEEP UNDER OBSERVATION	
	SEVERE FLYING DEBRIS DEEMED A TRAFFIC HAZARD	FULL DEPTH	FIGURE 10.4
POP OUTS WHEEL PATH	SMALL PIECES OF SURFACE PAVEMENT BROKEN LOOSE, NORMALLY > <math>3"</math> DIAMETER AND 2" IN DEPTH.		
	LIGHT DEEMED TO BE A TRAFFIC HAZARD	FULL DEPTH	FIGURE 10.4
	SEVERE FLYING DEBRIS DEEMED A TRAFFIC HAZARD	FULL DEPTH	FIGURE 10.4
<b>MISCELLANEOUS DISTRESS</b>			
FAULTING	ELEVATION DIFFERENCES ACROSS JOINTS OR CRACKS.		
	LIGHT FAULTING <math>\lt; 4/32"</math>	NONE	
	MODERATE <math>4 - \text{FAULTING } \lt; 16/32"</math>	GRIND	
LANE TO SHOULDER DROP-OFF	LIGHT <math>0 - \text{DROP-OFF } \lt; 1"</math>	NONE	N/A
	MODERATE <math>1 - \text{DROP-OFF } \lt; 3"</math>	BUILD UP	
	SEVERE <math>\text{DROP-OFF } \gt; 3"</math>	BUILD UP	
WATER BLEEDING OR PUMPING	SEEPING OR EJECTION OF WATER THROUGH JOINTS OR CRACKS.	INSTALL APPROPRIATE DRAINAGE, EDGE DRAIN, PERMEABLE SUBBASE, RESEAL JOINTS, ETC.	N/A
BLOWUPS	UPWARD MOVEMENT AT TRANSVERSE JOINTS OR CRACKS OFTEN ACCOMPANIED BY SHATTERING OF THE CONCRETE.	FULL DEPTH	FIGURE 10.3 AND 10.4

GENERAL NOTES

- FOR REPAIR AND REPLACEMENT CRITERIA SEE SLAB REPAIR SCHEDULE ON THIS PAGE
- FULL DEPTH REPAIRS CONSIST OF REMOVING AND REPLACING AT LEAST A PORTION OF THE EXISTING SLAB TO THE BOTTOM OF THE CONCRETE.
- REPAIR BOUNDARIES SHALL BE SAWS FULL-DEPTH WITH DIAMOND SAW BLADES. ON HOT DAYS, IT MAY NOT BE POSSIBLE TO MAKE THIS CUT WITHOUT FIRST MAKING A WIDE, PRESSURE RELIEF CUT WITHIN THE REPAIR BOUNDARIES. A CARBIDE-TIPPED WHEEL SAW MAY BE USED FOR THIS PURPOSE, BUT THE WHEEL SAW MUST NOT INTRUDE ON THE ADJACENT LANE, UNLESS THE LANE IS SLATED FOR REPAIR. THE WHEEL SAW CUTS PRODUCE A RAGGED EDGE THAT PROMOTES EXCESSIVE SPALLING ALONG JOINTS. HENCE, IF WHEEL SAW CUTS ARE MADE, DIAMOND SAW CUTS MUST BE MADE 18 IN. OUTSIDE THE WHEEL SAW CUTS. TO PREVENT DAMAGE TO THE BASE, THE WHEEL SAW MUST NOT BE ALLOWED TO PENETRATE MORE THAN 0.5 IN. INTO THE BASE.
- NO ADDITIONAL BASE OR SUBGRADE MATERIAL SHALL BE ADDED AND ALL LOOSE BASE OR SUBGRADE MATERIAL SHALL BE REMOVED PRIOR TO PLACEMENT OF THE NEW CONCRETE SLAB. THE CONCRETE SLAB SHALL BE PLACED TO THE FULL DEPTH OF THE MATERIAL REMOVED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ADDITIONAL CONCRETE REQUIRED TO BRING PROPOSED CONCRETE SLAB UP TO FINISHED GRADE.
- REMOVAL OF THE DAMAGED CONCRETE PAVEMENT SHALL BE BY LIFTING. ANY GOOD CONCRETE PAVEMENT WHICH IS DAMAGED DURING REMOVAL OF DAMAGED AREAS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- IF THE ROADWAY CONTRACT INCLUDES GRINDING, THEN THE SLAB REPLACEMENT SHALL BE PERFORMED FIRST.
- DURING SLAB REPLACEMENT OPERATIONS, FILL ANY SAW CUT OVER RUNS INTO ADJACENT SLABS WITH EPOXY.
- INSTALL TIE BARS AT LONGITUDINAL JOINTS WHEN TWO FULL ADJACENT OR MULTIPLE REPLACED SLABS.

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REVISIONS

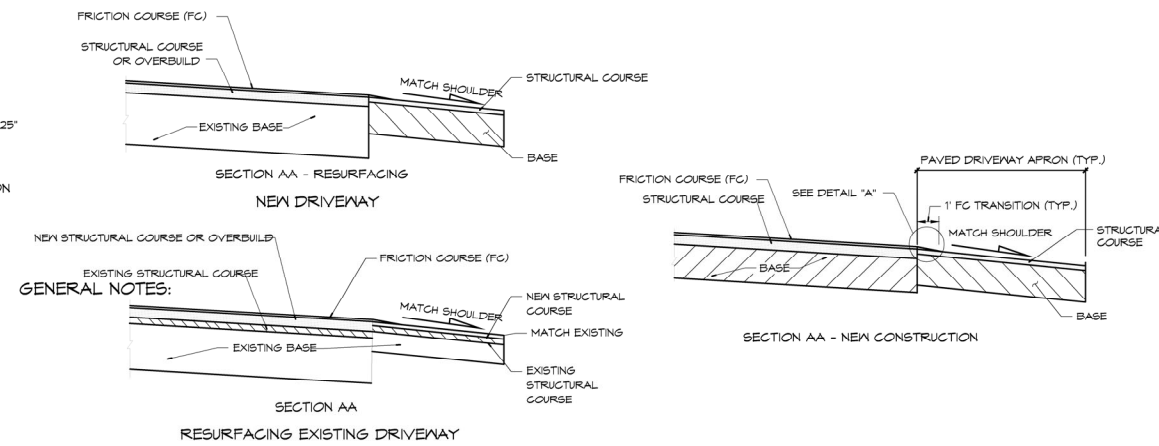
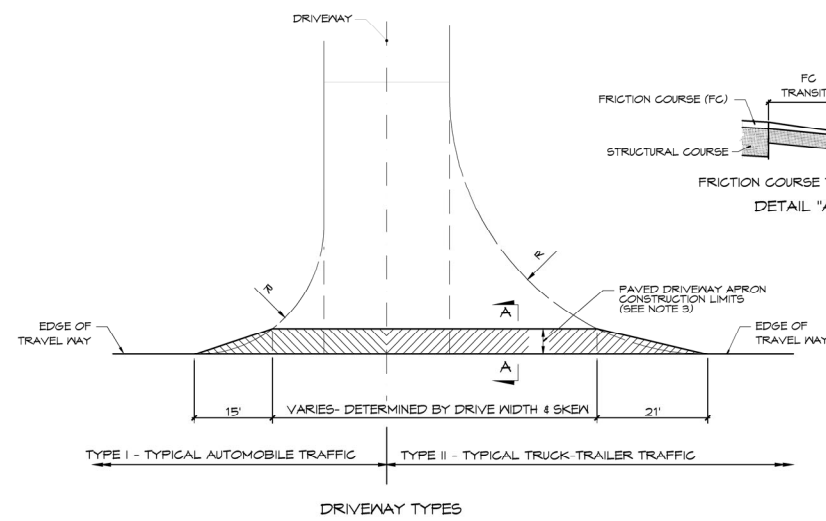
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PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

SLAB REPAIR DETAILS

SHEET #

C.09



AREAS FOR ONE 5' DEEP DRIVEWAY APRON (SY)				
DRIVE WIDTH (FT.)	INTERSECTION			
	NORMAL		SKEWED	
	TYPE I	TYPE II	TYPE I	TYPE II
12	26	51	31	60
14	27	52	33	61
16	28	53	34	63
18	29	54	35	64
20	31	55	37	65
22	32	56	38	67
24	33	57	39	68
26	34	58	40	69
28	35	59	42	70
30	36	61	43	72
32	37	62	44	73
34	38	63	46	74
36	39	64	47	76
38	41	65	48	77
40	42	66	49	79
42	43	67	51	79
44	44	68	52	81
46	45	69	53	82
48	46	71	55	83
50	47	72	56	85
52	48	73	57	86
54	49	74	58	87
56	51	75	60	88
58	52	76	61	90
60	53	77	62	91

MATERIAL TYPES AND THICKNESSES FOR PAVED CONNECTIONS			
COURSE	MATERIALS	MINIMUM THICKNESS (IN.)	
		CONNECTIONS	ROADWAY*
STRUCTURAL	ASPHALTIC CONCRETE	1 1/2"	1 1/2"
BASES	OPT. BASE (SEE SPECIFICATION 285)	O.B.S. 2	O.B.S. 3

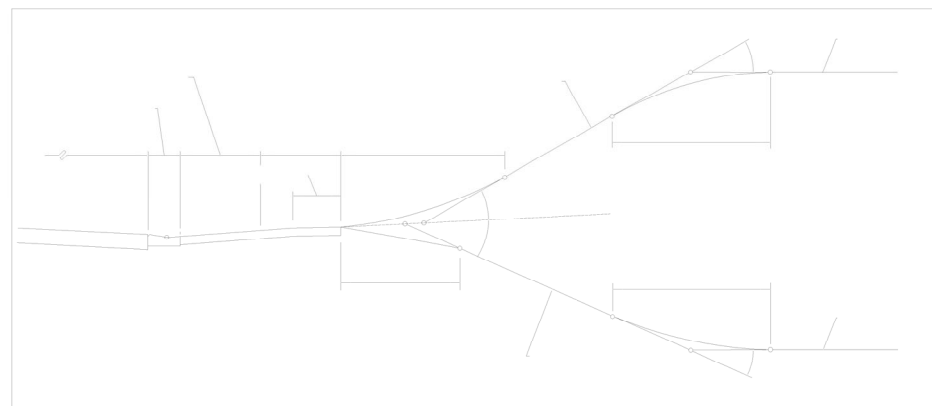
\* TRAVEL WAY FLARES (BYPASS LANES), AUXILIARY LANES SERVING MORE THAN A SINGLE CONNECTION, AND ALL MEDIAN CROSSOVERS INCLUDING THEIR AUXILIARY LANES AND/OR TRANSITION TAPERS.

**NOTES**

- USE SAME MATERIAL FOR DRIVEWAY STRUCTURAL COURSE AND ROADWAY OVERBUILD OR STRUCTURAL COURSE. EXCEPT AS APPROVED BY THE ENGINEER FOR GRADED CONNECTIONS. OTHER DEPARTMENT-APPROVED EQUIVALENT PAVEMENTS MAY BE USED AT THE DISCRETION OF THE ENGINEER.
- AUXILIARY LANES AND THEIR TRANSITION TAPERS SHALL BE THE SAME STRUCTURE AS THE ABUTTING TRAVEL WAY PAVEMENT THICKNESS OR ANY OF THE ROADWAY STRUCTURES TABULATED ABOVE, WHICHEVER IS THICKER.
- IF AN ASPHALT BASE COURSE IS USED FOR A DRIVEWAY, ITS THICKNESS MAY BE INCREASED TO MATCH THE EDGE OF TRAVEL WAY PAVEMENT THICKNESS IN LIEU OF A SEPARATE STRUCTURAL COURSE. 6" OF PORTLAND CEMENT CONCRETE WILL BE ACCEPTABLE IN LIEU OF THE ASPHALT BASE AND STRUCTURAL COURSES. SEE NOTES 4 AND 5 BELOW.
- A STRUCTURAL COURSE IS REQUIRED FOR FLEXIBLE PAVEMENTS WHEN THEY ARE USED FOR AUXILIARY LANES SERVING MORE THAN A SINGLE CONNECTION.
- USE CLASS NS CONCRETE AT LEAST 6" THICK FOR DRIVEWAYS PAVED WITH PORTLAND CEMENT CONCRETE. CONSTRUCT IN ACCORDANCE WITH SPECIFICATIONS 347, 350, AND 322.
- THE DEPARTMENT MAY REQUIRE OTHER PAVEMENT CRITERIA WHERE LOCAL CONDITIONS WARRANT.

- DRIVEWAYS ARE TO BE CONSTRUCTED OR RESURFACED FOR LOW VOLUME (SINGLE FAMILY, DUPLEX, FARM, ETC.) RESIDENTIAL CONNECTIONS AS DIRECTED BY THE ENGINEER.
- DRIVEWAYS CONSTRUCTION IS NOT REQUIRED FOR LOW VOLUME RESIDENTIAL CONNECTIONS WHERE ROADWAY SHOULDERS ARE PAVED.
- MATCH EXISTING PAVED SHOULDER WIDTHS, 4' FOR ALL OTHER SHOULDERS CONDITIONS, CONSTRUCT AT 5' WIDE.
- CONNECTIONS BEYOND THE SHOULDER WIDTH ARE TO BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
- CONSTRUCT DRIVEWAY BASE IN ACCORDANCE WITH SPECIFICATION 286.
- PAYMENT FOR STRUCTURAL COURSE AND FRICTION COURSE IS TO BE INCLUDED IN ROADWAY PAVEMENT PAY ITEM.
- FOR DEFINITIONS AND DESCRIPTIONS OF ACCESS CONNECTION "CATEGORIES" AND ACCESS "CLASSIFICATIONS" OF HIGHWAY SEGMENTS, AND FOR OTHER DETAILED INFORMATION ON ACCESS TO THE STATE HIGHWAY SYSTEM, REFER TO FOOT RULE CHAPTER 14-96, "STATE HIGHWAY CONNECTION PERMITS ADMINISTRATIVE PROCESS" AND RULE CHAPTER 14-97, "STATE HIGHWAY SYSTEM ACCESS MANAGEMENT CLASSIFICATION SYSTEM AND STANDARDS."
- FOR THIS INDEX THE TERM "TURNOUT" APPLIES TO THAT PORTION OF DRIVEWAYS OR SIDE ROADS ADJOINING THE OUTER ROADWAY. FOR THIS INDEX THE TERM "CONNECTION" ENCOMPASSES A DRIVEWAY OR SIDE ROAD AND THEIR APPURTENANT ISLANDS, SEPARATORS, TRANSITION TAPERS, AUXILIARY LANES, TRAVELWAY FLARES, DRAINAGE PIPES AND STRUCTURES, CROSSOVERS, SIDEWALKS, CURB CUT RAMPS, SIGNING, PAVEMENT MARKING, REQUIRED SIGNALIZATION, MAINTENANCE OF TRAFFIC OR OTHER MEANS OF ACCESS TO OR FROM CONTROLLED ACCESS FACILITIES. THE TURNOUT REQUIREMENTS SET FORTH IN THIS INDEX DO NOT PROVIDE COMPLETE INTERSECTION DESIGN, CONSTRUCTION OR MAINTENANCE REQUIREMENTS. THE LOCATION, POSITIONING, ORIENTATION, SPACING AND NUMBER OF CONNECTIONS AND MEDIAN OPENINGS SHALL BE IN CONFORMANCE WITH FOOT RULE CHAPTER 14-97.
- ON DEPARTMENT CONSTRUCTION PROJECTS ALL DRIVEWAYS NOT SHOWN ON THE PLANS SHALL BE RECONSTRUCTED AT THEIR EXISTING LOCATION IN CONFORMANCE TO THESE STANDARDS, OR, IN CONFORMANCE TO PERMITS ISSUED DURING THE CONSTRUCTION PROJECT.
- DRIVEWAYS SHALL HAVE SUFFICIENT LENGTH AND SIZE FOR ALL VEHICULAR QUEERING, STACKING, MANUEVERING, STANDING AND PARKING TO BE CARRIED OUT COMPLETELY BEYOND THE RIGHT OF WAY LINE, EXCEPT FOR VEHICLES STOPPING TO ENTER THE HIGHWAY. THE TURNOUT AREAS AND DRIVES WITHIN THE RIGHT OF WAY SHALL BE USED ONLY FOR MOVING VEHICLES ENTERING OR LEAVING THE HIGHWAY.
- CONNECTIONS WITH EXPECTED DAILY TRAFFIC OVER 4000 VPD SHALL BE CONSTRUCTED AS INTERSECTING SIDE ROADS. THE DESIGN REQUIREMENT OF THIS INDEX AND THAT OF THE LOCAL GOVERNMENT WILL BE USED TO SELECT APPROPRIATE CONNECTION WIDTHS, RADI AND INTERSECTION DESIGN, SUBJECT TO THE APPROVAL OF THE DEPARTMENT. FOR CONNECTIONS WITH EXPECTED DAILY TRAFFIC LESS THAN 4000 VPD, THE DEPARTMENT WILL DETERMINE IF A DROP CURB OR RADIUS RETURNS ARE REQUIRED IN ACCORDANCE WITH EXISTING OR PLANNED CONNECTIONS. WHERE RADIUS RETURNS APPLY, THE DESIGN REQUIREMENTS OF THIS INDEX AND THAT OF THE LOCAL GOVERNMENT WILL BE USED TO SELECT APPROPRIATE CONNECTION WIDTHS, RADI AND INTERSECTION DESIGN, SUBJECT TO THE APPROVAL OF THE DEPARTMENT.
- FOR CONNECTIONS THAT ARE INTENDED TO DAILY ACCOMMODATE EITHER MULTI-UNIT VEHICLES OR SINGLE UNIT VEHICLES EXCEEDING 30' IN LENGTH, RETURNS WITH 50' RADI SHALL BE USED, UNLESS OTHERWISE CALLED FOR IN THE PLANS OR OTHERWISE STIPULATED BY PERMIT. WHERE LARGE NUMBERS OF MULTI-UNIT VEHICLES WILL USE THE CONNECTION, THE CONNECTION WIDTH AND RADI SHALL BE INCREASED AND AUXILIARY LANES, TAPERS, LANE FLARES, SEPARATORS AND/OR ISLANDS CONSTRUCTED, AS DETERMINED BY THE DEPARTMENT TO BE NECESSARY FOR SAFE TURNING MOVEMENTS.
- ANY CONNECTION REQUIRED OR HAVING A SPECIFIED MEDIAN OPENING WITH LEFT TURN STORAGE AND SERVED DIRECTLY BY THAT OPENING SHALL HAVE RADIAL RETURNS.
- WHERE A CONNECTION IS INTENDED TO ALIGN WITH A CONNECTION ACROSS THE HIGHWAY, THE THROUGH LANES SHALL ALIGN DIRECTLY WITH THE CORRESPONDING THROUGH LANES.
- FOR NEW CONNECTIONS AND FOR CONNECTIONS ON ALL NEW CONSTRUCTION AND RECONSTRUCTION PROJECTS, PAVEMENT MATERIALS AND THICKNESSES SHALL MEET THE REQUIREMENTS APPLICABLE TO EITHER THAT DETAILED FOR "CURBED ROADWAY-FLARED TURNOUTS", OR, THAT DESCRIBED IN "TABLE 515-1" FOR CONNECTIONS WITH RADIAL RETURNS AND/OR AUXILIARY LANES.
- THE RESPONSIBILITY FOR THE COST OF CONSTRUCTION OR ALTERATION TO AN ACCESS CONNECTION SHALL BE IN ACCORDANCE WITH FOOT RULE CHAPTER 14-96.

Figure 214.4.2 Curbed Roadway Driveway Profiles

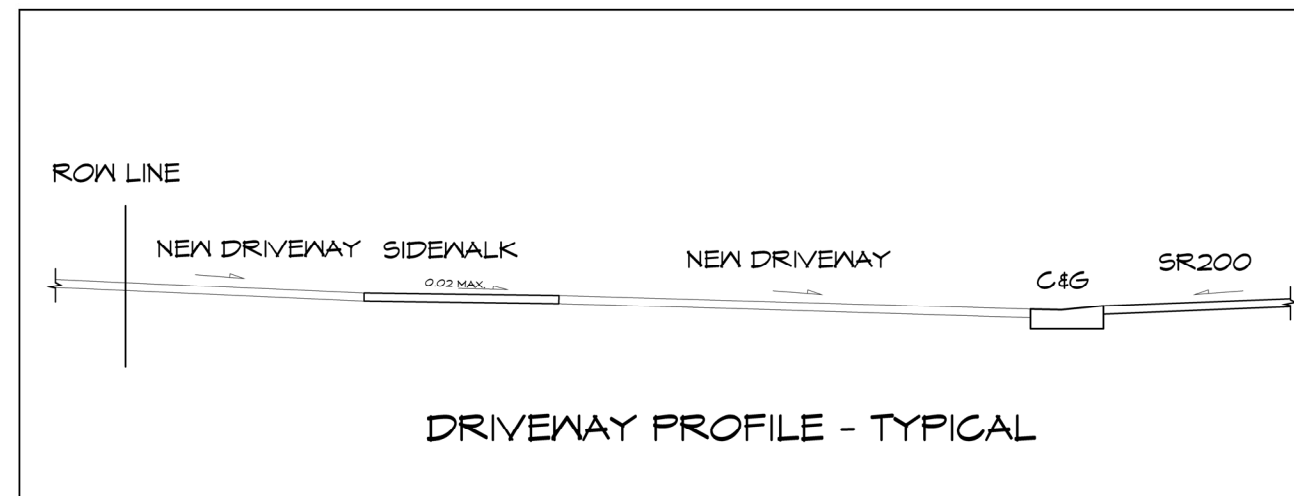


214.4.2 Driveway Profile on Flush Shoulder Roadways

Requirements for driveway profiles connected to flush shoulder roadways are provided in Figure 214.4.3 and Table 214.4.1. Two profile options are included in Figure 214.4.3. Option 1 is intended for locations where roadway, driveway taper, and auxiliary lane stormwater runoff volumes are relatively large. Option 2 is intended for locations where the runoff volumes are relatively small or there is no roadside ditch.

Slope or crown the transition (L) nearest the roadway to direct stormwater runoff to the roadside ditch.

Provide driveway profile grades adjacent to superelevated roadways (see G2 in Figure 214.4.3) with the slopes and break-overs shown in Figure 214.4.4.



DRIVEWAY PROFILE - TYPICAL

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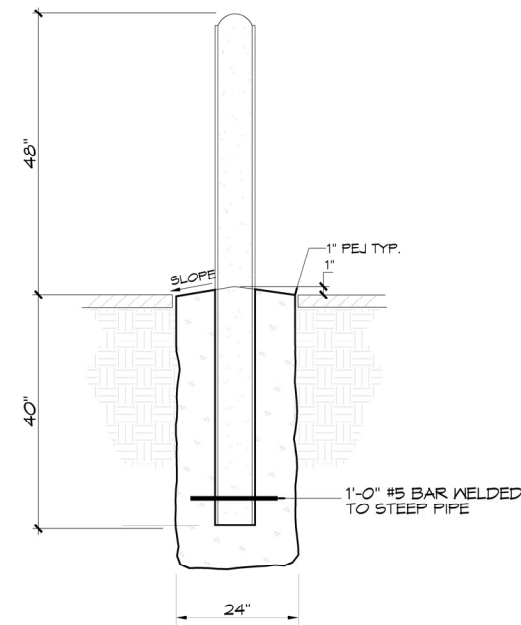
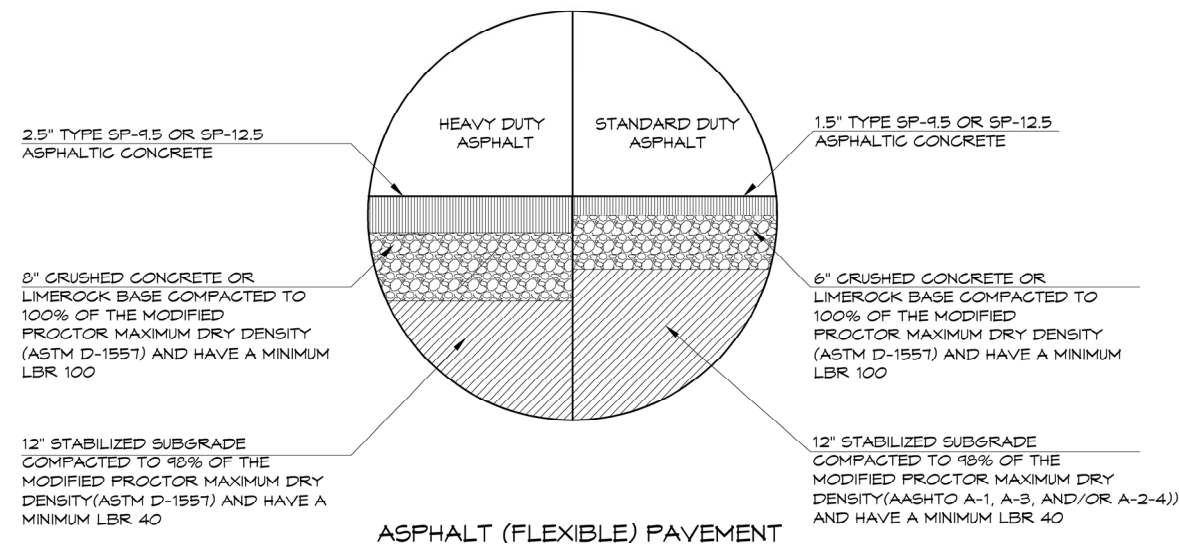
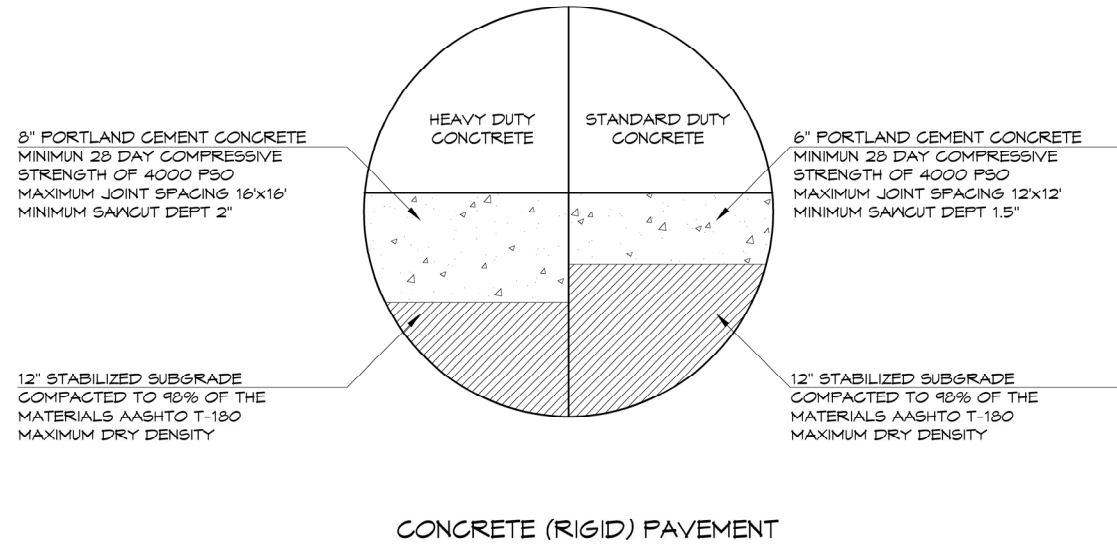
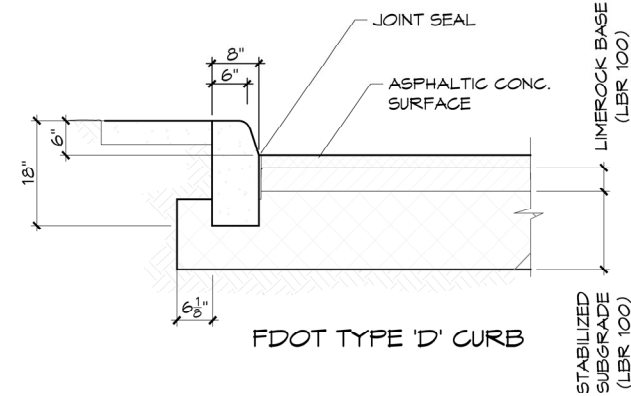
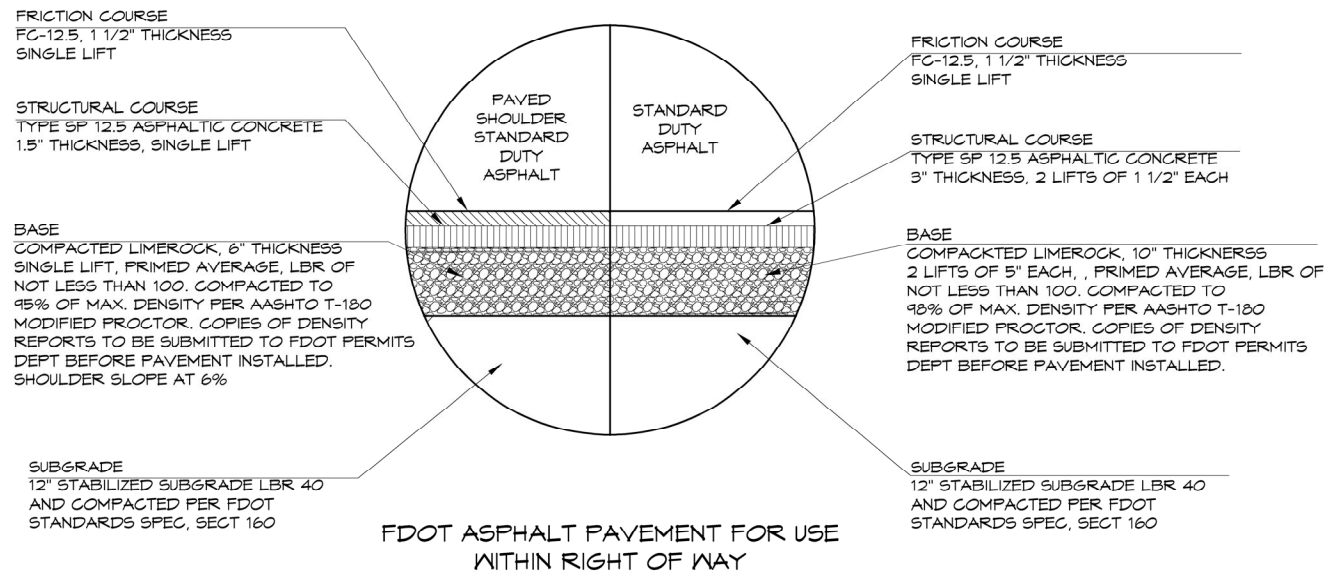
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DRIVEWAY RESURFACING DETAILS

SHEET #

C.10





- 6" DIA., SCH 40, STL PIPE
- FILL PIPE WITH 4000 PSI CONCRETE
- 4000 PSI CONCRETE
- FLL W/ CONCRETE. SET IN 18" SQ. CONC. FOOTING, SLOPE TOP TO DRAIN. PRIOR TO INSTALLATION PAINT WITH TWO COATS RUST PROOF PRIMER. THEN WITH TWO COATS BRIGHT YELLOW ENAMEL.
- NOTES:
1. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF RED TOP COAT
  2. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5
  3. PLACE BOLLARD AT SAME TIME APPROACH PADS ARE CONSTRUCTED.
  4. SAW CUT AROUND BOLLARD FOOTING

TYP. GUARD RAIL DETAIL

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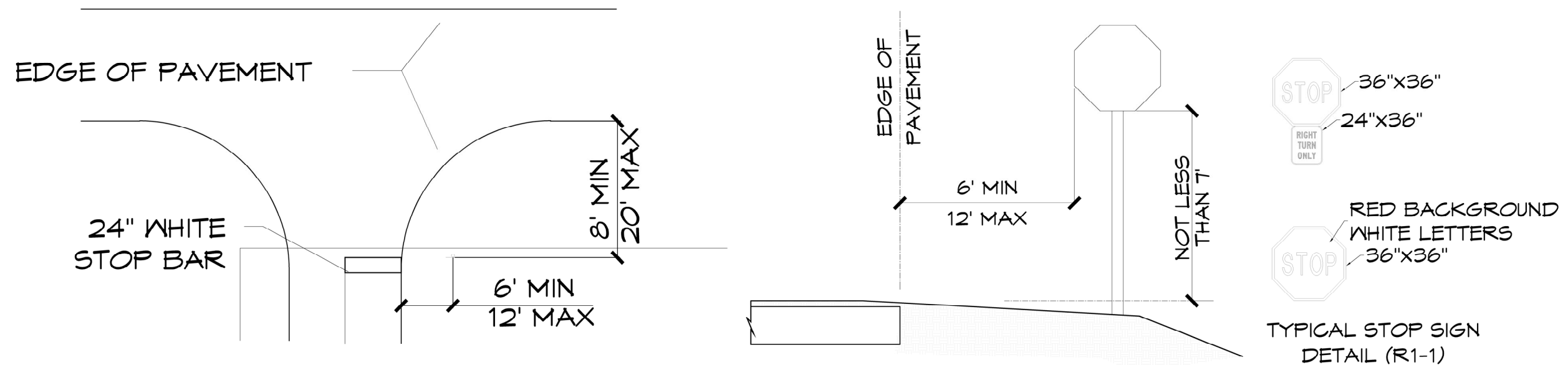
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CONSTRUCTION DETAILS

SHEET #

C.11



## STOP SIGN LOCATION DETAIL

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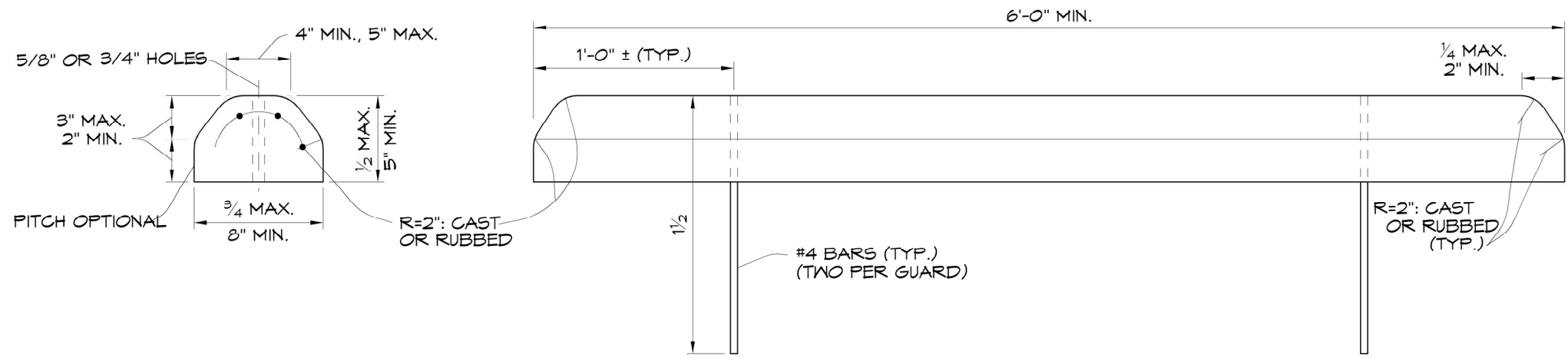
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CONSTRUCTION DETAILS

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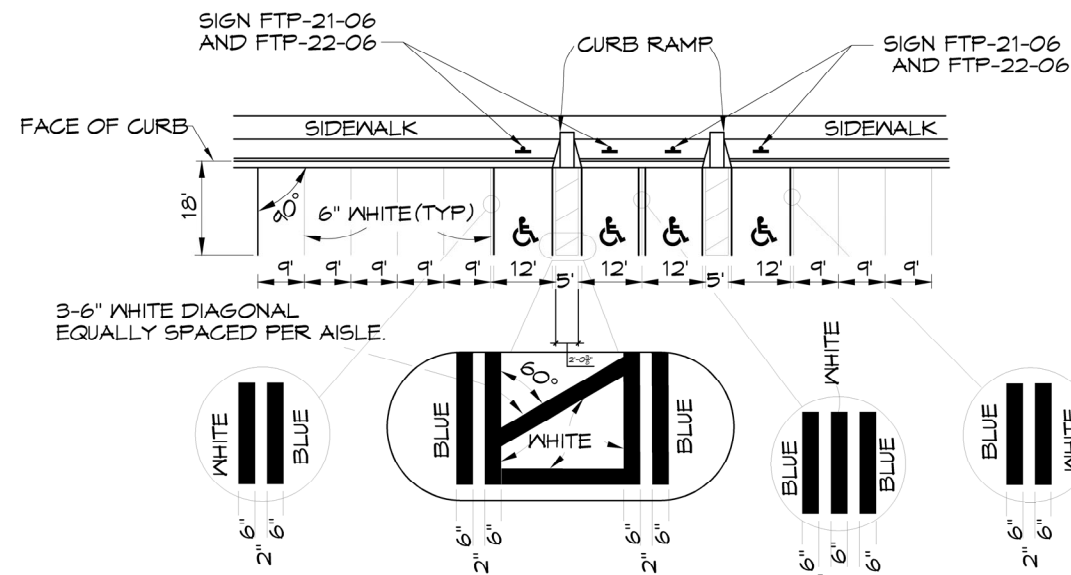
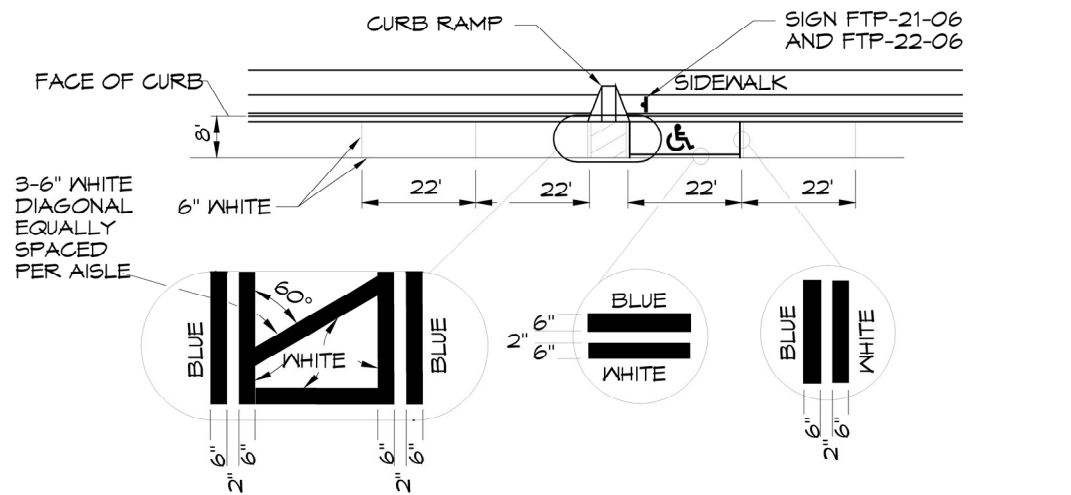
C.12

47



## CONCRETE BUMPER GUARD

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SOLID EDGE LINE OR LANE LINE  
 6"

SOLID CHANNELIZING LINE  
 8", 12" OR 18"

TWO-LANE PASSING PROHIBITED LINES  
 6" 4"

DOUBLE SOLID LINES  
 6" 4"

12" SOLID PEDESTRIAN CROSSWALK LINE  
 24" SOLID STOP LINE  
 12" OR 24"

2'-4" DOTTED GUIDE LINE  
 6"

2'-2" DOTTED EXTENSION LINE  
 12"

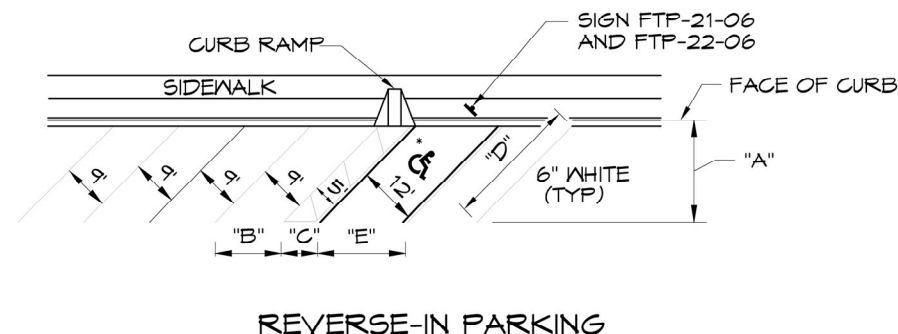
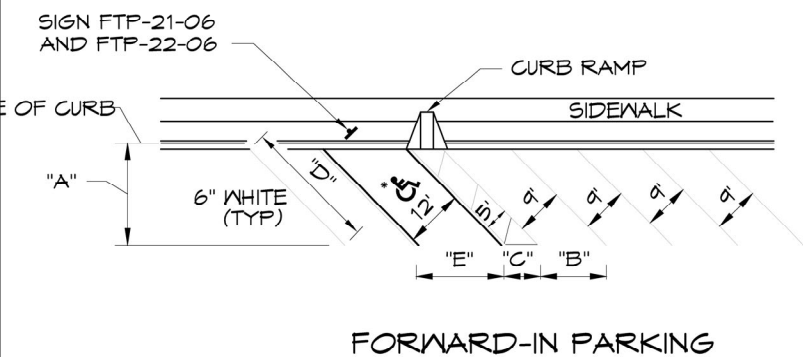
6'-10' DOTTED EXTENSION LINE  
 6"  
 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6' 6'

3'-9" DOTTED INTERCHANGE LINE  
 6"  
 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3'

3'-9" DOTTED LANE DROP LINE  
 12"  
 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3' 3'

10'-30' SKIP LINE  
 30' 30' 30' 30' 30'  
 10' 10' 10' 10' 10'

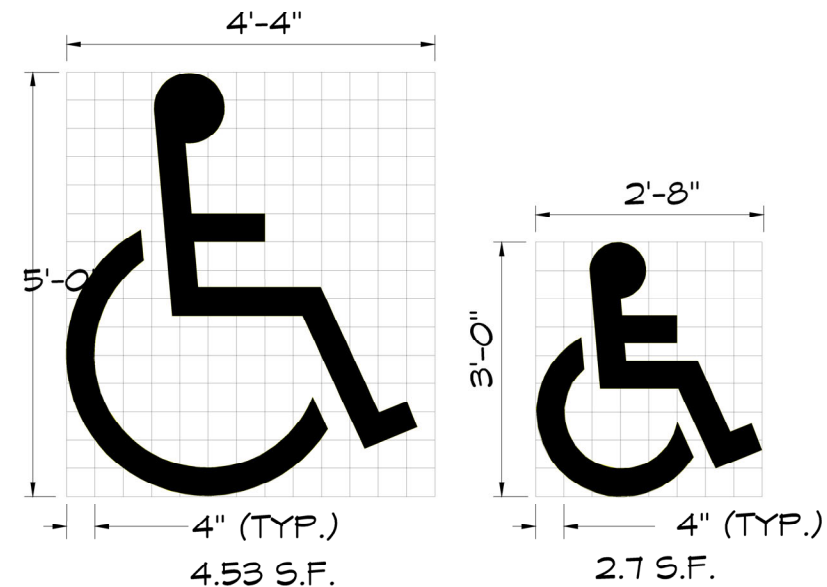
### PAVEMENT MARKING LINES



- NOTES:
1. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
  2. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
  3. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
  4. MOUNT FTP-22-06 SIGN BELOW THE FTP-21-06 SIGN.
  5. USE OF THE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL. WHEN PAVEMENT SYMBOL IS USED, THE SYMBOL IS EITHER 3'-0" OR 5'-0" HIGH AND WHITE IN COLOR.

DIMENSIONS					
∠θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

\*FOR ACCESSIBLE MARKINGS - SEE ABOVE



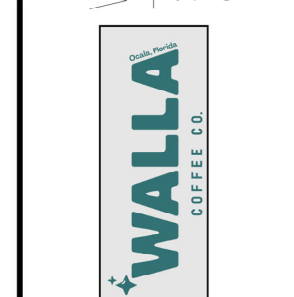
(SEE NOTE 5)

### UNIVERSAL SYMBOL OF ACCESSIBILITY

### PAVEMENT MARKING FOR PARKING

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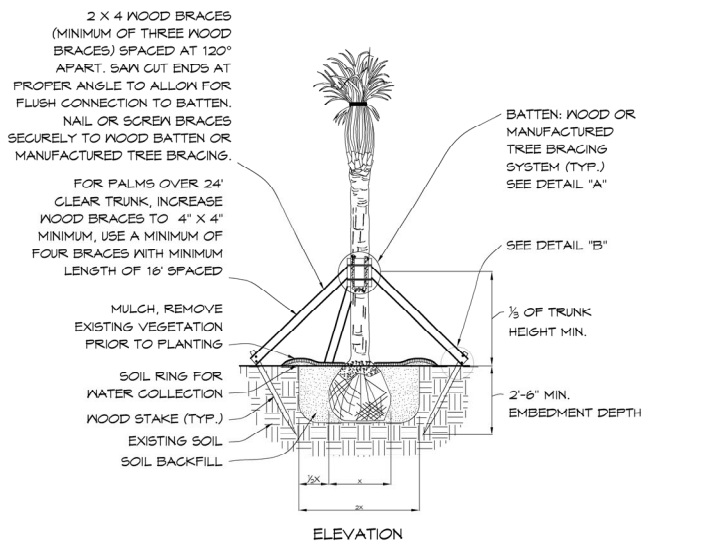


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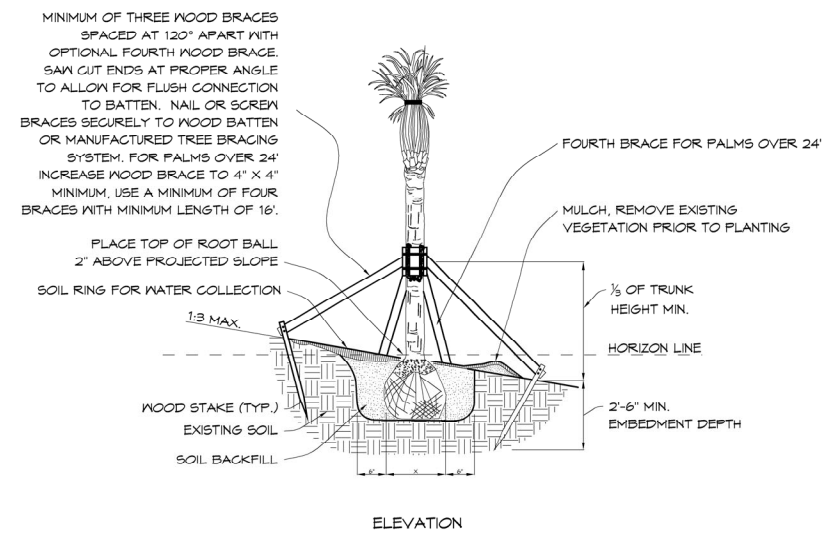
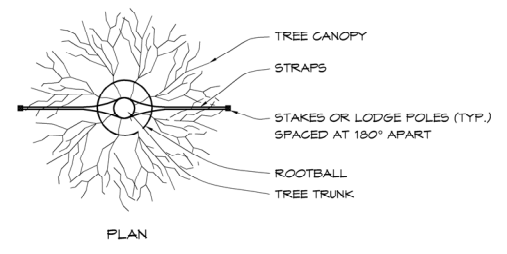
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 SHEET #  
**C.13**  
 48

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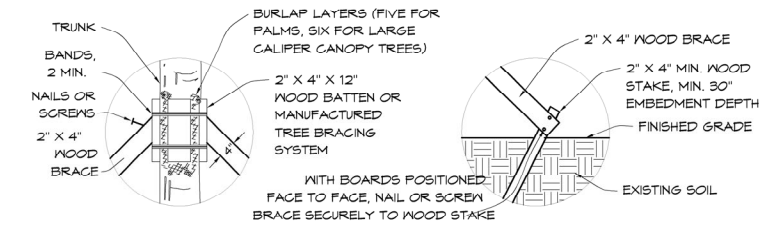
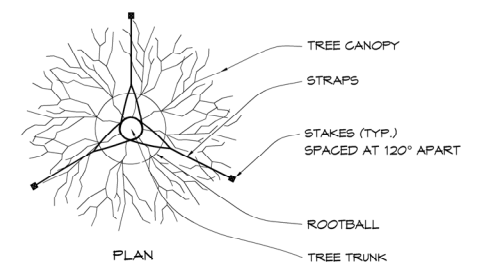
NOTE: MAY BE USED ON LARGE CALIPER CANOPY TREES, ADJUST BANDING EVERY 6 MONTHS OR AS NEEDED (FOR FAST GROWING SPECIES) TO PREVENT GIRDLING.

PALM PLANTING

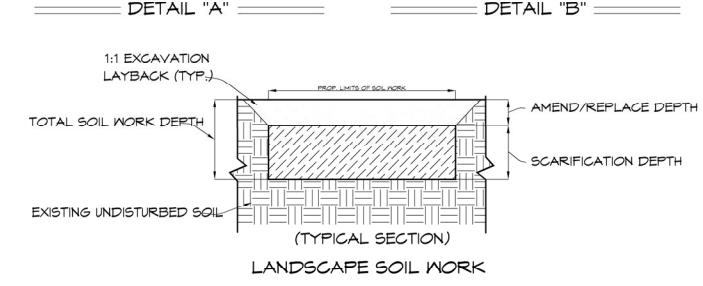


NOTE: MAY BE USED ON LARGE CALIPER CANOPY TREES PENDING SLOPE AND ROOTBALL WIDTH, ADJUST BANDING EVERY 6 MONTHS OR AS NEEDED (FOR FAST GROWING SPECIES) TO PREVENT GIRDLING.

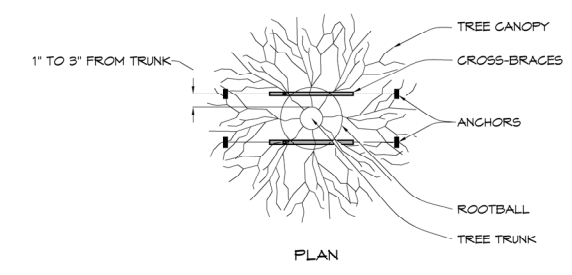
PALM PLANTING ON SLOPE



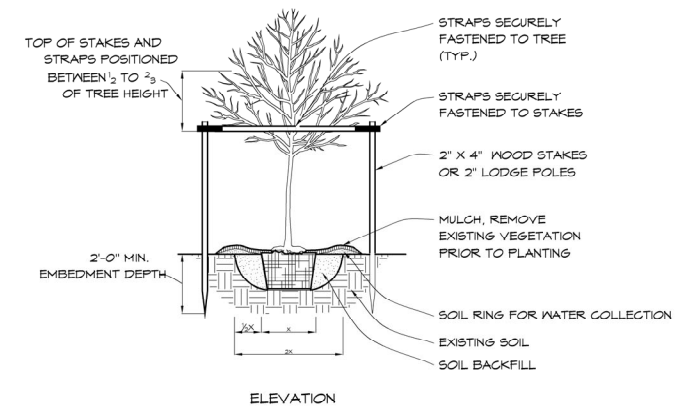
NOTE: INSTALL BANDS AND COUPLINGS THAT ARE RATED A MIN. 900 LB. TENSILE STRENGTH, AND ARE CORROSION AND UV RESISTANT.



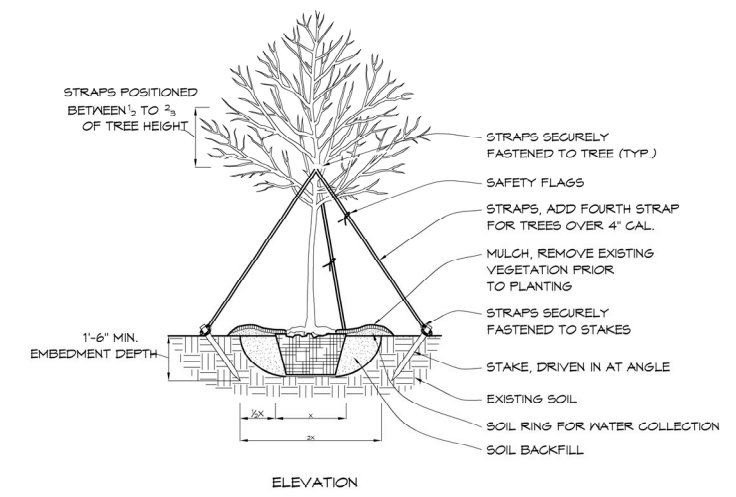
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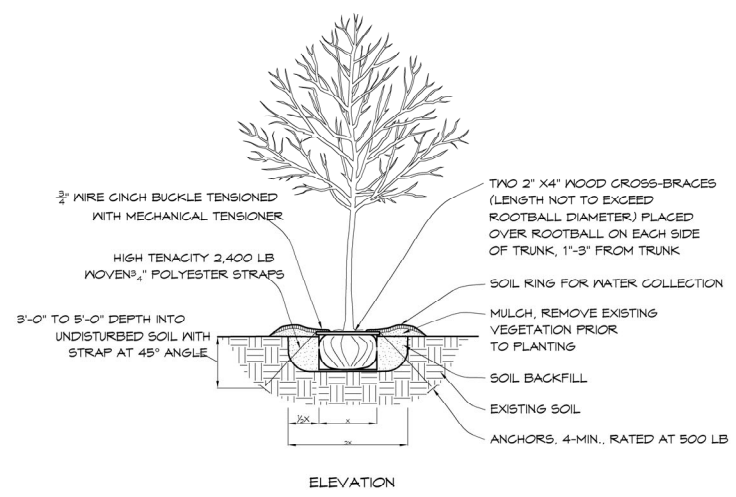
LANDSCAPE CONTRACTOR TO MANUALLY WATER VEGETATION UNTIL ESTABLISHED VS TEMPORARY IRRIGATION SYSTEM



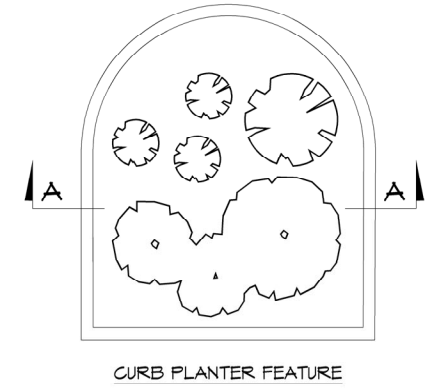
UNDER 2 1/2" CALIPER TREE PLANTING



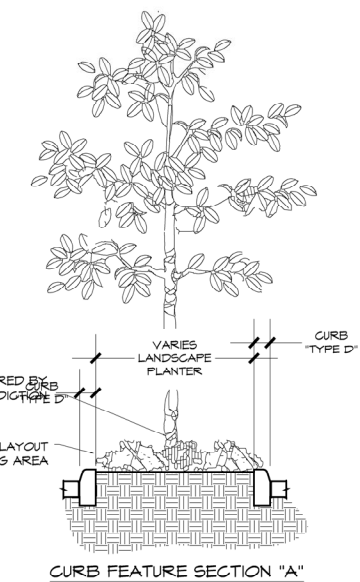
2 1/2" TO 6" CALIPER TREE PLANTING



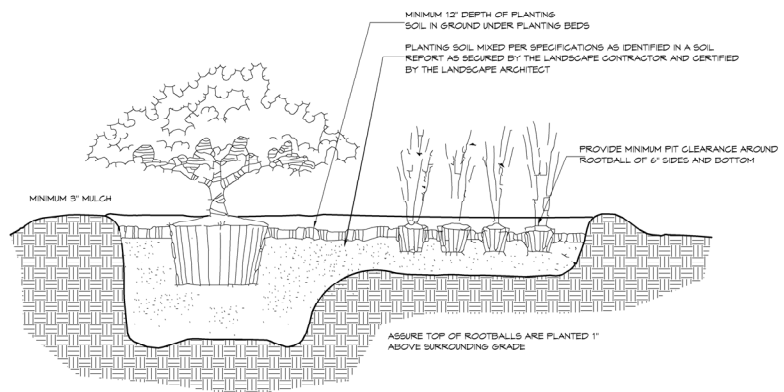
UNDER 4" CALIPER TREE PLANTING WITH UNDERGROUND BRACING



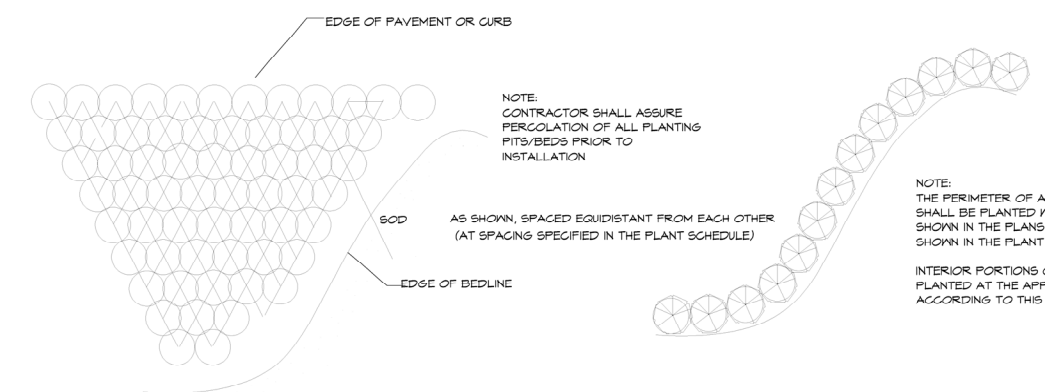
CURB PLANTER FEATURE



CURB FEATURE SECTION "A"



SHRUB / GROUND COVER PLANTING DETAIL



SHRUB/GROUND COVER SPACING PLAN

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PAVEMENT MARKING DETAILS

SHEET #  
 C.14

# STANDARDS FOR ADA

304.3.2 T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH (1525 MM) SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES (915 MM) WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

FIGURE 302.3 ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES 303.2 VERTICAL CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.



FIGURE 303.2 VERTICAL CHANGE IN LEVEL      FIGURE 303.3 BEVELED CHANGE IN LEVEL

303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

304 TURNING SPACE 304.3.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES (1525 MM) DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

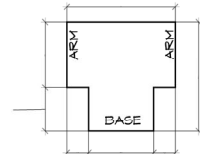


FIGURE 304.3.2 T-SHAPED TURNING SPACE

## 405 RAMPS

- 405.2 SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
- 405.3 CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
- 405.5 CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (915 MM) MINIMUM.
- 405.6 RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760 MM) MAXIMUM.
- 405.7 LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH 405.7.

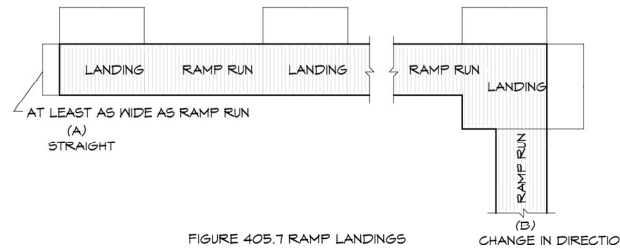


FIGURE 405.7 RAMP LANDINGS      CHANGE IN DIRECTION

- 405.7.1 SLOPE. LANDINGS SHALL HAVE SLOPE NO STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED.
- 405.7.2 WIDTH. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
- 405.7.3 LENGTH. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1525 MM) LONG MINIMUM.
- 405.7.4 CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM.
- 405.7.5 DOORWAYS. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 404.2.4 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING.
- 405.8 HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH 505.
- 405.9 EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH 405.9.1 OR 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.
- 405.9.1 EXTENDED FLOOR OR GROUND SURFACE. THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING SHALL EXTEND 12 INCHES (305 MM) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL COMPLYING WITH 505.

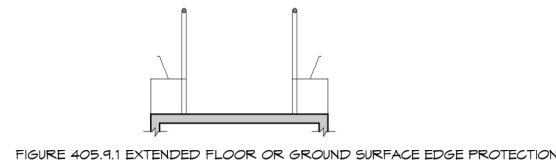


FIGURE 405.9.1 EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION

405.9.2 CURB OR BARRIER. A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (100 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (100 MM) OF THE FINISH FLOOR OR GROUND SURFACE.

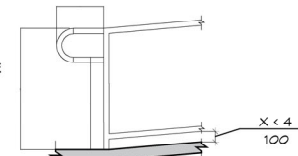


FIGURE 405.9.2 CURB OR BARRIER EDGE PROTECTION

406 CURB RAMPS 406.1 GENERAL. CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 406, 405.2 THROUGH 405.5, AND 405.10.

406.2 COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

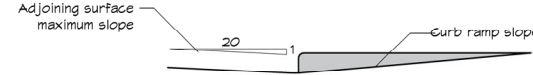
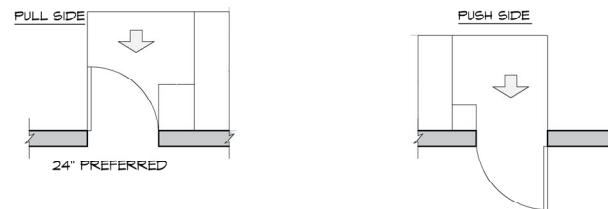


FIGURE 406.2 COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS 406.3 SIDES OF CURB RAMPS. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

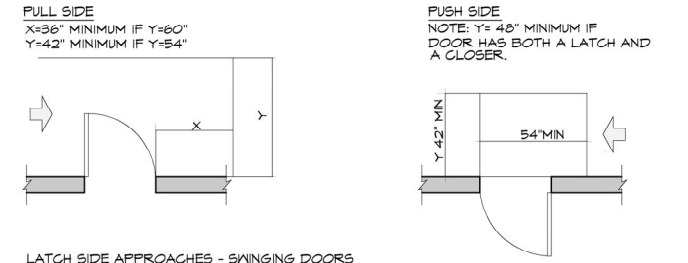
## ACCESSIBLE DOOR DIAGRAMS

### FRONT APPROACHES - SWINGING DOORS

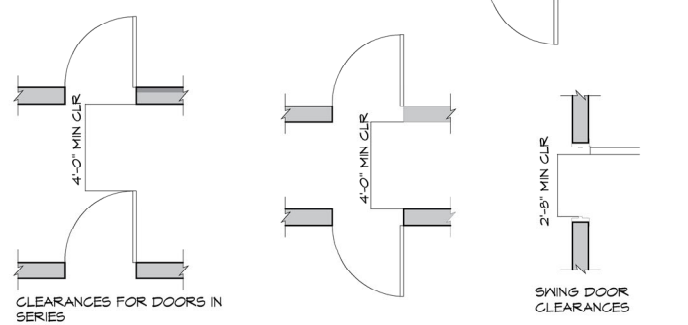
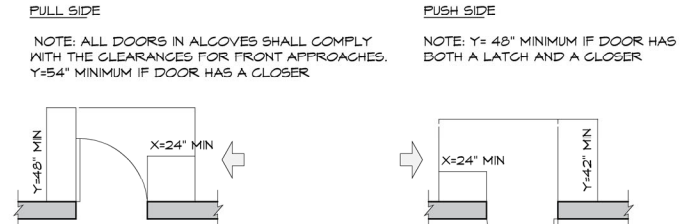


404.2.4.3 RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (455 MM) OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES (205 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

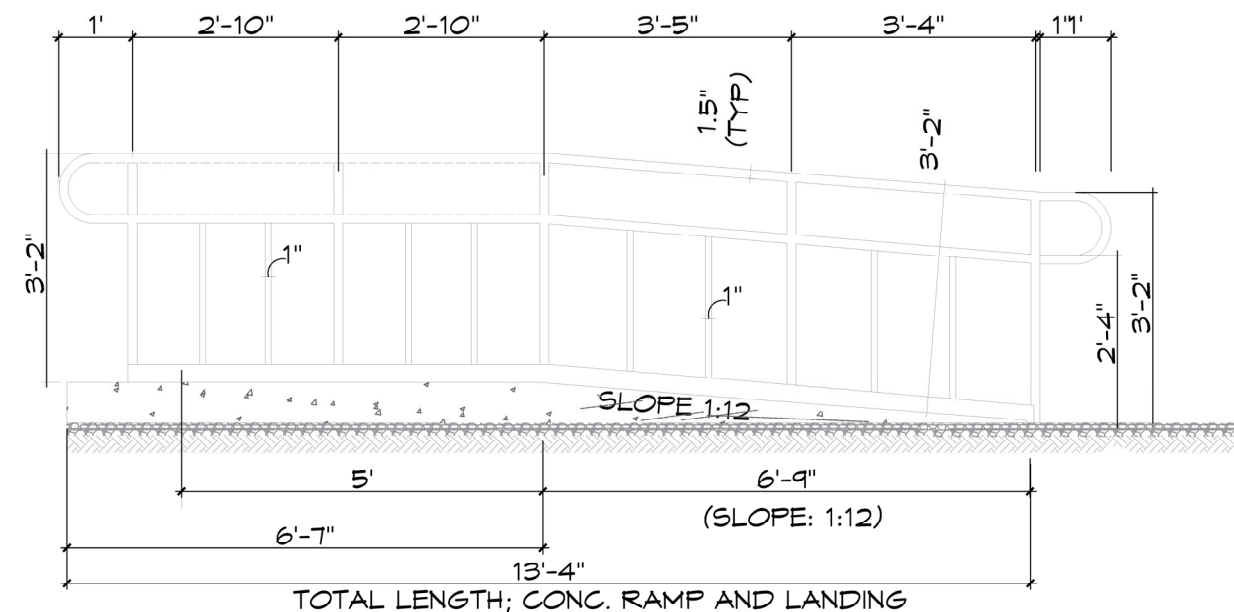
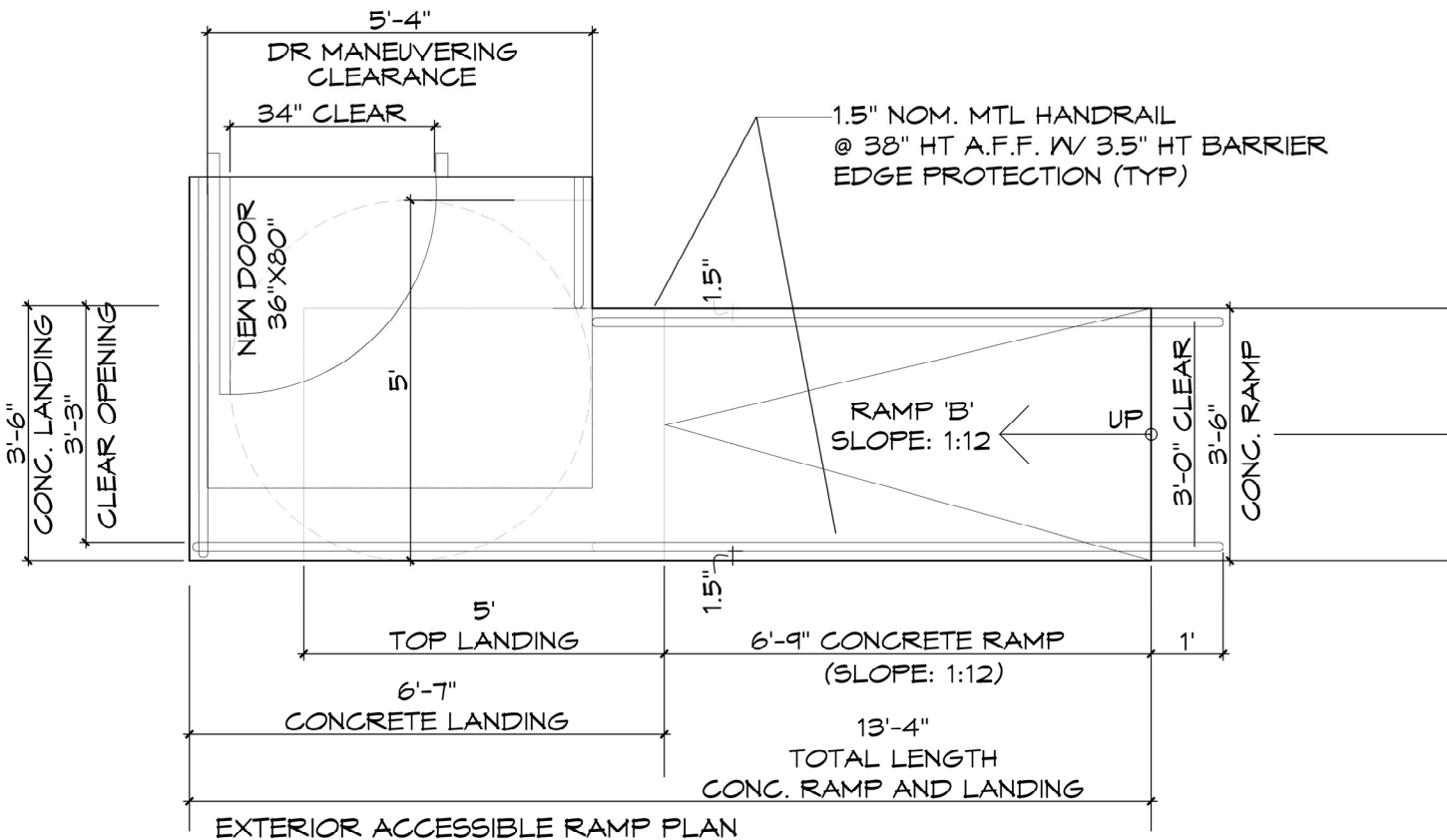
### HINGE SIDE APPROACHES - SWINGING DOORS



### LATCH SIDE APPROACHES - SWINGING DOORS



SEE SECTION 3304 OF TITLE 24 & 4.13 OF THE A.D.A. ACCESSIBILITY GUIDELINES FOR ADDITIONAL INFORMATION



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DRAWINGS PREPARED BY:

MARK DODDS DRAFTING & DESIGN  
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407.430.2560

BUILDING CONTRACTOR:

CORNERSTONE DESIGN BUILD  
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Phone: (407) 413-9660  
Email: info@cornerbuilds.com

WALLA COFFEE

3711 SW COLLEGE RD  
OCALA, FL 34474



### REVISIONS

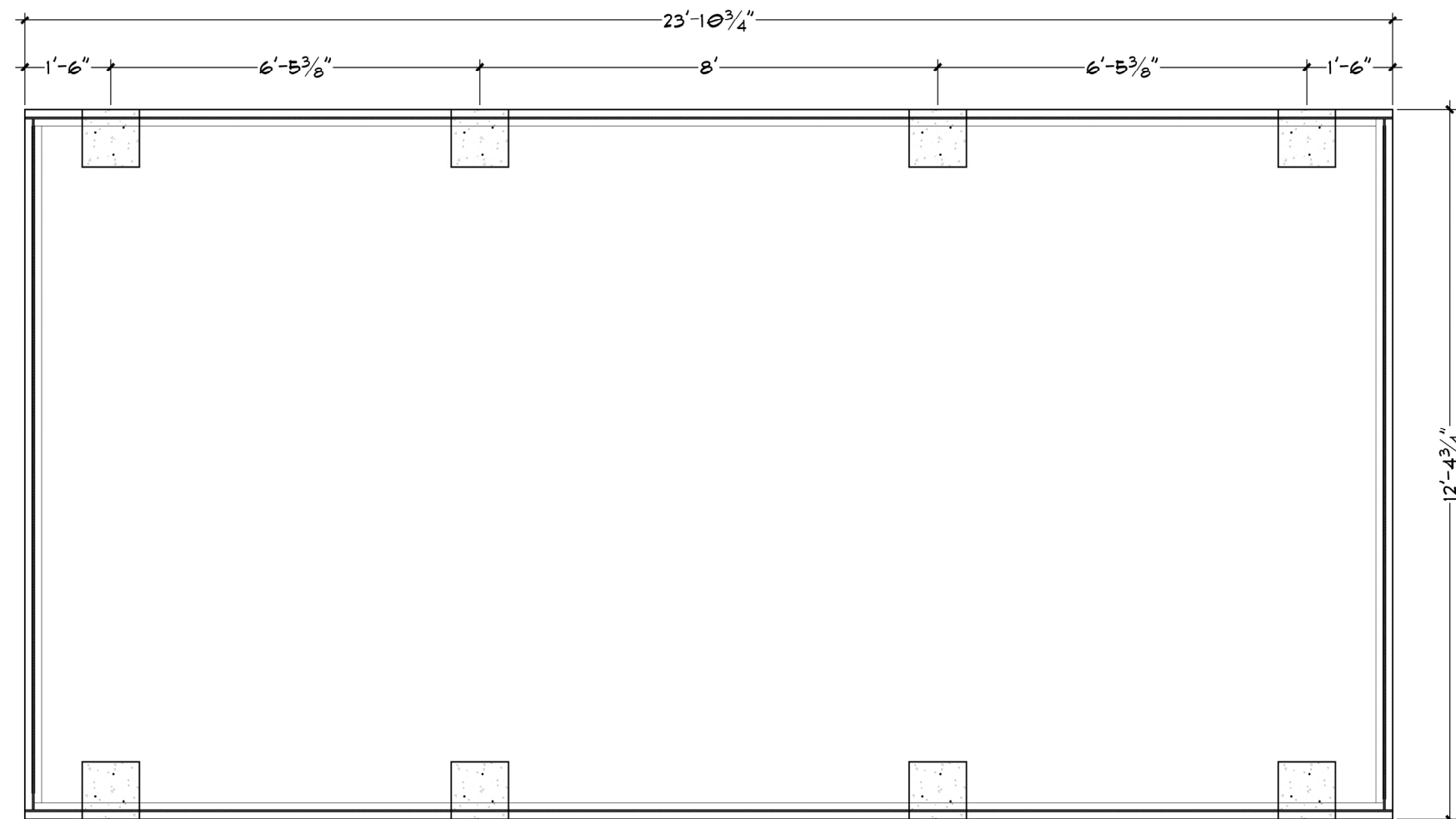
#	DATE	DESCRIPTION
1	4/5/26	OCALA

PROJECT #: CS101  
DATE: 7/17/25  
DRAWN BY: M.D.  
REVIEWED BY: B.H./J.W.

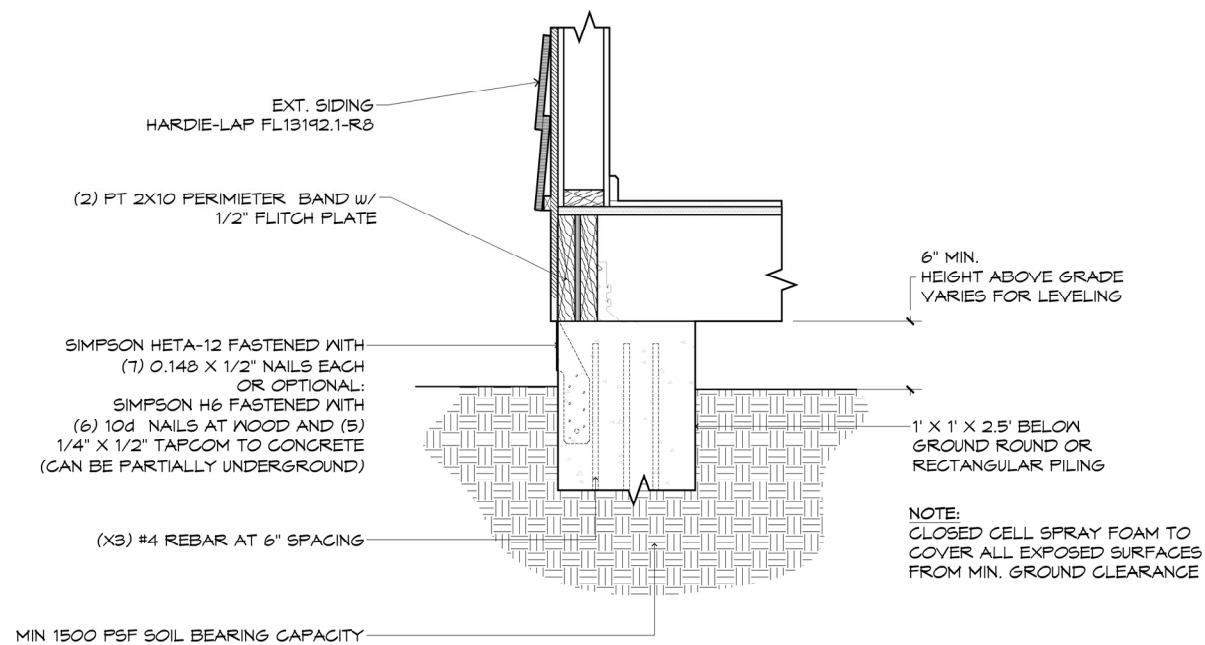
ADA RAMPA DETAILS

SHEET #

C.15 50



FOUNDATION PLAN



FOUNDATION DETAIL

DRAWINGS PREPARED BY:  
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 & DESIGN  
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 Phone: (407) 413-9660  
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WALLA COFFEE  
 3711 SW COLLEGE RD  
 OCALA, FL 34474



REVISIONS		
#	DATE	DESCRIPTION
1	4/5/26	OCALA

PROJECT #: CS101  
 DATE: 7/17/25  
 DRAWN BY: M.D.  
 REVIEWED BY: B.H. / J.W.

ANCHOR PLAN  
 SHEET #

C.16

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**WATER, SEWER, AND REUSE SYSTEM  
CONSTRUCTION, INSPECTION, AND OWNERSHIP NOTES:**

UNDERGROUND WATER, SEWER, FIRE, REUSE AND IRRIGATION SYSTEMS CONSTRUCTED ON THIS SITE SHALL BE CONSTRUCTED, TESTED, INSPECTED, OWNED, AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

**SEWER SYSTEM:**

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL GRAVITY SEWERS 8" AND ABOVE, INCLUDING MANHOLES AND ALL SEWER SERVICES 6" OR LESS TO THE FIRST CLEANOUT UPSTREAM FROM THE 8" OR ABOVE SEWER MAIN WITHIN THE RIGHTS-OF-WAY, TO CITY STANDARDS. THESE ELEMENTS SHALL BE OWNED, MAINTAINED, AND INSPECTED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT.

ALL GRAVITY SEWER SERVICE 8" OR MORE, INCLUDING MANHOLES, LOCATED ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT AND SHALL BE BUILT IN ACCORDANCE WITH THESE STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CITY OF OCALA WATER RESOURCES DEPARTMENT WILL INSPECT ALL SUCH SERVICES TO WITHIN 5 FEET OF THE BUILDING.

STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL GRAVITY SEWER SERVICES 6" OR LESS LOCATED ON THE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT. THE CITY OF OCALA BUILDING DEPARTMENT WILL INSPECT ALL SUCH SERVICES ON PRIVATE PROPERTY.

**WATER SYSTEM:**

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL POTABLE WATER MAINS AND SERVICES IN THE RIGHT-OF-WAY, UP TO THE POINT OF METERING, TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

ALL FIRE MAINS AND HYDRANTS, FROM THE CITY WATER MAIN TO WITHIN FIVE FEET (5') OF THE BUILDING, SHALL BE CONSTRUCTED TO CITY STANDARDS OR NFPA 24 AS REQUIRED. FIRE MAINS LOCATED WITHIN PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY, AND ALL FIRE MAINS LOCATED ON PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT. INSPECTION AND TESTING OF ALL FIRE MAINS UP TO THE DOUBLE DETECTOR CHECK (DDC) WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT.

STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL WATER SERVICES ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTIONS AND TESTING WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

**REUSE SYSTEM:**

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL REUSE MAINS AND SERVICES IN THE RIGHT-OF-WAY, UP TO THE POINT OF METERING, TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL REUSE SERVICES ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTIONS AND TESTING WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

**IRRIGATION SYSTEM:**

CITY OF OCALA "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE".

CONSTRUCT ALL IRRIGATION MAINS AND SERVICES IN THE RIGHT-OF-WAY, UP TO THE POINT OF METERING, TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.

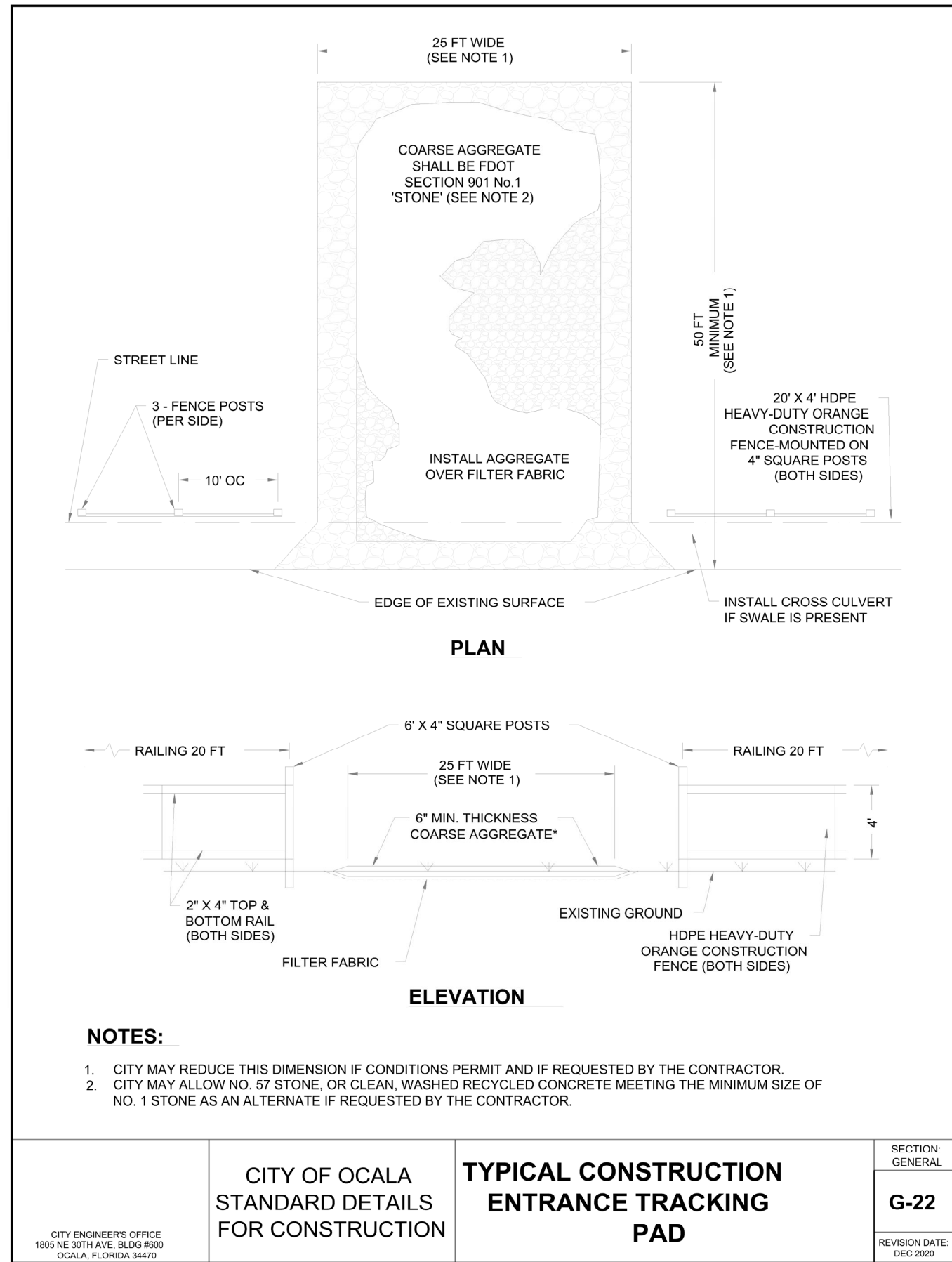
STATE OF FLORIDA "STANDARD PLUMBING CODE".

ALL IRRIGATION PIPING ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF METERING SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

**PRE-CONSTRUCTION MEETING REQUIRED:**

PRIOR TO ANY UNDERGROUND WATER, SEWER, REUSE, OR IRRIGATION CONSTRUCTION ON THIS SITE THE CONTRACTOR SHALL SET UP AN ON-SITE MEETING WITH THE CITY OF OCALA PROJECT INSPECTORS (352) 401-6935 OR (352) 351-6712 TO DISCUSS SHOP DRAWINGS, INSTALLATION, INSPECTION, TESTING AND AS-BUILT REQUIREMENTS.

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	<b>SITE OWNERSHIP AND INSPECTION</b>	SECTION: GENERAL
		GENERAL NOTES	<b>G-7</b>
			REVISION DATE: DEC 2020



CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	<b>TYPICAL CONSTRUCTION ENTRANCE TRACKING PAD</b>	SECTION: GENERAL
			<b>G-22</b>
			REVISION DATE: DEC 2020

DRAWINGS PREPARED BY:  
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WALLA COFFEE  
3711 SW COLLEGE RD  
OCALA, FL 34474



REVISIONS	
# / DATE	DESCRIPTION
4/5/20	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

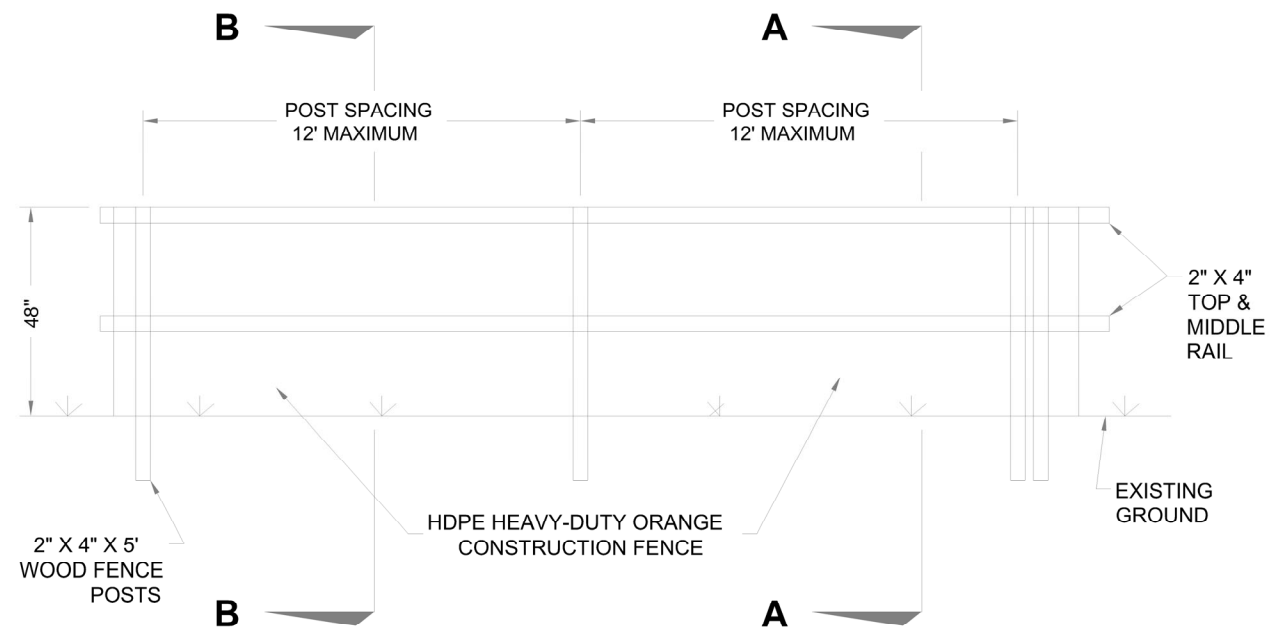
ANCHOR PLAN

SHEET #

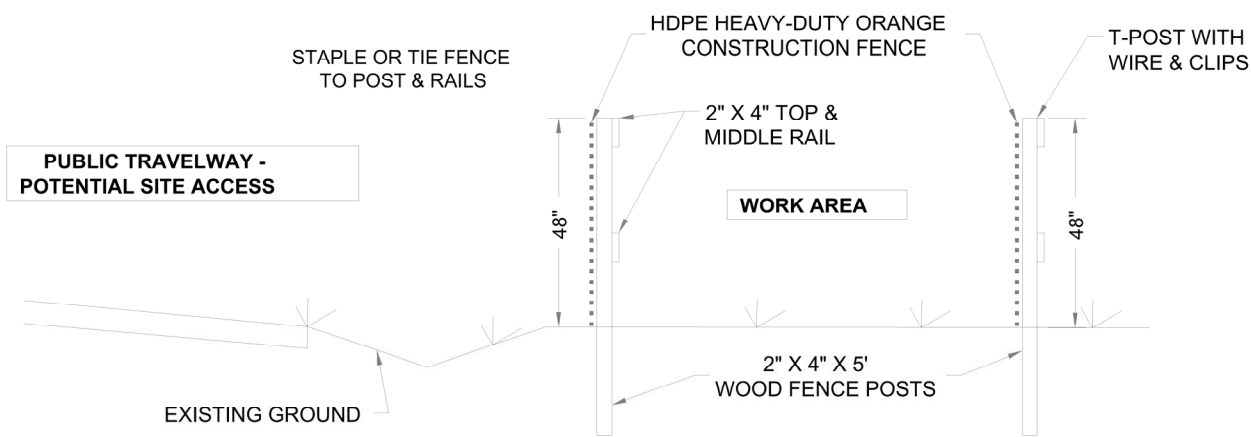
C.17

PRE-CONSTRUCTION MEETING REQUIRED: PRIOR TO ANY UNDERGROUND WATER, SEWER, OR REUSE CONSTRUCTION ON THIS SITE THE CONTRACTOR SHALL SET UP AN ON-SITE MEETING WITH THE CITY OF OCALA PROJECT INSPECTORS (352) 401-6935 OR (352) 351-6712 TO DISCUSS SHOP DRAWINGS, INSTALLATION, INSPECTION, TESTING AND AS-BUILT REQUIREMENTS.

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**ELEVATION**



**SECTION A**

(OPTION WITH 2" x 4" POSTS AND RAILS)

**SECTION B**

(OPTION WITH T-POSTS AND 16 GAUGE WIRES)

**NOTES:**

1. T-POSTS WITH 16 GAUGE TOP AND MIDDLE WIRES (SECTION B) ARE CITY STANDARD.
2. CITY MAY REQUIRE 2" X 4" WOOD POSTS & RAILS IN LIEU OF THE THE CITY STANDARD (SECTION B) IF REQUIRED BY SITE CONDITIONS.

CITY OF OCALA  
STANDARD DETAILS  
FOR CONSTRUCTION

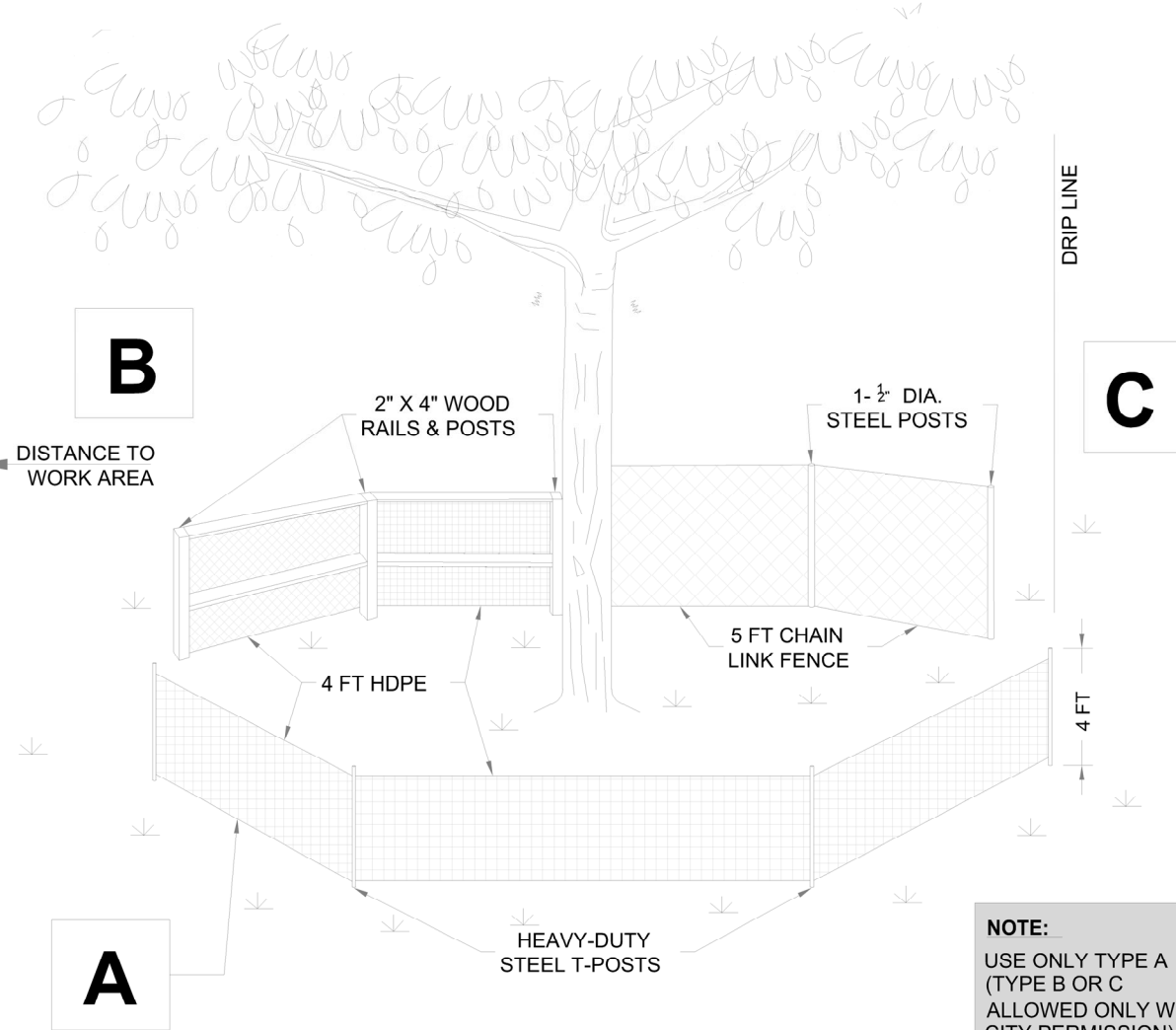
**TYPICAL  
CONSTRUCTION  
BARRIER FENCE**

SECTION:  
GENERAL

**G-23**

REVISION DATE:  
DEC 2020

CITY ENGINEER'S OFFICE  
1805 NE 30TH AVE, BLDG #600  
OCALA, FLORIDA 34470



**NOTE:**  
USE ONLY TYPE A  
(TYPE B OR C  
ALLOWED ONLY WITH  
CITY PERMISSION)

**TREE PROTECTION FENCE TYPE CHART**

FENCE TYPE	FENCE FABRIC MATERIAL	SET FENCE AT:	DISTANCE TO WORK AREA	FENCE HEIGHT (MIN.)	POST TYPE	POST SPACING (MAX.)	MIDDLE & TOP RAIL
<b>A STANDARD</b>	HDPE HEAVY-DUTY ORANGE CONSTRUCTION BARRIER	DRIP LINE	10 FEET OR MORE	4 FEET	H-DUTY T-POST	8 FEET	16-GAUGE WIRE
<b>B</b>	HDPE HEAVY-DUTY ORANGE CONSTRUCTION BARRIER	90% OF DRIP LINE	5 FEET	4 FEET	2" X 4" WOOD	12 FEET	2" X 4" WOOD
<b>C</b>	GALVANIZED STEEL CHAIN LINK	75% OF DRIP LINE	3 FEET OR LESS	5 FEET	1- 1/2" DIA. STEEL	12 FEET	NONE

CITY OF OCALA  
STANDARD DETAILS  
FOR CONSTRUCTION

**TYPICAL TREE  
PROTECTION**

SECTION:  
GENERAL

**G-24**

REVISION DATE:  
DEC 2020

CITY ENGINEER'S OFFICE  
1805 NE 30TH AVE, BLDG #600  
OCALA, FLORIDA 34470

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**REVISIONS**

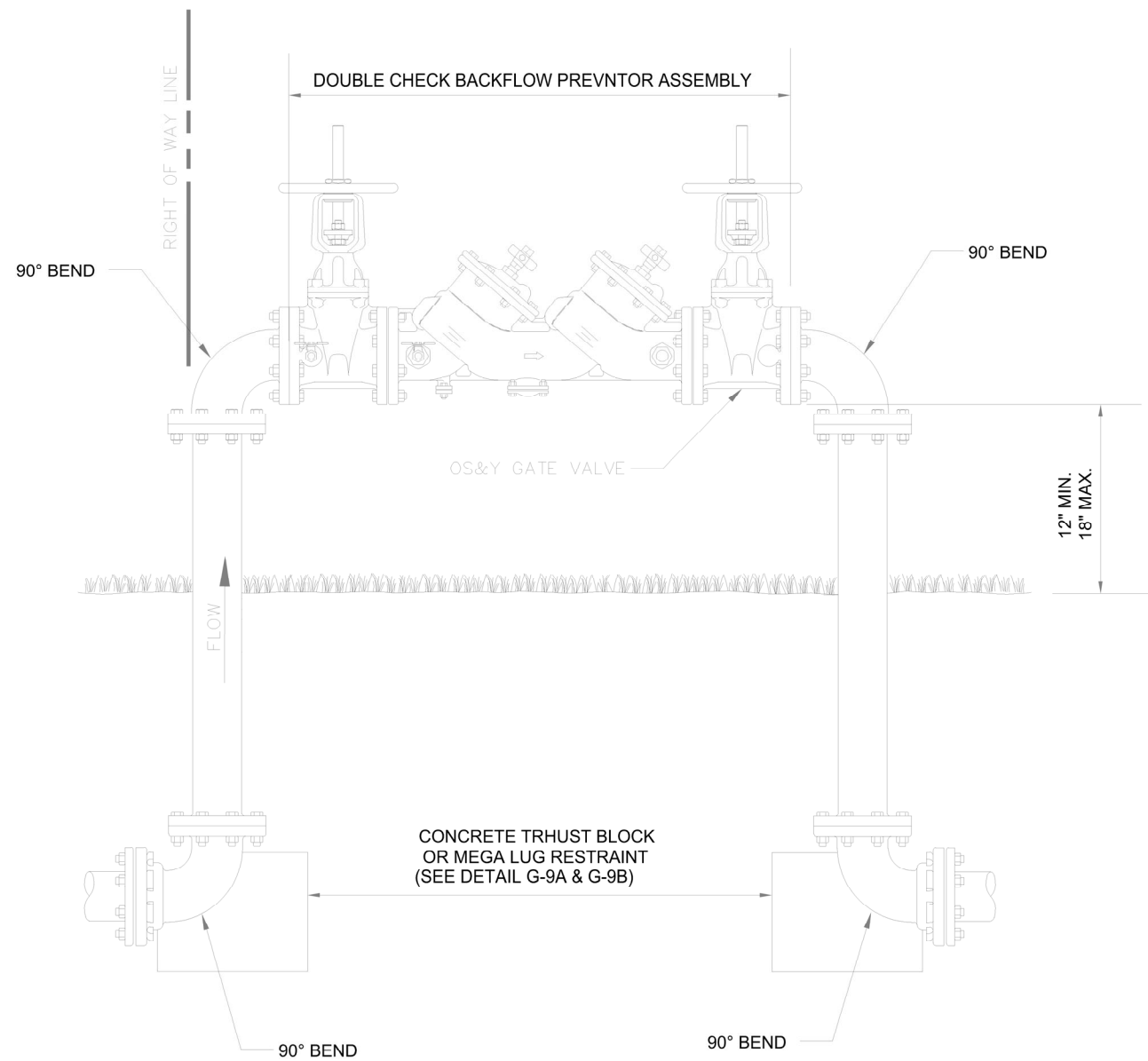
#	DATE	DESCRIPTION
1	4/5/20	OCALA

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H. / J.W.

ANCHOR PLAN

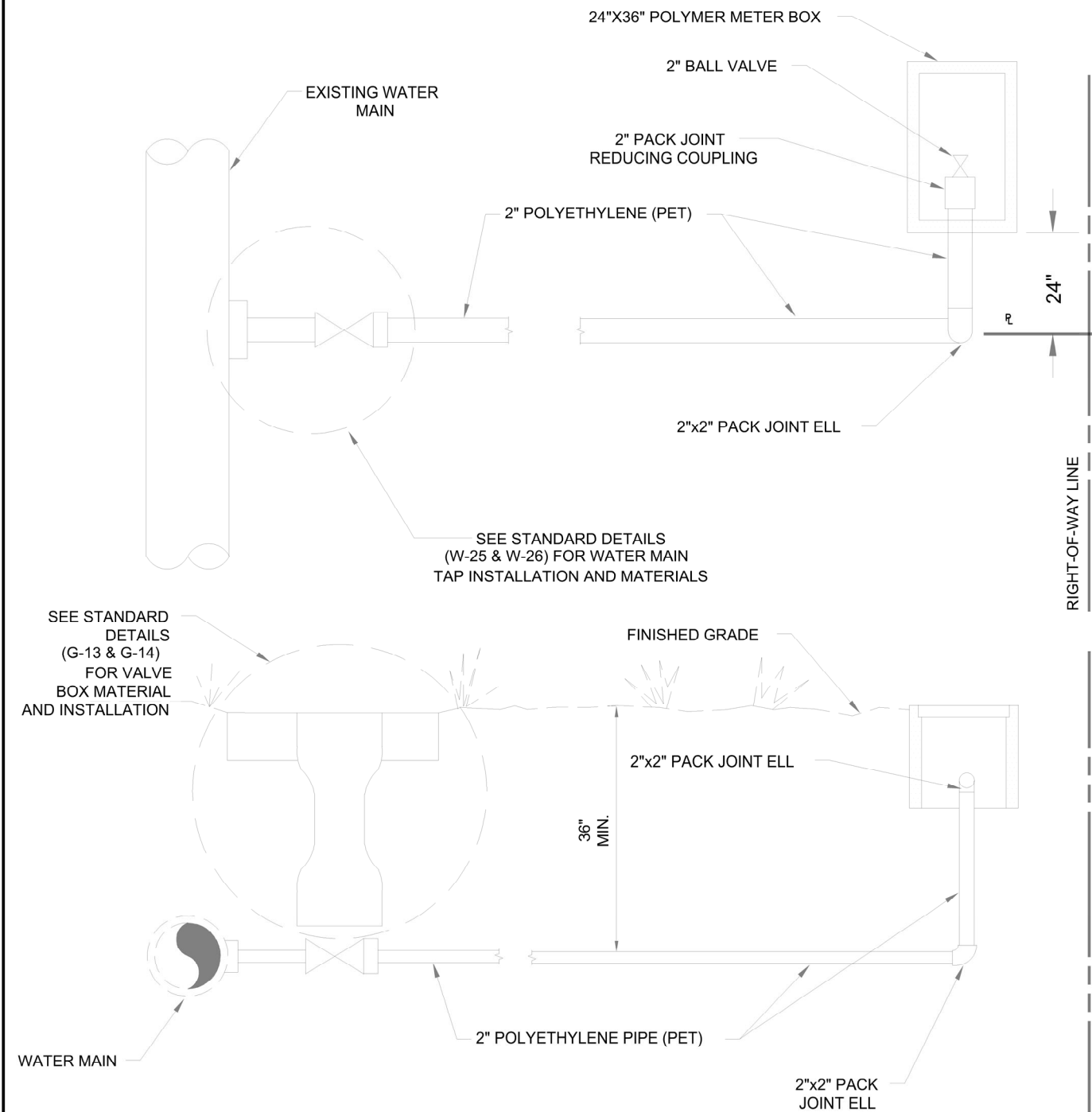
SHEET #

C.18  
53



**NOTE**

1. UNLESS OTHERWISE NOTED, ALL EXPOSED FITTINGS SHALL BE FLANGED AND ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT.
2. ALL MECHANICAL JOINT PIPING TO BE PROPERLY RESTRAINED PER DETAIL G-11.



**NOTES**

1. WATER SERVICE TO BE INSTALLED WITH A SOLID COPPER LOCATING WIRE. SEE STANDARD DETAIL #G-15 (A-H) FOR LOCATING WIRE INSTALLATION.
2. LONG SERVICES UNDER PAVEMENT SHALL INCLUDE 4\"/>

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	<b>BACK FLOW PREVENTER</b>	SECTION: WATER
			<b>W-13</b>
		4" OR GREATER	REVISION DATE: DEC. 2020

CITY ENGINEER'S OFFICE 1805 NE 30TH AVE, BLDG #600 OCALA, FLORIDA 34470	CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION	<b>SINGLE COMMERCIAL WATER SERVICE</b>	SECTION: WATER
			<b>W-19</b>
			REVISION DATE: DEC. 2020

DRAWINGS PREPARED BY:  
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WALLA COFFEE  
 3711 SW COLLEGE RD  
 OCALA, FL 34474

REVISIONS	
# / DATE	DESCRIPTION
4/5/26	OCALA

PROJECT #: CS101  
 DATE: 7/17/25  
 DRAWN BY: M.D.  
 REVIEWED BY: B.H. / J.W.

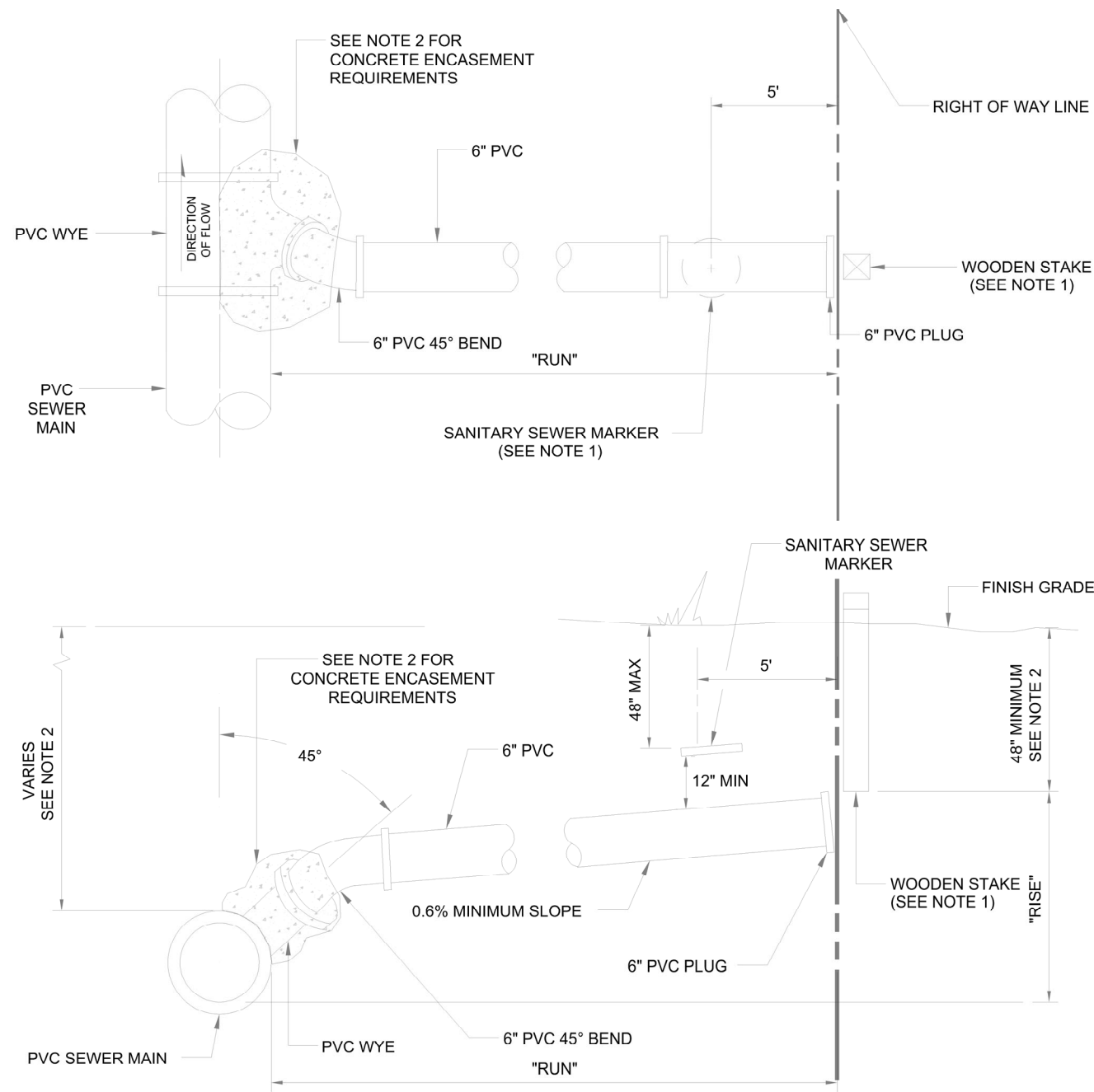
ANCHOR PLAN  
 SHEET #

WATER DEMAND - 1506PD

All W/S/reuse appurtenances affected by development raised to final grade prior to C.O.

All W/S construction shall conform to current Water and Sewer Construction Manual.

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**NOTES**

1. SEWER SERVICE TO BE REFERENCED AS INDICATED ON DETAIL SS-12
2. FOR ANY SEWER SERVICES WHERE THE PIPE SLOPE EQUALS OR EXCEEDS A 1:5 (Rise/Run) OR 20% SLOPE, ENCASE SEWER WYE AND BEND IN CONCRETE. CONCRETE ENCASUREMENT TO BE 2 CUBIC FEET MINIMUM WHERE REQUIRED.

CITY ENGINEER'S OFFICE  
1805 NE 30TH AVE, BLDG #600  
OCALA, FLORIDA 34470

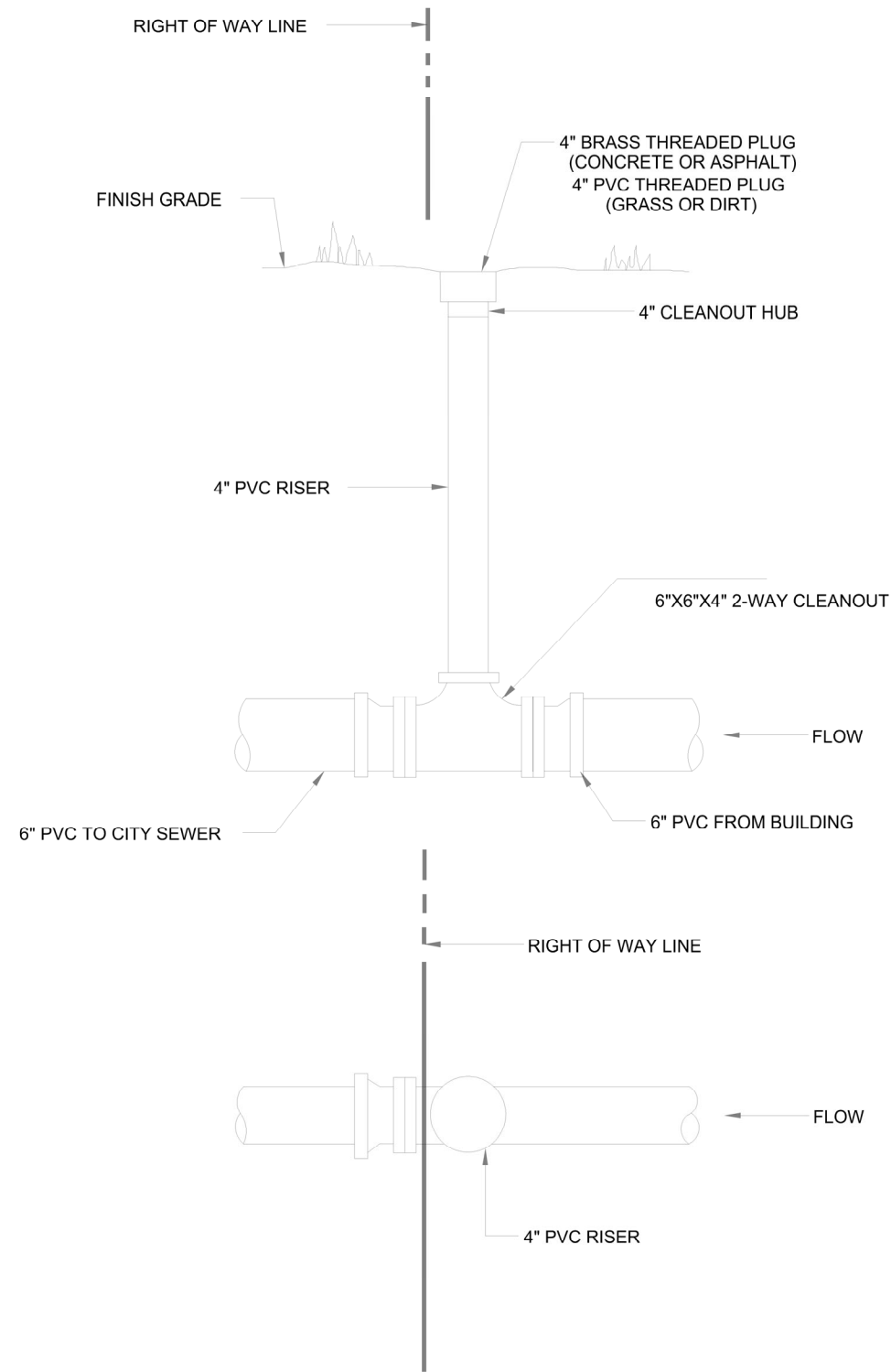
CITY OF OCALA  
STANDARD DETAILS  
FOR CONSTRUCTION

**SINGLE SEWER SERVICE  
CONNECTION**

SECTION:  
SEWER

**SS-10**

REVISION DATE:  
DEC 2020



**NOTES**

1. ALL CLEANOUTS ON SITE NEED TO HAVE CONCRETE PADS.

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1805 NE 30TH AVE, BLDG #600  
OCALA, FLORIDA 34470

CITY OF OCALA  
STANDARD DETAILS  
FOR CONSTRUCTION

**COMMERCIAL SEWER  
CLEANOUT**

SECTION:  
SEWER

**SS-15**

REVISION DATE:  
DEC 2020

DRAWINGS PREPARED BY:  
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& DESIGN  
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OCALA, FL 34474



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#	DESCRIPTION
4/5/20	OCALA

PROJECT #:	CS101
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DRAWN BY:	M.D.
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ANCHOR PLAN

SHEET #

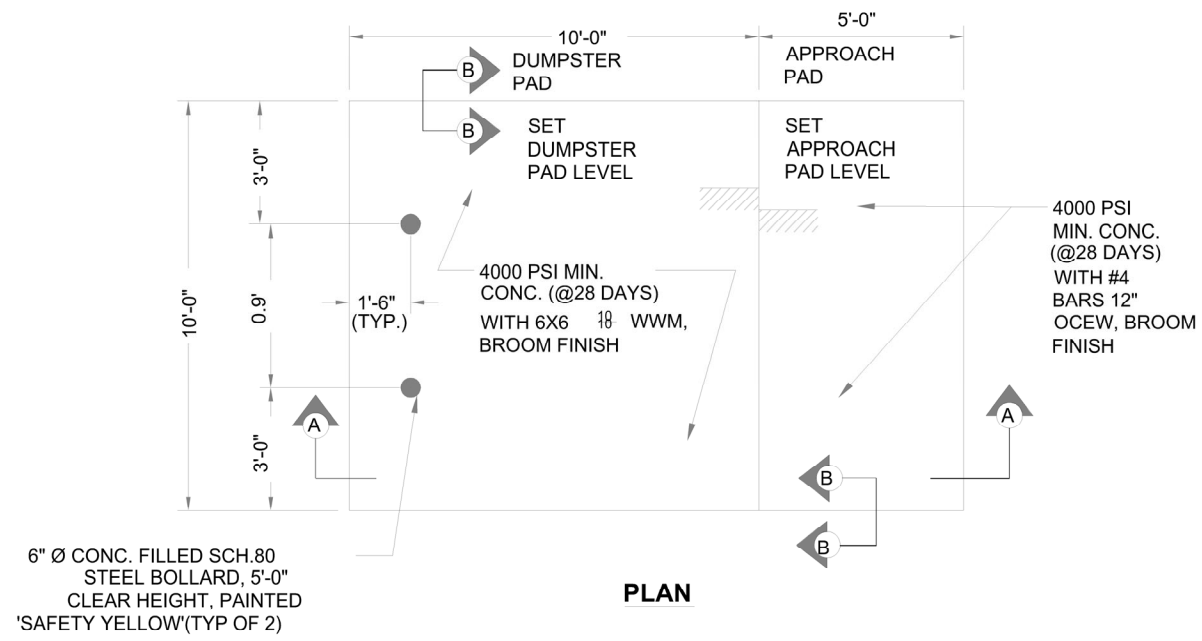
SEWER DEMAND = 250GPD

All W/S/reuse appurtenances affected by development raised to final grade prior to C.O.

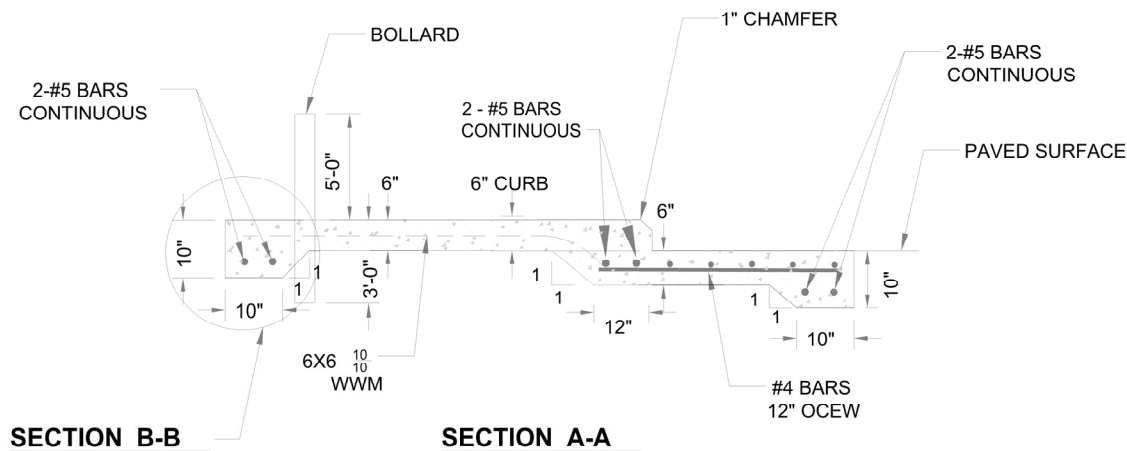
All W/S construction shall conform to current Water and Sewer Construction Manual.

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C.20  
55



PLAN



SECTION B-B

SECTION A-A

NOTES:

1. DUMPSTER PAD IS FOR ALL GENERAL PURPOSES INCLUDING RESTAURANT DRY RECYCLABLES APPLICATIONS.
2. USE DETAIL SW-12B FOR DUMPSTER PADS FOR RESTAURANT FOOD-WASTE APPLICATIONS ONLY.
3. ENGINEER SHALL USE THE CURRENT VERSION OF THE FL. BUILDING CODE AND PREPARE A COMPLETE STRUCTURAL DESIGN FOR THE DUMPSTER PAD AND APPROACH PAD MEETING THE MINIMUM CRITERIA SET FORTH IN THIS CITY STANDARD.

CITY OF OCALA  
STANDARD DETAILS  
FOR CONSTRUCTION

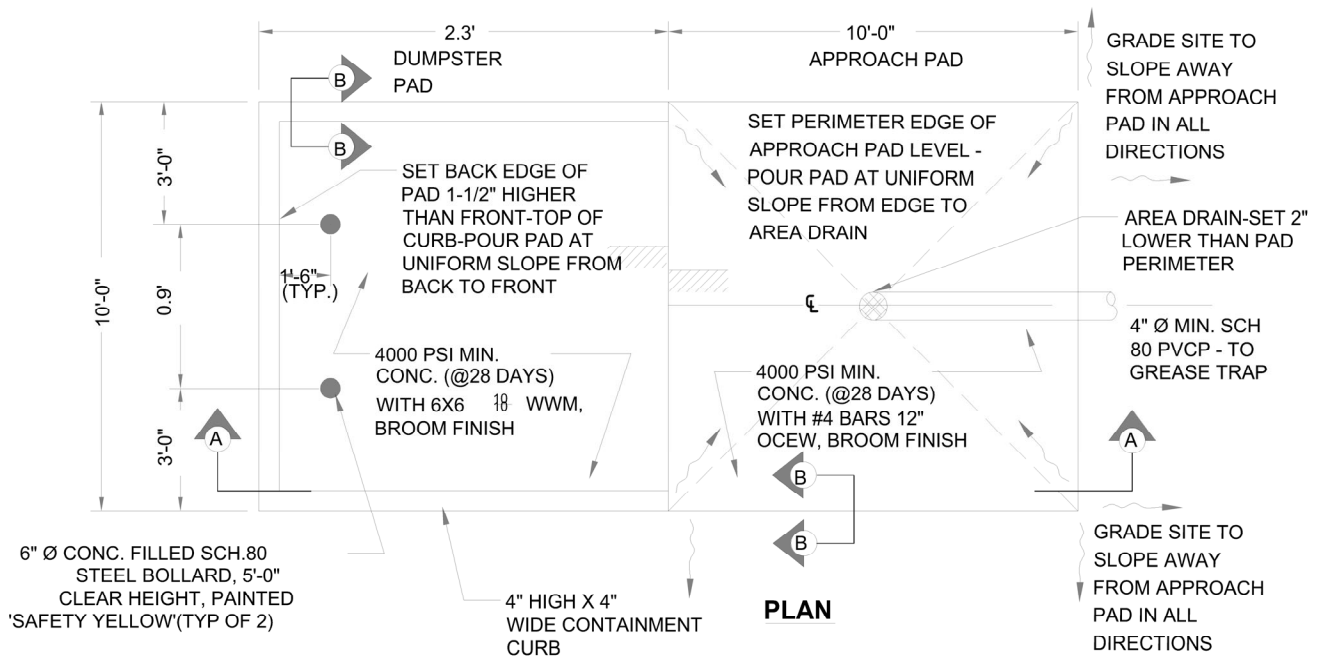
TYPICAL DUMPSTER PAD

GENERAL USE

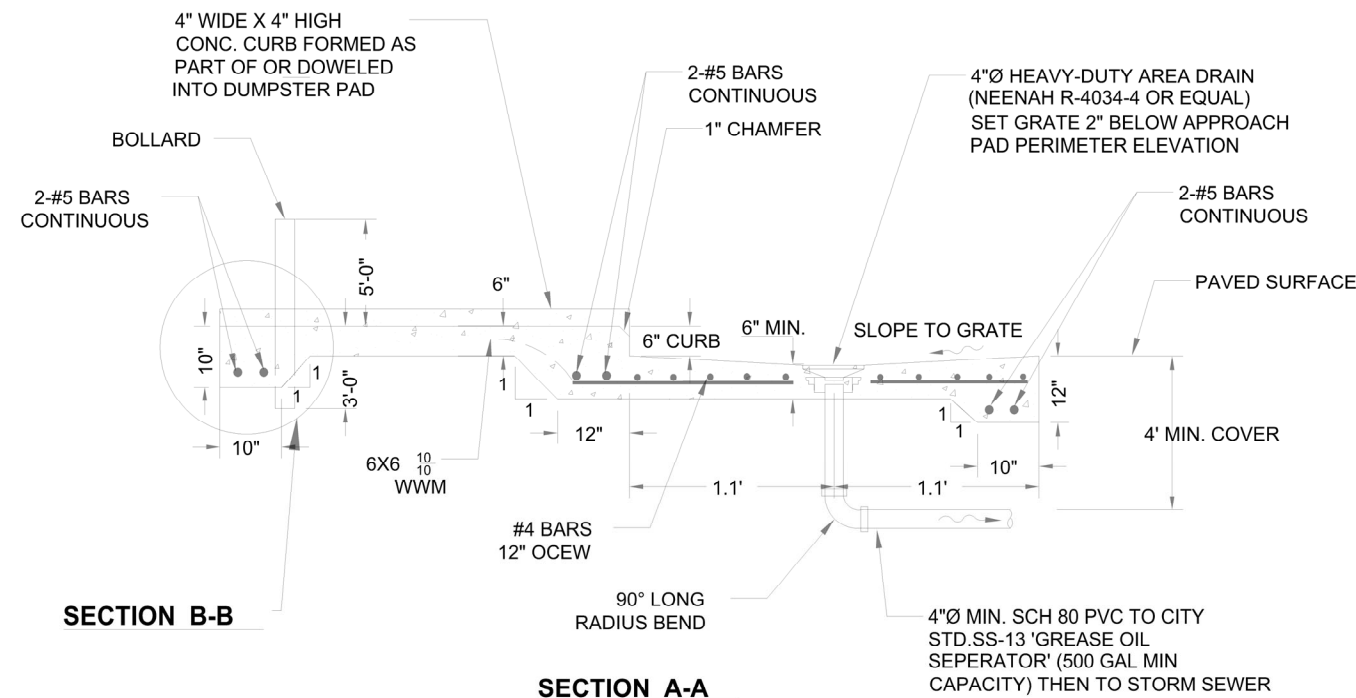
SECTION:  
STORM  
**SW-12A**

REVISION DATE:  
DEC 2020

CITY ENGINEER'S OFFICE  
1805 NE 30TH AVE. BLDG #600  
OCALA, FLORIDA 34470



PLAN



SECTION B-B

SECTION A-A

NOTES:

1. DUMPSTER PAD IS FOR RESTAURANT FOOD-WASTE APPLICATIONS ONLY.
2. USE DETAIL SW-12A FOR DUMPSTER PADS FOR ALL GENERAL USE PURPOSES INCLUDING RESTAURANT DRY RECYCLABLES APPLICATIONS.
3. ENGINEER SHALL USE THE CURRENT VERSION OF THE FL. BUILDING CODE AND PREPARE A COMPLETE STRUCTURAL DESIGN FOR THE DUMPSTER PAD AND APPROACH PAD MEETING THE MINIMUM CRITERIA SET FORTH IN THIS CITY STANDARD.

CITY OF OCALA  
STANDARD DETAILS  
FOR CONSTRUCTION

TYPICAL DUMPSTER PAD

RESTAURANT FOOD WASTE USE

CITY ENGINEER'S OFFICE  
1805 NE 30TH AVE. BLDG #600  
OCALA, FLORIDA 34470

SECTION:  
STORM  
**SW-12B**

REVISION DATE:  
DEC 2020

DRAWINGS PREPARED BY:  
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REVISIONS	
#	DATE
1	4/5/20

PROJECT #:	CS101
DATE:	7/17/25
DRAWN BY:	M.D.
REVIEWED BY:	B.H / J.W.

ANCHOR PLAN  
SHEET #

C.21  
56

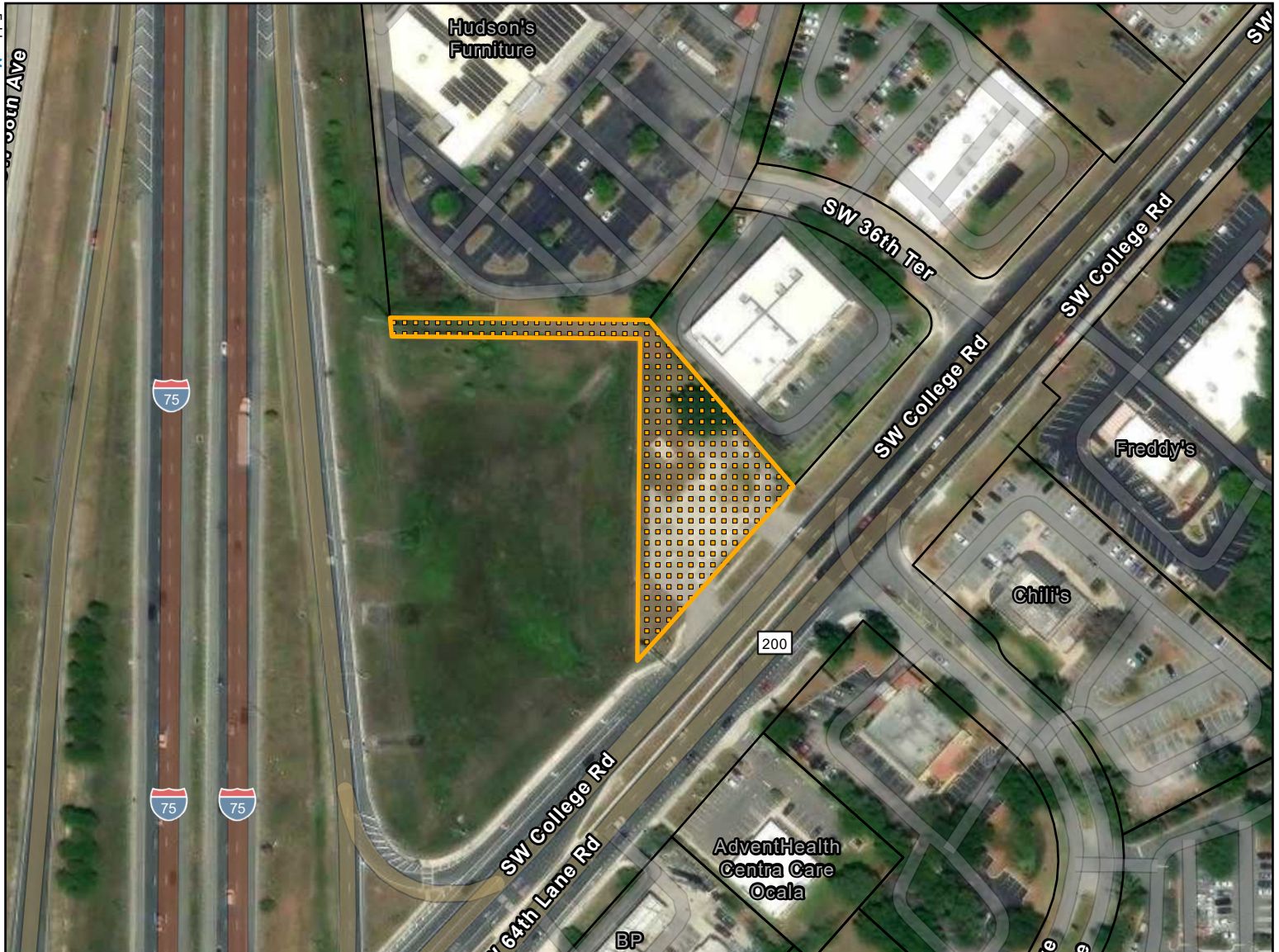
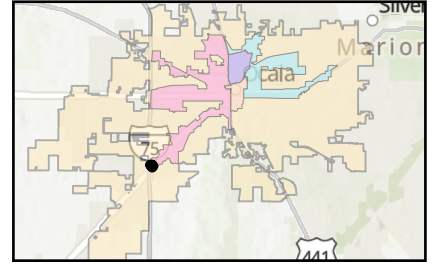
# AERIAL MAP

**Case Number:** CRA26-0024

**Property Size:** Approximately 0.84 acres

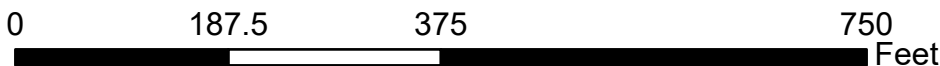
**CRA Location:** West Ocala

**Proposal:** A Request for CRA fund use.



 Subject Property

 Parcels



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.

Folder: M:\GIS\Department\TT\Evan\EconomicDev\CRA\2026\June\CRA26\_0024\

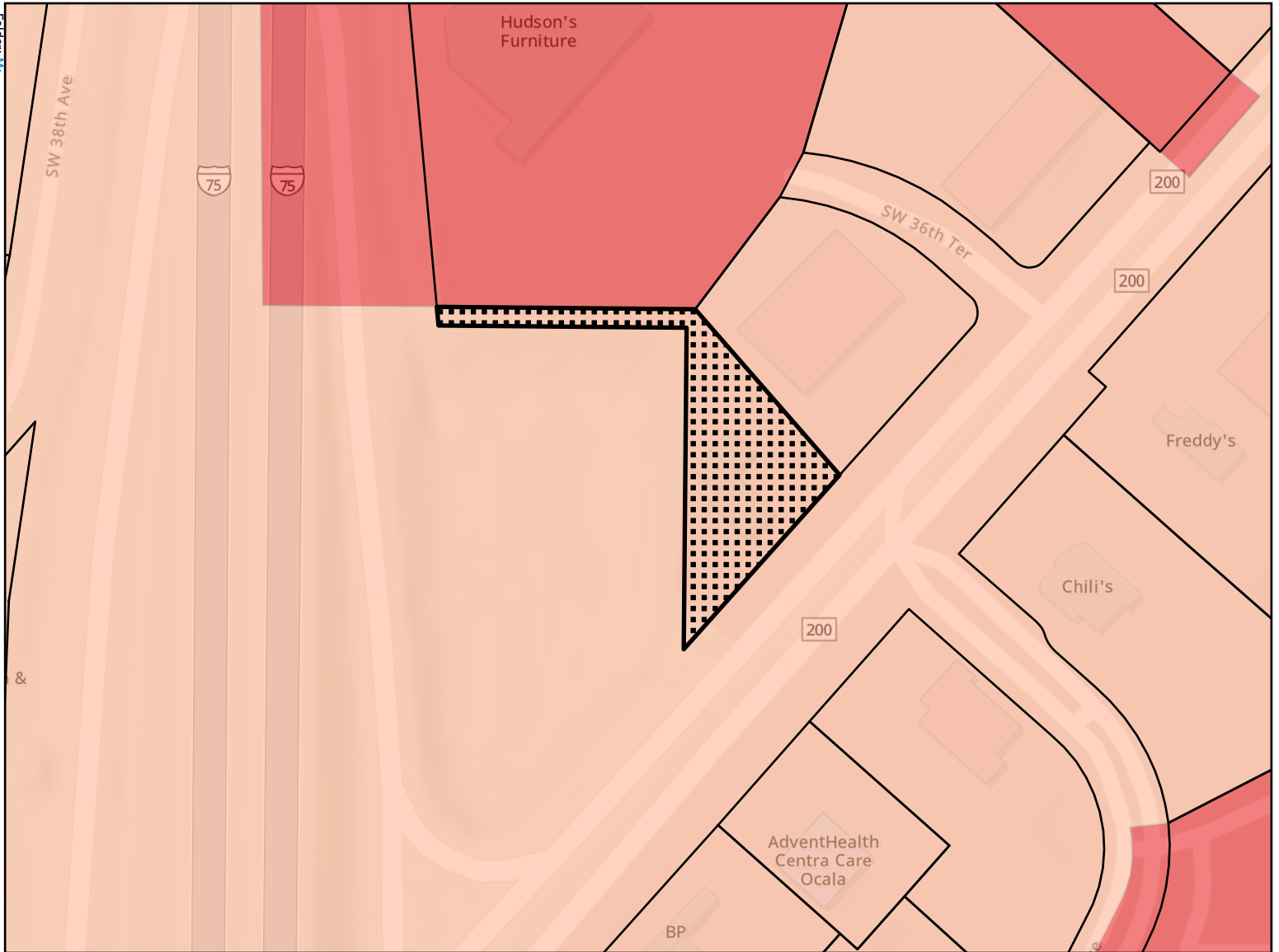
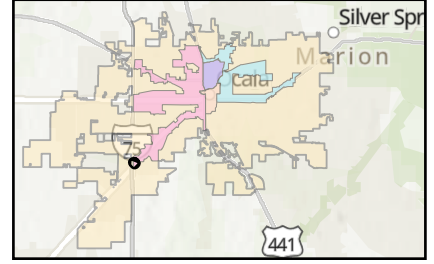
**CASE MAP**





**Case Number:** CRA26-0024

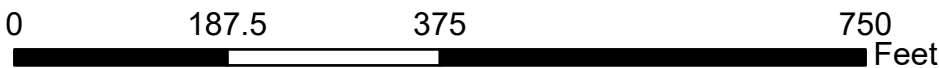
**Property Size:** Approximately 0.84 acres

**CRA Location:** West Ocala

**Proposal:** A Request for CRA fund use.



-  Parcels
-  B-2: Community Business
-  SC: Shopping Center
-  Subject Property



Folder: M:\GIS\Department\IT\Evan\EconomicDev\CRA\2026\June\CRA26\_0024\

**PHOTOS FROM THE SITE VISIT - MAY 13, 2026**



**View of the site looking East along SR 200.**



**Existing site conditions.**



**View of the site looking West towards the I-75 gateway.**

**PHOTO – DEMOLISHED STRUCTURE FROM PREVIOUS USE**





**2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L07000097170

**Entity Name:** RITI INVESTMENTS, L.L.C.

**Current Principal Place of Business:**

1820 SE 18TH AVENUE  
SUITE 4  
OCALA, FL 34471

**Current Mailing Address:**

1820 SE 18TH AVENUE  
SUITE 4  
OCALA, FL 34471 US

**FEI Number:** 26-1123952

**Certificate of Status Desired:** Yes

**Name and Address of Current Registered Agent:**

PATEL, BHARAT P  
1820 SE 18TH AVENUE SUITE 4  
OCALA, FL 34471 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

**Authorized Person(s) Detail :**

Title	MGRM	Title	MGRM
Name	PATEL, TRUPTI B	Name	PATEL, BHARAT P
Address	1820 SE 18TH AVENUE SUITE 4	Address	1820 SE 18TH AVENUE SUITE 4
City-State-Zip:	OCALA FL 34471	City-State-Zip:	OCALA FL 34471

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: BHARAT P PATEL

MGRM

02/17/2026

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

**2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L24000169052

**Entity Name:** WALLA COFFEE CO, LLC

**Current Principal Place of Business:**

3933 SE 13TH ST  
OCALA, FL 34471

**Current Mailing Address:**

PO BOX 1871  
OCALA, FL 34478 US

**FEI Number:** 99-2588925

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MATSON, JORDAN D  
3933 SE 13TH ST  
OCALA, FL 34471 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** JORDAN MATSON

02/25/2026

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name MATSON, JORDAN D  
Address 3933 SE 13TH ST  
City-State-Zip: Ocala FL 34471

Title MGR  
Name WALTER, JADEN C  
Address 10203 W 18TH PL  
City-State-Zip: KENNEWICK WA 99338

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JORDAN D MATSON

MEMBER

02/25/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

George Albright  
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R23754-000-00	2025				TAX DISTRICT: 1001
ASSESSED VALUE: 583,610		EXEMPTIONS: * NONE *			TAXABLE VALUE: 583,610
<b>TAXING AUTHORITY</b>		<b>MILLAGE</b>	<b>ASSESSED</b>	<b>EXEMPTIONS</b>	<b>TAXABLE TAXES</b>
COUNTY GENERAL COUNTY		3.0900	583,610	0	1,803.35
FINE & FORFEITURE		.8300	583,610	0	484.40
COUNTY HEALTH		.1000	583,610	0	58.36
SCHOOL SCHOOL R.L.E.		3.0720	585,440	0	1,798.47
SCHOOL VOTE		1.0000	585,440	0	585.44
SCHOOL DISCRETIONARY		.7480	585,440	0	437.91
SCHOOL CAPITAL IMPR		1.5000	585,440	0	878.16
WATER ST JOHNS MANAGEMENT DIST		.1793	583,610	0	104.64
MUNIC OCALA BASIC		6.6177	583,610	0	3,862.16
		COUNTY ASSESSED:	583,610	SCHOOL ASSESSED:	585,440

EXEMPTION:NONE  
17.13700 10,012.89

Non-Ad Valorem Assessments

<b>LEVYING AUTHORITY</b>	<b>PURPOSE</b>	<b>RATES/BASIS</b>	<b>AMOUNT</b>
X905 OCALA FIRE	VACANT	PER ASMT UNIT	55.69
		NON AD VALOREM ASSESSMENTS:	55.69
		COMBINED TAXES & ASSESSMENTS TOTAL:	10,068.58

R23754-000-00 2025  
RITI INVESTMENTS LLC  
1820 SE 18TH AVE STE 3  
OCALA FL 34471

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/06/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
9,665.84	9,766.52	9,867.21	9,967.89	10,068.58	10,370.64

George Albright Marion County  
REAL ESTATE

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
9,665.84	9,766.52	9,867.21	9,967.89	10,068.58	10,370.64

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 10,012.89 George Albright  
MARKET VALU 585,440 SP. ASMT 55.69 503 SE 25TH AVENUE  
COUNTY ASMT 583,610 Ocala Fl 34471  
COUNTY TXBL 583,610  
SCHOOL ASMT 585,440  
SCHOOL TXBL 585,440

26 15 21  
SEC 26 TWP 15 RGE 21 COM AT SW  
COR OF SEC TH S 89-33-08 E 90.88  
FT TO CENTER LINE OF SR 200 TH N  
41-48-42 E ALONG CENTER LINE  
918.03 FT TH N 48-11-18 W 75 FT  
SEE TAX ROLL FOR MORE LEGAL  
\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*

R23754-000-00 2025  
RITI INVESTMENTS LLC  
1820 SE 18TH AVE STE 3  
OCALA FL 34471

11/06/25 PERIOD 01  
082-2025-0000244.0021  
\$9,665.84 CK

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2026 Property Record Card

23754-000-00

[GOOGLE Street View](#)

Prime Key: 592781

[MAP IT+](#)

Current as of 5/19/2026

### [Property Information](#)

RITI INVESTMENTS LLC  
1820 SE 18TH AVE STE 3  
OCALA FL 34471

[Taxes / Assessments:](#)  
Map ID: 163  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 10  
Acres: .84

Situs: 3711 SW COLLEGE RD OCALA

### [2025 Certified Value](#)

Land Just Value	\$585,440		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$585,440	Impact	
Total Assessed Value	\$583,610	<a href="#">Ex Codes:</a>	(\$1,830)
Exemptions	\$0		
Total Taxable	\$583,610		
School Taxable	\$585,440		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$585,440	\$0	\$0	\$585,440	\$583,610	\$0	\$583,610
2024	\$530,555	\$0	\$0	\$530,555	\$530,555	\$0	\$530,555
2023	\$530,555	\$0	\$0	\$530,555	\$530,555	\$0	\$530,555

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6518/1437</a>	01/2017	70 OTHER	0	U	I	\$100
<a href="#">6194/0909</a>	08/2010	08 CORRECTIVE	0	U	I	\$100
<a href="#">5401/1702</a>	08/2010	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$800,000
<a href="#">5347/1170</a>	02/2010	02 DEED NC	7 PORTIONUND INT	U	I	\$100
<a href="#">4124/0204</a>	05/2005	07 WARRANTY	7 PORTIONUND INT	U	I	\$176,000
<a href="#">2120/0548</a>	03/1995	61 FJDMNT	0	U	I	\$100
<a href="#">1936/0995</a>	08/1993	09 EASEMNT	0	U	V	\$100
<a href="#">1931/0118</a>	06/1993	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$417,550

### [Property Description](#)

SEC 26 TWP 15 RGE 21  
COM AT SW COR OF SEC TH S 89-33-08 E 90.88 FT TO CENTER

LINE OF SR 200 TH N 41-48-42 E ALONG CENTER LINE 918.03 FT  
 TH N 48-11-18 W 75 FT TO POB ON W W/RAY OF SR 200 TH  
 N 00-31-12 E ALONG THE E R/WAY OF I-75 343.65 FT TH  
 N 89-28-48 W 265 FT TH N 05-11-26 W 20.10 FT TH S 89-28-48 E  
 275.98 FT TH S 41-03-35 E 235.04 FT TO W R/WAY OF SR 200 TH  
 S 41-48-42 W ALONG R/WAY 250 FT TO POB  
 SUBJECT TO AN EASEMENT FOR THE 230KV TRANSMISSION  
 SYSTEM DESC AS COM SW COR S 89-33-08 E 90.88 FT N  
 41-48-42 E 918.03 FT N 48-11-18 W 75 FT TO W'LY ROW  
 SR 200 N 00-28-06 E 343.14 FT N 89-22-26 W 229.12  
 FT TO POB N 89-22-26 W 35.19 FT N 05-32-09 W 19.84  
 FT S 89-28-28 E 35.27 FT S 05-16-02 E 19.89 FT TO POB

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B2	36,590.00	SF						
Neighborhood 9932												
Mkt: 2 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
BLD20-0685	5/27/2020	-	RITI INVEST/GAS TANK REMEDIATION
DEMO17-0079	10/9/2017	-	DEMO
OC00997	6/1/1993	-	CMRA
OC00816	5/1/1993	-	CMRA
OC01398	9/1/1985	-	NEVER DONE
OC00109	1/1/1985	-	ADD TANK

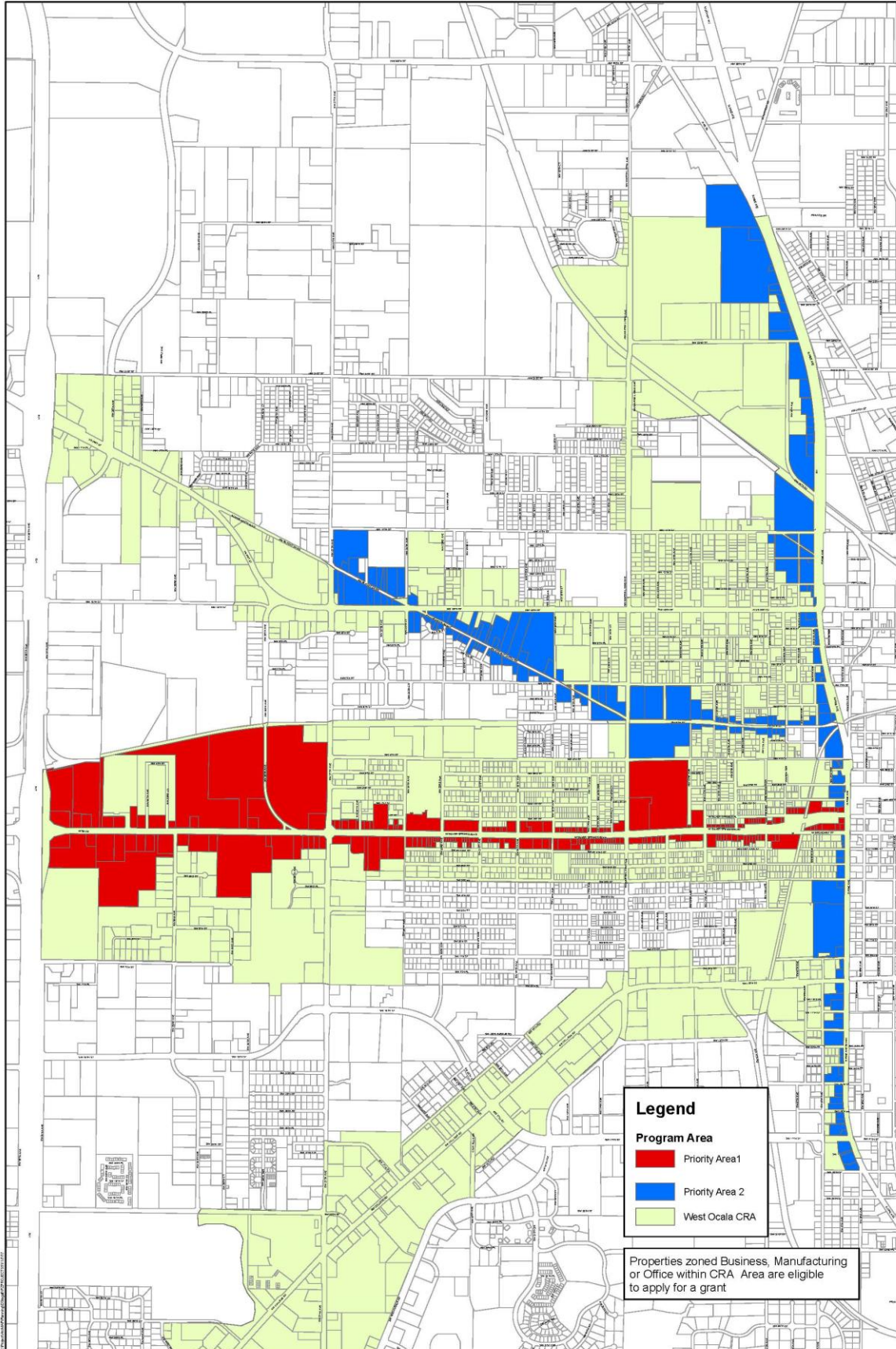
**WEST OCALA CRA SUBAREA  
COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM SUMMARY**

April 2025

Eligible Area	<p><b>West Ocala CRA See Map.</b></p> <p><b>Target Area Priorities in West Ocala CRA – <u>Priorities</u></b> 1<sup>st</sup> = SR 40 corridor; 2<sup>nd</sup> = US 27 east of NW 27<sup>th</sup> Ave; US 441; 3<sup>rd</sup> = all other areas</p>
Eligible Businesses	New & existing businesses; Retail, office, industrial, general business & non-profit organizations
Eligible applicant	Property owner or business owner
Eligible Building Type	<ol style="list-style-type: none"> <li>1. Existing buildings</li> <li>2. New construction</li> </ol>
Eligible Property Type	Taxable ad valorem properties only. Properties must be in one of the following <u>Zoning Districts allowing for commercial uses such as Business, Manufacturing, or Office.</u>
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval
Eligible work	<p><u>Priority work elements are:</u></p> <ol style="list-style-type: none"> <li>1. Vacant bldg. being converted to active use</li> <li>2. ADA Accessibility</li> <li>3. Removal of bars from doors &amp; windows</li> <li>4. Security systems incl. lighting, cameras and fencing</li> <li>5. Façade improvements (visible from street) incl. doors, windows and signage</li> <li>6. Demolitions</li> <li>7. Creation of new surface parking lot</li> <li>8. New construction (On vacant property)</li> </ol>
Ineligible work	<p>Grant cannot be used to correct outstanding code violations in an active code enforcement case.</p> <p>Routine maintenance procedures, such as painting or minor repairs to existing materials alone, may not be eligible for a grant, but will be eligible as a component of a larger project.</p> <p>Only work begun <u>after</u> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p>Reroofing,</p>

Maximum Grant	\$50,000
Required Match	3:1; City (75%) – Applicant (25%)
Design Guidelines	See attached
Ineligible Businesses	<p>The following business do not fit the vision for the West Ocala CRA and Community Plan and as such are <b>not eligible</b> for the grant.</p> <ul style="list-style-type: none"> <li>• Adult Oriented Businesses</li> <li>• Tattoo Parlors / Shops</li> <li>• Bail / Bonds</li> <li>• Check Cashing Service</li> <li>• Pawn Shops</li> <li>• Bars; bars as part of restaurant are permissible but restaurant must be primary business</li> <li>• Electronic or Vapor Cigarette Store</li> </ul>

West Ocala CRA Commercial Property Improvement Grant Program



# **WEST OCALA COMMUNITY REDEVELOPMENT AREA COMMERICAL BUILDING IMPROVEMENT GRANT PROGRAM DESIGN GUIDELINES**

The Design Guidelines outline the standards that should be followed. These guidelines take into consideration a building's historic and cultural significance (regardless of age) in determining an appropriate design solution to the renovation. All improvements are subject to committee approval.

## **The Façade**

The façade is the entire exposed exterior surface of a building that fronts a public street and contains the building's principle entrance. A façade, not containing the main entrance, but fronting a public street exposed to public view will be considered a secondary façade. Secondary façades are also eligible for grants. Rear or side façades that are viewable from a public street or pedestrian walkway are also eligible for a grant.

## **Storefronts**

When alterations are made to the first floor of buildings that currently have closed-up or opaque storefronts, the Grant Program will usually require that the storefront be restored to its original condition of a more open façade. Opaque or permanently enclosed storefronts are not encouraged, nor are window treatments that significantly decrease the amount of original window space. All damaged or otherwise deteriorated elements of storefronts, display windows, entrances, upper facades or signs should be repaired or replaced to match or be compatible with the original materials and design of the building. Buildings that are an integral element of the traditional streetscape should reflect and complement the character of surrounding area to the greatest extent possible.

## **Masonry**

Unpainted brick, stone, or terra cotta should not be painted or clad with other materials. If it is necessary to remove paint or clean unpainted masonry, the gentlest method should be used to do so. Sandblasting and other abrasive cleaning methods should be avoided due to the damage they can cause to masonry.

Defective mortar should be re-pointed by duplicating the original mortar. Deteriorated masonry should be replaced with new masonry that duplicates the old masonry material as closely as possible.

## **Windows**

Windows are very visible from the public right-of-way and should be restored when possible. Creating additional openings, enlarging or reducing window opening sizes and filling openings should be avoided but when necessary, they should maintain the character of the building. The window style and glazing configuration should be appropriate for the style of the building.

## Trim & Ornamentation

All structural and decorative elements of eligible façades should be repaired or replaced to match or become compatible with the original materials and design of the building to the greatest extent possible. This includes, but is not limited to, window caps, carved stonework, ornamental plaques and cornices. Murals are eligible improvements to larger projects.

## Signs

Signs are not eligible for a sign-only grant but may be included as an integral part of a larger project. When included on the façade of the building, signage should complement the architecture of the building and surrounding buildings. The following types of signage will be considered for grant funding:

- (a) Display Window Lettering – storefront signage in which the lettering is painted or etched into the interior side of display windows and glazed entry doors. These signs typically consist of lettering and/or a logo, and do not cover more than 1/5 of the glass panel.
- (b) Transom Signs – made of leaded glass letters that are built into the transom above the storefront display window or door.
- (c) Neon signs – only those neon signs that were original to the building or a new sign that would complement an older storefront typically found in post 1920s commercial buildings are eligible for grant funding.
- (d) Other sign types that the applicant can show to be integral parts of the façade renovation will be considered for grant funding. Suggested examples of other preferred sign types include:
  - a. Hanging signs – over sidewalk, often from awnings. Frequently seen in historic Mainstreet communities.



- b. Projecting Signs – Project off of the building



- c. Pinned Letters – appropriately lit, individually placed lettering.



\* Signage that is to be replaced to satisfy code compliance issues will not be funded.

### **Security Gates and Bars**

Permanently attached or retractable security gates and bars are typically not in keeping with the character of the building and create an impression that the area is unsafe, and will ultimately hurt business. For that reason, they are discouraged and will not be funded. Less obtrusive methods are preferred.

### **Exterior Elements**

Existing fire escapes, ladders, standpipes, vents, etc, should be painted to blend with the wall on which they are mounted. Repairs to such elements will be considered for funding if a part of a larger project. Awnings, exterior lighting and electrical fixtures should maintain the style of the building and highlight the buildings architectural elements without being overbearing. Storm water system improvements will be eligible as part of a larger project. Improvements include but are not limited to gutters and drains.

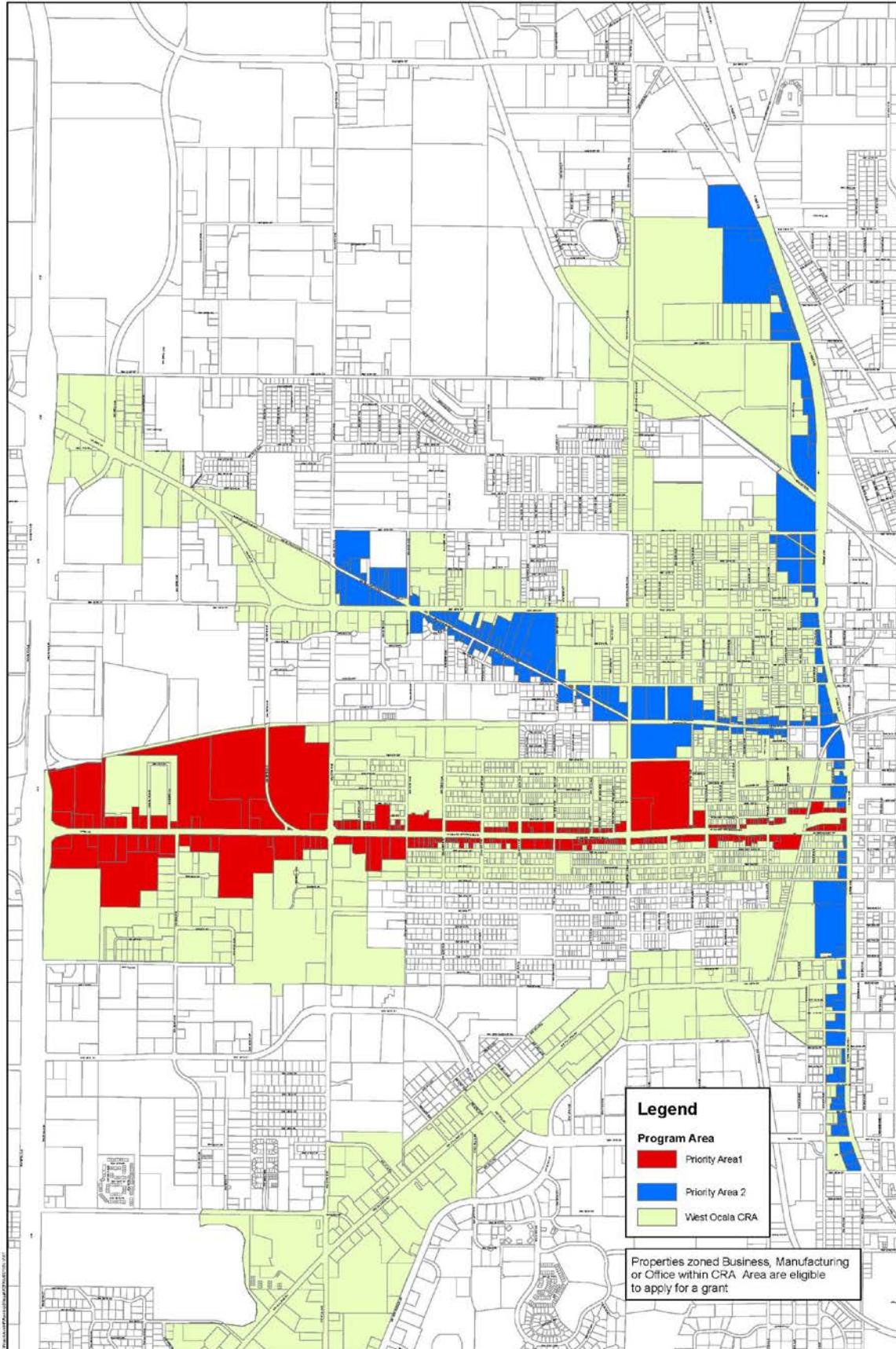
### **Landscaping and Fencing**

In some projects landscaping and fencing will be considered if part of a larger project. Fencing will be considered only if the fence has extraordinary architectural character such as wrought iron fence with masonry piers. Common fences such as stockade, board-on-batten, picket and chain link would not be eligible for a grant. Planters and retaining walls should be built of a material, which complement the materials of the adjacent buildings.

### **Parking Lots**

Improvements to an existing parking lot are considered to be additional elements, such as lighting, fencing, gates, benches, bus stops, bicycle racks, etc. that are not required by City Code. Repaving, restriping, maintaining the required landscaping or repairing/replacing wheel stops are considered ordinary repair and maintenance of a parking lot and are therefore not eligible for funding.

West Ocala CRA Commercial Property Improvement Grant Program





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2026-1453

**Agenda Item #:** b.

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**Submitted By:** Roberto Ellis

**Presentation By:** Roberto Ellis

**Department:** Growth Management

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**FORMAL TITLE:**

Presentation of Ocala Community Redevelopment Agency Fiscal Year 2024-25 Annual Report

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

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**PROOF OF PUBLICATION:**

N/A

---

**BACKGROUND:**

Section 163.371 of the Florida Statutes (FS) specifies the annual reporting requirements for Community Redevelopment Agencies (CRAs). Each agency must file an annual report with the county or municipality that created it and publish it on the agency's website. The report presented covers October 1, 2024, to September 30, 2025, and was published on the City of Ocala's website on March 31, 2026.

The report must include the following information:

1. **Audit** - The most recent complete audit report of the redevelopment trust fund as required in FS 163.387(8).
2. **Performance data** for CRA, including the:
  1. Total number of projects started and completed, and the estimated cost for each project.
  2. Total expenditures from the redevelopment trust fund.
  3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
  4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
  5. Total amount expended for affordable housing for low-income and middle-income residents.
3. **Plan Goals & Objectives** - A summary indicating the extent to which the community redevelopment

agency has achieved the goals and objectives set out in its community redevelopment plan.

The above three items are addressed in two separate documents.

**Document 1 - Audit** In previous years, the CRA audit and financial statements were done as a part of the City's Annual Comprehensive Finance Report. Starting in Fiscal Year 2020, the CRA had a stand-alone, independent audit performed. The independent audit will be reviewed by the Audit Committee and presented at a future meeting.

**Document 2 - Performance Data & Plan Goals & Objectives:** These items are contained in the attachment, the Ocala CRA Fiscal Year 2024-25 (FY25) Annual Report, which highlights the CRA's activities and achievements.

The annual report document meets the requirements set forth for performance data and CRA Plan consistency. Upon completion of the audit, staff will publish the complete annual report to the City of Ocala website. Copies will also be printed and made available.

### **FINDINGS AND CONCLUSIONS:**

The CRA implements its programs, projects, and initiatives in alignment with its respective redevelopment plans and City Council's strategic priorities. The main highlights from the report are:

- Property values in each district continued to grow, largely due to market conditions and the impacts of long-term CRA investments. Compared to last year, taxable values increased by 9.6 percent in Downtown, 11.0 percent in North Magnolia, 9.1 percent in West Ocala, and 8.9 percent in East Ocala.
- Collectively, total CRA increment revenue rose from approximately \$4.32 million in Fiscal Year 2024 to approximately \$4.99 million in Fiscal Year 2025, strengthening the CRA's overall financial capacity and expanding the resources available for reinvestment in redevelopment projects, infrastructure improvements, and community-focused initiatives.
  - West Ocala remained the largest revenue contributor, followed by East Ocala, while Downtown and North Magnolia continued to demonstrate steady gains.
- The CRA awarded 38 grants, providing roughly \$3.8 million in funding support. Another 42 projects were completed this year, including façade improvements, substantial renovations, and new commercial development. Together, these projects represent approximately \$9.8 million in private investment. Refer to the Fiscal Year 2024-25 Annual Report for images of the completed projects.
  - Since Fiscal Year 2019, each CRA grant dollar has leveraged approximately \$9 in private reinvestment, showing a strong return on public investment.
  - The Downtown Ocala Marriott AC Hotel, a \$56 million private investment supported by \$5.6 million in CRA and City incentives, was approved in August 2025 and is expected to have a catalytic impact on Downtown CRA.
- Capital improvement spending decreased compared to last year, as several major infrastructure projects reached completion in Fiscal Year 2024. There are several projects in the planning stage, including wayfinding, streetscape, and gateway improvements. However, Fiscal Year 2025 included a series of landscaping improvements at the Ocala Farmers Market, including new flex-pave details, hedges, potted plants, and fruit and herb plantings. These upgrades help reinforce the market's identity and create a more welcoming experience for visitors. In the East Ocala CRA, construction began on the

expansion of the Ocala Skate Park, to which the CRA contributed \$500,000.

- In Tuscowilla Park, Ocala Main Street advanced the Heart of the Park project, a \$281,000 renovation of a City-owned building. Supported by \$81,000 in CRA incentives, the space will include a museum, offices, a catering kitchen, and grab-and-go food service to support park activity and community programming.
- The West Ocala CRA continues to meet long-term obligations related to the financing of the Mary Sue Rich Community Center at Reed Place. In 2025, the outstanding balance was \$5.2 million. The CRA remains on track to retire the debt by 2038, supporting long-term fiscal sustainability.
- Community engagement remained central to CRA operations this year. The CRA hosted and participated in several events designed to gather public input, share information about programs, and strengthen community partnerships.

The CRA has continued to prioritize the strategic redevelopment of key sites throughout Fiscal Year 2026. This includes continued land acquisition, support for catalytic development opportunities, and formal solicitations for major redevelopment sites. Moving forward, the CRA plans and policies will be reviewed to ensure they align with the Vision 2050 update's pillars, strategies, and focus.

**FISCAL IMPACT:**

N/A

**PROCUREMENT REVIEW:**

N/A

**LEGAL REVIEW:**

N/A

**ALTERNATIVE:**

- Discuss



# OCALA COMMUNITY REDEVELOPMENT AGENCY (CRA)

**FISCAL YEAR 2024-25 (FY25)**

## **CRA ANNUAL REPORT**

REVITALIZING OUR COMMUNITY



*Conceptual rendering of the AC Hotel supported by CRA incentives in Downtown Ocala*

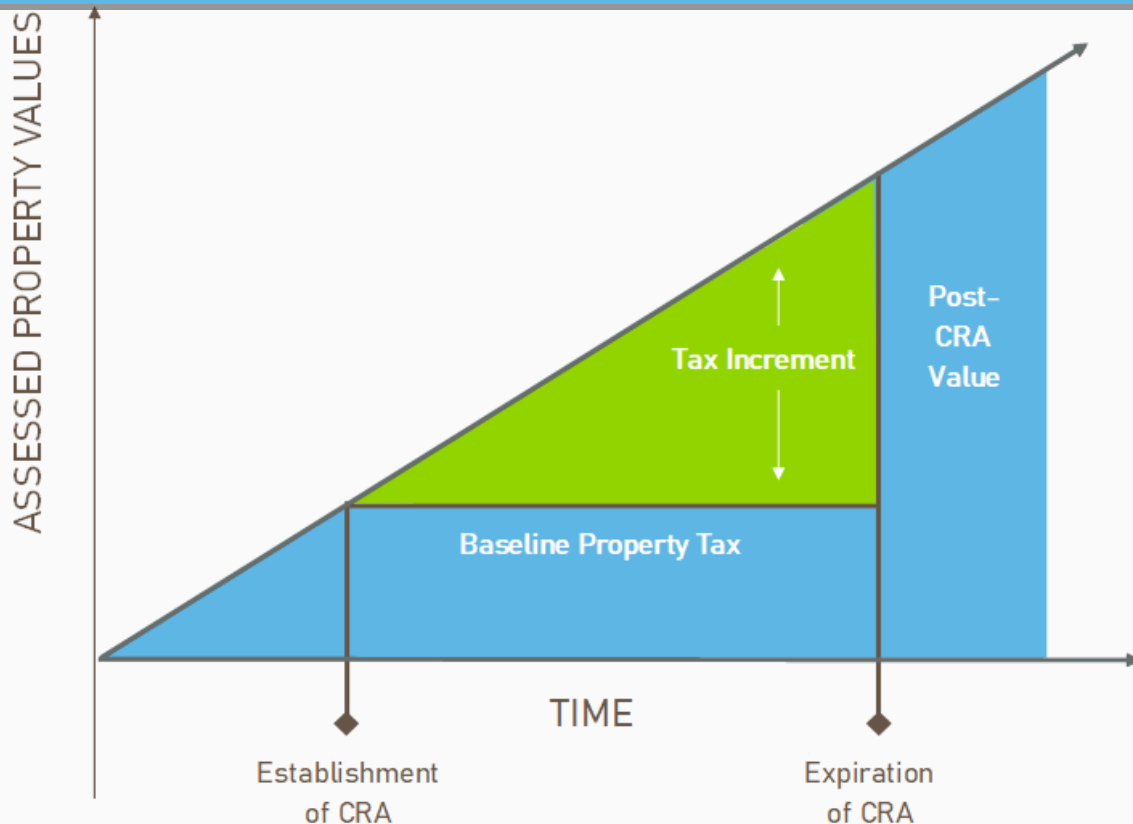
# WHAT IS A COMMUNITY REDEVELOPMENT AGENCY?

A Community Redevelopment Agency (CRA) is a special district created by a local (city or county) government to carry out redevelopment activities in a specifically defined geographic area. There are over 220 Community Redevelopment Agencies currently operating in Florida. The enabling legislation giving a city the authority to create a CRA is found in Chapter 163 Part III of the Florida Statutes. As prescribed in the statute, CRA redevelopment activities focus on making improvements to the physical environment within the redevelopment area – buildings and sites, streets and sidewalks, parks, and infrastructure.

These physical improvements are accomplished by the CRA funding capital improvement projects and partnering with the private sector. Redevelopment agencies invest public funds in redevelopment activities with the intent of encouraging private investment into properties. CRAs reinvest tax increment financing funds to attract private investment into economically distressed areas. The end product, resulting from these redevelopment efforts, is the transformation of underutilized properties and facilities into productive assets of the various communities within the CRA, as well as the city as a whole. A CRA can only expend funds to conduct redevelopment activities within the legally described CRA area. CRAs are also regulated under Chapter 189 as a 'Special District'.

# FINANCING A CRA

Community Redevelopment Agencies receive their funds through tax increment financing. Tax increment financing is a mechanism that utilizes increases in property taxes from a base year (the creation of the CRA) and holds them in a redevelopment trust fund. Ideally the CRA, through its activities, induces greater increases in property values. In this way, CRAs can bring back economically distressed areas, and their future funding will hinge on the success of their redevelopment plans.



# CRA REPORTING REQUIREMENTS

**Section 163.371 of the Florida Statutes specifies the annual reporting requirements for CRAs.**

A community redevelopment agency must file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

1. **Audit** - The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8).
2. **Performance data** for CRA including the:
  1. Total number of projects started and completed and the estimated cost for each project.
  2. Total expenditures from the redevelopment trust fund.
  3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
  4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
  5. Total amount expended for affordable housing for low-income and middle-income residents.
3. **Plan Goals & Objectives** - A summary indicating the extent to which the community redevelopment agency has achieved the goals and objectives set out in its community redevelopment plan.

The above three items are addressed in two separate documents.

## **Document 1 - Audit**

In previous years, the CRA audit and financial statements were done as a part of the City's Comprehensive Annual Financial Report (CAFR). Beginning in FY 2020, the CRA had a stand-alone, independent audit performed.

## **Document 2 – Performance Data & Plan Goals & Objectives**

These items are contained in this report, which highlights the CRA activities and achievements.

# OCALA COMMUNITY REDEVELOPMENT AGENCY

The Ocala CRA is divided into four subareas: Downtown, North Magnolia, West Ocala, and East Ocala. There are four Advisory Committees, one dedicated to each subarea, which make recommendations to the CRA Board on projects and programs. Each of the four subareas has its own redevelopment plan that reflects the unique challenges and goals within their respective areas.

Subarea	Establishment Year	Expiration Year*
Downtown	1988	2048
North Magnolia	1999	2048
West Ocala <i>(Expanded in 2017)</i>	2015	2055
East Ocala	2016	2055

\*Expiration Dates extended in Fiscal Year 2025-26

# CRA AGENCY BOARD

Kristen Dreyer, **Chair**  
Ire J. Bethea, Sr. **Vice Chair**  
Barry Mansfield,  
James P. Hilty Sr.  
Jay A. Musleh

# CRA ADVISORY COMMITTEES

## **Downtown**

Tom McDonald  
TaMara York  
Ted Schatt  
Rachel Laxton  
Dr. Rhella Murdaugh  
Summer Gill  
Kendall Drake  
Bradford Harper

## **West Ocala**

Dr. Barbara Brooks  
Ruth Reed  
Dwan Thomas  
Carolyn Adams  
Antoinette Hunt  
Elgin Carelock  
Dennis McFatten

## **North Magnolia**

Angie Clifton  
David McCollister  
Mike Needham  
Clark Yandle  
Floyd Hershberger  
Darian Mosley  
Wendy Kebrdle

## **East Ocala**

Rachel Perez  
Van Akin  
Greg Blair  
Tito Comas  
John Gamache  
Karl Kunz

# Summary

## Fiscal Year 2024-25

The City of Ocala Community Redevelopment Agency (CRA) is pleased to share the Fiscal Year 2024–25 Annual Report, highlighting progress made across all four CRA areas. Guided by the CRA redevelopment plans and aligned with City Council’s Strategic Priorities, Economic Hub, Fiscally Sustainable, Engaged Workforce, Operational Excellence, and Quality of Place, the CRA continued its work to strengthen neighborhoods, support local businesses, and encourage private investment.

Property values in each district continued to grow, reflecting both strong market conditions and the impact of long-term CRA investments. Compared to last year, taxable values increased by 9.6% in Downtown, 11.0% in North Magnolia, 9.1% in West Ocala, and 8.9% in East Ocala. Long-term growth has been even more significant.

FY25 was also a strong year for CRA grant activity. To help businesses facing higher construction costs, the CRA increased the maximum award amounts in the West Ocala and East Ocala Commercial Grant Programs and expanded eligibility to include new construction on vacant commercial lots. These updates will help to spur redevelopment and encouraged investment in areas with high potential for economic growth. In total, the CRA awarded 38 grants totaling roughly \$3.8 million. Another 42 projects were completed this year, including façade improvements, substantial renovations, and new commercial development. Together, these projects represent approximately \$9.8 million in private investment. Since FY19, each CRA grant dollar has leveraged approximately nine dollars in private reinvestment, showing a strong return on public investment.

Capital improvement spending decreased compared to last year, as several major infrastructure projects reached completion. Still, FY25 included several important accomplishments. The Downtown CRA completed a series of landscaping improvements at the Ocala Farmers Market, including new flex-pave details, hedges, potted plants, and fruit and herb plantings. These upgrades help reinforce the market’s identity and create a more welcoming experience for visitors. In East Ocala, the CRA contributed \$500,000 toward the expansion of the Ocala Skate Park. The project, now in advanced stages of design and construction, will add more than 6,000 square feet of new skateable surface, bringing the total to about 16,215 square feet. New features include a competition-size bowl, areas for beginner and intermediate skaters, a snake run, and improved spectator amenities. The City celebrated the groundbreaking on August 28, 2025.

Private development also continued at a strong pace across CRA districts. Several high-profile projects moved forward this year. Midtown Station Brewery completed the \$2.1 million transformation of the former Fire Station 1 into a new brewery and mixed-use

destination, supported by a \$100,000 CRA incentive. The Downtown Ocala Marriott AC Hotel, a \$56 million private investment supported by \$5.6 million in CRA and City incentives, made significant progress. Once complete, the six-story, 176-room hotel will add new dining options, office space, meeting rooms, and amenities that enhance Downtown's role as a regional destination.

In Tuscawilla Park, Ocala Main Street advanced the Heart of the Park project, a \$281,000 renovation of a City-owned building. Supported by \$81,000 in CRA incentives, the space will include a museum, offices, a catering kitchen, and grab-and-go food service to support park activity and community programming. Additional restaurant and retail redevelopment also contributed to the district's momentum. PFLOZ, LLC's Sovereign Building project and MRL Restaurant Holdings' redevelopment were supported by CRA incentives in FY25, strengthening Downtown's dining and entertainment offerings.

Financially, the West Ocala CRA continues to meet long-term obligations related to a previous financing of the Mary Sue Rich Community Center at Reed Place. At the end of FY25, the outstanding balance was \$5.2 million. The CRA remains on track to retire the debt by 2038, supporting long-term fiscal sustainability.

Community engagement remained central to CRA operations this year. The CRA hosted and participated in several events designed to gather public input, share information about programs, and strengthen community partnerships. More than 70 residents attended the Reed Place Master Plan community meeting, offering ideas and feedback that helped shape redevelopment concepts. Staff continued ongoing engagement with the Poinciana Heights Task Force, meeting with residents at a neighborhood block party and regular meetings to discuss grants, projects, and opportunities. The CRA also participated in the City's Citizen's Academy, providing a detailed look at CRA functions and leading a tour of the Downtown district. City employees also learned about CRA operations through the Employee Academy. On the professional side, CRA staff presented at the National Brownfields Conference, highlighting community-driven revitalization efforts at Reed Place, and shared information about residential grant programs at the Community Development Services' Affordable Housing Event which was a great success.

Looking ahead, the CRA will continue to prioritize strategic redevelopment of key sites throughout FY26. This includes continued land acquisition, support for catalytic development opportunities, and formal solicitations for major redevelopment sites. Outreach and education will remain a strong focus, ensuring that residents, property owners, and businesses are aware of the incentive programs available to them. Despite rising construction costs and changing economic conditions, interest in CRA programs remains strong. The CRA will continue to emphasize affordable housing, arts and culture, historic preservation, and strengthening community partnerships. Major corridors and gateways will remain priority areas for investment, helping attract new businesses, support existing ones, and reinforce the momentum of ongoing neighborhood revitalization.




# CONSISTENCY OF CRA ACTIVITIES WITH REDEVELOPMENT PLANS PLAN COMPLIANCE

S. 163.387(6) states moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency.



S. 163.371(2) (c) F.S. states a community redevelopment agency shall file an annual report and the report must include a summary indicating to what extent the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

To show consistency, the table below cites the applicable plan sections for each CRA activity. The table also indicates progress to achieving the goals and objectives. Each CRA subarea has its own Redevelopment Plan.



# DOWNTOWN CRA

CRA Activity	Progress / Status	CRA Plan Compliance
<p><b>Grant Programs</b></p> 	<p>The intent of these grants is to target projects that undertake a comprehensive restoration of facades and /or renovations that make the building more in compliance with form-based code design and development requirements.</p>	<p><b>Strategy 4.1.4:</b> “Facilitate adaptive reuse opportunities and the creation of flexible and convertible spaces in Downtown/Midtown.”</p> <p><b>Strategy 6.2.8:</b> “Enhance and promote the façade improvement and/or design assistance program to assist owners of existing structures in improving the aesthetics and exterior function of their buildings and surrounding amenities.”</p> <p><i>Downtown Master Plan (2004), Midtown Master Plan (2017)</i></p>
<p><b>Redevelopment Agreements</b></p> 	<p>Ongoing agreements supporting catalytic projects. Incentive packages are based on return of investment (ROI) of City and CRA funding. The incentives may be provided in the form of cash contributions, tax-based grants and permit fee contributions.</p>	<p><b>Strategy 4.1.4:</b> “Facilitate adaptive reuse opportunities and the creation of flexible and convertible spaces in Downtown/ Midtown.”</p> <p><i>Downtown Master Plan (2004), Midtown Master Plan (2017)</i></p>
<p><b>Streetscape Improvements</b></p> 	<p>Focuses on improving the quality of the streets and other public spaces in the CRA subareas.</p> <p>Providing safety and comfort in the form of dedicated spaces for different modes of transportation, wayfinding, seating, lighting, landscaping, and other amenities and furnishings.</p>	<p><b>Strategy 1:</b> “Linkages and Connections. Physical streetscape and mid-block connections that link key activity nodes within the city center and connect the Downtown to nearby districts and the greater region.”</p> <p>The Downtown Master Plan recommends addressing streetscape, pedestrian and bike connections and traffic calming to improve the quality of the public realm.</p> <p><i>Downtown Master Plan (2004), Midtown Master Plan (2017)</i></p>




# NORTH MAGNOLIA CRA

CRA Activity	Progress / Status	CRA Plan Compliance
<p><b>North Magnolia Grant Programs</b></p> <div style="text-align: center; margin-top: 20px;">  </div>	<p>The purpose of the North Magnolia CRA Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements, addressing trends of deterioration in some neighborhoods while adding value to the CRA.</p>	<p><b>Goal 4:</b> “Economic Development – To maintain and economically sound industrial/business area in Ocala.”</p> <p><b>Objective 4.1:</b> Enhance the commercial tax base, promote business development, by encouraging the reuse of vacant and underutilized buildings.</p> <p><b>Strategy 4.1.2:</b> Develop Incentive and grant programs to encourage property improvements. Grants programs may be established to improve building conditions both interior and exterior, for business expansion, and for the change of use of a building.</p> <p style="color: #a52a2a; font-style: italic;">North Magnolia CRA Plan (2019)</p>
<p><b>Imagine North Magnolia – Community Redevelopment Project</b></p> <div style="text-align: center; margin-top: 20px;">  </div>	<p>Activities involved land development planning; publishing and processing Invitations to Negotiate (ITN) for redevelopment opportunities. These activities will continue through to the next fiscal year. The construction of the Neighborhood Park was completed in 2024. Road, water and sewer infrastructure improvements were also completed in 2024.</p>	<p><b>Goal 2:</b> “Property Redevelopment. To encourage private sector investment to redevelop undeveloped properties.”</p> <p><b>Objective 2.1:</b> Ensure undeveloped properties are development-ready to increase their feasibility for redevelopment.</p> <p><b>Strategy 2.1.1:</b> Purchase, assemble, and prepare sites for redevelopment. Prepare sub-area conceptual development beginning with the Imagine North Magnolia subarea.</p> <p style="color: #a52a2a; font-style: italic;">North Magnolia CRA Plan (2019)</p>



# NORTH MAGNOLIA CRA (Continued)

CRA Activity	Progress / Status	CRA Plan Compliance
<p><b>North Magnolia Streetscape Improvements</b></p> <div style="text-align: center; margin-top: 20px;">  </div>	<p>A streetscape project was installed approximately 20 years ago. Some of the trees, mostly the Burford Pears, have reached the end of their life span and are in decline. The grass areas are problematic for maintenance and are not attractive. The objective of the project is to improve the appearance of the corridor to make it more inviting for pedestrians and motorists. All plantings will be hardy, drought tolerant, low-maintenance varieties.</p>	<p><b>Priority #1:</b> “Develop the following key streets to create good traffic flow and accommodate growth: 8th Street Magnolia to Pine; Old Jacksonville Rd from Magnolia to 20th; 14th Street from Magnolia to 8th Avenue; 9th Street from Magnolia to CRA Boundary.” Each street should have lighting to deter crime, landscaping, paving, sidewalks, and trees.</p> <p><i>North Magnolia Redevelopment Corridor CRA Plan (1999)</i></p> <p><b>Strategic Beautification:</b> “Install landscaping, hardscape, lighting along streets throughout the North Magnolia CRA neighborhood.”</p> <p><i>North Magnolia CRA Redevelopment Plan (2019)</i></p>
<p><b>Affordable Housing Program</b></p> <div style="text-align: center; margin-top: 20px;">  </div>	<p>The program will assist with easing the cost burden of low-income households and improve their ability to meet housing needs. The CRA is offering this incentive to offset development costs, preserve existing housing stock, and provide affordable housing solutions. The program was made available to the CRA in March 2024.</p>	<p><b>Priority #4:</b> “Solve homeless problem.”</p> <p><b>Priority #5:</b> “Create means for residential growth to include more owner-occupied residents.”</p> <p><i>North Magnolia Redevelopment Corridor CRA Plan (1999)</i></p> <p><b>Goal – Housing:</b> To contribute to a balanced mixed-use neighborhood by allowing for a variety of housing in appropriate areas.</p> <p><i>North Magnolia CRA Redevelopment Plan (2019)</i></p>




# WEST OCALA CRA

CRA Activity	Progress / Status	CRA Plan Compliance
<p><b>Grant Programs</b></p> 	<p>The purpose of the West Ocala Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements, addressing trends of deterioration in some neighborhoods while adding value to the CRA. The grant was made available in the West Ocala CRA subarea in March 2024.</p>	<p><b>Goal 1:</b> “Coordinate public and private resources to increase private capital investment on commercial corridors.”</p> <p><b>Objective 4:</b> Expand the city’s business revitalization grant program.</p> <p>Strategy: Provision of grants for property improvements and property redevelopment.</p> <p><i>West Ocala CRA Plan (2015), West Ocala Vision &amp; Community Plan (2011)</i></p>
<p><b>Mary Sure Rich Community Center at Reed Place</b></p> 	<p>Construction of the Center was completed during December 2022, and the building was officially opened in January 2023. The newly created 41,750 square foot, two-story building includes designated indoor space for senior, youth, and family programs; a banquet/event space; fitness equipment and indoor walking track; two full basketball courts; a library and multi-purpose studio rooms.</p>	<p><b>Goal 1:</b> “Coordinate public and private resources to increase private capital investment.”</p> <p><b>Objective 5:</b> Encourage the location of a Competitive Intelligence Center (Library) and assist in the development of a and a new multi-purpose center in West Ocala.</p> <p><i>West Ocala CRA Plan (2015), West Ocala Vision &amp; Community Plan (2011)</i></p>
<p><b>Heritage Trail</b></p> 	<p>Construction started in March 2021. Site work has been completed. The final art installation and grant opening of the park were completed in 2024.</p>	<p><b>Goal 2:</b> “Enhance gateways, corridor segments and crossroads.”</p> <p><b>Objectives 1 &amp; 2:</b> Design and construct streetscape improvements at neighborhood entrances</p> <p><i>West Ocala CRA Plan (2015), West Ocala Vision &amp; Community Plan (2011)</i></p>

## WEST OCALA CRA (Continued)

CRA Activity	Progress / Status	CRA Plan Compliance
<p><b>Tucker Hill Affordable Housing Project</b></p> 	<p>Properties purchased, rezoning, platting, site plan, and infrastructure plan completed. Water, sewer and road infrastructure improvements were completed in 2024.</p>	<p><b>Goal 3:</b> “Improve vacant, dilapidated and nuisance properties which are barriers to corridor and neighborhood redevelopment.”</p> <p><b>Objective 7.</b> Identify suitable areas of West Ocala for development of new housing opportunities</p> <p><i>West Ocala CRA Plan (2015), West Ocala Vision &amp; Community Plan (2011)</i></p>
<p><b>Affordable Housing Program</b></p> 	<p>The intent of this program is to provide funding to supplement the Community Development Services (CDS) ongoing affordable housing, mainly, the State Housing Initiatives Partnership (SHIP), Home Investment Partnership Program (HOME), and Community Development Block Grant (CDBG) in applicable CRA subareas.</p> <p>The program will assist with easing the cost burden of low-income households and improve their ability to meet housing needs. The CRA is offering this incentive to offset development costs, preserve existing housing stock, and provide affordable housing solutions. The funds allocated have been committed to various projects, including the Saving Mercy Village which will be constructing 59 new one- bedroom affordable housing units.</p>	<p><b>Goal 3, Objective 4:</b> “Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.”</p> <p><b>Goal 3, Objective 6:</b> “Seek additional funding opportunities and partnerships with community affordable housing providers to upgrade blighted housing and remove unsafe/unsanitary conditions for low-income individuals and families.”</p> <p><b>Goal 3, Objective 7:</b> “Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.”</p> <p><i>West Ocala CRA Plan (2015), West Ocala Vision &amp; Community Plan (2011)</i></p>

# EAST OCALA CRA

CRA Activity	Progress / Status	CRA Plan Compliance
<p><b>East Ocala Grant Programs</b></p> 	<p>The purpose of the East Ocala CRA Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements, addressing trends of deterioration in some neighborhoods while adding value to the CRA.</p>	<p><b>Goal 3:</b> “Improve vacant, dilapidated and nuisance properties which are barriers to corridor and neighborhood redevelopment.”</p> <p>Objective 4: Establish programs to remediate these conditions for property reuse.</p> <p><i>East Ocala CRA Plan (2016)</i></p>
<p><b>Affordable Housing Program</b></p> 	<p>The program will assist with easing the cost burden of low-income households and improve their ability to meet housing needs. The CRA is offering this incentive to offset development costs, preserve existing housing stock, and provide affordable housing solutions. The program was made available to the CRA in March 2024.</p>	<p><b>Objective 6:</b> “Seek additional funding opportunities and partnerships with affordable housing providers to upgrade blighted housing and remove unsanitary conditions for low-income individuals and families.”</p> <p><b>Objective 7:</b> “Identify suitable areas of East Ocala for the purpose of the development of new housing opportunities which incorporate energy efficient materials and appliances.”</p> <p><i>East Ocala CRA Plan (2016)</i></p>
<p><b>Streetscape Improvements</b></p> 	<p>A Goal of the East Ocala CRA Plan is to restore value and prominence to gateways and corridors by enhancing their physical appearance. The objectives call for designing and constructing streetscape improvements to improve pedestrian movement and include amenities such as lighting.</p>	<p><b>Objective 1:</b> “Design and construct streetscape improvements to include pedestrian crossings, pedestrian-scale lighting, and other amenities at key crossroads.”</p> <p><i>East Ocala CRA Plan (2016)</i></p> <p>The Midtown Master Plan strategies include ensuring safe and continuous pedestrian and bicycle connectivity to Tusawilla Park and surrounding neighborhoods.</p> <p><i>Midtown Master Plan (2017)</i></p>

# GRANT PROGRAMS

## Fiscal Year 2024-25

Historically, the CRA Commercial Property Improvement Grants are the largest activity in the CRA work program in terms of staff time usage. In Fiscal Year 2023-24, the CRA commenced the review of all CRA grant programs, resulting in changes to reflect the demands of each CRA subarea. The framework of each program was developed based on the needs and budget of each sub-area. The programs address statutorily defined blight conditions that currently exist in the CRA including vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades. The intention of all CRA grant programs is to encourage private investment into blighted properties located in CRA subareas.

<b>RESIDENTIAL</b>		
<b>PROGRAM/ SUBAREA</b>	<b>FRAMEWORK</b>	<b>GRANT MAX &amp; MATCH</b>
<p><b>Residential Property Improvement Grants</b> (West Ocala, East Ocala and N. Magnolia CRA subareas)</p>	<p>Priority work elements include:</p> <ul style="list-style-type: none"> <li>(1) Exterior painting (paint color(s) must be approved by Committee) removal for the entire building, including exterior cleaning and/or repair/replacement of facade details/materials - doors, walls, trim and exterior lighting.</li> <li>(2) Repair and replacement of windows, and doors (Exterior Improvements only).</li> <li>(3) Demolition of irreparable damaged houses or structures for the construction of affordable housing.</li> <li>(4) New landscaping area (trees and shrubs) visible from the street/sidewalk (Including removal of hazardous trees).</li> <li>(5) Fencing</li> <li>(6) Reroofing</li> <li>(7) Weatherization (HVAC installation and insulation etc.).</li> <li>(8) New construction; and</li> <li>(9) Conversion from septic system to City sanitary sewer service. *</li> </ul> <p><i>*Match varies in the North Magnolia CRA and East Ocala CRA.</i></p>	<p><b>\$20,000 / 75%</b></p>
<p><b>Affordable Housing Program</b> (West Ocala, East Ocala and N. Magnolia CRA subareas)</p>	<p>Priority work elements include:</p> <ul style="list-style-type: none"> <li>(1) Rental assistance</li> <li>(2) Down-payment assistance; and</li> <li>(3) Home improvements.</li> </ul> <p>Grant recipients are community members from low-moderate income households.</p>	<p><b>Max - varies 100%</b></p>

<b>COMMERCIAL</b>		
<b>PROGRAM/ SUBAREA</b>	<b>FRAMEWORK</b>	<b>GRANT MAX &amp; MATCH</b>
<b>Downtown Commercial Building</b>	<p>Priority work elements include:</p> <ul style="list-style-type: none"> <li>(1) Facades: Painting (only as a component of a major restoration); Canvas Awnings (not eligible in any type of project), Metal Awnings (eligible in any type of project, Doors and/or windows (only as a component of a major restoration or renovation, and Signage (cannot be a stand-alone item and must be consistent with Form Based Code); and</li> <li>(2) Interior Renovations: Structural, Improvements to meet Building Codes for Accessibility; Fire Protection; and Life Safety, HVAC, Plumbing, electric, Conversion of upper floor space to residential; Other fixed improvements related to build-out or additions.</li> </ul>	<b>\$50,000 / 50%</b>
<b>West Ocala Commercial Building</b>	<p>Priority work elements include:</p> <ul style="list-style-type: none"> <li>(1) Vacant buildings being converted to active use.</li> <li>(2) ADA Accessibility</li> <li>(3) Removal of bars from doors and windows.</li> <li>(4) Security system, including lighting, cameras, and fencing.</li> <li>(5) Façade improvements (visible from the street) include doors, windows and signage.</li> <li>(6) New construction.</li> <li>(7) Demolitions; and</li> <li>(8) Creation of new surface parking lot.</li> </ul>	<b>\$50,000 / 60%</b>
<b>East Ocala Commercial Building</b>	<p>Priority work elements include:</p> <ul style="list-style-type: none"> <li>(1) Vacant buildings being converted to active use.</li> <li>(2) New signs following CRA design guidelines, including removal of inappropriate signs.</li> <li>(3) Façade improvements – windows, doors, awnings, exterior security and safety lighting, painting (colors must be approved by Committee).</li> <li>(4) New wall sign (must meet sign code).</li> <li>(5) New landscaping; and,</li> <li>(6) Parking lot pavement resurfacing or resealing and restriping.</li> <li>(7) Murals</li> </ul>	<b>\$50,000 / 60%</b>

<b>COMMERCIAL</b> <i>(Continued)</i>		
PROGRAM/ SUBAREA	FRAMEWORK	GRANT MAX & MATCH
<b>North Magnolia Commercial Building</b>	Priority work elements include: <ol style="list-style-type: none"> <li>(1) Exterior painting/paint removal for the entire building.</li> <li>(2) Exterior cleaning of the property/masonry repair/parking lot coating and striping.</li> <li>(3) Repair or replacement of front, side, rear, façade details including doors, windows, lighting.</li> <li>(4) Repair or replace windows for the entire building.</li> <li>(5) New landscaping (trees and shrubs) visible from the street/sidewalk.</li> <li>(6) New or replacement of wall signage.</li> <li>(7) New or replacement of awnings for the entire building; and</li> <li>(8) Fencing.</li> </ol>	<b>\$20,000 / 75%</b>
<b>East Ocala Historic Building</b>	Priority work elements include: <ol style="list-style-type: none"> <li>(1) Improvements to meet Building Codes for Accessibility, Fire Protection, and Life Safety.</li> <li>(2) Roof</li> <li>(3) Removal and replacement of inappropriate or incomplete exterior restoration of original façades, including installation of appropriate windows; must meet requirements of Historic Preservation Code.</li> <li>(4) Other fixed improvements related to interior build-out.</li> </ol>	<b>\$40,000 / 60%</b>
<b>New Construction Incentive</b>	Priority work elements include: <ol style="list-style-type: none"> <li>(1) New construction; and</li> <li>(2) major renovations.</li> </ol> Eligible projects must: <ol style="list-style-type: none"> <li>(1) Prove the potential for catalytic impact.</li> <li>(2) Exceed \$1,000,000 in total capital investment; and</li> <li>(3) Receive a score of 80 points or more.</li> </ol>	<b>\$300,000/ 10%</b>

# CAPITAL IMPROVEMENT PROJECTS

## Fiscal Year 2024-25

# West Ocala CRA - Heritage Trail Park

## Project Description

The West Silver Springs Heritage Trail Park 'Heritage Trail', was conceptualized in 2018 through the Community Redevelopment Agency's West Ocala Advisory Committee. This impactful project is situated on the north side of West Silver Springs Boulevard (State Road 40), between NW 9th and NW 11th Avenues. The park features a decorative sidewalk, park furniture, public art and landscaping. Its primary features are a series of panels and plaques displaying historic images and honoring prominent West Ocala citizens who contribute to the community. During Fiscal Year 2024-2025, the CRA, with the assistance of Recreation and Parks, completed landscaping improvements to close-out this project.



**BEFORE**



**AFTER**

# Downtown CRA - Farmer's Market

**Project Description:** This project supports ongoing efforts to enhance the Downtown Farmer's Market. Improvements include flex-pave accents, new hedges, potted plants, fruit trees, and herbs that reinforce the market's theme. The IT Department also upgraded the park's security system. These enhancements aim to create a more inviting, functional space for public events, pop-ups, and craft activities.



**DOWNTOWN MARKET - IMPROVEMENTS IN-PROGRESS**



**DOWNTOWN MARKET - IMPROVEMENTS COMPLETED**

# East Ocala CRA - Skate Park Expansion

**Project Description:** Opened in December 2018, the Ocala Skate Park is a 6.02-acre facility located in Tuscawilla Park in the heart of Ocala’s developing downtown. The project includes the design and construction of the remaining phases of the City’s conceptual plan, including Phase B (intermediate bowl), Phase C (snake run), Phase D (large bowl), and Phase E (a 4,000-square-foot beginners’ area). The expansion will add more than 6,000 square feet to the facility, bringing the total skateable area to approximately 16,215 square feet. Planned features include a competition-sized bowl, beginner and intermediate areas, a snake run, and upgraded spectator amenities. The East Ocala CRA is contributing \$500,000 to the project. The City contracted a design-build team to complete the work, which broke ground on August 28, 2025.



**OCALA SKATE PARK**



**GROUNDBREAKING**

# COMPLETED GRANT PROJECTS

## Fiscal Year 2024-25

# WEST OCALA CRA

**Address:** 620 W Silver Springs Place  
**Grant Amount:** \$20,000  
**Project Costs:** \$114,000  
**Project Description:** New construction



**BEFORE**



**AFTER**

**Address:** 1705 NW 16<sup>th</sup> Court  
**Grant Amount:** \$20,000  
**Project Costs:** \$29,776  
**Project Description:** Replacement of windows and HVAC system, reroofing.



**BEFORE**



**AFTER**

**Address:** 1117 NW 11<sup>th</sup> Ave  
**Grant Amount:** \$5,821  
**Project Costs** \$7,521  
**Project Description:** Replacement of windows.



**BEFORE**



**AFTER**

**Address:** 1032 NW 11<sup>th</sup> Avenue  
**Grant Amount:** \$20,000  
**Project Costs** \$29734  
**Project Description:** Replacement of windows and door.



**BEFORE**



**AFTER**

**Address:** 2405 NW 2nd Street  
**Grant Amount:** \$10,781  
**Project Costs:** \$14,925  
**Project Description:** Reroofing



**BEFORE**



**AFTER**

**Address:** 815 W Silver Springs Place  
**Grant Amount:** \$5,367  
**Project Costs:** \$7,156  
**Project Description:** Reroofing



**BEFORE**



**AFTER**

**Address:** 2341 SW 3rd Street  
**Grant Amount:** \$12,121  
**Project Costs:** \$16,161  
**Project Description:** Replacement of insulation and HVAC system.



**BEFORE**



**AFTER**

**Address:** 808 NW 6th Terrace  
**Grant Amount:** \$12,501  
**Project Costs:** \$16,779  
**Project Description:** Replacement of windows.



**BEFORE**



**AFTER**

**Address:** 3637 West Silver Springs Boulevard  
**Grant Amount:** \$172,788  
**Project Costs:** \$3.13 million  
**Project Description:** Redevelopment of vacant property by constructing a quick service restaurant and providing enhanced landscaping.



**BEFORE**



**AFTER**

**Address:** 1700 NW 8<sup>th</sup> Avenue  
**Grant Amount:** \$203,881 (Over 3 years)  
**Project Costs:** \$3.19 million  
**Project Description:** Construction of a new 10,855 SF warehouse and office building



**BEFORE**



**AFTER**

# EAST OCALA CRA

**Address:** 932 NE 7th Street  
**Grant Amount:** \$23,564  
**Project Costs:** \$17,673  
**Project Description:** Exterior improvements: painting, new windows, and new doors



**BEFORE**



**AFTER**

**Address:** 822 NE 3rd Street  
**Grant Amount:** \$6,600  
**Project Costs:** \$12,256  
**Project Description:** Reroof



**BEFORE**



**AFTER**

**Address:** 723 East Fort King  
**Grant Amount:** \$17,414  
**Project Costs:** \$29,023  
**Project Description:** HVAC system upgrade and new insulation (Historic Building)



**BEFORE**



**AFTER**

**Address:** 809 NE 9th Ave  
**Grant Amount:** \$11,958  
**Project Costs:** \$16,444  
**Project Description:** Reroof



**BEFORE**



**AFTER**

**Address:** 926 NE 5th Street  
**Grant Amount:** \$20,000  
**Project Costs:** \$31,900  
**Project Description:** Reroofing



**BEFORE**



**AFTER**

**Address:** 507 E Fort King Street  
**Grant Amount:** \$37,751  
**Project Costs:** \$62,919  
**Project Description:** Replacement of windows (Historic Building)



**BEFORE**



**AFTER**

**Address:** 926 NE 5th Street  
**Grant Amount:** \$2,280  
**Project Costs:** \$4,685  
**Project Description:** Parking lot improvements



**BEFORE**



**AFTER**

**Address:** 3318 E. Silver Springs Boulevard

**Grant Amount:** \$20,000

**Project Costs:** \$34,800

**Project Description:** Pressure wash and repaint exterior



**BEFORE**



**AFTER**



**BEFORE**



**AFTER**

# NORTH MAGNOLIA CRA

**Address:** 1735 NE Jacksonville Road  
**Grant Amount:** \$5,787  
**Project Costs:** \$8,501  
**Project Description:** Safety lighting and façade improvements.



**BEFORE**



**AFTER**

**Address:** 1618 NW 1<sup>st</sup> Avenue  
**Project Costs:** \$14,627  
**Grant Amount:** \$9,708  
**Project Description:** Replacement of exterior windows and doors.



**BEFORE**



**AFTER**

**Address:** 130 NW 17<sup>th</sup> Street  
**Grant Amount:** \$17,690  
**Project Costs:** \$24,609  
**Project Description:** Reroofing, fencing, attic insulation, and HVAC installation.



**BEFORE**



**AFTER**

# DOWNTOWN CRA

**Address:** 14 S. Magnolia Avenue  
**Grant Amount:** \$50,000  
**Project Costs:** \$126,045  
**Project Description:** New stairway and ADA improvements.



BEFORE



AFTER



AFTER



AFTER

**Address:** 606 SE 3<sup>rd</sup> Avenue  
**Grant Amount:** \$14,228  
**Project Costs:** \$28,456  
**Project Description:** Interior and exterior improvements, including electrical, insulation, plumbing, window, façade, and structural upgrades



**BEFORE**



**AFTER**



**BEFORE**



**AFTER**

# REDEVELOPMENT INCENTIVES

## Fiscal Year 2024-25

### EAST OCALA CRA

**Project:** Redevelopment Agreement - Brewery in Midtown

**Project Description:** The redevelopment of the former Ocala Rescue Fire Station 1 has transformed the site into a multi-use facility, Midtown Station, which now features a brewery along with multiple restaurants and shops.

**Development Costs:** \$2.1 million

**Incentives (Fiscal Year 2024-25):** \$100,000



BEFORE



AFTER

# DOWNTOWN CRA

**Project:** Redevelopment Agreement – Downtown Ocala Marriot AC Hotel

**Project Description:** Construction of a six-story, 176-room hotel together with a sixth -floor restaurant and bar, first-floor bar and lounge, Class-A office space and hotel amenities including meeting rooms, business center, gym and patios.

**Development Costs:** \$56 million

**Incentives:** \$5.6 million (CRA TIF, Fee Contribution, CRA Grant, City parking & City Improvements)



**CONCEPTUAL RENDERING**



**CONSTRUCTION IN-PROGRESS**

**Project:** Ocala Mainstreet

**Project Description:** Leasing, renovating, and activating the 6,468-square-foot, City-owned building in Tuscowilla Park. Ocala Main Street will operate its Heart of the Park program. Building improvements include interior renovations to create spaces for a public museum, OMS office, catering kitchen and grab and go food options.

**Development Costs:** \$281,000

**Incentives (Fiscal Year 2024-25):** \$81,000



**EXTERIOR IMPROVEMENTS**



**INTERIOR IMPROVEMENTS**

**Project: Redevelopment Agreement for PFLOZ, LLC (Mellow Mushroom)**

**Project Description:** Initially, the project aimed to renovate the building located on the property for retail and commercial purposes, including related improvements and the construction of a shell for a restaurant of approximately 4,700 square feet. However, due to significant structural issues, the building was deemed unsafe for renovation. The developer agreed to demolish the building and construct a new structure. Additionally, the city provided streetscape improvements along S. Magnolia Avenue.

**Development Costs:** \$2.2 million  
**Incentives (Fiscal Year 2024-25):** \$60,000



**MELLOW MUSHROOM**

**Project:** Redevelopment Agreement for MRL Restaurant Holdings, LLC (**District Bar and Kitchen**)

**Project Description:** MRL Restaurant Holdings redeveloped the former Pi on Broadway property by demolishing the previous building and constructing a new one for retail and commercial purposes. The new building includes a finished space for a restaurant of approximately 6,500 square feet. The project received a City review contribution and a City grant, which includes Tax Increment Financing (TIF), utility extensions, and other improvements. This project will enhance and activate an additional place of interest and is expected to further stimulate economic development in Downtown Ocala.

**Development Costs:** \$4 million  
**Incentives (Fiscal Year 2024-25):** \$2,209



**BEFORE**



**AFTER**

*PHOTO CREDITS: MAVEN PHOTO & FILM AND DISTRICT BAR & KITCHEN*

# FINANCIALS

The performance data for the Community Redevelopment Agency (CRA) includes several key metrics. It encompasses the total number of projects initiated and completed, along with the estimated cost for each project. Additionally, it details the total expenditures from the redevelopment trust fund. The data also highlights the original assessed real property values within the CRA's area of authority at the time of its creation, as well as the total assessed real property values within the boundaries of the CRA as of January 1 of the reporting year. This section outlines the total amount spent on affordable housing for both low-income and middle-income residents.

# TAXABLE PROPERTY VALUES

(Marion County Property Appraiser)

Downtown			
	Base Year	Previous Year	Current Year
<b>Year</b>	1987	2024	2025
<b>Taxable Value</b>	\$45,259,727	\$137,185,322	\$150,406, 225
North Magnolia			
	Base Year	Previous Year	Current Year
<b>Year</b>	1987	2024	2025
<b>Taxable Value</b>	\$22,392,439	\$79,277,658	\$88,024,714
West Ocala			
	Base Year	Previous Year	Current Year
<b>Year</b>	2015	2024	2025
<b>Taxable Value</b>	\$475,687,550	\$731,209,319	\$797,961,064
East Ocala			
	Base Year	Previous Year	Current Year
<b>Year</b>	2015	2024	2025
<b>Taxable Value</b>	\$208,290,128	\$373,764,081	\$406,885,992

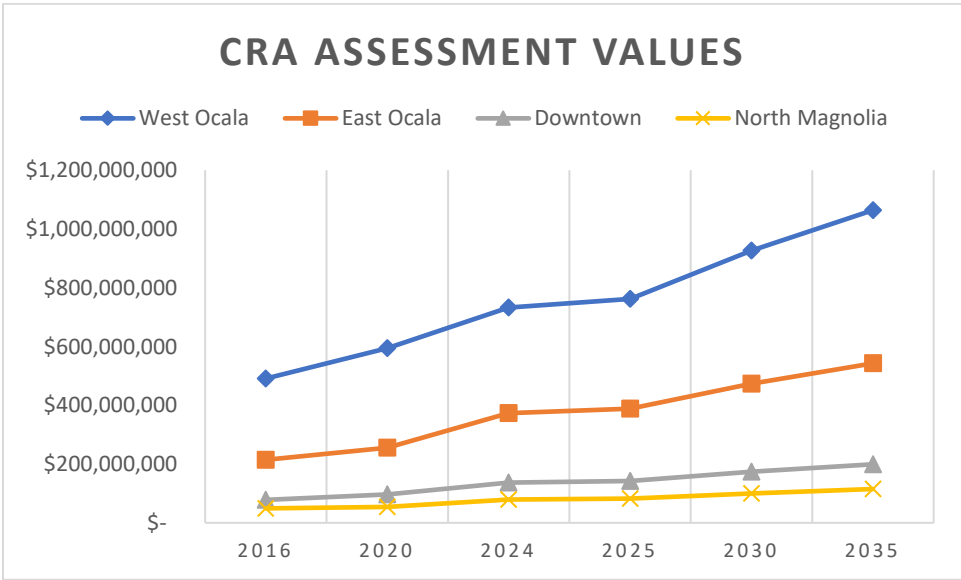
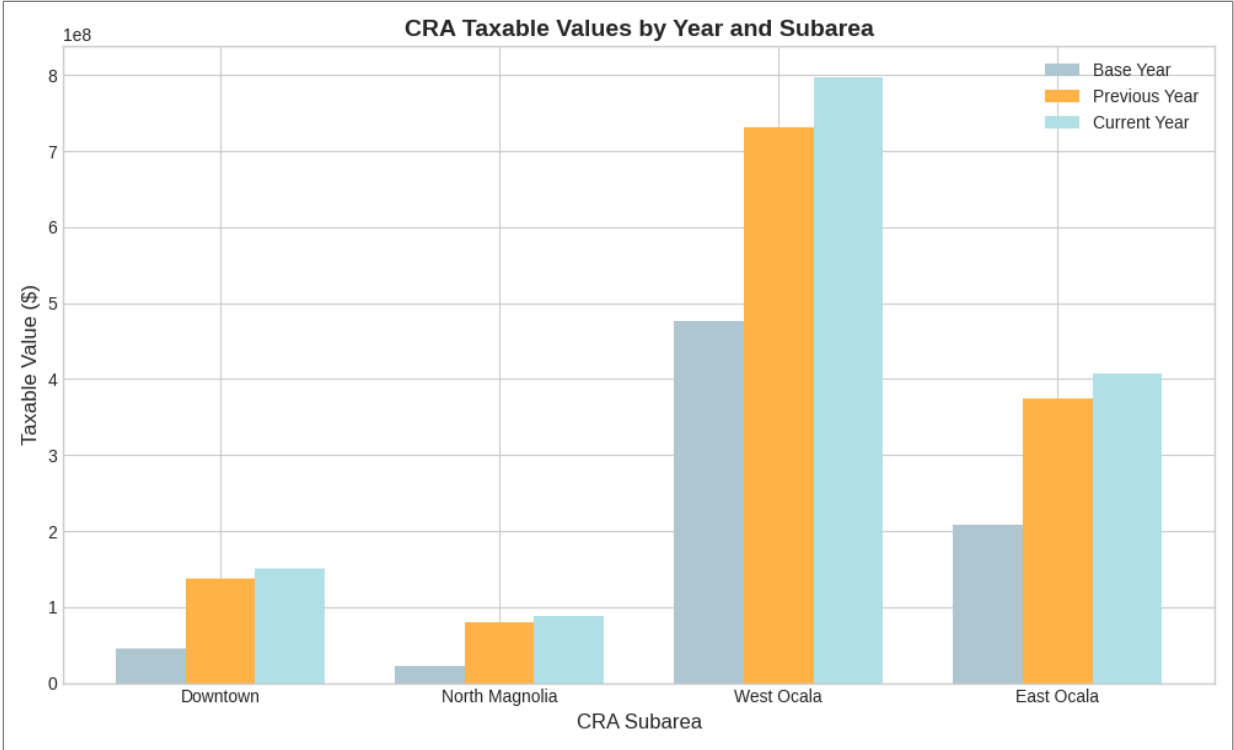


Chart showing property value projection.

# TAX INCREMENT REVENUE

CRA subarea	FY24	FY25
Downtown	\$852,213	\$952,562
North Magnolia	\$514,172	\$589,441
West Ocala	\$1,838,532	\$2,090,366
East Ocala	\$1,119,205	\$1,353,705
<b>Total</b>	<b>\$4,324,122</b>	<b>\$4,986,074</b>

The CRA experienced year over year growth in increment revenue across all subareas from FY24 to FY25, with Downtown, North Magnolia, West Ocala, and East Ocala each showing measurable increases. West Ocala remained the largest revenue contributor, followed by East Ocala, while Downtown and North Magnolia continued to demonstrate steady gains. Collectively, total CRA increment revenue rose from \$4.32 million in FY24 to nearly \$4.99 million in FY25, strengthening the CRA’s overall financial capacity and expanding the resources available for reinvestment in redevelopment projects, infrastructure improvements, and community focused initiatives.

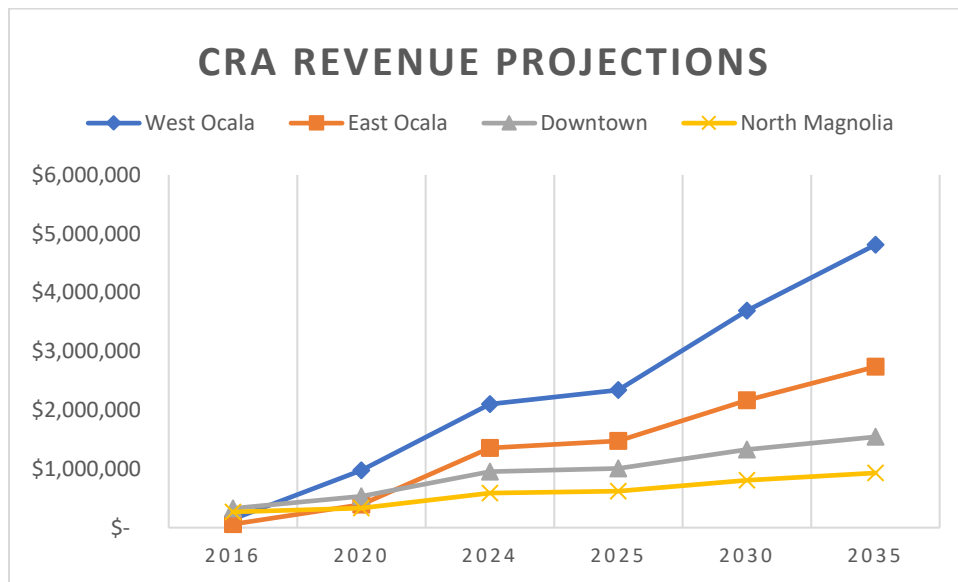


Chart showing growth in revenue and revenue projections from 2016-2035.

# DEBT SERVICING

West Ocala CRA - Mary Sue Rich Community Center at Reed Place	
Principal	\$400,000
Interest	\$80,000

At the end of Fiscal Year 2024–25, the West Ocala CRA had an outstanding balance of \$5.2 million, which is scheduled to be repaid by 2038.

# CAPITAL IMPROVEMENT PROJECTS EXPENDITURES

Project Description	FY24	FY25
<b>Downtown</b>		
Streetscape Improvements	\$126,030	\$23,804
Wayfinding Downtown Parking Garage	\$24,220	-
Downtown Market Improvements	-	\$5,566
<b>East Ocala</b>		
Streetscape Improvements	\$242,855	\$17,011
Skate Park Expansion	-	\$111,250
<b>North Magnolia</b>		
Infrastructure Improvements	\$538,416	-
Imagine North Magnolia Park	\$10,250	-
Land Acquisition	\$51,682	\$3,900
<b>West Ocala</b>		
Tucker Hill Affordable Housing Project, Infrastructure improvements Property Purchase, & Platting	\$60,134	\$12,957
Heritage Trail	\$24,533	\$4,660
Land Acquisition	-	\$2,400
<b>Total</b>	<b>\$1,078,120</b>	<b>\$181,548</b>

# SUMMARY OF CRA GRANTS

CRA Subarea	Approved	Amount	Completed	Grant Amounts Reimbursed	Project Investment (Completed)
<b>Commercial</b>					
Downtown	-	-	2	\$74,228	\$149,851
East Ocala	8	\$93,311	4	\$50,163	\$90,446
North Magnolia	1	\$17,511	1	\$5,787	\$8,501
<b>Residential</b>					
East Ocala	13	\$189,966	7	\$80,359	\$120,914
North Magnolia	1	\$9,708	2	\$27,398	\$39,236
West Ocala	10	\$143,812	13	\$169,228	\$411,206
<b>Affordable Housing</b>					
West Ocala	2	\$15,002	2	\$50,756	\$146,900
East Ocala	-	-	1	\$20,500	\$165,000
<b>Historic Building</b>					
East Ocala	1	\$37,751	4	\$109,973	\$204,512
<b>New Construction Incentive</b>					
West Ocala	1	\$203,881	2	\$125,523	\$6,629,707
<b>Redevelopment Agreements</b>					
Downtown	1	\$3,134,222	3	\$143,209	\$147,246
East Ocala	-	-	1	\$100,000	\$1,715,000
<b>TOTAL</b>	<b>38</b>	<b>\$3,844,964</b>	<b>42</b>	<b>\$957,124</b>	<b>\$9,828,519</b>

**Note:** Grant projects often extend into subsequent fiscal years. For example, grants approved in Fiscal Year 2024–2025 may not be completed until Fiscal Year 2026–2027, and grants completed in Fiscal Year 2024–2025 may have begun in Fiscal Year 2023–2024.

# CUMULATIVE SUMMARY OF COMPLETED PROPERTY IMPROVEMENT GRANTS

CRA Subarea	FY19 – FY25	Grant Amounts Reimbursed	Total Project Investment (Completed)
<b>Commercial</b>			
Downtown	31	\$632,378	\$3,015,433
East Ocala	22	\$150,563	\$807,623
N Magnolia	34	\$185,291	\$357,518
West Ocala	12	\$208,999	\$6,783,034
<b>Residential</b>			
East Ocala	14	\$121,734	\$319,242
North Magnolia	4	\$38,359	\$53,852
West Ocala	15	\$219,984	\$558,106
<b>Historic Building</b>			
East Ocala	9	\$200,469	\$374,618
<b>Redevelopment Agreements</b>			
Downtown	3	\$203,209	\$6,434,075
East Ocala	1	\$100,000	\$1,715,000
<b>TOTAL</b>	<b>145</b>	<b>\$2,060,986</b>	<b>\$20,418,501</b>

# COMMUNITY OUTREACH

## Fiscal Year 2024-25

**REED PLACE MASTER PLAN COMMUNITY OUTREACH MEETING**

**November 1, 2024** – A public meeting gathered more than 70 residents to review the proposed Reed Place master plan, ensuring community input guides key development concepts.



*Former Community Outreach Manager, Rachel Fautsch, speaking with attendees at the Reed Place Master Plan Community Outreach Meeting.*



*Residents gathered for The Reed Master Plan Community Outreach Meeting.*

**POINCIANA HEIGHTS HOMEOWNERS AND RENTERS TASK FORCE**

**March 17, 2025 – Block Party** - Staff participated in the block party, informing residents about CRA grant programs and Growth Management services. They also attend regular task-force meetings, provide project updates, educate the community about CRA functions, and support local initiatives that strengthen neighborhood engagement.



*Residents of the Poinciana Heights community engaging with one another at the 2025 Block Party.*



*Local residents gather at the neighborhood meeting.*

### **CITIZEN'S ACADEMY**

**May 10, 2025** – Growth Management and CRA staff hosted new and longtime residents as part of the annual Citizen's Academy, offering an in-depth look at departmental services and projects. Participants also joined an informative walking tour of the Downtown CRA to better understand ongoing revitalization efforts.



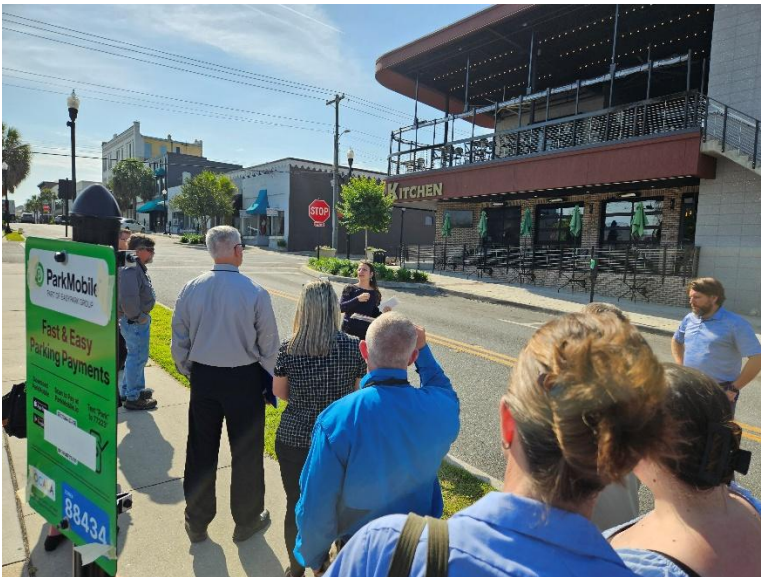
*City of Ocala employees speak during Citizen's Academy at the courtyard at the Brick City Center for the Arts.*



*City of Ocala's Planning Director, Aubrey Hale, takes residents on a tour of the downtown area during Citizen's Academy.*

### **EMPLOYEE ACADEMY**

**April 23, 2025** – Similar to the Citizen's Academy, the Employee Academy provides City employees with opportunities to learn about departments they may not be familiar with. This program offers a valuable learning experience for all participants.



*City of Ocala's Supervisor of Cultural Arts, Emily Parkman, speaking to City of Ocala employees during Employee Academy.*



*City of Ocala's Planning Director, Aubrey Hale, speaking to City of Ocala employees during Employee Academy.*



*City employees touring the downtown area during Employee Academy.*

### **AFFORDABLE HOUSING CONFERENCE**

**May 15, 2025** – Community Development Services hosted the 2025 Affordable Housing Event at the Mary Sue Rich Community Center. CRA staff were invited to share information about residential CRA grants. Housing stakeholders from the City and County also attended to provide resources and assist residents in various ways.



*CRA and other City of Ocala staff presenting to attendees at the Affordable Housing Event at the Mary Sue Rich Community Center.*

### **NATIONAL BROWNFIELDS CONFERENCE**

**August 7, 2025** – Staff coordinated with environmental consultants to deliver a presentation at the National Brownfields Conference in Chicago. The presentation, titled *The Strength Behind a Community's Voice: Reaching Revitalization Success Through Public Participation*, highlighted Reed Place redevelopment and was very well received by attendees.



*Planning Director, Aubrey Hale, presenting at the National Brownfields Conference in Chicago.*

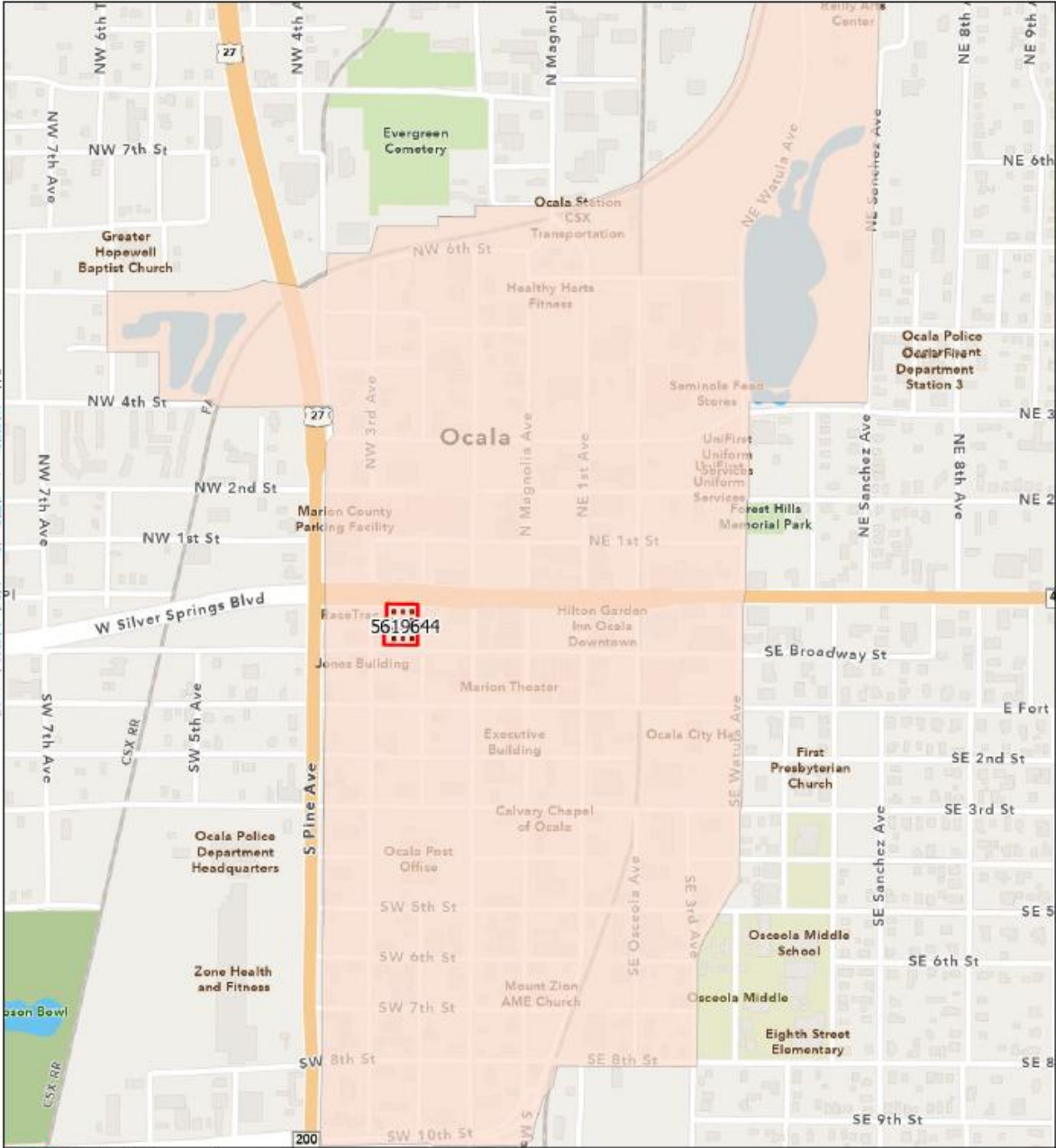




*Planning Director, Aubrey Hale, and Angelica Rodriguez of Terracon, presenting at the National Brownfields Conference in Chicago.*

# MAPS

## Fiscal Year 2024-25 Grants and Subareas

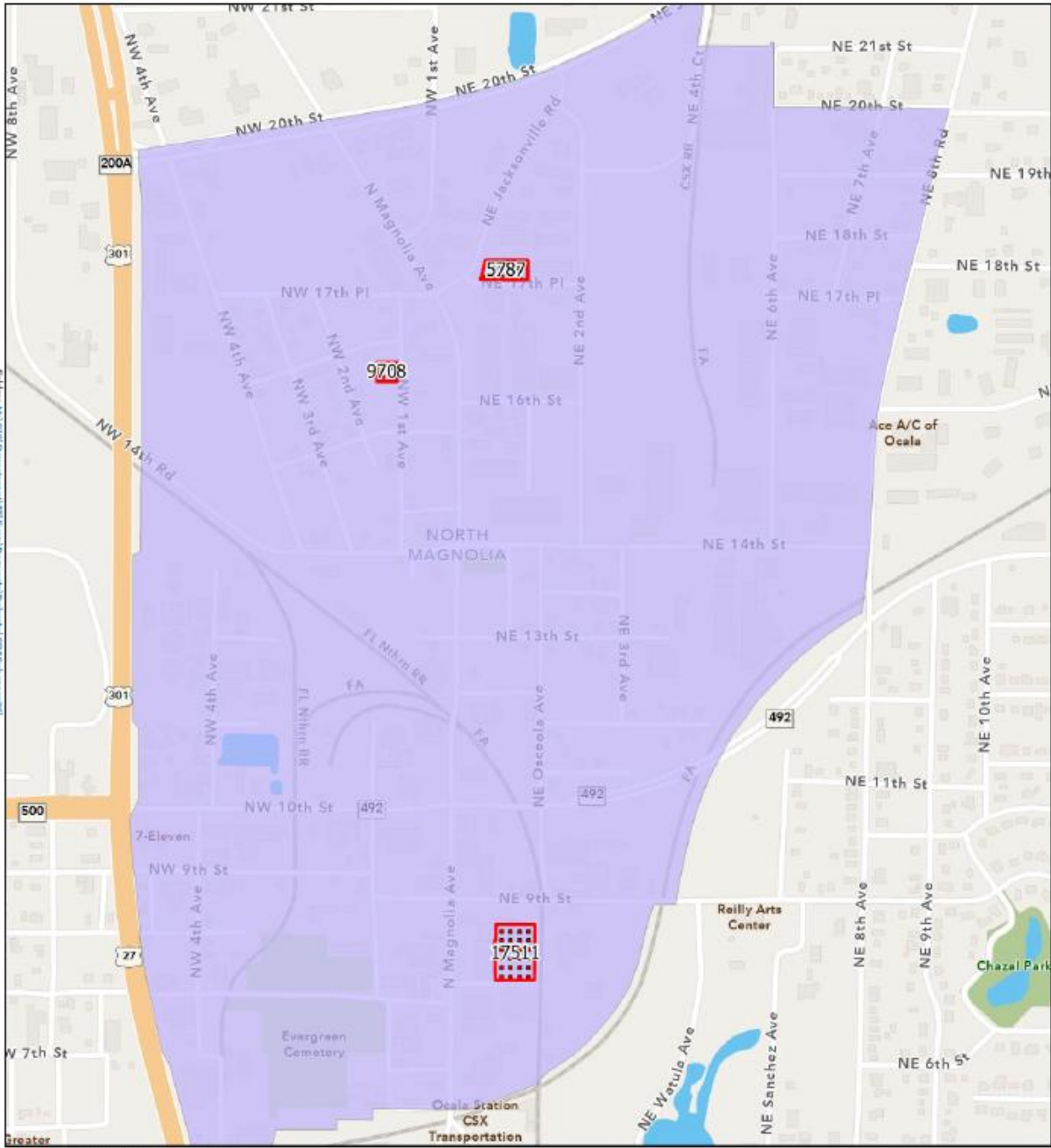
# GRANTS AWARDED IN CRA SUBAREAS





 Subject Property  
 Downtown CRA



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 3/4/2026



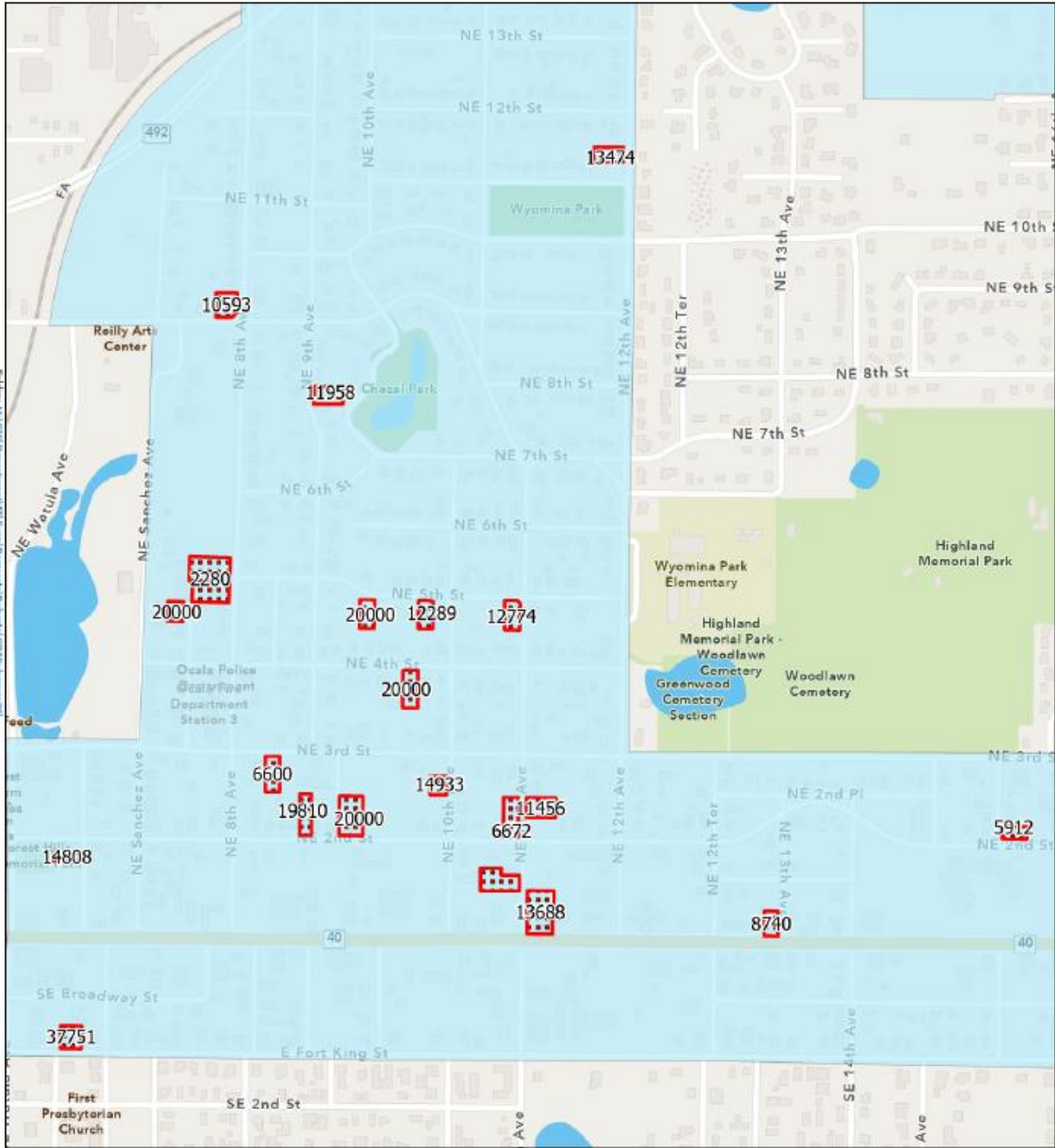
-  Subject Property
-  North Magnolia CRA

0 500 1,000 2,000 Feet

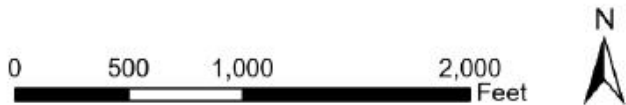


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Prepared by the City of Ocala  
Growth Management Department  
by ekrepps on 3/4/2026

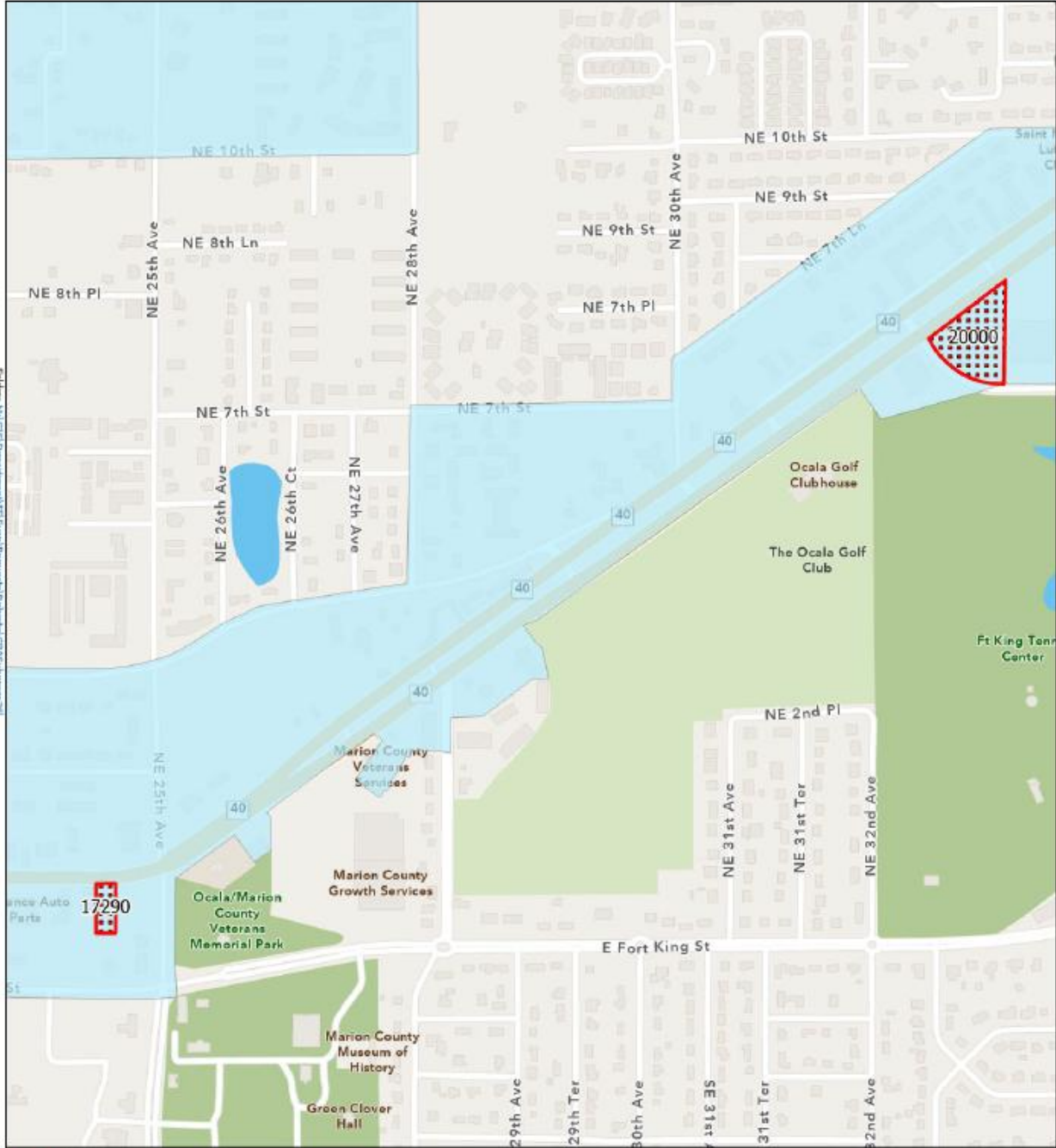




Subject Property  
 East Ocala CRA



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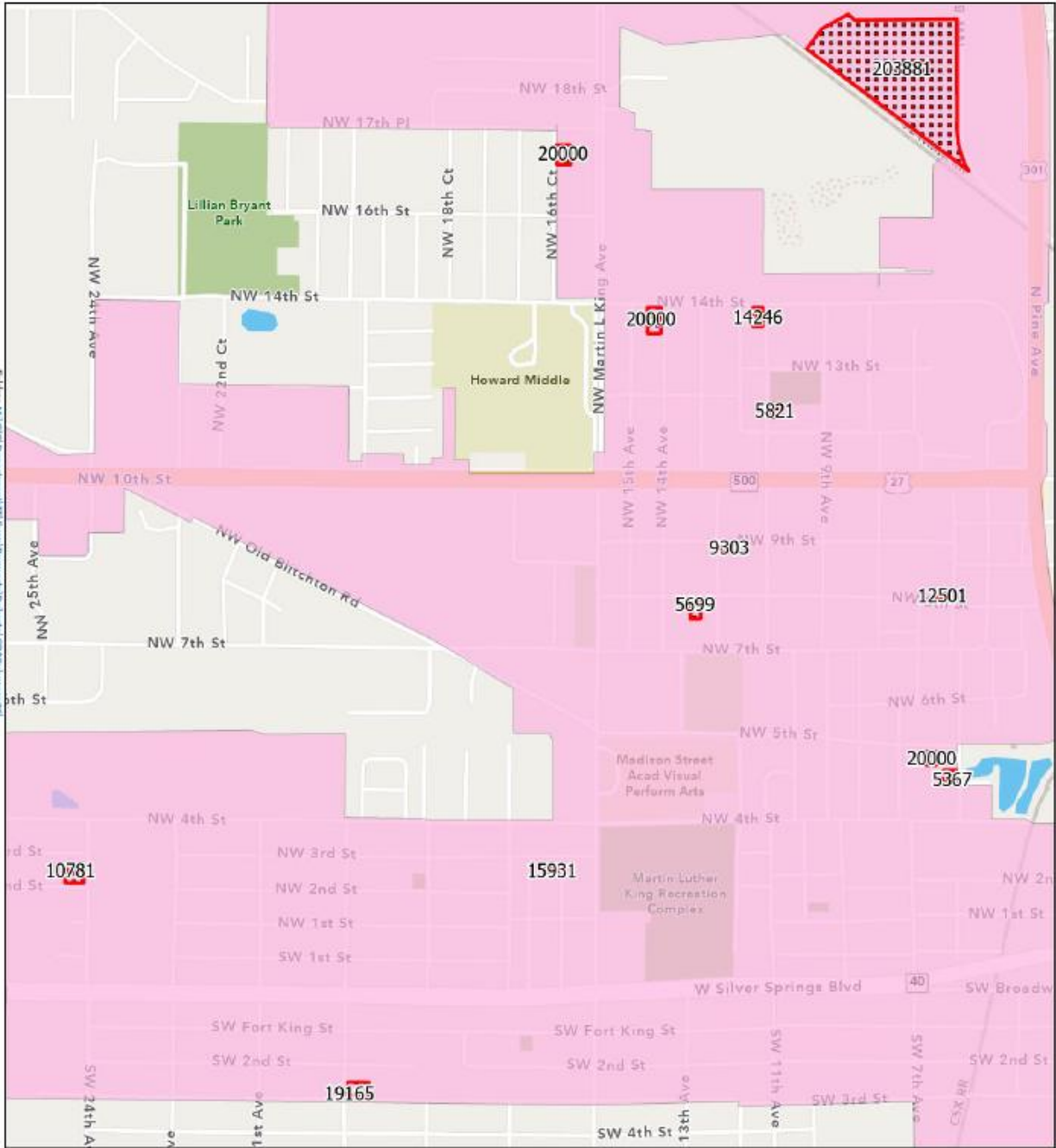
Prepared by the City of Ocala  
 Growth Management Department  
 by ekrepps on 3/4/2026





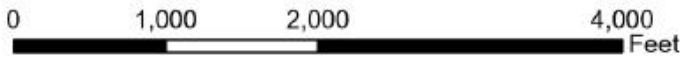
 Subject Property  
 East Ocala CRA



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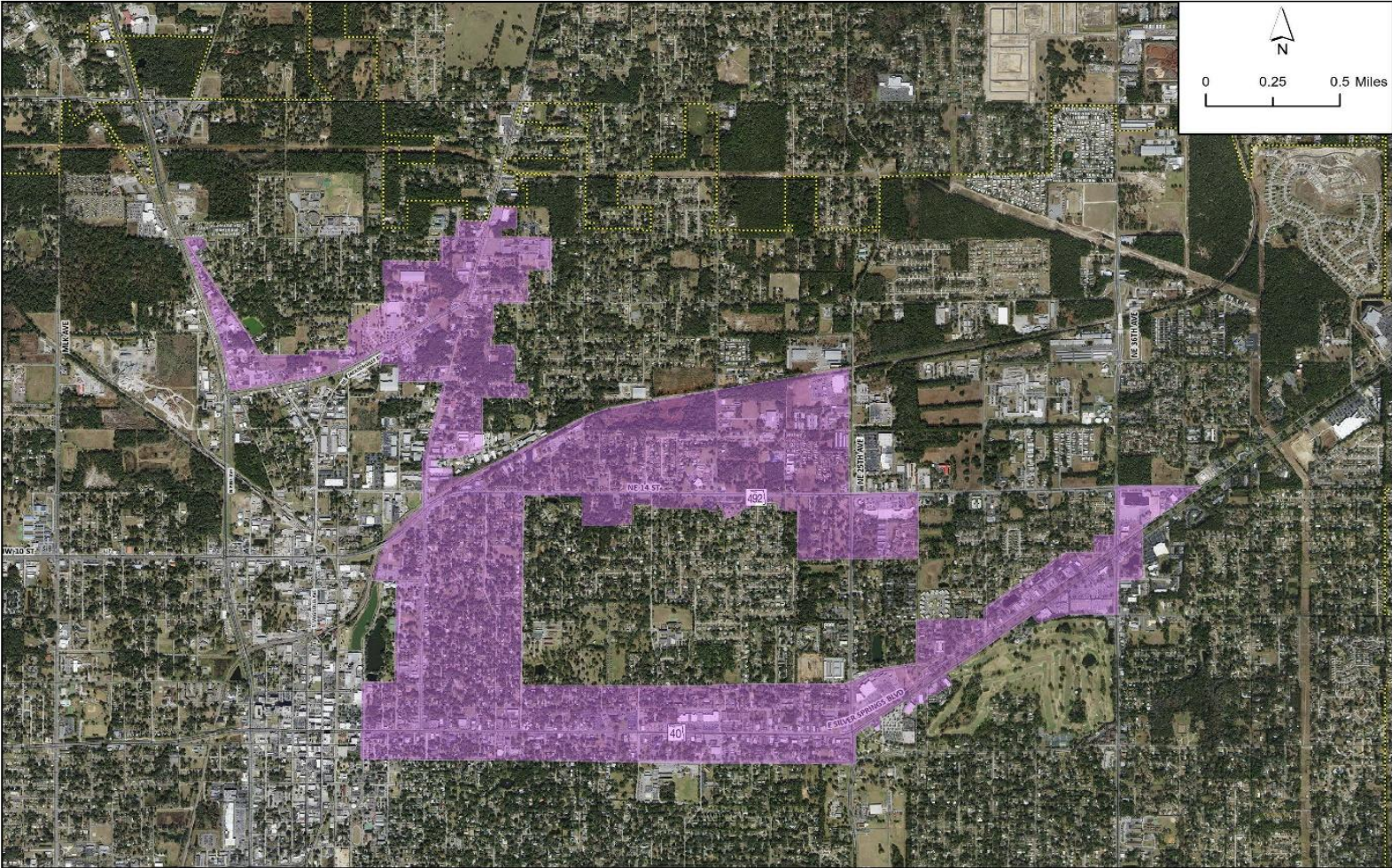


 Subject Property  
 West Ocala CRA



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 Prepared by the City of Ocala Growth Management Department by ekrepps on 3/4/2026

# CRA SUBAREAS



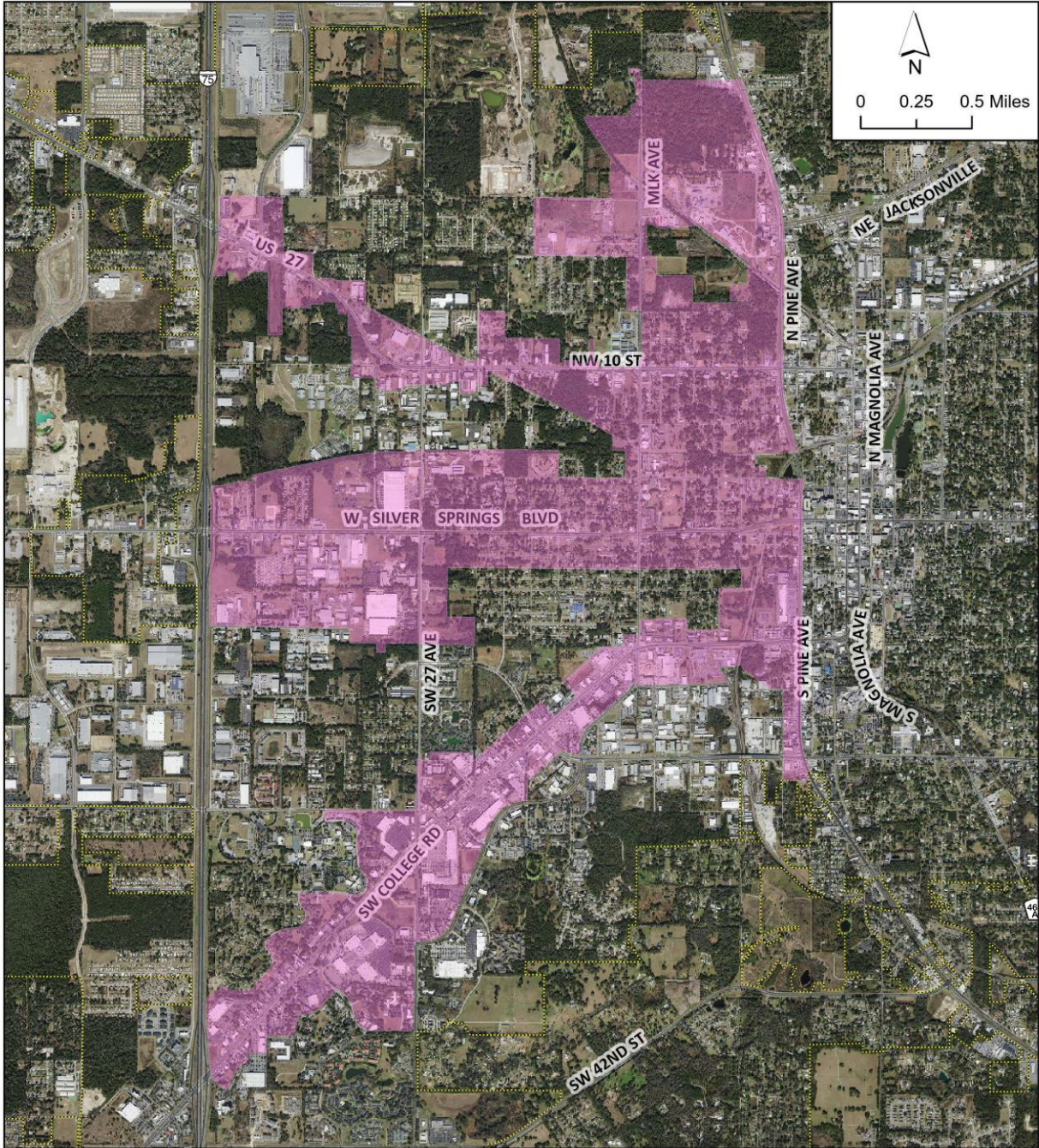
## East Ocala CRA



Prepared by the City of Ocala  
 Growth Management Department  
 by Jennifer on 5/16/2024 12:44 PM  
This information is provided as a general representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data shown is provided by the City of Ocala and is for conceptual or general informational representation which may be subject to revision. The actual boundaries are not to be used or relied upon in legal documents. For specific information contact the appropriate City of Ocala department or agency.

### Legend

- North Magnolia CRA
- City Limits



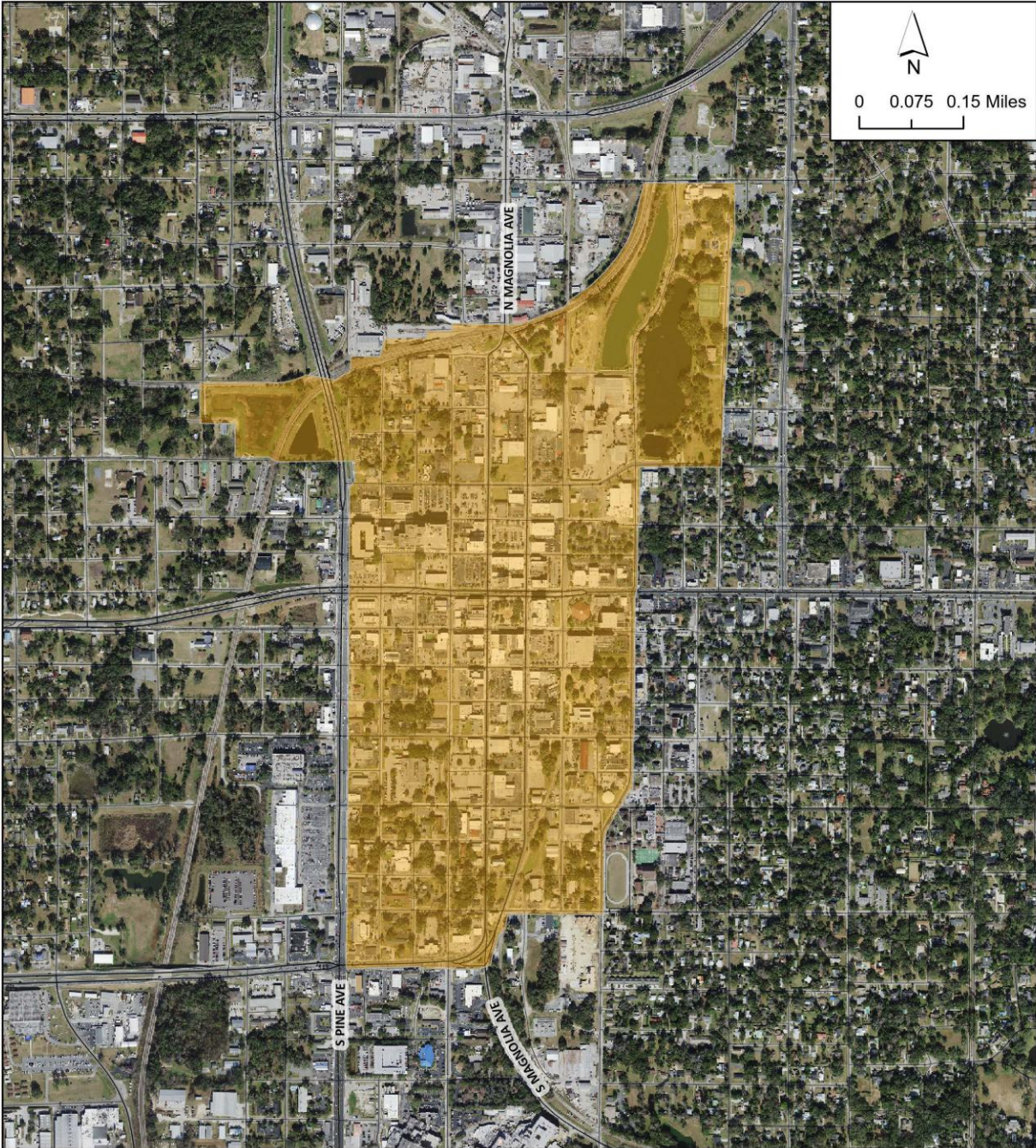
# West Ocala CRA



Prepared by the City of Ocala  
 Growth Management Department  
 by kwirthin on 5/15/2024 10:39 AM  
 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.  
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 The feature boundaries are not to be used to establish legal boundaries.  
 For specific information contact the appropriate City of Ocala department or agency.  
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## Legend

-  City Limits
-  West Ocala CRA



# Downtown CRA

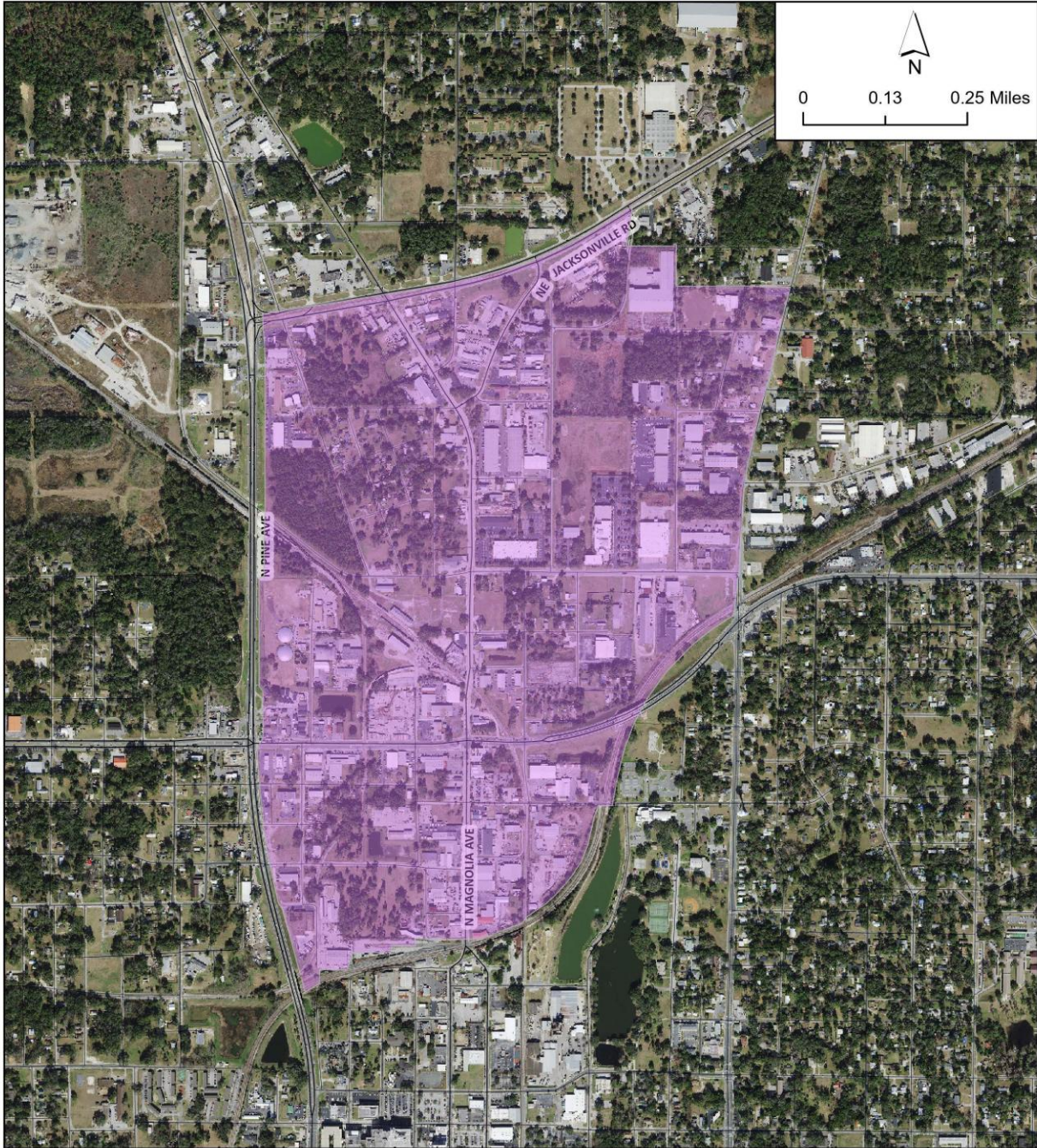


Prepared by the City of Ocala  
Growth Management Department  
by kwirthlin on 5/16/2024 7:19 AM  
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## Legend

- City Limits
- Downtown CRA



# North Magnolia CRA



Prepared by the City of Ocala  
Growth Management Department  
by kwirthin on 5/16/2024 9:22 AM  
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- Legend
- City Limits
  - North Magnolia CRA

# GLOSSARY OF TERMS

**Architectural Character:** Regards buildings, the features and design elements of the building that creates a particular style or function.

**Building facades:** The exterior walls of a building that occur along a lot frontage on a public street or park that define the public realm.

**Capital improvement or “capital project expenditure:** Those activities relating to the acquisition, restoration, public access, and recreational uses of such lands, water areas, and related resources deemed necessary to accomplish redevelopment. Eligible activities include but are not limited to: the initial removal of invasive plants; the construction, improvement, enlargement or extension of facilities’ signs, fire lanes, access roads, trails; or any other activities that serve to restore, conserve, protect, or provide public access, recreational opportunities, or necessary services for land or water areas.

**Community Redevelopment Agency:** A special district created by a local (city or county) government to carry out redevelopment activities in a specifically defined geographic area.

**Community Redevelopment Area:** A slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed. This term may be used to reference one or more designated areas.

**Infill development:** Structures placed in a vacant area or on a vacant parcel between existing structures, especially in urban settings or city centers.

**Streetscape:** The beautification of a roadway that may include landscaping and improved pedestrian facilities.

**Special District:** A unit of local government created for a special purpose, as opposed to a general purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet.

**Tax increment Financing:** A mechanism that utilizes increases in property taxes from a base year (the creation of the CRA) and holds them in a redevelopment trust fund. Ideally the CRA, through its activities, induces greater increases in property values.

# CRA STAFF

Peter Lee, *City Manager*

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